

# Design & Access Statement

Change of use from a residential dwelling (C3 dwelling house) to childcare day nursery (D1 non-residential institution)

Site Address:  
School House  
Bersted Street  
Bognor Regis  
West Sussex  
PO22 9QE

For & on behalf of:  
Mrs Tracey Betes  
The Old School Nursery Ltd  
The Old School  
Bersted Street  
Bognor Regis  
PO22 9QE

Ref: TB01/DAS/18

## 1.0 Introduction

This Design & Access Statement (DAS) supports an application for a change of use from a residential dwelling (C3 dwelling house) to childcare day nursery (D1 non- residential institution).

The proposed change of use would comprise of the conversion of the 2 semi-detached house to provide accommodation for the use of a day care nursery to form part of the existing nursery provision provided in The Old School that adjoins the School House property.

The proposed change of use is to extend the provision of day care already provided in the Old School, which is a business managed and run by The Old School Nursery Ltd.

The Old School Nursery Ltd is privately owned and was registered in 2004 and has been located in Th Old School since then. The Nursery was rated as Good by Ofsted in the most recent inspection carried out in 2016. The current nursery is open Monday to Friday from 9am to 3.30pm during school term times and cover an age range of children from two to four years old. The setting also supports children who have special educational needs and children who are learning English as an additional language.

This proposed change of use for the School House will extend this current provision and provide day care for children ranging from 6 months old to 2 years for a total of 12 children. This will complement the existing provision located in The Old School.

A schedule of the accommodation changes is shown in Section 4 and Drawing Number TB001 Existing and proposed room use plans.

The DAS identifies and sets out the key change of use principles applied to the proposal taking into account context and reference to the surroundings.

The DAS follows the standard approach to form and content to support the change of use application.

## 2.0 Physical Context

The current School House property is a 2 bedroomed semi-detached house and is attached to The Old School located in Bested Street. The School House was the former Headteachers accommodation when the The Old School premises used to operate as a school.

The Old School is the existing location of the Old School Nursery Ltd currently operated by the applicant Mrs Tracey Betes and business partner Mrs Lisa Richards.

This School House site occupies the corner of the land at the eastern side of the access road and junction off Bersted Street leading to South Bersted Church Hall.

Bersted Street remains predominately a residential street with mixed use along the road, ranging from St Mary Magdalene's Church & graveyard, The Old School, commercial garage premises and an entrance to Bognor Regis War Memorial Hospital.

The street scene comprises of a mixture of detached and semi-detached houses and bungalows that occupy plots of varying sizes including the Church, The Old School and Church house.

Properties in Bersted Street have been built at different times ranging from 13<sup>th</sup> Century to 1930's & 1950's properties and in more recent times many have gone through substantial alterations, modernisation and extension.

The School House is accessible by an existing access drive off Bersted Street and also provides access to the site containing the South Bersted Church Hall and their associated car park.

The School house has a small 'yard' at the rear of the property and on the eastern side joins the rear playground currently used by The Old School Nursey located in The Old School.

South Bersted Primary School is located further north along Church Lane (0.2 miles) and is a locally managed school maintained by West Sussex County Council.

Located directly south of the School House is South Bersted Church Hall although separated by the access drive and car park.

Located to the west and directly across the access road is St Mary Magdalene's Church & graveyard.

### **3.0 Development**

The application site measures approximately 118m <sup>2</sup> (0.0118ha). It is proposed to retain all the existing residential dwelling fronting Bersted Street, with no physical alterations or extensions. The intention is to change the use of the existing rooms for use as a day care nursery.

The access into the site will remain as the existing, off Bersted Street and there is no proposal or requirement to amend any existing access arrangements to the School House. See also section 6.

### **4.0 Layout and Scale (Accommodation)**

The current property comprises of a Lounge, Dining room, Kitchen, store and WC Shower room on the Ground floor and on the first floor are two bedrooms and a bathroom.

The proposed change of use will provide the accommodation for children in two age ranges. The first is for children aged between 6 & 12 months old and second range is for children aged between 1 and 2 years old. These will be separated across the two floors.

