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Design / Access Statement

Change of Use (C3) Residential to Day Nursery (D1) @ Treetops, Quarry Street, Liverpool, L25.

13/03/2015

15F-0898

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1.0 Background information

1.1 Name of the scheme

Change of Use (C3) Residential to Day Nursery (D1) and @ Treetops, Quarry Street, Liverpool, L25.

1.2 Applicant

Waverton House Nursery
Church Road
Liverpool

1.3 Architect.

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1 Maryland Street
Liverpool
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1.4 Planning Consultant

DevaPlan Ltd
223 Queens Dock Commercial Centre
Norfolk Street
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1.5 Introduction

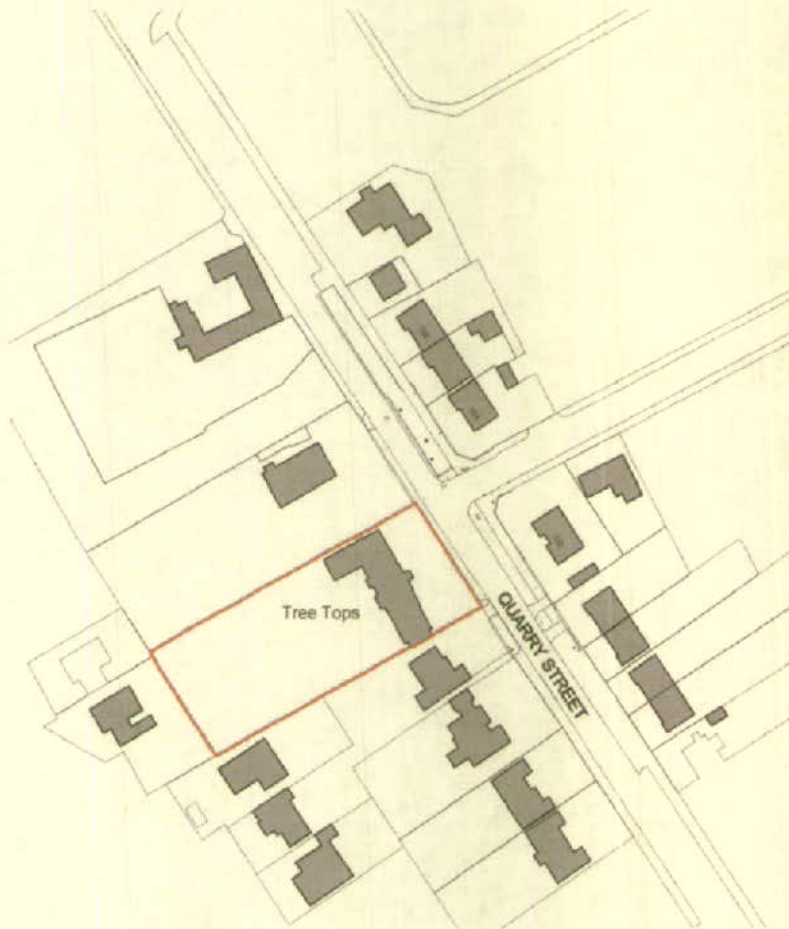
The design and Access Statement has been prepared to satisfy the requirements under PPS 1 and as a description of the design process to accompany the proposed drawings submitted for planning consent.

Change of Use (C3) Residential to Day Nursery (D1). The report presents a case to redevelop the site in line with aspirations of the client and consultation with Liverpool City Council.

2.0 Ownership

The current owner is the Mr. J Tyrell, who has lived in the property and area for a number of years, Mr Tyrell is proposing to lease the property to the applicant Waverton House Nursery.

3.0 Location and site plan



Location Plan

4.1 Site Details

The existing site area is 2354m².

5.0 Site and Area Appraisals

5.1 Site Description

The application site is located in the Woolton area of Liverpool approximately 7.5km to the South East of the Liverpool Regional Centre, bordered by Gateacre, Hunts Cross, Allerton and Halewood. The site is accessed from Quarry Street which via Beaconsfield Road, connects to the A562 Menlove Avenue providing a direct link to the Regional Centre and the wider City area.

