

NORTHAM PRE-SCHOOL – Design & Access Statement (incl Waste Management Plan)

Dated – 11.05.09

Rev A – Alterations to para 2 & 3 of section Amount, pg 4.

PARTIES

Client: Children's Services Department - East Sussex County Council

User Group: Northiam Pre-School

Architect: Mackellar Schwerdt Architects

The proposed Pre-School facility at Main Street, Northiam, Rye.

SITE LOCATION

Main Street

Northiam

Rye TN31 6NB



BRIEF

A need has been identified by the Children's Services Department of ESCC for a Pre-School (30 places) facility at Northiam Church of England Primary School, Rye. This Design & Access Statement has been prepared in support of the Planning Application for a new single storey pre-school facility with extended parking arrangements.

DESIGN DISCUSSIONS

07.10.08	MSA initial visit to Northiam Church of England Primary School
10.10.08	Drawing 8472-001 (Feasibility) issued for comment
14.10.08	Meeting with ESCC planners to discuss initial options. (Please see notes of Open Planning Meeting dated 14.10.08)
20.10.08	Draft Services Report received from IWA. (Please see report ref: 0824/NOR/LB dated 08.10.08)
23.10.08	Progress meeting with Roger Simmons, Terry Brown and Dan Miller
07.11.08	Drawing 8472-001A (Revised Feasibility) issued
11.11.08	Meeting with Northiam Church of England Primary School to finalise brief
13.11.08	Drawing 8472-001B (Revised Feasibility) issued
13.11.08	Draft Risk Register issued for comment. (Please see MSA's Risk Register dated 20.10.08)
02.12.08	Meeting with Terry Brown and Dan Miller to discuss costs
08.12.08	Meeting with volumetric and panelised contractors to discuss build options

THE SITE

The site is situated on the main street in the small village of Northiam, within the development boundary and in accordance with policy DS3, on the border of East Sussex and Kent. Vehicular and pedestrian access is only from Main Street, which runs along the main elevation of the school. A separate maintenance access point is located at the southern most point of the main elevation. The main entrance to the school is on the east elevation.



Vehicular and pedestrian access to the site is through the car park with the site itself located at the front of the playing fields. The site is adjacent to the existing sports hall.



The site slopes away as you go further into the site with all school buildings, including the new sports facility, located at the front along Main Street buffered only by the playground and car park. The original part of the school is of Victorian design and the new sports facility is of contemporary design. It has also been significantly extended and refurbished over time.

CONTEXT

The site sits on the main street, Main Street, of Northiam and backs onto a large sports field surrounded by large oak trees and open fields. Large residential properties line the opposite side of Main Street.

RELEVANT PLANNING HISTORY / POLICY

The relevant planning policies of the Rother Local Plan include:

- DS1
- DS3
- GD1
- CF1
- TR3

DESIGN & ACCESS STATEMENT

Use

The needs of the community have been recognised by the Children's Services Department of ESCC to support the provision of a pre-school facility for Northiam and surrounding areas. The current facilities within Northiam Primary School are inadequate compared to current National Standards for Under 8's and are only a temporary arrangement until more suitable accommodation is found.

The site lends itself to the proposal in accordance with policy DS1 as a pre-school due to its direct relation to Northiam Primary School that is on the same site and its relation to the existing temporary facility at Northiam Primary School.

Amount

The proposal includes a Pre-School (30 places) with a GIA of 134m² and an external play area of 88m².

The existing Pre-School for the Northiam area is currently split over two sites with 1 group already operating on the School site. This group includes 18 pupils and 4 staff. The proposal aims to combine the two groups into one Pre-School on the School site therefore increasing the number of pupils by 12 to 30 and increasing the number of staff by 3 to 7. As the proposal is classified as D1 an additional 3no. (including 1no. disabled space) car parking spaces are required, increasing the total number of car parking spaces from 13no. (including 1no. disabled space) car parking spaces to 16no. (including 2no. disabled spaces) car parking spaces.

