

## **Proposed Extension to Kingsbrook School to establish a Children's Centre**

### **Planning Supporting Statement**

**Address: Kingsbrook School, Stratford Road, Deanshanger, Milton Keynes, MK19 6HN**

#### **REASON FOR DEVELOPMENT:**

##### **National Overview**

Sure Start Children's Centres are key to the Government's Every Child Matters: Change for Children Programme. Children's Centres will be the key to providing families with all the services that they might need. The Government has set the target that by April 2010 there will be a Children's Centre in every community. This will total 3,500 centres nationally.

The Childcare Act 2006, is a key milestone for driving the improvement of services that will reduce inequalities and increase young children's wellbeing. The Act set a requirement on the Local authority to deliver good quality integrated early childhood services, provide outreach and the inclusion and involvement of families. This work will be carried out in partnership with key partners such as the Primary Care Trusts and Job Centre Plus. Every Child Matters (ECM) focuses on the improvement of outcomes for children. Life chances for children are enhanced via making available families' access to additional appropriate services. This has and will continue to be achieved through the development of Northamptonshire Children's Centres.

The National Childcare Strategy links Children's Centres to Extended Services, which continue to provide integrated services to children aged 5 plus and their families, through schools.

##### **Northamptonshire Goals and Targets**

The work being achieved by Children's Centres now and in the future fits into many local strategies and targets:

##### **The Councils corporate outcomes**

Through working with the County Council internal teams and other professionals and agencies, Children's Centres and the services associated with them will contribute towards the 4 corporate Outcomes, these being:

- A safer, freer and stronger communities
- A secure, healthy and independent future for our children, our young people and our adults
- A smaller more enabling council focussed on our customers
- A cleaner, greener and more prosperous County

## **The Sustainable Community Strategy for Northamptonshire**

*This consists of 4 headline aims, these being:*

- To be successful through sustainable growth and regeneration
- To develop through having a growing economy with more skilled jobs
- To have safe and strong communities
- To have healthy people who enjoy a good quality of life

Under each of these aforementioned headline aims there are three key principles. Children's Centres can contribute to a minimum of one of these principles under each aim

Within "To be successful through sustainable growth and regeneration" a key principle is to "...improve and preserve buildings.... for future generations" The Children's Centre build programme contributes towards this

Within "To develop through having a growing economy with more skilled jobs" 2 key principles are "workers have the right skills to respond to the employment needs of a dynamic economy" and "residents have the opportunity to learn throughout their lives" The delivery of support by Job Centre plus and Family / Adult learning through Children's Centres will support both of these

Within "To have Safe and Strong Communities" two key principles are "residents have a shared identity and are involved in developing their communities" and " public services meet the needs of residents" Children's Centres will contribute towards the former by members of the local community being involved in its governance and the latter by Centres being responsible for identifying and responding to need in the local economy. E.g. if there is a high rate of Reception year obesity, activity such as healthy eating courses would be provided

Within "To have healthy people who enjoy a good quality of life" all three principles will be supported through Children's Centres. In relation to "supporting vulnerable people to help them lead fulfilling lives" Children's Centres are tasked with prioritising support, through National Performance Indicators, for certain already defined excluded groups. In terms of "helping young people to have the best possible preparation to become adults" the driving ethos behind Children's Centres is to develop early intervention and preventative services. In respect to "helping residents to make choices that improve their health and quality of life" Children's Centres will offer easier access to a variety of health services such as midwifery and health visitors as well as providing family and employment support activity which will enhance quality of life.

## **Northamptonshire Children and Young People's Plan –May 2009**

The Plan identifies the five outcomes associated with Every Child Matters agenda. This agenda was embedded through the Children's Act 2004.

The five outcomes are:

- Be healthy
- Stay Safe
- Enjoy and achieve
- Make a positive contribution
- Achieve economic well-being

The plan identifies priority outcomes and measures. Children's Centres and the activities / services delivered under its umbrella will play a key part in achieving these. They will also adopt the ethos that runs throughout this plan. In particular they will

- Deliver integrated services through effective partnership working
- Adopt prevention and early Intervention principles
- Be a key delivery element of emerging area based working
- Support the development of the Children and Young peoples workforce
- Respond to identified needs by offering activities that will support communities to support families to support their children to achieve the five outcomes

