

Planning Application: Planning Supporting Statement

Park Community School,
Middle Park Way,
Havant
PO9 4BU

Provision of a Pre-School Nursery - Modular Building.

Background

Park Community School is currently going through a major re-build and refurbishment to replace the existing buildings that were at the end of their life and bring the remaining buildings up to a similar standard.

The works have been phased to allow the school to remain running which has resulted in the new buildings being built alongside the existing buildings. Once complete the school were then able to decant into the new buildings allowing the existing buildings to be demolished or refurbished.

The resulting site is therefore being completely re-planned and landscaped. A new pick up and drop off area is being created at the front entrance along with visitor parking and a new consolidated staff car park.

The school is at the heart of the community and the new buildings have enhanced the facilities available for community use. The addition of a recently completed synthetic turf pitch has added to these facilities.

In mid 2013 the school met with Children's Services to review the option of establishing a pre-school/nursery at the school. The school proposed that a nursery would link well with the ethos and provision at the Dickinson Centre community building on site, as well as provide opportunities for childcare for pupils, staff and on-site training for their childcare courses.

At the time Children's Services concluded :

- There is a *predicted* need for early years places in this ward, currently there is no other provision and with the extended entitlement for free education for 2 year olds, there is a predicted significant increase in numbers of childcare places required in this ward. Places are required to be established by September 2014.

- Services for Young Children have identified Park Community School as an ideal location and a provision on site would work well with other community facilities

Due to the extent of the building works on the site at the time it was not possible to provide a nursery on the site within the required timescales. The requirement has subsequently been reviewed, and an opening date of Autumn 2015 is now being targeted. The schools application for funding of a nursery on the site has been approved by Hampshire County Council.

Proposed Location

It is proposed to locate the new nursery at the front of the school site on Middle Park Way, between the Dickinson Building and the new completed block Q temporarily being used as the schools main entrance whilst the construction of the permanent entrance is completed. This location would allow the nursery to function independently of the school site in a highly accessible location. The pick/up drop off area under construction is very close on the other side of the Dickinson Building and will provide visitor and accessible parking.



The schools anticipated use for block Q has now changed, and it has been negotiated with Children's Services that (subject to planning permission) the building can be used for 0-2 yrs baby provision whilst also acting as the entrance and office for the whole facility including the 2-4yrs provision to be provided by the proposed modular building.

Proposal Detail

Block Q was originally designed as a facility for troubled children at the school who would otherwise be excluded or not be able to cope. It was located to ensure that the children using it would not disrupt/or be intimidated by others on the site. The school are now providing this facility off site. The school are therefore seeking a change of use to a 0-2yrs baby provision linking to a modular 2-4yrs nursery. The layout and secure courtyard lend themselves to this use without requiring significant alterations:

- The existing secure lobby in block Q will be retained as the main entrance.
- The two interlinked seminar rooms will become a 0-1 and 1 -2 room to accommodate 8 children, though the staff ratio for this age range is 1:3, therefore a provider may wish to limit the numbers to 6.
- The third seminar room will become a sleep room that could double up as a sensory room
- The office and kitchenette will be retained for staff.
- The new modular building will provide space for 30no. 2-4 years children.
- (based on 12 x 2 year olds @ 2.5m² = 30m² & 18 x 3/4 year olds @ 2.3m² = 41.4m²).
- The modular unit will also include 4no. junior toilets one of which will be accessible. There will also be low sinks in the main play area for wet play. This area will free flow (double doors) to exclusive external area. The existing canopy between the modular unit and block Q will provide covered play space.

The building proposed for this site.

Modular buildings are not only cost effective but they can be deployed quickly and most important in the case of this application, they can be deployed on very tight sites where access for traditional forms of construction would be very limited.

Modern Modular Buildings are constructed to a much higher standard than 'Temporary' and 'Terrapin' type buildings of the past. They comply with the same

Building Regulations Standards as a building of Traditional construction, but offer some advantages in rapid deployment and mobility (they can be taken apart and relocated).

This is a single storey unit comprising of a number of factory built bays delivered to site on lorries, craned into position, and then bolted and secured together to form a single building which, in this case will be L 14.9m x W 7.5m x H 3.10m.

It would be normal to deliver the sections of the building on one day. The completion of the construction and fitting out then takes around 4-5 weeks dependent on weather conditions.

The building is not attached to the school, but is on the same site. The nursery will be fully fenced to provide a secure and safe play space. A hit and miss timber fence is proposed along the street elevation to match the fencing already installed around the block Q courtyard. The fence steps in an out from the back of the public footpath to create pockets for new trees to screen the modular building.

Surface and foul drainage connections will be made into the adjacent drainage serving the Dickinson Centre. Water and electric supplies will be taken from the adjacent buildings.

Hampshire County Council will enter into an agreement with the school that will ensure that the facility is retained for childcare purposes for 25 years.

Highways

The nursery facility will not generate any new access requirements to the highway. The new school entrance will be used by any parents dropping off or picking up children. As the facility will be in the heart of the community it is hoped that a lot of drop offs and pick ups will be on foot. The school are also hoping that a number of the spaces will be filled by children of staff at the school further minimising any highways impact.

There will be a range of drop off and collection times as we would anticipate the provider to be flexible to meet the needs of the community. However there will be a proportion of parents accessing their free entitlement at the setting, and it will depend on the provider when these start and finish times will be delivered. The provider will be encouraged to be mindful of Park start and finish times and avoid these where possible to minimise traffic at these times. It is anticipated that the highest volume of arrivals would be at 9am or 1pm, with collections at 12pm and 4pm.

The facility will be open from 7.30am and close at 6pm 51 weeks per year, Monday – Friday.

The peak number of staff anticipated will be 12no, this will not necessarily generate a requirement for of one space per staff member and the staff originally expected to be working in block Q will now be based at the off site facility. The new school car park under construction has been designed to suit the capacity requirements of the school and to avoid the need to use the current overflow parking areas to the rear of the existing science block. If the use of this area for overflow parking by staff is retained, no additional parking will be required on site.

Environmental Protection

Prior to the commencement of the major rebuild project, arboricultural and ecological surveys of the whole site were carried out and adhered to.

The site for the nursery has been cleared for the original landscape area proposed. There are no trees or areas of ecological value.

Landscape

The existing railing fence will be removed and replaced with a timber hit and miss fence to provide a screen to the nursery that will allow some light to pass through and not be as austere as a brick garden wall could be. The fence line steps in and out to meet with the corners of the existing buildings, whilst avoiding a pinch point with the modular building. It forms spaces for new trees to provide further screening.

An inner fence line will be established around the nursery external space for security and safe guarding purposes and to retain the existing school access and egress points.

The existing covered link between block Q and the main school building will become a covered play area linking to the block Q courtyard beyond also be retained for use by the nursery.

Archaeology

The County Archaeologist was consulted at the outset of the major rebuild project. The project was given the go ahead to proceed and nothing of archaeological value has been uncovered in the area affected by the works..

Access and Design

The building is located within the school site however its main entrance will be via a separate level access directly off Middle Park Way currently used as the temporary entrance to the main school.

It is intended to excavate an area of ground below the new nursery building allowing it be installed with level access rather than requiring ramps and steps up into it.

Level access will be provided between block Q and the modular building, with gates providing level access into the surrounding buildings if required at any time.

The existing accessible toilet and hygiene room will be retained in block Q with a further accessible toilet being provided in the modular building.