



Design and Access Statement

Proposed Pre-School

ST JOSEPH'S CATHOLIC
PRIMARY SCHOOL, HAYWARDS
HEATH



Introduction

This Design and Access Statement has been prepared in support of a Lawful Development Certificate for the development of new, purpose-built Early Years facilities at St Joseph's Catholic Primary School.

The proposal seeks to deliver a high-quality pre-school and Early Years setting on an under-utilised part of the existing school site, enhancing educational provision for children and families within the local community.

Vision and Community Function

The vision for the proposed Pre-School development extends beyond the delivery of early education alone. The facility is intended to function as a community-focused Early Years hub, reintroducing essential services that were lost following the closure of local Sure Start centres. These include parenting programmes, speech and language clinics, access to an Educational Psychologist, and health visitor drop-in sessions.

These services form the critical foundations of Early Years development. By embedding them within the Pre-School environment, the proposal ensures that children begin their educational journey with a strong and secure base, reflecting the core purpose of the Early Years Foundation Stage.



Inclusive Design

The proposed Pre-School includes flexible learning spaces designed to support pupils with Special Educational Needs. Some children flourish within the school's inclusive, values-led environment but experience difficulties in larger mainstream classrooms, particularly around emotional regulation.

The design of smaller, adaptable spaces allows for targeted interventions while maintaining inclusion. Locating this provision on the same site enables smooth, supported transitions into mainstream education, benefiting both individual pupils and the wider school community.



Site and Context

The application site forms part of the established grounds of St Joseph's Catholic Primary School and is located within a sustainable and accessible location in Mid Sussex. The area proposed for development is currently under-utilised and presents an opportunity to improve the efficiency and educational value of the school estate without encroaching on open countryside or neighbouring residential land.

The proposed works are contained entirely within the existing school boundary. The improvements are designed to integrate sensitively with the existing school buildings and outdoor areas.



Design & Project Principles

The design has been guided by the following key principles:

- Future-proofing Catholic education through high-quality Early Years provision
- A new, modern, purpose-built, state-of-the-art facility designed specifically for Early Years learning
- High-quality Early Years facilities in the heart of Mid Sussex serving the local community
- A strong network of family support, including parenting classes, health drop-ins, and access to speech and language services
- Flexible and inclusive learning spaces to support our most vulnerable SEND learners
- A smooth transition into mainstream education, all located on the same school site
- An excellent start to a child's first five years of education within a nurturing Catholic setting
- Repurposing an under-utilised area of the site to enhance and strengthen our Catholic educational offering



