

Crèche Building

Design Statement - Crèche Building

Architectural Brief

The client brief for the Crèche is to provide a facility for between 90 and 120 children. The current intention is that the facility is to be owned and operated by JD and will be the first of its kind.

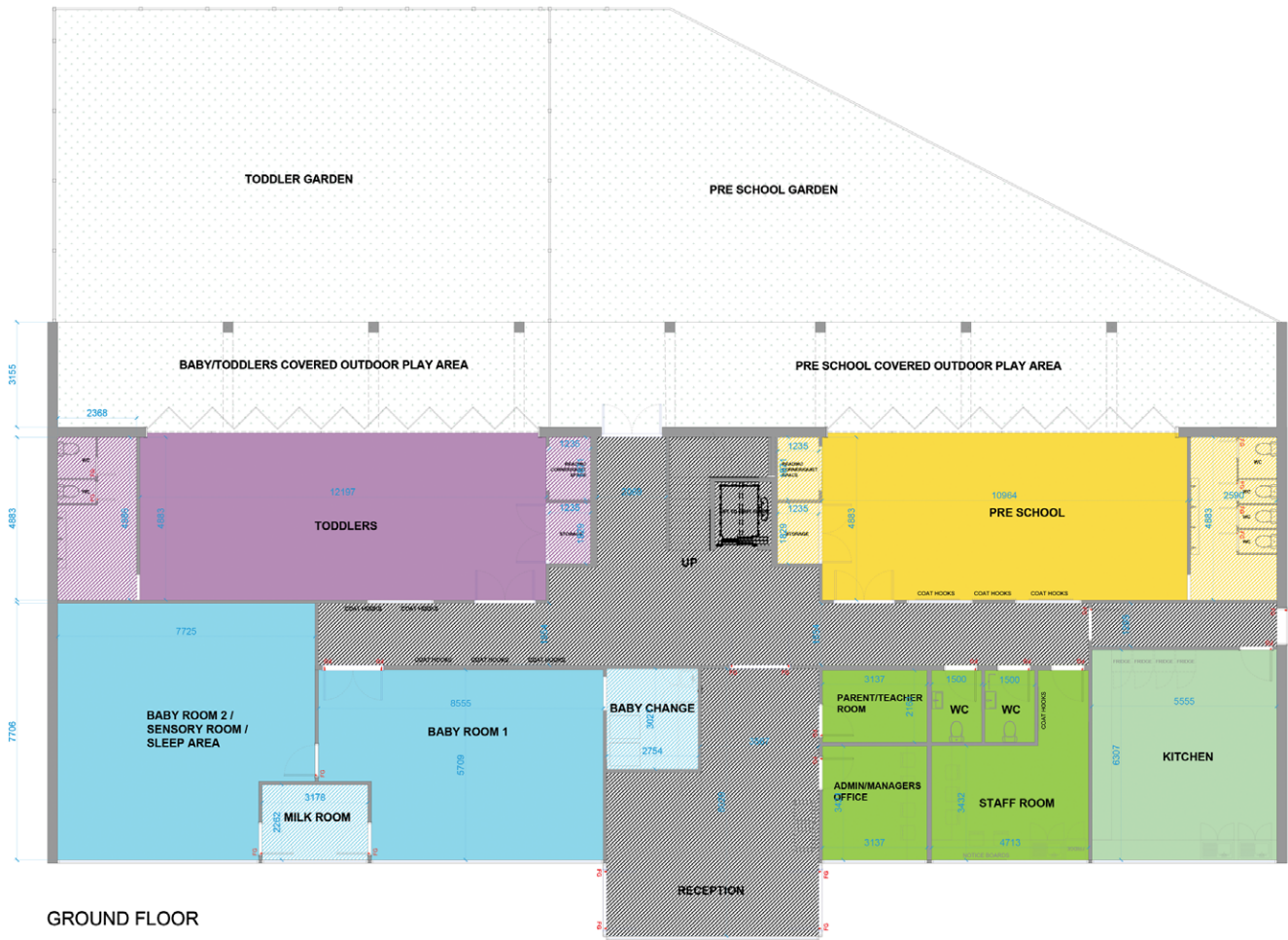
As part of the briefing process, the client provided indicative plans, elevation design and massing to demonstrate initial thoughts and intent for the facility for the design team to take forward.



JD - Crèche 3D View



FIRST FLOOR



GROUND FLOOR

JD - Crèche Plans

Design Statement - Crèche Building

Statutory Guidance

We used several pieces of statutory guidance when designing the crèche. This included the EYFS statutory framework and BS 6465 for the sanitary provision.

- Key figures taken from 'Statutory framework for the early years foundation stage':
- Space factors per child:
- + Children under 2 y/o = 3.5m²
 - + Children aged 2 y/o = 2.5m²
 - + Children aged 3-5 y/o = 2.3m²
- Staff to child ratios:
- + Children under 2 y/o = 1 per 3 children
 - + Children aged 2 y/o = 1 per 4 children
 - + Children aged 3-5 y/o = 1 per 13 children (or 1 per 8 children if not QTS)



Statutory framework for the early years foundation stage

Setting the standards for learning, development and care for children from birth to five

Published: 31 March 2021
Effective: 1 September 2021

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Early years providers (other than childminders)

- 3.32. For children aged under two:
- there must be at least one member of staff for every three children
 - at least one member of staff must hold an approved level 3 qualification, and must be suitably experienced in working with children under two
 - at least half of all other staff must hold an approved level 2 qualification
 - at least half of all staff must have received training that specifically addresses the care of babies
 - where there is a room for under two-year-olds, the member of staff in charge of that room must, in the judgement of the provider, have suitable experience of working with under twos
- 3.33. For children aged two:
- there must be at least one member of staff for every four children³⁸
 - at least one member of staff must hold an approved level 3 qualification
 - at least half of all other staff must hold an approved level 2 qualification
- 3.34. For children aged three and over in registered early years provision where a person with Qualified Teacher Status, Early Years Professional Status, Early Years Teacher Status or another approved level 6 qualification, is working directly with the children³⁹:
- there must be at least one member of staff for every 13 children
 - at least one other member of staff must hold an approved level 3 qualification
- 3.35. For children aged three and over at any time in registered early years provision when a person with Qualified Teacher Status, Early Years Professional Status, Early Years Teacher Status or another approved level 6 qualification is not working directly with the children:
- there must be at least one member of staff for every eight children
 - at least one member of staff must hold an approved level 3 qualification
 - at least half of all other staff must hold an approved level 2 qualification

Premises

- 3.58. The premises and equipment must be organised in a way that meets the needs of children. Providers must meet the following indoor space requirements⁵⁹ where indoor activity in a building(s) forms the main part of (or is integral) to the provision:
- Children under two years: 3.5 m² per child
 - Two year olds: 2.5 m² per child
 - Children aged three to five years: 2.3 m² per child

- Staff WC numbers based on BS 6465:
- + 16-30 staff = 3no. WCs
- Child WC numbers based on BS 6465 / EYFS framework:
- + 1 per 10 children (WCs provided subject to age group)
- Flexible events space WCs based on BS 6465:
- + 150no. people = 6no. WCs

BS 6465-1:2006

BRITISH STANDARD

Sanitary installations – Part 1: Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances

ICS 91.140.70



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6.4 Workplaces

6.4.1 General

- The design of sanitary facilities in the workplace should be in accordance with Clause 5 and the following recommendations.
- a) Minimum provision of sanitary appliances should be in accordance with Table 3 or Table 4.

Table 3 Minimum scale of provision of sanitary appliances for staff toilets in offices, shops, factories and other non-domestic premises used as place of work

Sanitary appliances for female staff, and for male staff where urinals are not installed		
Number of persons at work	Number of WCs	Number of washbasins
1 to 5	1	1
6 to 15	2	2
16 to 30	3	3
31 to 45	4	4
46 to 60	5	5
61 to 75	6	6
76 to 90	7	7
91 to 100	8	8
Above 100	8, plus 1 WC and washbasin for every unit or fraction of a unit of 25 persons	

6.9 Assembly buildings where WC use is not concentrated in intervals

COMMENTARY ON 6.9
Assembly buildings where WC use is not concentrated in intervals include, for example, exhibition centres, libraries, museums and similar buildings.

- a) Minimum provision of facilities in assembly buildings where most WC use is not concentrated in intervals should be in accordance with Table 8.

Table 8 Minimum provision of sanitary appliances for assembly buildings where WC use is not concentrated in intervals

Sanitary appliance	Male visitors	Female visitors
WC	1 per 250 males; plus 1 for every additional 500 males or part thereof.	2 for up to 40 females; 3 for up to 70 females; 4 for up to 100 females; plus 1 for every additional 50 females or part thereof
Urinal	Male WC provision should be half female WC provision where urinals are not used; plus 1 for every additional 100 males or part thereof	–
Washbasin	1 per WC and in addition, 1 per 5 urinals or part thereof	1, plus 1 per 2 WCs or part thereof
Cleaners' sink	As 5.5	

NOTE Where the building type or form of entertainment is subject to an entertainment licence, the scale of provision and the location and arrangement of the toilets needs to be agreed with the licensing authority.

