



HERITAGE AND DESIGN & ACCESS STATEMENT

For
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Image from CMC Projects Site photo, Sept 2021.

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INTRODUCTION

This Design & Access Statement has been produced by CMC Projects LLP to accompany a listed building and full planning application for the replacement of existing out-building and sheds with new larger out-building at an existing children's nursery to improve the developmental space for the attending children. The development site comprises of an existing children's nursery, car park and garden areas to the rear which currently occupies a site area of 716.8 sqm located on the west side of London Road in Purbrook and is directly south of the Parish Church of St John the Baptist.

The existing nursery building is currently a Grade II listed building and former school-house consisting of a stone edged flint wall elevations in a single storey property with part mezzanine area. Currently there is an out-building on site which has become damp, cold, and unused by the attending children. Attached to the existing outbuilding is a useful canopy area with storage sheds behind. This canopy area is useful in suitable weathers as an outside learning space for children. The proposal consists of removing the existing out-building, canopy and sheds to utilise the area for a new more usable out-building with new finishes and fresh space for children to enhance their learning experience.

HERITAGE

The listing describes the building as having a 'Gothic style hall' and a striking feature of a 'Bell tower with pyramid roof, panelled eaves with gablet'. Listing number for reference is: 1091606, and in 1984 the property was known as Purbrook First School. Both this building and the adjacent Baptist Church are significant within the street scene and shown great architectural qualities to the conservation area. All the buildings within the small conservation area make a positive contribution to the character of the overall area sided by the woodland which forms the entrance to church car park.

Wording of listing below:-

'Church school. Mid C19 Gothic style hall, with cross hall to the rear, porch, bell tower, and later minor extensions, Coarse flint walling with stone dressings, tile roof. Elevation to the road (east) has a large gable with 2 windows, having plate tracery above double lights, linked by a transom. Bell tower with pyramid roof, panelled eaves with gablet. Porch wing has a doorway with a pointed arch with a relieving arch above of brick and yellow stone voussoirs. The general treatment is applied elsewhere, in a simpler form.'

The old school-house has history with being used for education until approximately 1994. The main room has large windows on the north and east elevations which is typical of Victorian school house. The existing fireplaces make a large impact to the room and are maintained intact as is the prominent scissor trussed roof within the main hall of the existing school-house building. Many of the doorways have gothic archways and the bell tower contributes highly to the architectural interest of the area. The conversion of the school-house into a children nursery seems apt with learning remaining as its continued and prominent use.

DESIGN

The proposals are aimed at improving the safety and comfort for the children attending the nursery by replacing the existing dilapidated out-building with a new open and spacious larger out-building. This larger building will allow one age group to be housed in a single area rather than split age groups between smaller rooms and encourage movement and development of the younger age group. By having a large out-building for child use will also allow the existing building to be re-configured by age ranges to make sure the best use of the space they currently have. It is proposed to install facilities required by the relevant age group – a nappy change area, space for preparation of milk and an adult WC so that staff can maintain ratios/level of staffing without leaving the out-building. The elevation is afforded with large bi-fold doors to maximise the intake of natural light into the room with an additional door and window for access.

The appearance of this proposed building will be vertical timber cladding to reflect the existing appearance of the canopy – not the bland hard elevation of the existing out-building. It is considered that the timber cladding appearance would soften the look of the new building and not detract from the existing grade II listed building currently dominating the site.

There are no proposed changes to the existing listed building.

ACCESS

Currently the car park for St John's church is available for use by the day nursery parents to drop off and pick up and has 15 spaces. An existing footpath from the church car park leads through the churchyard to the existing nursery site. The nursery site itself has a parking area suitable for 3No. cars and can be used as disabled parking if required. Use of this car parking is discouraged due to the traffic on London Road.

There is a bus stop directly outside the existing nursery site with good connections to major bus routes around the area. There is also a public car park behind the shops on London Road with pedestrian links to the shops which are on the opposite side of the road to the nursery site. This car park is where nursery staff will park if travelling by car. The existing access arrangements will not be altered by the proposals.

CONCLUSION

In conclusion, the existing Grade II listed school-house will remain structurally unaffected by the proposals to replace the existing out-building. Ultimately it will benefit from the proposals, as the increase in useable child area in the new out-building would allow an even distribution of children of differing age ranges throughout the existing building and support the learning of all age groups. The proposed out-building supports and enhances the current use as a nursery to allow further educational environments to be used and enjoyed by the general population of the town.