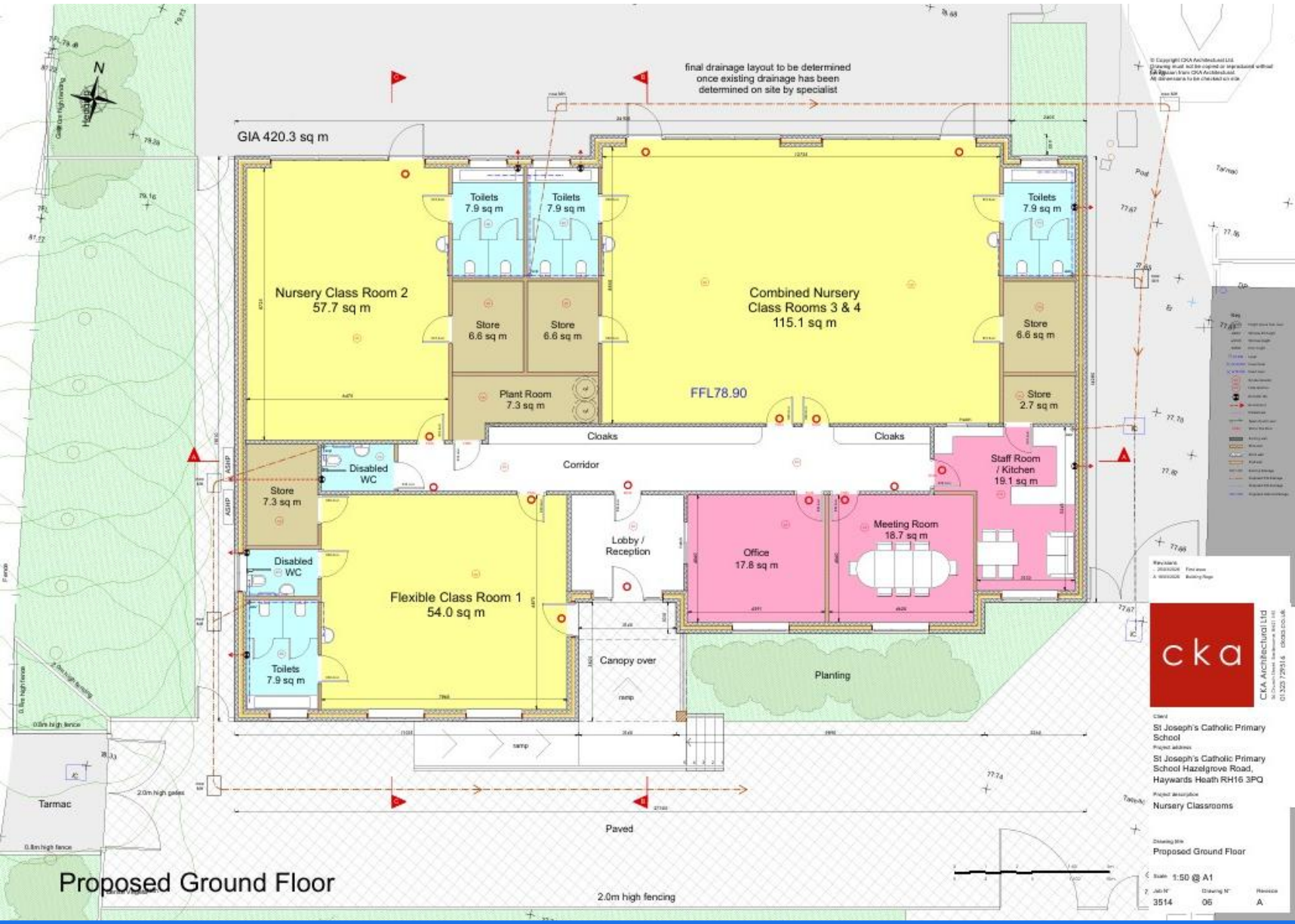


The Development

The Pre-School building is designed to provide appropriate, child-scaled accommodation that sits comfortably within the existing school site. The amount and layout of development have been carefully considered to ensure ease of supervision, safe movement, and direct access to secure outdoor learning areas.

The design prioritises flexibility, allowing spaces to respond to changing needs over time, including SEND support and multi-agency use.

The modest scale reflects the Early Years function of the building while ensuring it integrates harmoniously with existing school buildings and open spaces.



Layout

The proposal comprises the construction of a single new, purpose-built, single-storey teaching block.

The layout of the building has been carefully designed to support Early Years learning and day-to-day operational needs. The accommodation will include an entrance area linked to an office, a meeting room, staff room, three Pre-School classrooms and one flexible / SEND classroom.

Each classroom will be provided with appropriate storage and dedicated toilet facilities. In addition, a fully accessible staff WC will be provided to ensure inclusive provision for all users.

Direct access between classrooms and external play and learning areas will be provided, supporting strong indoor-outdoor connections consistent with Early Years best practice.



Existing Early Years Building

Scale and Appearance

The proposed building has been designed to integrate sensitively within the existing school campus. The building adopts a simple, contemporary form appropriate to its educational use and single-storey scale.

Elevations will be finished in a restrained palette of materials that reflect the character of the existing school buildings, comprising facing brickwork at lower levels with rendered finishes above. This approach provides durability at child level while maintaining a light and modern appearance.

Large areas of glazing are incorporated within the classroom elevations to maximise natural daylight, provide visual connection with external play areas, and create a welcoming environment suitable for Early Years education. Openings are clearly expressed and proportioned to reinforce the building's educational function.

