

Unsworth Croft Lane



Design + Access
Statement

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1. Design Statement

1.1 Introduction

This Design and Access Statement has been prepared by Studio KMA on behalf of Tiddlywinks Nursery Group in support of a Full planning application for a proposed new private day nursery, together with an outdoor Forest School and play area, access, associated infrastructure and landscaping (Use Class E(f)) at land off Croft Lane, Unsworth, Bury, BL9 8QA.

The primary aim of this Full planning application is to demonstrate a coherent development strategy for this site.

1.2 Objectives

The requirement for the Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development.

We are aware that our proposals represent a major development within Unsworth and thus, we recognise the need for the preparation of this design statement to set out in a clear and concise manner:

Spatial Context – analysis of the physical characteristics of the application site and its surroundings.

Design Philosophy – description of the proposed use and the design principles upon which the concept and approach has been based.

The Proposal – illustrating the key elements of the scheme in terms of both function and form, external appearance, and material choice.

Environmental Standards – identify how the proposals include an environmental focus.

National Design Guide – identify how the proposals relate to each of the ten characteristics set out within the National Design Guide.

Access – identify details of vehicular and pedestrian accessibility.

Summary – providing a brief overview of the proposal.

This Statement is intended as a positive tool for Bury Council and all other relevant third parties.

1.3 Planning Application Submission

This Full Planning Application is submitted following the withdrawal of Application reference No. 68684 and seeks consent for the construction of a new 2 storey private day nursery (Use Class E(f)), together with an outdoor Forest School and play area, access, associated infrastructure and landscaping.

1.4 Document Schedule

This Design and Access Statement is to be read in conjunction with the following submitted drawings prepared by Studio KMA:

- > Location Plan - (UCL-KMA-XX-XX-DR-A-7010-A3-P1)
- > Existing Site Plan - (UCL-KMA-XX-XX-DR-A-7011-A3-P1)
- > Proposed Site Plan/Roof Plan - (UCL-KMA-XX-XX-DR-A-7012-A3-P1)
- > Proposed Coloured Site Plan/Block Plan - (UCL-KMA-XX-XX-DR-A-7013-A3-P1)
- > Proposed Ground Floor Plan - (UCL-KMA-XX-XX-DR-A-7014-A3-P1)
- > Proposed First Floor Plan - (UCL-KMA-XX-XX-DR-A-7015-A3-P1)
- > Proposed Elevation (Front) - (UCL-KMA-XX-XX-DR-A-7110-A3-P1)
- > Proposed Elevation (Sides) - (UCL-KMA-XX-XX-DR-A-7111-A3-P1)
- > Proposed Elevations (Rear) - (UCL-KMA-XX-XX-DR-A-7112-A3-P1)
- > Proposed Building Sections - (UCL-KMA-XX-XX-DR-A-7210-A3-P1)
- > Existing and Proposed Site Sections (A-A) - (UCL-KMA-XX-XX-DR-A-7211-A3-P1)
- > Existing and Proposed Site Sections (B-B) - (UCL-KMA-XX-XX-DR-A-7212-A3-P1)
- > Proposed Street Scene Elevation - (UCL-KMA-XX-XX-DR-A-7213-A3-P1)

The following supporting documents have been prepared and are to be read in conjunction with the submitted drawings prepared by Studio KMA:

- > Planning Statement
- > Phase 1 Site Investigation and Coal Mining Risk Assessment
- > Phase 2 Site Investigation
- > Sustainable Drainage Strategy
- > Preliminary Ecological Assessment
- > Transport Statement
- > Noise Impact Assessment
- > Topographical Survey

2. Spatial Context

2.1 Location and Context

Being situated to the south of Bury town centre, the site is located to the northerly extents of Hollins, which is a mainly residential settlement, before a transition to commercial and employment uses within Pilsworth to the north.

The application site is nestled between Croft Lane and the River Roch, and is in a highly sustainable location with excellent transport links to Bury town centre to the north, Whitefield and Manchester to the south and Rochdale to the east. Junction 2 of the M66 motorway is located 0.7 miles to the north east.

The proposed development site is located directly to the north of the former Roach Bank Inn, and the majority of the application site once formed the car park and access to the pub. The Roach Bank Inn closed in 2014 and has since been converted into a plastering training centre and ancillary residential accommodation above.

The application site has an open frontage to Croft Lane with a central access point to the car parking area. The car park slopes up from south west to the north east following a similar gradient to Croft Lane. Beyond the car park there is a triangular shaped area that banks down steeply to the west.

To the north east of the application site there is currently a medical centre with associated car parking. Directly to the east (across Croft Lane) there is a development of dwellings with further residential development beyond. Heading west from the car park the land grades down steeply forming the side of the river valley before reaching the floodplain and banks of the River Roch.



Location Plan



Aerial photograph of application site

| 2.2 Character

Character is often described as a 'general atmosphere' or 'ambience' that is seen to be evidenced within both the 'physical' environment and the 'social' environment. Notwithstanding this, architects and local planning authorities tend to clarify character as a set of formal elements that are embedded within the built environment.

The application site is located on a plateau above the physical extents of the river valley, being clearly distinct from it, and is part of the suburban area within clear lines of existing development.

Being located within a suburban setting, the surrounding areas consist of mostly low density built form. Several different building uses are in close proximity to the application site, including residential and commercial.

The surrounding built form comprises a mixture of heights and scales, manifested in a wide variety of materials and architectural 'styles'. As such, the application site's immediate context does not possess an overarching architectural character. The application site is currently vacant and has a poor appearance, negatively impacting upon the visual amenity of the streetscene.



Photographic survey of application site context



Photographic survey of application site



Photographic survey of application site

2.3 Topography

The applicant has commissioned a full topographical survey of the application site and its immediate environs to inform the design process.

The 'plateau'/existing car park element of the application site is reasonably flat with a rise in level of approximately 1.5m south west to north east, and 1.5m north west to south east.

The steep land grading within the north west of the application site consists of a level change of approximately 6.5 - 7.0m down to the river bank area.

The proposed site levels and floor levels have been determined in line with this topographical survey data (working with the existing site levels as far as practicable), a drainage strategy and a ground contamination mitigation strategy as part of this Full planning application.



2.4 Ecology

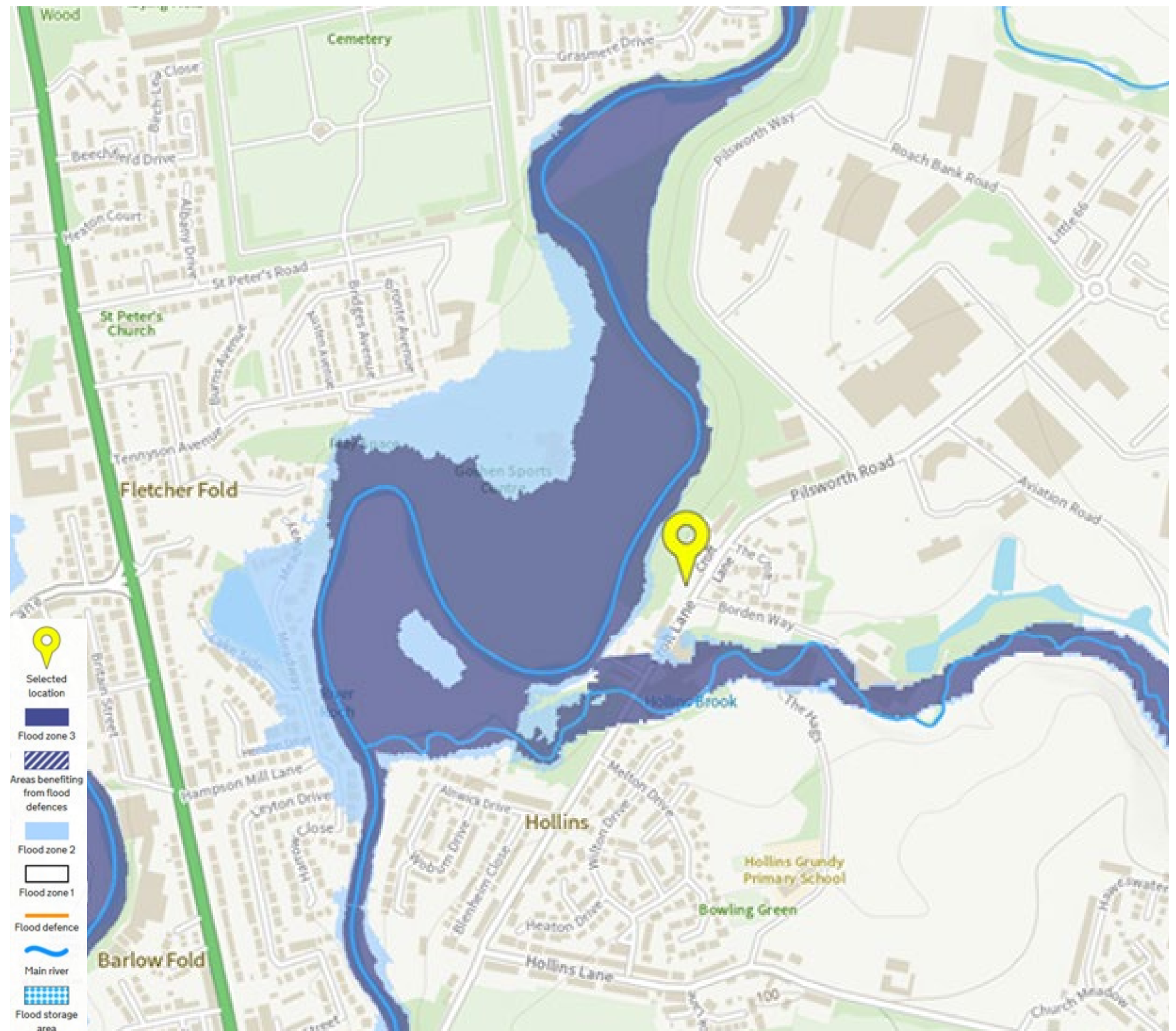
As the application site lies within the Roch River Valley and has a Wildlife Links and Corridors designation, the applicant appointed an ecologist early in the design process to assist with assessing and mitigating against any potential adverse impact from the proposed development upon the existing ecology within the site and its context.