### **Northamptonshire**

#### **How are we going to achieve this in our County?**

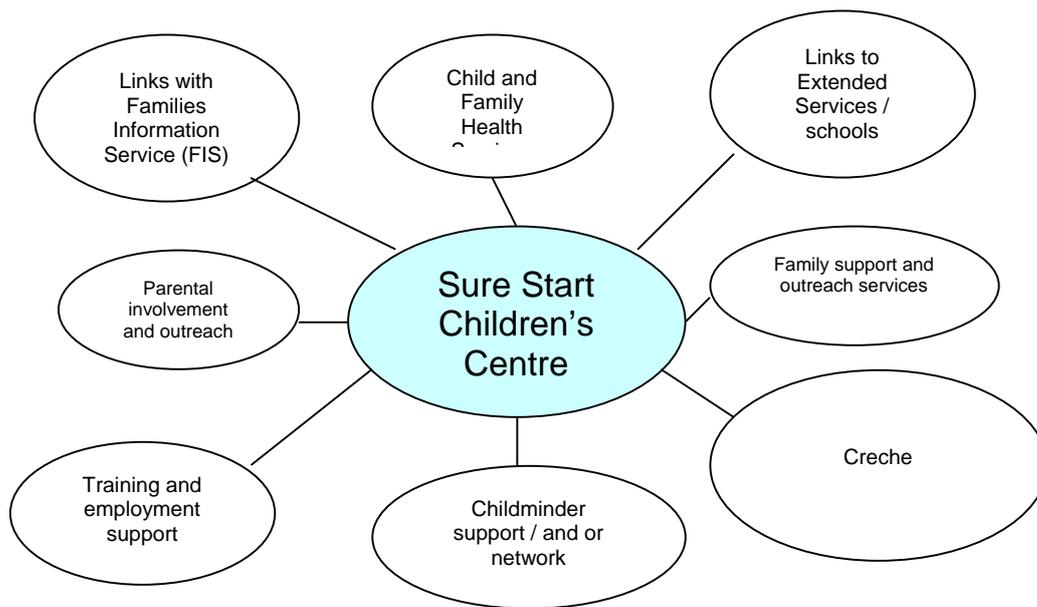
During 2004 – 2008, Northamptonshire have developed Sure Start Children's Centres to become a 'one stop shop', where children 0-5 years old and their families can have access to integrated services and information.

Over the 2008-10 development phase Children's Centres will be more of a "first stop shop", with greater emphasis on outreach provision at different locations. This reflects the roll out of this project into more rural areas.

However the overall vision, to ensure every child gets the best start in life and to give parents more choice about how to balance work and family life is maintained

Each Centre will deliver a carefully planned range of integrated services, responding to locally identified needs. They will work with parents and service providers to deliver inclusive, accessible and child-friendly services that support children and their families, through early intervention at age and stage, to reach their full potential.

Centres will deliver to different degrees, dependant on local need and demand activities and services outlined below



Furthermore additional services to this will be developed should feedback from consultation with the local community show that there is a need, for example baby massage, breastfeeding café or advice on money management.

### **Family support and Outreach Services**

- Visits to parents within two months of birth informing them of how they can access services through Children's Centres
- Access to specialist health and education services
- Drop-in sessions for parents and carers
- Support and information to parents and carers about pre-birth, early days and childcare settings
- Encouragement for parents, especially fathers, to get involved with and support their child's learning and development
- Help and advice on parenting skills

### **Child and Family Health Services**

- Antenatal help, advice and support from Health Visitors and Midwives
- Information and guidance on breast feeding, hygiene, nutrition and safety
- Identification, support and care for mothers suffering from depression before or after birth
- Support with speech and language development
- Help with giving up smoking

## **Links with Families Information Service (FIS)**

- Access through the Families Information Service (FIS) to comprehensive information on all local childcare options, as well as out of school groups and extended services available in schools.
- Information will also be available on local opportunities for family learning, sport and leisure, and community groups as well as signposting to national services for children and families.

## **Support for Training and Employment**

- Access will be available to Jobcentre Plus in addition to local education and training providers.

## **EXISTING SITE/ PROPOSALS:**

The site at upon which the proposed Children's Centre is located, is owned by Northamptonshire County Council and is currently also occupied by Kingsbrook School. The site is within a predominantly residential area on the outskirts of Deanshanger.

To create the Children's Centre, it is proposed that the internal layout of the existing building be altered to create a new entrance lobby, and a single storey extension constructed in the north east corner of the site. The building's original use was the Caretakers Dwelling. Currently the building is used by the school for meetings and out of school activities – this use will not alter.

