Proposed Early Learning & Childcare Centre, Carnoustie

Design statement
Submission for Planning
July 2018
Angus Council is committed to ensuring that 1140 hours per annum of early learning and childcare (ELC) is available for all 3 to 5 year olds, and eligible 2 year olds, within Angus by August 2020. Due to local demand, a date of August 2019 has been set for the Carnoustie site.

Angus Council has a planned programme of building adaptations, extensions and improvements which will provide increased and enhanced education and play space for the youngest children in our care. Previous feasibility studies have identified the need for the construction of a new, purpose-built early learning and childcare centre within Carnoustie. The new facility will provide a comprehensive range of facilities for children and their families, with up to 205 places for 2 to 5 year olds.

A number of sites have been considered and discounted, with details included in the report attached at Appendix 1. This document was originally prepared to provide elected members with an overview of the suitability of various site options, and with accompanying site visits was the guiding document which drove the involved parties to determine Pitskelly Park as a clear first choice.
The site within the Carnoustie boundary deemed to be best suited for development was identified as a portion of Pitskelly Park to the rear of the football pitches. This area of grass sits significantly lower than Pitskelly Road and is bounded on three sides by a developed Millennium tree belt, with the south side being open to the main park area.

Historical records show this area to have been green space since the early 1800s, with former uses shown as camp ground and pasture. Some disturbance to the top soil will have been likely on the formation of the park and making up of the adjacent road to the east.

Discussions regarding the use of a portion of the park were commenced with the Angus Council Parks Service during the preparation of the aforementioned site analysis document. It was determined through the course of these discussions that the use of this area was feasible, with the proviso that suitable enhancements were undertaken in nearby open green spaces.
Proposed Early Learning & Childcare Centre, Carnoustie

Built Context

As the proposed site is within park land there is little directly relatable built context. Taking a wider view to the north and west of the site there has recently been significant residential development which consists mainly of family homes.

To the east of the site lies Pitskelly Park football ground with its related buildings and parking area. To the south, across the public park, lies the mixed residential and commercial built line which bounds Barry Road, the main route in to Carnoustie from the west.
Proposed Early Learning & Childcare Centre, Carnoustie

Brief development

A detailed brief has been developed for the full early years programme which is based on Scottish Executive research and documentation including ‘Space to Grow’. A copy of the brief is attached at Appendix 2.

Space to Grow Document- Case Study Examples

The brief, along with place requirement within the Carnoustie area, has been used to develop proposals for a full capacity facility on the identified single new build site.

Additional site specific points were added to the brief to accommodate

- Inclusion of Panmure Pre-School, currently based at the Panmure Centre
- Inclusion of a green roof to minimise the impact of the building, both environmentally & when seen from street level
- Incorporate existing landscape features as part of design where possible

It was also agreed by committee that modular off site manufacture was to be utilised to reduce construction times and aid in achieving the completion date of August 2019.

The off-site construction methodology should also reduce the impact of the proposals on the park during the course of the build.
Proposed Early Learning & Childcare Centre, Carnoustie

Modular build

Lynburn Primary School Nursery, Dunfermline, Fife - construction

Space to Grow Document- Example images of modular off site construction.
Proposed Early Learning & Childcare Centre, Carnoustie

Design Proposals

Exterior

The site’s location within green space and a mature treed area is seen as an advantage to the end users of the build, as this provides an established setting for play and education, aiding the emphasis placed on outdoor play and the blurring between indoor and outdoor educational spaces.

A muted material palette has been developed externally using natural materials including Sedum, Scottish Larch, zinc and off white render to aid the building in sitting in to its environment. These materials will weather to further settle the massing in to its environment.

The massing is reflective of the buildings function sitting long and low to the ground to create the required open plan interior and maximise the relationship with the park setting. This provides a barrier free fully accessible floor plate internally.

The entrance is reached over a bridge with the main building footprint being set at the edge of the Millennium forest tree belt.