Woolton is a prestigious middle class suburb. Housing is primarily semi-detached and detached, although some well-preserved terraces survive in Woolton Village. The site

surrounding built environment is predominantly residential in nature dominated by medium density individual properties.

Hunts Cross Station is one mile south of Woolton, with local services on the southern route of the Manchester to Liverpool line between Liverpool Lime Street and Manchester Oxford Road, and also Merseyrail's Northern Line to Liverpool Central and Southport. Liverpool South Parkway, one and a half miles to the west of Woolton, serves the same lines in addition to Crewe and Birmingham stopping services.

Bus services provide connections with Liverpool John Lennon Airport, the city centre, neighbouring districts and the broader Liverpool area.

The site itself extends to 2354m² and the topography falls from East to West. The site is served by a separate access off Quarry Street.

The surrounding built environment is predominantly residential in nature dominated by large individual residential properties.

The grounds are mainly laid to grass with mature trees and shrubbery. The surrounding topography falls from East to West and the site is not particularly exposed.

The site is not in a conservation area but is adjacent to Woolton Village Conservation Area and is not in a Housing Market Renewal Assessment Area.

There are a number of listed buildings along Quarry Street and are listed below:

Nos. 10, 12, 14	Quarry St. (east side)
Nos. 69 to 75 (odd)	Quarry Street
Nos. 65 & 67	Quarry Street
Nos. 2 to 8 (even)	Quarry Street (east side)
Nos. 81 to 87 (odd)	Quarry Street (west side)
Newstead Farmhouse with attached buildings	Quarry Street (west side)

5.3 Status of Existing Building

The current site is currently occupied by one building which was built approximately in the Mid 1940 - 50's as one large dwelling with associated garage.

The site contains a garden / drive in area fronting Quarry Street containing a number of mature trees and to the a very large garage area with a considerable amount of mature trees to the rear. The site is served by an existing driveway accessed from Quarry Street and an associated parking area in front of the building.

The property is a two storey detached structure, traditionally load bearing structure originally built as a single residential dwelling. The building was extended over the existing garage and in 2010 it was extended one storey at the rear. Refer to drawing no. 002 for the current layout of the house.

The building consists of load-bearing brick with timber windows. Elsewhere timber painted weatherboard fascia and barge boarding and concrete roof tiles. Refer to drawing no. 002 for further information.

Though not listed, the building reflects the built character along Quarry Street.

5.4 Noise

Noise is limited to the busy arterial routes along Quarry Street, the development site is well screened by mature trees and plantings, which acts as a noise baffle.

5.5 Services

In reference to Public utilities, along Quarry Street foot paths and road there exists the usual services e.g. underground services, drainage systems, electric, gas and water, there are no overhead power lines near the site. There would no need for new connections to the development site, as they presently serve the existing building.

5.6 Adjacent land uses, and relevant planning proposals

The site is primarily located in a C3 residential use. Most of the buildings in the area are in residential use.

5.7 Pedestrian / Vehicular movement

The development site is access from Quarry Street Road. The development site currently has off street parking and this has been retained within this proposed scheme.

Bus stops and routes as indicated right, taxi stops, cycle routes, are primarily located along the main High Streets.

There are good road links with the M62, approx. 30 minutes away by car.

6.0 Planning history

Research has found no previous planning history for the site.

7.0 Consultations

7.1 Local Authority

Late 2014, early consultations had been undertaken with Liverpool City Council Planning Department via Pre Application. Refer to Planning Consultant detailed report for further information.



7.2 Public Consultation

No Public consultations has been carried out, only informal meeting with the applicant and members of the community.

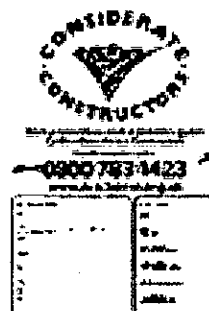
8.0 Programme

If and once approval has been granted it is envisaged that the project will commence in June 2015 and completed September 2015.

The successful contractor would be selected only if they were a member of the Considerate Contractor Scheme.

