



Planning statement

Chestnuts Preschool - December 2022

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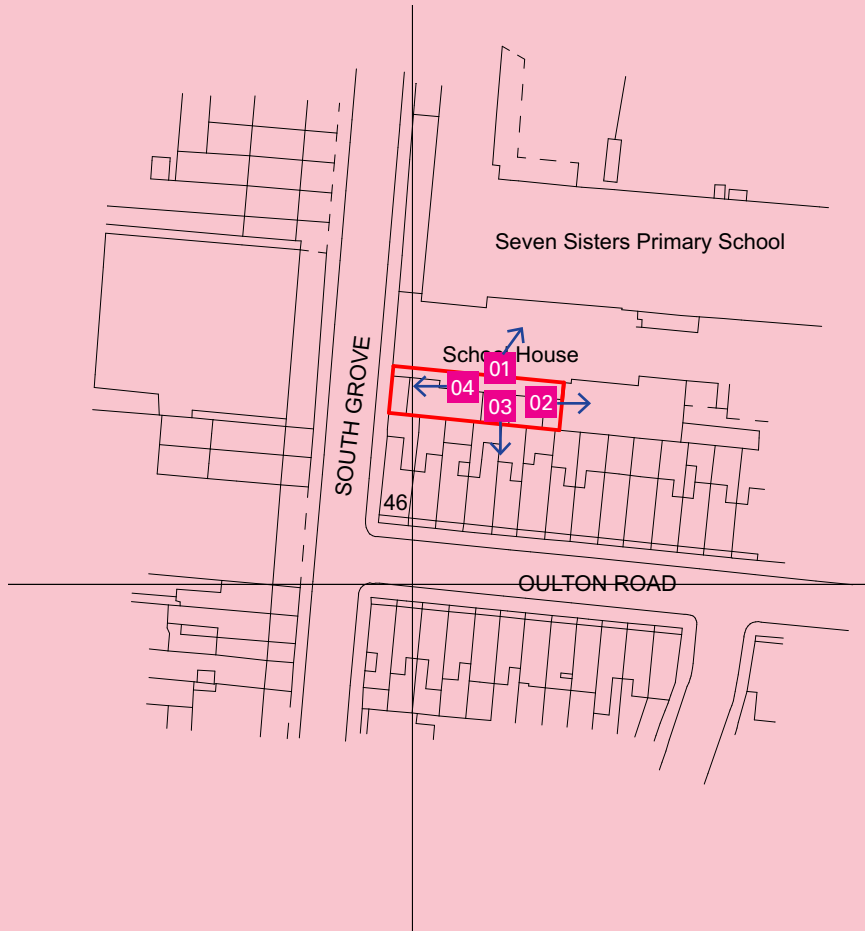
Above images: Aerial & site photographs
Reference: Google Maps, 2022

1. Introduction

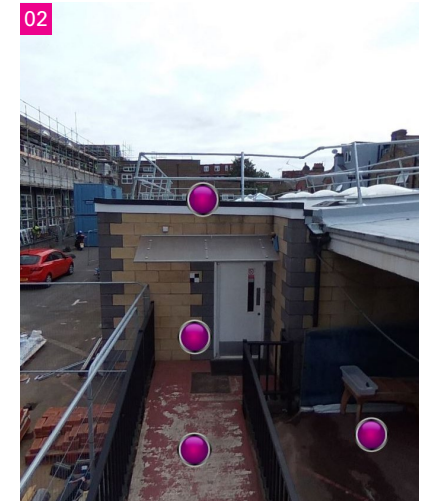
- 1.1 This Planning Statement has been prepared on behalf of our clients Chestnuts Preschool in support of a planning application at Former Caretakers House, South Grove, London N15 5QE.
- 1.2 The site is located in Haringey.
- 1.3 The site is not in a conservation area and it is not listed. The property does not fall within the curtilage of a listed building.
- 1.4 The existing building is detached and formerly acted as the caretakers house to the main Seven Sisters Primary school.
- 1.5 The project is focused on the refurbishment and upgrade of existing outbuildings to the rear of the main preschool building.
- 1.6 The neighbouring buildings are predominantly residential terraces of various styles. There is additionally some commercial buildings in the vicinity.

2.Site analysis

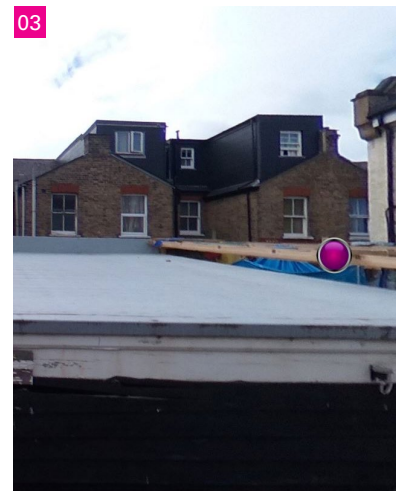
2.1 Out of concern for the preservation of the neighbouring properties, the views opposite show views onto the site's perimeter.



View onto Seven Sisters Primary school



View on to neighbouring educational support unit



View to the rear of properties forming Oulton Road



View on to South Grove

2. Site analysis



Dilapidated structures



Inappropriate play space



Insufficient play and storage space



Uninspiring environment for children

3. Proposal

- 3.1 This proposal is for a series of alterations to existing outbuildings and storage units.
- 3.2 The proposal includes creating enlarged structural openings in the existing fabric, the removal of existing cladding, removal of a non-compliant roof structure and the installation of a retractable awning set at the same height at the existing roof structure.
- 3.3 The proposal does not include any new build elements or extensions.
- 3.4 The existing spaces are inappropriate and uninspiring for the children that use them. They are in serious state of disrepair and are dark and largely uninhabitable.
- 3.5 This project seeks to create an appropriate, sensory, and enjoyable outdoor play space for the children attending Chestnuts Nursery.
- 3.6 The proposed scheme will adopt low cost but effective design solutions. The design will re-use and upgrade the existing structures and create a “new world” for play and exploration through the use of joinery and colour.



External visualisation



Internal visualisation



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