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DESIGN AND ACCESS STATEMENT

First Issue 15th May 2015

1.0 SITE ADDRESS

The Day Nursery
Formerly St. Nicholas School,
Church Road, Rawreth, Essex, SS11 8SH





Arial Google Location Image



Local Map



Arial Google Site Image

Site Outlined in Red

2.0 EXISTING SITE USE

The site lies in the metropolitan green belt within Rochford District Council curtilage. It is situated in Rawreth on Church Road, with St Nicholas Church adjacent to the northwest border of the site. There are fields with crops adjacent to the southwest and southeast boundaries.

The site has an irregular shape with an area of approximately 4.7 hectares. It is generally flat in all directions across the site with no significant changes in level. The boundary along Church Road is approximately 50m long and the depth of the site is approximately 73m. There is a hedge to sides and rear boundaries 2 to 3m high.

There is good pedestrian access from Church Road onto the site as indicated on the site entrance photo below. There is a large parking area for 16 cars off Church Road to the left of the entrance and there is an agreement to use the Village Hall car park for additional parking when necessary.

The site is well kept and landscaped with large playground areas of tarmac and grass.



Existing Entrance to Site from Church Road



Existing Site frontage from Church Road with Demountables to the left painted green and main nursery building in brick to the left



Existing photo taken from rear of school with the classroom affected in the foreground with large glazed area and white window frames.
The proposed Pergola will be in front of this elevation.

The site was originally St. Nicholas School with the main school building being divided into a nursery and separate dwelling. The major part of playgrounds were retained for the nursery.

The nursery consists of part of the original school building along with the two demountable buildings and large playground areas.

The two demountable buildings have been the subject of several temporary planning applications since they were built in 1997, last gaining temporary planning permission for a further 5 years on 13th August 2014 which runs out in December 2019.

The pre and after school club mentioned in the previous planning application never came to fruition and has been shelved indefinitely.

The Nursery currently caters for a total of 132 children with a maximum of 57 attending at any one time. The age range is babies to five years old.

The nursery currently operates between 7.30am and 7.00pm with the two applicants and an additional 18 part and full time staff.

One of the demountables is used as a dinning room for the whole nursery with the other used as a baby unit catering for 15 babies.

The approximate existing area splits on the site based on current land usage are as follows;

Total site area = 4724m²
Main building floor area = 295m²
Demountable floor area = 147m²
Play ground tarmac = 1007m²
Play ground grass 2891m²

3.0 PROPOSAL

3.1 USE

The proposal is to apply for a Polycarbonate Roof Pergola to be built at the back of the brick built classroom at the rear of the original school building. The pergola will be used by the children to protect them from sunlight and rain allowing them to play outside on days of poor weather. It will also protect the classroom from bright sunlight and help regulate the temperature.

3.2 APPEARANCE / LAYOUT / SCALE

The Polycarbonate Roof Pergola will run 10m the length of the existing classroom and extend out 3m from the rear of the classroom. The height will be 3m adjacent the classroom and 2.6m on the playground side. The frame will be of treated timber with a bronzed finish polycarbonate roof, guttering and down pipe. The gutter will be on the playground side.



3D view of pergola

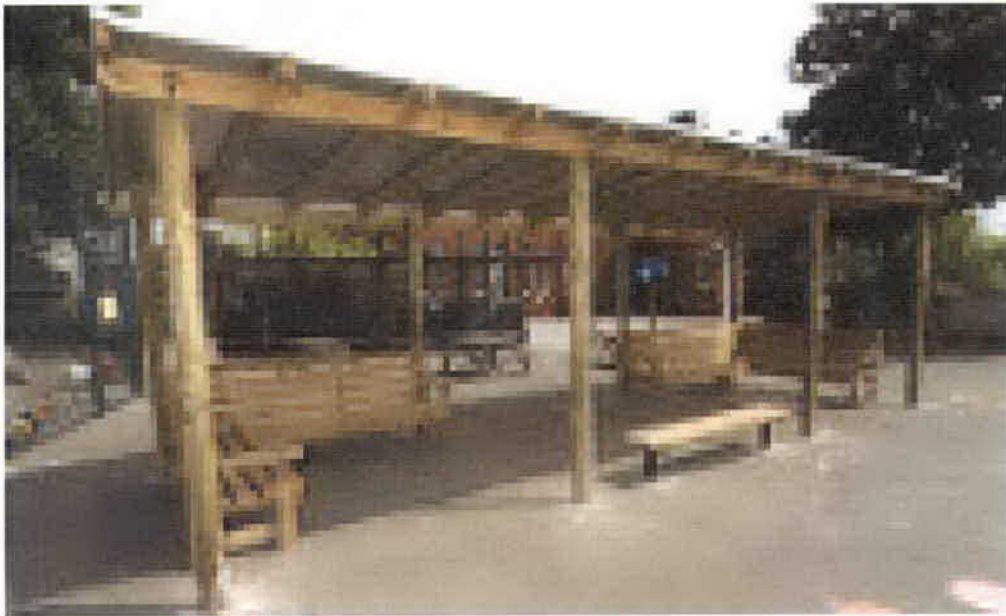


Photo of similar pergola



Proposed pergola shown to rear of classroom with a white roof for highlighting purposes.

3.3 ACCESS

Access to the site is from Church Road via gates providing access for pedestrians and also delivery/maintenance vehicles outside of normal school operating hours.

This access point and parking area will remain unchanged.

3.4 LANDSCAPING

The site is currently well and attractively landscaped and the proposal will not affect this.

3.5 VEHICLE MOVEMENTS

There are good road connections to the site with the A127 and A130 close by. The children are dropped off using Church Road using the large parking area to front of the property.

4.0 SUMMARY

The nursery provides an important service for the local community with excellent facilities and large attractive outside play areas.

The Nursery has had the support of the parish council and neighbours since opening.

The Polycarbonate Roof Pergola will allow the children access to outdoors while providing protection from the sun and inclement weather.

It will also make the existing classroom more comfortable protecting the classroom from bright sunlight and help regulate the temperature.

The pergola will have no impact on neighbouring properties.