HEATH
Property Services Ltd

DESIGN & ACCESS STATEMENT

for a

MODULAR BUILDING EXTENSION

at

KINGPINS
CENTRE for HEALTH and WELL BEING

February 2009

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1 Introduction & Location

1.1 Introduction

Our Client proposes to expand the nursery by adding a classroom to the existing modular building in order to facilitate a community learning space with a focus of health and well being.

1.2 Location

Kingpin's nursery is sited in the southeast corner of the Kingston School. The Kingston School is a large secondary school situated in the Central Ward, serving Dodworth, Gawber, Keresforth, Higham, Pogmoor, Worsborough, Town Centre and Ward Green. The School is situated only 1 mile from Barnsley Town Centre and Local amenities, with bus and rail services within easy reach. The School is also close to major road networks with the M1 only half a mile away.

2 Site Assessment

2.1 Buildings and Surroundings

The existing nursery is a single story modular unit with a flat roof, sited separately and approximately 50m away from the main school. The nursery has a hard surface play area immediately outside the main entrance with a grassed play area only 10m away. Both play areas and the nursery building are fenced and gated with timber fencing approximately 1.2m high.

Within the school grounds and within 50m of the nursery there is a mix of traditional and modern buildings. The original main school building is sited North West of the nursery and is a 2 story brick building with a flat roof. To the East of the nursery again approximately 50m away is a new community building, again a two story yellow brick building with an arched roof.

2.2 Amenities and Transport

The site is only 1 mile from Barnsley Town Centre and the main shopping area, and is within easy reach of the Bus and Rail networks.

Major road networks can be found only a few minutes drive away, with the M1 to the east of the school and only half a mile away.

2.3 Flood Risk

It is not considered that the site is at any risk of flooding. The Environment Agency assessment of the site is less than 0.1% chance - very low.

2.4 Site Use

The nursery is sited in the school grounds; the proposal is to extend the nursery across part of the existing playground area, which is a relatively flat hard surface area. The existing use of this area falls within the confines of the nursery and has therefore already has established educational use.

2.5 Site Features

The Kingpins nursery is a singular single story modular building, light in colour with a grey flat roof that is sited away from the main school across a small car park. The nursery itself has a perimeter timer fence about 1.2m in height with access through a timber latched gate. South West of the site is an addition play area, this is also surrounded by a 1.2m timber fence with strategically positioned latched gates, this area is all a grassed area. 5m South of the nursery is the school boundary this is protected by a 2m high palisade fence. The school boundary continues around the North East side of the nursery as a 1.8m timber fence running parallel with the A1633 (Broadway) but set back from the rear of the footpath by approximately 3m, creating a buffer zone.

3.0 Planning

3.1 Proposal

It is proposed to extend the existing modular building with identical construction. Four additional bays on the southwest elevation will form the footprint of the extension with an area of 10.4 metres long by 9.17metres wide.
To achieve continuity in design and appearance of the extension the original manufacturer of the units will be used.
The modular structure is to be constructed of a textured painted finish to plywood external walls PVCu windows throughout, with polyester powder coated aluminium entrance door with a high performance single ply high performance roof membrane.

3.2 Special Designation

The site does not fall within a conservation area, and as the proposal is within the school grounds and will be sited on existing school play area's, land use policies will not be applicable.

3.3 Social and Economic Context

Due to the size and scale of the proposed development and the nature of its intended use, the development will have no or minimal impact on social and economic context.

3.4 Scale, Appearance and Landscaping

The proposal is for the development to be unobtrusive and to have a size, height and appearance of the existing building. The same construction methods and materials will be used and features such as windows and colour considered.

The intension is that the new building will have minimal impact on its surroundings and will not overlook or be overlooked by its neighbours.

The access route to the primary entrance of the extension will follow the existing fence line of the soft play area to the nursery along the southwest elevation with a footpath.
Ramps, landings and handrails will be provided where necessary in compliance with part M of the Building Regulations, surfaced with a macadam finish and concrete finish to landings to provide a visual contrast in gradient.
The additional fencing used to segregate the path from the play area will be of similar construction to the existing.

3.5 Access

Pedestrian Access
Pedestrian access is provided at various points from the main highway frontage on to the site to internal paths and footways.
To the southeast pedestrian entry point of the site the path runs to the curtilage of the building and provides good level well lit access and from this access point is taken.
The existing childcare setting of the nursery under the National Standards for Full Day Care section 4 requires sole use of the premises, to achieve this separate and distinct access is needed to the extension from the existing footpath adjoining the car park area, this is achieved by a gated access path following the fence line of the external play along its boundary and cutting through on the southeast elevation to drop down in front of the extension, where a small

external hard standing is provided in front of the main entrance door, with the entire route being fenced off.

Vehicular Access
The primary vehicular access is off Braodway and feeds around the whole site to various car parks and drop off points.
The car park adjoining the development has good level access and has marked disabled bays and drop off points for the nursery use.

The existing sports centre adjoining the site has a safe weatherproof cycle shelter, which can be easily accessed.

4 Conclusion

The existing nursery has been instrumental in increasing and improving the opportunities for many parents to access training and employment in the area by offering good quality and affordable childcare.
The nursery has been regularly used by local training providers, Barnsley Collage and Age Concern offering placements and practical learning for students participating in related and accredited courses, together with offering students a real experience of working with younger children.
Based upon this success the and the primary aim of getting parents back into training and employment the Coalfields Regeneration Trust have displayed a keen interest in supporting and developing the project with The Kingstone School.
To enable this and to offer training and development opportunities for the wider community the need to develop the existing nursery setting and provide additional floor space to give the Kingpins Centre for Health and Well Being an integrated community learning space is proposed.

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