Table 6 Minimum provision of sanitary appliances for schools

Type of school	Sanitary appliance	Number of sanitary appliances	Remarks
Special	WC and urinal	1 per 10 pupils, or part thereof	Not more than 2/3rds of boys' appliances to be urinals
	Washbasin	1 per WC/urinal	Every WC/urinal to be close to a washbasin
	Shower (where provided)	As Table 12	–
Nursery (most pupils under 5 years old)	WC	1 per 10 pupils or part thereof, not less than 4	–
	Washbasin	1 per WC/urinal	–
	Deep sink, bath or shower	1 per 40 pupils	–

Design Statement - Crèche Building

Precedent Studies

Alongside the statutory guidance we have studied above, we also looked at several precedent studies. We looked at exemplar projects from the UK, Europe and the rest of the world to understand the key components of a crèche and how they are put together to form the layout of the building.



Hobsonville Point ELC, New Zealand



Sjotorget Kindergarten, Sweden



Rocking Horse Nursery, UK



Kids Allowed Stockport, UK

Design Statement - Crèche Building

Adjacencies & Internal Arrangement

This adjacency diagram has been derived from the principles established in our research above.

The areas defined here are based on an intake of circa 100no. children.

Summary of strategy:

- + Clear entrance visible from route to main office
- + Reception and waiting area by main entrance, overlooking secure line
- + Central circulation route with clear sight lines internally
- + Group rooms arranged off central circulation route with access onto external play spaces
- + Milk prep, changing areas and WCs shared between group rooms where appropriate
- + Other ancillary spaces located off circulation route and close to reception
- + Flexible events space in front of secure line to provide dedicated access without going through crèche

Key

entrance

reception

group rooms

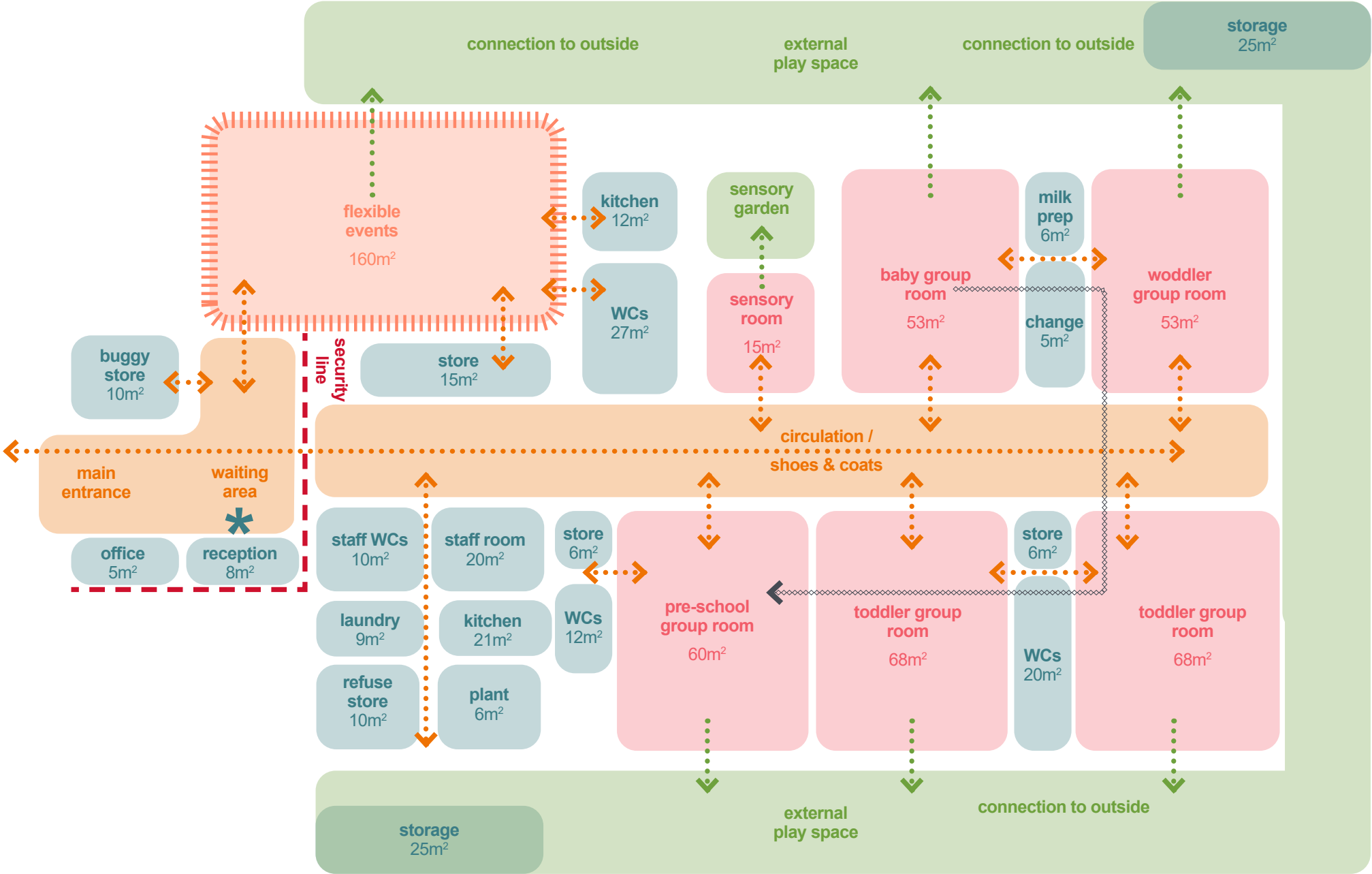
central flexible space

ancillary spaces (kitchen / WCs / offices)

access

security line

external connection



Adjacencies diagram

Design Statement - Crèche Building

Site Arrangement

Taking the key strategies from above and transposing them onto the crèche plot within the wider site resulted in a building form which steps to respond to the site condition.

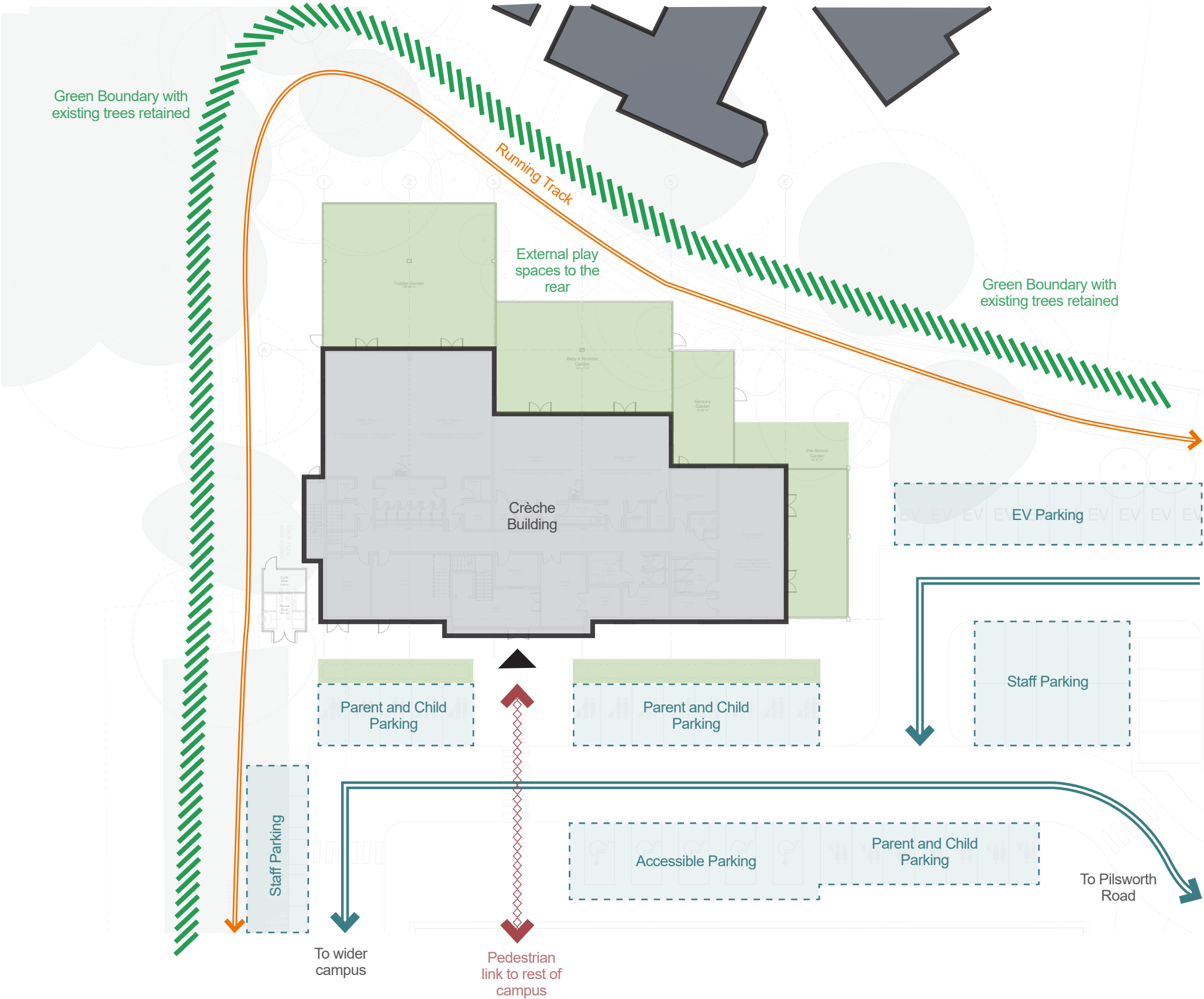
The building has been located to nestle within the existing vegetation in the corner of the site, whilst avoiding the root protection areas of the trees which are to be retained.

