

Site Plan.....Scale 1:200 @ A1

Proposed King Offa Nursery

Gross Internal Floor Area	379m²
External Areas	
Total building footprint:	420m²
Planting	92m²
Grass	24m²
Soft Play Areas	80m²
Tarmac/Pedestrian Surfaces	121m²
Paved Surfaces	231m²
Total Nursery site area	968m²
Tarmac Road surfaces	307m²
New Planting	35m²
Additional Games Court Area	372m²
Adjacent Existing Grass Area	68m²
Existing Car Park and Planting	627m²
Total site area	2377m²

Note:

PARKING STANDARDS:

Rother District Council Maximum Parking Standards
East Sussex County Council Supplementary Planning Guidance - Maximum Parking Standards

Class D1 Nursery, Standard 1 parking space per teaching member of staff Plus 1 space per 3 non teaching staff.

Existing site parking provision: School: 4 No Parking spaces including 1No disabled in front of the King Offa School. Plus 15 parking spaces including 1No disabled.

TOTAL - 19 Spaces including 2No disabled, and 2No visitors parking.

Revised Parking Provision

King Offa Nursery:

3 Teaching Staff (1/1 parking space)	3No
13 Staff Plus (3/1 parking Space)	5No
2 Admin and other staff. (3/1 parking space)	

1 Disabled Space, plus 1 visitors spaces.

TOTAL

King Offa Academy:

12 Teaching Staff (1/1 parking space)	12No
21 Staff (3/1 parking Space)	7No
6 Admin and other staff. (3/1 parking space)	2No

1 Disabled Space, plus 2 visitors spaces.

TOTAL

TOTAL -

10Spaces.

24Spaces.

34

CYCLE PARKING STANDARDS

Minimum cycle parking standards for nursery

1/ft space/10 ft staff

Estimated requirements:
2No. min. spaces for staff. (assuming 18ft staff)

King Offa Academy

Cycle parking contained within the schools grounds outside of the site and is unaffected by the proposed development.

Summary of proposed provision

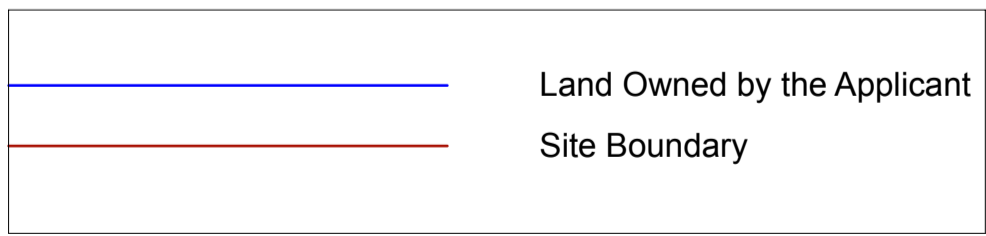
Proposed Parking Spaces:

Combined 22No parking bays Plus 3No Visitor and 2No disabled Bay. 27No Total Parking bays

(Disabled parking to be located within proximity of the nursery)

Nursery Cycle parking provision:

6No cycle stands. (4No adult height and 2 No Junior Height) plus 20No Scooter parking spaces to be provided for the children.



EXISTING TREE INFORMATION.				
NO.	SPREAD	GIRTH	HEIGHT	TYPE
1	2	0.38	4	HOLY
2	16	1.80	12	SYCAMORE
3	6	0.93	9	SYCAMORE
4	10	0.90	10	SYCAMORE
5	7	0.70	10	HORNBEAM
6	14	3.00	12	SYCAMORE
7	7	0.60	8	HAWTHORNE
8	7	0.70	7	HAWTHORNE
9	6	0.50	8	SYCAMORE
10	8	0.80	10	SYCAMORE

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NOTES

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REVISION DATE DESCRIPTION

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STATUS:

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PROJECT NAME:

LOCATION:

DRAWN BY:

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SCALE:

SHEET SIZE:

DRAWING TITLE:

DRAWINGS:

FOR PLANNING

ESCC Children's Services

KING OFFA NURSERY

BEXHILL-ON-SEA

SK

SG

1:200, 1:250, 1:1250, 1:60

A1

Site plan

DRAWING NUMBER:

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