



Asquith Nurseries  
11 Woodchurch Road  
West Hampstead  
London  
NW6 3PL

## DESIGN & ACCESS STATEMENT

### Background:

The existing nursery is a three storey property originally built for residential purposes but currently operates as a nursery facility registered by Ofsted for 72 children aged from 3 months to 5 years old. The nursery has rooms for the children's care and education over three floors and has an extensive garden area for 'outdoor' play. Within this garden area there are areas determined for varying ages and facilities for all types of play. There is also an unsightly old out-building partially used for storage of outdoor play equipment.

### Design:

The nursery has an increased demand and to create more places within an existing facility seems a sensible option. Therefore, we have set out proposals for the out-building previously mentioned to be demolished to make further provisions for more nursery places within this site.

Redevelopment of this area is being proposed as the conversion of the existing out-building seems unsuitable in relation to its size, construction and appearance. A larger structure is proposed to create a floor area of 66m<sup>2</sup> for use as play with necessary facilities for supervision and care of children using the space.

The appearance of the proposed building is to be in-keeping with the style of the existing house and incorporate some of its elevational features. Standard cavity construction is proposed to be used with a flat roof construction over, laid to fall, and 'hidden' behind a parapet wall detail as features on the existing house.

The design includes full height windows to the garden area to allow a large amount of daylight to penetrate the building even though one length of which is restricted due to its position on the boundary.

Although the proposed building is larger and of increased height compared to the existing, it still remains lower than the adjoining neighbouring building and retains its proportion within the large garden area.

#### Access:

Access to the existing nursery facilities are all pedestrian with no on-site parking. Pedestrian access to the garden area is limited via an alleyway alongside the existing house and next door property secured by a side gate.

This restricts access to the site for machinery and therefore the design has used materials that can be handled onto site, this is also not to cause disturbance due to the location of the building being in a residential area.

The overall site has a graduated slope making the garden area lower than the level floor area of the existing property. Within the garden this continues mildly sloping away from the house throughout the length of the garden.

#### CMC Projects:

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