**Sunnyside Pre-School**  
Reynard Way, Holly Lodge Drive, Northampton, NN2 8QS  
**Proposed Relocation of Existing Mobile Nursery Classroom**  
**Design and Access Statement**

**Addendum to planning application 13/00047/CCDFUL**

**Design:**

**Use**  
The existing mobile is currently used by the Sunnyside Pre-School Playgroup for the education of under fives which supports the Sunnyside Primary School and the local community. Sunnyside Primary School is due to have extensive construction works to extend the size of the school site, and the cabin currently housing the Pre-school Playgroup, is sited where the construction works are due to be carried out. Having reviewed on site with Planning Officers different locations (see attached options appraisal) it was determined that the preferred option best limited impact to private amenity, and enable the planned extension to be construction unhindered and the playgroup to operate effectively outside of the PFI arrangements. As this mobile unit is in good condition, it is planned that it will be dismantled and reinstalled on a different area of the school site.

**Size**  
The proposed development consists of a single storey mobile classroom of approximately 103.2 m². The height is approx 3.3m. An external canopy is be included, height is approx 3.3m, the projection 5m, length 8.6m.

A soft play area is to be installed under the canopy.

**Layout**  
The internal layout of the building will be exactly the same as it is currently, please see below:
**Landscape**

Below shows the current location of the mobile (on the smaller map) and the proposed new location at Sunnyside Primary School. The area will need some levelling as there is a small mound; the amount of soil to be removed is approximately four cubic meters. There are trees surrounding the area but the location has no impact on them, a fence is to be installed to ring fence the area, a soft dig will be undertaken when installing the posts, especially where the trees are.

**Appearance**

The proposed building is of standard single storey mobile classroom construction. The elevations are perpendicular surmounted by a low pitch roof. The roof is finished in grey felt with a small overhang, discharging rainwater into a black PVC gutter and down pipes. The height of the roof is approximately 3.3m from ground level. The walls are refinished in a stippled weatherproof coating, all painted in dark green (12 B 25) colour. All windows have white UPVC frames and are double glazed in clear float glass. A wooden slatted skirt is fitted between ground and floor level, the slats being horizontal.

**Services**

A new foul connection is required. It is intended that the foul connection will be taken from the original mobile site where the existing foul connects into the sewer to the new location. This connection adds no additional burden on the main sewage system. In order to achieve this, a sewage pump will need to be installed and over 100 meters of trenching dug, please see below.

A new service supply for electric and water (no gas is required) so that the nursery group can be independent from the School.

A new soakaway will be provided to take surface/storm water, which is to be located to the rear of the mobile site.
**Access:**

The building design takes account of:-

**Approach**
A recess area is to be formed where the current back gate is, and two new gates to be installed, one for the nursery access and the other for the school. The new gate for the nursery will be for their sole use. Within the limits of the site the mobile has been positioned to create ease of access for all users.

**Parking**
No parking spaces are required on site.

**Entrances**
Access to the mobile will be via steps and ramp to the main entrance. There will also be a fire exit from the building.

**Lighting**
Minimal external lighting will be required as there is existing lighting on the pathways from the gate to the school site.

**Location**
The mobile will be sited on a grassed area at the rear of the school site, and does not impact on Sport England as there are small mounds and trees in this area. This location will be ring-fenced to ensure the safety of the children attending the nursery. There is an element of ground levelling required as currently there is a small mound.

**Horizontal and Vertical Circulation**
The horizontal circulation within the mobile has been carefully planned to accommodate all users. Vertical circulation is not applicable for this single storey building.

**Access to all**
Internally the mobile has been carefully laid-out to maximise use.

**Emergency Egress**
The design of the mobile will ensure and assist evacuation should an emergency need occur. All travel routes have been carefully planned and emergency exit facilities provided. Evacuation planning will be recorded and regularly tested by the occupiers.
Waste Management

There will be minimal waste generated during the installation of the mobile. Each contractor will be responsible for removing their own waste to a Licensed tip.

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Property Operations & Delivery
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