

INTRODUCTION:

Essex County Council will shortly be developing land at Gilden Park, Harlow to create a new 420 place (2 Form Entry) Primary School, which will replace the existing Harlowbury Primary School. This will not only provide a modern facility for the existing pupils of the School, but it will provide additional capacity to meet the demand for school places from the expanding wider community in this area.

The new Primary School successfully achieved planning permission in 2020 and, subject to some minor amendments to the building and its external environment that will be sought shortly, construction is expected to commence later in 2025.

As part of these development works, a new Early Years Nursery is proposed to be constructed. The new Nursery will share the site with the Primary School.

A separate planning permission is required for the Early Years Nursery and this application is expected to be submitted within the coming months, with the aim that construction will take place alongside the Primary School, in order to reduce the construction programme. Both schemes are envisaged to be complete and potentially operational in late 2026.

The purpose of this pre-application consultation is to gain feedback from the local community on the draft proposals for the Early Years Nursery, including its design, location within the site and landscaping setting. The following boards provide further information on these proposals and we would invite you to submit your feedback via this website.



Artist visualisation of the new Primary School - Old Oak Way



Artist visualisation of the new Primary School - School Playground



HARLOWBURY EARLY YEARS

SITE LAYOUT:

The site is currently undeveloped, but has been designated for use as a new Early Years Nursery within the existing planning permission for the Primary School.

The proposed Early Years Nursery building will sit behind the Primary School building when viewed from Old Oak Way. However, they will together frame this corner of the site and provide a focal point for the wider development from easterly views along the Linear Park.

The primary access route the Early Years site will be from Rosefinch Lane and will include:

- Pedestrian Access: There will be a pedestrian entrance on the northern boundary of the site that will provide joint access to both the new Early Years building and the adjacent Primary School site.
- Vehicular Access: There will be a small car park on the northern boundary of the site that will provide spaces for staff and visitors. This will include disabled parking and an electric vehicle charging point. This will also provide the principal emergency and service vehicle access, including for waste collections and deliveries.

The Early Years building entrance is located on the eastern side of the building and has a visual connection with the pedestrian access path.

To the rear and sides of the Early Years building, a mix of hard and soft play areas will be provided that serve the internal classrooms. These will be designed in-line with current Essex County Council Early Years guidance and will be designed to allow supervised play throughout the day.

The boundary of the Early Years site adjoins the new Primary School site, but to create a secure and private environment for both facilities, a fence will be installed along the boundary with landscape planting in front.



HARLOWBURY EARLY YEARS

DESIGN CONCEPT:

The design concept for the new Early Years facility follows a simple and easy to navigate layout that fulfils the basic requirements of an Early Years facility:

- Enter via the main entrance adjacent to a reception office, with a central corridor that provides access to all rooms.
- The building is single storey to ensure all accommodation is fully accessible. Roof lights ensure natural daylight can penetrate deep into the centre of the building.
- All classrooms will have direct access to external areas, with clear lines of sight allowing for easy supervision.
- Toilets can be accessed directly from each respective classroom, ensuring age groups remain separated.
- Older year classrooms share a set of centrally opening doors to allow supervised movement and learning between rooms on a controlled basis.
- The classrooms are uniform in shape and maximise daylight without causing glare.
- The kitchen, administration and staff areas are separated from classroom spaces and are grouped on the opposite side of the building to provide a clear distinction between teaching and administration.
- Externally, buggy and scooter parking are provided at the main entrance doors. A separate car park is provided for staff and visitors including a disabled parking bay and an electric vehicle charging point.

ACCOMMODATION:

Reception Office & Meeting Room
 Accessible Bathroom
 General Stores
 Laundry
 Kitchen & Food Prep
 Staff Welfare

Classroom 1 : 0-2
 Nappy Change/WC
 Sleep Rm
 Milk Prep

Classroom 2: 2-3
 WC's & Nappy Change

Classroom 3: 3-4
 WC's



Ground Floor Plan

APPEARANCE:

The scale, mass and visual appearance of the Early Years building has been designed to be proportionate and reflective of its intended use.

