

Childcare Nursery
Planning Application
DESIGN & ACCESS
STATEMENT
MARCH 2021



483 LEADS ROAD
HULL, HU7 4XT



INTRODUCTION

This Design and Access Statement supports the planning application for the redevelopment of the former Cherub Nursery site, on Leads Road, Hull.

This site has been a day nursery since 1990 and underwent some further extension around 2003. This saw a new two storey development on to the older two storey property.

The extension works did not compliment the existing building though the new two storey work does provide a focal point to the corner plot and a reasonable landmark option. The building is now a mixed mis-match of brick, roof system and windows and the site does not flow, with the entrance for parents not visible.

This application seeks to make a significant improvement to the site by removing the older building and constructing a new single storey fit for purpose nursery space around the newer 2 storey building. The new fit for purpose space includes the ability for all children have direct access to a newly formed play and educational outdoor area.

The entrance and car parking, will remain the same configuration though will be enhanced with new bin store, covered cycle store, motor cycle area and planting scheme.

The new single storey extension works will envelope the existing new two storey building providing a corner aspect on this corner plot.

This significant improvement will continue a community service and much needed high quality childcare provision, in a completely 100% purpose built setting.

The number of children that can occupy the nursery will remain the same.

This statement describes detailed elements of the proposal.

HEADLINE FIGURES	
SITE AREA	0.28 acres (approx.)
GIFA Ground Floor	278.7 sqm
GIFA First Floor	29 sqm
Gross Built Area	296.9 sqm
Total Parking Spaces	10 Standard Spaces 1 Disabled Space
Age range of children	6 weeks to 5 years

INTRODUCTION - SITE LOCATION



 SITE LOCATION

483 Leads Road
Hull
HU7 4XT

The site is located on the north side of Leads Road, near to the village of Sutton. It occupies a corner plot of Midmere Avenue and Leads Road.

This is to the east of the river Hull.

The road is a mix of pre-second world war terraced housing, large semi-detached housing, large detached housing, sheltered accommodation, educational accommodation and some industrial units. Resulting in a very mixed street scene.

The land is approx. 0.3 acres.



Site
 Primary School
 10min walking from site

- The nursery is extremely well located on secondary route into Hull from Sutton, Bransholme, Wawne and Kingswood.
- With 3 primary schools less than 10-minute walking time and a 6 further schools 5-10 minutes away. Indicating a large family-based community with many local families and small children.
- The site has proven it provides a need into the area to support the local community.
- Leads Road joins other secondary routes into Hull that are used by many working parents each day. These parents already take this route to work and this nursery provides the ideal drop location during the route into work.
- The site has been a nursery for many years and has sustained occupancy levels throughout.

SUSTAINABLE LOCATION

SITE ANALYSIS – CONSTRAINTS AND OPPORTUNITIES

The AS IS analysis for the site takes into account the current nursery design and the existing neighbourhood and properties.

Investigation reports show no industrial uses on the site and no environmental permits, incidents or registers. The land has never been used as landfill. The site was noted to have been a domestic house prior to 1990 when it changed to use D1.

The environment agency has confirmed the site is within flood zone 1, an area with low probability of flooding. No major changes to the site are taking place that would increase the flood risk, and on their guidance a Flood Risk Assessment is not necessary. The building does have second floor space if required.

The site has terraced housing to the west and a bungalow with a rear working motor garage to the north. The majority of buildings in the area are domestic or educational/care facilities.

There is a designated car park that currently exists for parents and staff, which will continue to be used, that creates a safe entry environment which is accessible and visible for all. Landscaping around this area will protect and enhance the street scene and view for neighbouring properties. There is currently no landscaping around the car park, very little on the site at all.

The new single storey extension is placed to provide a corner focal point to the site. It will take advantage of the corner plot and provide more of a local landmark, geography point than the current building. It will also provide a much more safer play space for the children who currently occupy a space next to Leads road when outside. This will be moved behind the building away from the road and direct pollutants.

