



**DESIGN AND ACCESS STATEMENT
FOR**

**PROPOSED EARLY YEARS NURSERY / FOREST SCHOOL and
ASSOCIATED MASTERPLAN**

AT

BRACKENSIDE, ANGMERING



JUNE 2015

By Mark Alford Design

REVISION 1 (September 2015)

1.00 Introduction

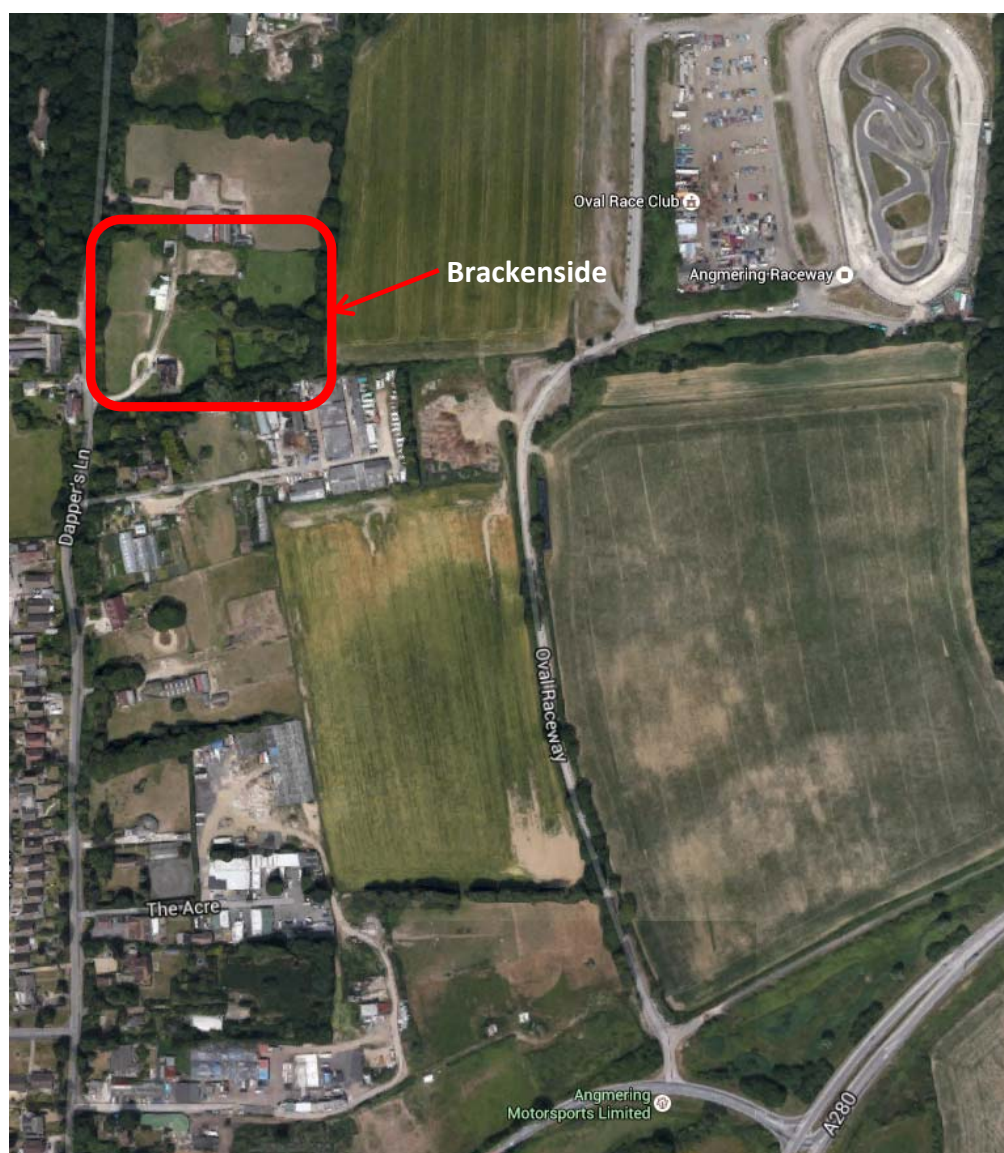
- 1.01 The planning application seeks permission for the construction of a new Early Years nursery and Forest School within the curtilage of Brackenside, Angmering, together with associated site improvements. The site is currently C3 usage class (Dwellinghouses) and seeks Change of Use permission to D1 (Non-residential institutions).
- 1.02 The proposed access to the school will be via a newly constructed entrance to the north west of the plot off Dappers Lane. The site will have extensive remediation undertaken to improve the visual amenity of the surroundings, including demolition of the old stables and outbuildings, and construction of a new stable block and hardstanding. New garaging will also be provided to serve the existing dwelling. The existing pond and orchard will be made accessible by a new sensory path direct from the school site and the existing paddocks and open space will be maintained as part of the overall Masterplan.