The three main areas that the Scheme's Code covers are:

- **The environment**
Registered sites should do all they can to reduce any negative effect they have on the environment. They should work in an environmentally conscious, sustainable manner.
- **The workforce**
Registered sites should provide clean, appropriate facilities for those who work on them. Facilities should be comparable to any other working environment.
- **The general public**
Registered sites should do all they can to reduce any negative impact they may have on the area in which they are working. Sites should aim to leave a positive impression on those they affect



The contractor will be instructed to work within reasonable hours 8.30am – 5.00pm weekdays, any weekend work or disturbance, the contractor will have to notify residents of any disruption.

9.0 Design principles

Supplementary Planning Guidance:

Supplementary Planning Guidance Note 4

Design guides

- Secure by Design Guidelines
- BS 8300:2009 Design of Buildings and their Approaches to meet the needs of Disabled People
- BS 9999 Part 8 Fire Precautions in the Design, Construction and use of Buildings, Code of Practice for means of Escape for Disabled People
- Approved Document M to the Buildings Regulations 2004
- Approved Document B / A / L1 to the Buildings Regulations 2010

Proposal Drawings

This section is to be read in conjunction with the following drawings:

14.009-001	Existing Site Plan, context street elevation and Location Plan
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14.009-002	Existing Floor Plans & elevations
14.009-003	Existing Elevations
14.009-004	Proposed Site Plan

10.0 Design solution

10.1 Design Objectives

Our principle Design Objectives are as follows:

- The design proposal is to create a distinctive, safe and pleasant, welcoming, adaptable, efficient and bring joy and delight to all occupants and public alike.
- The plan form will respond to the site and the character of the existing building's original layout.
- The form, scale and massing will respond and respect the geometry of the surrounding buildings.
- In elevation terms the design should respect the scale and materials of the surrounding buildings without resorting to pastiche.
- The proposal will be of significant architectural quality and individuality to match the Area's Uniqueness.
- To use new sustainable technologies

The building is to use simple basic sustainable technologies such as natural ventilation etc. can create an architecture that expresses aspirations, personality and emotion for all who occupy and the general public.

The classification of use within the scheme will be D1.

The operation of a day nursery is a commercial enterprise or business which, for planning purposes, falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987.

10.2 Plan form/ layout

The existing building and site in practical terms is ideally suited for conversion and adaption, as it is a large detached dwelling, the setting and layout results in minimal disturbance to adjoining occupiers and with additional treatments to reduce noise and visual impacts as discussed below.

The existing building will converted accommodate 0-2, 2-3 and 3-5 age groups, with office and administration / reception areas. Refer to drawing no.14.009-004 for further details of plan layout. Refer to children numbers indicated right, note the building has been designed to accommodate 50 children. This allows total flexibility that rooms can be multi use for different age groups if and when required dependent upon demand, whilst maintain the same space standards and children numbers.

The Ground floor is primarily for Day Nursery use and has one main access with disabled access for parents and children and prams, secure lobbies which lead to reception and onto play rooms primarily for 0-2 and 3-5, and extension / conservatory to the east side of the site with direct access to the secure play area to the rear, provides vital additional play area accommodation. All play area's to ground floor have secure and direct access to the secure play area to the rear. A new extension is proposed to the rear to provide additional play area space and facilities. All play

facilities has been design in-accordance with statutory space standards for Day Nurseries with the legal requirement of numbers of WC facilities.

The kitchen is located on the ground floor with its own separate service access, refer to drawing no. 004 for further details. There is a food hoist to provide safe transportation of hot food to the play areas. The existing feature such as stair has been retained as part of the existing character of the building; this stair provides main access to all floors above and below.

The first floor comprises of play area and WC facilities for 2-3 age groups for the Day Nursery, the second floor accommodates Staff facilities, etc. All play area's to first floor have secure and direct access to the secure learning area to the rear at first floor level, refer to drawing no. 14.009-004 for further details.

The existing building is robust and ideal for the proposed use. Existing features, such as windows, staircase, ceiling coving and skirting will be retained, if required any replacement of these features, will be replaced with like for like to match existing and retain the quality of the existing. It is the client intention to retain the full character of the building and one that will be a pleasant environment for children. Refer to 16.1 Appendix A

10.3 Scale, Form and Massing

There will no change in scale or massing terms in regard to the proposals, to the main building, the extension has been designed as a single storey, in which the scale and massing does not compete but complements the existing building.