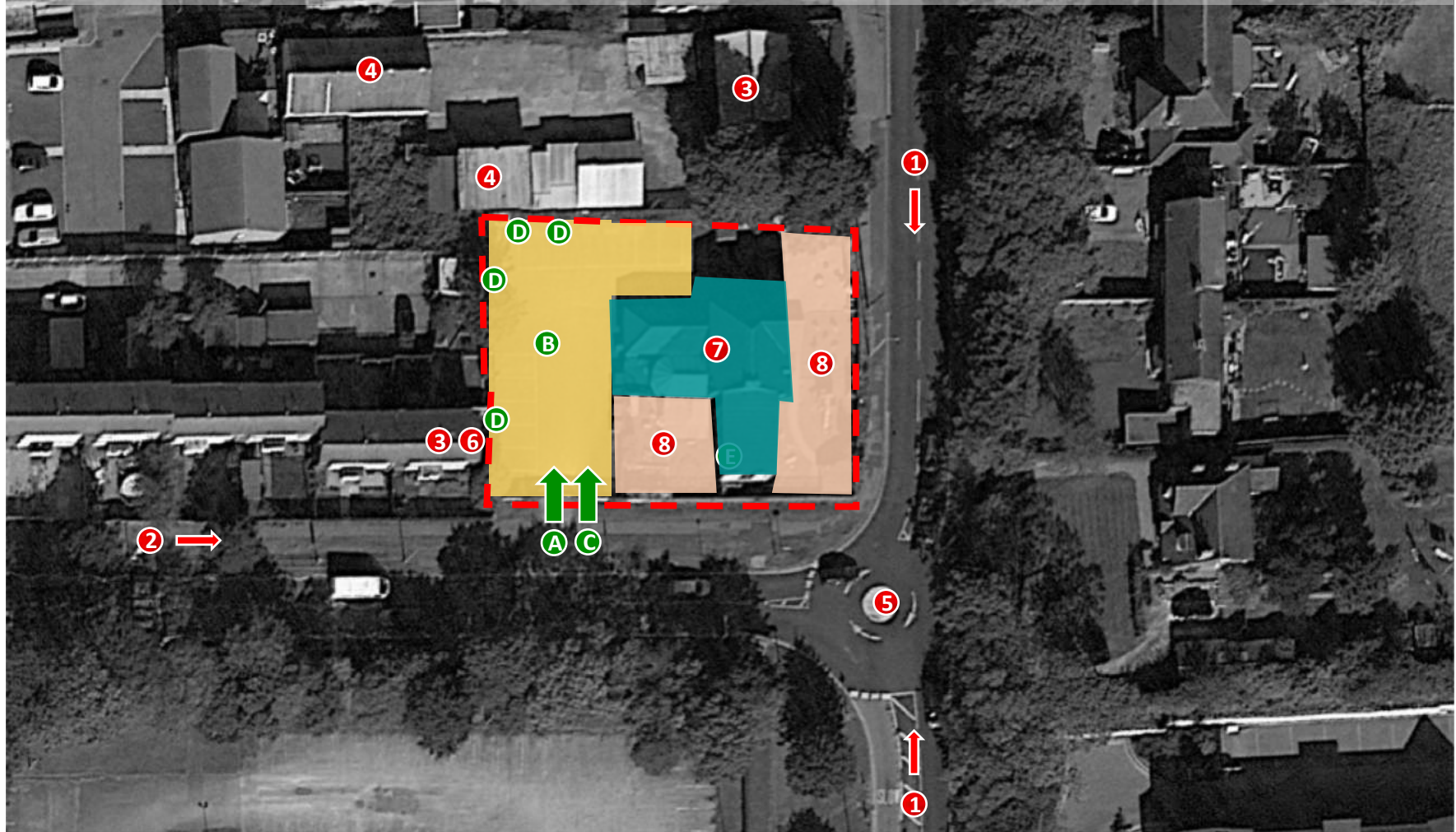
CONSTRAINTS

- ❶ Primary walking & vehicle route from Leads Rd.
- ❷ Primary walking & vehicle route from Midmere Avenue.
- ❸ Homes adjoining onto the site.
- ❹ Motor Garage.
- ❺ Midmere Ave/Leads road roundabout.
- ❻ Neighbouring end terrace house.
- ❼ Existing Building
- ❽ Existing Children's play Area