2.00 Location

- 2.01 The application site is located approximately 1 mile from the centre of Angmering Village. The site is accessed via Dappers Lane and slopes gently from north to south and comprises of a mix of paddocks, outbuildings, an orchard and pond, as well as a mature garden serving the main house at Brackenside. The site has mature hedgerows and tree screening to the West, South and East boundaries, and paddock fencing with intermittent hedging to the North.
- 2.02 The character of Dappers Lane is a mix of residential and small holding type agricultural plots, together with a number of commercial businesses. The majority of the residential properties are to the west side of Dappers Lane, whereas to the east are larger sites containing a mix of commercial and agricultural uses.
- 2.03 The existing house is a one and a half storey bungalow which has been recently extended and sits to the south of the 1.28ha curtilage, with a number of outbuildings providing stabling and storage for equestrian use, serving the adjacent paddocks and outdoor sand school. *This existing house is to remain for residential use only, and is not to be used in connection with any schooling activities.*



View south east across paddock to Brackenside and outbuildings



Aerial view of Dappers Lane and Brackenside

3.00 Relevant Planning History and Policies

3.01 Planning History deemed relevant to this application:

A/140/13	Two storey rear extension to existing building with dormer to side of existing roof and new vehicular access and crossover to existing stables	Approve Conditionally
A/45/13	Application for the removal of Condition 3 following a grant of permission A/114/80/ and Condition 2 following a grant of planning permission A/134/81/ which limits the occupation of the dwelling to a person solely or mainly employed in agriculture.	Approve Conditionally
A/11/13/CLE	Application for a Certificate of Lawfulness for an existing use or operation - Occupation of the dwelling in non compliance with the agricultural occupancy conditions placed on outline application ref A/114/80 (condition number 3) and submission of details application A/134/81 (condition number 2)	Approve
A/106/89	Change of use of agricultural land to schooling ring for horses	Approve Conditionally

3.02 The following planning policies appear relevant to this application:

Arun District Local Plan	GEN 3	Protection of the Countryside
	GEN 7	The Form of New Development
	GEN 12	Parking In New Development
Planning policy guidance	NPPF	National Planning Policy Framework
Planning Infrastructure Contribution Supplementary Planning Document 2008		

3.03 Key Policy Issues considered

- *Principle of development*
- *Impact on visual amenity*
- *Highway Issues*
- *Parking*
- *Climate change and sustainability*

4.00 Layout and Amount

4.01 The site at Brackenside has a total area of 1.28 ha. The main house and driveway are located to the south of the site, accessed off an existing track from Dappers Lane. This track continues north and serves the existing stable block and outbuildings, as well as paddocks and the sand school.

A new second entrance has been constructed to the north west of the site off Dappers Lane. This entrance will provide vehicular access to the new nursery school, together with access to the new stabling block, hardstanding areas and the existing equestrian facilities. The existing track from Brackenside will be terminated at the new garage block to separate the house and school/equestrian access points.

Parking will be provided for 10 cars in the north west corner of the site, including one disabled parking bay located directly adjacent to the new school.



