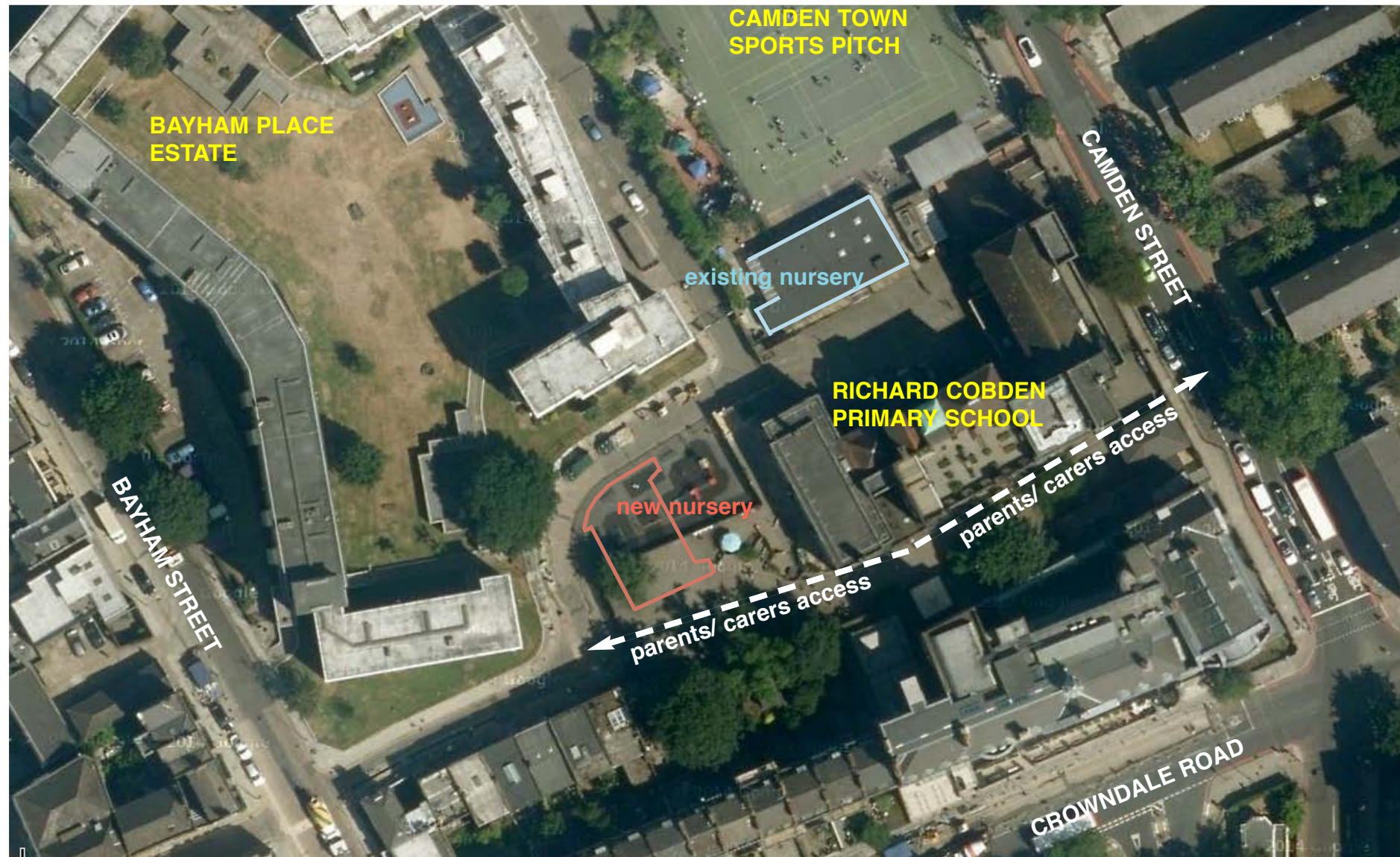


RICHARD COBDEN NURSERY

Design and Access statement





This Design and Access statement has been prepared in support of the planning application for the new nursery at Richard Cobden Primary School. The proposal is to replace the existing nursery accommodation with a modern building that meets current standards and requirements.

The existing nursery is a lightweight, mainly uninsulated structure that has reached the end of its life. The existing site has disadvantages in that the external play area is only directly accessible from one classroom.

The site for the new nursery is currently partly occupied by the playground of Bayham Estate. This will be a better location for the nursery for a number of reasons:

- better integrated with the school
- adjacent to the reception classes, creating a clearly identifiable Foundation Stage area
- improved access to external play

The new nursery will provide accommodation for 52 children, as existing. There is no increase in the number of children on the school site.

The relocation of the nursery enables the site to be reconfigured to improve accessibility and play facilities.