The change in level between the entrance and the main building floor plate does require a portion of the building to be two storeys. The two storey portion of the building is located to the rear of the site, closer to the tree line, and has been utilised to create a clear definition between adult and child spaces.
Proposed Early Learning & Childcare Centre, Carnoustie

Interior

‘Adult’ spaces are located at first floor entrance level where children leave their respective adults and travel down into the zoned ‘Child’ areas of the building. This is either by the main staircase or a chute.

Timeshare Kindergarten, JureKotnik Architects

PHOTOGRAPHS: JANEZ MAROLT PHOTOGRAPHY

First Floor Plan

Image: Angus Council
A modular plan has been developed to meet the specifications noted previously which provides both indoor/outdoor linkages and smaller group spaces for specific indoor activities. This is most clearly seen in the ground floor plan. These spaces have been designed to maximise natural light again reducing the definition between indoor and outdoor play. Zones are also developed in line with the central brief to provide a degree of familiarity from space to space with regards to layout and colour of finishes.

In addition to clear open access to the covered external spaces all internal educational space leads on to the open plan shared area allowing free flow (when required). This increases and encourages the number of interactions each individual has through the course of a day.
Proposed Early Learning & Childcare Centre, Carnoustie

Roads & Car Parking

The ELC centre is expected to open to staff at 7:45am, with a steady flow of children arriving between 8am and the latest drop-off time of 9am. A further hour of pick-up and drop-off will take place between 12pm and 1pm, and the final hour of pick-up and drop-off will be between 5pm and 6pm. Whilst it is not possible to predict exactly when all parents will want to arrive and leave with their children, the flexibility within the one hour windows for pick-up and drop-off should ensure that there is no one time when all 205 children and their parent/carer are outside.

A short stay parking for drop off and collection of children is to be provided in Angus Council car parking area utilised by Pitskelly Park FC. The variation in usage times for the ELC centre and the Athletics Club facilitates comfortable dual usage of the parking area.

As all attendees of the ELC centre will be under 5 years of age and accompanied by parents at all times, there is no requirement for a crossing person to be provided. Traffic calming proposals and a suitable crossing are however to be developed in conjunction with Angus Council Roads department to ensure safe crossing and provide early road safety education for the attendees.

Due to the building’s location within the park, all deliveries will require to arrive at the main entrance. To accommodate vehicles a delivery layby is to be formed to the north of the access along with a disabled parking space.
Proposed Early Learning & Childcare Centre, Carnoustie

Landscaping

Proposals have been developed in conjunction with Angus Council Parks Service to create a diverse outdoor play area which will both engage and educate. Play elements have been incorporated in to the various stages of the rain water run off to the roof.

Traditional play elements such as hop scotch have also been incorporated in to hard surface areas.

A part of the existing Angus Millennium Forest is to be incorporated into the school grounds on the proviso that it will be maintained and protected in the future to the standard of the AMF scheme. Additional tree planting will be carried out in gaps in the existing planting using a wide palette of native trees and shrubs as an educational tool in the school environment.

Fencing will be erected around the outer perimeter to delineate it from the remainder of the AMF in Pitskelly Park and secondary fencing between the immediate school playground and existing woodland to allow for the initial woodland management works. This secondary fencing is to be removed at a later date.
Proposed Early Learning & Childcare Centre, Carnoustie

Sustainability

Wherever possible the building is to be incorporated in the education process and will be used to promote an external play ethos. This will include an open SUDS filtrations system for rain water incorporating a sedum roof, rain chains, a wet garden and travel tracks leading to a main SUDS drain area. Detailed images of this are shown in the landscaping section of this report.

A Bio-diverse planted roof is included to the single storey of the proposals to replace/improve green space that has been removed, encouraging insect and birdlife. An internal viewing platform is also to be provided for children to be able to study the wildlife encouraged in to the area by the planting of the bio diverse sedum roof.

The plan layout has also been developed to maximise south facing glazing and minimise those to the north. Excessive solar gains are also mitigated through the placement of the canopy. This will serve to reduce heating and cooling needs within the building.
Proposed Early Learning & Childcare Centre, Carnoustie

Waste Storage

All bins are to be stored within enclosure set back from pavement at street level. An enclosure and hard standing provision will be made to accommodate all waste containers as provided by Angus Council.