OPPORTUNITIES

- Ⓐ Existing vehicular access.
- Ⓑ Car parking area.
- Ⓒ Pedestrian access to the nursery.
- Ⓓ Landscaping to the car park to soften viability from neighbouring houses.

EXISTING SITE ANALYSIS – CONSTRAINTS AND OPPORTUNITIES



EXISTING SITE ANALYSIS – CONSTRAINTS AND OPPORTUNITIES



EXISTING STREET SCENE



SITE ANALYSIS

CURRENT STREET SCENE IS A MIXED PICTURE OF ROOF DESIGN, BRICK COLOURS, WINDOW DESIGNS & CAR PARKS.

PROPOSALS

- A** Parent, staff and visitor access.
- B** Parent drop-off/pick-up parking.
- C** Staff and visitor parking.
- D** Central car park area.
- E** Nursery Building.
- F** Colonnade and roof canopy for shade.
- G** Soft pour play area.
- H** Grassed outdoor education area/secret garden.
- I** Bins/Recycling store.
- J** Landscaped border to street frontage.
- K** Landscaped border to car park.
- L** Cycle/Moped stand.
- M** Covered Bicycle stand

NURSERY BUILDING AND DESIGN

The nursery will be a high quality, well designed building driven by years of experience in the childcare sector. The building fosters a contemporary architectural language whilst adopting some residential features. It utilises part of the existing building to provide a corner perspective and imposing nature to the corner plot.

It is of an appropriate size and scale to sit within the area. The site is split into three sections, the car park to the west, the nursery building showing to the corner of the plot and a play area away from the road and roundabout noise to the north. The building along with fencing to the northern boundaries provides the secure play area. Safeguarding is paramount.

The supporting service rooms have been placed along the front of the building and the children's rooms have been placed along the inner edge of the building. The garden facing play rooms will benefit from the light filled aspect. This rear elevation will be composed of curtain walled windows to maximise views out towards the garden and to allow the maximum amount of natural daylight into the nursery room that the children and staff occupy.

Its design includes a canopy to the front to provide shelter whilst accessing the secure building with small children, whilst the rear aspect benefits from a larger canopy providing shade where the children learn about the outdoors and play. This not only provides some shade from the sun, but shelter from rain, whilst allowing the very young babies and toddlers the possibility of outdoor play and fresh air at all times.

Higher than domestic internal ceilings will provide pleasant and attractive environments in which to work and play. The central corridor will benefit from internal glazing on the playroom sides enabling natural light to filter inwards.

A secure perimeter fence will continue with new entrance gates and fencing to the car park, which will have plants and shrubbery around its base.

PROPOSALS cont.

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ACCESS

The entrance to the nursery will be as existing, from Midmere Avenue, where the existing formed car park will continue as is. One of the spaces will be for Disabled users which is currently un-marked.

Access from the car park to the nursery entrance will allow easy progression for young children, parents and the infirm. All door thresholds will be level. At the front entrance, a covered entrance porch shelters parents and children from inclement weather as they wait to access the Nursery. The porch will also provide wheelchair users with a degree of protection against the weather as they make their way into the building.

There is a front path from the covered doorway to the parking spaces which provides a safe route from the car park to the building, without the need to enter the public footpath.

To the northern garden side of the building a covered area will be provided, allowing children the opportunity to play outside even in relatively bad weather.

