

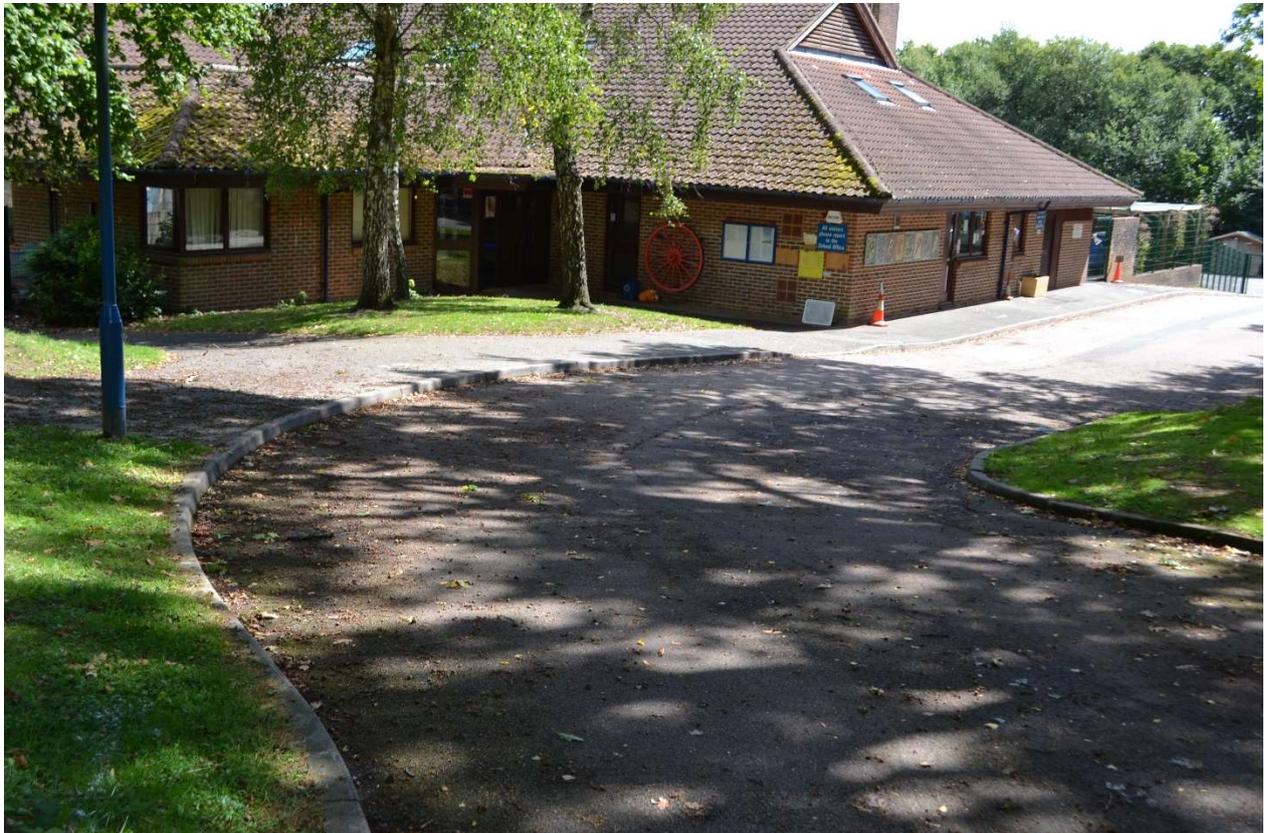


**TSP602**

**DESIGN & ACCESS STATEMENT FOR  
PROPOSED NURSERY SCHOOL**

**@**

**PARKSIDE PRIMARY SCHOOL, HEATHFIELD**



## **1.00 INTRODUCTION:**

Parkside Primary School is an Ofsted rated “Good” Primary School. The school was built in 1990 & was extended in 2007. The school has seven year groups from Reception Class to Year 6 & has a capacity of 212 pupils.

## **2.00 PROPOSAL:**

The proposal is to develop a single storey stand-alone Nursery with a 137 square metre footprint situated south of the existing school building.

The proposed scheme aims to support the delivery of the government’s commitment to provide 30 hours free child care for working parents of 2-4 year olds. The building is based on the requirement for a 34 pupil nursery for 2-4 year olds.

The nursery is already set up and is currently temporarily located at The Welcome Church in Heathfield. This is not ideal as it has restricted facilities, capacity and opening hours. This is also causing additional journeys for parents who also have children at the main school.

### **2.01 ACCOMMODATION:**

The proposed accommodation consists of a large play room of circa 80m<sup>2</sup> with adjacent toilets based on the requirement of 1 per 10 pupils. In addition, a kitchen area, rest & quiet space, office, disabled / staff toilet & entrance lobby. All are sized to meet the requirement according to the DFE “Statutory Framework for the Early Years Foundation Stage” document, effective from September 2014. Where this differs from the requirements, it has been agreed with ESCC.