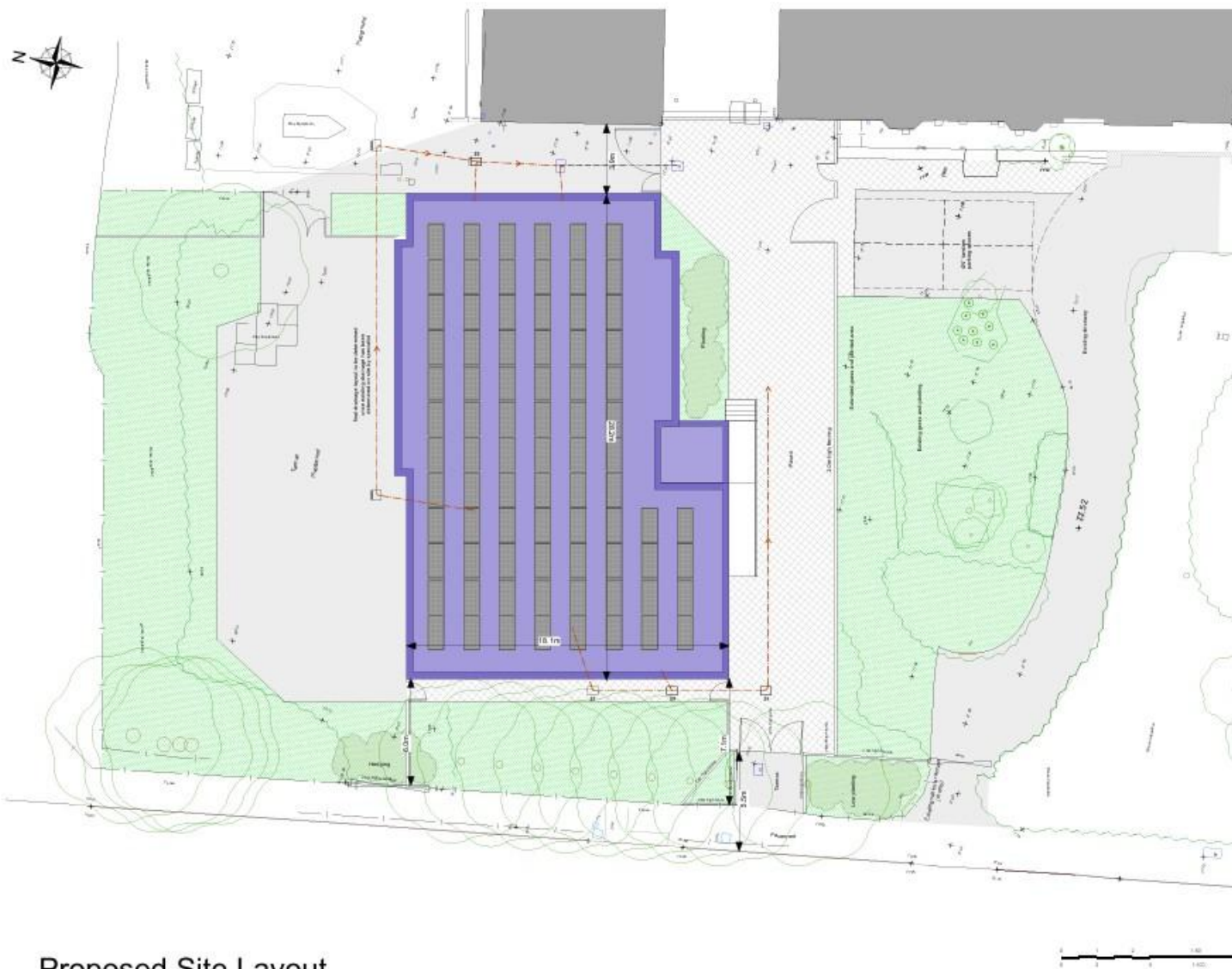
The flat roof form is low-profile and ensures the building sits comfortably within the school grounds without visual dominance. Overall, the appearance of the elevations achieves a cohesive, high-quality design that complements the existing school setting.



Access and Inclusive Design

The proposal has been designed with inclusivity at its core. Step-free access, intuitive internal layouts, and safe pedestrian routes ensure accessibility for all children, parents, staff, and visitors, including those with mobility needs or disabilities.