Wall mounted low wattage lighting, on the car park elevation and front elevations will provide lighting when needed and will be controlled via light sensors. On the rear elevations external lighting in the covered play area will allow children to play out for longer in the winter and this area will also be flooded with light from the adjoining play rooms.

Suitable signage within the nursery will be provided to aid orientation and to enable rapid egress in the event of a fire.

PROPOSALS cont.

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DISABLED FACILITIES

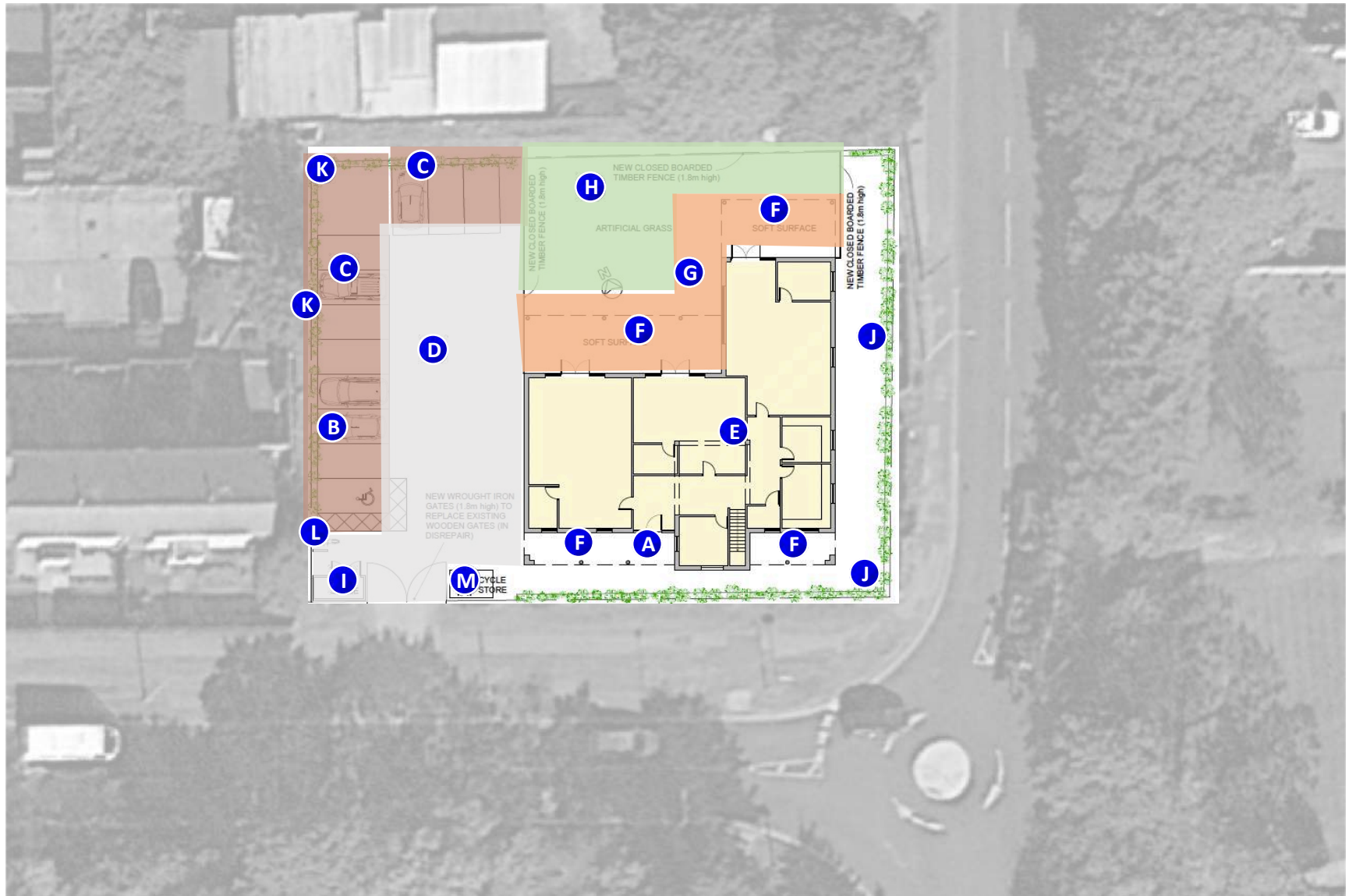
In order to cater for Disabled persons requirements a Disabled WC will be provided which will meet Building Regulation requirements. In addition to this an access control system will be installed at the appropriate wheelchair height. To aid those with a visual impairment there will be a suitable contrast difference between doors and frames to highlight entrance points.

