



DESIGN AND ACCESS STATEMENT

Proposed use of upper floors as Day Nursery in
conjunction with existing ground floor Day Nursery

At: Honey Pot Day Nursery, 10 Huyton Church Road,
Huyton, L36 5SJ

On Behalf of
Honey Pot Nursery Group
March 2023

LANDOR Planning
Consultants Ltd

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by Landor Planning Consultants Ltd, acting on behalf of Honey Pot Nursery Group, which is a family-run business offering outstanding childcare facilities across the South Liverpool area. Established in 2007, the Honey Pot Day Nursery Group delivers the highest quality childcare for children aged 0-5 in Aigburth, Allerton, Childwall, Garston, Huyton and Wavertree. The Day Nursery at Allerton also provides wrap-around childcare for primary school aged children.
- 1.2 The Honey Pot Day Nursery at 10 Huyton Church Road, Huyton, L36 5SJ opened in January 2023 and is registered with the Office for Standards in Education, Children's Services and Skills (Ofsted) to accommodate 74 children aged 0-5 years. The ground floor of the premises has long standing use as a Day Nursery, while the upper floors were formerly used as a private residence by the previous owner.
- 1.3 The intention is to expand the existing ground floor Day Nursery into the first and second floors of the premises. This will increase the available childcare provision up to 102 children aged 0-5 years.
- 1.4 This Design and Access Statement is submitted in support of a planning application for a proposed change of use with the following description of development:

"Proposed use of upper floors as Day Nursery in conjunction with existing ground floor Day Nursery".
- 1.5 A Design and Access statement is a short report that accompanies and supports a planning application. It illustrates the process that has led to the development proposal and explains the design.
- 1.6 Design and Access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. They help us to better understand the analysis which has underpinned the design, which in turn helps negotiations and decision-making and should lead to an improvement in the quality, sustainability and inclusiveness of the development.
- 1.7 A Design and Access Statement is required for major development and developments in conservation areas and World Heritage Sites. In major developments, a Design and Access Statement is required for:
 - the provision of dwellinghouses where the number of dwellinghouses to be provided is 10 or more or the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development relates to dwellinghouses

- the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more
- development carried out on a site having an area of 1 hectare or more

1.8 In areas of historic value, smaller proposals may also have a significant impact on the character of an area. Therefore, Design and Access Statements will be required in conservation areas and World Heritage Sites where:

- the proposal includes the provision of one or more dwellinghouses
- the proposal includes the provision of a building or buildings where the floor space created by the development is 100 square metres or more

1.9 The aim of this Design and Access Statement can perform a valuable function in helping the local planning authority and third parties to understand the analysis underpinning the design of a scheme.

1.10 This Design and Access Statement should be read in conjunction with the existing and proposed plans and the technical assessments and documents submitted in support of this application including:

- Planning Statement
- Transport Statement
- Parking Survey
- Travel Plan.

2.0 LOCATION AND SITE DESCRIPTION

2.1 The application site is located on the eastern side of Huyton Church Road, which is a tree-lined residential street located to the immediate south and east of the shopping and civic centre of Huyton.

2.2 The site comprises a plot of circa 1,333m² containing a detached Victorian Villa and associated modern outbuilding both in use as a children's day nursery. The grounds provide a car park and outdoor play areas. The site boundaries are demarcated by brick walls, topped with railings and there are mature trees and vegetation to the site's peripheries.

2.3 The site is situated in an area identified as Primarily Residential in accordance with Knowsley Council's Local Plan Policies Map. In addition, the site is located within Victoria Road and Huyton Church Road Conservation Area.

2.4 The immediate surrounding development is generally residential, although directly opposite is a vacant former office known as Prospect House, beyond which are the police station and 24-hour Asda Supermarket.

