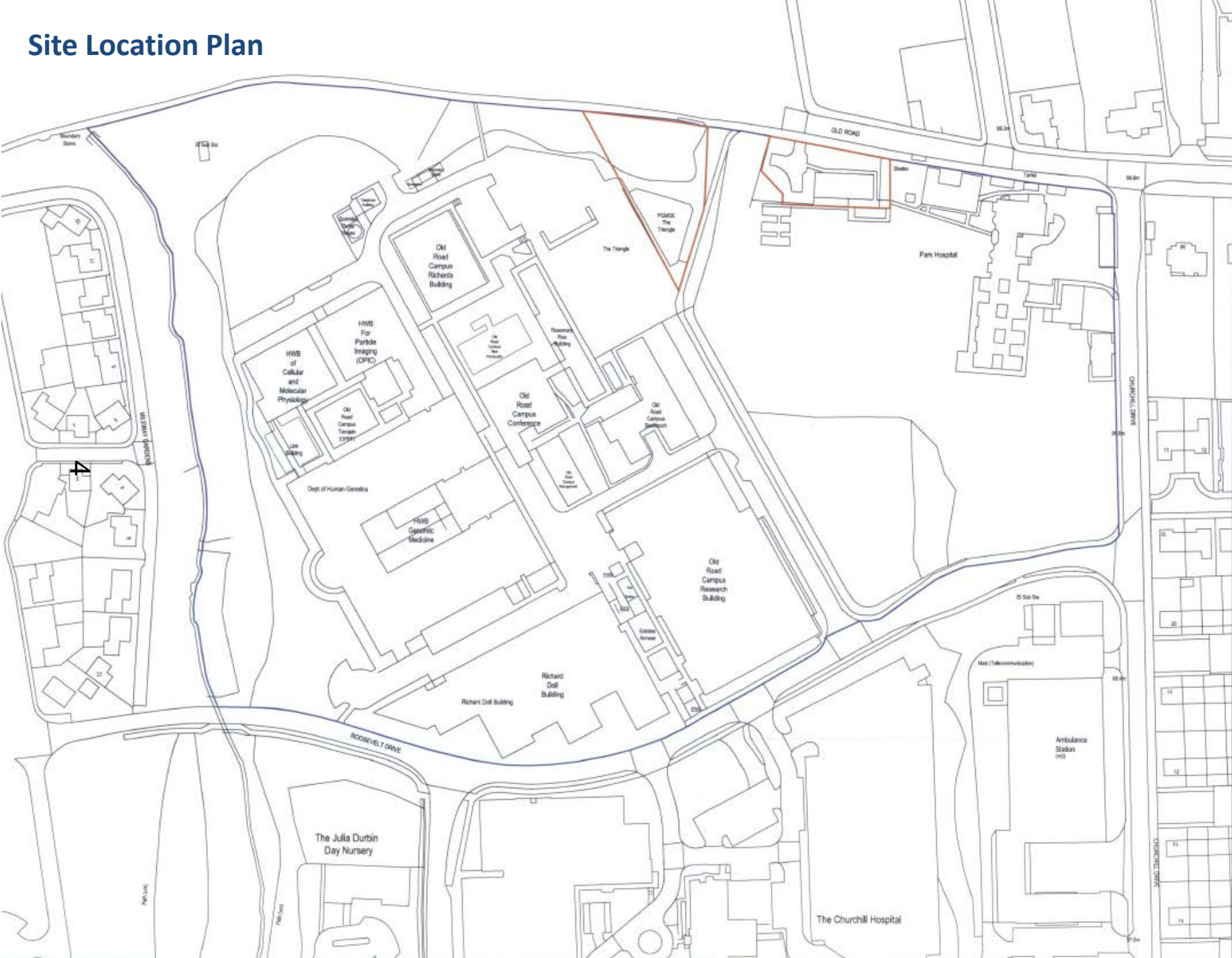


# Welcome to the East Area Planning Committee

- This planning committee meeting is held in public but it is not a public meeting.
- There will be an opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you need to have either requested it in advance, or hand in one of the available speaker forms, or speak to the clerk.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice.
- This is in the committee agenda just before the first planning application report.



# Site Location Plan





**View from Old Road looking south east towards proposed car park.**



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View from Old Road looking south towards Triangle building.



Proposed car park looking west.