There is a clearly defined main entrance which faces the wider campus and creates a clear pedestrian connection with the existing buildings and future hub building.

Parking is arranged along the front and to the side of the building with priority given to the accessible and parent and child spaces. This parking is connected to the wider campus with a new access loop which exits onto Pilsworth Road. This provides vehicle, cycle and service access to the crèche building.

The running track runs around the rear of the building creating an offset between the crèche and the neighbouring residential properties. The existing trees and vegetation will be retained along the boundary to further assist in screening the building and we will be adding to this with further landscape and planting.

Site arrangement diagram



Design Statement - Crèche Building

Proposed Ground Floor Plan

Ground Floor Summary:

The central access point in the middle of the facade provides a clear line of sight from outside, and a clear connection to the central circulation route internally.

The secure line is overlooked by reception to allow parents to come into the waiting area to collect / drop-off their children but prevent unauthorised access.

The ancillary spaces can be placed along the front elevation of the building so that there is no overlooking into children’s spaces from the car park.

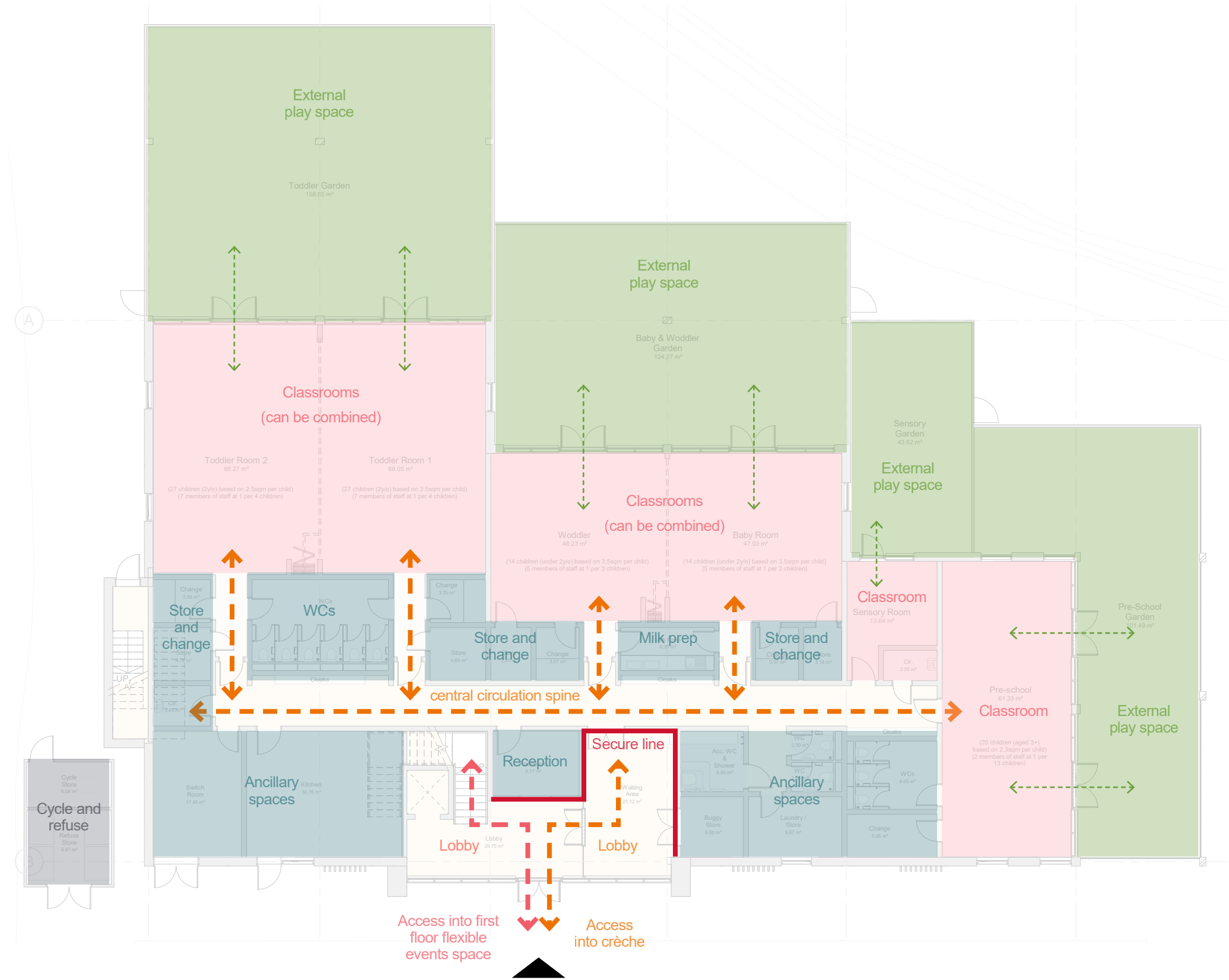
Classrooms and play spaces are all located on the ground floor to keep all the children on a single storey. External play spaces are located to the rear of the building where they are screened from the car park, offering a natural privacy for the children.

WCs, changing and milk prep areas are shared between rooms where appropriate and located against the corridor to make best use of the dark space in the floor plan.

The lift and stair to first floor provides public access to the flexible events space without crossing the secure line in the crèche. This means that there are no safeguarding issues when the crèche and flexible events space are in use concurrently.

Creche		
Level	GIA	
	m²	sqft
0	626.8	6,747
1	288.0	3,100
RF	64.8	698
Total	979.6	10,544

Ground floor plan



The flexible events space faces onto a generous roof terrace overlooking the wider campus and future hub building / 5-aside pitch.

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Design Statement - Crèche Building

Proposed Roof Plan

Roof Level Summary:

The emergency escape stair also provides access up to the roof plant level. This leads into an internal plant room which in turn leads into a plant enclosure. The enclosure is open air with a louvred plant screen to the perimeter, providing visual and acoustic screening to the M&E kit which will be up there.

The remainder of the roof itself will be accessible from here and house PVs. There is a perimeter balustrade to the roof to provide edge protection for maintenance personnel.



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	m²	sqft
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Roof floor plan

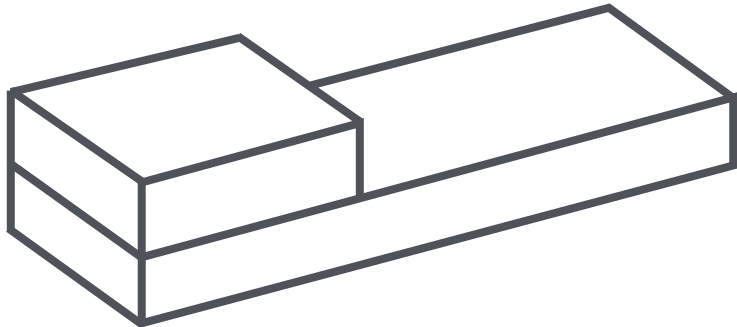
Design Statement - Crèche Building

Form, Scale and Massing

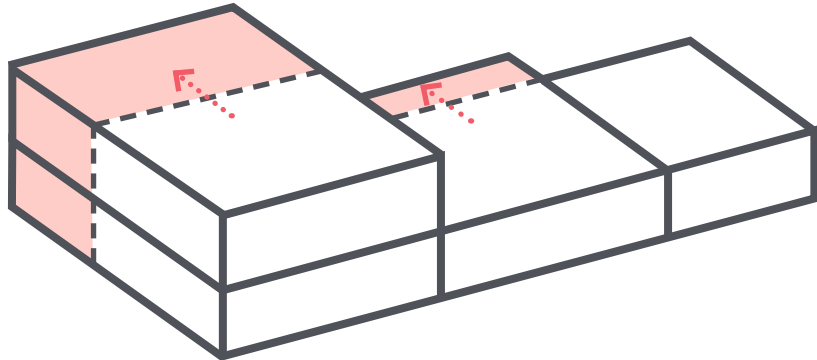
The adjacent drawings demonstrate the process of design development for the massing of the crèche building.