The proposals aim to be contemporary with a muted colour palette, reflecting the surroundings with a focus on colour and texture. The choice of predominantly brick differentiates the building from the adjacent primary school building, but is 'in keeping' with the feel and character of the local area.

Chosen materials reflect a need for sustainability, ease of long term maintenance and a natural appearance in keeping with the residential area that surrounds the site.

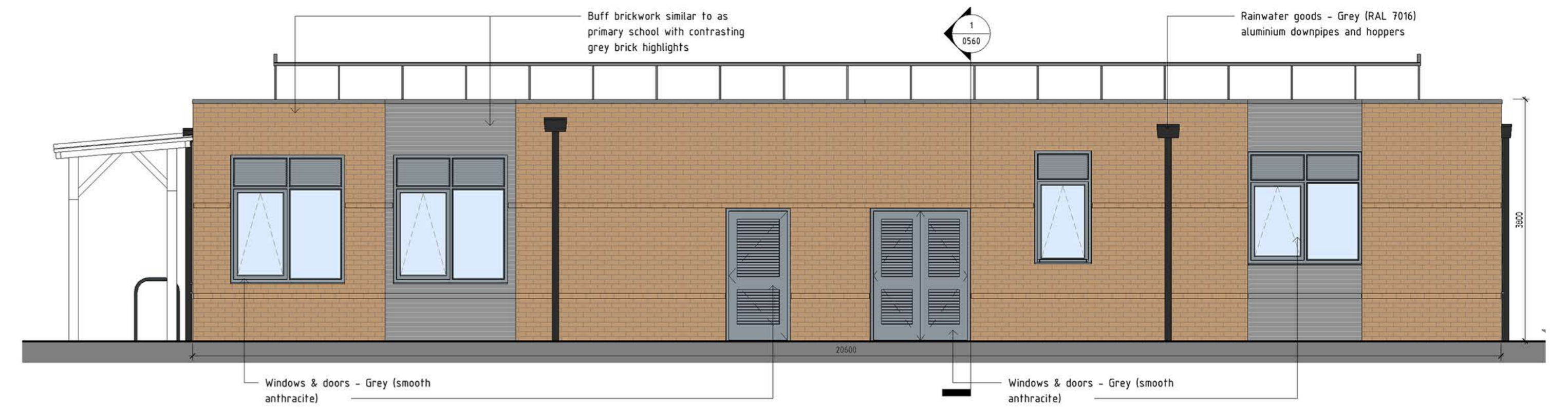
The colours are from a natural palette that reflect the design of the Primary School building adjacent. They are muted, but attractive, durable and should be easy to maintain. Most of all, the materials help to bring some visual longevity to the building, ensuring that it will not become quickly outdated as trends change.



