

# **RICHARD COBDEN NURSERY EXTENSION**

Design and Access statement



AAB architects  
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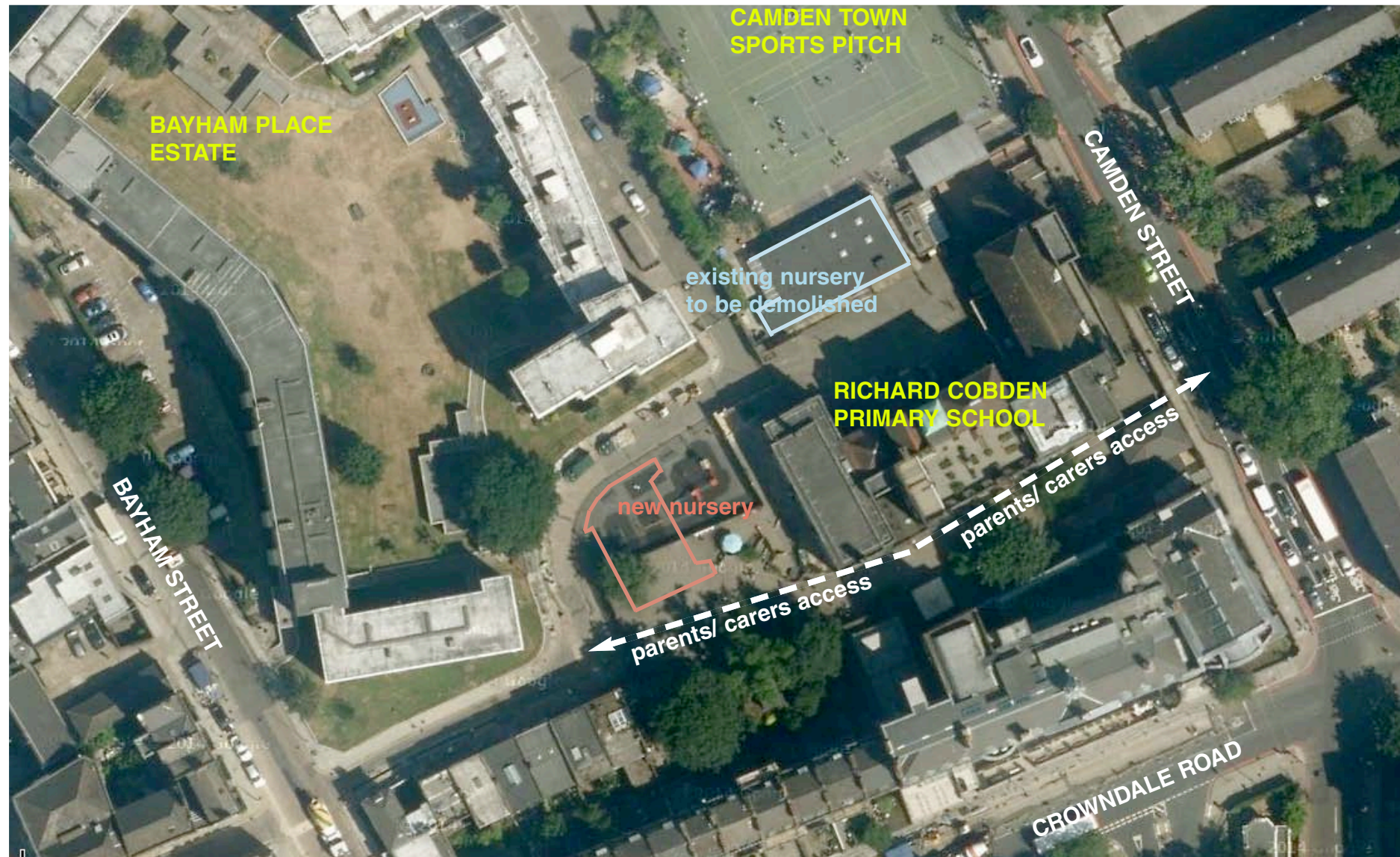
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Document control

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DESIGN AND ACCESS STATEMENT

Draft issue	31.01.17
Images added	06.02.17
Planning submission	08.02.17





This Design and Access statement has been prepared in support of the current planning application for a small extension to the new nursery at Richard Cobden Primary School. The proposal is to enlarge the existing classrooms to make them more useable, as requested by the School. There is no increase in the number of children to be accommodated.

