



DESIGN AND ACCESS STATEMENT

Change of use of residential dwelling to Nursery (Use Class E (f))

Proposed Works:

Site Address:
131 Newton Road
Great Barr
West Midlands
B43 6BE

21/04/2021

ZS Partnership Ltd

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1.0 Surrounding Area:

The application site is situated at the junction of Newton Road and Monksfield Avenue in Great Barr and within Sandwell.

Immediately surrounding the site there is a number of existing buildings of differing massing and building form. These are predominantly of traditional construction with red facing bricks with pitched roofs covered in grey clay tiles.

To the north and west there are residential properties comprising of two storey detached dwellings.

2.0 Existing Property

The application site comprises of a two and a half storey detached property with a single storey rear extension. The property has been recently extended with a two storey/part single storey rear extension.

The site also benefits from a large forecourt area with direct access off Newton Road. There is a forecourt parking area.

The property has been vacant since August 2020.

3.0 Proposal

The proposal is for the change of use of residential dwelling to Nursery (Use Class E (f)).

The aim of the proposal is to:

- Meet a further need for growth in the childcare market.
- Support the Governments agenda for growth in quality childcare
- Help meet sustainability and employment issues.

4.0 Consultation

The proposals have been discussed with building design consultants, Z.S Partnership Ltd, who is also the appointed agent for the project.

5.0 Planning History

- 5.1 A planning application for the erection of single and two storey rear and side extensions, porch to front, raising of ground levels to create patio with railing at rear and roof alterations, was approved on 28 February 2020 (Ref: DC/19/63780).

The Planning consent has been implemented.

5.2 Pre-application consultation

In September 2020, the applicant had sought pre-app advice under REF: PA/20/00167. The Planning Officer raised concerns regarding highway aspect, which was the main concern. In other aspects relating to the change of use to nursery, the feedback was supportive as indicated in a telephone conversation with the applicant.

In order to address the highway concerns raised by the Council, the possible solutions were discussed with the Transport Consultant, who has liaised with the Council and has devised a strategy to overcome the highway concerns, which are discussed in the Transport Statement attached to the application.

Overall, this report concludes that the development proposals are in accordance with the National Planning Policy Framework and that the residual cumulative impacts of the proposals on the road network would not be severe.

6.0 Transport Statement

The applicant had appointed David Tucker Associates (DTA), who were commissioned to provide Highways advice in relation to the proposed change in use of an existing site from residential use to a nursery and they have prepared a Transport Statement, which is attached with the application.

7.0 Relevant Planning Policies

In order to understand the planning content, the impact of the proposals shall be discussed in light of the following documents:

- i. Planning Control – Day Nurseries
- ii. NPPF – National Planning Policy Framework 2012
- iii. Sandwell Local Plan 2012
- iv. 2010-2015 Government Policy: Employment

7.1 National Planning Policy Framework – Achieving Sustainable Development

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- **A social role** – supporting strong, vibrant and healthy communities, by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

7.2 Sandwell Local Plan 2012

- P7 Accessibility and Ease of Access
- P8 Managing Demand for Travel and Reducing Congestion
- P14 Amenity
- P15 Securing Design Quality

7.3 2010-2015 Government Policy: Employment

"Department for Education survey data shows that nearly a quarter of employed mothers would increase their working hours if they could arrange good quality childcare which was convenient, reliable and affordable."

The government has introduced a tax-free childcare scheme which will be available to children under the age of 5 from autumn 2015, and all working parents with children under 12 will be covered within the first year.

8.0 Attendance

The Nursery shall cater for two age groups listed below. The property has capacity for a maximum of 81 children; 36 no. 0-2 year olds on the ground floor (based on 3.5m² per child) and 45 no. 2-3 year olds on the first floor (based on 2.5m² per child) as per the minimum requirement set down in the Standards for Nursery document.

The existing area on ground floor would be used to create two large classrooms, toilets, reception, admin offices and parent's waiting room.

The first floor would be used for one large, two medium sized and one small classrooms and toilet facilities.

The second floor is to be used as a staff room and admin office.