The co-location of services within the Pre-School reduces barriers to access for vulnerable families and supports early intervention in a familiar and trusted environment.



Proposed Site Layout

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Wardens
provision. First door



Client
St Joseph's Catholic Primary
School
Project address
St Joseph's Catholic Primary
School Hazelgrove Road,
Haywards Heath RH16 3PQ
Project description
Nursery Classrooms

Drawing title
Proposed Site Layout

Scale 1:100 @ A1

Job No. 3514 Drawing No. 05 Revision

Landscaping

Reorganisation of the existing school entrance forms a key component of the proposal. The existing driveway located to the left of the main entrance will be converted into a pedestrian-only area, creating a safer and more welcoming space for parents and carers during school drop-off and pick-up times.

New paving will be introduced to formalise the space, and the existing memorial will be retained and sensitively incorporated into the redesigned entrance area.

Pedestrian Access

Pedestrian access to the proposed Early Years building has been carefully designed to prioritise safety, clarity, and ease of movement for children, parents, staff, and visitors. Access will be taken from the existing school entrance, which will be reorganised to provide a safer, pedestrian-focused environment.

As part of the proposals, an existing driveway to the left of the main entrance will be repurposed to form a pedestrian-only access and waiting area. This space will be used by parents and carers during drop-off and pick-up times, reducing conflict between vehicles and pedestrians and improving safeguarding. New paving and clearly defined routes will provide legible, step-free access from the site entrance to the Pre-School building.

The main pedestrian route will lead directly to the controlled entrance of the Pre-School, allowing natural supervision from the reception and office area. Level changes will be managed through compliant ramps where required, ensuring inclusive access for wheelchair users, pushchairs, and those with mobility needs.



Vehicle Access

Vehicular movement within the school site is currently managed via a one-way circulation system, comprising a clearly defined site entrance and separate site exit. This arrangement functions efficiently and supports safe vehicle movements during peak drop-off and pick-up periods.

The proposed development will not alter this circulation pattern, ensuring no adverse impact on site operations or highway safety.

Overall, the proposals deliver a safe, inclusive, and well-managed pedestrian environment, supported by existing parking and circulation arrangements, and are appropriate to the scale and function of the development within the established school site.



Parking



There is currently a defined tarmac parking area within the school site providing parking for approximately 20 vehicles, together with one designated accessible parking space. In addition, there is an existing gravel area used for informal, non-marked parking, accommodating approximately a further 12 vehicles.

Further parking provision is available within the public car park located on the opposite side of Hazelgrove Road, offering additional capacity when required.

No additional parking spaces are proposed as part of the development. The Pre-School will operate within the existing parking provision and established school travel arrangements.

Safety and Security

Safety and security have been fundamental considerations in the design of the proposed Early Years building. The development is located within the established school site and benefits from existing site security measures, including perimeter fencing and controlled access points. The proposed layout reinforces these measures and creates a safe and secure environment appropriate for young children.

Access to the building will be clearly defined and managed, with a single main entrance providing natural supervision from the reception and office area. Internal circulation routes are simple and legible, reducing risk and supporting safe day-to-day movement for children, staff, and visitors. The layout allows for clear oversight of entrances, corridors, and shared spaces.

Classrooms are arranged to allow direct access to secure external play areas, which will be enclosed by appropriate fencing to prevent unauthorised access while allowing free and safe movement for children under supervision. Boundary treatments, including the proposed 2.0m high fencing and controlled gates shown on the plans, will enhance safeguarding without creating an overly defensive environment.



Safety and Security

Natural surveillance is maximised using glazed screens and windows, providing good visibility between internal spaces and external areas. The design avoids concealed corners and ensures that all teaching and circulation spaces are overlooked, supporting safeguarding and passive supervision.

The building will comply with relevant Building Regulations and fire safety requirements, including the provision of fire-resisting doors, smoke and heat detection, and safe means of escape. Step-free access, accessible WCs, and clearly defined routes ensure the building is safe and inclusive for all users.

Overall, the proposal delivers a secure, well-supervised environment that prioritises the safety, wellbeing, and safeguarding of children while supporting the operational needs of staff and the wider school community.





