

DESIGN AND ACCESS STATEMENT

Installation of Two-Storey Modular Building Heaton Park View Nursery & Pre-School

315 Middleton Road, Middleton, Manchester, M24 4GY

1. Introduction

This statement supports a planning application for the installation of a new two-storey modular building at Heaton Park View Nursery & Pre-School, Middleton. The nursery currently operates with a daily attendance of up to 92 children. Demand within the 3–5 year (preschool) category is consistently high.

The primary driver for this proposal is sibling demand. Families whose babies are successfully enrolled at the nursery are frequently unable to secure preschool places for older siblings due to limited 3–5 year capacity. As a result, families are currently being turned away despite already having children attending the setting. This creates practical difficulties for working parents and undermines continuity of care.

The proposed development will provide accommodation for an additional 36 preschool children, increasing overall daily capacity from 92 to 128 children. The proposal directly responds to identified operational need rather than speculative growth.

2. Site Context

The nursery is located adjacent to the intersection of the M60 motorway and the A576 (Old Hall Lane), within a small cul-de-sac serving the nursery and approximately eight residential properties. All neighbouring dwellings benefit from off-street parking.

The site is not within a Conservation Area and no listed buildings are affected. The context is urban and developed in character.

3. Existing Operation

Current daily attendance: 92 children.

Current staffing: 27 staff members plus 1 housekeeping staff member.

Age distribution is dynamic depending on demand; however, preschool demand consistently exceeds available places.

Storah Architecture Ltd
Chartered Architects : Historic Building Consultants

46 Halifax Road
Todmorden
OL14 5QG
T 01706 813214
mail@storah.com
www.storah.com

Directors:
J. David Storah Arch. Tech. Cert.
Richard A. Storah Dip. Arch. MA Cons. RIBA AABC SCA IHBC



Company Registered in
England. No: 9547619

4. The Proposal

The proposal comprises a two-storey modular timber-frame building connected to the existing nursery to allow shared use of washrooms, WCs and staff facilities.

Footprint: 46.2m²

Total floorspace: 92.4m² over two floors.

External materials include timber cladding, anthracite uPVC windows and doors, and a flat roof finished with EPDM membrane.

5. Capacity and Staffing

The new accommodation will provide 36 additional preschool places (3–5 years). Staffing ratios of 1:8 will require 5 additional staff members, increasing total staffing to 32 plus housekeeping.

6. Access and Inclusivity

The building will connect directly to the existing nursery, utilising existing accessible facilities. Ground floor areas will be fully accessible and compliant with Equality Act principles.

7. Waste and Servicing

The existing bin store will be relocated within the site boundary to a fenced area adjacent to the street frontage. This ensures practical collection access while maintaining enclosure and screening.

8. Parking and Highways

All parking is currently on-street within the cul-de-sac. Due to the limited number of residential properties and their provision of private driveways, kerbside availability remains manageable.

The uplift of 36 preschool places does not equate to 36 additional simultaneous vehicle trips. Attendance patterns are staggered, siblings travel together, and funded hour arrangements reduce peak accumulation. The location adjacent to established highway infrastructure supports sustainable access.

9. Planning Policy Context

The proposal aligns with national policy supporting expansion of high-quality education facilities and the Childcare Act 2006 duty to secure sufficient childcare provision.

10. Community and Economic Benefit

The development will create 5 new employment opportunities and directly address unmet sibling demand, supporting working families and maintaining continuity of care within a trusted setting.

11. Conclusion

The proposal represents a modest, sustainable expansion of an established nursery. It delivers clear social benefit without heritage, environmental or highway harm and should therefore be supported.