

DESIGN STATEMENT

Proposed Additional Daycare Accommodation Space at 'Honeypot Day Nursery' Broad Gate, Weston Hills



Introduction

Honeypot Day Nursery has been established a number of years now, and occupies the original old school building at Weston Hills. Over the years the building has undergone numerous alterations and adaptations, including extensions, the addition of lean to structures, outdoor structures, window replacements etc, to name but a few.

There has become a requirement for some additional indoor space, for a number of reasons, including CV-19 implications, but also for the general needs of the business, and therefore a proposed contemporary style stand-alone room has been concluded as being the most appropriate method to gain the space. Architects have looked at various options for extending the building, but the cost implications associated are unjustified, and it seems that actually a stand alone building with a contemporary appearance would compliment quite well with the surroundings.

The school sits well back into the site, with just a small narrow outdoor learning courtyard area to the rear of the building, with the majority of the outdoor area at the front of the building.

It is partly for this reason that the proposed and urgently required additional dayroom space is proposed to be located at the front of the building within this application rather than at the rear.

The Requirement

The owner of 'Honeypots', Mrs Sarah Sargent, has provided the following statement in justification for the additional space :-

"Honeypot currently services the local community, providing both full day care and Government funded pre-school places for children from 7:30am to 6pm as required by the parents. In addition to these children, the setting provides wrap around care for three local primary schools, Weston Hills C of E Primary, Cowbit St Mary's Endowed C of E Primary, and Moulton Chapel Primary School. Wrap around care offers the children breakfast in the mornings, taking to school (walking or by transport), collection from school, activities, and tea. In addition, full holiday care is provided during school holidays. These services are currently provided to the school children within the main nursery setting. We currently have in excess of 50 school children (not all at the same time) on our registers and feel their needs would be better met with a separate building. Key Stage 2 children (7-11yrs) would particularly benefit from additional space for clubs and age appropriate activities for which resources can be stored. We currently have woodworking equipment, sewing machines etc that are used only by school children and they would benefit greatly from their own space. The additional space would also assist the setting in maintaining any distancing measures but also continue to provide parents with the service that allows them to work. The room will also provide additional space during the school day for small group work, particularly with the high level of SEND children on our register, allowing greater space for wider range of sensory activities".

The Design

The proposed building is a relatively bespoke pre-fabricated style building, which is much more aesthetically pleasing than the standard 'modular porta-cabin' style buildings that tend to be installed at learning and educational premises when situations similar to this arise where there is quite an urgent need for additional accommodation.

The proposed building will be a 'Cube Design' by manufacturers namely 'Modern Garden Rooms'. The building will compliment the existing brick building very well, with the use of vertical western cedar cladding boards to the external façade, inclusive of slate grey windows and doors, and finished with a charcoal grey roof line.

The building is 4m wide x 8m long, and is just short of 2.5m high. It should be noted that there are existing structures within the same general area as this building is proposed to be located, that have higher roof levels, therefore there would be no need for concern over impact as the existing building will become removed as part of this proposal. The photo on the following page shows the existing structure.



Floor levels of the proposed building will be similar to the existing buildings floor level, the ground level is currently sloping and therefore there will be some need for levelling the proposed building and marrying into existing ground levels to achieve appropriate accessibility.

Layout

Internally the proposed building will be generally one large open room, with a small toilet provision in the corner.

Landscaping

The outdoor area will become enhanced with a re-surface of the tarmac, and its proposed that the outdoor play space may utilise some of the front garden area of the original schoolhouse, which currently remains separated off from the playground

Final Evaluation

This proposal allows for required additional indoor space by using a tasteful modular building which will nicely compliment the existing building and enhance the current outdoor area of the day nursery. There are no adverse affects caused by the proposal and it is wholly appropriate.