10.4 Privacy/ Overlooking

The Liverpool Unitary Development Plan Supplementary Planning Guidance Note 4 15 states: *In order to protect the amenities of neighbouring occupiers from noise and loss of privacy, boundaries to adjacent properties, should consist of a wall or fence, 1.8m in height, with planting where necessary.*

To comply with the above, the main rear garden is bounded on three sides with a 1.8m high fence if you refer to drawing number 14.009-003, it indicates that the play area is to the rear and the front, adjoining the residential property as indicated.

No windows either ground floor or first floor directly overlooks any adjoining neighbouring properties.

10.5 Noise

The main issues with noise and the proposal is both airbourne and impact sound from the external play area and within the proposed extension. The front and rear play area's will accommodate no more than 52no. children at any one time, though the use of the outdoor area as a Learning area will be schedule to meet the daily routine of the nursery. Separate play times will be planned for different age groups and this will be between the hours of approx. 9.30am and 4pm. At 4pm the out of school will have access to the outdoor play area until 6pm. Use of the outdoor learning areas will be weather permitting.

Airborne Sound is sound due to airbourne sources such as voices, loud speakers and aircraft. Impact Sound is for example, footsteps can cause noise disturbance. Noise

attenuation will be dealt under two headings of external Play Area and Play Area Extension.

External Play Area

The Liverpool Unitary Development Plan Supplementary Planning Guidance Note 4 15 states: *In order to protect the amenities of neighbouring occupiers from noise and loss of privacy, boundaries to adjacent properties, should consist of a wall or fence, 1.8m in height, with planting where necessary.*

It is clearly desirable to position buildings on site as far as possible from the sources of noise, or in this case move the sources of the noise away from the neighbouring building, but unfortunately due to the constraints of the site this has not been possible, as part of the design process, locations within the site was reviewed for the external play area, but due to parking, the layout of the existing building and the suitable location of the proposed extension, the play area naturally had to be located to the rear and front.

A management plan has been formulated, to ensure that in essence the children will be broken down into class sizes and age groups and the use of allocated time slots, each group will use the external play area. So the total number of children, will not altogether use the play area at once. In Breaking down the number of children, this will assist in the management of the children and also reduce the impact of noise on the adjoining neighbours.

Impact Sound

In reference to impact sound for the play area as indicated on the proposed drawings, hard standing's has been generally omitted and the use of grass and planting has used to the maximum to reduce the impact sound.

Airborne Sound

Currently there is an existing brick boundary wall between the two properties, approximately 1800mm high with dense screen planting and shrubs. Additional planting maybe provided if required. This existing condition acts as an noise barrier as recommended by the Guidance policy above.

Extension – Play Area

Constructional precautions to reduce noise firstly involves the Building regulations call for adequate resistance to the transmission of airborne sound for walls and for airborne and impact sound in the case of floors. Means of complying with the regulations are set out in Approved document E, Airborne and impact sound. The standards for airborne sound reduction are specified in terms of weight of walls and floors and in terms of soft coverings and floating layers for impact, together with special requirements for joints and elimination of air passages. The extension will comply with these comprehensive regulations.

Building Envelope

Walls: masonry walls provide better sound insulation than other elements, mass is the most important factor ensuing adequate performance, dense concrete or brick will be used as part of the main structure of the conservatory, with frogs laid upwards to increase the overall density and to avoid air passages with fully filled cavity wall insulation and dense block work internally with plaster finishes.

Doors, windows and roof:- the construction of the doors and window will be timber double glazed as it is known for its sound reduction, in general the wider the cavity between both panes of glass, the higher the sound insulation. In addition absorbent materials to the window reveals will improve sound insulation, this can only be achieved if there is a good airtight seal around the windows. The following junctions will be carefully detailed and executed: Between the glass and frame, between any opening casement and its surround, between the window and the opening. A compression seal of rubber or neoprene should be used whenever possible in the first two positions. A flexible airtight seal mastic sealant will be used between the window and the opening.