### **2.02 EXTERNAL WORKS:**

The proposed building includes for two external covered deck areas. The first is a covered area to provide shelter for parents dropping off & picking up. The second is a covered play area accessed off the play room, to provide covered outside play space. The proposed location of the building is in the south – west corner of the existing school playground. As this was an over provision the hard play area lost is not proposed to be replaced, but the courts marked out will be relocated to ensure no loss of court space. In addition, 6 No. trees require removing as part of the scheme, but this corner of the school site is well provided for in terms of trees & the exact positioning has ensured that the proposals do not affect the root protection areas of the large Oak & Beech trees adjacent. We are proposing one of these trees (the Lime Tree) as recommended in the arboricultural report.

### **3.00 LOCATION:**

Parkside Primary School is located on Beechwood Lane, Heathfield. It is a 1FE school that educates children from aged 4 – 11. The school is within East Sussex, 15 miles north of Eastbourne & 1 mile south of Heathfield. The school is at the south-east border of a predominantly residential area to the south of Heathfield town.



### **4.00 ASSESSMENT OF PHYSICAL CONTEXT:**

The overall site slopes down to the south. The school building is located at the centre of the site with parking & drop-off to the west & playing fields to the east. There are two areas of hard play – one to the north east of the school & one on the south of the school. The proposed location for the Nursery is to the south-west of the site to allow for easier drop-off & pick-up at the beginning & end of each Nursery session. The adjacent boundary to the south west is well screened by mature trees.

### **5.00 SOCIAL / ECONOMICAL CONTEXT & PLANNING:**

The design has taken into consideration the educational and social needs of the children, in terms of providing a new purpose-built facility that will allow for the governments free nursery place provision. In order to minimise disruption to the existing school, the proposed building is of modular design, thereby minimising construction time on site.

Consultations with East Sussex Planners were very favourable in terms of providing this much needed community facility on a sustainable site. By being on the same campus as the existing primary school, parents can have one sibling in the nursery & one in the primary school, thereby cutting down on travelling & car journeys. Additionally, it is better for the children when they transfer to the main school.

Parents & staff at the Nursery have been invited to view proposals at an open event. Feedback forms were available for any comments & these have been used to inform the final designs. We presented two locations at the evening and 'Option 1' was strongly opposed by both teachers and parents as it was directly next to the year 6 teaching spaces. There were concerns that the age difference would be distracting for both groups and therefore unsuitable. We have therefore situated the building in location 2.

## 6.00 ACCESS:

**Vehicular** - The main vehicular entrance is from Beechwood Lane which provides access & egress to & from the school car park & main entrance.

**Pedestrian** – The main pedestrian entrance is also from Beechwood Lane with footpath access direct to the main entrance.

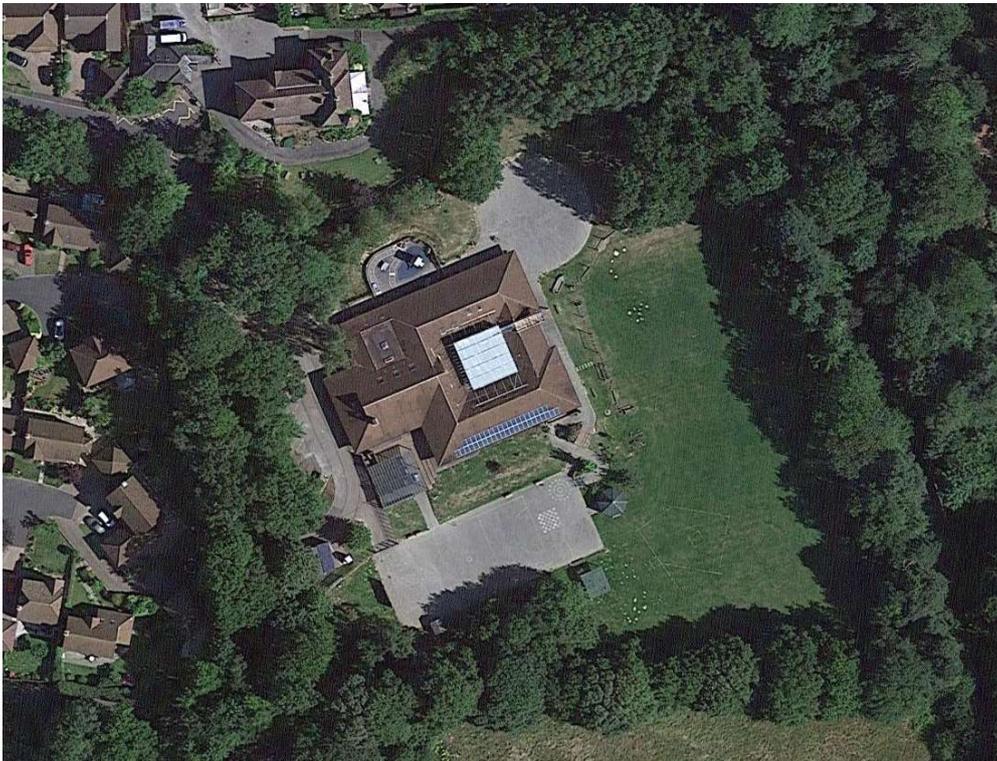
**Bus** - The nearest bus stop is at the junction of Holly Drive & Hailsham Road. Several buses service the stop including the 51, 51x, 267, 268 & 269 service. It is a 12-minute walk from the bus-stop to the primary school.