Starting from a simple rectangular building, the design was iteratively developed to create the proposed form:

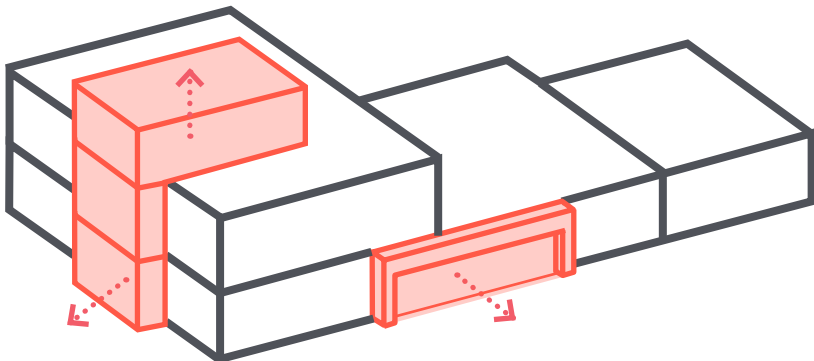
- 1. Rectangular, two-storey crèche building. Blocks stacked directly on top of each other
- 2. Split into three blocks and extend backwards to create stepped floorplate
- 3. Entrance portal pulled out of front facade and stair core extruded to break up massing
- 4. Structural lines extended to create canopies over external play spaces
- 5. Sloped plant screen adds architectural form to building and conceals kit on roof



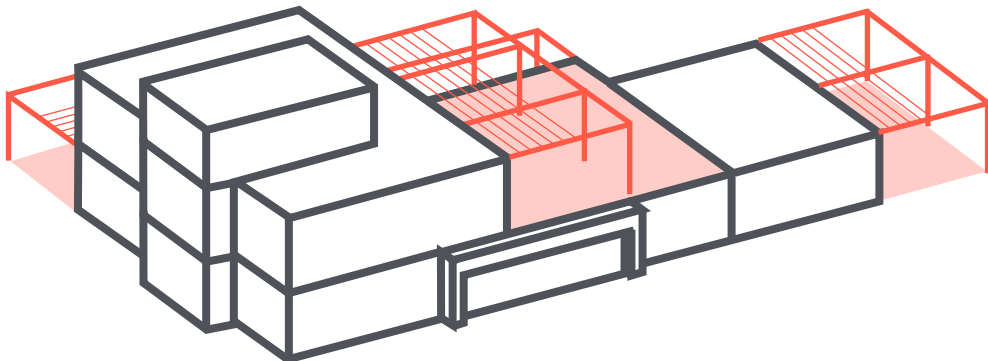
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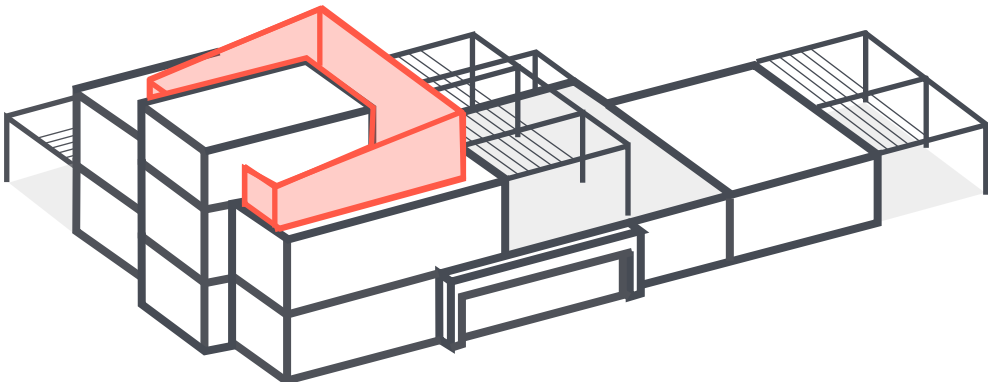
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3|



4|



5|

Design Statement - Crèche Building
3D Views - Aerial View



Design Statement - Crèche Building
3D View from New Access Road



Design Statement - Crèche Building
3D View of Main Entrance



Design Statement - Crèche Building

Proposed Elevations

Key

- 1. Dark grey metal cladding with feature joints
- 2. PPC metal louvred plant screen in dark grey
- 3. Natural toned metal cladding with feature joints
- 4. Parapet capping / dark grey feature cladding band
- 5. Curtain walling to main entrance with dark grey frame
- 6. Curtain walling / windows with dark grey frames
- 7. Feature vertical fins
- 8. Dark grey steel external doors with over-door louvres
- 9. Brise soleil to play area canopies
- 10. Dark grey columns to external play areas
- 11. PPC aluminium flat bar balustrade in dark grey
- 12. Close boarded timber acoustic fence to play areas
- 13. Illuminated signage (subject to separate application)
- 14. Dark grey tiled cladding
- 15. Dark grey brick plinth



Dark grey metallic cladding



Metallic louvred plant screen



Buff coloured metallic cladding



Dark grey parapet capping and window frames



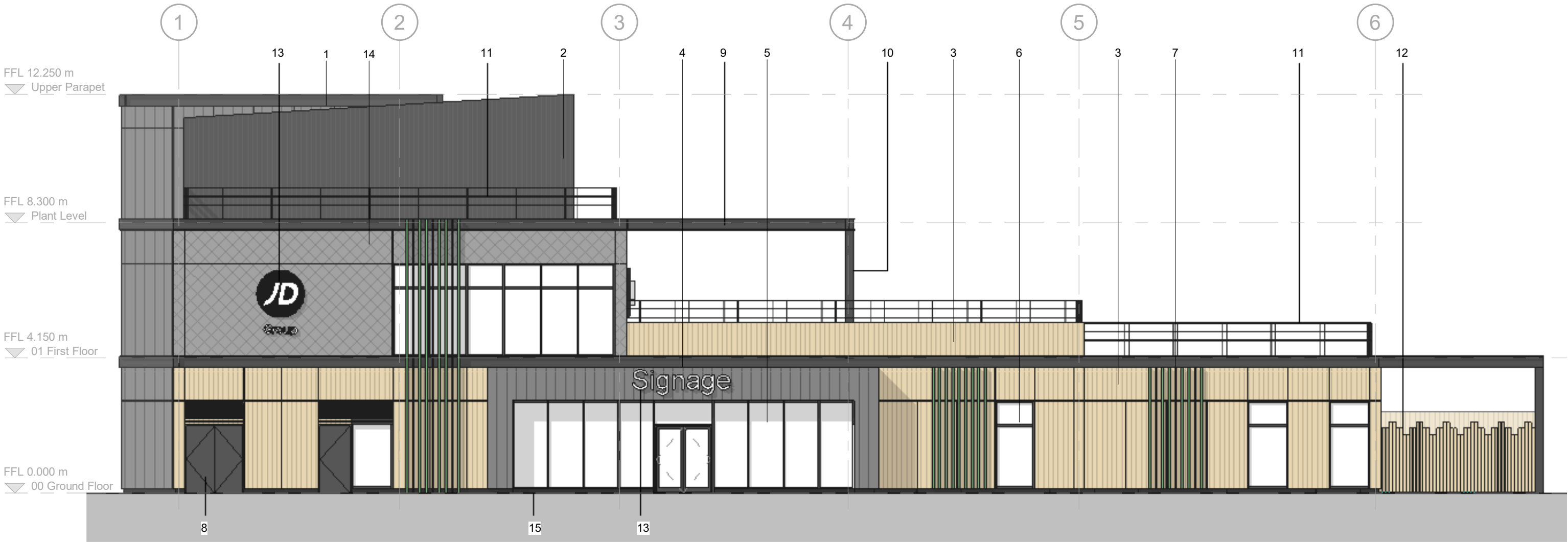
Metallic fins (green)