Group	Age	Capacity
Toddlers	0 – 2 years	36 no. on ground floor
Pre-reception	2 – 3 years	45 no. on first floor

9.0 Opening Times

The Nursery shall operate during the day from 0700 hours to 1930 hours on Monday – Friday.

It is proposed that the nursery will operate a before and after school club for children attending Grove Vale Primary School, which is located off Monksfield Avenue approximately 200m from the proposed development. The associated drop-offs/collections will be undertaken by nursery staff travelling on foot and it is intended to use the facility for this purpose on Saturdays & Sundays from 1000 hours to 1800 hours.

10.0 Sanitary Facilities

The proposal allows for a disabled toilet and 3 no. children's toilets on the ground floor.

On the first floor, there shall be an adult toilet, 3 no. children's toilets and 3 no. wash hand basins.

On the second floor, there shall be 2 no. adult toilets.

11.0 Outdoor Play Area

An outdoor play area shall be provided at the rear which will comprise of soft surface and a shed for storing toys bordered by a 2m high timber fence, as per Policy P14:

"The outdoor play area shall be adequately screened and a proportion of open area provided with a safe, all weather finish".

12.0 Staffing

The proposal shall create 16 full time employment opportunities.

The proposal aims to cater for local children and also would recruit local teachers.

13.0 Impact on Neighbour Amenities

The proposed children's day nursery would provide space for up to 81 children between the ages of 0-2 year olds and 2-3 year olds.

The existing area on ground floor would be used to create two large classrooms, toilets, reception, admin offices and parent's waiting room.

The first floor would be used for one large, two medium sized and one small classrooms and toilet facilities.

The second floor is to be used as a staff room and admin office.

The rear garden is to be used as an outdoor play area and staff car park.

The area to front of the property is to be used for visitor car parking.

The Nursery shall operate during the day from 0700 hours to 1930 hours on Monday – Friday. It is proposed that the nursery will operate a before and after school club for children attending Grove Vale Primary School, which is located off Monksfield Avenue approximately 200m from the proposed development. The associated drop-offs/collections will be undertaken by nursery staff travelling on foot and it is intended to use the facility for this purpose on Saturdays & Sundays from 1000 hours to 1800 hours.

Whilst it is clear that the use of the premises could lead to some increased levels of disturbance. Nursery uses are generally compatible with residential areas, providing a valuable service to local residents.

The application property itself is a detached corner property situated at a busy junction and therefore the impact to the neighbour's amenity shall be negligible.

The rear garden area will be covered with artificial grass or rubber type surface to reduce the overall noise impact.

13.1 Drop off/Pick up

Another issue concerning noise disturbance is related to dropping off and collection of children. There would be some degree of noise from car doors shutting, engines starting and from conversations.

As the drop-off & pick-up areas are situated along the Monksfield Avenue side of the application site, there shall be no impact on the neighbouring properties (133 Newton Road).

14.0 Access

Access into the ground floor will remain via the existing manually operated double doors located to the front facing Newton Road.

The outdoor play area would be accessed through the main nursery area via the bi-fold doors through the classrooms located to the rear of the property.

The first floor shall be accessible via the existing staircase from an internal lobby off the ground floor.

Fire escape routes shall be provided at the side and rear of the building and all signage is to be displayed throughout the building.

15.0 Parking

SEE TRANSPORT STATEMENT ATTACHED

15.1 Car Parking

The proposals allow for 10 no. parking spaces and 1 no. disabled parking space; the parking spaces 1 – 3 and disabled parking bay are located on the forecourt, parking spaces 4 – 6 are situated at the side of the building and parking bays 7 – 10 are positioned at the rear end of the site.

In order to provide one-way traffic movement within the site, a new vehicular access is proposed towards the rear end of the site off Monksfield Avenue.

For Car Parking Strategy see attached Transport Statement prepared by David Tucker Associates.

15.2 Drop off/Pick up

The proposed nursery is to use a stagger drop off system whereby all parents drop-off/pick up their children at different times to reduce congestion.

16.0 Sustainability

With the future increasing need high quality childcare, it is believed that this property the ideal opportunity for a locally based 'Outstanding' private nursery to provide such excellent care and education within the local area.

The proposal shall also create new employment opportunities and shall employ staff from the local area.