



Design and Access and Flood Risk Statement

Bright Beginnings Childcare / Nursery
47 Rawcliffe Drive, York, YO30 2PD

Single Storey Extension to an Existing Childcare Nursery.

1) PAST PLANNING APPLICATION

The previous extension to the nursery was submitted (20/01015/FUL) and validated on the 18th June 2020. This scheme showed an extension of 14m x 4.5m constructed of brickwork. This got refused on 3 items;

1. The increased size and intensity of the use of the site considered to have a significant impact on residential amenity
2. The additional parking required by an increase in staff and parents dropping off and collecting children, without sufficient off street parking 20/01015/FUL Page 2 of 3 facilities to accommodate them, will have an unacceptable impact
3. The excessive size and scale of the proposed rear extension is considered to result in a disproportionate addition to the building which would not be subservient to it.

As a result the client has addressed these issues by significantly reducing the extension to 7.15m x 5.6m and the appearance has been designed to be much smaller and lighter construction to give a much greater subservient appearance.

The client has also made more space available to the drive area to allow for an additional car to be parked on it. As most of the staff are local and walk to the premises the 3 no spaces is adequate for its purpose.

Due to COVID the demand for nursery cover for the specialized age group has seen to have risen over this past year with

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2) INTRODUCTION

The planning application is to provide a single storey extension to an existing childcare / nursery located on Rawcliffe Drive, York. The existing nursery caters for children aged between 15 months and 5 years, maximum 33 place and has been established for over 21 years with an outstanding Ofsted judgement gained in June 2019.

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The location of the nursery serves three primary schools and is situated within a mile of a large industrial and retail centre. A 250-house development within half a mile of the nursery has just been completed and another 17-house development is near to completion within two miles from the setting and the demand for childcare within the area is high. The majority of families, who access the nursery are from the surrounding area or work at nearby Clifton Moor retail park.

The nursery currently has five families waiting until their child turns 15 months and they are juggling childcare between family members until they are able to start. The nursery turns away on average 2 enquiries a week for baby place.

The nursery has more than adequate outdoor areas as the detached property is surrounded with three play spaces and the addition of an extension would not detract from the children's need for physical play.

The nursery has monitored the arrangement of children being dropped off and collected and the majority of families, walk to nursery on their way to dropping older siblings off at school and there are staggered drop off and collection times in place.

The application is for a maximum of 6 babies (6 months – 15 months) which would generate two new full-time staff positions if running at full capacity.

Due to the current changes in place with regards to COVID-19, educational setting are adhering to maximum 8 children (3+ yrs) per bubble (would normally be 11 within the same space), which means that some children are unable to return until further notice. Extra space would enable age range changes within existing playrooms.

The government is actively encouraging parents back to work by offering the free extended entitlement of a total of 30 hours and currently families are having to find alternative care for younger siblings rather than keeping both at the same setting.



The nursery is situated on the edge of a pocket of deprivation and actively encourages families to utilise the setting for work purposes.

As children are being encouraged to start school nursery earlier, the business model needs to change to support the nursery's sustainability.

Since the start of COVID, there has been a 25% decline in registered childminders.