4.02 Existing paddocks are to remain to the west of the site along Dappers Lane to

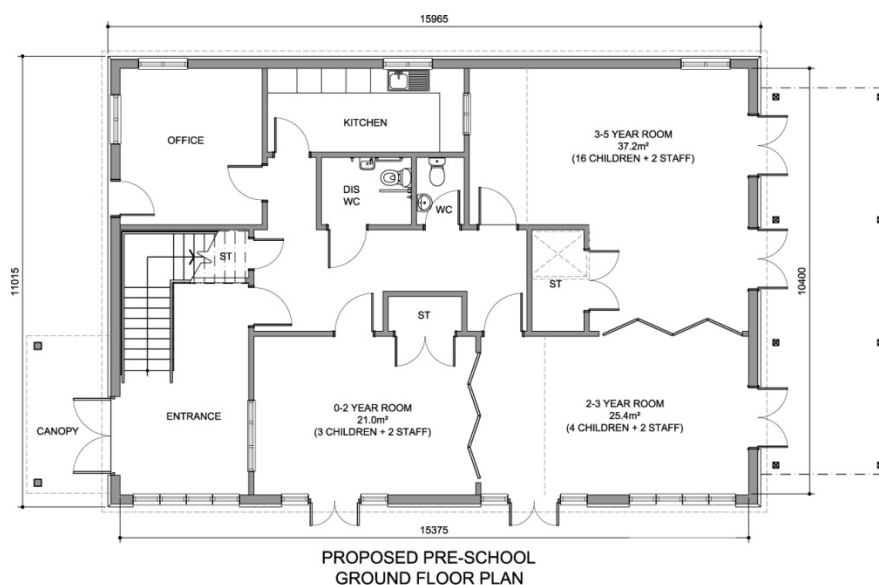
minimise the impact of the proposals at Brackenside. To the east of the site, the existing pond and orchard are to be brought into use by the proposed school and linked together by a new sensory path, providing a unique outdoor environment for the children attending the pre-school. Part of the orchard will become the site for the Forest School, providing an outdoor teaching space.

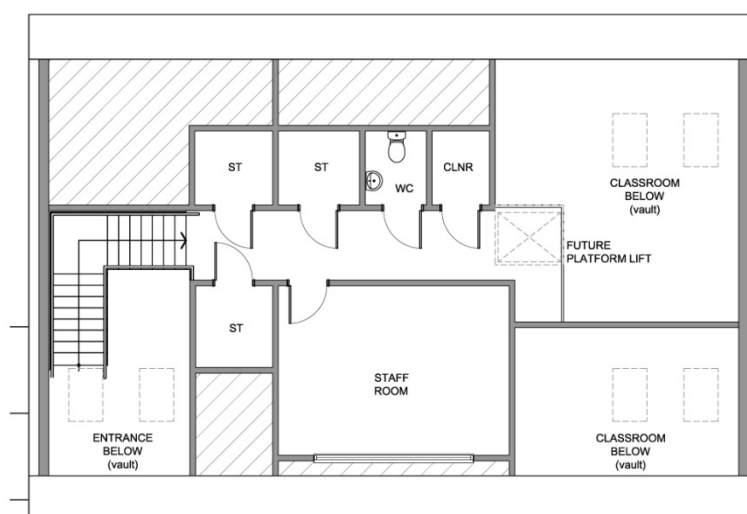
- 4.03 The new pre-school will be a 1.5 storey timber framed detached building with an external footprint of 175m². This will provide internal accommodation for 23 nursery and preschool children and 6 teaching staff. A main entrance hall will provide secure access to 3 separate teaching zones for specific ages groups and their teachers. These zones are designed to be flexible spaces and can be opened up to provide one large zone for mixed age activities. All zones have direct access to outdoor spaces, part of which is a covered area.

The 3 teaching zones have been sized according to latest Ofsted Guidelines as follows:

- 3.5 square metres per child for age group 0-2,
- 2.5 square metres per child for age group 2-3
- 2.3 square metres per child for age group 3+

Support rooms are located to the rear and first floor of the building, providing WC's, a Kitchen, administration office and staff welfare facilities, as well as storage areas throughout the building. A covered entrance canopy is located to the west of the building.



