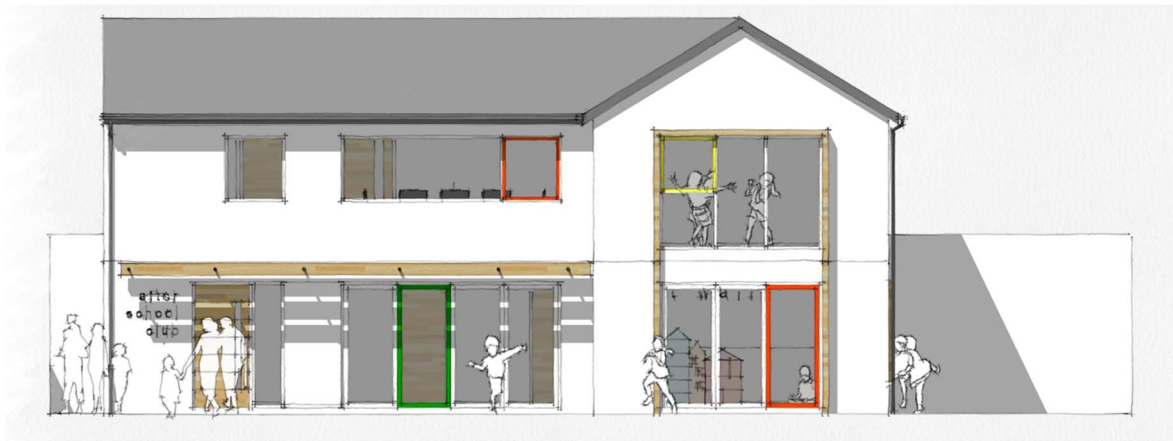


DESIGN AND ACCESS STATEMENT

Proposed New After School Club

**The Ark Nursery
Featherstall Road
Littleborough
Rev A May 2024**



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1.0 INTRODUCTION

- 1.1 This design statement supports a full planning application to convert an existing double height garage in to a new after school club at The Ark Nursery on Featherstall Road in Littleborough
- 1.2 The proposal relates to a former planning permission reference 16/01435/FUL dated 20 February 2017.
- 1.3 The previous proposal included two separate extensions on either end of the two storey main building. The first of these, to the west side of the building, was completed in 2018
- 1.4 The second part involved an extension over an existing sunken roof on the east side of the building and has not been completed
- 1.5 Detail drawings were completed for this second extension. However, the costs were prohibitive and the level of disruption to the existing business whilst under construction has made the scheme infeasible.
- 1.6 The client has therefore explored other options including extending into the loft space with new dormers but has elected to convert and extend the existing garage within the rear playground.
- 1.7 Whilst this is a departure from the original planning permissions that requires a new planning application is should be assessed by reviewing that previous planning permission as the proposed works to the east side of the building will no longer be taking place.
- 1.8 Whilst the appearance of the proposed extension is clearly different some of the supplementary information relating to numbers of children, servicing and travel plans will still have some relevance.

2.0 PLANNING HISTORY

- 2.1 An application for a single storey extension an a new pitched roof was approved in May 2004 under planning reference 04/D43085. The application included the single storey garage that forms the basis of this planning application
- 2.2 Planning permission was granted for a change of use to D1 use class along with rear extensions and first floor extensions on 20th February 2016 under reference 16/01435/FUL
- 2.3 Of the three proposed extensions only two have been completed.
- 2.4 A variation to condition number 7 on application was approved on 12th May 2022 under reference 22/00356/VRCON to amend the total number of children at any one time from 125 to 155

3.0 JUSTIFICATION

- 3.1 Having successfully applied for an increase in numbers in 2022 to suit the increased demand the nursery are currently unable to meet that demand until the final extension is constructed.
- 3.2 As the proposed final extension, approved under a previous planning permission, was to be constructed on the existing roof the work would involve a closure to part of the building that the client us unable to manage and therefore alternative solutions have been reviewed, resulting in this planning application.

- 3.3 Since 2022 the nursery has continued to be successful and additional government funding for nursery places in 2024 has resulted in further increased demand for places.
- 3.4 In April 2024 eligible working parents of two-year olds will get a new offer of 15 free hours per week for free childcare.
- 3.5 Further increases in free hours are due to be implemented in September 2024 and September 2025
- 3.6 In the spring budget 2023, Chancellor Jeremy Hunt's significant childcare reforms included plans to support working parents by increasing the availability of wraparound care to all parents of school-aged children. An additional £289m of funding will be available as of September 2024 for wraparound care which will include activities outside of school hours such as after school clubs. This will create additional demand for places within the nursery
- 3.7 The final extension planned under the previous planning application would have provided a further 86sq.m of nursery space that would have catered for up to 34 children
- 3.8 The existing garage within the rear playground provides just 31sq.m of floor space so as an alternative approach to the first floor extension the building would need to be extended.
- 3.9 As an extension is required there is an opportunity to extend the building to provide sufficient space to cater for the expected future demand
- 3.10 As the existing garage is remote to the rest of the nursery the client has elected to vacate the existing after school club currently located on the first floor and convert this space to nursery accommodation.
- 3.11 The displaced after school club will be located within the converted and extended garage space
- 3.12 In creating this additional floor space the nursery as a whole will be able to support a total of 178 children at any one time. This application therefore seeks to adjust the number agreed in the variation of condition application from 155 to 178.

