

DESIGN STATEMENT MON AMI CHILDRENS DAY NURSERY

CHANGE OF USE OF EXISTING DWELLING TO CHILDREN'S DAY NURSERY / CHILDCARE FACILITY:

55 Broadway, Crowland, Peterborough, PE6 0BH

ON BEHALF OF:

Mon Ami Children's Day Nursery



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1 INTRODUCTION

- 1.1 This Design Statement has been prepared to accompany the planning application for a Change of Use of the existing 5 bedroom dwelling Alderlands House, 55 Broadway, Crowland, Peterborough, with associated garage and outbuilding, to provide a childcare facility / day nursery within a central location to Crowland with associated alterations to the parking arrangements.

2 PHYSICAL CONTEXT

- 2.1 The application site is located within a predominantly residential area to the South of Crowland centre outside of the Conservation Area (see aerial image below – taken from www.maps.google.co.uk). Crowland is a historic town situated between Peterborough, Spalding and Market Deeping.





FIGURE 1: Aerial photographs highlighting location of the site

- 2.2 The application site is approximately .2 miles from the central area of Crowland, and is situated on public transport routes. Immediately opposite the site entrance is the existing South View Primary School (entrances located on Reform Street (main entrance) and Albion Street).
- 2.3 The application site has an area of approximately 1583m².

3 SOCIAL & ECONOMIC CONTEXT

- 3.1 Crowland is a historic town, situated between Peterborough, Spalding and Market Deeping. In recent years Lincolnshire County Council have identified Crowland as an area in need of high quality childcare and education for children aged 0-5 years. Currently there is no facility for full day care, no services for babies and only limited provision for two year olds. To meet the Government's criteria for providing funded care for two year olds the setting must have been graded by Ofsted as Outstanding or Good.

3.2 When funding was allocated by Lincolnshire County Council for this service, Crowland was noted as an area of deprivation and therefore was eligible to receive this funding. However for children and families to benefit more childcare places are needed.

3.3 Mon Ami was set up 11 years ago by its owners and is now a well-established chain of privately owned day nurseries. All the settings (Boston, Swineshead and Alford) have an Outstanding rating from Ofsted and the leadership and management is exceptionally strong.

The ethos of Mon Ami is come and play with a purpose, this along with their outstanding reputation and clear policies and practices will ensure local children and families can benefit from an excellent service.

Children are at the heart of everything we do. Having access to high quality childcare and education enables parents to work knowing that their children are happy and well cared for. It also allows for some parents to return to work or access training.

3.4 Initially the nursery would open using existing Mon Ami staff (whom of which are highly qualified with many years of experience between them). Mon Ami would look then to provide employment opportunities by recruiting additional suitably qualified and experienced staff from within the local community.

3.5 Crowland has a growing community and attracts young families to the area. The local primary school is about to move to larger premises increasing their intake from 322 to 420 children. It is likely that many of these families will be looking for childcare for under-fives. With the additional funding that is now available for many parents of two year olds we anticipate this will be a very well used service.

4 INVOLVEMENT

- 4.1 LDC have not had any prior discussions with South Holland District Council on the proposed scheme. Both we and our client are keen to encourage a proactive approach with South Holland District Council Planning Department on the proposals.

5 PLANNING POLICY

- 5.1 The National Planning Policy Framework (NPPF) seeks to support development of a sustainable nature through an economic role, a social role and environmental role. We feel that by growing the existing business within a location of lacking suitable facilities the proposals conform to the main dimensions of the NPPF.

6 USE & AMOUNT

- 6.1 The existing property is very attractive and is within easy walking distance of the town centre. The house lends itself particularly well to being used as a nursery, it is large and airy with easy access to the fully secure enclosed garden. Children will be able enjoy play both indoors and outside as they make the most of the learning opportunities that will be open to them.

- 6.2 The existing Gross Internal areas of the existing dwelling and adjacent buildings on the site are as follows:

Ground Floor GIA	= 163m ²
First Floor GIA	= 101m ²
TOTAL DWELLING GIA	= 264m ²

Existing Garage GIA	= 30m ²
Existing Pool GIA	= 88m ²

There is no intention to extend the building and so the floor areas will remain.

7 LAYOUT, ACCESS & APPEARANCE

- 7.1 The existing dwelling is of a modest size – ideal for use as a children's nursery with only some minor alterations anticipated (see proposed plans).

