

Design and Access Statement.

(In accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and the Town and Country (General Development Procedure) (Amendment) (England) Order 2006, section 4C

Proposed New Nursery Block

Mountfield and Whatlington Primary School
John's Cross, Robertsbridge, East Sussex TN32 5JN

Reason for Development

The School and Governors wish to provide a separate Nursery Block for local children.

The Site and Planning Considerations

The site is located as shown upon the submitted location plan and is used for education purposes at present.

We understand that the school is located within The High Weald Area of Outstanding Natural Beauty but the design of the proposed Nursery block is such that sympathetic materials would be used and its impact on the site we believe is negligible. The location of the structure means it is shielded from the rear and side boundary by trees and to the front by the existing school.

Flood Risk Assessment

The School does not appear to be in a flood risk area.

Consultations

Consultation regarding the new Nursery block have been carried out by the Governors of the school with the following:

Holly Bonds – Senior Planner (Development Control) ESCC
Alison Bissett – Standards Development Officer, Early Years, Childrens Services ESCC
Andrew Seaton – Capital Strategy Team Area Manager, Childrens Services ESCC
Jonathan Cornell – Building Control Manager, Rother District Council.

PJC Arboricultural & Ecological consultants (Report enclosed with application).

Mountfield Parish Council
Whatlington Parish Council

Mountfield and Whatlington School PTA

Icklesham CE Primary School – Head Teacher Mrs Higgs
Northiam CE Primary School – Head Teacher Mrs Thewlis
Mrs Jo Perkins – Proprietor local pre school Nursery

British Gypsum Ltd (mining company – biggest local employer).
Vinehall Business Park.

Neighbour at oak Cottage.

Design

The proposed position for the Nursery block is in an area that is partly a fenced off pond and nature area and partly a grassed area with some sapling fruit trees. We understand that the Governors wish to replace the pond and sapling fruit trees in another area on site.

The proposals do not remove any hard surfaced play areas and the impact upon the school playing field is minimal.

Secure, fenced off, hard and soft play areas for the Nursery children will be provided as shown on the submitted plans.

The building has been designed to accommodate 16 pupils in the Nursery.

Form of construction and materials

The external appearance of this building, is proposed to be as follows.

Roof: Grey Marley Modern Interlocking Concrete roofing tiles, with White PVCu fascias, soffits, barge boards, gutters and downspouts.

The building is constructed with cavity brick walls built off concrete foundations and with blue facing brickwork up to ground floor damp proof course level. The new floor will be constructed with a concrete beam and block floor.

External walls above ground floor level are timber framed and finished externally with facing brickwork.

All windows are to be double glazed PVCu windows.

External doors and frames are to be white powder coated aluminium.

External works

Following the completion of the new building, the external works planned are the making good to all hard and soft surfaces to match existing and the provision of fences, paths and play areas as shown upon the plans.

Access

Normal day to day access to the building by pupils and staff will be via the pathway at the South East End of the existing school.

Consideration has been given to the needs of disabled persons as required by the Disability Discrimination Act as amended by the Special Educational Needs and Disability Act and will include a disabled toilet/shower to the position shown on the plan and level access to the front door/porch.

Highways Matters

Vehicle access to the site will be unchanged by these proposals and no car parking changes are proposed.

Parking is available to the area to the front of the school, the ownership of which, we understand from the Governors, is currently being transferred from ESCC Highways Dept to ESCC Educational Dept for use by the school.

Staffing and Pupil numbers

As described above the Nursery is designed for 16 pupils and we understand 4 full time staff.

Contractors Access

The contractor's access will be via the entrance at the South East end of the school. Deliveries to the site and any removal of waste materials etc from it will be restricted to avoid, wherever possible, the times when pupils are arriving and leaving.

The successful contractor (subject to receipt of acceptable competitive tenders) will be obliged to submit, for approval, a Health & Safety Plan in accordance with the Construction, Design and Management Regulations.