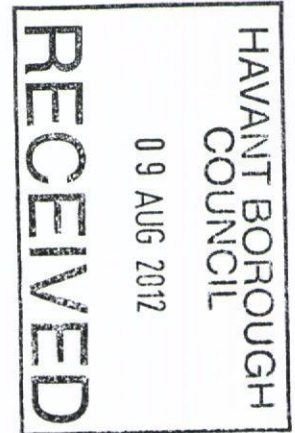


HAMPSHIRE SURVEYORS.CO.UK
CHARTERED BUILDING SURVEYORS
17 WELLSWORTH LANE, ROWLANDS CASTLE,
HANTS PO9 6BX
TEL/FAX 023 9241 3995
MOB 07831 856965
E-MAIL: ENQUIRIES@HAMPSHIRESURVEYORS.CO.UK



7th August 2012

Little Gems Day Nursery, Ex Crow's Nest Public House, 64 – 66 Hazleton Way, Cowplain – New Play House in Rear Play Area.

Design & Access Statement

The property comprises a brick and tile two-storey structure that operated for many years as a Public House with flat over. The majority of the old Public House car park has been sold separately and planning permission granted for 3 dwellings

Following a more recent grant of planning permission the ground floor has now been refurbished and will shortly open as a day nursery for pre-school age children. Access is provided from Hazleton Way and 14 no on site parking spaces are provided to the front (west) and side (north) of the buildings. There is an enclosed play area at the rear of the building with grass and hard paved areas on which children can play

Although the site is generally flat, the ground level is locally approx 1.0m higher in the south east corner of the site. This is accommodated by means of a small reducing retaining wall and graded lawn area. At this point the levels of adjacent gardens are similar and a new 2.0m high close-boarded fence has been installed to the east boundary of the site.

The applicant wishes to install the timber playhouse at the south east corner of the site within the grassed area. The proposed elevations and plans are shown on the application drawings D1-D~~4~~₃ and photographs.

The proposal shown on the above drawings comprises the installation of two 1.4 x 1.8 x 1.8 high 'houses', each with window and door openings, raised approx 500mm above ground level. The timber structures are linked with a slatted timber walkway and 2 No access stairs as shown. All timber is natural finish, preservative impregnated.

The design, scale, material selection and finish are deliberately kept low key and natural to ensure the structure is appropriate within a garden setting yet at the same time provides a slightly more adventurous play facility for these pre-school children.

Full accessibility and inclusion will be provided to all children, all of who are pre-school age including those with any disabilities. Staffing levels on site are at least to Ofstead requirements and sometimes greater in order to provide this.