

DESIGN AND ACCESS STATEMENT



**PROPOSED PORTABLE CABINS, BEFORE/ AFTER SCHOOL CHILDCARE
CHORLTON SPORTS & SOCIAL CLUB, HARDY LANE, CHORLTON, MANCHESTER
M21 7BL**

PREPARED BY BHATT ARCHITECTS LTD ON BEHALF OF COSH LTD
P0125/ P1 - Version 1: 22nd NOVEMBER 2021

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by Bhatt Architects Ltd to provide background to COSH organization, why it requires new premises and what the design solution is.
- 1.2 The proposal is to create a permanent accommodation to cater for the childcare before and after school hours.

2.0 COSH Organization (the existing business) and its staff

- 2.1 COSH is a before and after school childcare facility offering 3 – 11 years old childcare for local families. They have 12 members of qualified staff who have worked at COSH for over 20 years and care for over 80 families over the course of the week. They are registered with Ofsted and Manchester City Council and are a not-for-profit organization.
- 2.2 COSH provides low-cost childcare for local parents, not only do they provide childcare but support for the whole family. Some children have additional needs which requires extra support from staff. COSH allow children to choose the activities they wish to do.
- 2.3 Currently COSH look after children of 80 families, but they are staggered throughout the week for different sessions. It is anticipated there will be around 40 children a session and will keep in line with Ofsted requirements regarding ratios of staff to children. Majority of families consist of siblings, which results in fewer parents collecting their children. Most parents walk to collect their children as they are local to area, which in turn creates less traffic and air pollution.

3.0 Requirements for new premises

- 3.1 COSH is the longest running club in the area set up in 1996. They have been based in a school premises in Chorlton. Due to unforeseen circumstances COSH either must relocate or close. The school is terminating their contract on 31st March 2022.
- 3.2 With this mind COSH have identified Chorlton Sports & Social Club as a site for relocation. The proposal is to provide portable cabins as accommodation in their grounds.

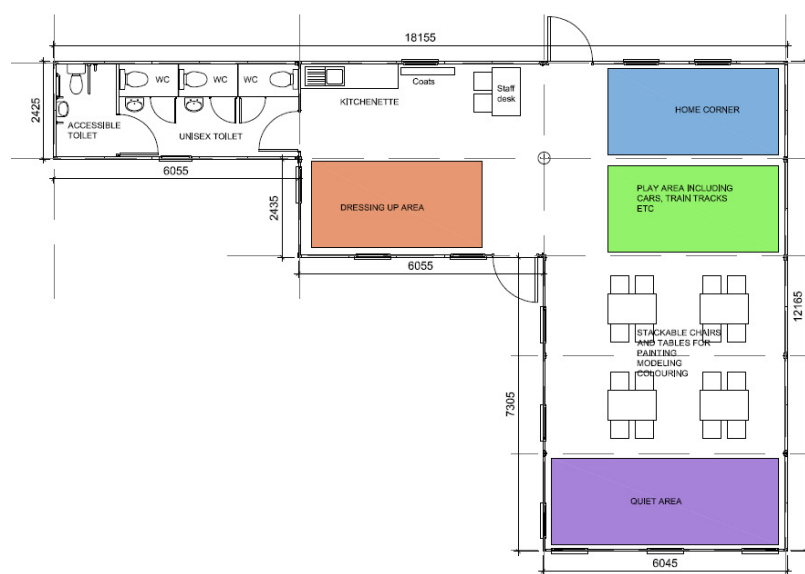
4.0 Proposed operations at the new premises

- 4.1 Before any activity is offered to the children a risk assessment of the activity is undertaken. All age ranges can participate in the activities as staff will tailor it to each child so nobody is left out, a lot of the older children help the younger children when doing craftwork. Indoor activities include free play, some which include home corner, dressing up, teddy bears, cars, train tracks and many more.
- 4.2 COSH also have a quiet area which works well for children with special educational needs. In the quiet area there are books, soft toys, fidget spinners and play putty to name a few. All of these activities keep the children calm.