A Preliminary Ecological Assessment of the site accompanies this Full planning application.

2.5 Flood Risk

The application site sits within a Flood Zone 1 as identified on the GOV.UK Flood Map for planning website. Areas deemed to be in Flood Zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000-year chance.

A Sustainable Drainage Strategy accompanies this Full planning application.



Environment Agency Flood Zone Map

| 2.6 Analysis

The application site is currently vacant however it possesses clear and precise attributes presenting a range of both opportunities and constraints to a potential new development.

In terms of the application site's constraints, these include for:

- The existing topography and the requirement to maximise the development potential of the site whilst ensuring appropriate levels of accessibility, serviceability and parking are achieved.
- The need to consider any potential impact upon ecology and biodiversity within the Roch River Valley Corridor.
- The limitations of the existing site access from Croft Lane, both in terms of vehicles and pedestrians.
- The height, scale and mass of existing adjacent built form.

The key opportunities of this site to be transformed into a new exemplar private day nursery include the opportunity to:

- Create an inclusive, accessible and attractive new high-quality facility to deliver much-needed professional childcare services for local families.
- Bring a currently vacant, brownfield site back into a sustainable use.
- Preserve and enhance the Roch River Valley setting.
- Deliver a sensitively designed development, with a distinct identity, to help fulfill an important need within the local community.
- Demonstrate a desire to enhance the quality of the built environment, seeking to establish a new sense of place whilst preserving the existing Roch River Valley context.
- Demonstrate a high-quality development that coincides with the aspirations of the local community.

Encouraging and facilitating sustainable new development that will maintain and enhance the vitality, viability, and vibrancy of the Borough, whilst also enhancing its environmental quality, is an important strategy for the local authority.

In order to achieve this, vacant and under-utilised plots need to be put to more productive use and public realm environments must be greatly improved.

The application site is considered an important redevelopment site within the local area, offering an opportunity to enhance the quality of the built environment and to help contribute to the provision of key services to the local community through the creation of a new high-quality private day nursery to support local families with their essential child care needs.

2.7 Design Development

This Full Planning Application is submitted following the withdrawal of Application reference no. 68684. The original application was retracted following receipt of an email stating from the Planning officer stating "...we are not able to support the application. We have an issue with the design and massing, height and overall scale of the building which would be overly dominant and out of context within this street scene setting".

Following the Planning Officers advice, the applicant revised the proposals and engaged in pre-application discussions with the LPA. A part of the pre-application process, Studio KMA prepared a comparative analysis street scene and site plan drawing demonstrating the following:

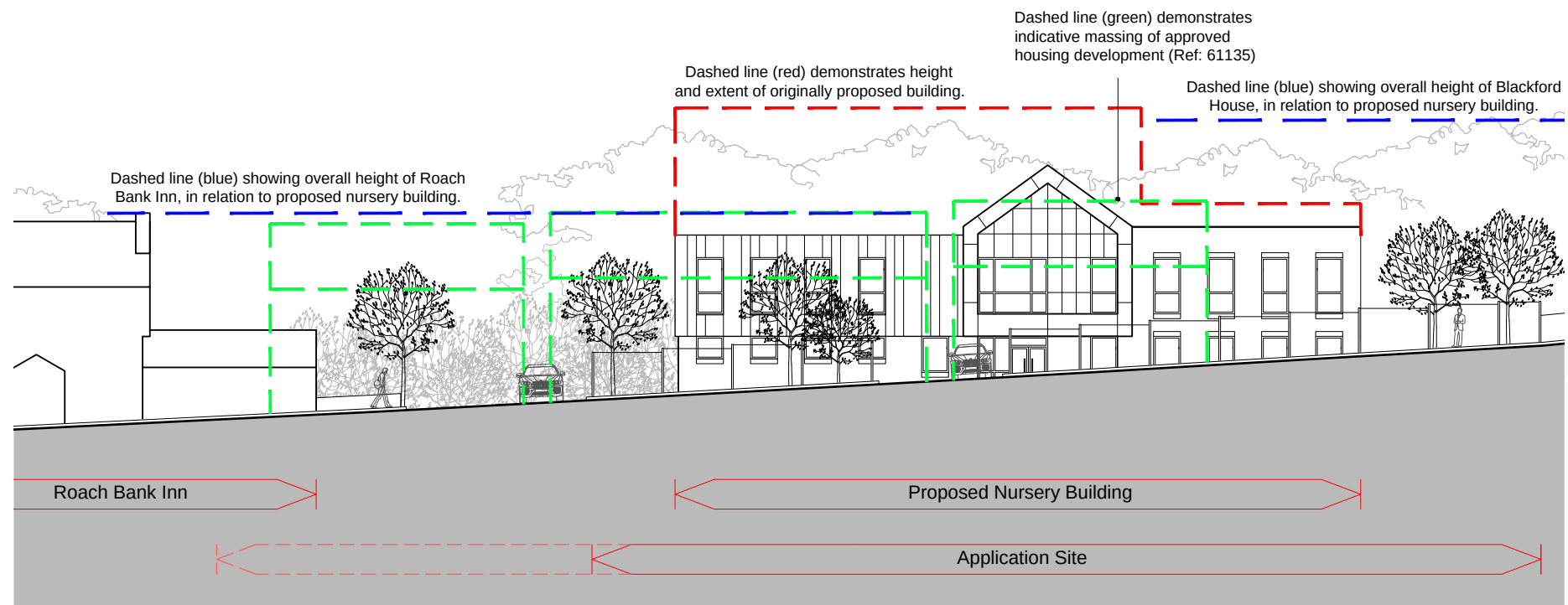
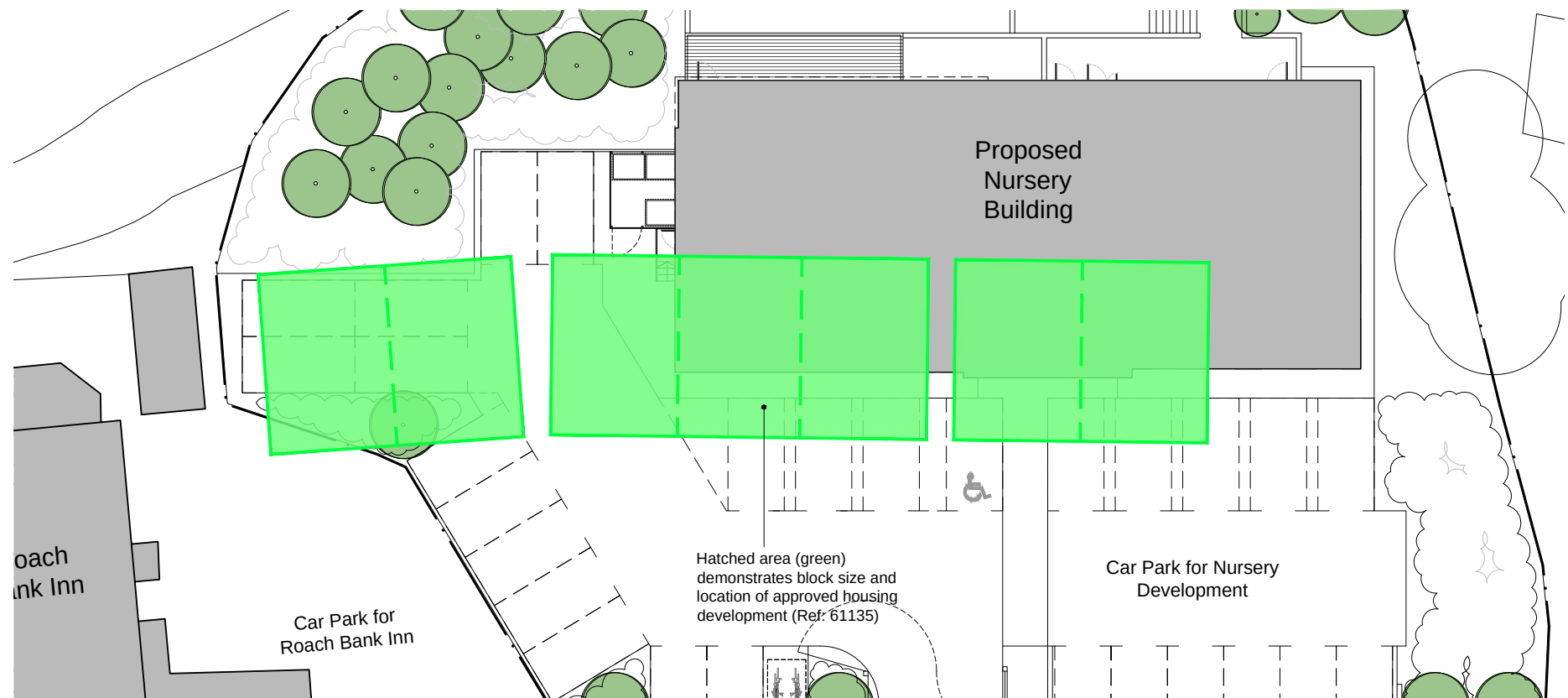
- Height and extent of original proposed building.
- Height and extent of planning approval reference: 61135.
- Height and footprint of the former Roach Bank Inn Public House.
- Height and footprint of Blackford House.