This report includes details of the proposed overall masterplan for the school. The school would like to build a new music room and library on the site of the existing nursery, which will be subject to a separate application.



Existing nursery



Existing nursery, garden access



Existing reception play area

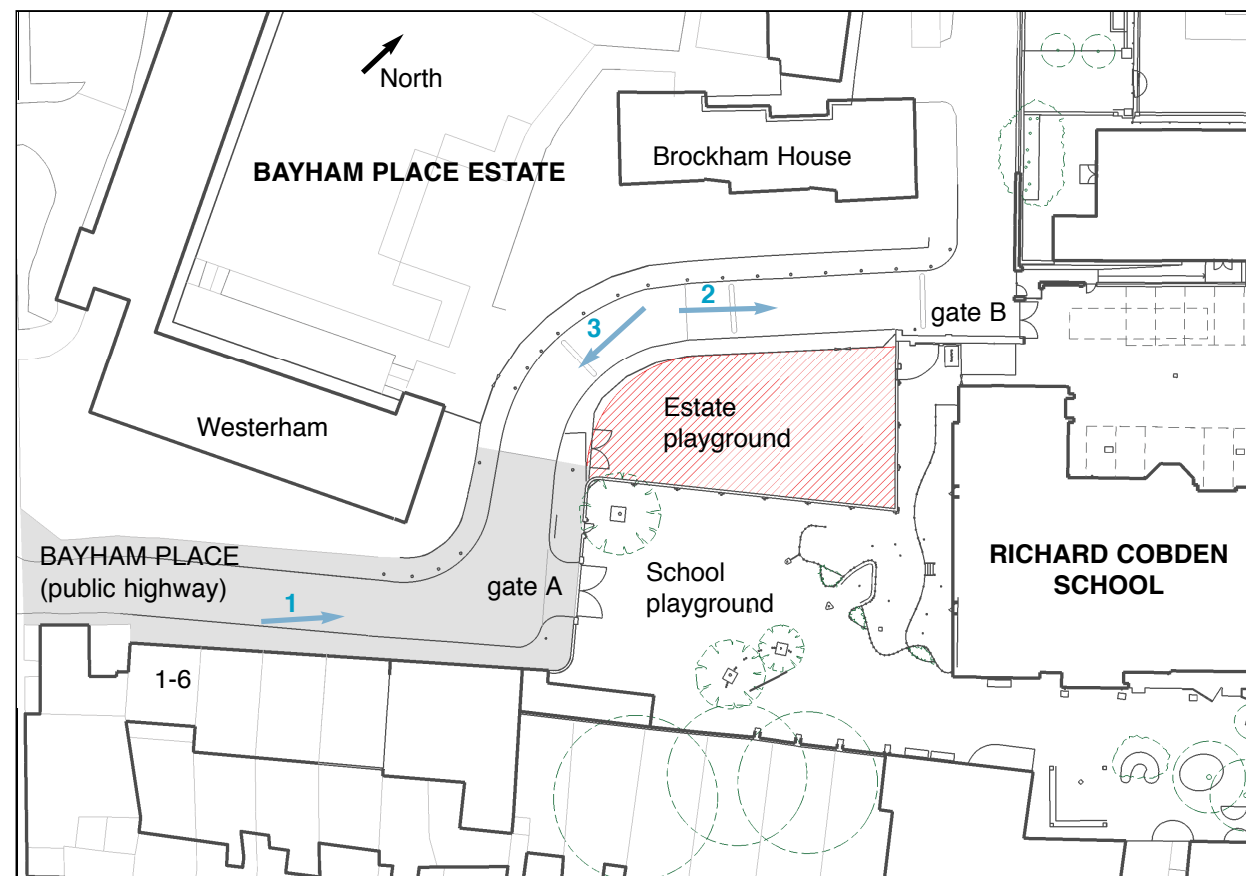
Context



View 1 Looking east along Bayham Place (entrance gate A)



Aerial view from south



View 2 Looking east towards vehicle access gate B



View 3 The estate playground, looking towards Bayham Place

The site for the new nursery is located to the west of Richard Cobden Primary School, and abuts the roadway to the west and north. The road is partly public highway, Bayham Place (shaded grey on plan), and partly a roadway of the Bayham Place Estate.

Bayham Place is accessed from Bayham Street. The area suffers from anti-social behaviour late at night due to the proximity to night clubs, requiring street cleansing on a daily basis.

The site is overlooked by Brockham House to the north, and by the school itself. Westerham, the estate block to the west of the site, does not cause significant overlooking.

