

LITTLE STARS PLAYGROUP BUILDING
ASCOT WAY
RUSTINGTON, WEST SUSSEX BN16 3SB

DESIGN AND ACCESS STATEMENT

Introduction

This is a proposal to build an extension to the existing building used by the Little Stars day nursery in order to provide a more suitable building for the planned increase in children attending the playgroup and those working there. This statement has three pages.

Policy Background

The development is within the Built-Up Area and careful consideration has been given to the policies set out in the Arun District Local Plan and the National Planning Policy Framework and the proposal does not conflict with these. The existing day nursery for children from the age of 0 to 5 serves the residential neighbourhood in which it is located and liaises with the local primary school Georgian Gardens. It is well attended and clearly meets a need of the local community and is one that needs to be maintained and encouraged and I believe has the backing of West Sussex County Council.

Design Principles

The key design point is that the proposed extension will be of an identical design to the existing building which received planning approval from Arun District Council on the 16th June 2009 under the reference R/79/09 so the design should be acceptable, as the fundamental planning requirements on design have not changed. Clearly a building to be used by children of from 0 to 5 years really needs to be a single-storey structure and this is what is proposed to match the existing. It is also important that the building should require low maintenance as with the existing and have good thermal insulation qualities which this design continues to give.

The building as a whole will continue to fit in with the neighbouring flats and houses and also the open space with playground that adjoins it on the north and west sides.

The extension as with the existing building will continue not to be hidden away but readily visible to people generally so that a sense of community belonging is fostered.

Use

As the proposed use of the extension is the same as the existing and the site has been used for a playgroup for around 25 years there is no change to justify. It is quite normal to have a playgroup building in a residential area and

often such a building adjoins an open space and a playground as is the case here so that if appropriate the children can at times under appropriate supervision use these areas.

The Amount of Development

The existing building has a gross external floor area of around 110m² and the extension will add around 86m². The additional floor space will allow much more appropriate accommodation to be provided and cater for the growing requirement for day nursery spaces in Rustington.

The site will be larger than the present one to allow for the larger building but it will also provide more external play areas than at present.

Layout

The drawings submitted with the planning application show that the extension is to line up with the existing building to the west of it and will still be close to the northern boundary. This positioning of the extension will allow the external play areas which will continue to be to the south and west of the building to be maximised and more easily supervised than if they were to be more split up. Having the main external play areas to the south and west will also give a brighter area than would be the case if it were to be provided to the north.

Scale

The eaves height of the proposed extension at 3065mm is the same as the existing building. The ridge height of the proposed building will continue to be low at 3228mm and will also be the same as the existing. The width of the extension will be 9000mm and the depth 9600mm. The building as a whole will continue to be rectangular shaped building but with part of the south side up to the south-west corner missing. The new building will be of course be larger than the existing but this will not be significant in the context of other nearby buildings or the open space.

Landscaping

The external extended external play areas will be a mixture of hard but porous paving and porous soft play areas laid with woodchip or similar.

The brick boundary wall to the south will remain and the other boundaries will be of 1.8m high close-boarded timber fencing so that security will be satisfactory.

Appearance

The proposed extension will be identical in appearance to the existing approved building and the planning application describes the materials to be used. The extension does not front the street so the street scene will remain

unaltered and the area generally will not be adversely affected by its appearance.

Access

The existing site has no on-site car parking facilities and none are to be provided for the extended building. Traditionally many people working in the child care field are quite young and do not own cars.

Some of the parents, carers and others dropping off children or collecting them from the day nursery will do so by car, but many walk as they live on the nearby estates. Also, those with older children at Geogian Gardens school tend to leave their cars there and take the short walk from there rather than using their car and parking outside Little Stars. Those that do use cars stop only very briefly and only at limited times and the nursery does close at 4.00pm and is only open from Monday to Friday.

There should be no change from the existing so far as delivery and other commercial vehicles coming to the site are concerned.

The existing level access for the front door will be unaffected. Level access into the outside play areas will remain available from the front of the site through the security gate.

Buses are available nearby and Angmering Station is maybe only a five minute walk from the property so both of these facilities should discourage car use.

Room on the site is shown as being available for the storage of any cycles used by the staff to get to work.

Peter D King FRICS
Chartered Surveyor

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