



Design and Access Statement
for
New Daycare Facility at
Barnhills Farm, Thornton, Leicestershire LE67 1AP



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Introduction

This statement has been prepared to support a Planning Application for a new two storey ~70 place childcare daycare facility at Barnhills Farm, Merrylees Road, Thornton, Leicestershire, LE67 1AP.

The application seeks to provide additional childcare places. The Applicants are owner / operators of Markfield Daycare Centre, which is operating at maximum capacity with no options to extend the facilities there to provide the additional spaces required in the area.

This statement has been prepared alongside a Planning Statement prepared by Mair Land & Planning Consultants, being MLP-24-J049.

The format of this short design and access statement follows guidance set out by the commission for the built environment (CABE) 2006 setting out the planning background of the site together with an assessment of the proposal and its context.



Figure 2 - Aerial Image



Figure 1 - Location Plan

Location

The site lies ~0.5 miles south of the village of Thornton, a village within the borough of Hinckley and Bosworth Borough.

The city of Leicester is approximately 10 miles East of the application site with the Town of Hinckley approximately 10 miles south of the site.

The site is located in an area which is predominantly agricultural, however, there are domestic dwellings and commercial premises within close proximity of the site.

The existing development area comprises of dilapidated agricultural outbuildings, including pig sties, calf raising areas, cattle crush area, calving pens, etc.



Figure 3 – Existing Images of development area

Principle of Development

The existing site contains both agricultural and domestic accommodation on site. The site benefits from previously approved Planning Applications, Reference: 22/00883/FUL, dated Sept 2022.

The site provides more than adequate space to achieve the proposed development whilst leaving vehicle maneuvering space and amenity space. The proposed development is to also include enclosed outdoor play areas, a recreational area, areas for animal grazing and animal housing, which will provide children with interactive learning experiences. Parking for staff, and for parent drop-off / pick-up has been planned, with ample space for vehicle maneuvering on site, including for delivery / collection vehicles and with adequate provision for continued movement of farm plant / machinery across the site when required.

Since the Pre-App advice received (Ref: 24/10008/PREHMO), the scale of the proposed building has been greatly reduced, in footprint and height, moving the proposed premises further from the Flood Zones associated with the passing Rothley Brook. A full Flood Risk Assessment and Drainage Design has been produced and submitted to support this application.

The proposed location is well screened from the principal views from Merryless Road.

As such the principle of creating the two storey daycare facility should be acceptable.



Figure 3 - Proposed Visual



Figure 4 - Proposed Visual

Scale

The proposal submitted for planning consent is for a two storey new build childcare daycare facility, which has been designed to align with all childcare regulations and spatial guidance, which ancillary supporting services such as kitchen and sleep rooms, with staff welfare and secure locker provision.

The new premises has been design with three childcare rooms to the Ground Floor, for children aged 0 – 3 years old. At first floor there are a further two childcare rooms, for children aged 3+, along with a substantial sleep room and laundry room.

The location of the proposed development makes use of an area of site currently unused and occupied by dilapidated agricultural buildings.

The new development is of a scale and design to accord with its surroundings and maintain an agricultural appearance.

Having taken pre-application advice from the local authority the scale of the development premises has bene reduced, removing the previously proposed workshop from ground floor, which has moved the new proposed development away from the Flood Risk Area associated with Rothley Brook. Based on survey information received, the new premises has been designed to sit with the [internal] FFL a minimum of 300mm above external ground level (increasing to over 500mm at the eastern end of the building, with the natural topography of the site).

Layout

The building layout has been carefully considered to provide accommodation suitable for modern childcare facilities, being; 3.7m² per child aged 0 to 2 years old; 2.8m² per child aged 2 to 3 years old, and; 2.3m² per child at aged 3+. The ancillary accommodation used experience and knowledge from the applicants existing business, Markfield Daycare. Kitchen facilities are incorporated with laundry rooms to both ground ad first floors, linked vertically with a laundry chute to prevent contamination.

A ground floor disabled WC has been provided, with staff sanitary facilities associated with the first floor staff room, with [small] child suitable WC and sanitary provisions provided for each of the childcare rooms. Changing facilities are also designed in for nappy changing, associated with the care rooms.

The premises has been design to incorporate sleep rooms, with a small sleep room at ground floor, between rooms 1 and 2, with a larger sleep room at first floor. The scheme has already been designed with provisions for a plant room, [food produce] delivery area and storage rooms.

The scale of the development has been minimized with a low roof pitch, and first floor voids provided to the building flanks, keeping the roof lowered as much as possible. Roof lights are provided for natural light to first floor rooms.

Appearance

The current design is based on an agricultural aesthetic, aligned with the vernacular of the immediate vicinity. With a single entry point for facility users, approach will be directly from the car-park, with fencing provided to enhance child safety. Maintenance and management access, for deliveries and refuse services, are located to the south of the proposed building, with suitable areas for cycle storage and bin stores in this area. The site plan has been designed such that maneuvering for delivery vehicles or refuse collection vehicles can easily be achieved. Facility management policy will make suitable arrangements for deliveries / collections to avoid busy parent drop-off / collection times.

