

EMMBROOK INFANTS AND JUNIOR SCHOOL

**SUPPORTING PLANNING STATEMENT FOR PLANNING
APPLICATION**

**PROPOSED ALTERATIONS TO FORMER CARETAKER BUNGALOW
CURRENTLY USED AS AFTER SCHOOL CLUB**

October 2025

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Background

The former caretaker's bungalow at Emmbrook Infant and Junior School is used as an after school club. The after school club is split between the bungalow building and the main school which would provide accommodation for any child with accessibility issues requiring level access and a fully accessible W.C.

The bungalow building has been extended at a previous point to conjoin the building with the former single garage to the south. The existing plan layout is cellular in form, with very few alterations internally since the original residential bungalow layout. This layout, with smaller internal rooms restricts play and makes supervision of the children by the staff very difficult. Due to the previous conjoining of the bungalow with the garage, access through to the former garage play space and the external garden to the rear is via the kitchen space which is considered to be a fire risk. Adaptations to the internal layout were required for a multitude of reasons; to assist with the logistical running of the after school club from a staffing and safeguarding viewpoint, for overall fire safety and to upgrade the building both in terms of fittings and thermally.



Fig 1 & 2. Existing rear elevation and Fig 3 & 4. Existing frontage of the Bungalow

Location / Site / Use

The location of the bungalow is within the ground of the infant and junior school. There is no change to the use of the building.

Design

The proposal is to open up the internal space to create a large single space within the main bungalow building and, relocating the kitchen to the south-west corner of the site which is key to the overall concept. This side of the building has easier access to drainage, will enable services such as the boiler to be relocated on an external wall for simple combi flue arrangement, allows secondary supervision for arrivals and departures from the building over the frontage of the bungalow and mostly critically moves the area of highest fire risk out of the escape route whilst also providing a space where staff can prepare meals and oversee the children at play.

The main incoming gas has been re-routed from the internal high level run to an external direction to minimise risk to Health and Safety. A small office/one-to-one space has been created in the former garage with a lobby for the controlled access to the building. The toilets have been upgraded, each toilet is a separate room with a sink providing a separate staff (adult sized) toilet and three toilets for the children. The children's toilets are male and female toilets and an unisex infant sized toilet. All toilet cubicles have improved privacy and accessibility when compared with the existing tight cubicle arrangements. To enable the revised toilet facilities some of the existing windows have been infilled. The 4 No. cubicles will be run using a single extract fan to provide ventilation.

The former kitchen window into the proposed large play space is to be cutdown to provide double glazed doors out to the rear garden which will increase accessibility to the garden space, provide fire egress and additional light into the former bungalow.

The existing porch construction tacked on to the rear of the former garage link building was formed in single (102.5mm thick) uninsulated brickwork, UPVC doors and window and a single skin polycarbonate corrugated roof. This was extremely poor thermally and from a security viewpoint. This structure has been removed and replaced with a new aluminium door and side light on the line of the

link /garage construction line. This is the major change to the external envelope which also reduces the internal GIA overall.

The building has been upgraded thermally and from a fire viewpoint with new internal fire doors throughout, fire compartmentation, a new fire alarm linked to the main building and a fire shutter on the kitchen hatch which will close in the event of an alarm. From a thermal viewpoint the garage walls have been tanked to prevent water ingress from the higher external ground level and thermally upgraded together with the floor slab. The existing bungalow has also been thermally upgraded with insulation between the ground floor joists following removal of rotten timbers. There has also been the insertion of new ceiling level insulation and new UPVC windows to further improve thermal performance over the existing building. The existing timber front door to the former bungalow and the UPVC doors have been removed. All new doors are aluminium glazed, upgraded thermally and fitted with anti-figure traps and outward opening for fire egress.

Asbestos containing materials within the facias and soffits of the building have been replaced alongside rotten timber elements such as barge boards. The existing brick chimney and boiler flue which sit within the roof line have been removed and the roof has been infilled with tiles to match the existing.

The building work started prior to planning application as it was considered that the works could be undertaken within the allowed permitted development rights held by the site, however, following discussions with the Enforcement Officer it was determined that the PD rights did not apply, as the works sit within a 5m proximity to the boundary with a domestic property. The application is therefore made during construction works on site and no consultation was carried out with neighbouring properties prior to works commencing on site.

Landscaping

The existing rear garden of the property will be bounded by the existing fence and hedge to the east, onto the domestic properties at 6 and 7 Woodhurst Lane. The remaining boundaries will receive new 6ft high close boarded fence panels. This will sit in front of the dilapidated fence panels to the electricity sub-station at the north of the bungalow. The existing fence panels are owned by SSE but

as they are dangerous to children a new fence will sit in front of this boundary line. The existing fence to the north-west of the garden will be removed and a new fence line will be erected to take an area of the existing verge into the bungalow garden to enlarge the space. The fence line is indicated on the drawing Site Plan P-05.

Conclusions

We believe that the proposals will vastly improve the building from a visual, thermal, safety and logistical viewpoint whilst also reducing the overall floor space and urge the council to approve the proposals.

17th October 2025