### Extension:

The new nursery building received planning permission in 2015, and was constructed 2015-16. This application seeks to amend the existing planning permitted scheme to include an extension with a footprint of 33m2.

### Other alterations:

Internally the existing WCs are reconfigured to better suit the School's requirements, with more space for access by staff.

There are some minor alteration works proposed externally:

- alterations to the fence between the nursery play area and south

playground.

- relocation of the existing steel canopy

In all other respects the 2015 approved scheme is not altered.



New nursery as built: south elevation



New nursery as built: rear elevation



New nursery as built: roof



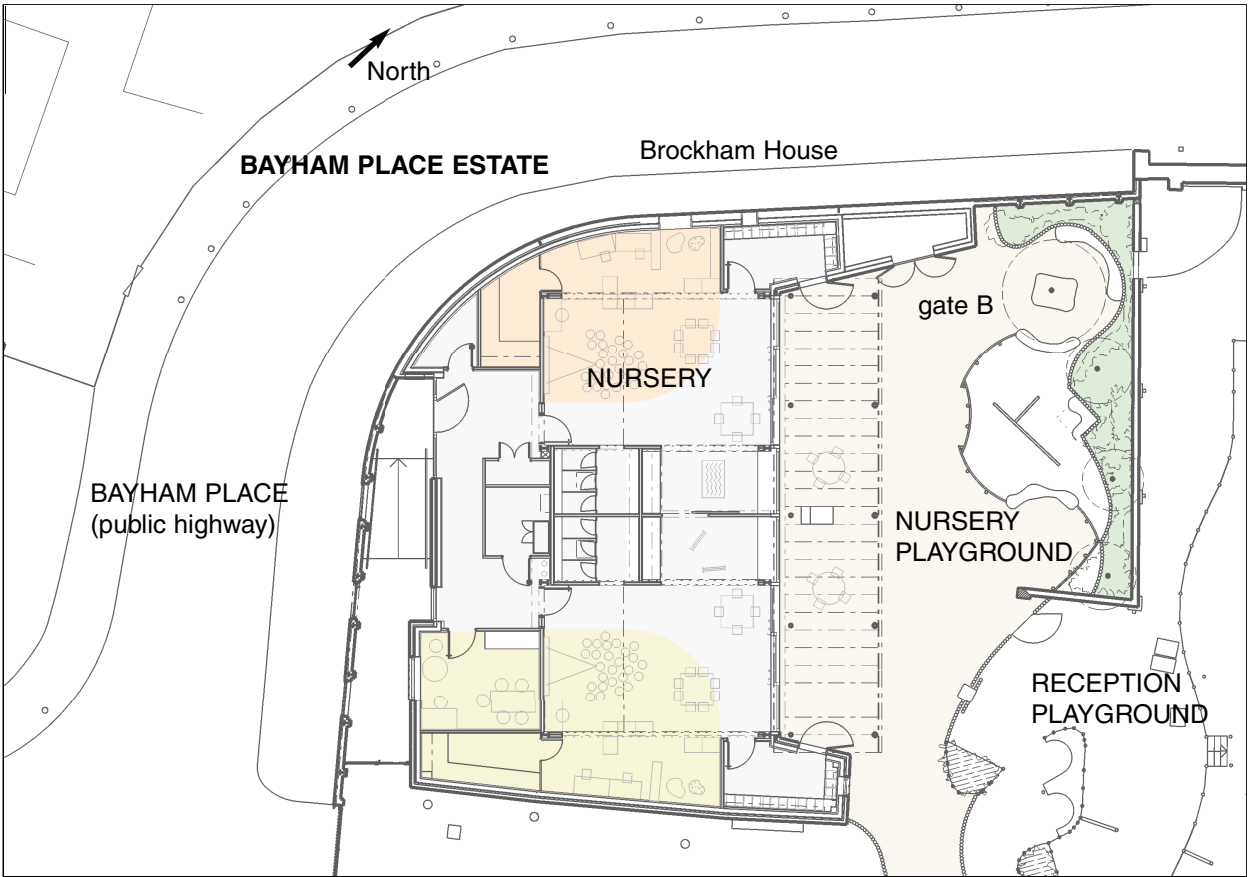
The existing planning approved drawings, including those submitted with the original application, and then subsequently revised as part of the discharge of conditions and non-material amendments, are as follows (those marked \* are attached with this planning application):