Dark grey tiled shingles



Dark grey brick plinth



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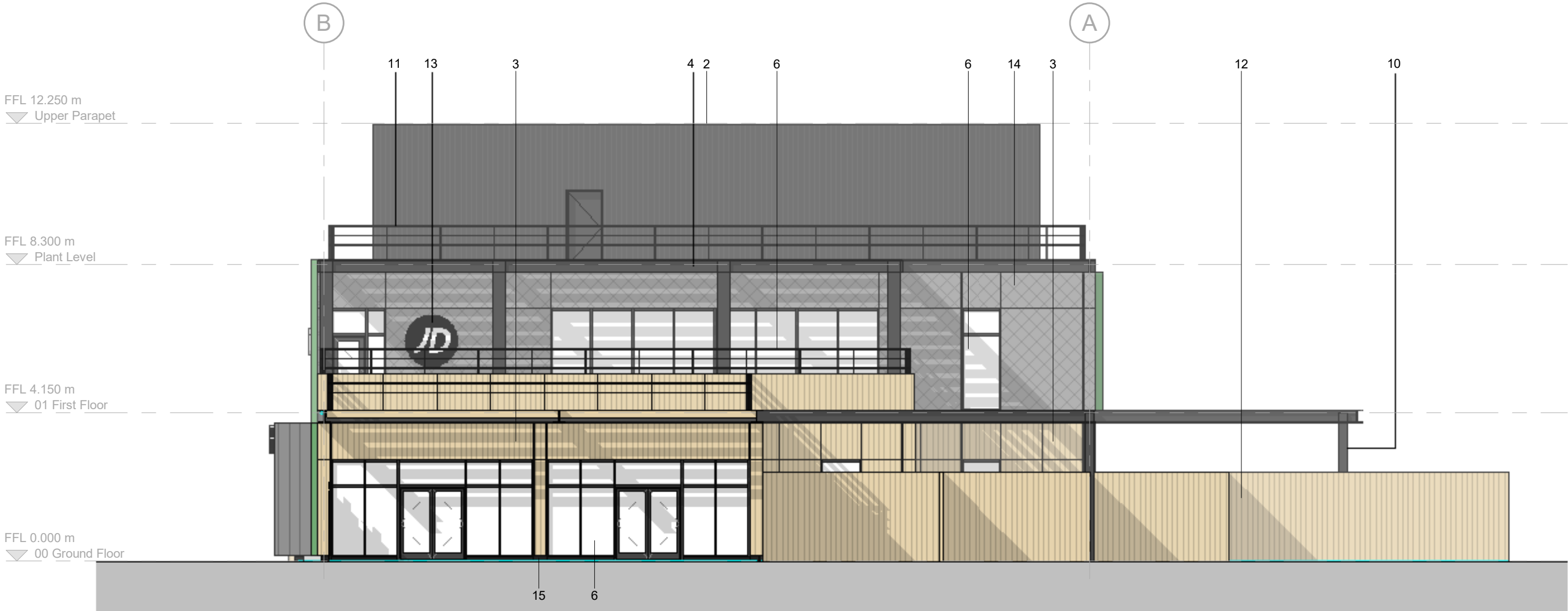
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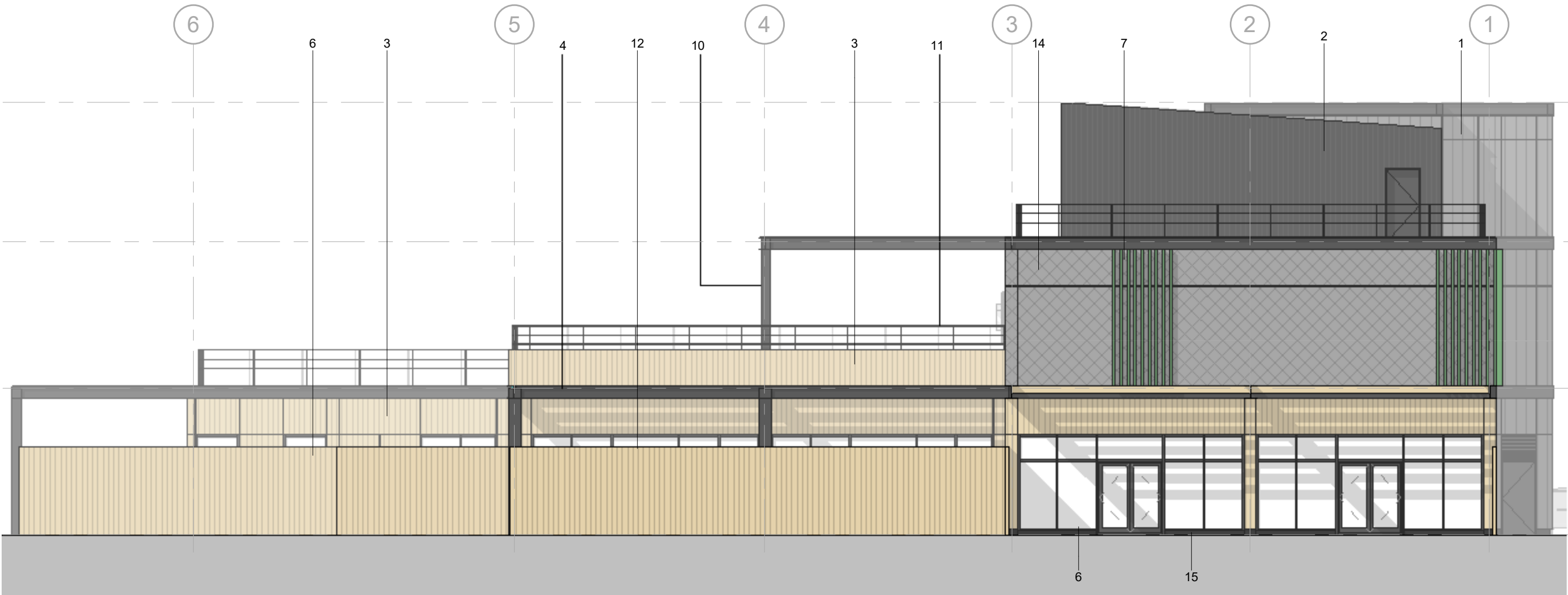
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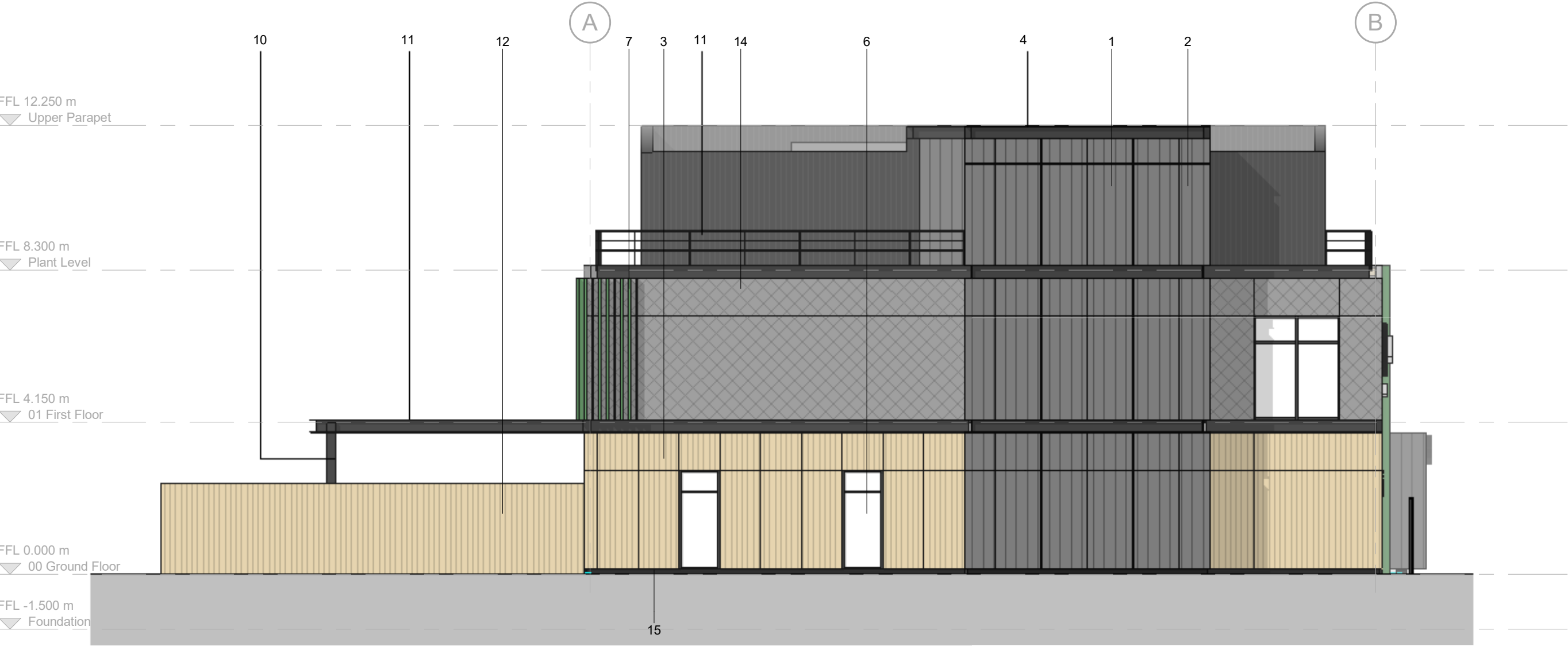
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Dark grey tiled shingles



Dark grey brick plinth





Access & Operational Statement

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Vehicle Access and Parking

Vehicle Access:

Vehicle access is via the widened entrance to Hollins Brook Way or a new access point adjacent to the crèche. Both access points are secured with security barriers fitted with ANPR functions to allow staff straight through and onto the wider campus.

Parking:

Visitor parking for the hub will sit outside the security barrier to allow ease of access.

Staff parking for the crèche is located adjacent to the building along with EV spaces, accessible spaces and parent and child spaces.

All other parking is spread around the campus to allow employees to drop off their children at the crèche and walk to their office building, or park at the office and walk the children over.