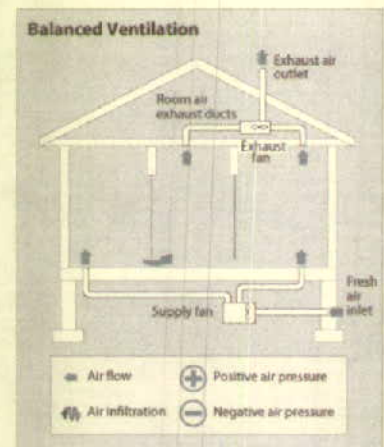
Ventilation:- Opening windows within the extension allows the potential for airborne noise to escape the play area with potential noise disturbance for the neighbouring residents. To alleviate this problem, it is proposed to incorporate a ducted ventilation system for the play area which will include in-duct attenuators.

General: - Windows, doors, small gaps, cracks, grilles, louvers, etc. can completely negate a wall's effectiveness. Gaps between walls and the floor and ceiling will be sealed with an acoustical sealant.

Other measures: Typical Play Area's, Classrooms and teaching areas with lots of hard surfaces will inevitably have long reverberation times or echoes, this leads to a 'blurring' of sounds which particularly impedes speech intelligibility. Hard surfaces tend to reflect rather than absorb sound, causing reverberation. Longer reverberation times also raise reverberant noise levels within a room; to compensate the natural reaction is to raise your voice level, exacerbating the problem. To avoid this vicious cycle, adding acoustic absorption to the walls and ceiling of the room will quickly reduce the reverberation time and thus reduce noise.

Carpets and curtains or soft blinds can be fitted, they will assist sound absorption and have other benefits such as internal noise reduction. Carpeting to the floors, and the result can be an acoustically wonderful classroom, with a low reverberation time, no echoes, proper distribution of reflections, and low self-noise, all achieved with common building materials

50mm thick, dense glass fiber panels, covered with fabric that complemented the color scheme in the room, can be suspended from the ceiling at the same level as the existing pendant-mounted lighting fixtures, as per example left. Fabric faced glass fiber panels can also be mounted on the walls between the windows to prevent echoes and further decrease reverberation time.



10.6 Materials / Colours / Texture

The proposed materials are chosen to compliment each other, creating a contemporary expression whilst being harmonious with the location and the surrounding buildings without resorting to pastiche. It is felt that this limited palette of

materials with contrasting textures and colours will create an elegant scheme with a distinctive presence within the area.

Refer to drawing no. 14.009-03

10.7 Access, Vehicular Access and Car Parking

Refer to SCP transport statement for further details.

10.9 Landscaping

Refer to drawing no. 14.009-003 for further details in regard to landscaping. In recognising the special character and the need for preservation of a sense of continuity in the life of the community the proposal retain all stone / brick boundary walls and as indicated on drawings complete reinstatement and remedial works to the stone wall to Quarry Street. The existing street scene will remain. Extensive remedial work will be undertaken to the lawn area and pathways immediately surrounding the new extension and new small planting will be added as indicated.

11.0 Sustainability / Energy efficiency

The brief for the site is summarised as follows:

- Sustainable clean technologies in renewable energy, water re-use.
- Design and specification for low energy/super insulation, 25% higher insulation over and above the current Building regulations standards.
- Where possible the use of natural ventilation is used to the maximum, excluding kitchen / wc's /server which would require natural ventilation.
- Consideration and incorporation of sustainable construction issues and construction methods.

These will be coupled to high standards for air tightness, in comparison to the Building Regulations.

Limitation of internal layout options to position primary areas to the southern elevations. Maximised window areas facing south. Minimised window areas facing north. This is undertaken to maximise solar exposure for both passive solar principles

12.0 Recycling and Reclamation

As design is developed, opportunities to utilise reclaimed materials will be monitored and included where practicable. Incorporation of reclaimed materials will be market dependent, and is hence wholly subject to the successful sourcing and availability of quality and quantity within the overall budget and programme parameters. The key proposed imported materials currently under consideration are:

Water Recycling

The proposed project specification includes the installation of rainwater recycling. The provision will include:

- Collection, storage, treatment and re-use of rainwater from roof areas for external taps, WC flushing and Green Walls.

- All WC's to have max. 6 litre flushing, to limit the amount of water use.

Waste Recycling

Provision of 4 large recycling bins for storage – paper-plastic, metal, glass and other.

13.0 Summary

In summary, the above information and drawings provided as part of this application we hope illustrates that the proposed design would greatly enhance and maintain the character and appearance of the area by retaining and refurbishing and re-using the building.