The revised proposals demonstrated a clear reduction in proposed building height, scale and mass.

During a telephone meeting on 10th November 2022, the Planning Officer confirmed that a modern design for the private day nursery building is acceptable in this location, and the material palette, subject to final designs being reviewed, would be supported.

An email received on 5th May 2023 stated "...the amendments to reduce the building are an improvement and it looks to integrate better within the street scene.

Advice was also given to provide additional planting along the street frontage and within the parking areas to soften the site. The proposed site plan demonstrates the structured landscape proposal, and includes planting as advised.



The same email received on 5th May 2023 noted highway matters, specifically referring to the former Outline planning approval for residential development reference no. 61135. The email noted that the Highways Dept. had confirmed “something similar needs to be replicated” within the proposed scheme.

The applicant has engaged with their solicitors to review land ownership. The solicitors have reviewed Title Plan and Title Registration detail for both the application site and the adjoining property to the south-west. They have specifically reviewed (any) easements or restrictive covenants associated with both.

There are none placing a requirement for the two ownerships to merge as per historic approvals. Furthermore, there is in fact, a requirement for a boundary fence to be erected between the two ownerships.

There is specific H&S legislation regarding the safeguarding of children. A secure childcare environment is essential to ensure a positive place where children learn, and parents feel confident about their daycare choice.

GMP have previously advised on security measures, and these include for an appropriate perimeter fence to the day nursery.

As part of the pre-app correspondence, Studio KMA have issued

- 1) the legal ownership boundary.
- 2) information regarding the land registry contract for a boundary fence to be erected between the two ownerships.
- 3) the H&S legislation regarding the safeguarding of children, and;
- 4) GMP’s supporting requirement to the H&S legislation to include a perimeter fence around the proposed development.

3. The Proposal

3.1 Use and Content

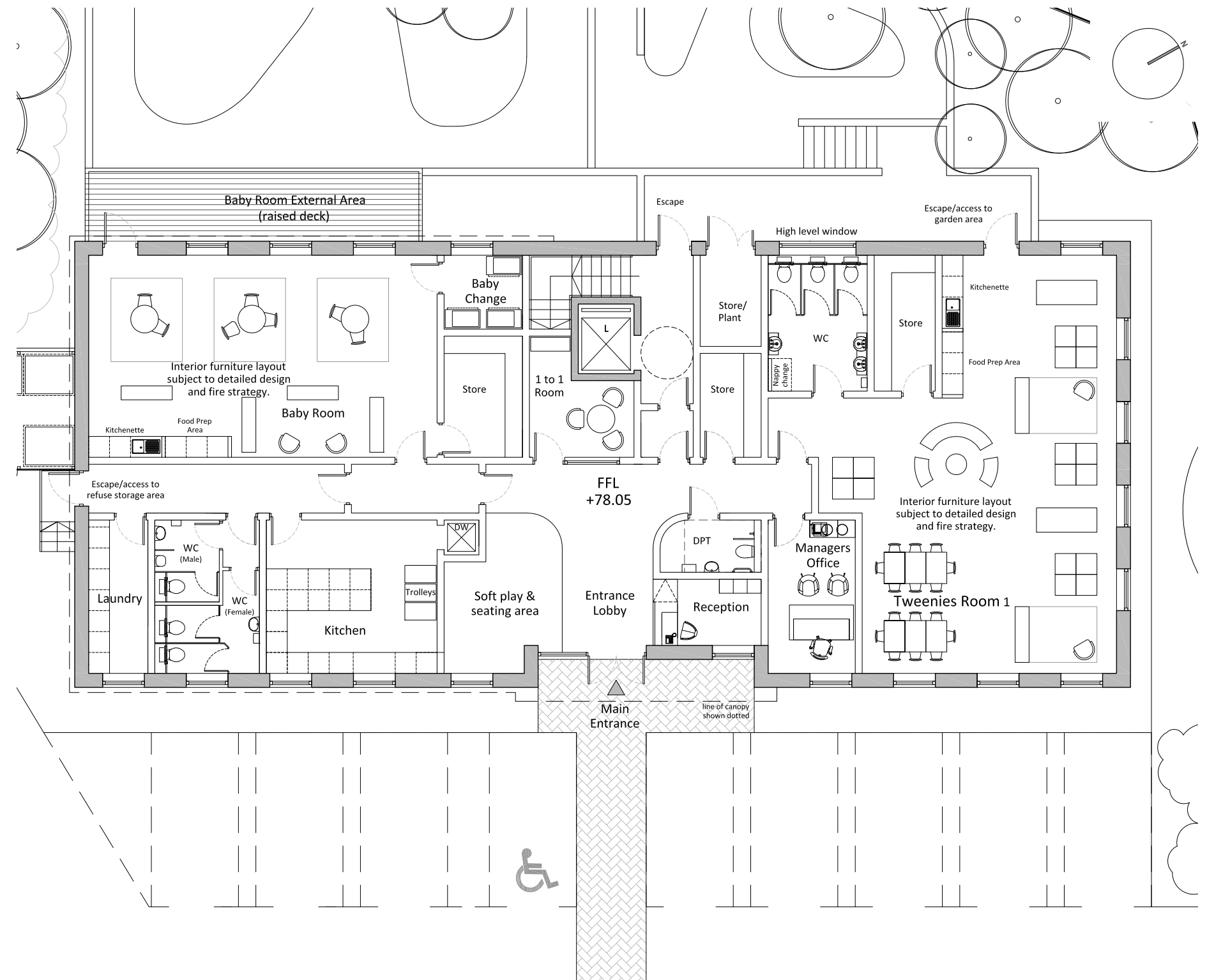
This Full planning application seeks consent for the construction of a new 2 storey private day nursery (Use Class E(f)), together with an outdoor forest school and play area, access, associated infrastructure and landscaping.

The proposal is supported by a total of 28no. car parking spaces and a dedicated service area.

The proposed layout identifies the following accommodation:

Ground Floor

- > Entrance lobby
- > Reception
- > Soft play and seating area
- > 1 to 1 room
- > Kitchen
- > Laundry
- > Plant room
- > Staff/Visitor WCs
- > Accessible WC
- > Baby Room (inc. external deck, baby change, kitchenette, food prep area and store)
- > Tweenies Room 1 (inc. WCs, kitchenette, food prep area and store)
- > Vertical circulation core and fire escape route.
- > Outdoor Forest School and Play Area.