Key

visitor parking

crèche parking

hub parking

proposed buildings

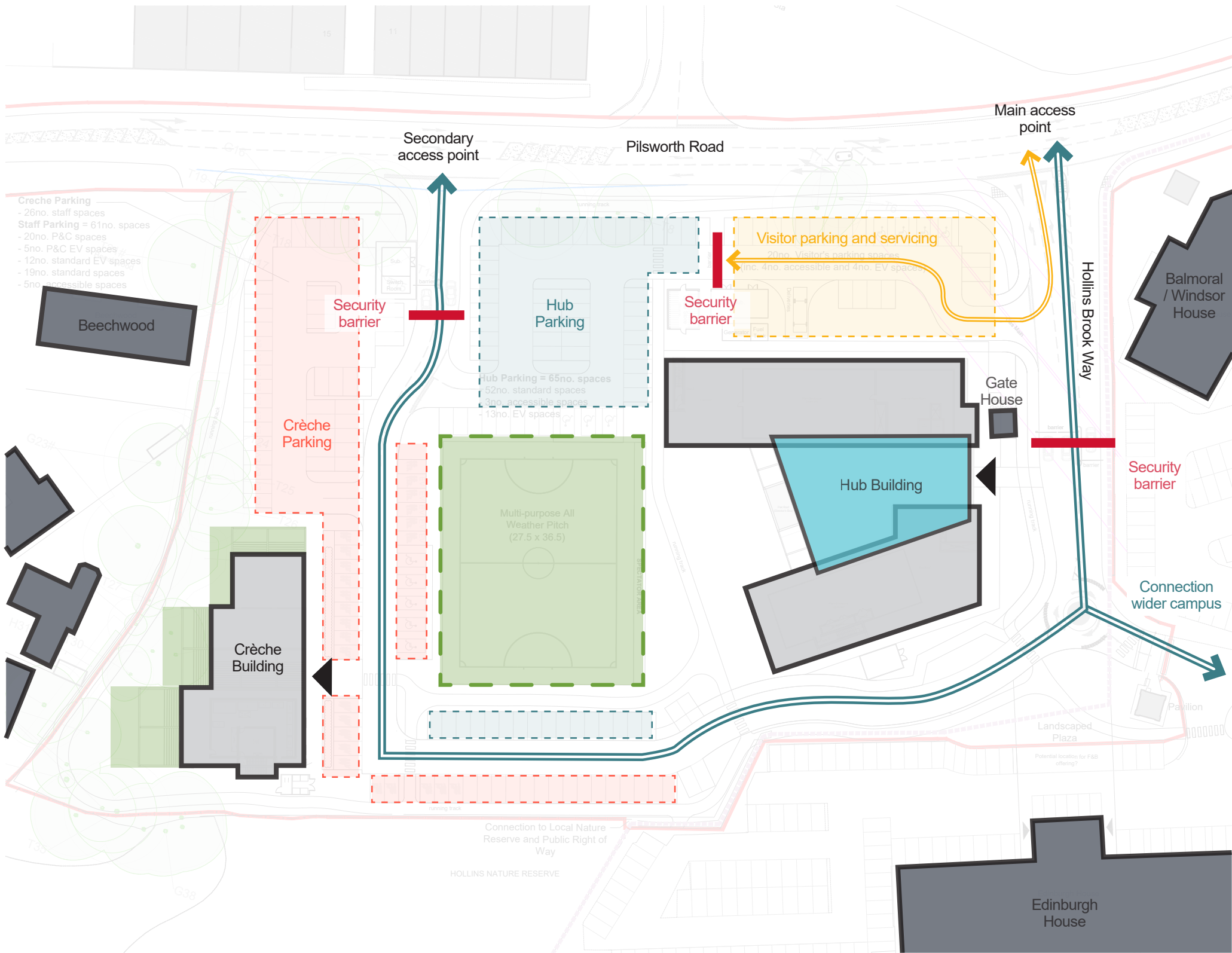
external amenity space

employee vehicle access

visitor vehicle access

security barriers

Vehicle access and parking diagram



Access & Operational Statement

Parking Strategy

The following demonstrates the breakdown of parking for each building on the A-Plant site and demonstrates how this fits in with the wider masterplan including planned circulation improvements.

Crèche Building Parking Provision

- Staff provision based on parking standards (1 per 1 staff) = 26no. spaces
- Customer / parent provision (approx. 1 per 2 children) = 61no. spaces
 - 19no. parent and child parking spaces
 - 5no. parent and child EV spaces
 - 12no. EV spaces
 - 19no. standard spaces
 - 5no. accessible spaces

Note - it is anticipated that all parents using the crèche will be employees of JD. Therefore, some parents will use the crèche parking and walk to the main campus, and others will park on the main campus and walk to the crèche. The balance of parking across the masterplan has been designed to allow for this, as well as the future development of the hub building

Total proposed spaces = 87no. spaces

Hub Building Parking Provision

- Max. allowed parking provision based on parking standards (1 per 35sqm) = 94no. spaces

Note - the hub building provides office space but also amenity space for the entire campus. The parking has been calculated based on the increased office provision only - 3,300sqm. It is anticipated that the lower floors will be used by people already on campus so they have been discounted to avoid double counting of users. Additional parking requirements would be balanced between the parental provision in the crèche and the existing parking available

- Staff provision as demonstrated on indicative masterplan = 65no. spaces
- Visitor spaces = 20no. spaces

Total proposed spaces = 85no. spaces

Overall Site Parking Provision

- Existing parking spaces across whole site = 761no. spaces
- Loss of existing parking spaces due to landscape improvements = reduction of 14no. spaces
- Proposed Hub Building parking = 85no. spaces
- Proposed Crèche Building parking = 87no. spaces

New total parking spaces across whole site = 919no. (net increase of 158no.)

Access & Operational Statement

Servicing and Deliveries

Service Vehicle Access:

Refuse and service vehicles will access the development from Pilsworth Road via Hollins Brook Way.

The gatehouse adjacent to the vehicle barriers will allow authorised vehicles to enter the campus and from there they will be able to access the wider campus, and use the new loop road to access the hub and crèche buildings. Vehicles can then exit via the new access point back onto Pilsworth Road.

Deliveries:

Deliveries will be carried out from the same loop, and will be able to park up in front of the crèche on the infrequent days that there will be deliveries.

Deliveries to the hub will be via service lay-bys as these are expected to more frequent.

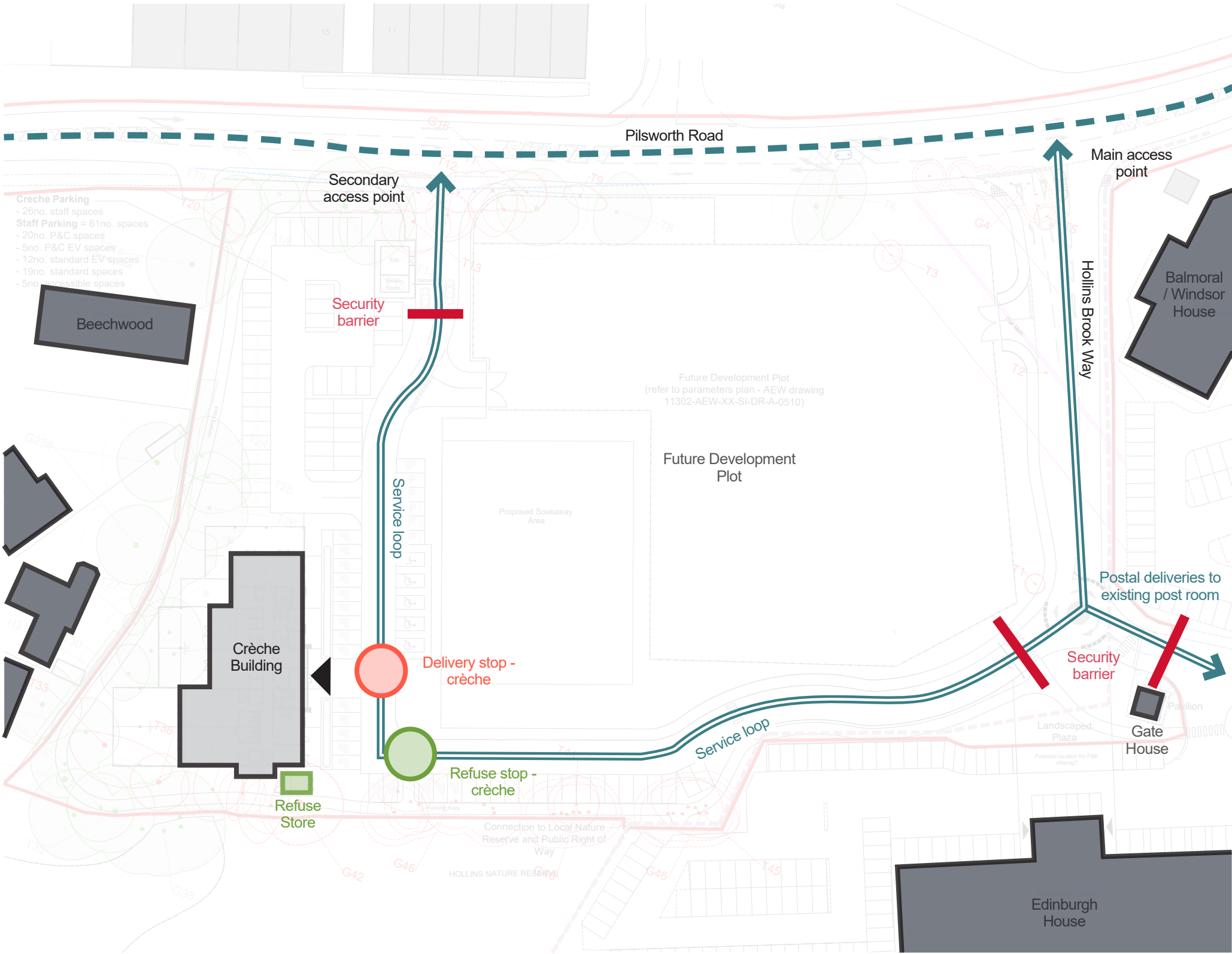
Postal deliveries will operate as per the existing model.

