

## **PL-010 - DESIGN & ACCESS STATEMENT:**

### **Fledglings Day Nursery, 51 Armour Hill, Tilehurst, Reading, RG31 6JP**

LMAD Architectural has been instructed by the applicant, Fledglings Day Nursery, Reading, to prepare and submit a planning application for the demolition of an existing timber framed flat roofed structure and erection of a new small flat roof extension to be positioned in the area of the demolished structure and x2 off road car parking spaces to the front of the building.

As such, this Design & Access Statement is to accompany the planning application and design drawings submission for extension works to the existing property. Due to the nature of the document some elements may be repeated in the various sections of this report.

#### **Design Principal & Background**

There is a funding agreement in place between Brighter Futures for Children and Fledglings Day Nursery for the provision of childcare expansion capital grant.

This grant designation or part of, is to be utilised by the Fledglings Day Nursery for contribution towards the proposed extension outlined both within this Design & Access Statement and as per the associated drawing package and the extension will thus provide the additional floor and room space to increase the overall capacity of children within the nursery on a day-to-day basis.

To give further insight and clarity, the following is an extract taken directly from the agreement document supplied by Brighter Futures for Children of whom are acting on behalf of the Council in commissioning the program:

#### **PARTIES**

- (1) Brighter Futures for Children incorporated and registered in England and Wales with company number 11293709 whose registered offices is at Civic Offices, Bridge Street, Reading, RG1 2LU (the "Company"); and
- (2) Fledglings Day Nursery (Tilehurst) Ltd [06155388] whose registered office is at Little Heath School, Little Heath Road, Tilehurst, Reading, Berks, RG31 5TY (the "Recipient")

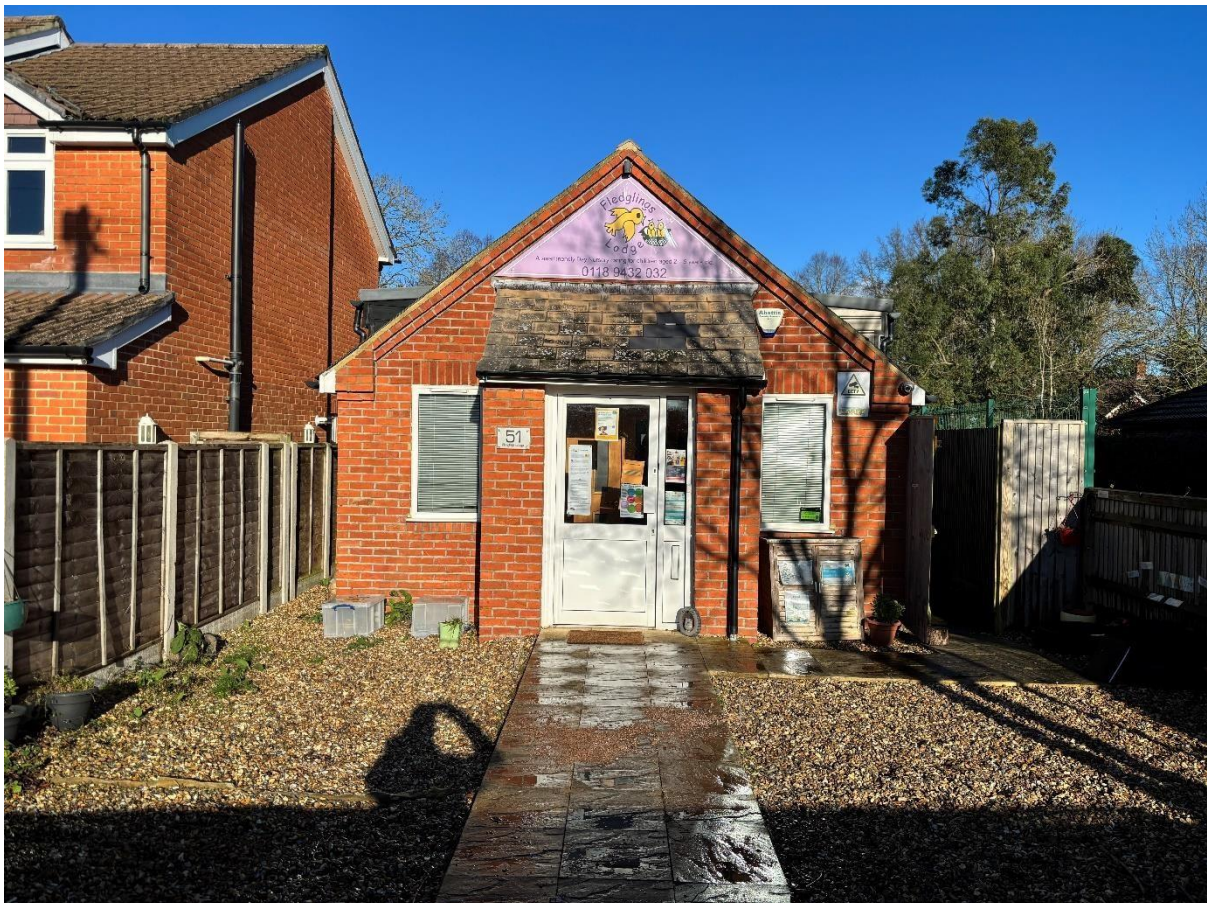
#### **BACKGROUND**

- (A) The Department for Education in exercise of the powers conferred by section 31 of the Local Government Act 2003 has made a "Childcare Expansion Capital Grant Determination" (2023) (No.31/6960)
- (B) The purpose of the above referred grant is to provide support to local authorities in England towards expenditure lawfully incurred or to be incurred to support the expansion of childcare places.
- (C) Pursuant to the above determination Reading Borough Council shall be paid a grant of £270,383 in the financial year 2023 to 2024 for the following purpose: -
- (D) The Agreement Funding provided under this Agreement is (at its date) structured not to give rise to Subsidy and its subsequent use must be in compliance with the Subsidy Control Requirements.