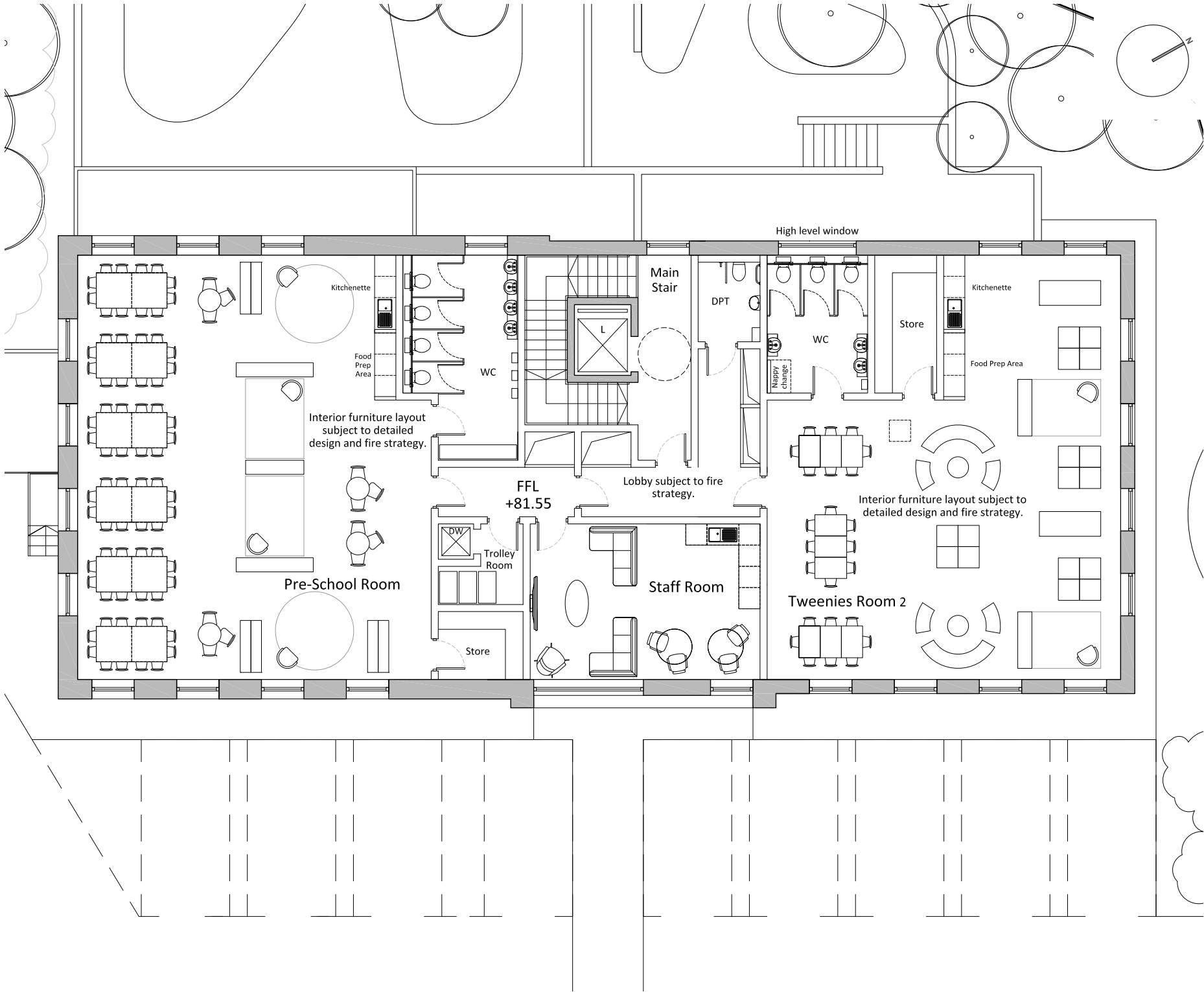
Proposed Ground Floor Plan

First Floor

- > Staff Room
- > Tweenies Room 2 (inc. WCs, kitchenette, food prep area and store)
- > Pre-school Room (inc. WCs, kitchenette, food prep area and store)
- > Trolley Room
- > Accessible WC
- > Vertical circulation core and fire escape route.

3.2 Amount

The proposals include for approximately 701.0 m² of new accommodation. Please note this gross internal area is approximate and subject to further detail/technical design.



Proposed First Floor Plan

3.3 Layout and Form

The proposals have been drafted with an understanding of the immediate area, its character and identity. Having carried out an extensive site visit and studying the various aspects of the local distinctiveness experienced through its buildings and spaces, we have considered how the layout and form may enhance the immediate area.

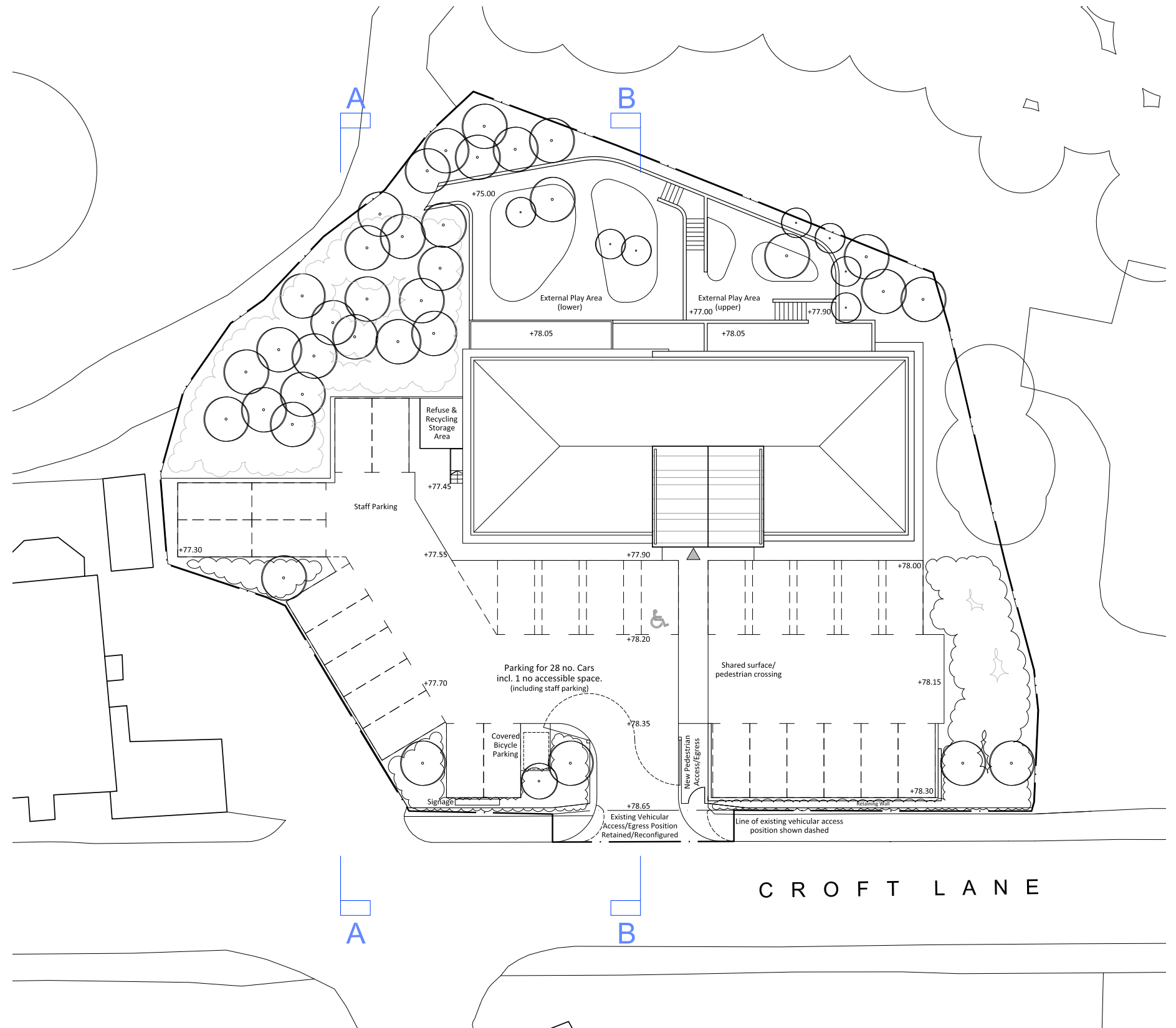
Our site analysis, through the lens of urban design principles, provides a 'picture' of how the layout will function and identifies how we have dealt with site constraints and taken advantage of development opportunities. By demonstrating this appropriately considered layout, the proposal ensures that the proposed development contributes to the wider character of the area whilst also creating an attractiveness of its own.

The proposed nursery building is set back from W Croft Lane allowing space for adequate and required parking and service provision while providing essential high quality open play space to the rear adjacent to the existing woodland creating the 'Forest School' which is therefore shielded from the parking area and highway by the building and change in topography. This change in level on the site ensures expansive, far reaching views at all floor levels enhancing the visual amenity of its occupants.

The proposed building internal layout has been designed following a detailed brief from the applicant (Tiddlywinks Nursery) ensuring the building meets the needs of the children that will attend the nursery ensuring longevity of the development in the future.

Key considerations to ensure an appropriate architectural (and landscape) layout are:

- > **Continuity and Enclosure** - a clear definition of private and communal space.
- > **Legibility** - a proposal that has a clear image that is easy to understand and navigate.
- > **Quality of Landscape** - a development with attractive external spaces.
- > **Orientation** - to ensure the development integrates with the existing context.
- > **Ease of Movement** - a layout that is easy to get to and move through.
- > **Security** - a layout that provides an acceptable level of visual transparency and permeability.



Proposed Site Plan

Continuity and Enclosure

The site layout and position of the proposed building provides clear separation between the car parking to the front of the site and external play area/forest school to the rear of the site creating a safe environment for all future pupils.

Hard and soft landscaped areas help to create a good level of high quality, spatial enclosure.

Safety for the children, staff and visitors is paramount and therefore secure fencing bounds the site with pedestrian and vehicular access gates at the front of the site which can be closed down during operational hours and opened up when required.

Legibility

The proposed development has a clear image and is easy to understand via a straightforward site layout and simplicity of built form that achieves a recognisable visual character and language.

The layout and form of the proposals reinforce the sense of legibility with a clear and understandable environment via recognisable built form, routes, intersections and landmarks to aid navigation.

Quality of Landscape

High-quality landscape is of critical importance within the proposals. The proposed layout has been specifically designed to maximise the opportunity for attractive hard and soft landscaping, providing high quality external spaces for attendees/visitors/staff and taking advantage of the existing river valley/woodland setting to the rear.

Orientation

The proposals have been consciously orientated in this manner to ensure a positive integration with the existing urban grain and also to exploit the open frontage to Croft Lane.

The orientation of the proposals within the site also ensures:

- > the building takes advantage of the visual amenity and privacy to the rear afforded by the existing River Roch Valley.
- > effective passive surveillance and self-policing of the external Forest School/play area and car parking/service areas.

Ease of Movement

The proposed development is easy to get to and move through. The layout demonstrates a clear and well-considered strategy that prioritises pedestrian movement in and around the site, with a 2m wide footpath linking the public highway to the main entrance.

Security

Security is of primary importance to ensure the sustainability of the development and the layout and form ensure an acceptable level of visual transparency and permeability to and from the site.