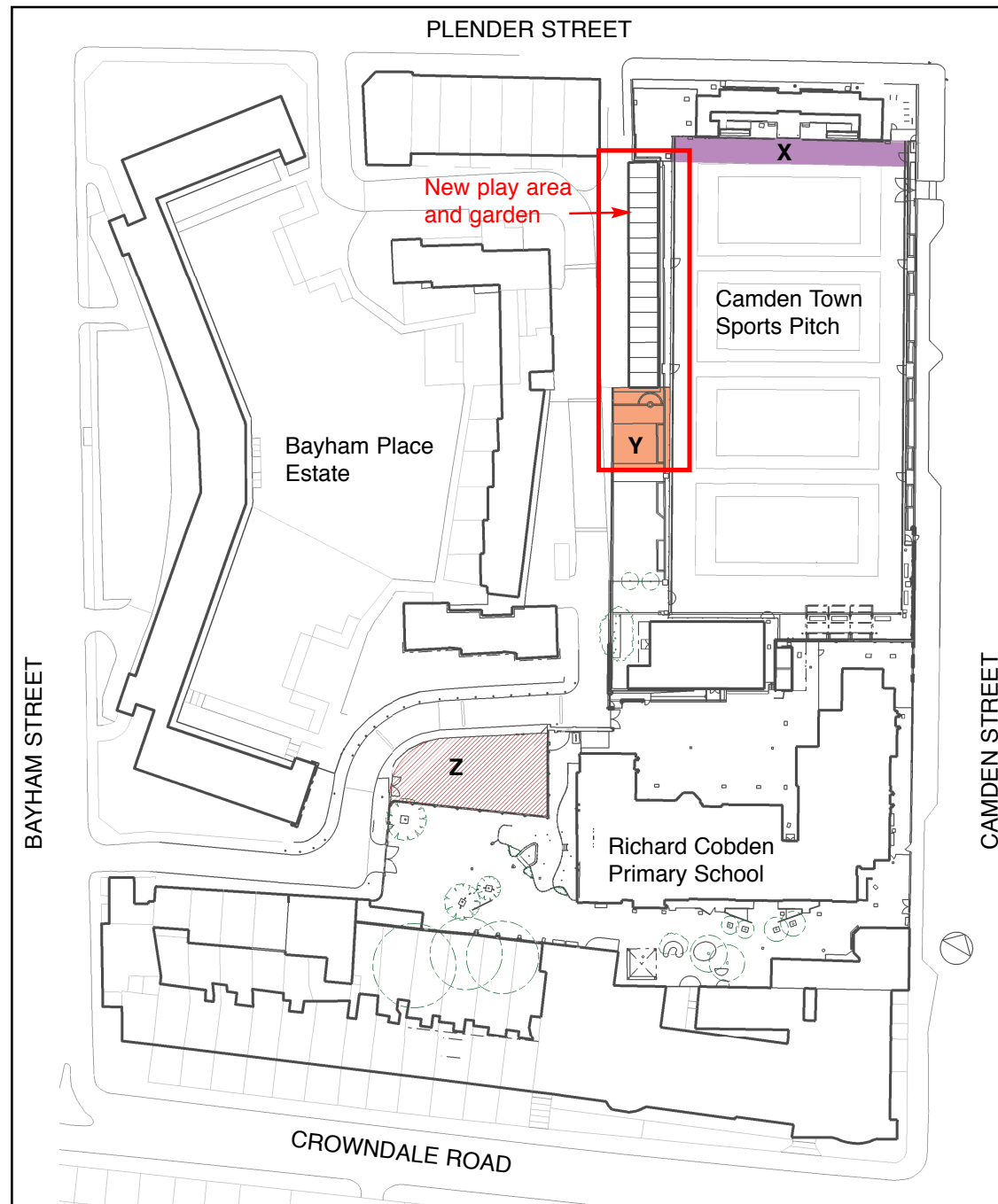
To the south of the site are the long rear gardens of the terraced houses on Crowndale Road. There are several large plane trees in the gardens which provide shading to the playground.

The school playground is surrounded by a 2m high brick wall, which is topped by a 2m high steel mesh fence. This has been installed to provide security to the school site. The vehicular gates are solid and do not allow any views into the playground.

Richard Cobden School was built in the 19th century. It was damaged during the 2nd World War and new wings were added to the west and east of the building in the 1940s.

The site is adjacent to the Camden Town Conservation area.