In accordance with policy TR3 the proposal will not create or perpetuate unacceptable traffic conditions as part of the existing pre-school is currently accommodated within the schools premises. In addition:

- Staff are generally within walking distance
- The majority of children will be within walking distance
- A number of parents will already be arriving with older children from the Primary School opposite
- The site is close to School's existing public transport links

The proposal will continue to use the existing vehicular, cycle and pedestrian means of access, which is considered satisfactory to meet Local Planning and Highway Authority standards and therefore comply with policy TR3.

Layout

There are several existing constraints, which partly dictate the positioning of the proposal and how they relate to the site. These include:

- Existing School Buildings
- Existing Site Layout e.g. Public Sewer, Playgrounds, Parking, Access Points
- Relationship to Existing School Uses
- Accessibility to All Users
- Site Levels
- Orientation

The proposal sits on the line of the existing school buildings reducing its impact from the road whilst maintaining an access route to the rear playing fields. As shown on drawing 8472-102, the Reception and Entrance point are located at the east end of the

proposal therefore clearly visible to all visitors, the Multi-Purpose Room is located at the north end within the school boundary to provide an additional sense of security for the children.

Scale

The existing school buildings are a single storey design with some double height elements such as the new sports hall. The resulting effect is a strong double height front elevation, which is set back from Main Street.

The proposal will seek to continue the contemporary design language already set-up by the new sports hall by using similar elements and materials as in accordance with policy GD1.

The existing sports hall has heavily influenced the proposal, however elements such as eaves heights and ridge heights have been lowered to reduce the proposals scale.

As shown on drawing 8472-102, the ridgeline of the proposal is approximately 0.9m below the existing sports hall extension and 4.1m below the existing main sports hall.

Landscape

The proposal provides an area of external play (including soft play) to the north of the scheme with separate and direct access from the Multi-Purpose Room.

With exception to the play area and entrance area the proposal will include limited landscaping. However, the area from the road to the front entrance will be planted with low-level shrubs that follow the line of a curved pathway. In addition, various alterations to the existing fencing and hard surfaces will be undertaken as shown on drawing 8472-002.

Appearance

The proposal will continue the design language already set-up by the new sports hall and provide an appropriate facility for all users. By using simple building forms the proposal can become an integral part of the school site and encourage a strong working relationship as in accordance with policy GD1.



View of Front Entrance



View of Playing Field Elevation

The materials include:

- Walls: Brickwork up to 1800mm with cedar timber boarding above.
- Roofs: 5° pitch profiled zinc with standing seams
- Windows: White powder coated aluminium.
- Doors: White powder coated aluminium.

Access

As previously discussed, the site is on a slope therefore level access to all entrance points has been designed in from early stages. The proposal has been designed in accordance with Approved Document M 2004 of the Building Regulations therefore will provide suitable access and facilities for people with disabilities in accordance with policy TR3.

All visitors will be guided to the main entrance by clearly demarked signs positioned at the public entrances to the site. All routes through the site will be well lit.

Emergency access will be from the adjacent car park.

Summary

In conclusion, this application proposes to a new single storey pre-school facility. The proposal has been carefully developed to enhance the existing character and appearance of Northiam.

We respectfully ask that the Council support this proposal and ask that the application be recommended for approval.

WASTE MANAGEMENT PLAN

All excavated materials will be reused where possible, for subsoil fill under the building footprint as required.

Topsoil will be reused within the immediate area for new landscaped areas. Any excess will be spread evenly over remaining areas and reseeded. No topsoil material is to be removed from site.

All excess waste generated by the project will be removed from site by registered waste carriers in compliance with waste management legislation to approved local tips. Where possible recyclable materials will be offered to recycling companies.

The disposal of any non-recyclable waste will be carried out in fully covered skips. Any materials not suitable for reuse on site, but reusable elsewhere will be separated out and taken to appropriate recycling plants where applicable.

A licensed contractor will carry out the removal of the any asbestos.