### **Design approach:**

The design approach to the project has been carefully considered in order to minimise the visual impact of the new build within the context of the local surroundings, whilst providing for the specific needs of the Children's Centre (refer to Design & Access Statement attached). A large emphasis has been placed upon the creation of a "welcoming" environment

The proposed extension to be constructed will form the principal Multi-purpose Room, Tea Room, Office and Reception. The Small Meeting Room and Disabled Toilet being the only floor area taken from the existing building. An imperative design feature is that the Centre can be used and secured when the remainder of the building is not in use. The School will retain the rear access door to obtain access to the existing first floor.

All relevant Disability Discrimination Act legislation has been taken account of during the design process within the areas affected by the construction works.

The layout of the external areas will be affected by the works. A small enclosed outdoor area will be created which will be accessible from the Children's Centre.

**Staffing implications:**

The creation of the Children's Centre will result in the employment of 1 additional fixed term contract member of staff (Information officer). In addition it is anticipated there will be a further 2 staff who will use the site intermittently. As indicated previously a high proportion of these employees time is likely to be spent delivering outreach activity at other community buildings.

**Statement of Community Involvement / Pre-application publicity:**

Drawings of the proposal were displayed on 17<sup>th</sup> December 2009 in the local Library and the event advertised in advance via Parch Council notice boards. Posters were also on display in Deanshanger and the local surrounding villages and an advertisement placed in the local newspaper. Various interested parties inspected the plans and many positive comments given.

**Demolitions / Alterations:**

No demolition works. The existing external covered area consisting of timber posts the sheet roofing used for brick laying classes will be repositioned to the front of the existing workshop building.

**Trees to be felled:**

None.

**Flood Risk Assessment:**

Not required - a search on the Environment Agency web site indicates that the building is not within an area at risk of flooding.

**Land Contaminants:**

A contamination survey is available if requested.

**Vehicle access:**

Access to the site is via the shared access gates with the school, and will be unaffected by the proposal.

Car parking arrangements for the site will be formalised and part of the existing car parking area resurfaced.

**Site access during construction period:**

Construction access to the site will be via the adjacent existing access, which will be shared with the school. , The Contractor's Site Compound area will be positioned within the existing school car park.

**Car parking:**

A total of 8 car parking spaces will be lost as a result of the works for school use. Two spaces will be given for the Children Centre staff and six lost to the repositioned Covered Area and repositioned bin storage.

To replace these 8 number spaces the existing school gravel car park will be extended to replace the lost spaces adjacent the Children's Centre.

The existing car park arrangements will be formalised, and the 8no repositioned spaces will be 2.4 x 4.8m in size.

The location of the centre within Deanshanger enables users of the service to travel using public transport or on foot, and access to the facilities via the availability of more environmentally forms of transport is also encouraged by the creation of an external buggy store. There is also a bus stop immediately outside the main entrance.

**Services implications:**

The proposal makes use of existing public foul and storm drainage within the site.

## **Proposed Extension to Kingsbrook School** **Design & Access Statement**

This statement should be read in conjunction with the associated building plans and elevations depicting detailed elements.

### **Assessment**

- Physical – the new extension to the existing school building will compliment the surrounding buildings. One of the main priorities of the design and initial assessment of the site was to provide a “welcoming” environment for the children and parents, trying to create a family environment as far as possible. It is seen as essential to encourage persons from their homes into the local community and the design of the extension with the new reception assists with this.
- Social – This Children’s Centre is to be based upon the Kingsbrook School site. This site is within a 70% area of disadvantage. To meet the core offer of a Children’s Centre the service provider will be working in partnership with agencies / organisations from the public, private and third sector. The Centre will provide out reach work in the Deanshanger area. We envisage families attending for small group work or appointments to meet with the Local health Visitor, Midwife or Speech and language Therapist. They may well also be drop in sessions with a representative from Job Centre Plus. If these services are already being delivered within the community elsewhere then the centre will act as an information point and will signpost families to these services rather than recreate additional ones.
- Planning policy – this development supports the planning policy of development of brown field sites for construction works.

### **Involvement**

As this site is developing the a) lead body delivering the service / activities (Provider Services / ActionforChildren) or b) NCC will have the responsibility to ensure consultation with the local residents in their community takes place to find out peoples understanding of the building work and about peoples knowledge of what will be provided and the services they would like to see from this site. Evaluations will be drawn up from the results and plans will be made.