## 7.00 LAYOUT:

The proposed location for the new building has been chosen to minimise impact on the significant trees root protection areas; maintain the existing access route for grass mowing & minimise area taken of existing hard play area, although it is noted that this is an over-provision currently. The location is also determined by the security requirements as the nursery has pick-up and drop-off outside the main school times. Being next to the car park allows parents access to the nursery without compromising the main school secure boundary.

Internally the play room is the main space with the ancillary rooms coming off this room directly, including the outside covered deck area which faces south west towards the adjacent trees.



Aerial View

## 8.00 SCALE & APPEARANCE:

The gross internal area of the proposed nursery is circa 137m<sup>2</sup> & is in line with the DFE's space guidance figures for a Nursery for 34 pupils. The proposed new nursery is single storey with a flat roof, thereby keeping the massing to a minimum. The external treatment of the building is vertical timber cladding, again selected to help the building blend into the surrounding landscape.

## 9.00 SUSTAINABILITY:

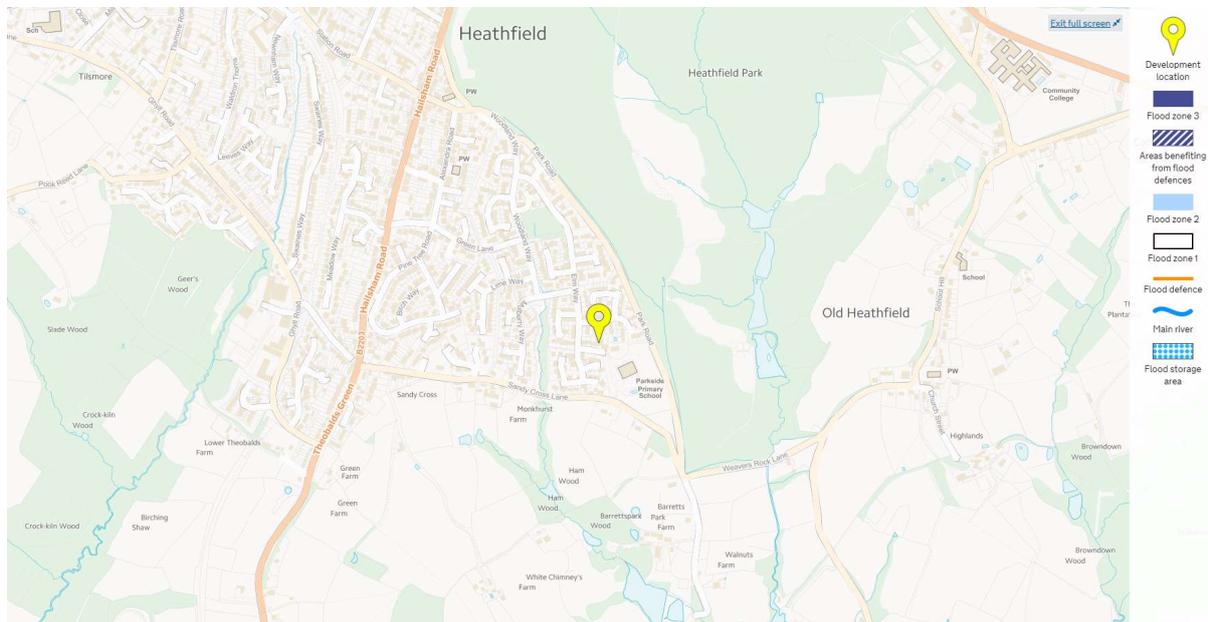
The new building will be naturally lit & ventilated, with internal blinds where required to limit solar gain & provide a comfortable internal environment. All materials will be specified to achieve an “A” rating wherever possible. Lighting will all be low energy fittings.

## 10.00 LANDSCAPING:

A covered play space for parents to wait under is being provided as is covered external play space adjacent to the playroom. The remaining external areas are to be left as existing.

## 11.00 FLOOD RISK:

We have checked on the Environment Agency’s Flood map for planning & it has confirmed that the proposed location for the new building is within Flood Zone 1, which has a low probability of flooding. On the basis that the application site is within Flood Zone 1, is smaller than one hectare & is not affected by sources of flooding other than rivers & the sea (for example surface water drains) no flood risk assessment is required



## 12.00 CONCLUSIONS:

We trust that this Design & Access Statement, together with all other supporting documentation, demonstrates that this is a well thought through proposal that will provide much needed community Nursery accommodation.'