Our aim has been to develop the design to deter crime and provide a safe and secure environment for all future attendees, visitors and staff. We have approached the detail of the layout and form of the proposed building to include;

- > Low level landscaping.
- > Strict security standards for all windows and doors.
- > Well-lit footpaths.

The pattern of the site layout responds sensitively to its context with careful attention being given to how the building responds to the site boundary and the site topography.

The site layout ensures a high level of passive surveillance is provided across the development. This forms an important element in the creation of a safe environment for attendees, visitors and staff.

| 3.4 Height, Scale and Mass

Studio KMA acknowledge that scale is defined as: the height, width and length of a proposed building in relation to its surroundings. The impact of the scale of the proposals has been very carefully considered as part of the new proposals, and the design rationale alongside the client brief that informs the architectural and urban design response has been comprehensively illustrated within this statement.

The height, scale and massing of the proposals have been developed in a collaborative manner with the Local Planning Authority, a refined design process strongly influenced by the adjacent properties and the topography of the site and Croft Lane, as well as the internal spatial requirements of an exemplar private day nursery.

The proposal's overall height and scale has been reduced when compared to the previous submission, and whilst this has an adverse impact upon the business plan, the reduced admission facility has all the required internal spaces. The building also demonstrates appropriate floor-to-ceiling heights internally within the building.

To ensure an appropriate visual mass has been achieved, various elements have been incorporated into the design. These include for a feature gable above the main entrance, and a visual break between ground and first floor level to the left hand side of the main entrance via the use of different materials and colour palette.

These architectural devices help to reduce the overall visual mass of the building, particularly when viewed from the public highway, and ensure the proposals represent an entirely appropriate height, scale and mass for the redevelopment of the application site within the existing urban context.

for illustrative purposes only



Proposed 3D View (looking north west along croft lane)

for illustrative purposes only



Proposed 3D View (looking west across croft lane)

for illustrative purposes only



Proposed 3D View (looking south west along croft lane)

| 3.5 External Appearance and Materials

By careful manipulation of the proposal's form, the use of a modern architectural language and a simple material palette with contemporary detailing, the external appearance aims to create a coherent and high-quality development.

The overall design strategy has been to select high-quality materials that seek to enhance the character of the area, and ensure a robust, durable and easily maintained development. Longevity and a degree of 'future-proofing' are essential characteristics of the material palette and external appearance of the proposals.

The architectural (external) skin of the proposed nursery is facing brick and standing seam cladding, with visual interest being added via window reveals and feature gable coloured to match the brand identity of Tiddlywinks Nursery Group.

The proposed design creates a contemporary and playful visual character, at once signalling the proposed use as a nursery and facilitating the creation of a high-quality place with a visual identity of its own that positively integrates with, and enhances, the overall visual quality and character of the area.

The proposed palette of materials includes for:

- > Walls High-quality facing brick (colour: buff),
Standing seam or, Snaplock or, Nailstrip cladding (colour: dark grey)
PPC aluminium cladding panels (Colour: pink and blue to match Tiddlywinks brand)
- > Roof Roof cladding panels (colour: dark grey)
Standing seam or, Snaplock or, Nailstrip cladding (colour: dark grey)
- > Doors PPC aluminium double-glazed entrance doors (colour: dark grey frames)
- > Windows PPC aluminium double-glazed window system (colour: dark grey frames)

for illustrative purposes only



Proposed 3D View to front

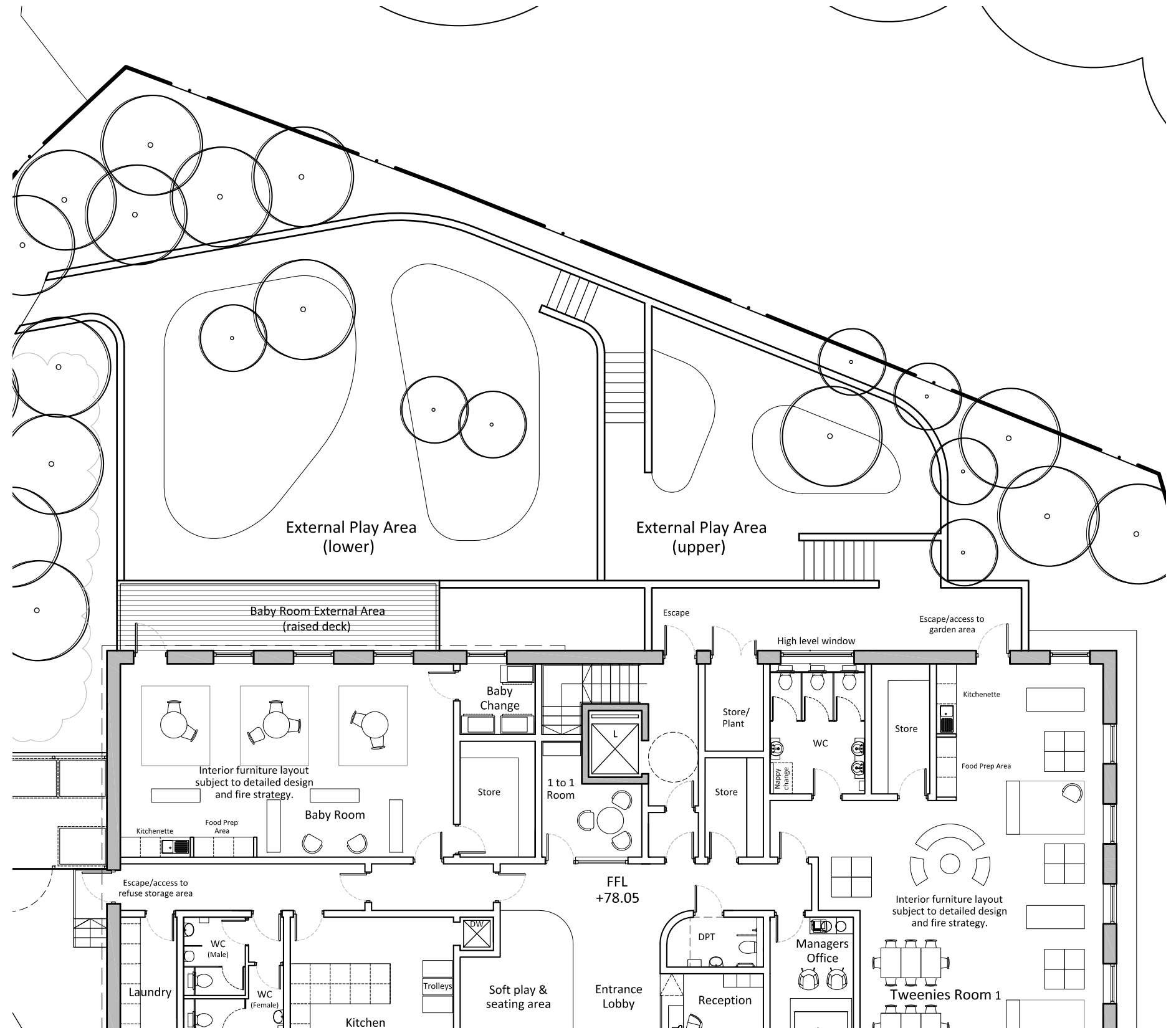
3.6 Amenity

As the proposal's overarching design strategy has been to create an engaging, stimulating and safe learning and play environment for children, an important design consideration has been to achieve an appropriate balance between indoor accommodation and attractive outdoor spaces.

The proposed nursery benefits from a dedicated shared amenity space in the form of an outdoor terrace to the Baby Room at ground floor.

The proposed nursery also benefits from a large, landscaped Forest School and play area located to the rear of the site. It is fully accessible and intended to provide a dedicated safe environment for outdoor educational activities and social interactions that will aid child learning and help to build a sense of community within the nursery. This area also delivers a vital green space to help reduce stress and increase a sense of wellness and belonging for attendees and staff, as well as seeking to enhance their wellbeing.

In terms of the internal accommodation, the floor-to-ceiling heights within the building has been set to an appropriate level of 3m to ensure all building users benefit from good quality spaces.



Proposed Site Plan Excerpt (ground floor)

3.7 Landscape and Biodiversity

Our objective has been to ensure the proposals integrate well within its context. Our overall approach has been to enhance the development with high quality soft landscaping along routes and to the site boundaries where practicable, alongside attractive areas of hard landscaping, to ensure the existing river valley woodland setting of the application site is preserved and enhanced.

