

PROPOSED NURSERY EXTENSION

For the

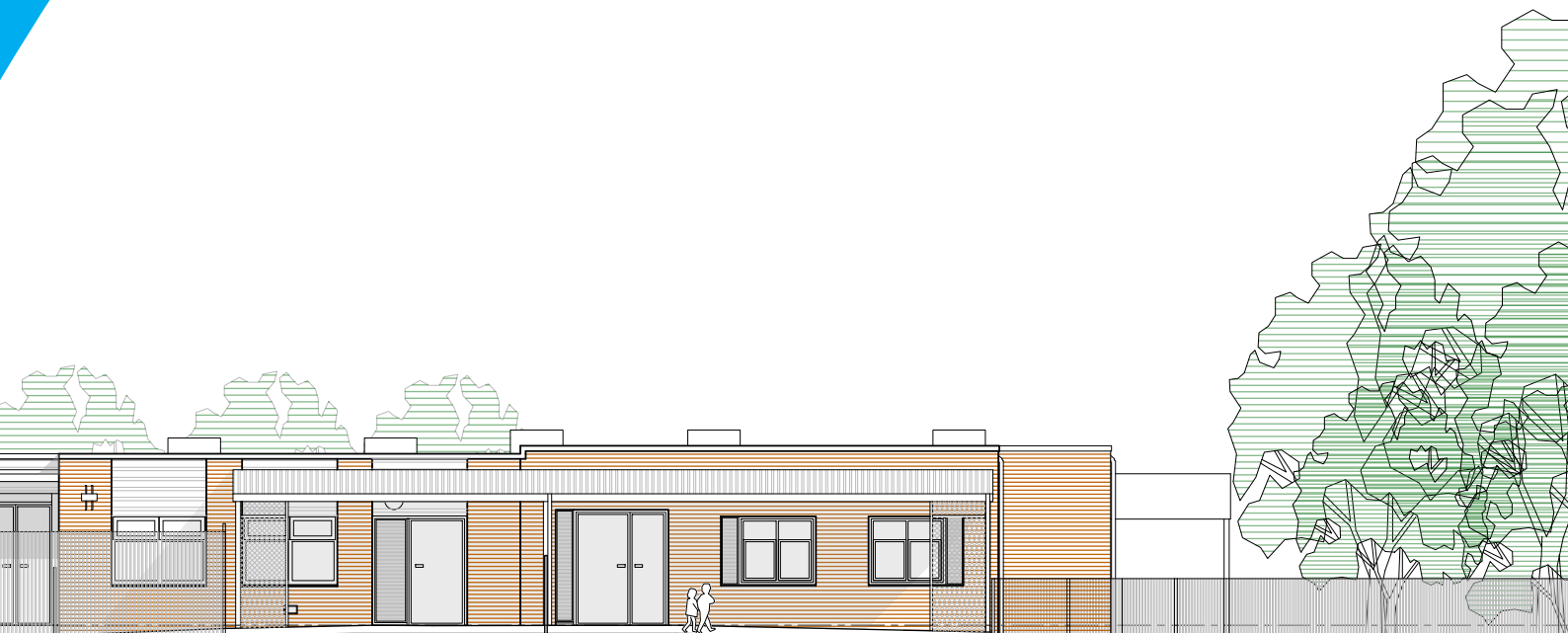
ARCHDIOCESE OF LIVERPOOL

at

HOLY FAMILY CATHOLIC PRIMARY SCHOOL,
HALL LANE, CRANTON, WIDNES. WA8 5DW.

DESIGN, ACCESS & HERITAGE STATEMENT

Ref: 7757-HFC-CUN-XX-XX-RP-A-0070



INTRODUCTION

The application is being submitted by Cunliffes Ltd. on behalf of our client, the Archdiocese of Liverpool.

This design, access and heritage statement is submitted as an accompanying document in support of the planning application for the proposed works.

This document has been produced by Cunliffes Ltd. to accompany the full planning application submitted for the proposed extension to the school building for increased nursery provision located at Holy Family Catholic Primary School (CPS), Cronton. It is to be read alongside the planning application drawings.