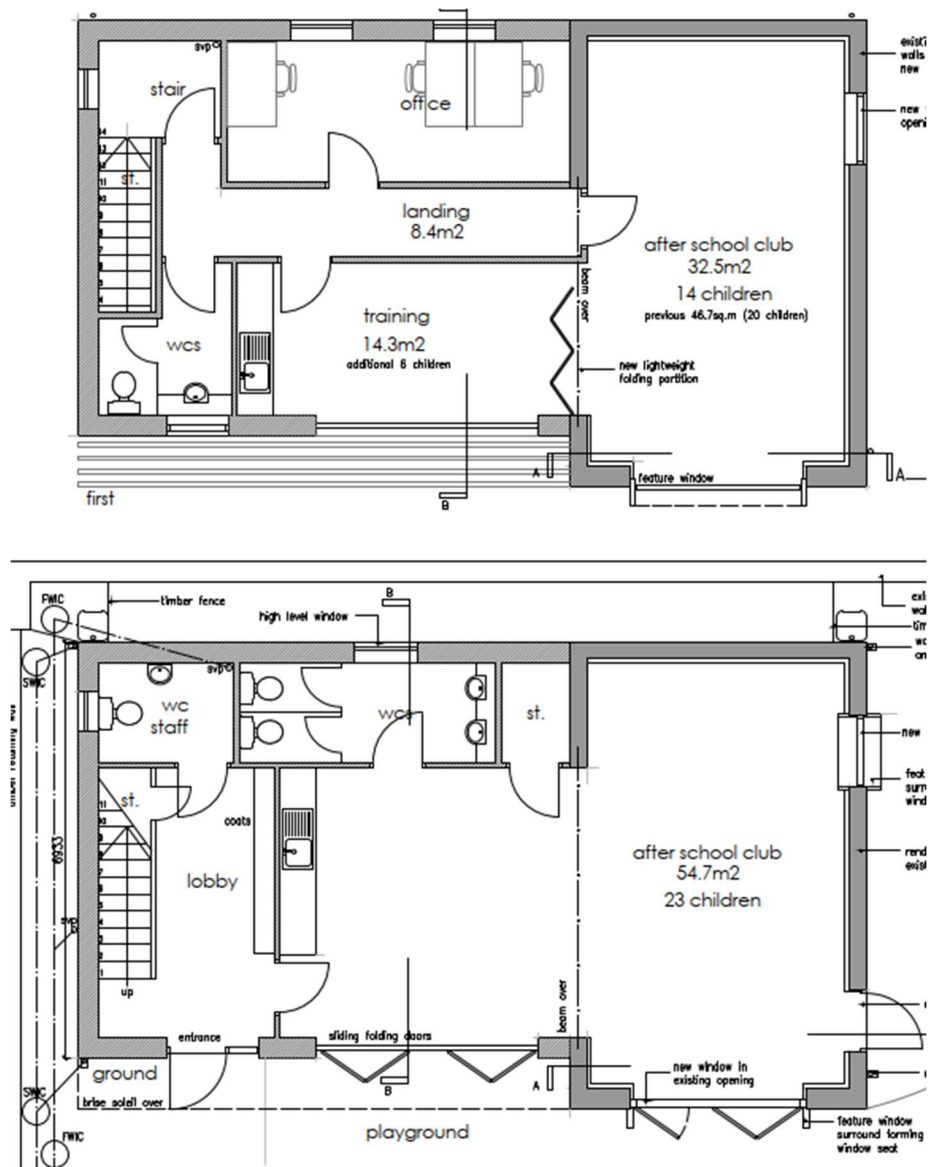
4.0 USE

- 4.1 The nursery is accommodated within a building formerly used as a police station. The existing detached building to be converted and extended was previously used to accommodate large police vehicles.
- 4.2 At some point a small timber framed mezzanine has been added to create a loft space with limited headroom.
- 4.3 The nursery currently use the building purely for storage.
- 4.4 Whilst it is to be converted to an after school club we believe that the building is still classed as part of the nursery as a whole and therefore no 'change of use' will be required.
- 4.5 The existing after school accommodation located on the first floor will be relocated to the proposed converted and extended building. The vacated space on first floor will be used to offer additional nursery spaces.

5.0

LAYOUT

- 5.1 The proposed new after school club is designed so as it could be self-contained.
- 5.2 It provides a new entrance to a lobby that will include space for coats and access to a disabled toilet
- 5.3 The lobby accesses a new open plan room that is provided with a resource base and direct access to the playgrounds. Childrens toilets are provided and accessed from within the room as required for supervision and surveillance.
- 5.4 A new stair provides access to the first floor. The first floor provides an additional children's room within the upper level of the existing garage.
- 5.5 A separate wc is provided to serve the upper level along with a staff office space and a small training room that will also be displaced the first floor of the main building
- 5.6 The floor space and toilet provision will provide accommodation suitable for no more than 40 children.