Plender Street development land swap



LAND SWAP DIAGRAM: AREA X + AREA Y= AREA Z

X= 163m²
 Y= 129.6m²
 Z= 292.6m²

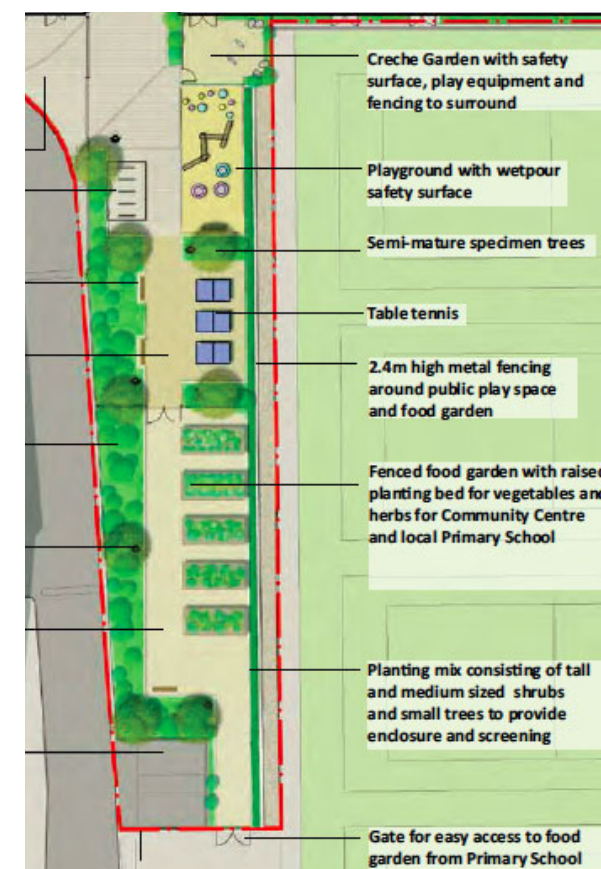
As part of the development at Plender Street (planning application no. 2013/1969/P), parts of the existing school playground are removed from the school site, in exchange for the estate playground adjacent to the west playground. This enables the rebuilding of the nursery on a better site, and enables the provision of new community facilities at Plender Street.

Consultation with local residents regards the proposed land swap was undertaken when the Plender Street scheme was developed (2012), see Appendix C. The proposed land swap was explained in the Committee report as follows:

The sports pitches and changing rooms plus an adjoining playground for the Richard Cobden School are designated as Private Open Space (POS) in the LDF. The scheme involves retaining the pitches (albeit slightly reducing their area in order to fit the new community centre on the site of the changing rooms) and taking over part of the school playground on Bayham Place (so that it is swapped with a public playground further south next to the school). The swaps of land have been developed in conjunction with Children Schools & Families Department to enable the provision of a new school nursery elsewhere and thus the scheme is fully supported by them. The site containing the changing rooms will be developed for the new centre and will be removed from the Open Space designation.

The Plender Street development is going ahead on this basis, and the land swap has been agreed by the Secretary of State.

As part of the development, new gardens and play areas will be provided, which will replace the estate playground (area Z).



Plan of new gardens and play area provided as part of the Plender Street development (2013/1969/P)

Design overview



Aerial view of building and nursery playground

The west end of the school site is to be enclosed with a new brick boundary wall, which replaces part of the existing and follows the line of the existing estate playground fence. The new single storey nursery butts up against the wall, to minimise the reduction in area of the south playground. The nursery has its own entrance from Bayham Place, which provides access without having to go through the playground.