318_P102G*	Proposed sections AA' and BB'	1:50 at A1, 1:100 at A3
318_P104F	Proposed external elevations 1 and 2	1:50 at A1, 1:100 at A3
318_P105D*	Proposed external elevations 3 and 4	1:50 at A1, 1:100 at A3
318_P106A	Proposed external elevation 5	1:50 at A1, 1:100 at A3
318_P107A*	Proposed roof plan	1:50 at A1, 1:100 at A3
318_P201H*	Proposed ground plan	1:100 at A1, 1:200 at A3
318_P202E	Proposed sections AA' and BB'	1:100 at A1, 1:200 at A3
318_P203C	Proposed section CC'	1:100 at A1, 1:200 at A3
318_P204E	Proposed external elevations 1 and 2	1:100 at A1, 1:200 at A3
318_P300A	Proposed playground areas	1:300 at A3
318_P501E*	Proposed site area	1:250 at A1, 1:500 at A3
318_X501A*	Existing site area	1:250 at A1, 1:500 at A3

The following drawings have been revised to show the current proposals:

318_P102J	Proposed sections AA' and BB'	1:50 at A1, 1:100 at A3
318_P105F	Proposed external elevations 3 and 4	1:50 at A1, 1:100 at A3
318_P107C	Proposed roof plan	1:50 at A1, 1:100 at A3
318_P201K	Proposed ground plan	1:100 at A1, 1:200 at A3
318_P501G	Proposed site area	1:250 at A1, 1:500 at A3

View 1 Looking east along Bayham Place (new nursery)



Plan of new nursery building as existing

### Overview

The proposed extension does not affect the overall appearance of the building from the public realm. The aerial view from the west (left) shows the approved scheme (above), and the revised scheme with the proposed extension (below).