**Proposed Access**

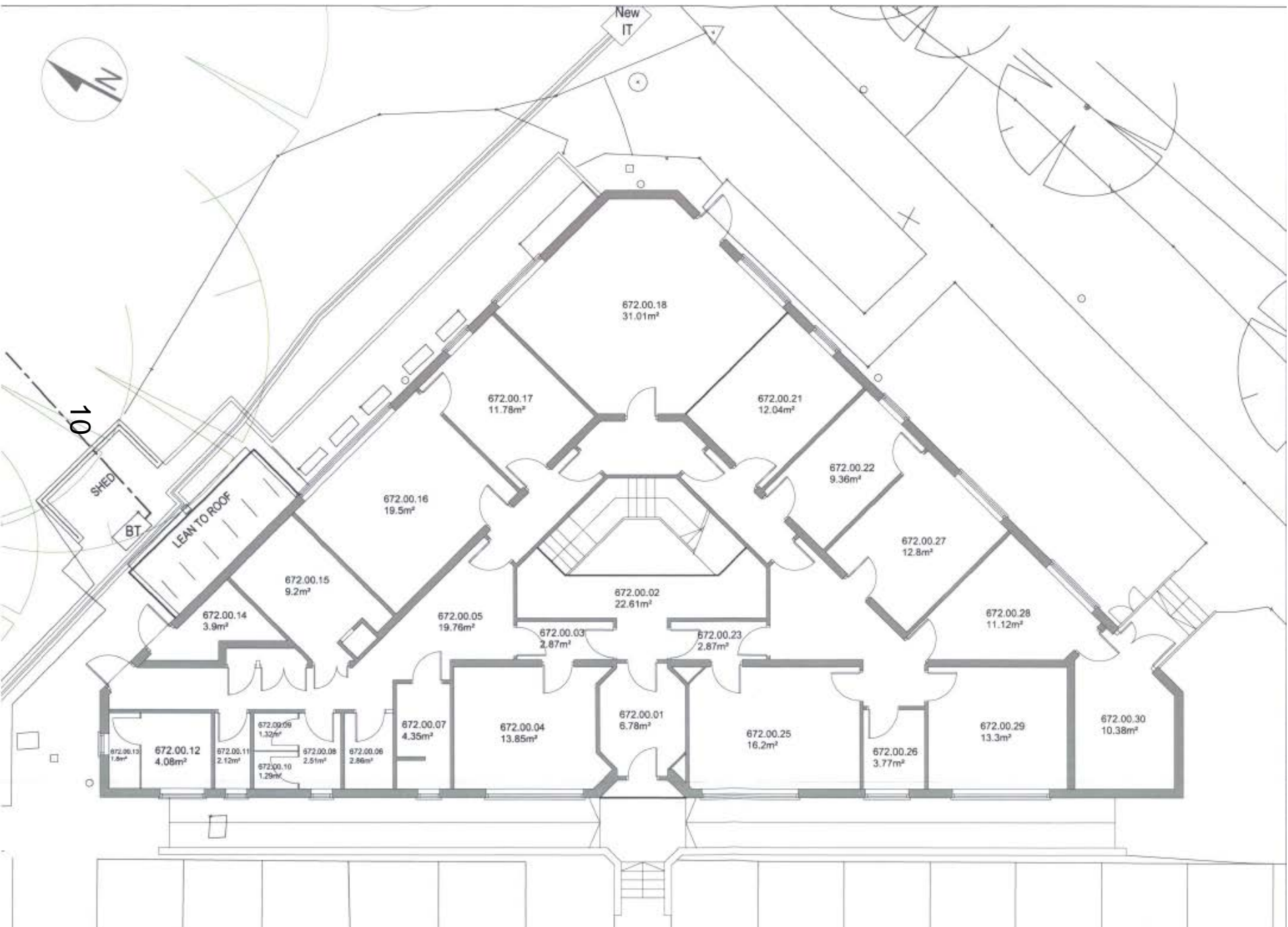
∞



View of proposed access from Old Road looking east.