Key

delivery stop

 refuse stop

Servicing and deliveries diagram



Access & Operational Statement

Cycle and Pedestrian Access

Cycle Access:

Cyclists can access the development via the new and improved junctions off Pilsworth Road. From there, they can use the internal loop road to cycle to the storage areas.

Cycle storage will be provided in a secure enclosure with access for cyclists only.

4no. cycle spaces will be provided for the crèche - above the minimum requirement of 1 space per 10 staff. Changing facilities with showers and lockers are provided within the building.

Pedestrian Access:

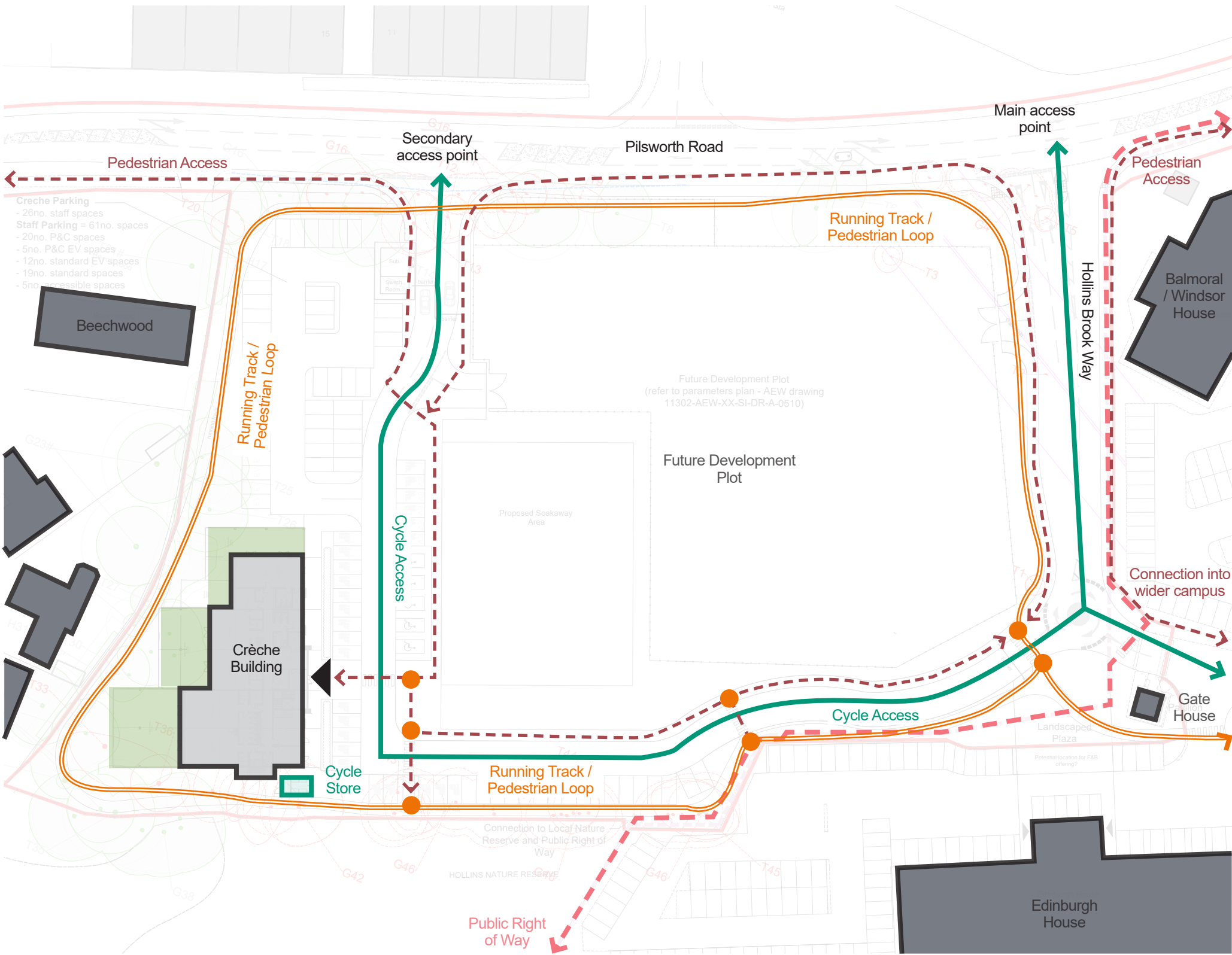
The public right of way from Pilsworth Road to Hollins Vale Nature Reserve will be retained down Hollins Brook Way.

Pedestrian access around the site will be via existing pavements and pavements will be provided either side of the new internal loop road.

In addition to standard pavements, the proposals include the provision of a running track around the site. This is shown in orange on the adjacent diagram. There will be optional routes around the site with long and short loops, and a link into the Hollins Vale Nature Reserve and wider public right of way network.

- Key
-  cycle store
 -  pathway junction
 -  proposed buildings
 -  external amenity space
 -  cycle access
 -  running track / pedestrian loop
 -  pedestrian access
 -  public right of way

Cycle and pedestrian access



Access & Operational Statement

Safety and Security

The development proposals have been carefully considered in terms of site layout, internal organisation and building envelope such that it will benefit from good natural surveillance, provide safe access to the site, avoid places of concealment, and provide a secure and robust development.

Access to the Development

Access control to the site is via automatic ANPR barriers to the external car park. A 24/7 manned gatehouse will be located adjacent to the main entrance to the campus. Pedestrian routes will be covered by CCTV, overlooked and well-lit.

All external doors (except fire exit doors) are to be fitted with security locks to comply with British Standard 3621.

Boundary Treatments

Boundary treatments to the development will be carefully considered to ensure the continuation of the secure boundary to the campus, whilst not impeding the flow of vehicles and pedestrians within the campus.

CCTV and External Lighting

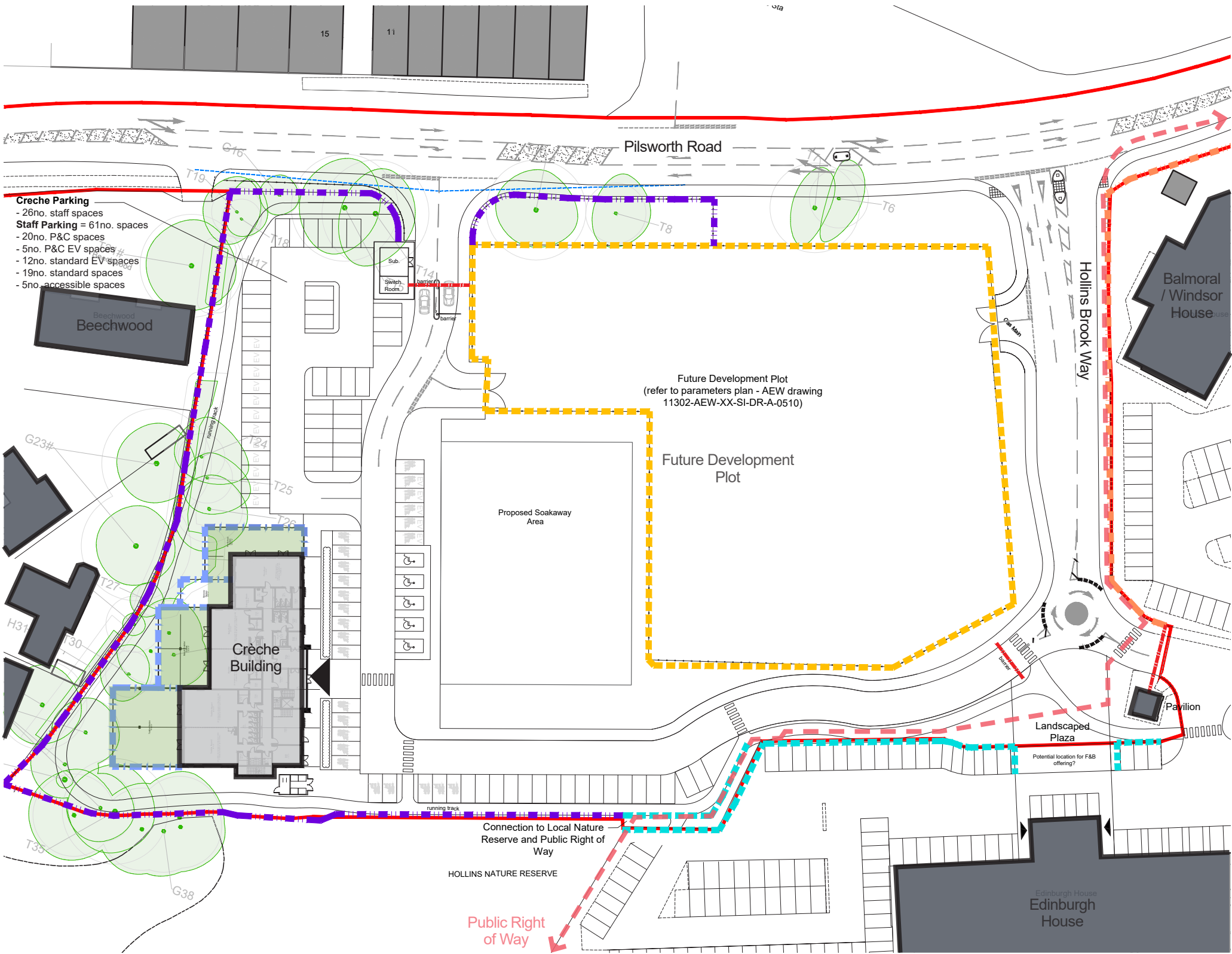
CCTV and external lighting will be included to cover the campus in line with the client's profit protection and security protocol. This will include the car parks, entrances and public right of way.