### **Evaluation**

In the evaluation process, a number of elements had to be incorporated into the detailed design process, outlined below: -

## Design

- Use – Families attending for small group work or appointments to meet with the Local health Visitor, Midwife or Speech and language Therapist. They may well also be drop in sessions with a representative from Job Centre Plus. As indicated previously a high proportion of the employee's time are likely to be spent delivering outreach activity at other community buildings
- Amount – The extension creates 104m<sup>2</sup> gross internal floor area, including the main Multi-purpose Room, Office, Tea Room, Toilet, Storage, Entrance Lobby and Reception. There is also a flat roofed extension to provide a Buggy Store facility. A 1.8 x 2.8m timber shed is provided within the rear play area for children's toy storage.
- Layout – The main Multi-purpose room is set away from the front elevation so that the building protects the associated external play area. A covered buggy store area is created by flat roof canopy adjacent the front entrance doors. Natural light and ventilation are provided into the centre of the plan using velux roof windows to the Multi-purpose room and a circular rooflight in the Reception.
- Scale – The extension is of single storey mono-pitch construction with a flat roof link to surround the corner of the existing building.
- Landscaping – The tarmac surfacing immediately adjacent to the main building is replaced, to suit access to the building, and covered buggy store. A new tarmac access pathway will be laid the front on the main entrance with new drop kerbs inserted. A 1.2m wide footpath will run around the perimeter of the extension. The rear children's play area will consist of new tarmac hardstanding and grass areas. The existing boundary hedging will remain as existing minus the new access gate. Soft landscaping will be planted under the Reception / Office windows and Small Meeting Room / Disabled Toilet windows. The remaining site will be enclosed with a 1.2m high bow topped metal fence and gates.
- Appearance – The external walls of the extension are to be facing brickwork with concrete roofing tiles to compliment the existing building. The existing south and east elevations of the existing building will be rendered. The main entrance frontage

will be timber clad to provide a focal point to the building. The Buggy Store will be sheltered from the main building to a rendered parapet with a flat roof over.

## **Access**

The property design takes account of: -

- Approach – The design of the extension sensitively reflects the need to create a welcoming environment for the visitors to the Children’s Centre but also produces a design, which compliments both existing adjacent properties and the overall community ethos.
- Parking – The site provides staff parking, with the spaces formalised. However, the site is located within Deanshanger and is on a bus routes / and is accessible by foot.
- Entrances - within the limits of the site the new entrance / reception has been positioned to create ease of access whilst maintaining an aesthetically pleasing look, blending in with the adjacent buildings.
- Horizontal and Vertical circulation – the horizontal circulation within the property has been carefully planned (refer above). Vertical circulation is not applicable for this single storey property.
- Access to all services – Internally the new extension has been carefully laid-out to maximise use and management. All facilities take account of the security of the employees yet still ensures the provision of an appropriate, friendly and welcoming environment.
- Emergency Egress/Alarm Systems and Evacuation Planning – An escape route has been provided from the extension via a footpath between this and the adjacent retail unit, with the fire alarm system extended to cover the extension.

A new fire alarm panel will be located within the new entrance lobby.

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### **Philosophy and Approach:**

The Children's Centre property has been specifically designed to enable ease of access for people with disability. Access to and internal travel routes within the new extension and proposed Children's Centre have been carefully planned to provide ease of access for visitors and can make use of essential facilities. The design of the property is considered to meet the spirit of the Disability Discrimination Act as well as meeting other regulatory and statutory requirements.

### **Sources of advice and consultation**

- Planning advice from both Northamptonshire County Council.
- Full consultation with the School and Children's Centre staff to ensure the design of the property meets the needs of both.
- Public consultation: drawings of the proposals were displayed in the local Library and the public was given the opportunity to discuss the proposal with the Children's Centre Area Manager. Posters were displayed in Deanshanger and the surrounding villages, and an advert was placed in the local newspaper.
- Advice from a range of professional groups and bodies – particularly around disabled access and compliance with Building Regulations. During the design process key structural, mechanical/electrical and access professional advice has been sought to ensure the Children's Centre operates as efficiently as possible.

### **Nature and impact of environmental constraints**

No apparent environmental constraints identified.

### **Proposed solutions for overcoming identified constraints**

N/A

### **What steps have been taken to ensure this information is made available to building occupiers**

Refer above. All key building occupiers have been regularly consulted with and are part of the overall design team. Information has been disseminated to all interested parties for comment and direction on a regularly basis.

### **Additional material information**

N/A

**Sursham Tompkins & Partners**  
**Architectural Services and Project Management**  
Cottage Farm  
Mears Ashby Road  
Sywell  
Northampton  
NN6 0BJ

Reference: MC/4562/25847/MC

20<sup>th</sup> January 2010