LOCATION

Holy Family CPS, Hall Lane, Cronton, Widnes, Cheshire, WA8 5DW

BACKGROUND TO THE PROJECT

Holy Family CPS currently do not have the required accommodation for the provision of pre-school (ages 2-3 and 3-4) education at the school. To be able to deliver this provision various options have been considered, the most viable is the proposal in this application.

HERITAGE

The area in which the school lies is not a conservation area or an area considered to be of historical significance. To the west of the site, Holy Family Church (from which the school takes its name) was built in the early 20th century and is not listed.

PROPOSAL

This proposal is to seek planning approval for the extension of the nursery to create a new 62m² nursery classroom as well as the required facilities and access for the proposed increased number of pupils for the nursery. This will involve the removal of the existing steps and ramp (currently non-compliant) to the classrooms and the canopy for covered play, which are to be relocated and replaced. The proposal will involve the separation of the play for the age groups with the installation of 2 no. canopies, at the front and back of the school and new hard play to meet DfE guidelines. Low level fencing will be introduced to separate the age groups during play, within internal upgrades to the sanitary facilities.



Existing stepped access to nursery classroom

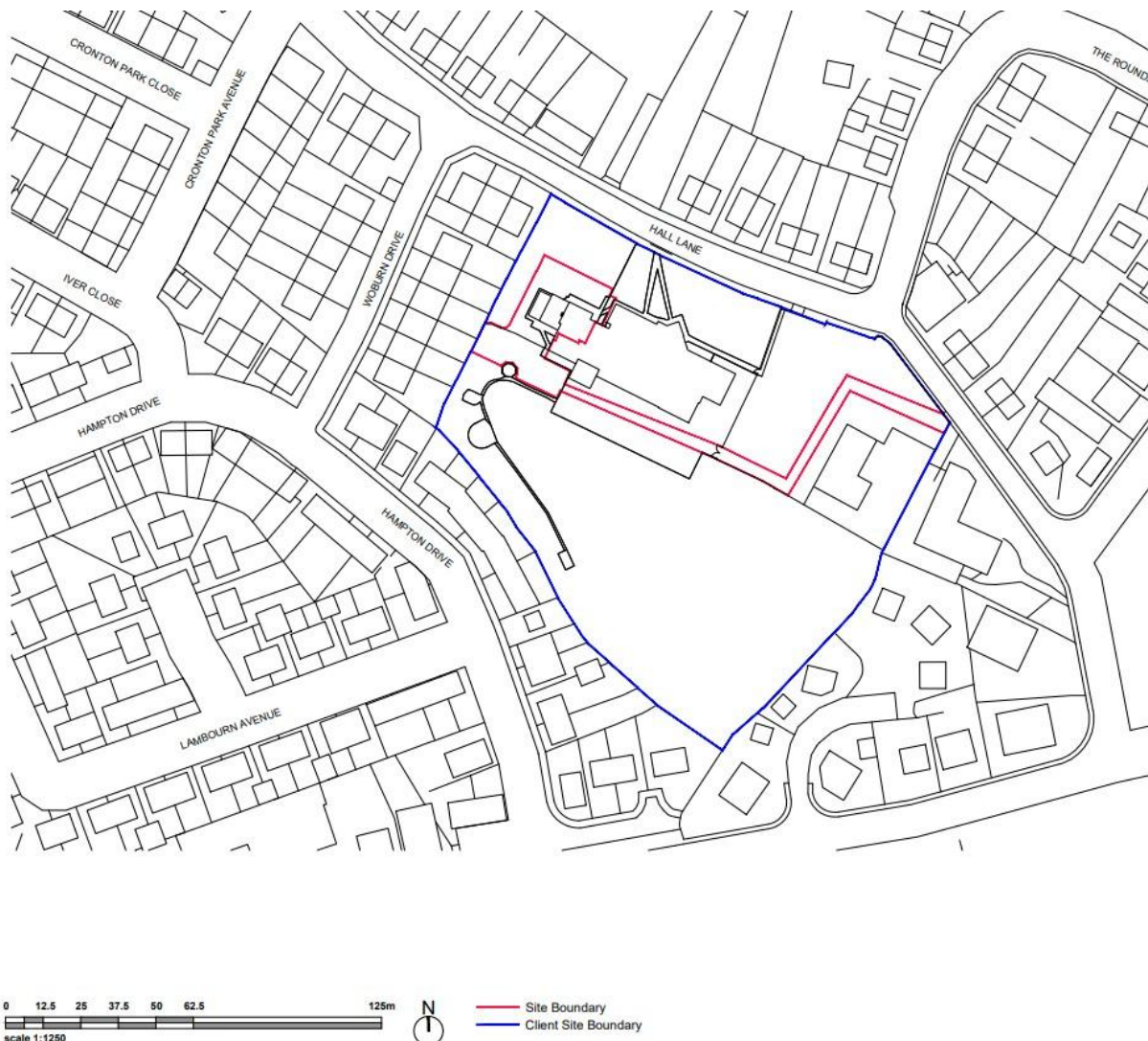


Existing covered play and access ramp to the external reception and nursery play area

APPLICATION SITE & SURROUNDING AREA

The site is located on Hall Lane, Widnes, in the west of the existing school site. The proposed extension to the building will be 11 metres from the boundary fence.

The site is not within a conservation area. The context of the site is shown in the below illustration. To the direct east of the school is Holy Family Social Club, going further east Holy Family Church. The main school playground is to the south and west of the school. The surrounding area is predominantly residential housing with the busier Cronton Road, with local shops and amenities to the south. The site is not located within a flood zone.



Location of the site (red) and surrounding area

PLANNING & BUILDING HISTORY

The site lies within the boundary of Knowsley Local Authority.

The original Holy Family School opened in 1893 but moved to the current building in 1972. This building originally consisted of two classrooms, a very small hall, and toilets. It has over time been extended to what is currently 8 classrooms, a large hall, two offices, a staff room, and separate small rooms for group work or peripatetic teaching.