USE

The nursery is currently c.70 place nursery, this occupancy will remain the same, catering for children in the three age groups of 6 weeks to 2 years, 2 to 3 years and 3 to 5 years.

The times of opening will be 7.30 am to 6pm Monday to Friday, which matches the existing times, although staff need to be on site 5-10 minutes before to open the building and prepare for the children. It is intended that the nursery will be closed on weekends, bank holidays and the week in between Xmas and the New Year.

Outdoor use will be managed in the same way as other similar nurseries and will be strictly controlled and supervised. It is envisaged that outdoor numbers will generally be limited to groups of between 6 - 16 children spending 30 minutes outside between 9.30am to 11am and 1pm to 3pm.



MATERIALS

The nursery will be located next to a very mixed street scene.

The new extension will be of the best match cream buff brick as the remaining building with roof system to match. This is expected to be dark grey in colour and of a seam roof aluminium system.

Windows and doors will be dark grey to match existing.

The materials palette for the nursery is open to correction or observation by residents or the planning officer.

FACING BRICKS

CREAM BUFF: FAIRWOOD STRAW – By Edenhall

RED BRICK FOR SOUTH FEATURE WALLS: EDMONTON STOCK – By Edenhall

FACING BRICK

Buff Cream to best match to existing with feature panel walls to front elevation under canopy in red buff.