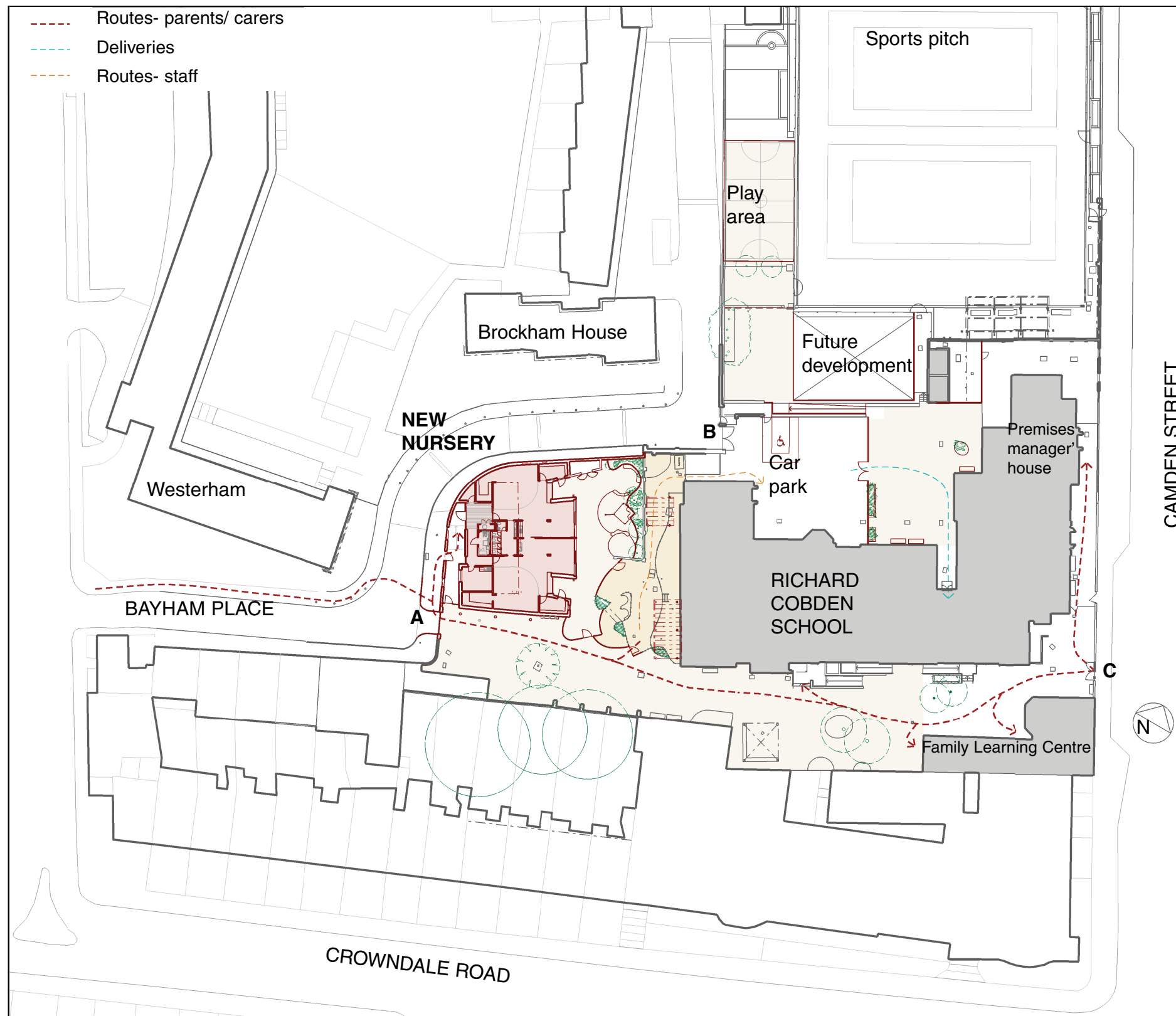
Aerial view of building and nursery playground: approved scheme



Aerial view of building and nursery playground: with proposed extension

## Design proposal 3.2

### Proposed extension



Proposed site plan

#### Access

The proposed access to the site by people and vehicles remains the same as the approved scheme. Parking remains as the existing approved scheme.

#### Gross internal area

The permitted scheme has a GIA of 222.5m<sup>2</sup>. The revised scheme has a GIA of 254m<sup>2</sup>, and increase of 31.5m<sup>2</sup>.

#### Playground area

The playground space is revised as follows:

Nursery: 172m<sup>2</sup> (previously 188m<sup>2</sup>)