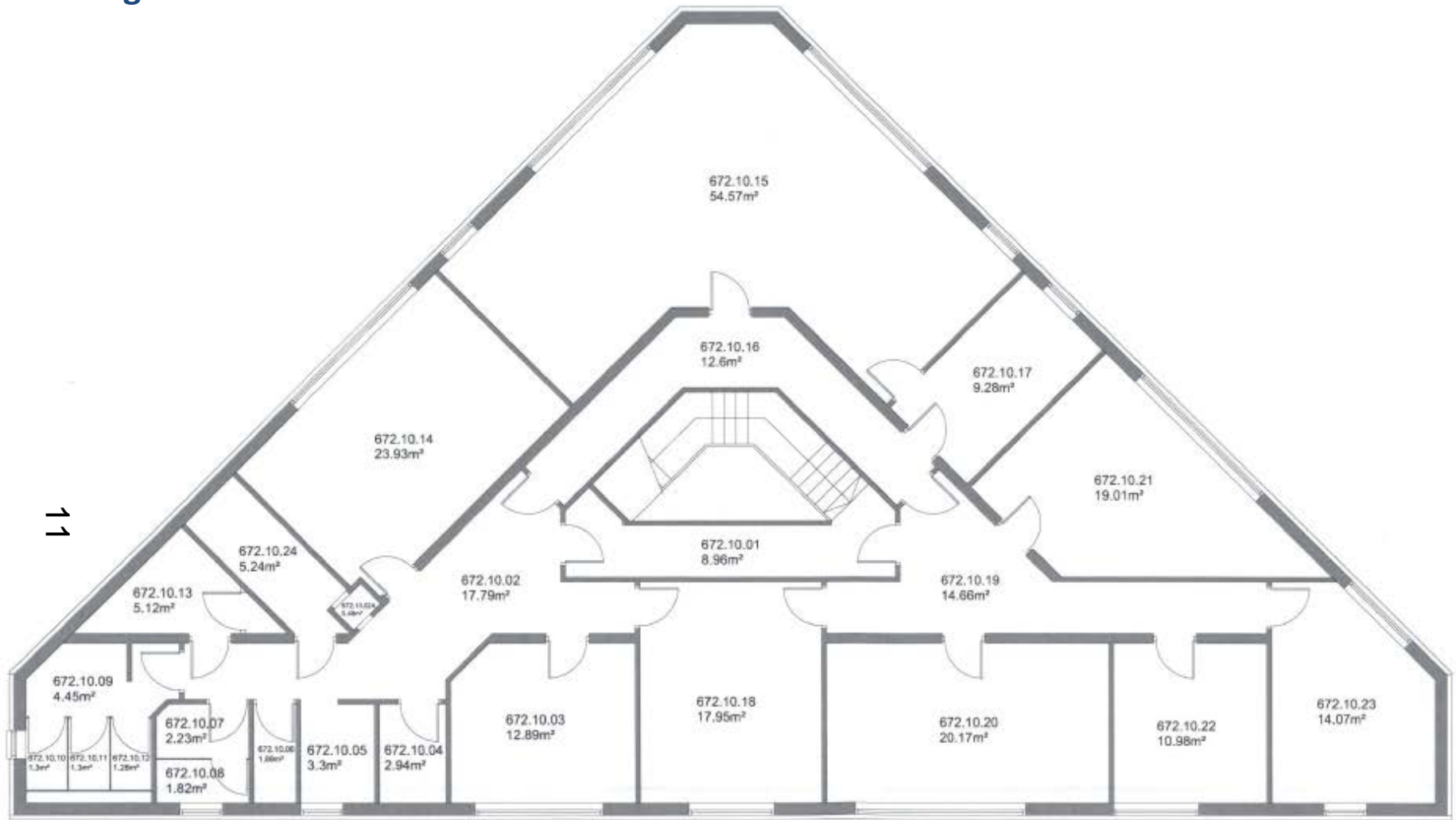


# Existing Ground Floor Plan

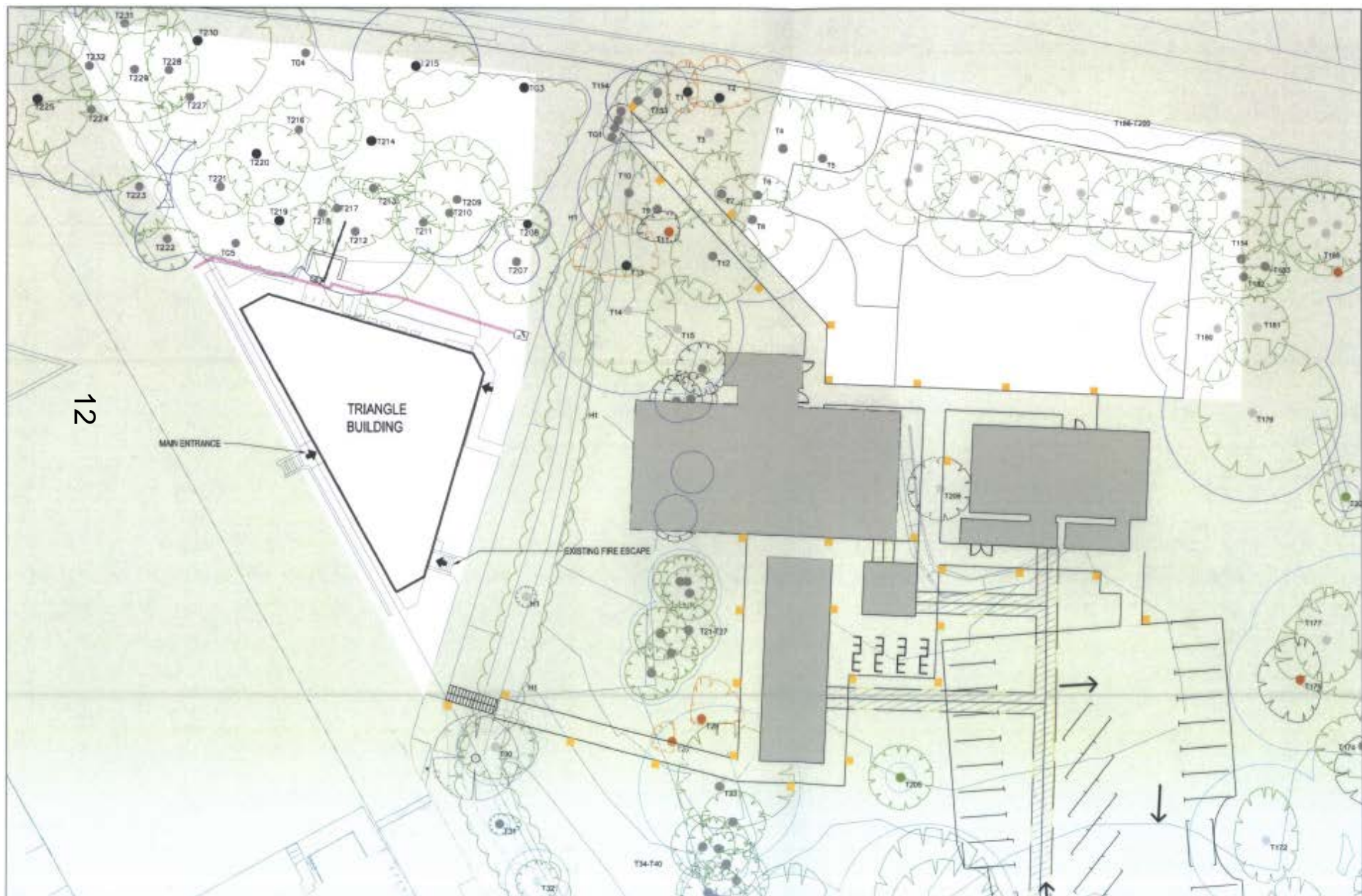




# Existing First Floor Plan



# Existing Block Plan

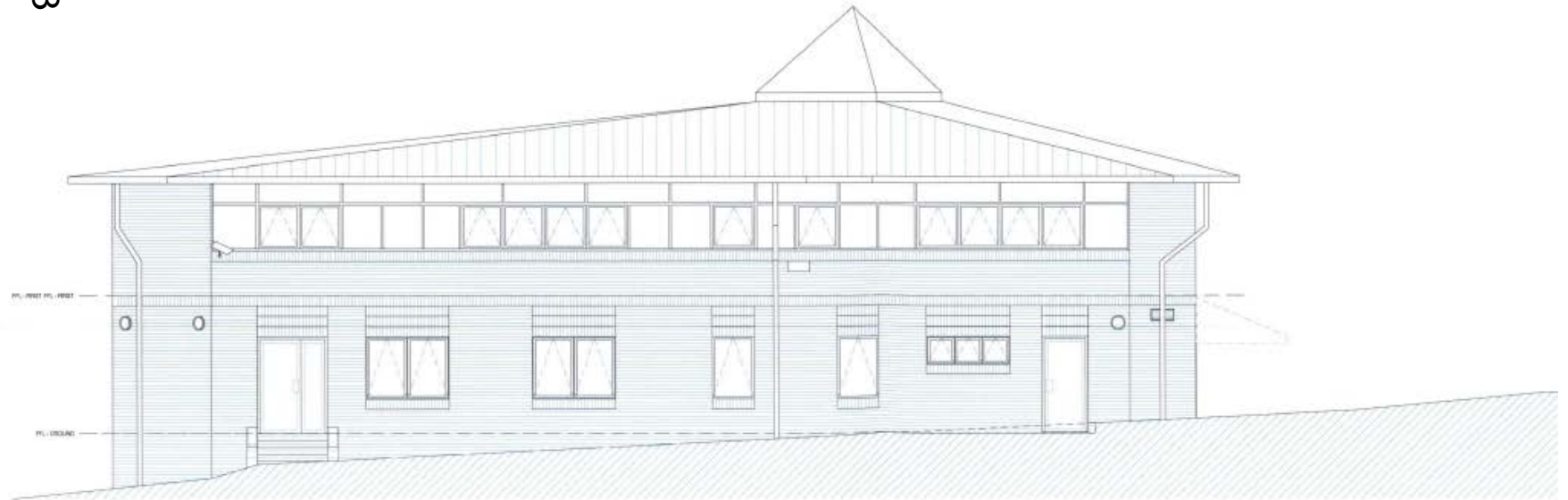


# Existing Elevations – West and East



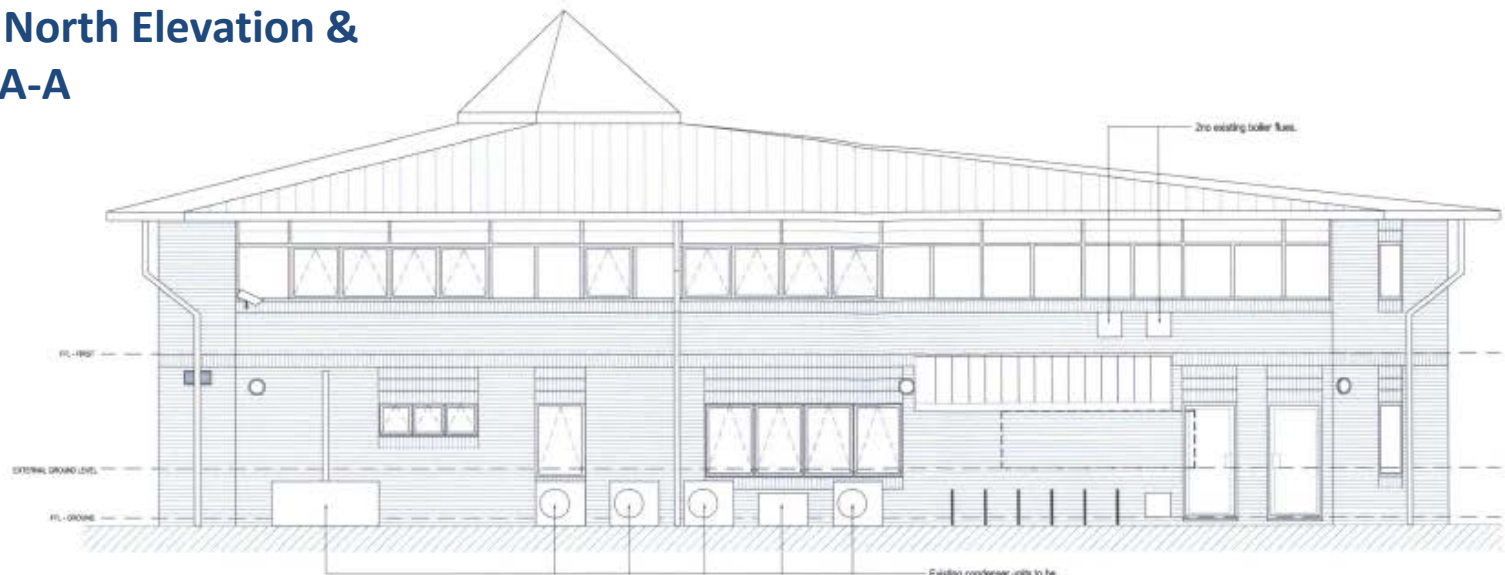
WEST ELEVATION - EXISTING

13



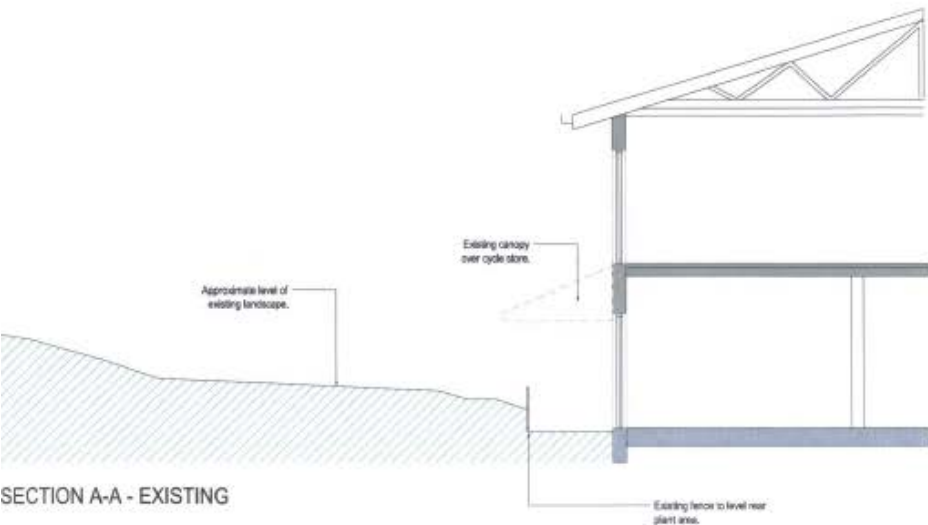