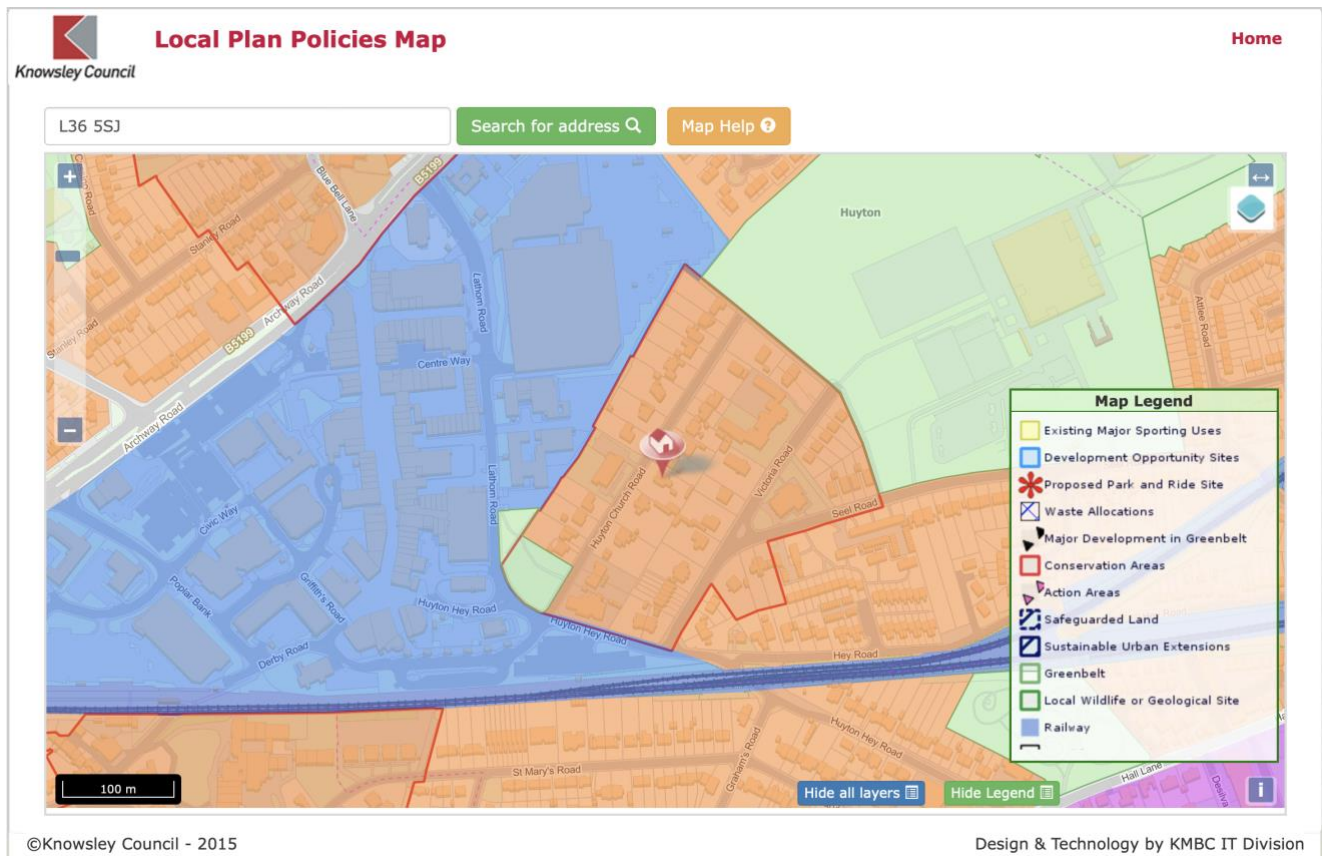


Figure 1: Site Location identified in Knowsley Council's Local Plan Policy Map (Source: knowsley.gov.uk)

3.0 USE AND AMOUNT

- 3.1 The previous owners of the application premises owned and operated the application premises as a Day Nursery whilst living on-site and using the first and second floors of the main building as a private residence.
- 3.2 The lawful use of the application premises is defined by planning permission 94/00646/APP granted on 13 April 1995 which allowed for a mixed-use comprising Day Nursery (formerly Planning Use Class D1, but since 1 September 2020, Planning Use Class E(f)) and Residential (Planning Use Class C3).
- 3.3 Honey Pot Nursery Group has acquired the premises and have no intention to live on site. It would not be feasible for the existing upper-level residential accommodation to be occupied otherwise than in conjunction with the Day Nursery. It is therefore intended to expand the existing Day Nursery into the first floor and to use the second floor as offices ancillary to the main use.

- 3.4 The proposed expansion of the ground floor Day Nursery use into the upper levels of the premises shall increase the number of children from 74 to 102.
- 3.5 The proposed use of the building shall be solely within Planning Use Class E(f).

4.0 DESIGN APPEARANCE SCALE AND LAYOUT

- 4.1 There are no proposed changes to the design, appearance or scale of the existing buildings.
- 4.2 The layout of the existing informal car parking area will be marked out with seven car parking spaces, (one of which is accessible, two for car-sharing and four standard).

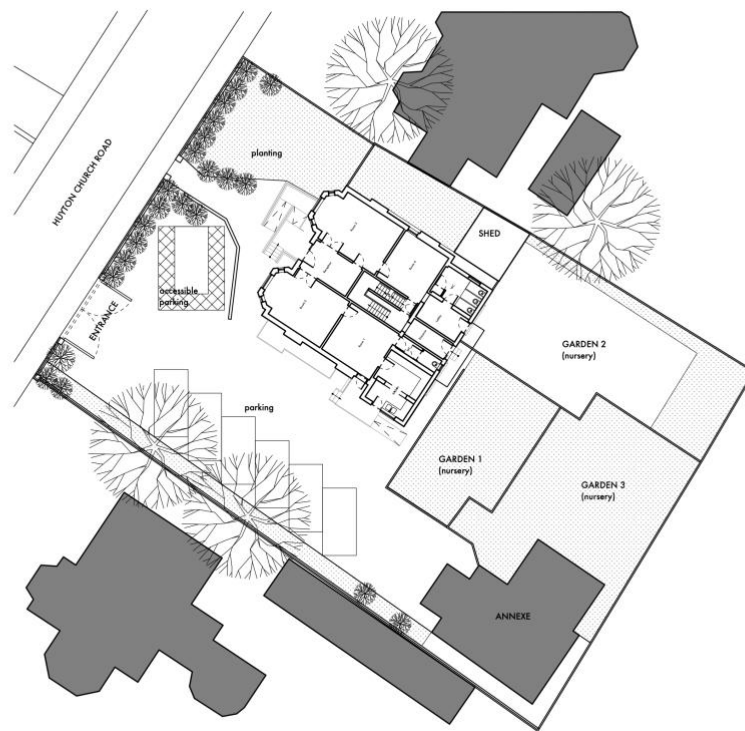


Figure 2: Proposed Site Plan

5.0 INTERNAL LAYOUT

- 5.1 There are no changes proposed to the internal layout of the existing buildings.

6.0 MATERIALS

- 6.1 No materials are required except suitable paint to demarcate the car parking spaces.

7.0 ACCESS

- 7.1 There are no changes to existing access arrangements.

8.0 LANDSCAPING

- 8.1 There are no proposed changes to the existing soft and hard landscaping provision on the site.
- 8.2 There are no proposed changes to existing boundary treatments.