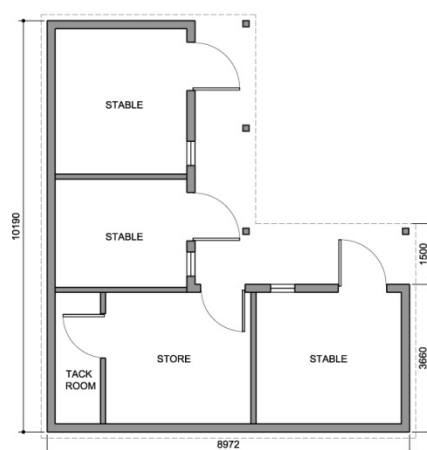


PROPOSED PRE-SCHOOL
FIRST FLOOR ATTIC PLAN

- 4.04 The existing stable block and associated outbuildings are in a poor state of repair and will be replaced as part of the proposals.



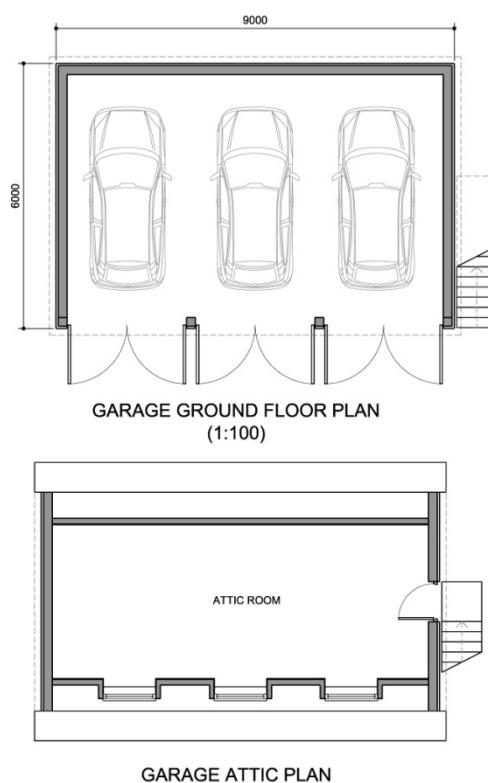
A new stable block will be located in the same location as the existing stabling and will form an L shape building with adjacent hardstanding. The stables will provide accommodation for 3 horses plus storage and tackle rooms.



PROPOSED STABLES FLOOR PLAN

- 4.05 Immediately adjacent to the new stable block will be a detached 3 bay garage to serve the existing house. A new attic room will be provided over the garage bays, accessed via an external stairs to the east.

The garage will be positioned on the existing track to provide a termination point to separate out access to the equestrian and school areas.

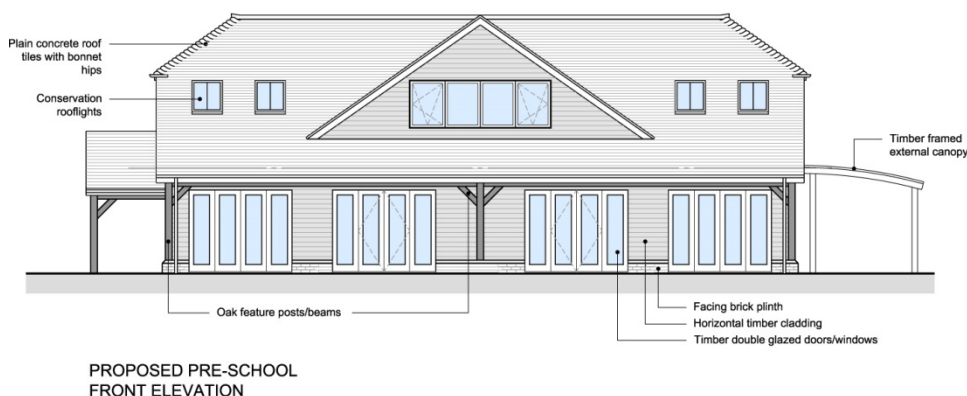


5.00 Scale and Appearance

5.01 Main School

The gross external area of the proposed school is 175m². The building width is 15.6m and the proposed depth is 11m. An additional entrance canopy and covered outdoor space are in addition to the figures above.