EAST ELEVATION - EXISTING

# Existing North Elevation & Section A-A



NORTH ELEVATION - EXISTING

14



SECTION A-A - EXISTING



PHOTOS OF EXISTING

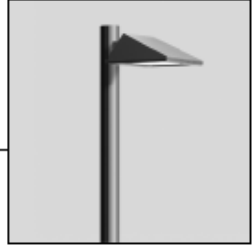
# Proposed Block Plan



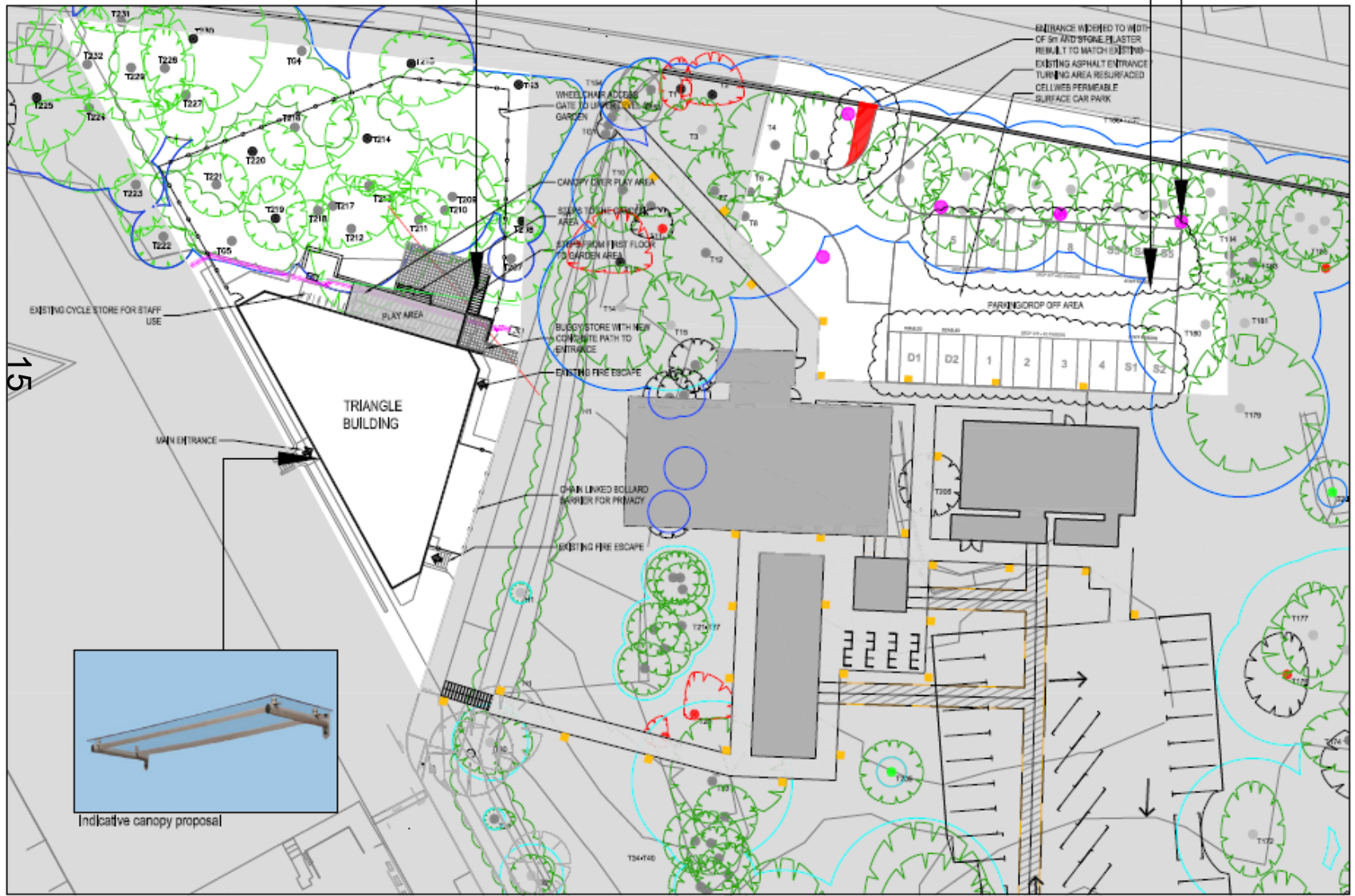
Indicative steps proposal



Cellweb root protection system