Boundary treatment

Metal Boundary fencing at a height of 1.8m is to be provided to the perimeter of the development with access from park area to allow grounds maintenance. A secondary internal 0.9m high fence is to be provided to the perimeter for the forest area to ensure children are not entering the wood unsupervised.
Proposed Early Learning & Childcare Centre, Carnoustie
Green Space Enhancements

Since original nomination of the site for consideration it has been agreed by all parties that any use of green space would require enhancement to green space in the surrounding area. To this end proposals have been developed to provide green enhancements in and around the Pitskelly area. A presentation was prepared for elected members and community council representatives. A copy is attached at Appendix 3.

As an extension of the outdoor play ethos for early year’s education, the proposals focus on encouraging adults outside to exercise. The proposals outlined in the report identify three areas, within reasonable proximity of each other, for development.

Linking these three areas it is proposed that sign posts will be provided giving guidance as to alternate route lengths for running/walking between stations. This gives a number of alternatives and caters for varying levels of fitness and timescales.

In addition to the three exercise zones it is the intention to remove the concrete hard standing at the north west corner of the football pitch and replace it with formal car parking spaces. This, plus the landscaping works to the adjacent tree belt, will provide better visibility of Zone 1, improving security and over site.
Proposed Early Learning & Childcare Centre, Carnoustie

Zone 1

Two options are proposed for public comment within this zone.

Option 1

Above are proposals, as developed with Angus Council Parks Service, showing the BMX track replaced with a 5 a side football pitch with portions of fencing to each end to direct dogs and dog walkers away from the open grassed area.

To the side of the pitch a body weight exercise wall as designed by ERZ Studio is proposed as a low maintenance, vandalism proof installation. Images of the wall as installed at Possil Park are included in the proposals above and below.

The wall will also act as seating at the pitch side.
Proposed Early Learning & Childcare Centre, Carnoustie

Option 2

As an alternate to the pitch it is proposed that the rest of the proposals and landscaping be incorporated into the existing BMX layout and the track upgraded to provide a more stable surface.

Zone 2

As a secondary site proposals show movable exercise equipment positioned in Pitskelly Park close to the Health Centre car park. This can be utilised independently or as part of the wider circuit.

Zone 3

A third site is also proposed within the millennium forest should funding allow. The intent would be for this to be similar to the exercise wall shown in zone 1 with the low maintenance format of the design removing future maintenance issues within the forest.
Proposed Early Learning & Childcare Centre, Carnoustie

Public Consultation

In parallel with the planning application opportunity to comment on the proposals for both the building and the green space enhancements will be provided through public engagement, directly at the below event and through social media on Angus Council’s Facebook, Twitter and Social Pinpoint accounts.

https://www.facebook.com/AngusCouncil/
https://twitter.com/AngusCouncil?ref_src=twsrc%5Egoogle%7Ctwcamp%5Eserp%7Ctwgr%5Eauthor
https://anguscouncil.mysocialpinpoint.co.uk/

**NOTICE OF PUBLIC EVENT**
New early learning and childcare centre at Pitskelly Park, Carnoustie

A public drop in event will take place on
Wednesday 1 August from 3pm to 6pm
at Braid Hall, Kinloch Care Centre, Kinloch Street, Carnoustie

Details of the proposed design will be available to view, as well as proposals for the enhancement of the surrounding green area and an opportunity to discuss the whole project with the team.

Strategic Director – People
Angus Council, Angus House, Orchardbank Business Park, Forfar, DD8 1AZ
Email: people@angus.gov.uk
Proposed Early Learning & Childcare Centre, Carnoustie

View from south west

Elevated view from south east

Image: Angus Council
Proposed Early Learning & Childcare Centre, Carnoustie

Elevated view of entrance bridge

Image: Angus Council
Proposed Early Learning & Childcare Centre, Carnoustie

Appendices

1- Early Years site Selection Report Carnoustie- March 2018
2- Early Years Expansion Programme Guiding Principles- June 2018
3- Pitskelly Park Open Green Space Enhancement Proposals-June 2018