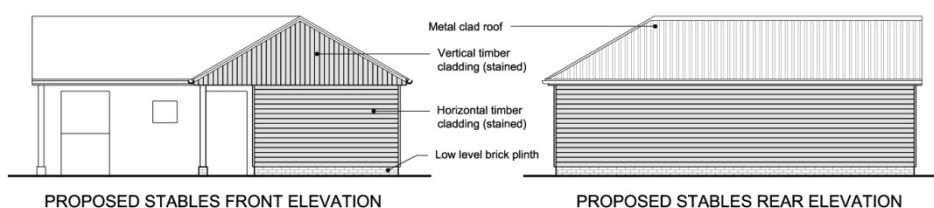
The building will be formed over 2 floors but aesthetically will appear as a single storey building with rooms in the roof space. The overall height of the school will not exceed 7m. A large dormer window will provide relief and a central feature to the front elevation, together with conservation Velux roof windows symmetrically either side of the dormer.



The school building will be predominantly timber frame and will be clad with horizontal timber cladding, stained naturally to sit sympathetically with the environment. Roof tiles will be plain tiles with bonnet hips.

5.02 New Stabling

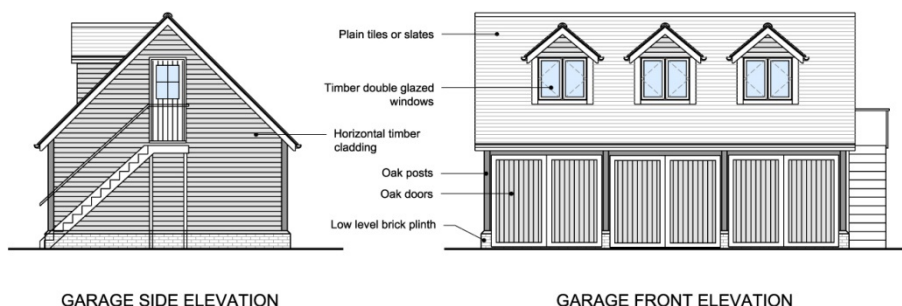
The replacement stable block will be formed as an L shape with a length of 10.1m and a width of 8.9m. The building will be single storey and will accommodate 3 horses, store and tack room.



The stables will be timber frame, horizontally timber clad with a corrugated metal roof.

5.03 New Garage Block

The new 3 bay garage block (serving Brackenside house) will be single storey but with a 'room in the roof' design, providing an attic room with 3 front dormer windows, accessed via external steps to the east elevation. The garage dimensions are 9m wide x 6m deep.



The garage block will be timber frame, horizontally timber clad with a plain roof tiles or slates.

6.00 Access and Security

- 6.01 Access to the proposed school site (and associated facilities) will be via an existing newly constructed vehicle access point to the north west corner of the plot.



Existing vehicle access point

A new 4.5m wide roadway will be provided to serve 10 parking bays of which one will be a designated disabled parking bay. This bay will be located immediately adjacent to the school entrance, providing level access direct to the primary entrance.

The new roadway will continue past the school to serve the new stabling block, and existing sand school and paddocks.

A security gate will be provided at the new site entrance.

- 6.02 The internal layout of the new school is designed to provide level access to all teaching zones and facilities. Wide internal doors enable wheelchair access and a designated fully accessible WC is provided on the entrance level. An ambulant staircase is provided for access to the first floor spaces and provision for a future platform lift is provided at the end of the main corridor.

The main 3 teaching zones are linked together via foldable glazed doors, allowing the spaces to be opened up for flexible staffing arrangements and larger events and shared teaching experiences. All teaching zones have direct access to outdoor spaces, which will be provided with secure fencing.

Access to the building will be controlled via an electronic lock and audible link. A separate staff entrance door is provided to ensure high security standards.

- 6.03 Fire service access is provided via the new site entrance with adequate turning circles and access points. The internal central corridor provides a protected escape route with fire doors provided as required. The 1st floor dormer window is designed as an Egress window.

7.00 Landscaping



- 7.01 The existing site is rich with landscaping features which will be retained and enhanced as part of the vision at Brackenside. Predominate features are a small pond and an orchard which will be linked together via a Sensory path, providing the children with a unique countryside experience as part of their learning experience whilst attending the school.

The Orchard will provide opportunities to grow and harvest fresh fruit as part of the children's learning development.

New planting along proposed access routes is planned and paddock fencing will define specific zones to assist navigation across the site

