

Manor House Play Café

Design & Access Statement

1. Overview

1.1. Aim

To provide a safe and friendly environment aimed at pre-school children that offers the following

- Educational activities that allow children and parent / carer to work together
- The opportunity for new mums to meet other new mums
- The opportunity for pregnant women to meet others
- Food and drink at affordable prices
- Facilities for parents to weigh their babies
- A place for child minders to meet with other child minders and for the children to socialise with children of a similar age.
- To provide a venue for 11+ tutoring to be taught to multiple students, reducing the cost of tutoring to parents and making it accessible to a wider audience.
- To provide a facility for parties.

1.2. Pre-School Focus

It is important for children to socialise in a stimulating environment, The Manor House Play Café aims to provide a safe area where children can play with carefully selected toys and games as well as let parents play with their children using arts and crafts sessions to aid creativity.

A part of the Manor House Play Café activity area will be for expecting parents to be able to meet one another. When their baby is born, another part of the activity area allows the parents to move on to the 0-6-month session with their new born. Being a mum with a new baby can be very daunting and lonely, by running 0-6-month sessions mums with new born babies can meet, compare stories, tips and help one another through the first few months.

The Manor House Play Café will offer different activities aimed at different age groups from new-born through to the conclusion of primary school age. The purpose is to enable a familiar and continuing setting for customers to go to as their child grows.

As the child grows up, 11+ tutoring may be something the child wants/needs. Private tutoring costs for 11+ are high, but the corresponding rewards are also high. The Manor House Play Café will be offering a facility for private tuition to be given to a group of children at the same time as opposed to a one-to-one service. This will enable the tutor to reduce the rates charged, making private tuition more affordable to a wider number of customers. Parents will be able to relax in the café area whilst their children are taught.

2. Environmental Considerations

2.1. Opening Hours

The proposed operational hours are between 10:00 and 18:00 Monday – Friday; 10:00 – 17:00 on Saturdays and Sundays.

2.2. Noise

The Level of noise produced because of this business is expected to be very low. Most of activities will take place indoors with the doors closed. There is a small patio area (outlined in the floor plans) that can be used for water or sand play and other child friendly games. There will be no loud music played and the only sound will be from customers outside engaging with their children when weather permits.

2.3. Parking

The driveway can park up to approximately 10 customer cars. It is expected approximately 40% of customers will travel by foot as the business is targeting customers within the local area. The Manor House Tea Rooms will hold a maximum of approximately 10 adults and 10 children at any one time. As a result, there is expected to be ample parking to deal with the daily expected customer base.

There will be very few deliveries to site beyond Royal Mail postal deliveries of supplies for arts and crafts or new toys. Food will be delivered by supermarkets' home delivery service approximately 2 times a week. The vehicles are of no larger than transit van size and will not cause disruption to customer car parking space capacity. Delivery schedules are largely planned to be outside customer opening times.

2.4. Waste

It is not anticipated the Play Café will produce a significant amount of waste. Relevant perishable food wastes will be composted. Arrangements will be made for a local company to pick up and dispose of all other waste responsibly. There is ample space on site and away from neighbouring properties to house an industrial bin in-between collection.

2.5. Flood Risk

The site is in a category 3 flood risk zone. This site is a low to very low flood risk. A separate flood risk assessment is included as part of this application.

Flood Risk Assessment: MHPC – Flood Risk Assessment v1.pdf

3. Design

3.1. Site Location & Block Plan

The site is located on Church Street in Pinchbeck, near Spalding in Lincolnshire, PE11 3UB. The site is a Grade II listed house dating back to the 15th Century. A separate listed building consent application has been submitted.