Most recently, an extension to the school was made in 2018 to create a new classroom. Planning ref: 18/00420/FUL. Previous planning applications are listed in appendix.



Existing main school playground showing previous extension to the school



Interior of the existing nursery classroom

PROJECT DEVELOPMENT

In 2024, the DfE made funds available for existing schools to utilise unused spaces or land to increase or create nursery provision. Holy Family CPS, aided by Cunliffes, applied for funding to extend their existing nursery and were successful. Alongside this funding, the Local Authority identified Holy Family CPS as requiring additional nursery provisions and using Section 106 contributions provided further funding for the extension and remodelling of the external space. The requirements for nursery places has increased in the recent years due to housing developments, which have taken place in the surrounding area, and the increase in free government-funded hours for nursery-school-aged children.

The existing nursery can take up to 20 places for 3-4 year olds, but did not have the provisions required for 2-3 year olds. The proposal for the extension will take the capacity up to 19no. children aged 2-3 years old and 27no. 3-4 year olds.

The proposal is to create a new nursery classroom while taking out internal remodelling of the existing nursery classroom to meet current government guidelines for area sizes and facilities. The design incorporates the provision for improving the existing sanitary facilities while creating new accommodation for the proposed classroom. This includes 2no. ambulant WCs, 6no. standard WCs, and 1no. Accessible WC, with improved changing facilities, sink area for wet play, cloak areas, food and preparation area, small meeting room, and storage. The accessibility to the nursery and reception have also been improved with ramped and stepped access to the reception playground in accordance with building regulations and the existing fire escape to have sloped access to introduce a step free entrance to the nursery. Designated areas for external play for the separate age groups have also been incorporated into the scheme.

DESIGN PRINCIPLES AND CONCEPTS

The proposed nursery extension will house the correct resources and area requirements to meet BB103 for a 27 place 3 to 4 years old nursery, and a 19 place 2 to 3 year old nursery. This also includes appropriate daylight, air quality, thermal qualities, and security controls in accordance with the Building Regulations and Building Bulletins.

