

# DESIGN AND ACCESS STATEMENT

## **PROPOSED ALTERATIONS AND CHANGE OF USE TO FORM A NURSERY AT BISPHAM UNITED REFORMED CHURCH HALL,WARBRECK DRIVE, BISPHAM, FY2 9JR.**

The site is situated facing Warbreck Drive, at the rear of Bispham United Reformed Church which fronts Cavendish Road. It is a substantial rendered split level building with a grey slate roof. Over the years it has had many uses associated with the church and has also been let out for a variety of other uses.

The proposal is to make various internal alterations to enable the building to be used as a nursery. Externally an 1800mm vertically boarded fence will be erected across the front of the car park to create a play ground behind and retain 7 no. car parking spaces at the front. The existing vehicular crossing will be widened to accommodate the parking spaces.

The applicants currently own and operate 2 other very successful nurseries which are Little Explorers, West Drive, Thornton - Cleveleys - Ofsted ` outstanding ` , and Little Explorers, Fleetwood Road, Carleton - awaiting Ofsted first inspection. The applicant is part of the Leading Early Years Team for Lancashire, comprising 15 no. Outstanding Early Years leaders, with the aim to raise standards across the county. The nursery will adhere to Ofsted floor space requirements, meaning a maximum of 79 no. children will be permitted.

The property lies within flood zone 1 on the Environment Agency flood map, and as such a flood risk assessment is not required with this application.

The surface and foul water will remain as existing connected to the main sewers. As part of the alterations, some additional sanitary fittings will be connected to the existing soil pipe which connects to the main sewer.

During the survey, a walk over of the site was carried out and there were no materials of a contaminated nature found.

14<sup>th</sup> December 2021