Lighting will be carefully considered to ensure the safety of those on campus, the security of the building and the usability of amenities such as the running track, roof terrace and play spaces.

Key

- ↔ public right of way
- 1.8m high perimeter fence
- 2.5m high play area acoustic fence
- 1.8m high temporary fence to future development plot
- existing fence to JD site
- vehicle barrier
- proposed building

Safety and security diagram



Access & Operational Statement

Crèche Building

Principal Entrances

The main entrance will comprise automatic opening doors, with a minimum clear width of 1200mm, which lead direct to the lobby. It will be a single point of entry for all building visitors. The main entrance is clearly identified.

From the main entrance, the crèche can be closed down to allow the first floor event space to operate independently.

1no. door to the external roof terrace will be power assisted and fully compliant with Part M of the building regulations. The other door will be a bi-folding glazed door.

All entrances will be provided with a level threshold.

Door widths and ironmongery will be fully compliant with Part M.

Internal Circulation

The building will have 1no. passenger lifts aiding vertical circulation. The passenger lift car is suitable for wheelchair access with a 1500mm diameter turning circle in front of the lift doors.

The crèche will have a main stair and separate emergency escape stair. Disabled refuges (900x1400mm in size) shall be provided to upper floors within the staircase lobbies in accordance with the fire strategy. A Disabled Refuge Emergency Voice Communication System shall be provided in accordance with BS 5839 Part 9, and each refuge shall be provided with a call station linked back to a multi zone central control station located in the main reception area at ground floor level.

The staircases shall be of ambulant criteria, designed to satisfy requirement for both circulation and emergency escape purposes. The stair shall have visually contrasting nosings to the riser and going on each stair tread. Handrails shall contrast visually with their backgrounds, be slip resistant and terminate without risk of clothing being caught.

All circulation doors offer an effective clear width of 860mm, ensuring doors are usable by all disabled visitors and staff members. Single leaf doors have the required 300mm leading edge and will have accessible easy to use ironmongery.

1200mm minimum wide corridors will allow access for general use and emergency egress. The main circulation route on the ground floor will be 1600mm wide to allow for peak traffic and the use of buggies / pushchairs etc.

1500mm diameter turning spaces are provided where required. Finishes will have good visual contrast between the walls, floors, ceiling and door areas.

Sanitary Accommodation & Provision

The development will have an accessible WC at each level, along with separate male and female WCs. An accessible WC / shower cubicle is also provided at each level. The space, layout and provision of toilets meet the requirements of Approved Document Part M.

WCs in the children's areas will be lower in height and in accordance with the provision as outlined in BS 6465. Sinks and hand dryers will also be lower in height to enable children to make use of them.

Changing areas shall be provided adjacent to the relevant classrooms and will be in accordance with the standards in BS 6465.

Hand washing facilities will be provided within the classrooms so that staff don't have to leave the classroom when cleaning up.

Signage & Communication

All signage will be designed with reference to current good practice guidance and will form part of an integrated communication scheme that gives clear directions, information

and instructions for the use of the building

Information and direction signs will be provided at each point where they are required, such as at junctions of circulation routes and key destinations.

Signage zones are indicated on the submitted drawings but will be subject to a separate planning application.

Switches And Socket Outlets

All switches and sockets will be positioned between 450mm and 1200mm from finished floor level. Consideration will be given to the height of switches and sockets in areas accessible to children to ensure their safety.

Intruder Alarm

A basic intruder alarm system shall be provided comprising door contacts and passive and infrared detectors to all ground floor areas and within staircases and the upper floor.

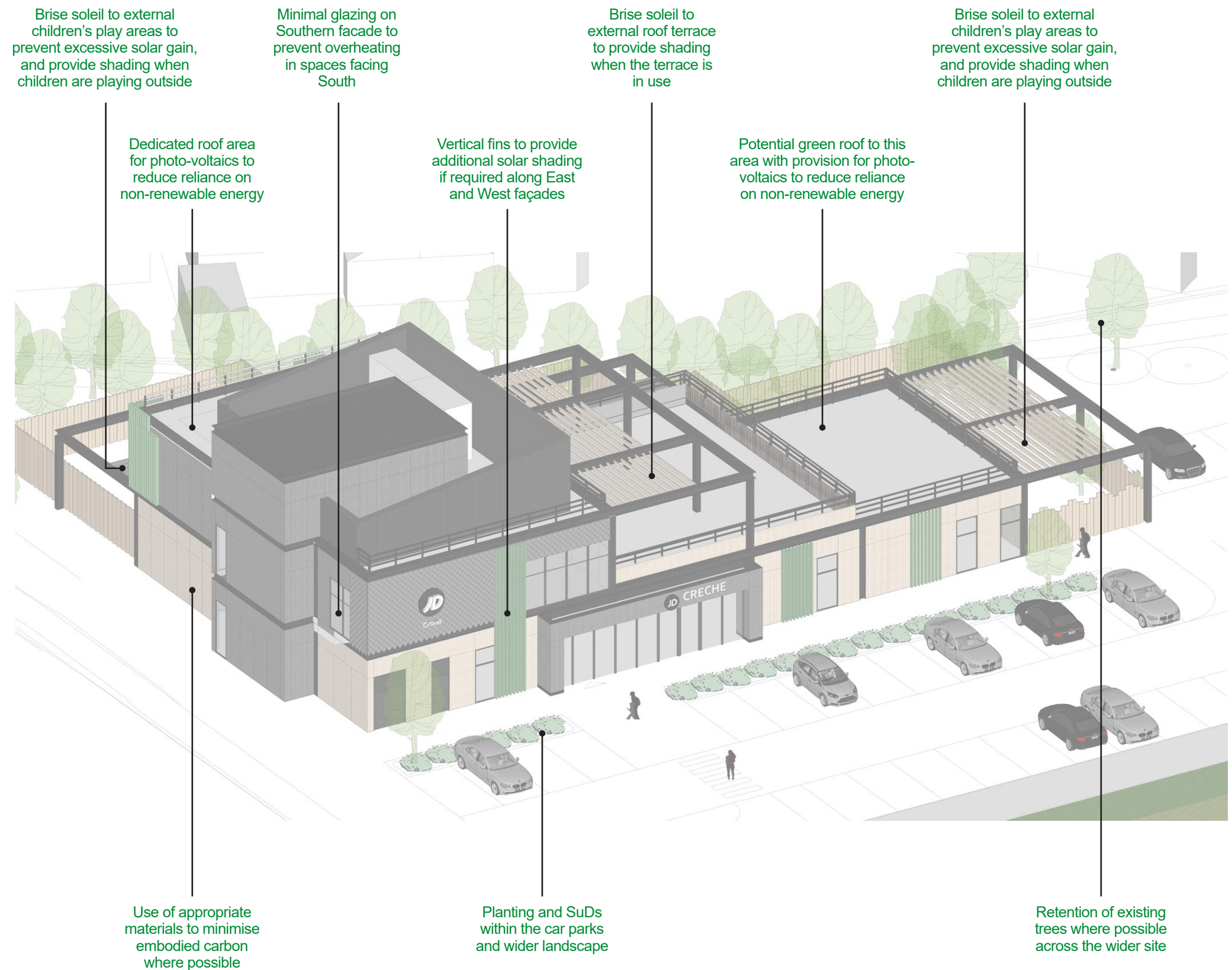


Sustainability

Sustainability Design Measures

A number of key design decisions have been incorporated into the design of the crèche and the wider site to promote the sustainable development of the proposals:

- orientate the building to minimise South facing spaces
- maximise East / West facing spaces
- minimise the floor to floor heights as far as possible to reduce the amount of material required
- incorporate dual aspect windows where possible to allow natural cross-ventilation
- incorporate brise soleil and vertical fins to prevent excessive solar gain
- ensure that mechanical and electrical systems are designed efficiently so as to target net zero in operation by 2038
- use of appropriate materials to minimise embodied carbon where possible in the structure, facade and interior of the building, as well as across the wider landscape on the site
- target the use of renewable energy supplies such as ASHPs and PVs on the roof
- utilise roof terraces, landscape and external spaces for planting to encourage biodiversity and ecological gains
- where possible, utilise rainwater harvesting and SuDs



Summary

JD Group is a successful business and a significant employer within the Bury area. The development presents an exciting opportunity to develop a redundant brownfield site and create a cohesive campus for employees.

The proposal offers a high quality crèche, public realm, landscape and infrastructure for use by JD employees, with views out, natural light and a strong focus on children's learning and well-being. The proposed building responds to the surrounding green environment sympathetically whilst having a strong visual impact and connection to the wider campus.

The hybrid approach offers the opportunity to accelerate the crèche with a view to submitting a reserved matters for the outline portion of the site in the near future. Development of the site is a unique opportunity to complete the JD campus with contemporary, high quality designed buildings, landscape and infrastructure.



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