The development includes external play areas, secured fenced to all sides with 'child proof' picket fencing. The designed scheme also incorporates area for animal care, with opportunities for interactive learning

experiences for children (including those with SEND special needs), with animal interaction in a safe, controlled environment.

Externally, the scheme is designed to be sympathetic to its agricultural surroundings, with a proposed palate of timber cladding and composite cladding panels giving the 'barn' appearance. A shallow pitched roof (18°) aids the low (6.3m) ridge height, with the roof eaves at approx. 4m above external ground level.

A selection of CGI images and elevation drawings of the proposal have been included within the application to provide a clear representation of how the proposed development will appear.

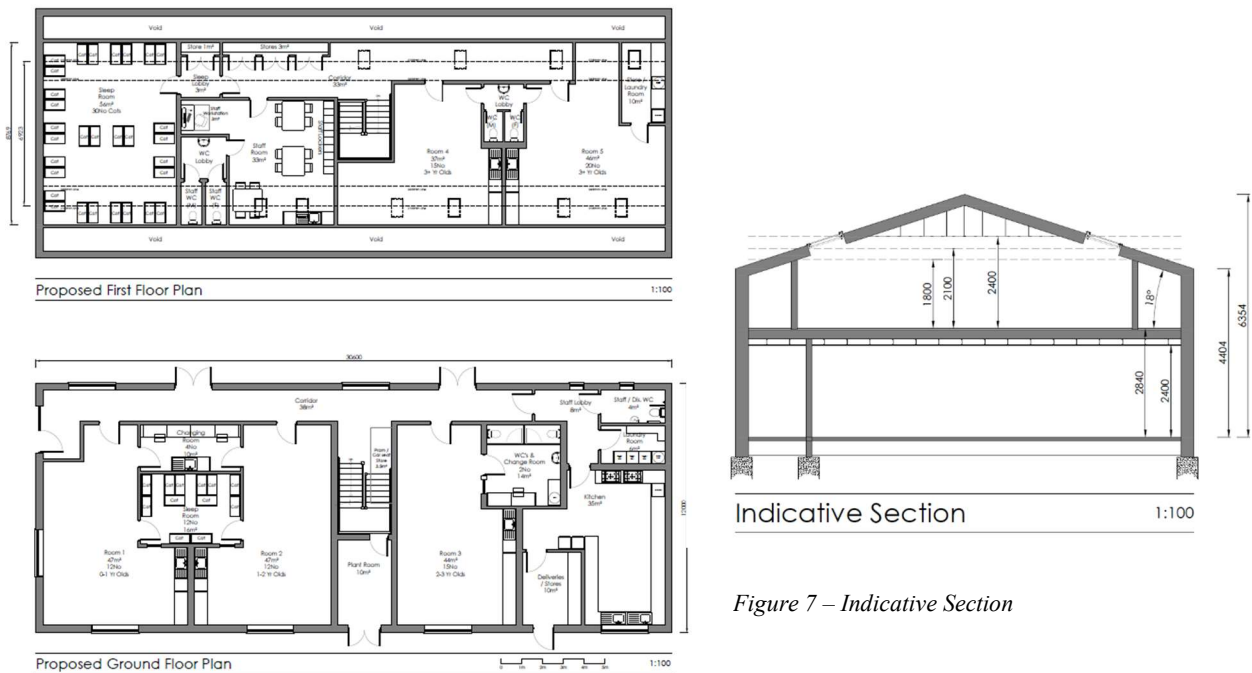


Figure 5 – Proposed Floor Plans

Figure 7 – Indicative Section

Access

The proposed development is to retain the existing access off Merrylees Road. A full Transport Statement and Travel Plan (415.064561.00001) have been produced and submitted to support this application.

As such, the existing vehicular access and on site maneuvering spaces remain unaffected by the development proposals.

With design considerations incorporated to minimize

Landscaping

The proposal seeks to provide external play areas for children, securely fenced off to all sides. The balance of the site is to be retained for animal housing / grazing, with the natural topography of the site unaffected by the proposed development. Hard standing is to be provided for the site access and vehicle parking, supported by a SUDS drainage design with restricted outflow, for secure vehicular movements in and around the site.

No additional planting is proposed under the new scheme.

Summary

With the contents of this brief design and access statement prepared by Corporate Architecture, together with the separate Planning Statement prepared by Mair Land and Planning Consultants, it is hoped that a clear picture of the reasoning behind the design and location of the proposal has been provided.

The applicants operate a successful daycare facility in nearby Markfield, which is currently operating at maximum capacity, with no options for this facility to be extended. For this reason, the applicants are pursuing a new build daycare facility, within the confines of land already under their ownership, intended to support the existing operation.

It is hoped that the local authority, after due consideration, will share our belief that the proposed development will make a positive addition to the area.

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