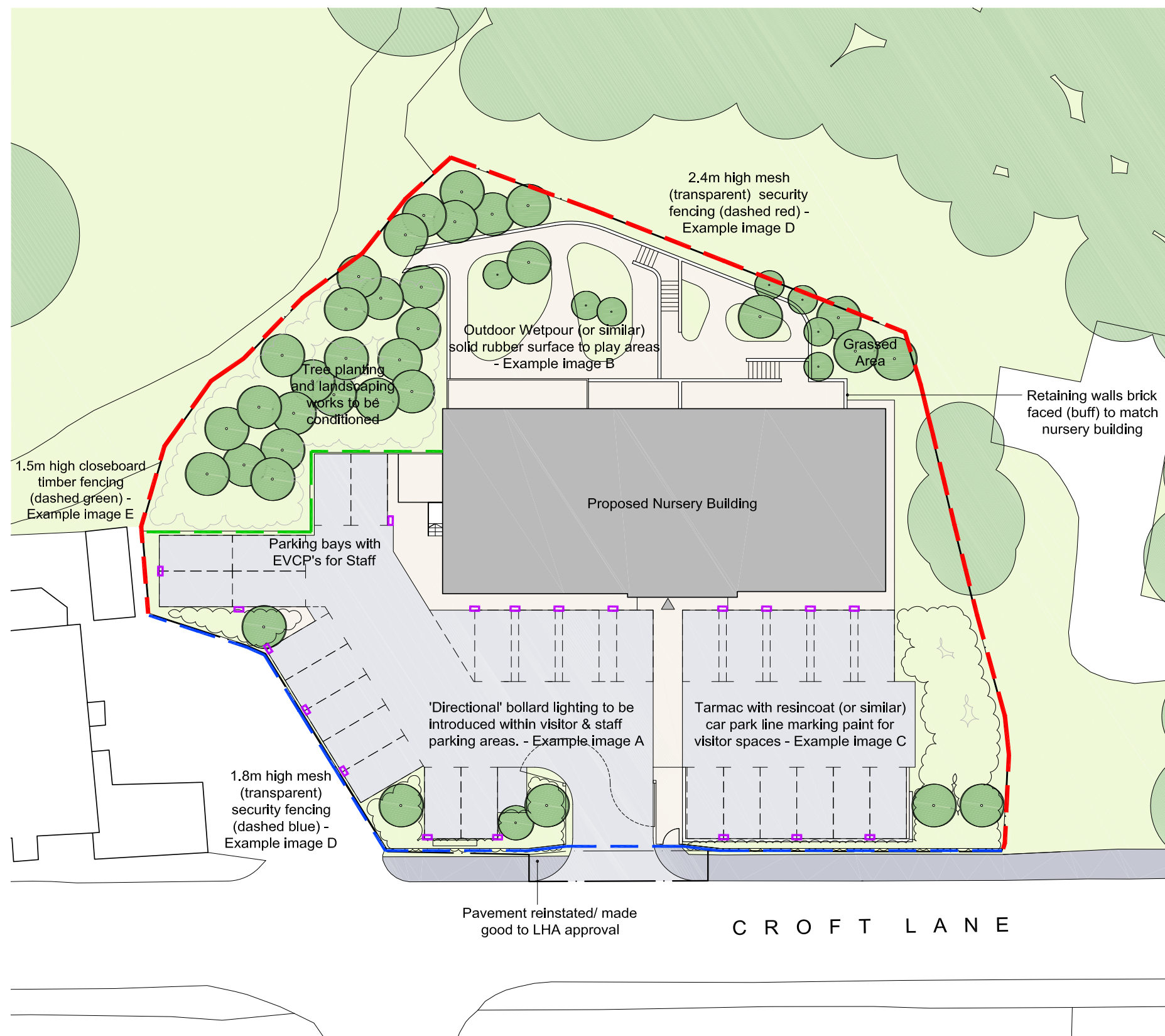
Given the river valley woodland setting, an important design consideration has been to ensure that no existing trees are impacted upon by the proposals. To further ensure the proposed new nursery integrates positively with its natural context, the proposed outdoor Forest School and play area has been located very specifically to the rear of the application site in order to address and respond to the existing woodland adjacent.

In addition to including a high-quality landscape strategy, the proposals also seek to enhance biodiversity across the site by optimising wildlife habitats. To complement the new nursery's educational programme (particularly as part of the Forest School area), a suite of bug, bee, bat and bird boxes will be located where appropriate.

A list of recommendations for the proposals are included within the Preliminary Ecological Assessment that has been submitted in support of this Full planning application.

3.8 Window Cleaning Strategy

The nursery operator will select the most appropriate approach to maintaining the cleaning of glass and façades allowing them to decide the most cost-effective solution to cleaning the building. At this stage the window cleaning strategy envisaged will be a reach and wash system.



Proposed Coloured Site Plan

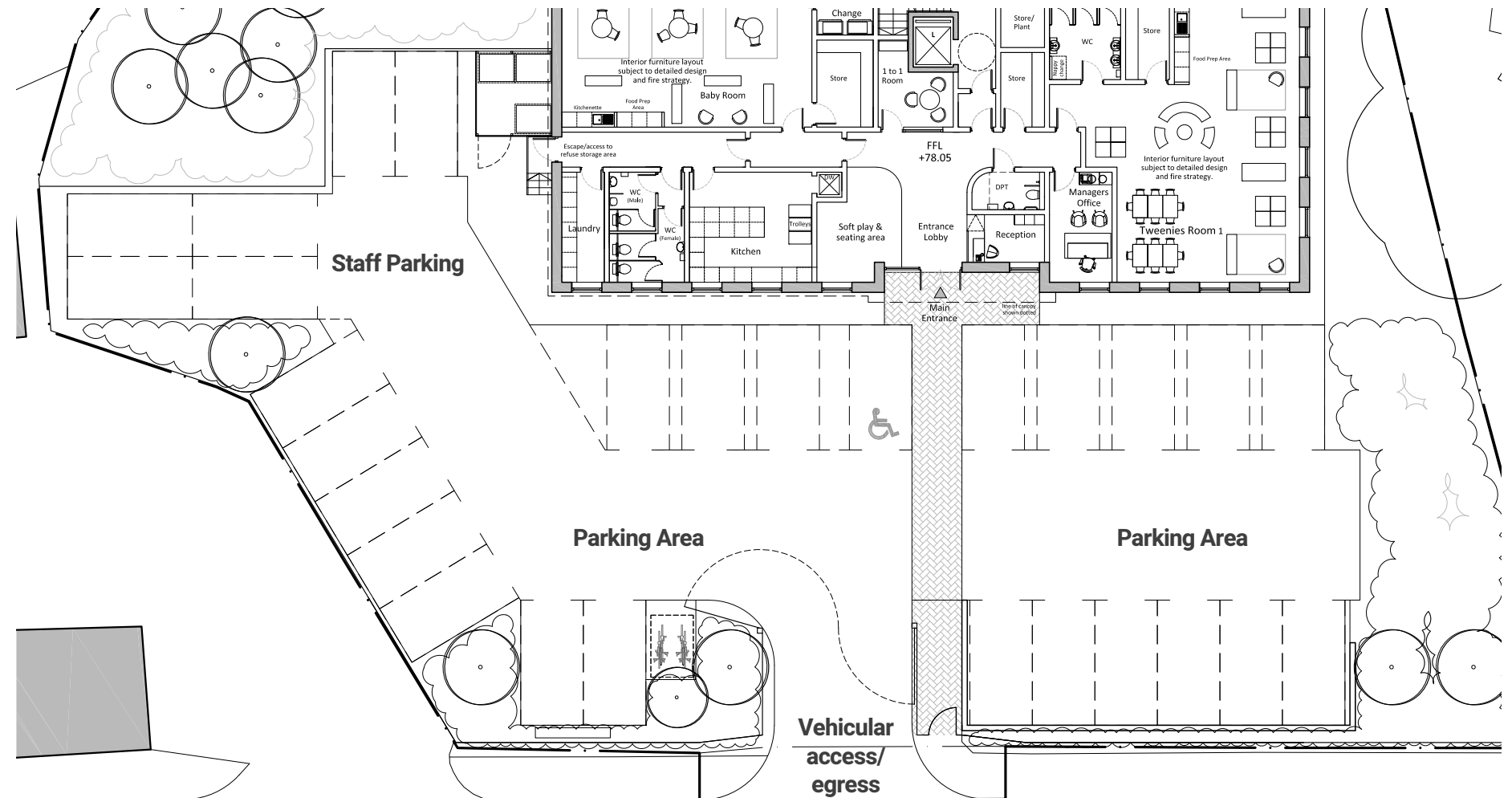
3.9 Car Parking

The proposed site plan identifies a sensitively designed car parking strategy that includes for an overall capacity of 28no. vehicles, including for 1no. accessible bay. This is in line with national guidance in relation to the proposed E(f) Use Class.

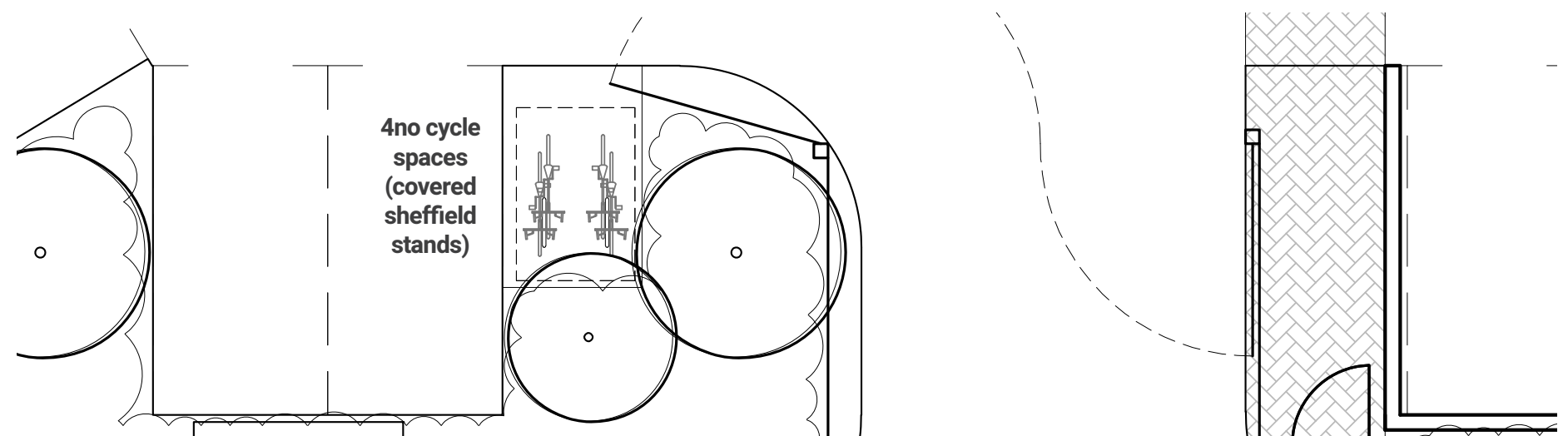
A Transport Statement has been submitted in support of this Full planning application.