Sustainability

The new block will be constructed to meet current Building Regulations standards for insulation and energy efficiency. The scheme will explore opportunities to reduce carbon emissions and improve environmental performance.

Sustainable energy measures under consideration include the installation of an energy-efficient heating system, such as an air source heat pump, and the provision of photovoltaic solar panels on the roof.

Water consumption will be reduced through the inclusion of water-saving measures, including aerated taps, dual-flush WCs, and leak detection systems. Sanitary fittings will be selected to minimise water usage. Rainwater harvesting and recycling will also be considered, with collected rainwater used to support irrigation of new planting.

In terms of construction materials and waste management, priority will be given to the use of locally sourced materials where feasible. Construction waste will be minimised, and opportunities to reuse existing materials will be explored wherever practicable.



Conclusion

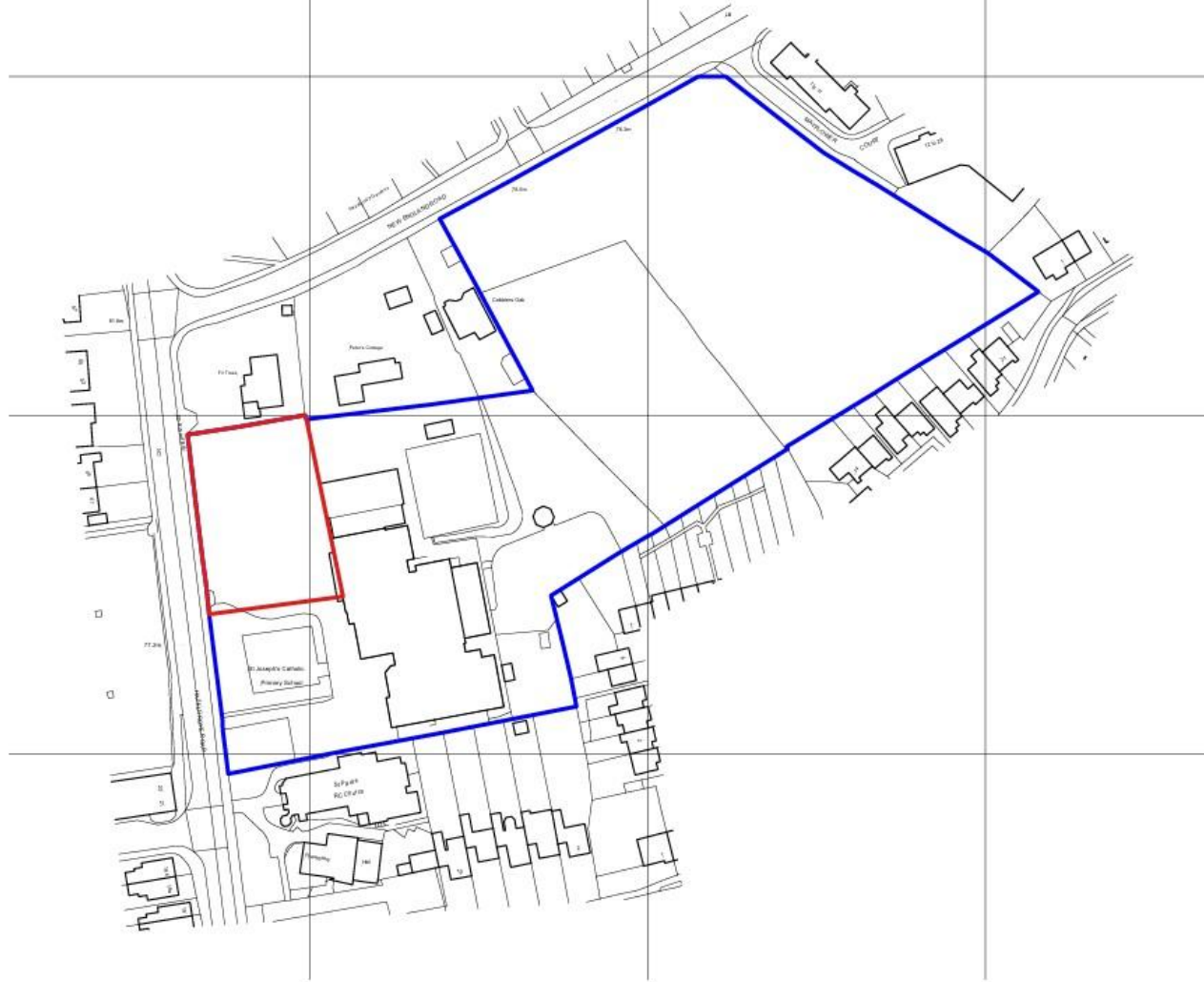
The development supports a coherent educational journey from the age of two through to eleven, providing holistic care for both children and their families within a Catholic setting. Attendance at the Pre-School strengthens continuity into St Joseph's Catholic Primary School, a highly sought-after provision, supporting long-term educational stability and excellence.