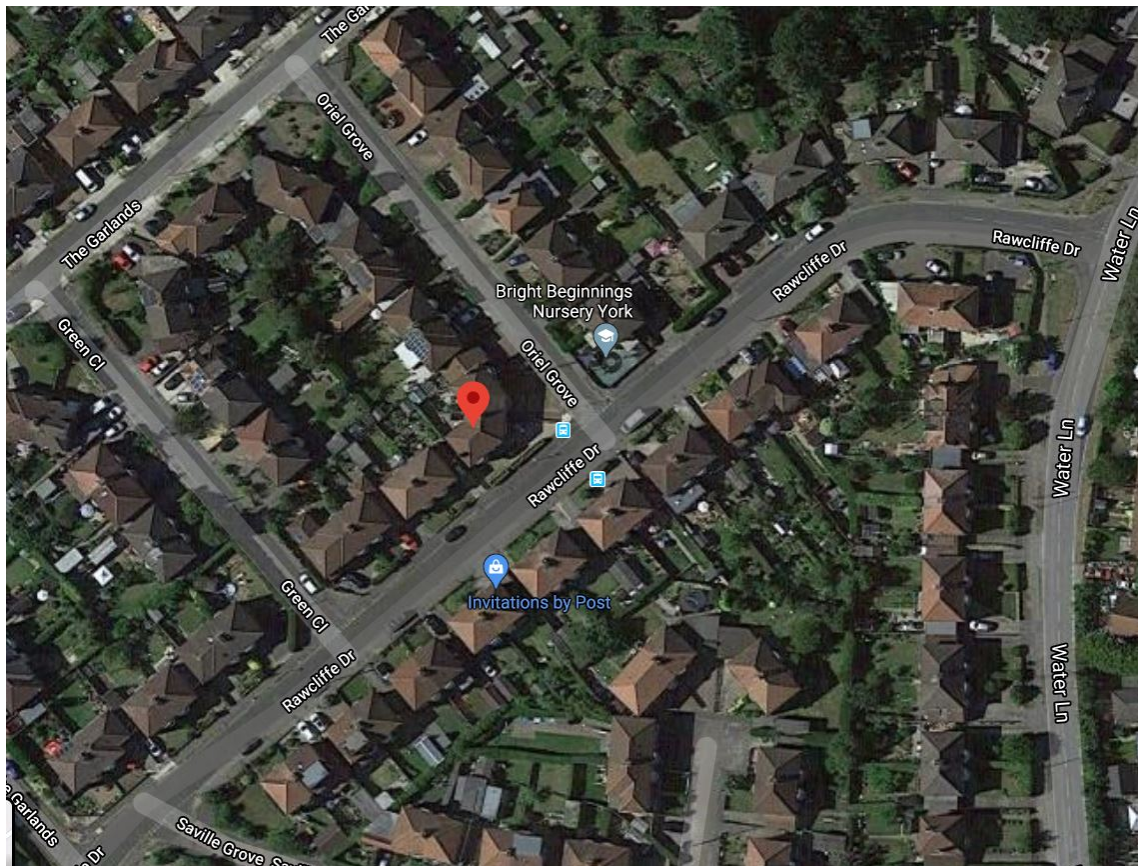


Photo 1 – Aerial view of the childcare / nursery



3) SITE

Site and Context

The detached building is located on the corner of Rawcliffe Drive and Oriel Grove. As it is a corner plot it has a good sized front, back and rear garden which has been utilized for off road parking and play areas for the children.

The site is within a residential area where a lot of the housing styles are similar.

Site area is 513m²



Photo 1 – View from Rawcliffe Drive



Photo 2 – View of front of property from Rawcliffe Drive



Photo 3 – View from rear of property from Rawcliffe Drive



Photo 4 – View from rear of property from garden / play area



3) DESIGN

The appearance of the new extension is simple in design and uses a timber cladding which is sympathetic to the traditional materials in the local area.

The existing house has red / orange brickwork which is typical to this area of York. The new extension will use timber to achieve a softer, less intrusive approach . The roof will be a flat roof with nominal fall. This is to ensure the height of the building is kept to a minimum. The roof will be constructed with GRP finish, colour to be dark grey. This will reflect the colour of the predominant housing in this neighbourhood.

The windows will be of a modern style to reflect the appearance of the extension and to achieve a simple look to the extension.

Overshadowing

The height of the roof adjacent to the neighbour property is 2.69m and is located 1900mm from this boundary. This height has been kept to a minimum to reduce any over shadowing concerns to the neighbours.



Photo 5 – View of single storey part of the building to be demolished to allow room for the new extension.



The client has also addressed the issue of the street line by adding a hedge to the boundary of the property. This visually reduces the issues caused by the original house being set back from the street, which does not match the historic character of Keldgate Road.

Car Parking

The house currently has two off-road car parking bays with space for two extra bays if required. For the purpose of this project it is proposed to extend the parking to cater for 3no. off-street car parking spaces. (refer to drawing)

Hours

The childcare / nursery open no earlier than 7.30am in the morning and finish by 6pm in the evening. The nursery is not open over the weekends.

Tree Survey

No trees will be affected by the proposed works.

4) ACCESS STATEMENT

There is no change to the nursery so all access to the property is as existing. The main access to the building is ramped with rails. The access to the extension will also incorporate a ramp to allow level access to the entrance doors. The client understands the importance of accessibility by all of her clients.

Influencing Legislation

Due to the nature the business the client understands the importance of accessibility for all and compliance to legislation. These include compliance with the Disability Discrimination Act 1995 (DDA) as and the Building Regulations 2000 (part M).

Sources of Guidance

- The Approved Document to Part M “Access to and use of buildings”
- BS8300: 2018, “Design of buildings and their approaches to meet the needs of disabled people”.
- BS5588-8, “Fire precautions in the design, construction and use of buildings”.
- The Approved Document to Part B, “Fire Safety”.
- The Approved Document to Part K, “Protection from falling, collision and impact”.
- “Designing for Accessibility” Centre for Accessible Environments.



5) FLOOD RISK

Flood Risk According to the Flood Map for Planning on the GOV.UK website, the site falls within FLOOD ZONE 1 and as the site is smaller than one hectare and it is an extension to an existing building a flood risk assessment is not required. As stated we will make the proposed floor level no lower than the existing floor levels.