



PLANNING STATEMENT

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Image from CMC Projects. March 2022.

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INTRODUCTION

This Design & Access Statement has been produced by CMC Projects LLP on behalf of Bright Horizons, to accompany a full planning application for conversion of vacant barn space of an adjoining building to expand the existing nursery to accommodate more children and improved facilities for staff and children. The current site comprises of existing nursery building with vacant barn area beside, large car park and an expanse of garden area and natural woodland space for children to thrive and enjoy.

The existing nursery setting has two floors with an external staircase to access the upper floor. Younger children and a small staff room is located on the first floor and the ground floor accommodates the older age group with direct access to the large outside area. This nursery is very fortunate to have a woodland garden area directly behind the building with a large variety of live-stock for the children to enjoy, experience and learn to care for.

These proposals seek to gain direct access through the existing nursery building into the vacant barn and divide the space into usable area for the children and staff.

PROPOSAL

The proposal consists of a pod structure being built inside but independently of the existing barn building to comprise of a new staff room, food prep area and extension of child space. Having a new staff space on the ground floor allows independent access for staff rather than having to pass through child space to get to the staff room. This gives the staff members a dedicated area for breaks without compromising access to child rooms.

The nursery does not have cooking facilities on-site. All meals for the attending children are prepared off site and transported to the nursery for distribution throughout the rooms. Having a dedicated space for these meals to be delivered into and sorted for distribution throughout the rooms would be a major benefit to the effective running of the nursery. This ensures meal prep and clean-up is contained within one location and removes this challenge from the child spaces allowing further activities to be set up and increased time to play.

Having the staff room relocated allows the first-floor space to be redeveloped to give great floor space to the younger aged children and allow improved facilities for use by the attending children.

CONCLUSION

The proposals will have minimal visual impact as the building currently exists. The existing façade is proposed to receive two new windows and one new door location, none of which are in prominent locations to affect the look of the existing building. The proposals would improve the site by bringing the empty space into use and maintain the fabric of the building for future use.

The increase in child numbers would ensure the facility is used to its best potential to accommodate the requirement for child spaces within the local area, providing childcare to an increased age range of children. The area in which the nursery is located is not highly populated by residential properties and has a large outside space for use by the attending children.

With the existing large car park, there are no expected issues with traffic and movement around the site. The existing garden and woodland space will remain unchanged, protected from development, and continued to be enjoyed by the children attending site. The proposals would advantage the local area with the provision of childcare facilities where demand is high. This will also give an increase in employment within the local area.