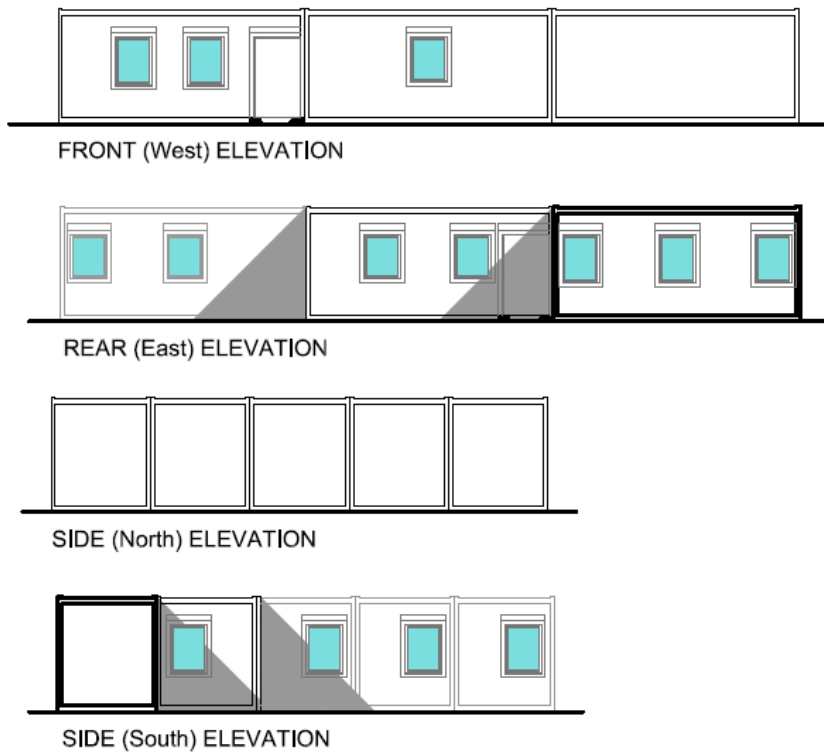
- 4.3 Craft activities consist of celebrating all holidays, which educate the children in understanding different religions and cultures which they may not have much knowledge about.
- 4.4 Other activities include junk model making, clay, painting, colouring and many more.
- 4.5 A register of the children attending the sessions will be kept on their arrival for the safety in case of emergency. Daily opening and closing risk assessment checks for indoor and outdoor will be completed to assess any risks. Policies and procedure are all in place and up to date keeping in line with Ofsted regulations.
- 4.6 All staff are trained in the following: designated safeguarding, paediatric first aid and food hygiene. Staff members will always supervise children outside, always maintaining the staff to children ratio. Staff use two-way radios to communicate which COSH are licensed to use. All children and staff will wear hi viz vests.
- 4.7 COSH also plan for staff to be trained in road safety and to educate the children daily.
- 4.8 Outdoor activities are considered essential as not all children who attend COSH have outside play area/ garden at home, therefore attending COSH club gives them and the other children an opportunity to explore and gives them a chance to participate in outdoor sports. Also, free play is always available to children including activities such as sand pit, scooters, building blocks, dolls and play construction diggers and cars.
- 4.9 COSH's opening hours are Monday to Friday: 7.50am to 8.50 am and 3.00pm to 6.00 pm.

5.0 Design solution to meet operational needs

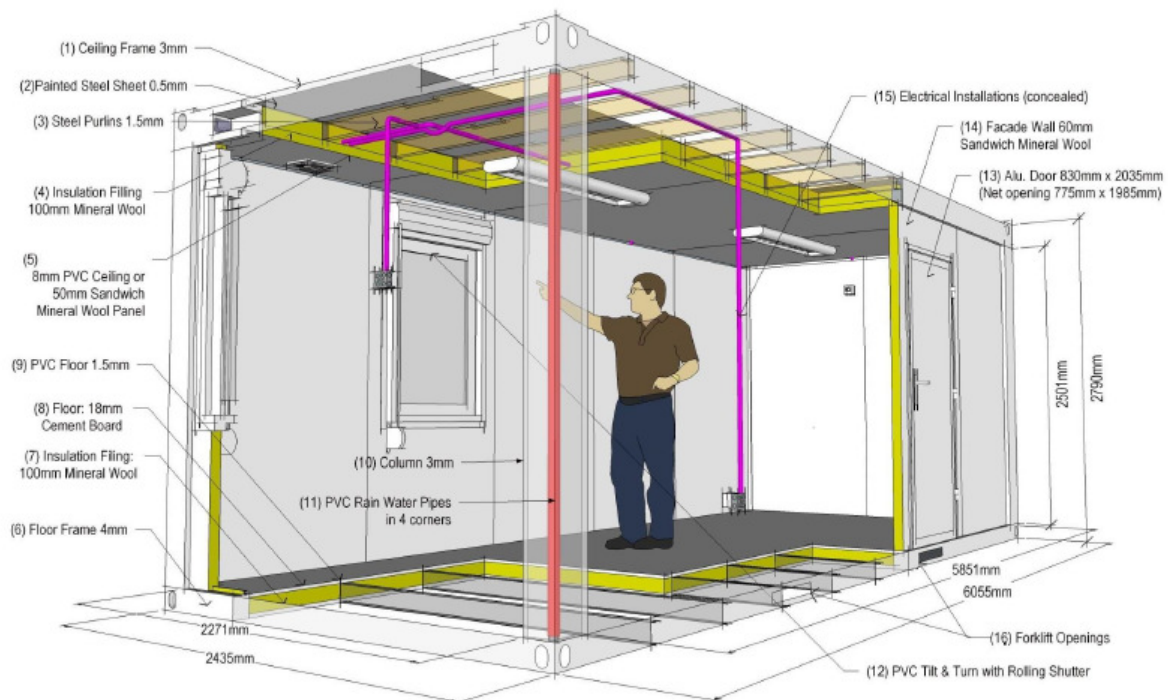
- 5.1 The proposed siting of the cabins is shown on the site plan and does not encroach on the existing playing field.
- 5.2 The accommodation comprises modular cabins which contains all the facilities including toilets and kitchen. Manufacturer TF Jacksons product information is submitted with this application.