3.10 Cycle Parking

The proposed development includes for secure, covered bicycle storage for up to 4no. bicycles. The technical details of the bicycle storage provision shall comply with police recommendations and is to be conditioned as part of any approval.



Proposed ground floor excerpt showing car parking and service areas



Proposed ground floor excerpt showing location of 4no. cycle spaces

| 3.11 Crime, Safety and Security

Our approach as architects and designers has been to design a layout which is safe and takes account of public health, crime prevention and community safety.

A secure child care environment is a positive place where children learn, and parents feel confident about their daycare choice. Part of that positive environment is feeling secure. The security measures incorporated into the proposed development play an essential role in putting parents and staff at ease. This way, focus is firmly placed upon providing a nurturing learning experience for the pupils.

So, security is of primary importance to ensure the long-term sustainability of the development, and whilst it should be noted that private day nurseries rarely attract the attention of criminals, our aim has been to develop the design to deter crime. We have approached the design of the development to include:

- > A secure main entrance.
- > Appropriate perimeter fencing, including their height and style, to the development site.
- > Secure the access around the sides of the building.
- > Security-rated windows, entrance doors and escape doors – the detail of which we would expect to be conditioned as part of any future planning approval.
- > Appropriate access controls to all entry/exit doors to ensure authorised access/egress for staff, visitors, parents and carers.
- > All elevations of the building to be illuminated with low intensity, dusk-to-dawn lighting.
- > An intruder alarm, CCTV system and lighting.
- > Cycle parking located in clear sight, where it can be seen/ supervised by staff.
- > Overlooked car parking areas.
- > Mid-level planting to the site perimeter, only trees (as existing) at the rear of the development site.

High standard, physical security measures will be incorporated at the Technical Design stage, including:

- > Biometric fingerprint entry/ access.
- > Staffed reception.
- > Visitors' book.
- > Checking of regular visitors and staff.
- > Fully trained staff who understand all policies and procedures.
- > Camera and mobile phone policy on site.
- > Regular fire drills.

3.12 Waste Management, Recycling and Service Strategy

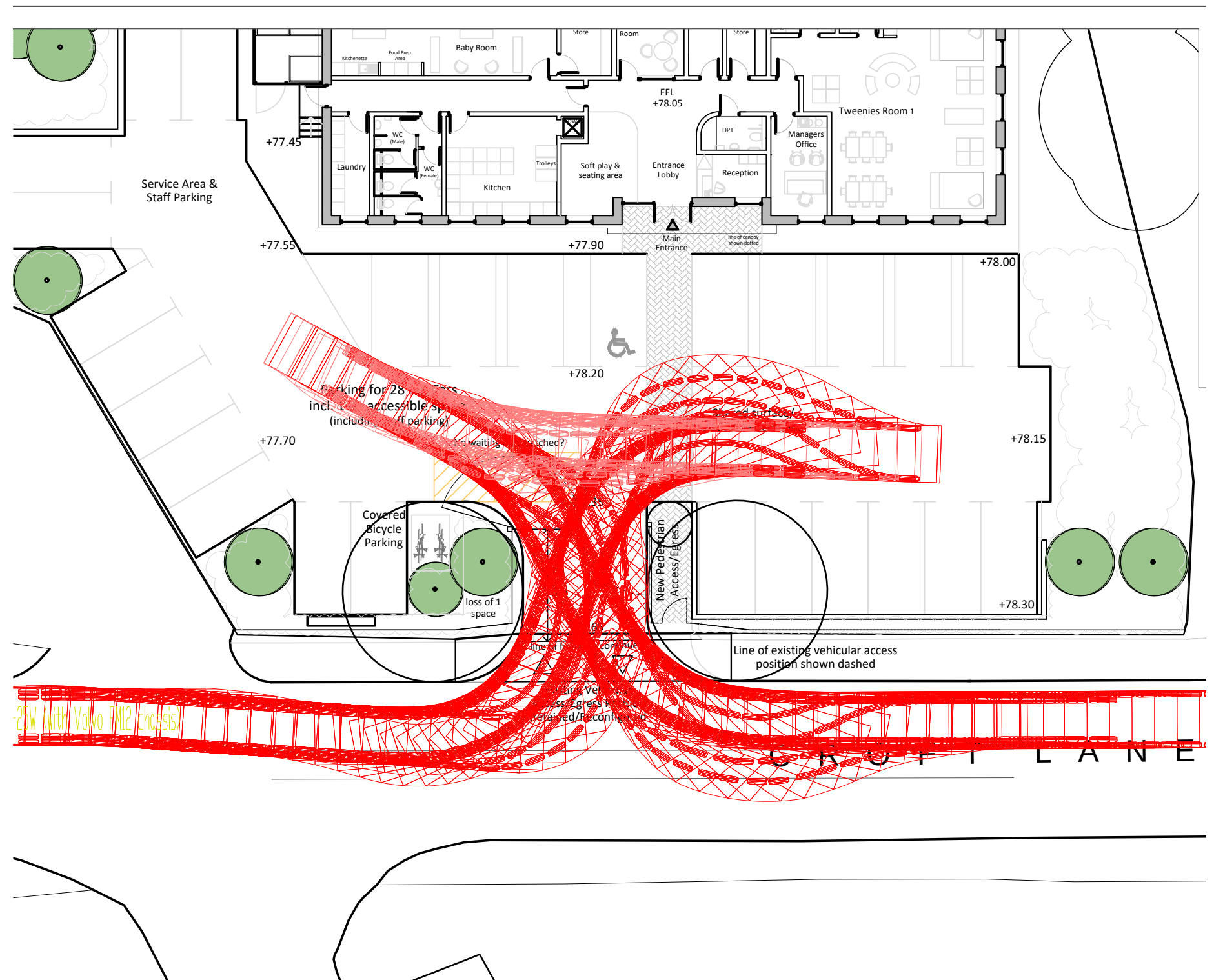
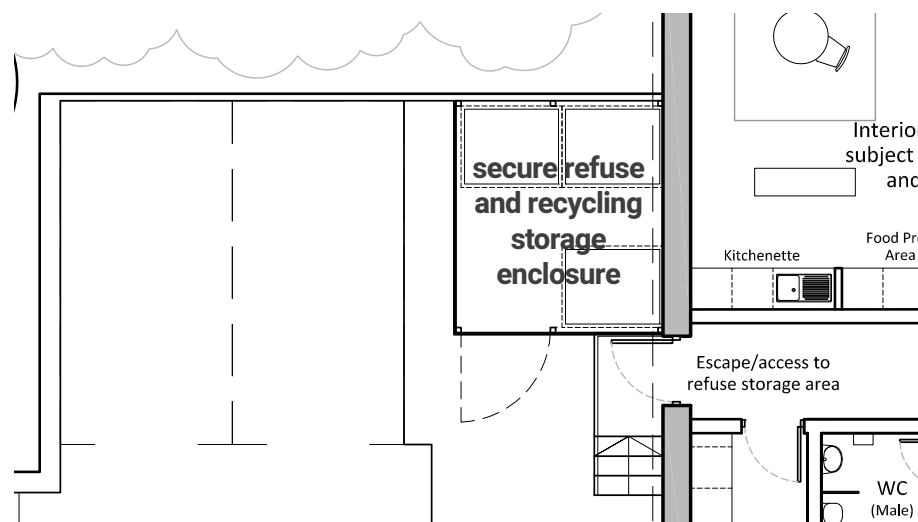
The proposals include for a dedicated external refuse/recycling store located within the service area. The store can accommodate up to 3no. 1,100 litre wheelie bins, with one each dedicated to the storage of recycleable waste (paper/card/cartons/glass/cans/plastic bottles), garden/food waste and general non-recycleable waste. This capacity is in line with council guidance.

Refuse/recycling collection vehicles can enter the site via the reconfigured access junction from Croft Lane to collect the refuse/recycling material. Upon collection day the relevant bin is collected by waste collection operatives from the store and brought to the refuse vehicle.

The collections themselves would operate on a weekly basis, or more frequently if required by the management company as and when required. Collection will be made by a private licensed waste carrier as necessary to collect the various waste streams.

A full refuse vehicle tracking exercise has been carried out as part of the design process, an excerpt of which is shown opposite. This clearly demonstrates a typical refuse vehicle can safely enter, navigate and exit the proposed development in forward gear.