The only external alterations necessary will be the relocation of the side/rear entrance door by approximately 600mm (allowing for installation of children's WC's internally), and the introduction of a kitchen to the rear which will require the existing patio door bricking up at lower level with a new windows installed over.

- 7.2 The existing layout allows for the main entrance to the nursery to be clearly visible to visitors and parents, with secure access to the rear via locked gates within the 2.1m high boundary walls.

The reception / office will be located at the entrance allowing surveillance at all times.

- 7.3 The driveway will not be altered (only the front boundary hedging which shall be cut back slightly) and allows for a minimum of 6 parking spaces with suitable turning space – these spaces will be used for drop offs / pick up's only and not permanent by staff.

8 LANDSCAPING

- 8.1 The intention will be the leave as much of the existing garden in tact as possible – there may be slightly alterations and low level fencing to be provided for security /supervision with the rear garden.

9 FLOOD RISK & DRAINAGE

- 9.1 The site is located outside of the flood zone (see map below) and therefore is deemed to be at risk from flooding. As there is no extension to the development the proposals are also unlikely to have any effect on increasing flooding elsewhere.

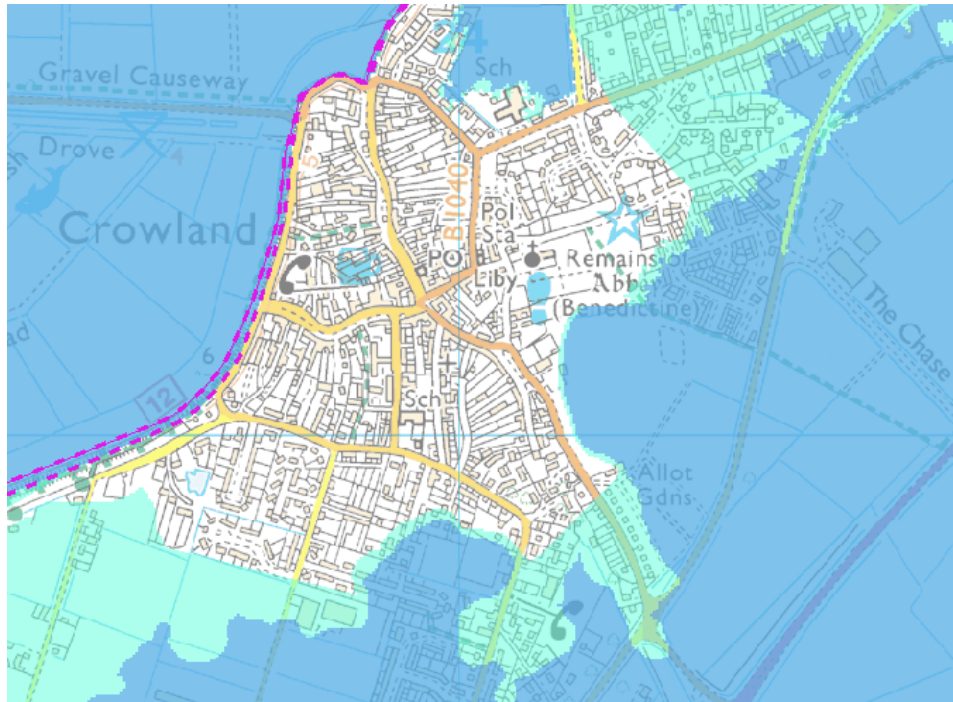


FIGURE 2: Flood Map (maps.environment-agency.co.uk)

9.2 It would be encouraged to install water butts to the rear of the building for rainwater harvesting. This water can then be used by occupants for watering the gardens, whilst at the same time highlighting the importance of water preservation to the youngsters.

9.3 The foul and surface water will be directed to the existing systems on site.

10 CONCLUSION

10.1 Mon Ami is a thriving and sustainable business with an Outstanding grading from Ofsted. Strategies are already in place for the management of the business along with comprehensive policies, procedures and risk assessments. Professional Staff are all fully qualified, experienced and highly motivated.

The opportunity to provide a high quality facility within the area will be of benefit to the community and allow Mon Ami to expand into a different area.

- 10.2 Given the proximity of the existing school and the minor works to be undertaken to the existing building there should be little impact, both economically and aesthetically, on its surrounding context.
- 10.3 We feel that the proposed scheme will not have a negative effect on the surroundings and that Sound Holland District Council should consider the proposals positively.