Indicative lighting proposal



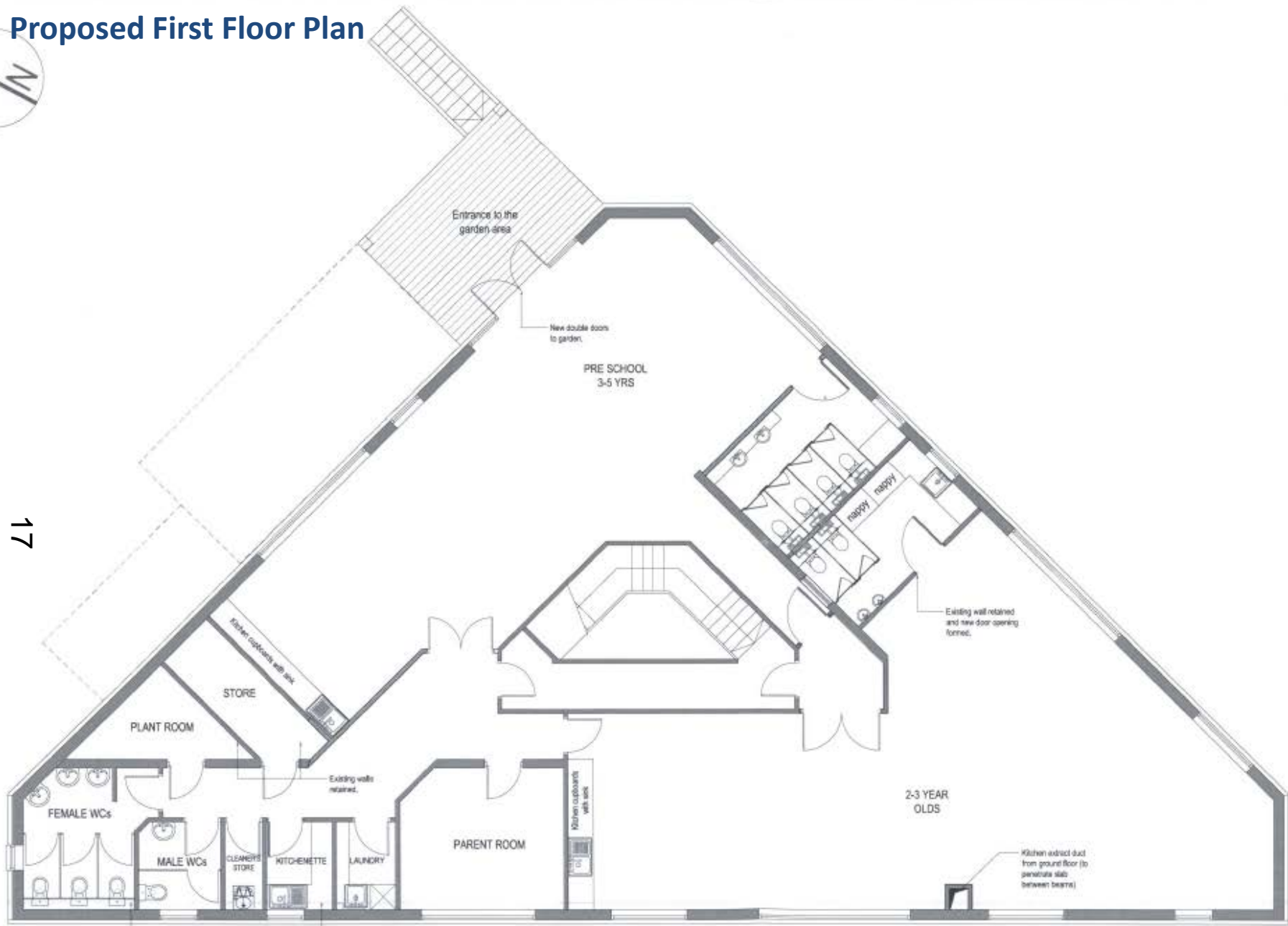
Indicative canopy proposal



# Proposed First Floor Plan



17



All existing WC layouts retained and new fittings and finishes provided.

Laundry room to provide 1 no. washer, 1 no. dryer, 1 no. utility sink and length of shallow worktop.

2-3 YEAR OLDS

PRE SCHOOL 3-5 YRS

PARENT ROOM