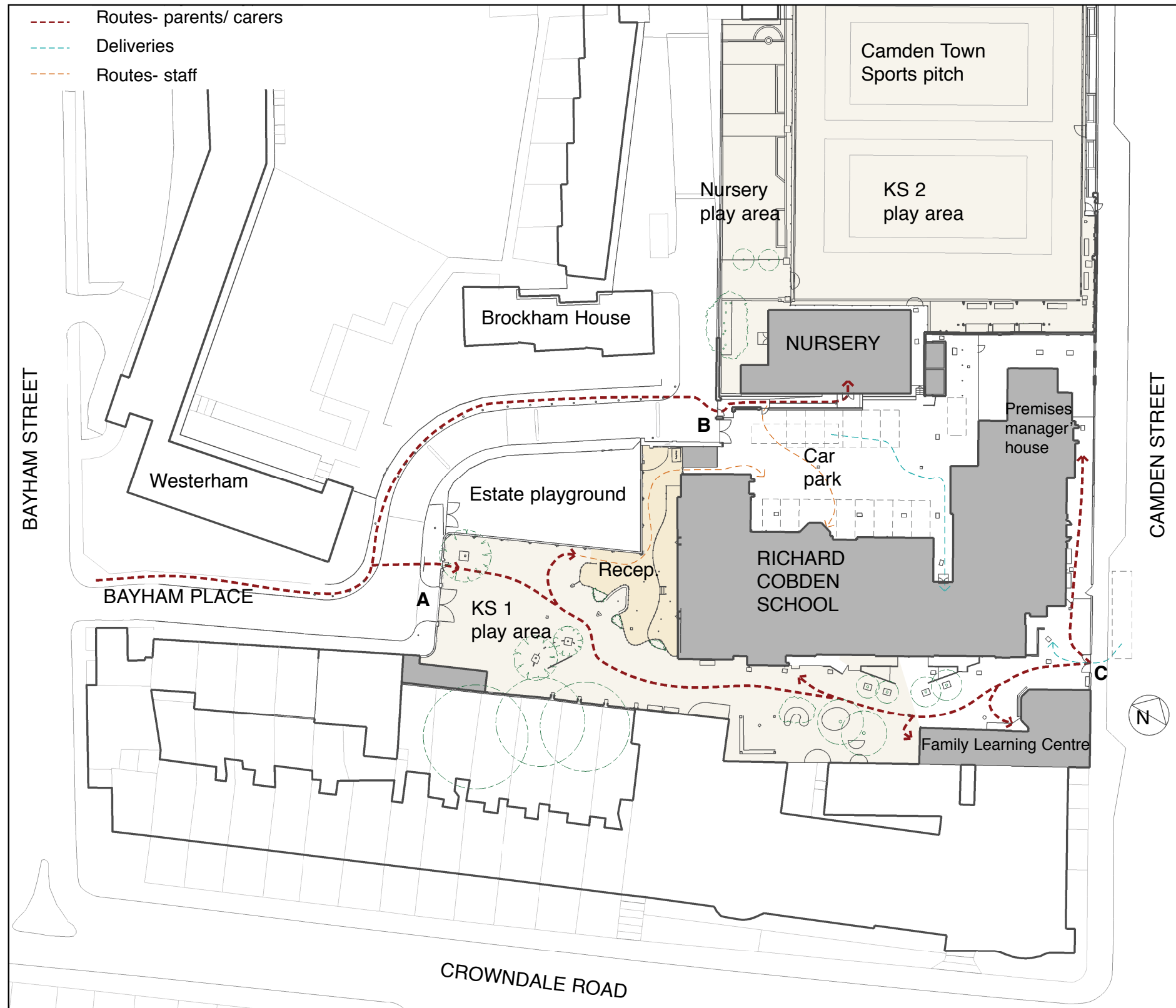
The two classrooms form the largest volumes. These have low pitched roofs with clerestory glazing to provide ventilation and natural lighting on both sides, with an approximately east and west orientation. The internal ceiling height varies from 2.35m to 4.1m. The classrooms are surrounded by lower flat-roofed areas which house stores, staff room, hygiene room, plant room, cloakrooms, reading alcoves and the main entrance.

The classroom roof has an 'extensive' green roof (planted with sedums), which will help 'green' the school site and provide habitats for insects. This is combined with a 30degree sloping roof areas for the location of solar photovoltaic panels, which will contribute to the energy required for the building.



Example of a sedum extensive green roof by Bauder

Existing site



Existing site plan

Access

The entrance to the existing nursery is via the car park, which is accessed from the estate road leading on from Bayham Place (A). This road has little vehicular traffic, and is used only by residents going to car parking spaces on the estate. There is no direct connection from the nursery to the south side of the main school for parents and children.

Drop off and collection for main school

Apart from the nursery, all children are delivered to and collected from the south side of the school. This enables staff to manage the process in a safe and controlled manner, although the south playground does get very busy. There is a continuous circulation route on the south side of the school from Camden Street (C) to Bayham Place (A), enabling access from either side and reducing the need to travel to school via the busy Crowndale Road.

Playground space

External play space is provided at present as follows:

Nursery	420m ² landscaped area, including fixed play equipment
Reception	185m ² Timber deck and associated landscaped area
Key Stage 1	923m ² South playground
Key Stage 2	Camden Town Sports Pitch (large area with shared use)

Excluding the sports pitch area, the total playground area is around 1,528m² (ref. drawing 218/X501).

Vehicular access and parking

Vehicular access to the school

Kitchen deliveries are made via the main entrance on Camden Street, early in the morning before the school opens.

Deliveries of stock and equipment are made to the car park, via vehicular entrance B.

Refuse and recycling collection is made via entrance A. The vehicles draw up in Bayham Place, and the bins are wheeled out of the gate.

Entrance gate A is marked as a fire access. Initial discussions with the Fire Brigade indicate that this entrance should be maintained as a fire access point.

Existing car park (north courtyard)

The car park provides approximately 14no. car parking spaces, including parking for the premises manager. It is larger than required and usually there are no more than 6 or 7 cars parked during the day.

The car park also provides a space for skips and maintenance vehicles when required.

The car park is fenced off from the route that children take to access the sports pitch, which the playground for Key Stage 2 pupils, and the assembly point for the whole school in the case of fire. There is currently no disabled access to this upper area.

The north courtyard space is dominated by vehicles, which does not allow this space to be developed for the benefit of the school.