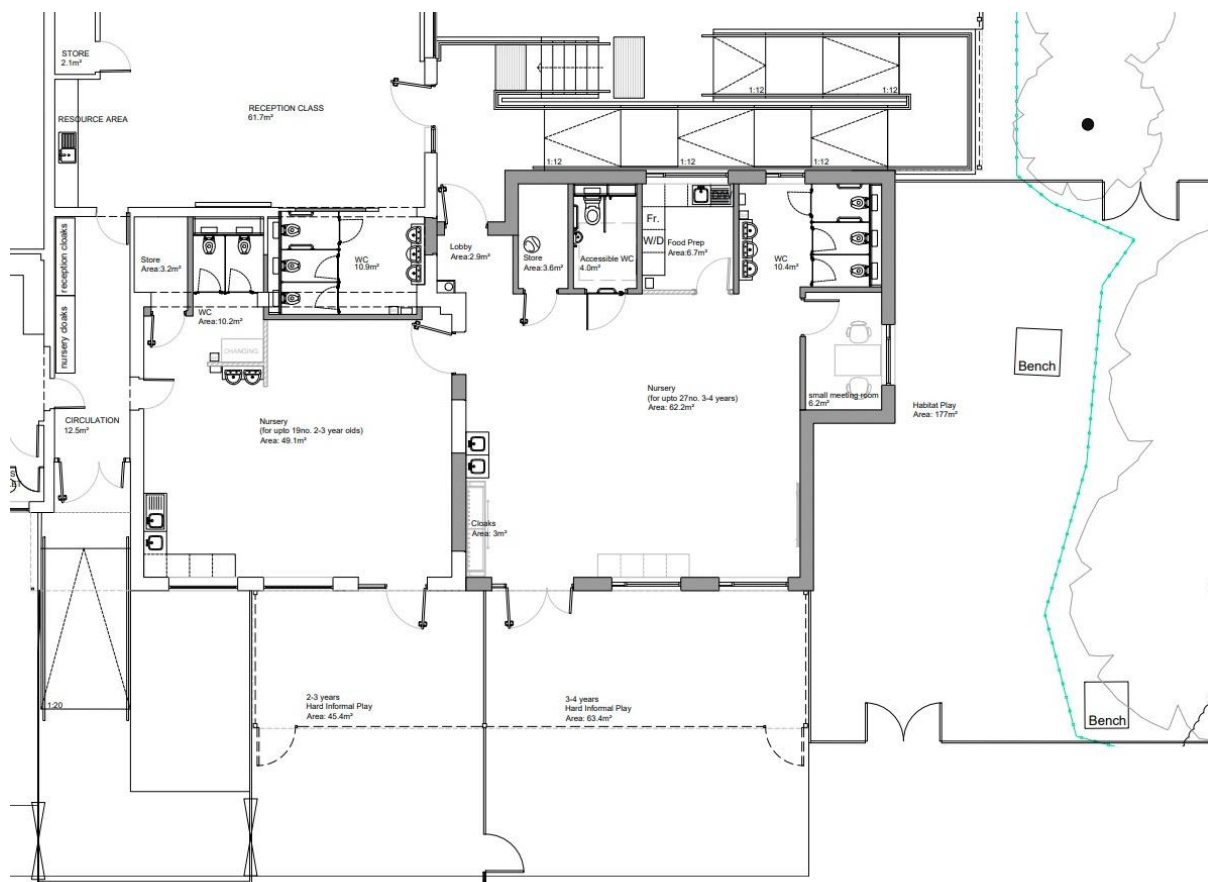
The scale and use of materials for the extension is to tie in with the existing vernacular of the school, not to stand out in any way as a modern addition. When reading the elevations, there is no consistent rhythm to the locations or layout of the existing windows or doors but the proposed windows at the front of the school are maintaining the cill and head height of the existing windows within that elevation, with the same mullion ratio of the adjacent openings. All other openings have been located for functionality to best allow access, light and ventilation into the spaces where required.

The height of the roof is slightly higher than the existing to allow the correct detail connection to the existing school. The proposed external brick masonry construction is to match that of the majority of the existing building, a red orange brick colour.