PROPOSED PLAN



PROPOSED ELEVATIONS



- 5.3 Accessible toilet is proposed with in the units together with a kitchenette.
- 5.4 The units will be prefabricated and installed on a concrete foundation and base.
- 5.5 The units will have factory installed WCs, kitchenettes, power points and lighting.

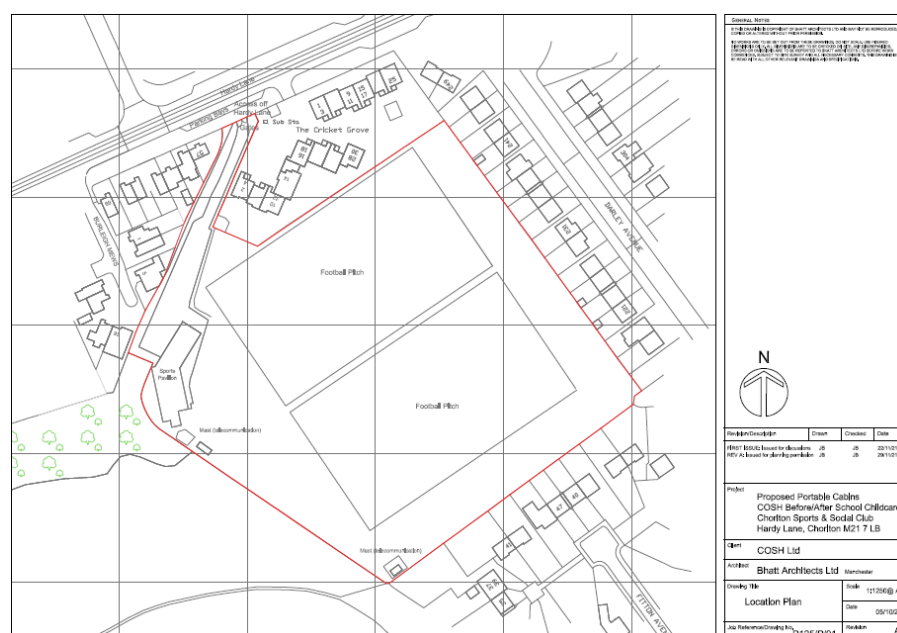
Therefore, the construction time will be significantly reduced and so will the carbon footprint.

- 5.6 The Gated site access is off Hardy Lane. Existing carpark is not formally marked. As the opening hours of COSH and Chorlton Sports & Social Club are different, the shared car park, which also includes drop off/ pick up points is adequate with no additional parking spaces required. The proposed COSH drop off/ pick up spaces are shown on the proposed site plan.



PROPOSED SITE PLAN

- 5.7 The application site edged in red on the Location plan has perimeter fencing and a pair of gates secure the site at the Hardy Lane entrance.



LOCATION PLAN

- 5.8 Additional fencing and gate are proposed between the carpark and the playground as shown on the proposed Site Plan.
- 5.9 The existing Sports Pavilion waste bins shown on the proposed site plan will be shared between the Sports Pavilion and COSH.
- 5.10 The proposed development is consistent with EN10 given the ancillary nature of the proposed development and that it would open up use of the existing open space in part to children who attend the COSH facility.
- 5.11 The utility services for the proposed portable units will be provided from the existing utilities in the proximity of the site.

6.0 Access Statement

- 6.1 Level access to the single storey facilities is to be provided with internal accessible toilet.

7.0 Conclusion

- 7.1 Following pre-application advice from the council we believe the proposal will have councils support.
- 7.1 The facility will continue to provide existing services to parents at the proposed new site

8.0 Contact List

Applicant

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