14.0 Accessibility – Access Statement

In the design of the proposed development and as the scheme progresses

14.1 Approach

Existing Dropped Kerbs at the junctions of Quarry Street.

14.2 Car Parking

There is sufficient off street parking to provide full disabled access to the site as part of the proposal, refer to drawing no. 14.009-003 for further details.

14.3 Main Entrances

There is level access at the main entrance.

The intention to give free access to the building for both disabled ambulant and wheelchair users. Refer to table 2 in section 2 for clear door widths.

14.4 Internal Doors

The provision of all internal doors to all floors will be such that they will allow the passage of wheelchairs, the New Approved Document and the British Standard gives an effective clear opening width of 800mm. Table 2 of the Approved Document M is set out below.

Direction and width of approach	New buildings (mm)	Existing buildings (mm)
Straight on without a turn or oblique approach	800	750
At right angles to an access route of least 1500mm width	800	750
At right angles to an access route of least 1200mm width	825	775
Internal doors to be used by the general public	1000	775

Note:
The effective clear width is the width of the opening measured at right angles to the wall in which the door is situated from the outside of the door stop on the clear swing side to any obstruction on the hinge side, whether this be projecting door opening furniture, a weather board, the door, or the door stop (see Chapter 6). For specific guidance on the effective clear width of doors in sports accommodation, refer to 'Access for Disabled People'.

14.5 Internal Ramps

There is no provision for internal ramps within the scheme as these have been designed out.

14.6 Internal Stairs / Means of Escape in Case of Fire

Existing staircase, does not currently comply with Part M, but a disabled platform stair lift will be installed as part of the conversion works. Refer to section below.

14.7 Passenger Lift

There is no provision for a passenger lift within the scheme.

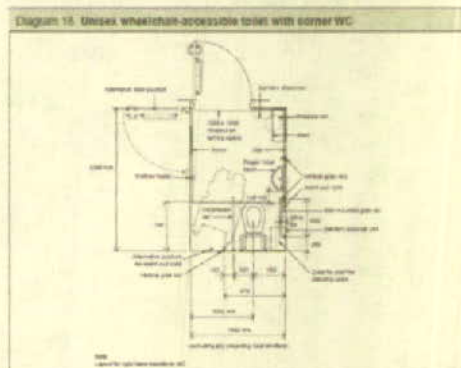
14.8 Platform Lifts and Stair Lifts

There is provision for platform stair lifts within this scheme, to provide full disabled access to the first floor. A secondary disabled platform access lift will be installed at ground floor level to provide access to the swimming pool to the rear. Platform lifts should conform to BS 6440 and should be chosen to meet the needs of ambulant disabled people as well as wheelchair users.



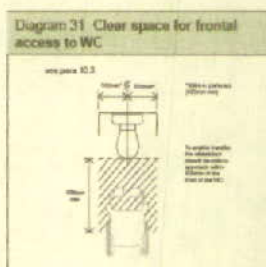
14.9 WCs / Bathrooms - General Provision

Disabled WC's and Bathrooms are designed in accordance with Part M and BS8300:2001 paragraph 10.3 item C and diagram 31 & 18 below



Consideration will be given to colour and contrast of fittings within the WC accommodation together with adequate provision of grab rails, wash hand basins and urinals.

In all cases, it must be realised that these are clear dimensions and should not be restricted by the provision of radiators, cupboards and waste and refuse bins.



Consideration should be given to these items at an early stage.

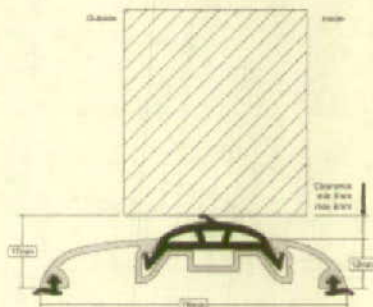
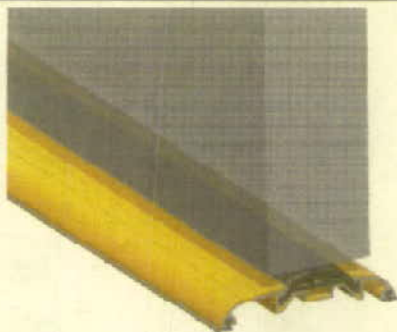
In all cases, it must be realised that these are clear dimensions and should not be restricted by the provision of radiators, cupboards and waste and refuse bins. Consideration should be given to these items at an early stage.