6.0 APPEARANCE

- 6.1 In order to increase the floor space in the existing building and provide a first floor it will be necessary to lift the height of the building by close to 1m
- 6.2 As a result a new roof will be required and this has also been adjusted from the existing hipped roof to a gabled roof that will provide additional internal volume to cater for the relatively low eaves
- 6.3 As new masonry will be required to raise the existing garage the walls will be rendered to avoid any issues with bricks not matching or the cutting of any new windows.
- 6.4 The proposed extension will be of facing brick to contrast and will have a similar gabled roof though with a shallower pitch to minimise the ridge height
- 6.5 A full height glazed window will be provided to the existing garage door opening that will help to maximise daylight and provide clear views of the playground.
- 6.6 At ground floor the windows to the children's room will include sliding folding doors to provide access directly to the playground. An additional window has been provided at each level to the existing garage with the one at ground floor offering a projecting feature that can be used as a window seat both internally and externally
- 6.7 The main entrance will include a treated timber brise soleil to provide a feature to the entrance and some shading to the large opening within the children's room.
- 6.8 Aside from the infill to the former garage door opening, windows are designed to be of small scale and be more relatable to the children
- 6.9 The north facing elevation is largely obscured by a high brick retaining wall and the ground floor of this elevation will not be visible from any vantage points. Windows in this elevation are minimised. There is no affect on any residential amenity from the high level windows serving the offices.



7.0 ACCESSIBILITY

- 7.1 Disabled car parking is available within the main car park
- 7.2 Visitors will be expected to enter via the main entrance which is accessed from a ramp adjacent to the disabled car park spaces.

- 7.3 From the main entrance the access to the after school club is via a level approach with no steps or ramps.
- 7.4 The building can also be accessed directly via the service yard gates in the playground with no steps or excessive ramps.
- 7.5 A level threshold is provided at the entrance to the building.
- 7.6 A new disabled Doc M toilet suite is provided at ground floor level
- 7.7 No lift is provided due to the fact the building is small and all accommodation at the first floor is also available at ground floor or within the main building.

8.0

SERVICING

- 8.1 The proposed building provides additional accommodation to that already within the building and will not require any additional servicing
- 8.2 The main building provides kitchen facilities with access via the service yard gate in the west boundary of the site.
- 8.3 The existing recycling compound is also adjacent to this gate and easily accessible by the new building.

9.0

TRAVEL PLAN

- 9.1 A travel plan was provided as part of the justification for the increase in numbers from 125 to 155 which was partly based on the initial proposals to extend the first floor under the original planning application.
- 9.2 The proposed new building should therefore be assessed against the shortfall based on the fact that the first floor extension to the main building has not taken place.
- 9.3 A large number of children live within walking distance of the building and a walk to school scheme operates from St Marys Whitelees Road
- 9.4 Featherstall Road is on a bus route with 4 services stopping immediately outside of the site
- 9.5 The nursey travel plan includes a minibus pick up service for children from St Andrews
- 9.6 There is a cycle stand to the left side of the building that accommodates 5no cycles
- 9.7 The car park has two access points making it ideal for use as a drop off bay
- 9.8 Nursery drop off and pick up times are staggered throughout the days which avoids any congestion within the car park or on the adjacent road.
- 9.9 The nursery currently has 36 staff car parking spaces and visitor spaces two of which are designated as disabled spaces.
- 9.10 A staff car share scheme is promoted
- 9.11 There have been no historical issues with any overspill parking associated with the nursery
- 9.12 The nursery currently have 50 full and part time staff with up to 40 on site at any one time.

- 9.13 The proposed increase in numbers will require an additional 2 no staff in addition to the seven that were identified as part of the variation to condition on the original application.
- 9.14 As the current car park does not suffer from being over capacity it is not considered necessary to increase the number of car park spaces based on the proposed increase in nursery places.
- 9.15 The proposed increase in spaces will not create any additional servicing in terms of site deliveries or waste collections

10.0 ENVIRONMENTAL

- 10.1 The proposed works are the conversion and extension of an existing garage within the existing hard surfaced playground of the nursery
- 10.2 No existing soft landscaping or ecological habitats will be affected by the proposed development and therefore no submission is included in relation to biodiversity net gain
- 10.3 Despite this the proposed building will include sparrow ledges, bird boxes and a butterfly house to promote wildlife along with the other initiatives
- 10.4 The site is not within any designated flood zones.
- 10.5 Surface water will be discharged to the existing drains. There is no increase in hard surfaces and the existing garage already discharges to the drains
- 10.6 Foul water drains are immediately adjacent to the garage
- 10.7 Foul and surface water drainage are indicated on the floor plans
- 10.8 The proposed building will adopt a fabric first approach to design and will show a 15% increase in the Part L energy requirements
- 10.9 The building will be electrically heated

11.0 CONSULTATION

- 11.1 No consultation with the local authority or immediate neighbours has been undertaken.