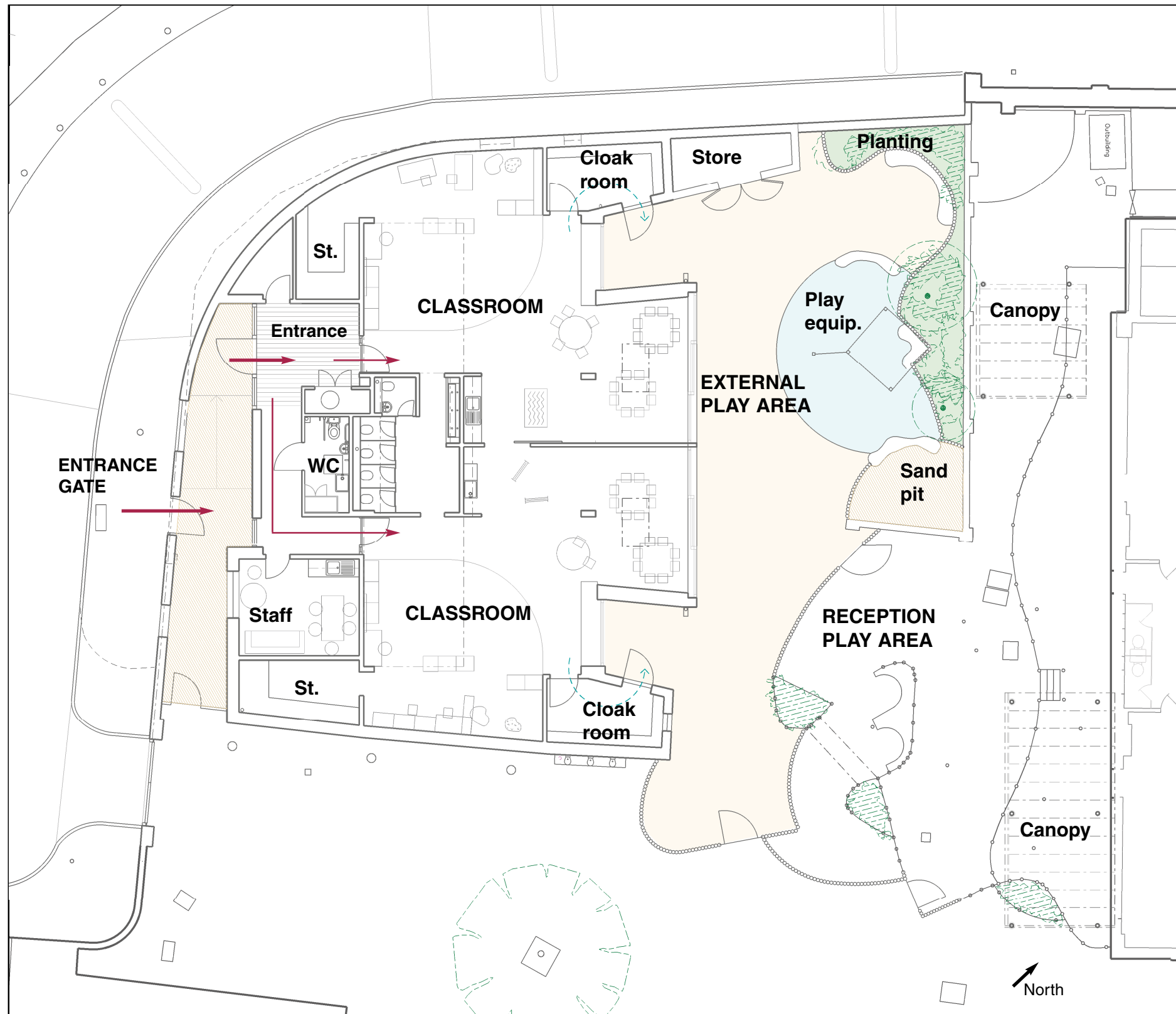
Reception: 193m<sup>2</sup> (previously 180m<sup>2</sup>)

Year 1 694m<sup>2</sup> (previously 732m<sup>2</sup>)

All other playground areas are as previously.

The total amount of playspace is now 1,629m<sup>2</sup>, compared with the original existing which was 1,528m<sup>2</sup>.

## Building plan



Floor plan of nursery, with proposed extension

The nursery accommodation remains the same as follows:

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

The layout of the building remains as the previous permitted scheme, with the following exceptions:

- the size of the classrooms are increased by 16 and 17m<sup>2</sup>. This provides an increased useable classroom area.
- the configuration of the children's WCs is changed to create more circulation space.