PLANT ROOM

STORE

FEMALE WCs

MALE WCs

CLEANERS STORE

KITCHEMETTE

LAUNDRY

Entrance to the garden area

New double doors to garden.

Existing wall retained and new door opening formed.

Kitchen extract duct from ground floor (to penetrate slab between beams)

Kitchen cupboards with sink

Kitchen cupboards with sink

Existing walls retained.

# Proposed Elevations – East & West

New 1000 x 400mm supply and exhaust grilles.

New stainless 400 x 350mm steel exhaust flue from kitchen to height of 400mm above roof level.



WEST ELEVATION - PROPOSED

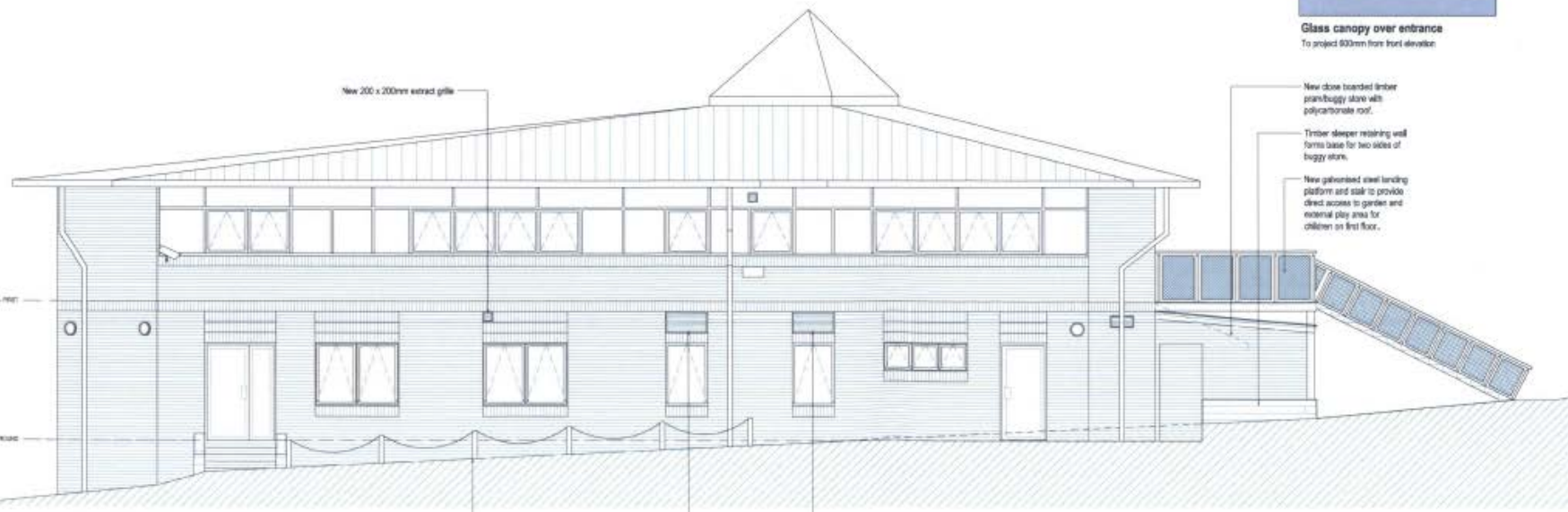
18

New 200 x 200mm extract grille

New close boarded timber pan/buggy store with polycarbonate roof.

