

DESIGN AND ACCESS STATEMENT

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Project Name:	Lynton Childcare Ltd - Expansion Programme
Introduction	
This statement has been prepared in support of an application for full planning permission to extend the existing preschool room at Lynton Childcare Ltd. The proposed extension will enable the nursery to increase its capacity and offer additional childcare places to meet the growing demand within the local community. Lynton Childcare Ltd is a well-established, family-owned nursery that has been providing high-quality early years care and education for over 25 years.	
Site Context and Design Principles	
Lynton Childcare is situated on a generous one-third-acre site, featuring a large, well-maintained, and securely enclosed garden. The outdoor area includes a variety of high-quality facilities, such as an enclosed adventure play park located at the rear of the garden, offering valuable outdoor learning and play opportunities for children, as well as outdoor cabin classrooms. The proposed extension will be built off the existing preschool room and has been carefully designed to ensure it does not interfere with the current outdoor space. The development will retain a substantial patio area and will not impact the expansive green lawn or the mature trees and hedges, thereby preserving the quality and functionality of the outdoor environment. The design of the proposed extension will be in keeping with the existing building, using matching brickwork and complementary materials to ensure a cohesive and sympathetic appearance.	
Access and Risk Assessments	
The owner and manager of Lynton Childcare Ltd owns both 83 and 85 Shilton Road, and the two properties are functionally managed as a single site. The nursery operates from part of No. 85 (part residential for owner), while No. 83 serves as a private residential side (for the manager and family). Access for construction works will be via the rear gate situated between the two properties. Contractors will use the car park at 83 Shilton Road, ensuring that the dedicated nursery car park at 85 Shilton Road remains fully available for parents and visitors throughout the duration of the works. Contractors will not need to enter the nursery premises and can use facilities at No. 83. Comprehensive risk assessments will be undertaken prior to commencement. The construction area will be securely cordoned off, and the majority of the building work is scheduled to take place during weekends and outside of nursery operating hours to minimise disruption to children, staff, and families.	
Conclusion	
In conclusion, the proposed extension to the preschool room represents a functional and visually appropriate enhancement to the site. It has been carefully designed to respect the existing building and surrounding environment, with minimal disruption to outdoor space or local amenity. This development will provide a much-needed increase in childcare capacity, supporting local families and responding to growing community demand.	