Investment in high-quality Early Years accommodation is fundamental to improving life chances. Outstanding childcare remains difficult to access and prohibitively expensive for many families. This proposal directly addresses these challenges by delivering accessible, inclusive, and high-quality Early Years provision, supporting family well-being, workforce participation, and positive lifelong outcomes for children.





Drawings



Location Plan

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All dimensions to be checked on site.

Revisions
- 28/11/2024 Final issue



Client
St Joseph's Catholic Primary School
Proposed address
St Joseph's Catholic Primary School Hazelgrove Road,
Haywards Heath RH16 3PQ
Project description
Nursery Classrooms

Drawing title
Location Plan
Scale 1:1250 @ A3
Job N° 3514 Drawing N° 01 Revision

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Existing Site Layout

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Revised
2022-03-08 Final Issue



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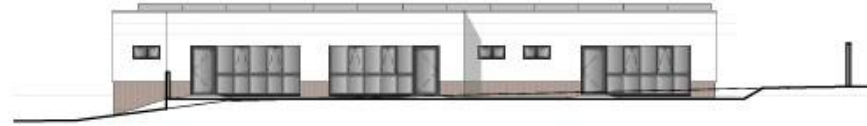
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Job No 3514 Drawing No 03 Revision



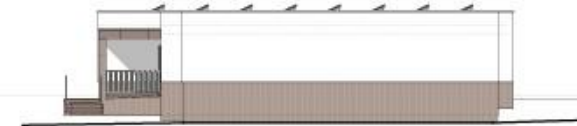
South Elevation



West Elevation



North Elevation



East Elevation

Proposed Elevations and Sections

Review's	Find your
A REVIEW	Review



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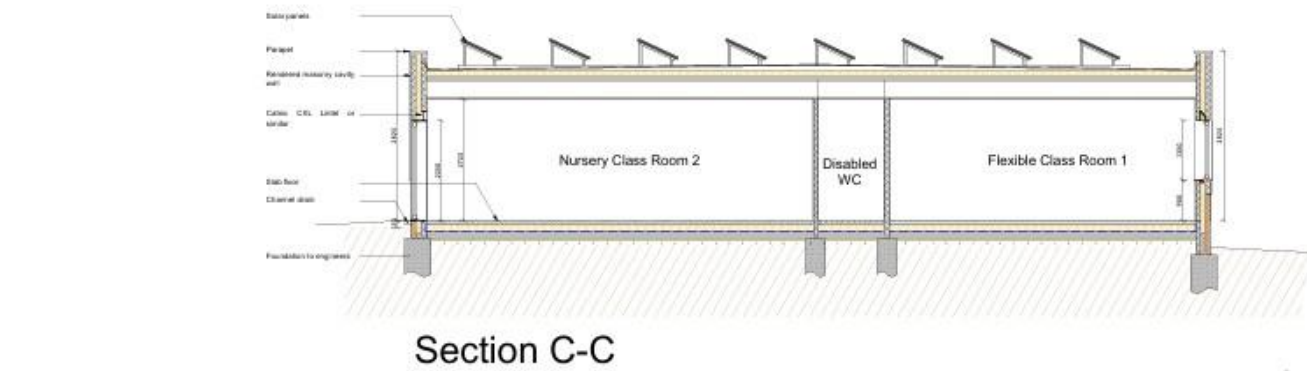
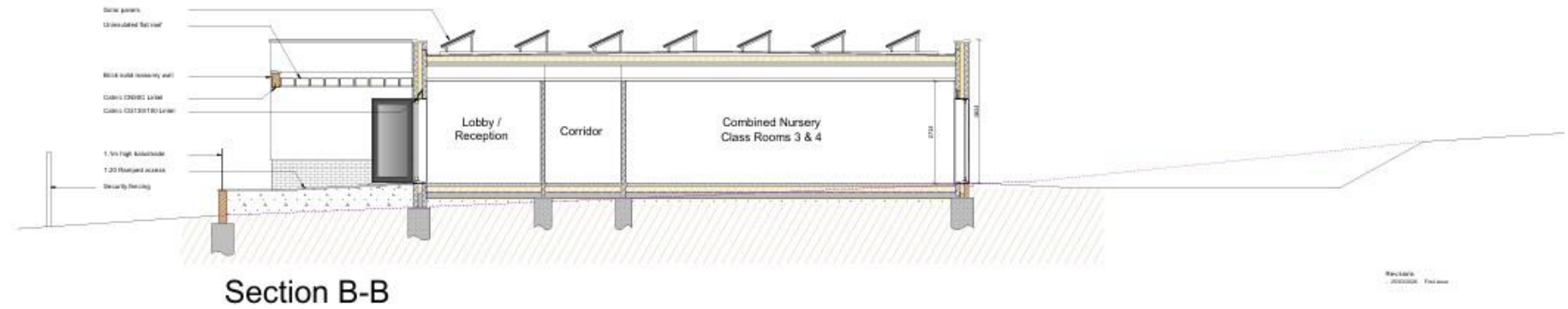
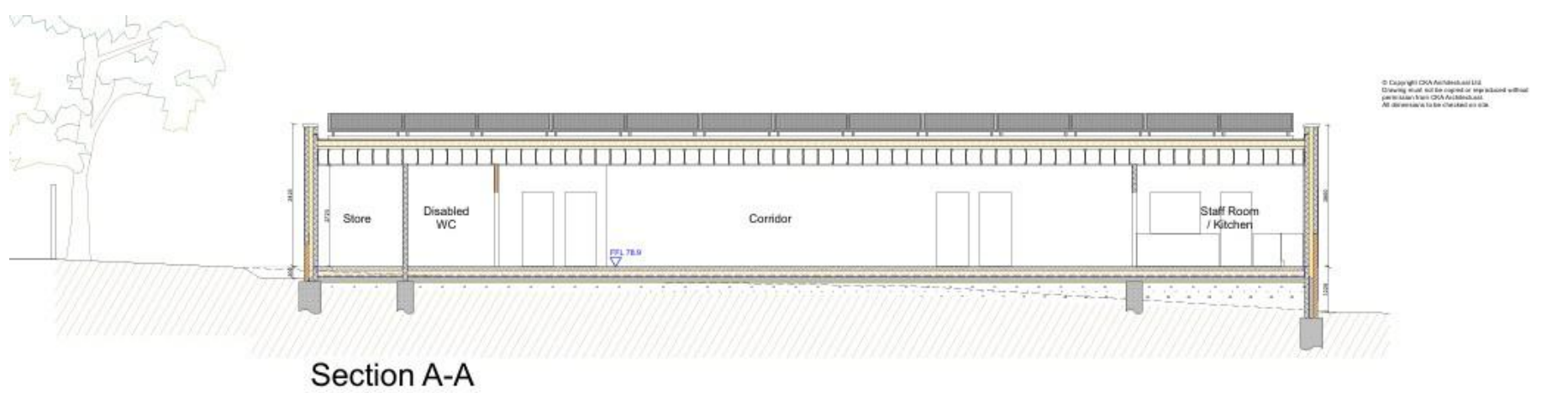
Project description
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Proposed Elevations and Sections

Scale 1:100 @ A1

Job N°	Drawing N°	Revision
3514	07	A





Proposed Sections



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Scale
1:50 @ A1
Job No
3514
Drawing No
09
Revision