



DESIGN & ACCESS STATEMENT

**Kiddi Caru Nurseries
For
34 Dalby Road, Melton Mowbray,
Leicester, LE13 0BH**



Image from CMC Projects Site photo. March 2021.

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INTRODUCTION

This Design & Access Statement has been produced by CMC Projects LLP on behalf of Kiddi Caru Nurseries, to accompany a listed building application for the internal alterations of children's nursery to improve the developmental space for the older age range (3-5years) and allow the office and younger age children to swap places. The development site comprises of an existing children's nursery, car park and garden areas to the rear which currently occupies a site area of 2223.2 sqm located close to Melton Mowbray station and Wilton park.

The existing nursery building is currently a Grade II listed building consisting of a white rendered two storey property. The listing describes the building as having 'wide bracketed eaves and hipped slate roof. Tented canopy over centre entrance'. Listing number for reference is: 1235470, and in 1839 the property was known as Woodbine Cottage.

DESIGN

Starting with the ground floor, the proposals are aimed at improving the safety and control for the children attending the nursery by relocating the office (which is presently at the rear of the building). By having the office at the front of the building, this allows staff to be able to greet parents and visitors prior to passing any child occupied rooms. The existing office at the rear would then be utilised as space for the lowest age range of children as they are already catered for in the opposite rear room of the building this would keep the whole group in this age range together in one area of the building.

The existing dry store which is accessed from the kitchen is proposed to be removed to allow adequate area in the proposed rear baby room. Currently, the existing boilers are also housed within this rear room and it is proposed that these would be relocated to a suitable location away from the children if the proposed alterations are deemed acceptable.

The right-hand side of the ground floor has openings either side of a fireplace on the central wall dividing the two rooms, this allows the children using this space to safely access both room areas for play activities. These openings are proposed to be replicated on the first floor along with the removal of two internal wall areas to form new openings allowing free movement and a larger area for the older age range in the building.

It is proposed to form a new wall within the existing landing area to utilise this large space (currently used as coat storage) for child use and gives increased protection from the feature staircase. Having this area under child use will encourage them to gain independence when needing to access the facilities as these would then be directly access from the room space with no need to cross the empty landing.

Additional works would seek to improve the WC facilities for all with new wash hand basin/trough, new nappy change fixtures and general refresh of decoration along with the existing staff WC on the first floor being fitted with its own wash hand basin. There are also repairs to existing timber sash windows proposed to be undertaken.

ACCESS

There are currently good walking routes and access to public transport in main forms such as close bus routes and a nearby train station. A main road also runs past the nursery which is set back from the road and has direct access to its site area from this main road.

The current access for the nursery also gives access to two further properties behind the nursery site. These are privately owned residential properties and not connected to any proposed works. The nursery has a large car park to the front/side of nursery which follows behind the outbuildings.

There is also an extensive garden area for the children's use and a courtyard area in front of the existing outbuildings. No works are proposed to the car park and garden areas.