Existing car park in the north courtyard



Access to sports pitch, with car park fence



Existing car park, 22.05.14

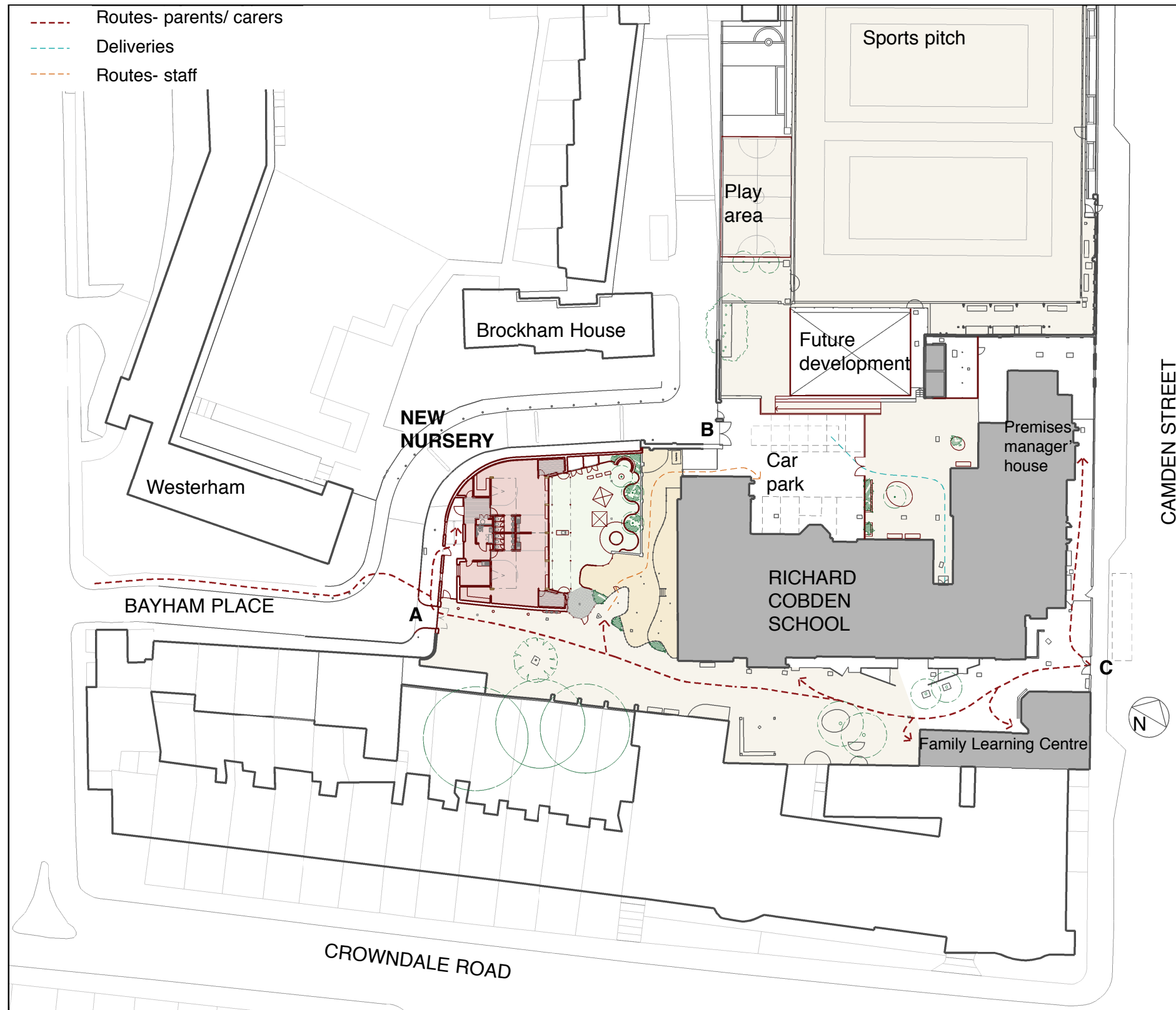


Existing car park, 22.05.14



Car park fenced off from route to sports pitch

Proposed site



Proposed site plan

The proposed access to the site by people and vehicles remains essentially the same, except that the nursery is now accessed directly from the pavement, rather than the roadway.

The existing nursery is demolished and the site fenced off prior to future development of the site (see section 2.4). The car park becomes smaller, and the north courtyard is partly developed as a play area, improving the access route to the sports pitch.

Although the south playground becomes smaller, overall the area of playgrounds become larger.