47 Church Street Listed Status: <https://historicengland.org.uk/listing/the-list/list-entry/1308859>

Site Location Plan: MHPC – Site Location Plan – 1-1250.pdf

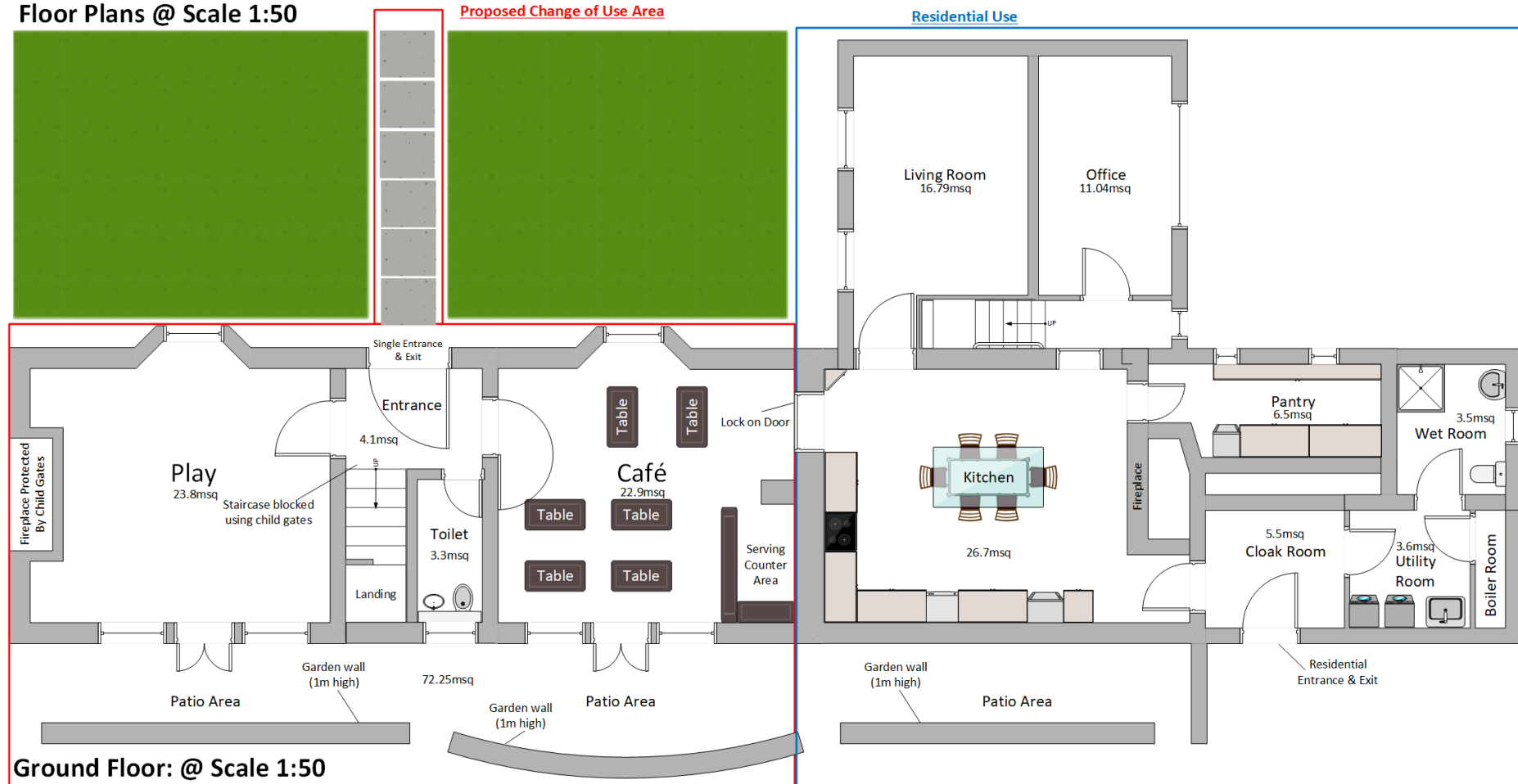
Block Plan: MHPC – Block Plan – 1-500.pdf

3.2. Floor Plan

A floor plan has been created to highlight which areas of the site are applying for change of use from residential to class A3 café use.

The Manor House Play Cafe: 47 Church Street, Pinchbeck, PE11.

Floor Plans @ Scale 1:50



Change of use for 2 rooms & 1 toilet on the ground floor only.

4. Access

Vehicular access to the site from the public highway is already available from the existing driveway connecting the site to Church Street. Public access to the site is possible from the existing pathways available on both sides of the church street. There is a pelican crossing available, north north-west of the site, near the Bull Inn, approx. 50 metres from the site.