14.10 Internal Levels

The ground floor is level throughout, though there is a level difference between the main building and the swimming pool area, a stair lift will be provided as stated above.

14.11 Level changes between external paths / play areas and external doors other than the main entrance.

In general all external doors except doors highlighted on drawings no. 004, which no access will be allowed for children as they open direct onto the car park area and will only be used for FIRE EXITS will provide level access, utilises the level threshold detail below.



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14.12 External Levels to Learning Areas

The external learning areas to the front is level and all play areas will have direct level access; refer to drawings no. 003 for further details. To the rear the levels grade up 1in46, 150mm to provide a level garden area in order to provide direct level access from the play areas. Refer to drawing no. 003, 007 for further details.

14.13 Wayfinding

Signage should be provided as recommended in British Standard 8300:2001.

14.14 Building Management

It is essential to ensure that training in disability awareness is given to all staff and that policy practice and procedure is constantly reviewed to ensure a welcoming and inclusive environment.

14.15 References

- BS 8300:2009 Design of Buildings and their Approaches to meet the needs of Disabled People
- BS 9999 Part 8 Fire Precautions in the Design, Construction and use of Buildings, Code of Practice for means of Escape for Disabled People
- Approved Document M to the Buildings Regulations 2004

15.0 Safety and Security

As the design develops it is key to a successful project and the intention of the design team to have constant contact with Secure by Design Team to ensure a safe crime free environment.

15.1 Secured by Design

In relation to Secure by Design the proposed scheme has considered the following points and have / will be included within the development:

15.2 Lighting

Lighting will be carefully co-ordinated, so that potential areas of risk are adequately covered. A Good lighting scheme will help to deter intruders and reduce the fear of crime. It is a prerequisite that the following areas are included in the lighting scheme:-

- Main site access
- All footpaths and associated areas to main building
- Main commercial entrance door

All lighting will be switched automatically, e.g.

- Photo electric cell
- Time Switch
- Passive infra red

15.3 Main Entrance Door

Doors shall be fitted with an automatic deadlocking lock, and an internal thumb turn, knob, or handle. External entry shall be by latch withdrawal by use of the key, not by lever. Attention to design detail is needed to prevent unauthorised release of the lock from the outside.

There is a one common entrance and one of the following shall be incorporated within the development: -

- a CCTV system allowing clear facial identification
- There is a common entrance the doors shall be fitted with an access control system with an electronic lock release and entry phone linked to the flats. Refer to the ALO/CPDA for consideration of the use of a tradesman release.
- Electronic door locking release by withdrawal or magnetic release
- Secured by Design
- ACPO CPI June 2004 2
- Automatic door closer

15.4 Alarms

- It is the intention to provide one security alarms.

16.0 Appendices

16.1 Appendix A- Management Plan.

Arrivals and Departures

The Day Nursery will provide care to the children of the working parents and therefore the arrival and departure times of the children will vary, according to the parents working hours.

The Nursery will be open at 7am and parents will arrive at staggered times throughout the morning. Similarly they will collect their children at varying times between 4pm and 6pm. Due to this working pattern, it is not envisaged that more than three or four different parents would use the car park for pick up.

Garden / Amenity Outdoor Learning Areas.

The use of the outdoor area as a Learning area will be schedule to meet the daily routine of the nursery. Separate play times will be planned for different age groups and this will be between the hours of approx. 9.30am and 4pm. At 4pm the out of school will have access to the outdoor play area until 6pm. Use of the outdoor learning areas will be weather permitting.

The nursery will be registered with OFSTED to care for 50 no., children max. Between the ages of birth and 5 years old. OFSTED require that the nursery will operate to a strict staff ratio of 0-2 years = 1:3, 2-3 years = 1:4 & 3-8 years = 1:8.

Outdoor learning / play areas will be subject to these same ratio requirements too and small groups will be schedule to use the garden areas at allocated times.