Proposed playground space is provided as follows:

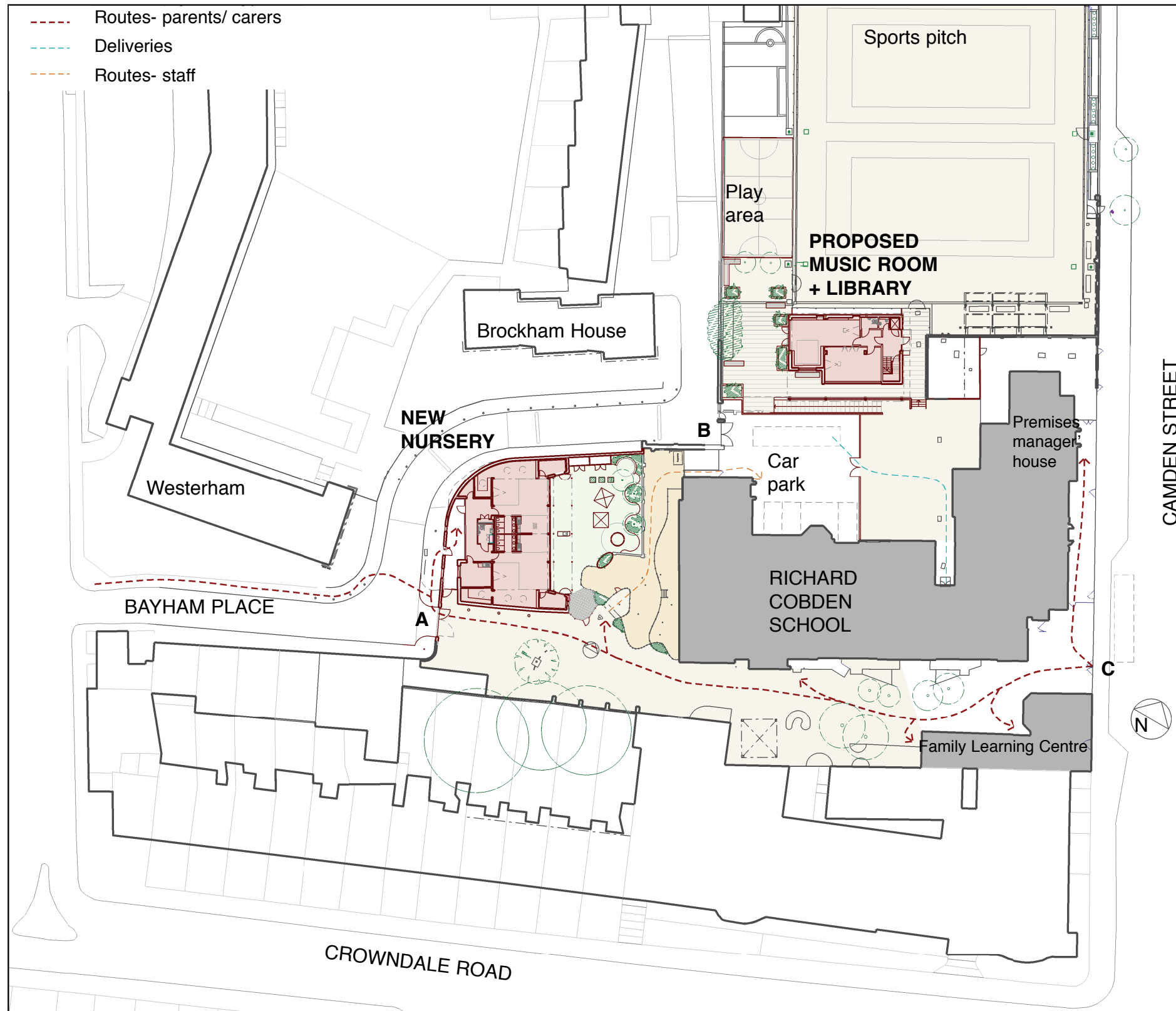
Nursery	188m2 landscaped area, including fixed play equipment
Reception	180m2 Timber deck and associated landscaped area
Year 1	732m2 South playground
Year 2	570m2 North playground
Key Stage 2	Camden Town Sports Pitch

Excluding the sports pitch area, the total play-ground area is around 1,670m2 (ref. drawing 218/P501).

Parking

There is parking space for 8 no. vehicles, including a disabled parking bay and space for the premises manager.

Masterplan



Masterplan, showing proposed music room and library

The relocation of the nursery is an opportunity to reconfigure the site to improve accessibility, play facilities and provide a location for the proposed new music room.

New music room and library

The school is planning a new building to provide purpose-designed accommodation for music lessons, including:

- a main space to be large enough to accommodate a class of 30 pupils
- four small group rooms, for group work ing during class
- storage for instruments

It is also proposed to provide a new library, with a group teaching space that can be opened up to the library.

