



Building Drawings

HAPPI FEET NURSERY
Design & Access Statement

Addition of First Floor
January 2024

In respect of

Happi Feet Nursery
154 Colyers Lane
Erith
KENT
DA8 3PS

Client

Mrs M Falope

Job Reference

23054MF

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1.0 INTRODUCTION

This design and access statement is to be read in conjunction with the submitted plans at the above address. The full planning application has been submitted to the London Borough of Bexley Council, and the application includes existing and proposed floor plans, elevations, roof plans and site plans.

The proposal is for the addition of a first floor above an existing building that is used as a children's nursery.

The following statement sets out the proposal in more detail, and the reasoning behind the design.

2.0 THE SITE

The site is located towards the south of Erith, just west of the main A206 road into Erith. It is a small, single storey building which is set back from the road and is nestled in amongst predominantly residential buildings.



It is believed that the building was constructed somewhere between 1940 and 1960 and looks to have been extended to the rear sometime after the approved planning application from 1985.

It is a modest structure at just over 4m in height, with the rear flat roof extension roughly 1m lower.

It is built using painted blockwork, and facing brickwork for the later extension, and features a shallow pitched roof covered with metal sheeting. The existing doors and windows are a mixture of painted timber and UPVC, and there is a small parking area to the front.

An outdoor garden space has been shoe-horned into the eastern edge of the site, whilst the remainder of the external area is small and overgrown.

The building itself is not insulated so can get cold in the winter months and very costly to heat, and in general the building and the wider streetscene would benefit from improvements to the site, bringing it in line with the buildings in the immediate vicinity.

The nursery is currently home to 8 staff members and has two main rooms for the children to play, learn and understand new things in. There is an on-site kitchen area, staff toilets and toilets for the children, as well as the already-mentioned out door space

Before 2018, the building was in use as an NHS clinic, but the site was not well maintained and looked untidy as the image below shows:



3.0 SITE PICTURES

Below are a handful of pictures of the site as it currently is.



4.0 PROPOSAL

The submitted scheme shows the addition of a first floor above the existing building. This will sit on top of the footprint of the original part of the building, with the existing rear extension serving as an outdoor play space.

To facilitate this improvement, there will be some minor alterations to the existing ground floor layout, with the introduction of a stair well, along with two dedicated staff toilets and a better entrance area for staff, children and parents alike.

The space on the first floor will be divided into three clear areas; a large open plan classroom, a smaller classroom and toilet facilities for the children. There will also be access here out onto the garden space, which will cover the flat roof over the extension.

Given that the ground floor building is built with only a single skin of brickwork, the first floor will be built using a timber frame, and finished externally with horizontal timber cladding. This will create a gentle contrast between the white painted masonry below and the soft timber above, and the roof will be a more modern finish with composite slate tiles.

The new windows and doors will be UPVC, either white or grey, and the roof garden will be enveloped in 5ft fencing and tall shrubs to ensure that any overlooking into neighbouring gardens is kept to a minimum and that the children and staff are also sufficiently screened.

Given the addition of the outdoor space above the extension, this will allow a reinvention of the existing outdoor space which will be reduced in size to allow for more parking space at the front. A portion of the existing outdoor space will be retained, and the fencing squared off to keep this private.

The height of the building will increase from just over 4m to approximately 6.6m, which is in line with the neighbouring dwellings which are all two-storeys already.

6.0 CONCLUSION

The proposal put forth is a high quality design for an extension that will serve great purpose to the existing nurse, whilst greatly improving the appearance of the building in the wider context of the street scene.

The design has been managed in a way to reduce any negative impacts on the immediate neighbours; no part of the building will be higher than the existing houses either side, the extension will be solely built on the original part of the building and not the flat roof extension where there would perhaps be concerns over loss of light, and there will be screening and obscure glass to side windows so that there is no risk of overlooking.

It is our opinion that that extension will greatly enhance the building and raise it up to being an example of a happy, clean and safe place for young children to thrive, and we look forward to the council's opinion.