Timber sleeper retaining wall forms base for two sides of buggy store.

New galvanneal steel landing platform and stair to provide direct access to garden and external play area for children on first floor.



EAST ELEVATION - PROPOSED

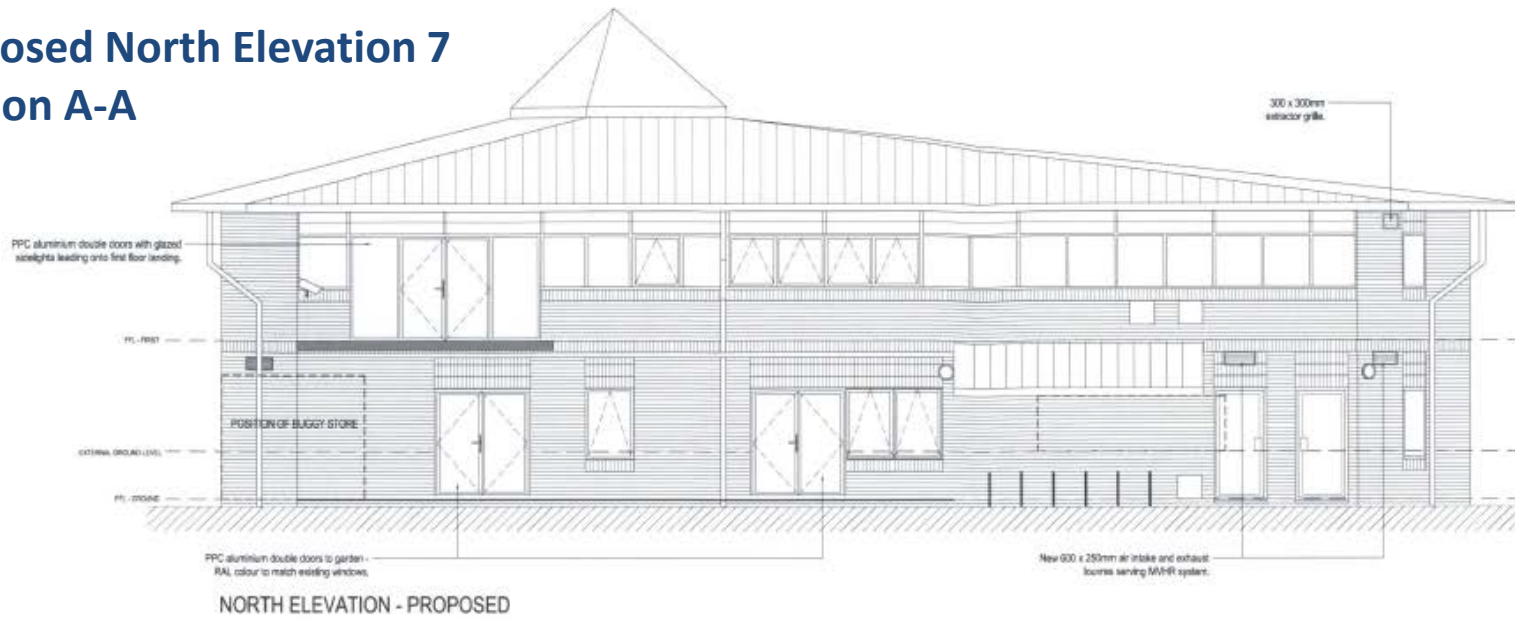
Chain linked timber bollards to provide additional privacy to building.

New 600 x 400mm supply and exhaust grilles.



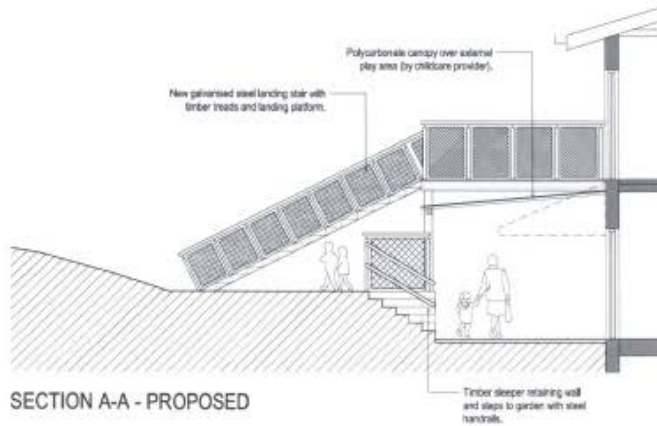
# Proposed North Elevation 7

## Section A-A



NORTH ELEVATION - PROPOSED

19



SECTION A-A - PROPOSED



NORTH ELEVATION FROM GARDEN - PROPOSED

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