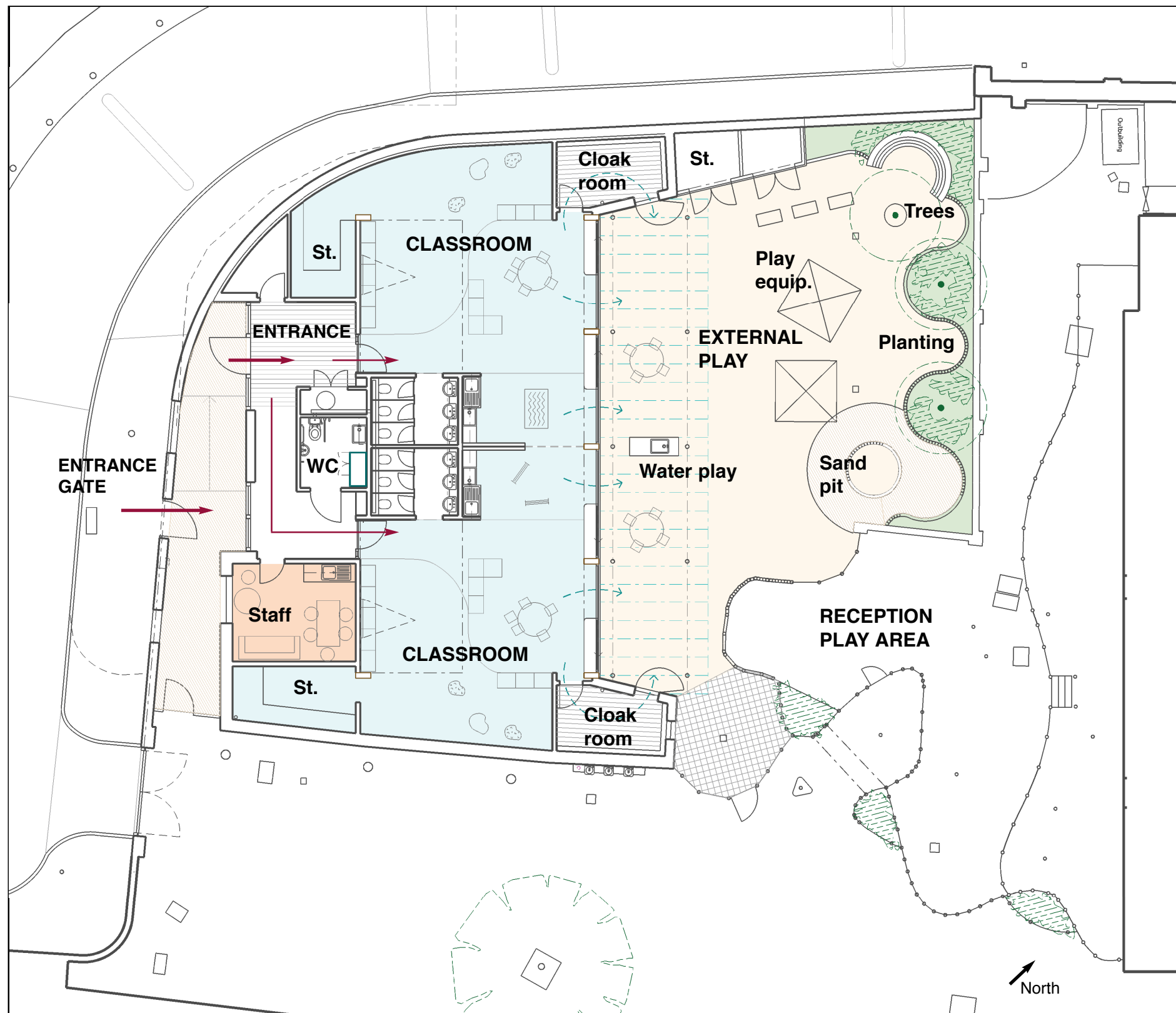
The proposal is for a two storey building on the site of the existing nursery. This is being procured as a separate project, which will follow on after the demolition of the nursery. In order to save unnecessary expenditure, after demolition, the nursery site will be cordoned off, until construction of the music room can commence.

The scheme will result in a wider access route to the sports pitch. Access for wheelchair users will provided by a new permanent ramp.



Proposed new library and music room on site of existing nursery, with improved access to the sports pitch

Building plan



Floor plan of nursery

The nursery accommodation required is as follows:

- Entrance hall
- 2no classrooms
- Classroom stores
- Cloakrooms
- Children's WCs
- Staffroom
- Unisex staff WC
- Nappy changing facility
- Plant

It is the school's preference for nursery children to access the nursery from Bayham Place, as existing, rather than via the south playground, which would add to the congestion in this already busy area. The cloakrooms are a separate area, away from the entrance, enabling easy access to coats when going outside to play. No buggy storage is required, as parents are not permitted to leave buggies at the nursery.

The classrooms are connected, to enable children to use different equipment (avoiding having to duplicate activities). A white board is provided in each classroom.

There are sliding doors to the east elevation, enabling the classrooms to be opened up to the garden in the summer. In the winter, heat loss is reduced by having access for pupils to the garden through the cloakrooms, which act as draught lobbies. There is a full width polycarbonate canopy to the east elevation to provide a covered area for external play.