

DESIGN AND ACCESS STATEMENT
PROPOSED ERECTION OF SINGLE STOREY BUILDING

at

Cuddles and Care Day Nursery, 177 Leigh Road, Eastleigh, SO50 9DW

by Wildern Architecture Ltd

July 2024

1.0 THE EXISTING SITE

The application site is located at 177 Leigh Road and has been occupied by Cuddles and Care Day Nursery since 2006. The building has been extended since then to provide further space in order to accommodate the growing number of children that attend the nursery within the local area. The main nursery consists of a 2-storey building with single storey extensions to the side and to the rear. The building can be accessed from Leigh Road and to the rear where there is also a large car parking area. The car parking area is accessed from Dew Lane where there is parking for staff, as well as parents/guardians who are able to drop off and collect their children. The car park is divided from an outdoor play area by a high-level timber fence and security gate.

The business provides high level care with a number of qualified staff for children ranging from three months to pre-school age. The nursery consists of a number of different rooms providing space for nappy changing through to art rooms. There is also access to the large outdoor play area which includes a climbing frame and other activities. The business hours are typically 8am-6pm Monday to Friday with reduced opening hours over the Festive period.



Fig.1 – Photograph taken from the outdoor play area looking towards the rear (south-west) elevation of the building at 177 Leigh Road



Fig. 2 – Photograph showing some of the outdoor play area.



Fig. 3 – Photograph taken from the outdoor play area looking towards the high-level fence and secure gate that separates this area from the car park.



Fig. 4 – Photograph taken from Dew Lane looking towards the car parking area.



Fig. 5 – Photograph taken from Dew Lane looking towards the access to the car parking area.



Fig. 6 – Photograph taken from the car parking area looking towards the access from Dew Lane.



Fig. 7 – Photograph taken from the car parking area looking towards the high-level fence and security gate which provides access to the nursery and outdoor play area.



Fig. 8 – Photograph showing the bin storage area within the car park.

2.0 THE PROPOSAL

2.1 The proposal is to erect a new single storey building in part of the rear existing outdoor play area and car park. The building will have a gross internal floor area of approximately 49sq.m and will be used by the business as an additional classroom and play area to the main building. The building will include a large open plan indoor area for various activities and will also provide direct access to the outdoor play area. The building will include a flat roof with lanterns, as well as cladding for the fenestration and various windows to provide natural light and ventilation. A new high level timber fence and secure gate will be erected on both sides of the building to allow access to and from the car park. The building will be similar in size and proportion to many other residential and commercial buildings located along Dew Lane.

2.2 Site Layout and Parking The position of the building on site will retain a large enough area for car parking and for the dropping off and collection of children. The car park will have 6no. spaces for staff and parents/guardians and will remain accessible from Dew Lane. The site is also within a very accessible location either on foot or via local transport links.

2.3 Bins The bins will continue to be stored near to the new building within the car parking area, so that they are easily accessible and can be moved ready for collection on Dew Lane on the appropriate day.

2.4 Business Requirements The business continues to grow and the demand for the quality care it provides is very popular within the area. As such, the building is now urgently required to provide the necessary space and facilities. The proposed extension is also supported by The Early Years and Childcare Development Officer at Hampshire County Council.

3.0 Conclusion

3.1 The proposed building will not have any adverse impact on neighbouring properties or the surrounding area. The need for additional space has become a requirement of the business in order to meet a growing demand for the quality care it provides. My clients would now ask that the Council support their business by approving this application.