DESIGN AND ACCESS STATEMENT

Proposed Multi Purpose Room Extension

at

Ronald Tree Nursery
Laburnum Crescent
Kettering
Northamptonshire

March 2009
Ref.: SB/4491/24069/SB
DESIGN AND ACCESS STATEMENT

Proposed ground floor extension forming enlarged multi purpose room and associated ground floor internal alterations plus flat roof canopy over entrance.

The proposal are all as shown on the submitted drawings.

4491/10A Scheme proposal - Plan
4491/12A Scheme proposal - Elevations
4491/13A Site Location Plan, Site Plan
4491/14A Survey as existing – Plan, Elevations

DESIGN:

Use

The proposed 21m² extension is allows the Staff additional office or consultation area, which can be accessed externally for parent meetings etc, without disturbing the day to day running of the nursery.

Layout

The proposed ground floor extension, and associated minor internal alterations, remodels the existing external area between the Quiet Room and the Covered Play Area. The proposal gives the Nursery School a new Multi Purpose Room (Office / Consultation Room) of approximately 21m² with external access / egress.

A further external door is fitted to the existing Corridor area thus forming an external link to the proposed multi-purpose room under a flat roof canopy area.

To accommodate the loss of one external window into the Quiet Room a roof light will be fitted within the existing flat roof area.

Amount

The proposed extension totals approximately 21m². The new flat roof canopy covers an area of 7.5m².

Scale

The scale of the extension proposal has been designed so that they sit comfortably within context of the existing buildings. The overall size/height have been considered to offer the level of additional accommodation required by the school whilst fitting aesthetically within the surrounds of the existing buildings within little or no intrusion on the neighbouring properties.

Appearance

The proposed ground floor extension uses the same materials as previously used for the sure start alterations / extension.

The main facing brick to be Hanson Cheshire Red Multi, with contrast facing brickwork being Hanson Worcestershire Red Multi. Windows, Doors will be polyester powder coated, double-glazed, aluminium units, colour to match existing coated aluminium windows. Fascias and soffits will follow the style of the adjacent Covered Play Area fascia, being polyester powder coated aluminium. A lower roof section in the contrasting brick forms the link between the new extension and the Covered Play area.
New 100mm RHS posts for the roof canopy will be coated in the same colour as the new and existing fascias and soffits.

**Landscaping**
Existing levels will be retained where possible with level access to the building being formed by regarding areas with new tarmac surfacing. All level changes will be kept to a minimum with maximum gradients of 1:20.
The existing footpath will be slightly widened to allow better entrance into the new extension. The grassed area will be made good after erection of the proposal.
There will be no alterations to any boundary treatments and there will be no loss of playground areas etc.

**Access**
There is no on site parking. Staff and Visitors parking contained within existing car park area.
There is pedestrian access off both Laburnum Crescent and the existing carpark. The accesses will not be affected by the proposals.
Disruption will be kept to a minimum and no deliveries will be accepted to site during designated school start/finish period and other break times. Weekend construction is not envisaged at this time to limit the impact on the local area. Normal working hours will be implemented.
Contractor’s site and compound areas will be located within the Community Centre car park area with access through existing fencing (removed and reinstated). Necessary approvals will be obtained from Community Centre. These procedures were put in place for the recently undertaken large extension / alteration works. All Contractors traffic movements will be guided by a banksman. The Contractor will be required to control noise, dust, mud on roads, access etc. All to be finally determined and agreed between School, CDM Co-ordinator and Principal Contractor.
Safe access routes will be designated for building occupants in order that the daily running of the School operates without disruption.

**Inclusive Areas**
Level access to the school building will remain available as existing via the main entrance doors.
New access is provided into the new Staff Area and the existing Corridor.
Job Ref: 4491

PLANNING SUPPORT STATEMENT

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at

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Laburnum Crescent
Kettering
Northamptonshire

March 2009
Ref.: SB/4491/24070/SB
PLANNING SUPPORT STATEMENT

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The proposal are all as shown on the submitted drawings.
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4491/12A Scheme proposal - Elevations
4491/13A Site Location Plan, Site Plan
4491/14A Survey as existing – Plan, Elevations

ADDRESS
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Laburnum Crescent
Kettering
Northamptonshire

Ronald Tree Nursery School is the oldest in the county and was given to the people of Kettering in 1934 by Mr Ronald Tree. In 2007 Ronald Tree Nursery was designated as a Sure Start Children's Centre.

There are 30 morning places and 30 afternoon places for 3 and 4 year olds in the neighbourhood.

The Nursery school has identified the need for an enlarged multi purpose room (office / consultation etc).
Full consultations have been sought with the Headteacher, staff and governors during the design process and it is felt by all parties that the proposals achieve the current needs.

The extension proposals will have no impact on existing playground facilities or neighbouring residential properties.

The existing site/buildings are not listed or within a Conservation Area.

There will be no additional children or staff numbers as a result of the proposals.