Buff brick, rustic faced



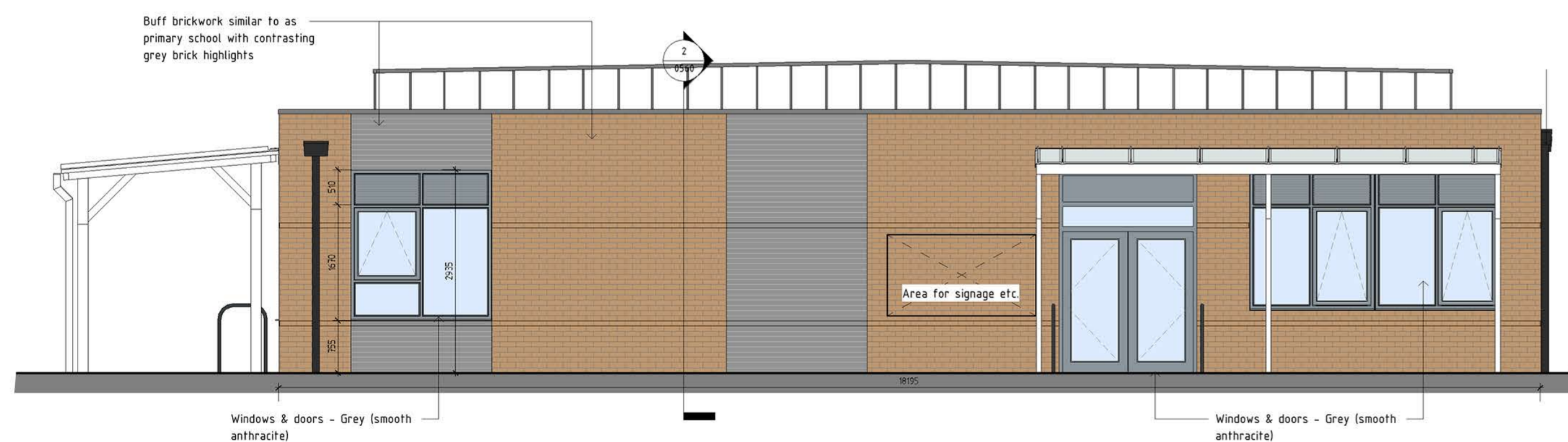
Grey brick, rustic faced



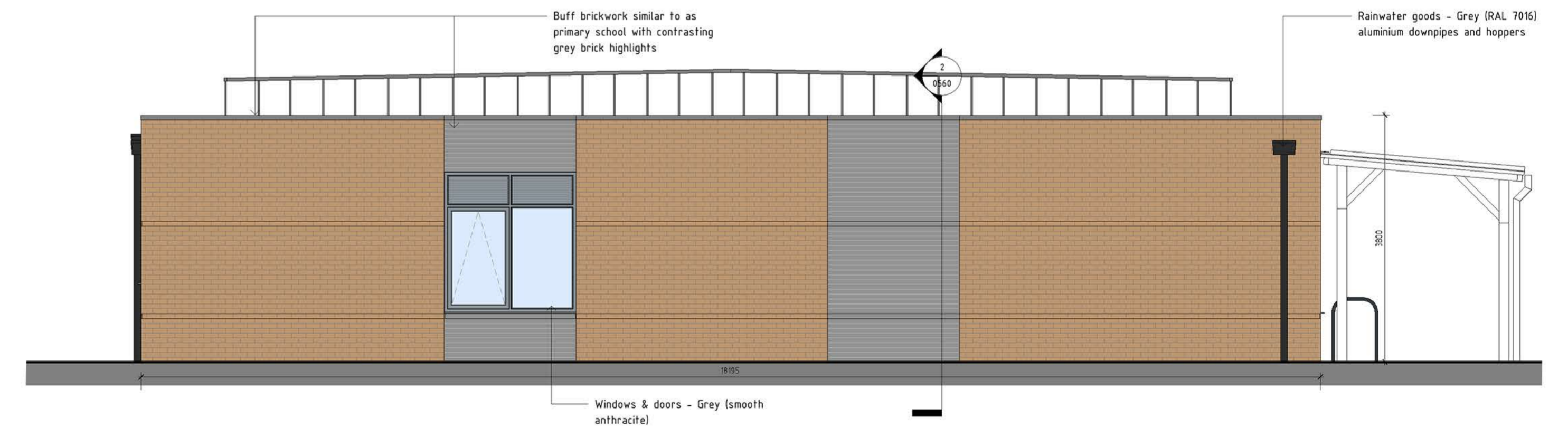
North elevation



South elevation



East elevation



West elevation

HARLOWBURY EARLY YEARS

APPEARANCE:

The accommodation contained within this Early Years building is for young children and so a physical form that is proportionate in scale and volume aims to create an environment that is comfortable, familiar, more domestic and less imposing.

The combination of light and dark brick panels, articulated by windows and doors, will help to further break down the size and scale of the building and bring some rhythm to the elevations, which will create a unique character to the building, ensuring it feels independent of the adjacent Primary School building.



East Elevation - Main Entrance



North Elevation -



South Elevation - Play areas and rear of classrooms



South-East View - rear of building and relationship to main entrance

HARLOWBURY EARLY YEARS