EDMONTON STOCK



FAIRWOOD STRAW

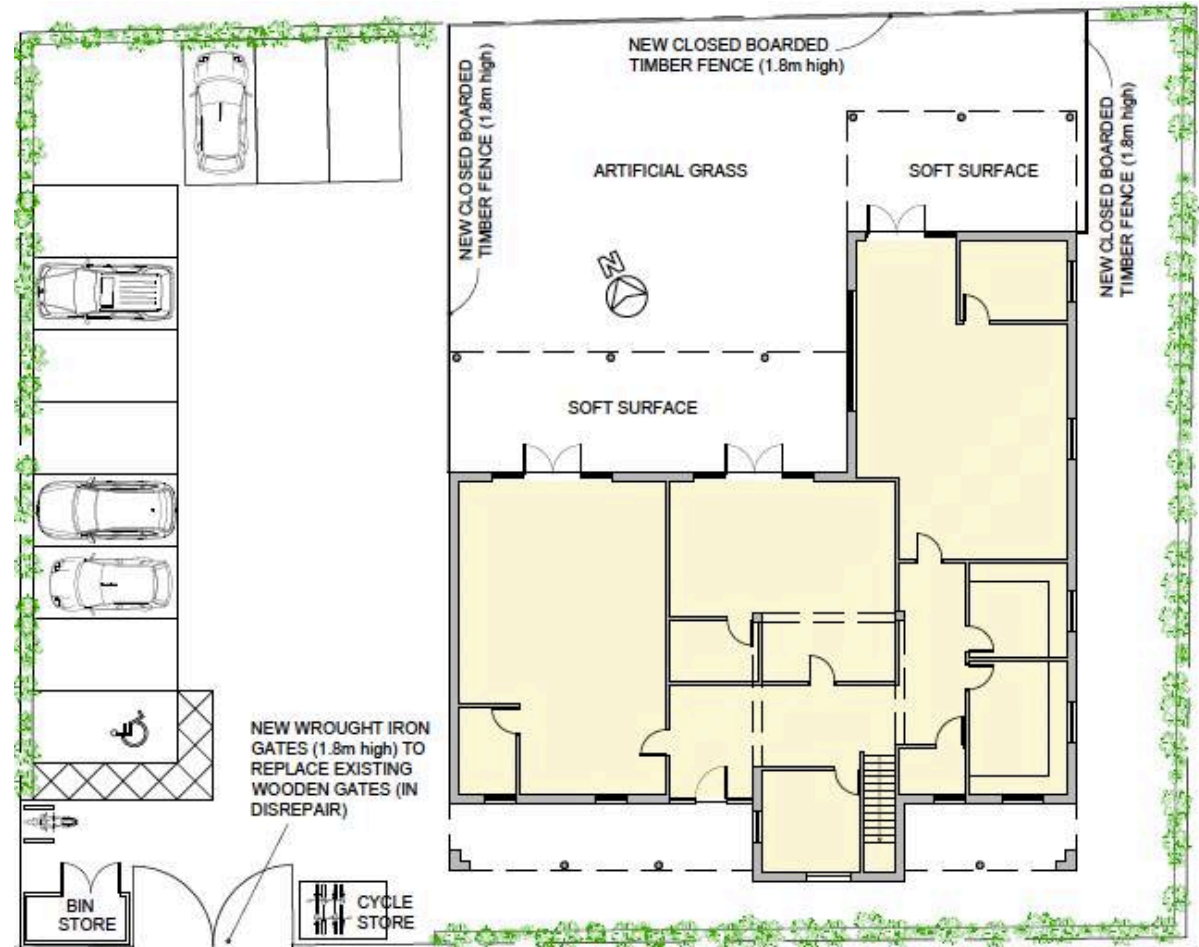
ROOFING SYSTEM

To match remaining building;
DARK GREY Seam Roof & Cladding

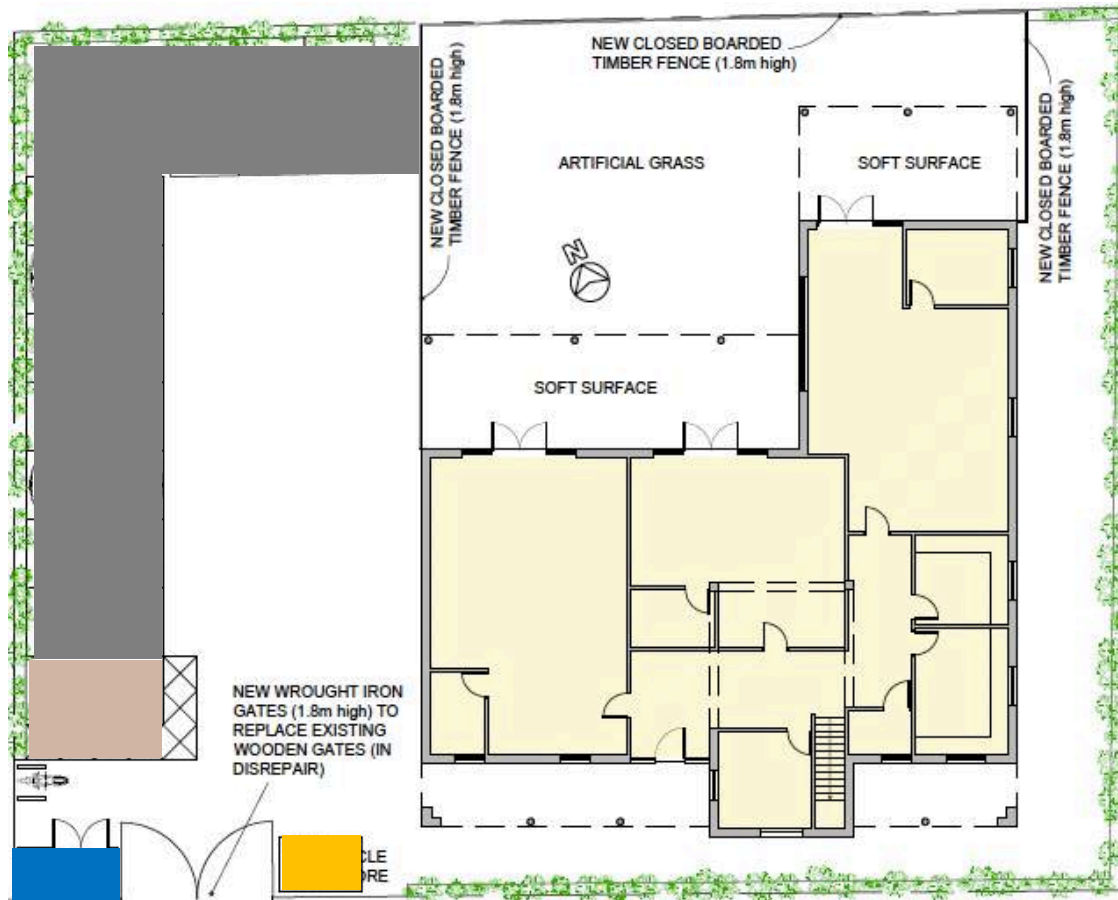


BOUNDARIES, SIGNAGE AND LANDSCAPE

- Boundary treatments have been chosen to be robust, easy to maintain, and appropriate.
 - Leads Rd boundary – Existing will be repaired and maintained as is.
 - Midmere Ave boundary – Existing will be repaired and maintained as is.
 - Gates to car park off Midmere Ave – are in dis-repair and will be replaced with new wrought iron 1.8m fencing and gates.
- As the nursery needs to provide a secure environment for the children in order to soften the appearance of boundaries to the public realm we have ensured that where possible green landscaped areas are directly behind these railings.
- An illuminated sign on the Leads Road elevation gable would be used to convey its use.
- Wall Lighting of LED low wattage design will provide appropriate light in the car park and pedestrian areas.
- The parking court is already surfaced in tarmac, border planting will be added to further soften the environment.



ACCESS, REFUSE STRATEGY AND PARKING



Parent access for vehicles is provided from Midmere Avenue.

The refuse storage provision has been provided for and is sized to adequately cater for the nurseries needs for general and recycling waste and is situated close to the entrance.

Refuse trucks are the only vehicle above 3T that will access the nursery site. All other deliveries are provided on 1.5T vans, i.e. normal courier deliveries for food that is delivered weekly.

The entrance to the nursery will be from the car park. One of the spaces will be designated for Disabled users.

Covered bicycle store will be located close to the walkway to the nursery entrance so it is at hand and close enough to encourage its use. It cannot be located any closer.

- Disabled parking bay.
- Standard Parking Bays.
- Refuse Store
- Cycle/moped stand

CONCLUSION

The proposals enhance an existing nursery building that has served the community for over 30 years. The building is in need of a significant upgrade to provide the desired childcare facility that is now expected.

It will continue to provide the much needed amenity as well as creating local employment opportunities for the neighbourhood and wider east Hull communities.

The work will change a converted house into a purpose built provision for childcare. Such facilities are not found elsewhere in the locality, and with the a large number of local primary schools a service such as this is needed.

Providing an excellent base for parents to allow access to excellent early years education allows them to work whilst their children enjoy the best in early years education increasing their life chances.

The nursery has been designed with the wider neighbourhood in mind; the massing, scale, materials and detailing all reflect both the existing two storey building and its modern scale working together to create an appropriate, local feel on this corner plot.

Accessible for all, with ample parking, the nursery is located in a sustainable location with direct, clear routes for staff and parents.