The following schedule sets out the new proposed arrangements for the property:

| <b>Existing:</b>     | <b>Proposed:</b>                                       |
|----------------------|--------------------------------------------------------|
| <b>GROUND FLOOR:</b> | <b>GROUND FLOOR:</b>                                   |
| Lounge               | Play room for children aged 1 to 2 years old.          |
| Dining room          | Flexible play space for children aged 1 to 2 years old |
| Kitchen              | Staff kitchen                                          |
| Shower & WC room     | Staff WC and shower                                    |
| External rear 'yard' | External play area                                     |
| <b>FIRST FLOOR:</b>  | <b>FIRST FLOOR:</b>                                    |
| Bedroom 1            | Play room for children aged 6 to 12 months old.        |
| Bedroom 2            | Sleeping room for children aged 6 to 12 months old.    |
| Bathroom             | Changing room                                          |

Bin storage will be provided in the existing waste facility located in The Old School. The waste generated from the School House will be transported by staff for disposal into the existing waste receptacles already located on site in The Old School premises. This will avoid the requirement for a bin service to pick up waste on Bested Street for the School House. This will not increase bin traffic or pick up points. This waste collection will transfer from a residential to commercial waste operator. As the existing commercial waste arrangements already in place with The Old School Nursery Ltd is to be used, the net result is one reduced waste pick up along Bersted Street.

The School House already compliments the Old School as per its original design features and this will complement the existing nursey provision already located on site and contributes to the benefit of the local community and provides a safe environment for families and children.

## 5.0 Appearance and Business Use

This proposal will connect with the existing nursey provision through a rear external gate that will link the external play grounds (proposed and existing) and will utilise the existing accommodation in The Old School (operated by the Old School Nursery Ltd). This will facilitate movement between the two buildings without the need to use the public external areas and footpaths.

There is no proposal to alter any of the current external appearance of the property.

All staff are local residents to Bognor Regis and this new facility will create additional positions and opportunities. All staff whether new or existing are all encouraged to walk or cycle to work.

This proposed provision and location provide an excellent position to extend the already well established day care nursey within the local community and foster the already excellent links

with South Bested Primary School. This will provide a holistic local community approach to nursery and early school provision in the locality.

Due to the demand that The Old School Nursery Ltd is experiencing there is a clear requirement in this area for high quality, affordable childcare for children within this proposed age range in this locality.

Ofsted have been approached with this proposal and have confirmed that The Old School Nursery Ltd have permission to progress with the expansion with no need to re-register.

## **6.0 Landscaping & Car Parking**

The site is well screened at the rear of the property and the rear 'yard' will form a new outside paly area with a new side gate connecting the existing Nursery in The Old School.

The existing boundary treatment is close board timber fencing at 1.8 high that provides excellent screening and safeguarding measures. The location of the existing nursery playground and the age of the children using the outside area will not see any increase in noise levels. It is not proposed to carry out any further acoustic boundary treatments due to its location.

There are no significant trees or vegetation on site, so there are no implications in this regard.

The existing car park is located in The Old School for staff and parents. There is adequate space for approx. 15/16 cars to park off street. This proposal will not create any additional car parking requirements.

## **7.0 Access & Traffic**

Bersted Street is well located for convenient access, particularly by pedestrians and cyclists with the full range of local facilities including local transport links located along Bersted Street with a Bus Stop located near the junction of the A2259 approx. 0.3m away.

The site access will remain the same. Traffic speeds on Bersted Street are extremely low and traffic volumes are also generally low apart from peak school times.

The number of children who arrive and depart from the School House will be staggered. The operational times for this proposed provision will be outside of the local schools peak traffic times as the operating period for the day care nurse located in the School House will be from 8am to 6pm. It is likely that there will be two sessions the first from 8am to 1pm and the second from 1pm to 6pm. This will reduce traffic due to a staggered pick up and drop off arrangement, which are both outside the primary collection and drop off times for both the existing nursery provision in The Old School and South Bersted Primary School.

Many of the existing parents live within walking distance so many will still be able to walk their children to and from the School House. It is anticipated the families who will use this new day care nursery will be from the local residential area and will also walk to the School House.

The current School house is accessible under the Fire and Rescue Service Act.

## **8.0 Photographs**

Photograph 1. Front elevation of the School House off Bersted Street. Note the South Bersted Church Hall to the rear and side access road.

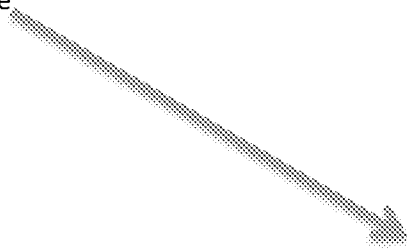


Photograph 2. Rear elevation of the School House. Note the close boarded boundary fencing.



Photograph 3. The rear playground located in The Old School. Note the location of the School House and proposed access link via a gate between the existing boundary between the two properties.

School House





Proposed position of gate linking rear play areas.

The Old School