DESIGN AND ACCESS STATEMENT

REFERENCE: MMA-2603-09001-P1

Proposed Rear Extension to Whitehouse Day Nursery
Watchorn Lane, Alfreton, Derbyshire

1. Introduction

This Design and Access Statement accompanies a planning application for a proposed single-storey rear extension to an existing day nursery located on Watchorn Lane, Alfreton.

The proposal seeks to provide additional internal floor space to support the operational needs of the nursery, improving facilities for children and staff while maintaining safe and inclusive access for all users.

2. Site Context

The site comprises an established day nursery within a predominantly residential area of Alfreton. The building sits within a defined plot with existing outdoor play space to the rear.

The surrounding area is characterised by:

- Residential properties of varying ages
- Low-rise built form (primarily one and two storeys)
- Established boundary treatments and landscaping

The extension is proposed to the rear of the building, minimising visibility from the public realm and limiting impact on neighbouring properties.

3. Design Principles

Scale and Form

The proposed extension will be single storey in height, subordinate to the existing building. Its scale has been designed to:

- Respect the proportions of the host building
- Avoid overshadowing or overbearing impacts
- Maintain appropriate boundary distances

The roof form will complement the existing structure, likely through a pitched or low-pitched design consistent with the nursery's character.

Appearance and Materials

The materials will be selected to match or closely complement the existing building, including:

- Facing brickwork to match existing
- Roof tiles to match existing
- uPVC or aluminium framed windows and doors
- The design approach ensures visual continuity and preserves the character of the site.

Layout

The extension will provide additional childcare space and/or ancillary facilities to support the nursery's operation. The internal layout has been designed to:

- Improve circulation
- Provide direct access to outdoor play areas
- Maintain clear supervision sightlines
- Comply with Early Years space standards

The proposal enhances functionality without altering the primary entrance arrangement.

4. Access

Inclusive Access

The nursery currently benefits from level access at its main entrance. The proposed extension will:

- Maintain level thresholds
- Provide accessible door widths
- Ensure compliance with Part M of the Building Regulations

There will be no change to the existing access arrangements from Watchorn Lane.

Highways and Parking

The proposal does not seek to increase capacity beyond manageable operational limits and therefore will not materially impact traffic or parking arrangements.

Existing drop-off and collection arrangements will remain unchanged.

5. Residential Amenity

The extension is located to the rear of the property and is single storey, ensuring:

- No loss of privacy to neighbouring properties
- No significant overshadowing
- No unacceptable visual intrusion

Boundary treatments will remain in place and may be enhanced where necessary.

6. Sustainability

The extension will be constructed in accordance with current Building Regulations, incorporating:

- Energy efficient insulation
- High performance glazing
- Efficient heating and lighting systems

The compact form of the extension minimises heat loss and supports sustainable operation of the nursery.

7. Conclusion

The proposed rear extension to the day nursery at Watchorn Lane, Alfreton is modest in scale, sympathetic in design, and appropriate to its setting.

The development:

- Enhances educational provision
- Maintains safe and inclusive access
- Preserves neighbouring amenity
- Respects the character of the surrounding area

The proposal is considered to be compliant with local planning policy and represents sustainable development.