Proposed extension elevations displaying scale and materiality

The external play and majority of the glazing for the nursery are orientated to the north, this allows more diffused sunlight into the teaching space without overheating, the outdoor and indoor teaching and play space visually tie together whilst also reducing any pedestrian congestion within the play spaces. The ancillary spaces are placed to the southeast side of building to create a barrier between the older years and the nursery space. The creation of a new entrance for the nursery allows for younger years to be dropped off without the congestion of the older years children, with the releveling of the site this can be achieved via step free access.



Proposed layout of the nursery extension

Vehicular access to the site already exists and will remain unaffected by the proposal. The footprint of the new extension is to the west, whilst access is to the north and will not encroach on the existing vehicular route.

New metal fencing (2400mm high) and gates will be introduced to the boundary of the development, as noted in the submission drawings. The will allow controlled access into the nursery and appropriate safeguarding. The proposed height / design of the fencing is in-line with current government recommendations. There is also several new low level fencing and gates proposed to separate the play by age groups and to allow clear line of vision from the interior of the building to the extent of play.

CONCLUSION

Architecturally, the proposed extension ties in with the existing aesthetic of the school, is not overbearing in scale or materiality and provides the much needed space and amenities required for improved nurse care in the area.

The proposed extension will deal with an accommodation shortfall that the school currently has and providing a new construction, fit for purpose, will deliver a modern facility for the local children, that will ensure an environment to help with their pre-school development.

The proposed location of the nursery is the least invasive option without impacting on the existing school hard and soft play provision.

This proposal will make a positive contribution to the site and local environment and will give life back to an under used area of the site.

It is considered that nothing contained in this proposal would cause harm to the character & setting of the existing building, it is also considered that the proposal respects the relevant planning policies that would be used to gauge whether it is acceptable and that the design entirely preserves the character of the school.

APPENDIX

Previous Planning Applications

18/00420/FUL

ERECTION OF SINGLE STOREY EXTENSION

Status	Decided
Decision	Granted
Decision Issued Date	Mon 22 Oct 2018

07/00981/FUL

ERECTION OF SINGLE STOREY EXTENSION TO FORM NEW CLASSROOM ADJACENT TO THE EXISTING KITCHEN AND HALL

Status	Decided
Decision	Granted
Decision Issued Date	Wed 02 Jan 2008

05/00581/FUL

ERECTION OF NEW SECURITY PANEL FENCING.

Status	Decided
Decision	Granted
Decision Issued Date	Fri 26 Aug 2005

03/01184/FUL

PROPOSED EXTENSION OF ADMIN, STAFF AND HEAD TEACHER'S ROOMS AND HALL.
 PROVISION OF PLAY AREA

Status	Decided
Decision	Granted
Decision Issued Date	Wed 21 Jan 2004

02/00767/FUL

ERECTION OF SINGLE STOREY EXTENSIONS TO FORM 1 NO. NEW CLASSROOM AT REAR
AND 2 NO. CLASSROOM EXTENSIONS TO FRONT

Status	Decided
Decision	Granted
Decision Issued Date	Fri 25 Oct 2002

74/02850/HIST

PHASE 2 FOR EXISTING PRIMARY SCHOOL

Status	Decided
Decision	Granted
Decision Issued Date	Tue 30 May 1978

74/04862/HIST

USE OF SCHOOL BLDG FOR ASSEMBLY OF FILTERS

Status	Decided
Decision	Application Withdrawn
Decision Issued Date	Fri 21 Mar 1980

EXISTING IMAGES OF NURSERY AND SCHOOL



Existing reception classroom to be retained, new sanitary facilities and step free access to playground to be provided.



Existing canopy on the main school playground, to be retained.



Existing fire escape, step and roller shutters to be removed and new ramp to be installed for step free access.



Existing nursery and reception hard and soft play. Hard play and canopy to be removed and new extension to be constructed in its location. New hard play and canopies to be installed to the front and back of the building.



Existing front of school, path from car park to nursery for pedestrians.



Existing access to nursery through gate, it is proposed to remove this section of fencing and reconfigure the entrance to the nursery area.



Existing secure access to
school site from car park