Further details in relation to servicing is included within the detailed Transport Statement submitted as part of this Full planning application.



4. Environmental Standards Statement

4.1 Land Use

The use of land that has been previously developed should be the first priority for new development as opposed to greenfield sites. This sequential approach promotes the regeneration of areas that lie derelict or vacant and gives greater protection to environmental assets.

National policy highlights the need to make efficient and effective use of land by encouraging developments of appropriate density. Bury Council supports such policies, allied with appropriate alignment with existing character in terms of scale and mass, aligning with use policies, ensuring any historical status is respected and schemes do not result in over development.

Our proposal is within policy guidance and ensures improvements are made to the character and appearance of the existing site.

4.2 Orientation

The orientation of the built form within the application site has been largely determined by the urban design principles employed during the development of the proposals. It is in keeping with, and responds to, the established urban grain along Croft Lane.

4.3 Ventilation

The building will incorporate natural and mechanical ventilation where necessary to ensure fresh air is available to all future attendees.

4.4 Lighting

Natural daylight will be available in all habitable rooms and this will reduce the need for artificial lighting. This, alongside the use of energy efficient lighting, will result in a reduction in CO2 emissions.

The use of daylight dimming and occupancy detection may also be employed within.

4.5 Insulation

Whilst this is dealt with at the Building Regulations stage, the applicant is committed to maximising insulation levels throughout the proposal. This will include for increasing the U-values through the wall and roof, above and beyond current building legislation.

Furthermore, new windows will provide the highest standard of double-glazed low-E glazing to prevent heat loss and heat gain, helping to keep the internal temperature of the dwellings relatively stable.

4.6 Heating

Individual energy efficient heating systems will enable control on a room-by-room basis. This will ensure energy is not expended when rooms within the building are vacant.

4.7 Materials

Consideration will be given to Life Cycle design, with internal finishes designed to last for 30 years. As such the use of paints and other products requiring maintenance will be minimised.

4.8 Water Management

The proposal incorporates a subterranean attenuation tank and areas of soft landscaping, alongside permeable hard landscaped surfaces, to provide enhanced surface water management.

Internally, intelligent eco-friendly water saving devices will be employed within kitchen and bathroom areas to save hot and cold water, thereby reducing energy and water demand by up to 60%.

4.9 Waste Management

The proposal demonstrates the inclusion of a dedicated external refuse/recycling storage area with direct access to/from the building and the car park area.

4.10 Biodiversity

The existing site use does not promote, enhance or encourage wildlife. Local biodiversity will be actively encouraged by the introduction of a new structured landscape scheme.

Additionally, new landscape and tree planting is proposed along with a complement of bug, bee, bat and bird boxes located where appropriate. Providing these habitats for wildlife will boost ecosystem productivity where each species, no matter how small, have an important role to play.

5. The National Design Guide

5.1 The Ten Characteristics

On 1st October 2019, the Secretary of State for Housing, Communities and Local Government, launched a new National Design Guide (the Guide) and revised the National Planning Practice Guidance (NPPG).

The Guide has influenced our approach to the proposed development and this section of the document aims to set out how Studio KMA have approached the ten characteristics necessary for creating a well-designed place.

1. **Context.** Visually enhancing its context and responding positively to the existing urban grain and adjacent built form.
2. **Identity.** Possessing a well-mannered and contemporary architectural identity including for an attractive material palette and detailing.
3. **Built form.** Designing a compact form of development, making efficient use of the application site with an appropriate amount of built form and open space that optimises development density.
4. **Movement.** Enhancing the vehicular access/egress route to the site to/from Croft Lane and designing a well-considered access, parking and service strategy for the proposed development to ensure safe and straightforward navigation for people and vehicles.
5. **Nature.** Providing enhanced landscaping, tree planting and a feature pond to improve biodiversity.
6. **Public Space.** Providing well-designed landscaped public realm areas to support social interaction between future attendees, visitors and staff.
7. **Uses.** Not applicable as the proposed development is for Use Class E(f) only.
8. **Homes and Buildings.** Not applicable to the proposed development use.
9. **Resources.** Addressing carbon reduction via energy hierarchy, selection of materials and modern construction techniques.
10. **Lifespan.** Considering the management and future maintenance of the development.

5.2 Wellbeing

The proposal identifies the importance we have placed upon the development to deliver thoughtful and inclusive wellbeing principles that meet the needs of a diverse range of future residents.

Each of the ten characteristics identified demonstrate our approach which has included:

- The creation of a positive sense of place that people can identify.
- The promotion of activity and safe social interaction.
- The provision of attractive external space, including areas of soft landscaping and an external play area.
- The provision of high-quality internal and external environments.

5.3 Environmental Focus

As we move towards the Government's strategy of Net Zero Carbon by 2050, there has been a significant focus on how we can deliver a reduction of energy usage and the carbon footprint of the dwellings.

6. Access Statement

6.1 Introduction

Studio KMA are committed to a policy of equality, inclusion and accessibility in the delivery of the built environment. We fully recognise the diversity of cultural, religious and individual abilities of future customers, attendees, visitors and employees and are active in ensuring that any potential sources of discrimination are addressed.

Against that background, this section of the document will set out the measures that have been employed in order to ensure inclusive access throughout the proposed development.

Access for disabled people to the built environment, services, employment, transport and education is playing an ever-increasing role in the development of new buildings. Legislation, regulation and planning requirements are continually changing and expanding.

Studio KMA have adopted an approach which will incorporate measures to facilitate access and use by all people who will visit, work and move around the proposal development including disabled people with mobility, sensory and cognitive impairments.

Key concerns in developing these proposals have been;

- To ensure that the building is able to be accessed by all potential visitors, regardless of age, gender or any disabilities which they might have.
- To ensure that the external environment, including the location and orientation of entrances, will be legible and not act as an impediment to any potential users.
- To ensure that the internal environment can be successfully and safely used by all potential users of the building.
- To ensure that, where possible, opportunities are taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the building and to improve design standards overall.

6.2 National Guidance

Statutory Regulations at the national level on the provision of disabled access are set out in;

- Building Regulations Approved Document M - Access to and use of buildings: Volume 2 - Buildings other than dwellings, March 2015.
- BS 8300-2:2018: Design of an accessible and inclusive built environment. Buildings. Code of practice.
- The Equality Act 2010.

6.3 The Social Model

The model requires that instead of grouping disabled people into categories such as deaf, blind or wheelchair users, solutions should be sought for individuals to the common barriers which exclude disabled people from mainstream activities and services – which can generally be grouped under three main headings;

- **Physical** steps, stairs, inadequate signs.
- **Organisational** the systems and processes that exclude disabled people.
- **Attitudinal** the traditional view of disabled people as passive and dependant.

6.4 Vehicular Access

The proposal demonstrates a positive integration with the existing highway infrastructure at its interface with Croft Lane that includes for the retention and reconfiguration of the existing access position. The proposed access junction has been designed to permit the safe access/egress of typical large refuse collection vehicles in forward gear.

The development proposals identify a sensitively designed car parking strategy, being located in such a manner so as to maximise the available capacity for parking and vehicle manoeuvring.

An important consideration within the design of the car park layout has been to ensure pedestrian safety, and seeking to minimise any negative impact upon the pedestrian movement that is critical to the effective functioning of a modern private day nursery.

The car park layout also includes for a dedicated staff parking and servicing area to further ensure the separation of the public and private elements within the car park area.

A detailed Transport Statement has been prepared and accompanies this Full planning application.

6.5 Pedestrian Access

The proposed building is accessed at grade and there are no changes in floor level within the ground floor. The proposals include for a fully accessible lift to provide access to all upper floors.

The building's design meets the requirements as set out in the Statutory Regulations.

All external footpaths and internal corridors have been designed to permit safe access.

The proposed building is also fully accessible from the public highway via the creation of a new 2m wide footpath from Croft Lane, across the new car park and to the main entrance.

All reasonable provision for access has been considered as part of this proposal.

7. Summary

Studio KMA are committed to securing high quality design for all new developments and are aware that poor design is a valid reason for the refusal of planning permission.

This development proposal for a new high-quality private day nursery facilitates the provision of additional much-needed professional childcare within Unsworth and the wider Borough, and would make a positive contribution to the character of the local area.

We have demonstrated within this Design and Access Statement that the proposed development is appropriate in terms of the character and setting of the area. Furthermore, the proposals seek to fulfill a recognised requirement for this kind of accommodation and also to help achieve the future regeneration aspirations of the local authority.

The proposal;

- Demonstrates a form and design of development wholly appropriate in terms of the development site's physical context and wider local area.
- Ensures the sustainable redevelopment of a currently vacant, brownfield site.
- Creates an inclusive, accessible and attractive new high-quality facility to deliver much-needed professional childcare services for local families.
- Provides an opportunity to preserve and enhance the Roch River Valley setting.
- Represents a sensitively designed development, with a distinct identity, to help fulfill an important social need within the local community.
- Demonstrates a desire to enhance the quality of the built environment, seeking to establish a new sense of place whilst preserving the existing Roch River Valley context.
- Demonstrates a high-quality development that coincides with the aspirations of the local community.

Studio KMA believe that these development proposals merit a recommendation for planning approval by the relevant Planning Officer(s) and furthermore merit full consent.



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