- (E) To spend on capital projects to meet the capital costs associated with projects that help ensure sufficient places for children taking up an early year's place through the expanded 30 hours entitlement for qualifying working parents (from the term following the child reaching the 9 months of the term in which they turn 3 years old);
- (F) The Company is acting on behalf of the Council in commissioning the Programme. The Company has agreed to pay the Agreed Sum to the Recipient (as defined and calculated below) to deliver the Programme in accordance with this Agreement.
- (G) The purpose of the Agreed Sum provided under this Agreement is to achieve the objectives set out in the sub-paragraphs to paragraph (C) above.

The above extract and this report aims to demonstrate to the Planning Dept that the current agreement and available allotted funds for the expansion of the nursery are already in place, as agreed with Reading Borough Council (via Brighter Futures for Children).

### **Existing Property**



Front Elevation of existing as seen from the Road, Armour Hill, Reading

The existing building at 51 Armour Hill, Reading is occupied by the Fledglings Day Nursery and sits on Armour Hill, adjacent to the access road that leads into the Arther Newbery Park.

To the rear of the main building is a small existing flat roof extension, play areas and activity areas for the children and storage units plus an office. There is a play area formed below an existing flat roof pagoda directly off of, and attached to, the rear of the existing single storey extension. This covered area is used as an outdoor play area/class room currently.



Rear of building showing covered play area/outdoor classroom

### **Design Proposal**

The extensions allow for an increase in capacity of children to the nursery of which is currently running at full capacity. The proposal would provide another warm safe learning/play room to the nursery in the position of an existing outdoor covered area of which includes a flat roof pagoda over a raised decking.

Taking the existing pagoda and decking area as a bench mark, the new extension is sized to sit over this existing footprint and is to have a flat roof so as to ensure that no harmful effects are created to the adjacent property as a result – the scale and proportions are to remain as close to existing as possible. Access into the room will be via the existing lobby/toy storage area of which includes an existing door leading to outside. There are also new external doors leading directly to outside from the proposed room.

Windows have been kept either facing into the site on the front elevation of the proposed extension and no openings facing the boundary to the rear are proposed. To maximise further daylight, a flat roof lantern/light is positioned centrally to the flat roof over the new room.

Finally, it is proposed to add x2 off road parking spaces to the front of the site of which would accommodate a safe parking area for parents to use whilst dropping off/collecting children, alleviating any problems which could be caused in light of the recent parking restrictions which have been imposed in the area.

It is noted that there is a tree in the corner of the site and this is outlined on the proposed drawings for clarity and highlighted as Tree T1.

### **Materials**

The proposed rear extension, will be of masonry construction with uPVC windows to match existing with soffits and fascia in white to match existing. The flat roof will be in a GRP or Single Ply Membrane and dark grey in colour to match that of the existing flat roof.

### **Ecology**

There is a mature tree to the front of the site and this does not show as being a TPO.

The proposed extension is positioned over the footprint of the existing deck and covered area and would pose no threat to trees or protected species. Using the MAGIC interactive online map, no protected species were highlighted in relation to the site.

### **Sustainable Enhancements**

The proposed side and rear extensions will be highly insulated with uplifts to the minimum required u-values to that outlined in AD Part L of the building regulations. The rear extension will be of a 'warm' insulated roof make-up of which will be a substantial thermal upgrade on the existing. All new windows and doors will achieve a min U-Value of 1.4 of which is an uplift on the existing units currently in place. These thermal upgrades combine to provide a solid thermal enhancement to the property.

### **Flood Risk**

The site is within a Flood Zone 1 and a download of the check on the Government Website Flood Mapping as included as part of this planning application submission.

### **Access & Parking**

The site currently has no off-road parking however, the distance from the boundary at the front of the site of which flanks the pavement has substantial depth and would easily accommodate x2 vehicles, thus providing a safe parking area for parents to use whilst dropping off/collecting children.

### **Gardens and Landscape**

The external space provides a great area for the children to play outdoors with activity areas and a large covered sandpit plus various open elements for movement and play. These areas would remain as existing with no change proposed and would therefore not be affected by the proposed extension.

### **Conclusion**

Care has been taken to prepare a proposal that achieves the additional space requirement for increased capacity of the nursery, as per the in-place funding agreement and is designed to try and ensure that there are no detrimental effects caused to any adjoin properties by sitting directly over the existing footprint of a current structure. Its height also aims to match the existing rather than exceed it.

The addition would allow for the increased volume of children taken on by Fledglings Day Nursery of which contributes the community generally.