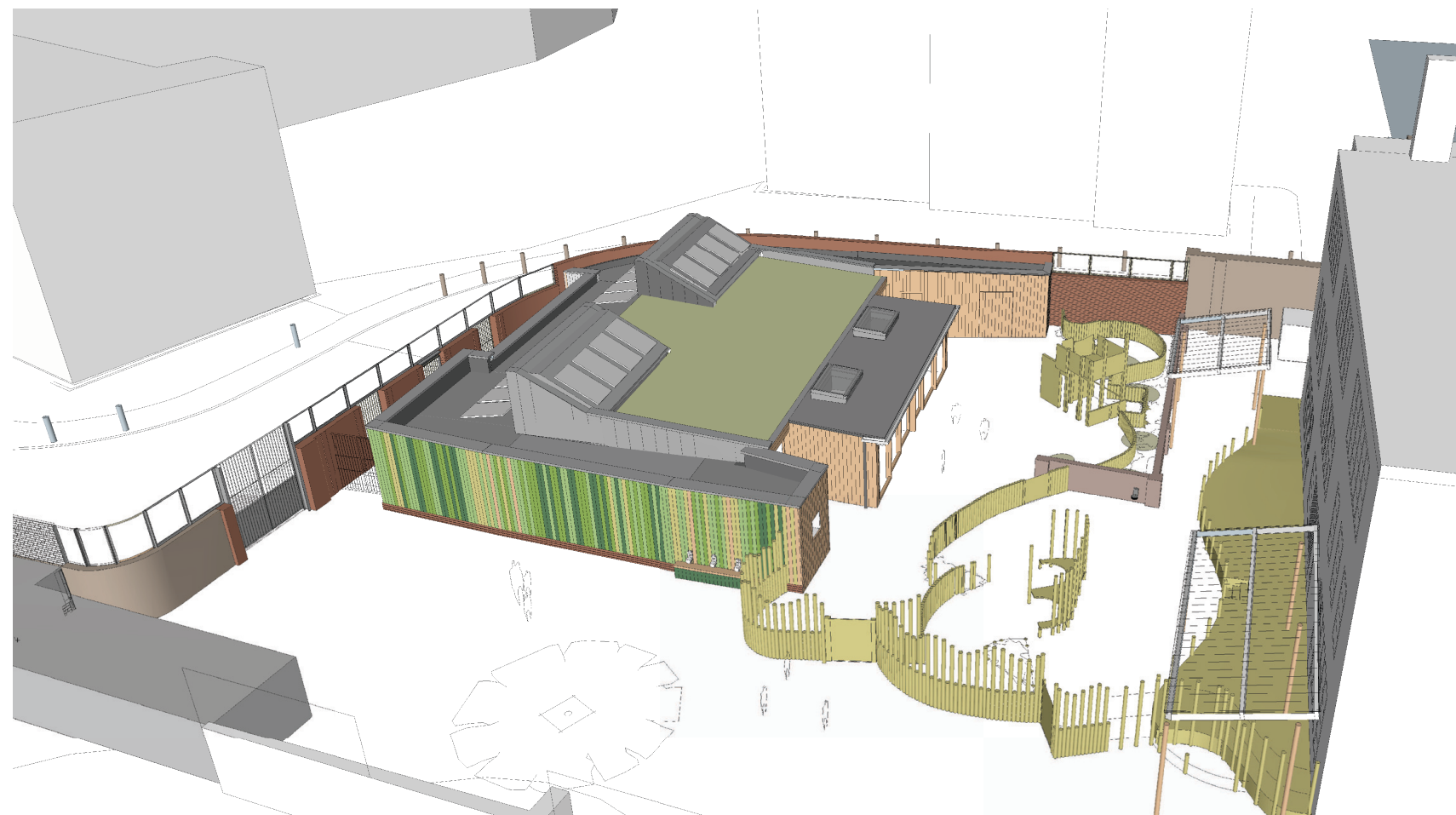
### Materials

The materials of the extension will match those of the new nursery building, including timber cladding and timber framed doors and glazing. It is proposed that the existing doors and glazed panels are re-fitted.

The view from the south shows the revised fence to the nursery play area, which will be built with timber piles to match the existing.



*View from south: approved scheme*



*View from south: with proposed extension*