



HB Planning Services

81-85 Station Rd,
Croydon, CR0 2AR.

DESIGN AND ACCESS STATEMENT

56 Robin Hood Lane,
Winnersh, Wokingham,
Berkshire,
RG41 5NQ

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INTRODUCTION

This Design and Access Statement is submitted in support of a planning application for 56 Robin Hood Lane, Winnersh, RG41 5NQ. The proposal is to re-use ground floor's existing facilities including: office, bedroom, living/dinning and convert it to a child-minding facility. Please see below (figure 01) for the existing external view of property. This site is not listed, nor is it located within a Conservation Area.

The brief is to increase childcare facilities within the locality of Winnersh supporting a living and working community. The following content within this statement set out the client's brief for a more efficiently used site, and is prepared in accordance with best practice for small projects.

We hope through this proposal we can contribute positively to the wider educational needs of Winnersh, and to Wokingham Borough Council.



Figure 01. 3D view of existing site

SITE CONTEXT

56 Robin Hood Lane, Winnersh, RG41 5NQ, is within an affluent residential area of Berkshire, along a popular row of detached houses. Robin Hood Lane is known for its direct connection to Winnersh Town as well as Winnersh Meadows. The house is approximately a 5 min walk from Winnersh station. The property is also located next to local attraction: Black Swan Lake, not far from Winnersh Triangle. There are a variety of shops, pubs, hotels and local parks within reach to site, making it a very befitting location for the residents and also visitors.

Site History:

Winnersh was originally one of the four liberties of the old parish of Hurst. It was called 'liberty' rather than a manor because it was under the direct jurisdiction of the Bishop of Salisbury, who sold it as Sonning in the 16th century. Winnersh means 'Water Meadow Wood' reflecting its position on the banks of the River Loddon, although the main settlement is the ribbon development that grew up on the higher ground further along the main road between Reading and Wokingham. Now called the Reading Road (or the A329), this was originally known as King Street, a name that was adopted by the settlement itself by the 18th century.



Figure 02. Aerial view of site (highlighted red)

PROPOSED SCHEME

The proposed development involves repurposing existing spaces, including an office, bedroom, living/dining area and toilet to create a safe and well-equipped environment for childcare. Additionally, we propose the construction of an outbuilding dedicated to children's arts and crafts activities, which will complement the indoor childcare spaces within the main house.

This childminding service will provide a range of facilities for local families, offering flexible childcare options to support working parents and guardians. It will help meet the growing demand for quality childcare in the area, giving families a safe and enriching environment for their children. We seek approval to accommodate up to eight children at the facility.

Appearance:

(Externally) - there would be no discernible change to the building (existing house), as this would all be interior works. (Internally) - the re-used space is aimed to appropriately accommodate young children. Any works will be proportionate to the rest of the existing house. (Outbuild) – will appear as a one storey accommodating the children's arts and crafts studio. It will be very minimal in appearance, contrasting in colour to the rest of site.

Although there is a spacious driveway that can accommodate up to 8 vehicles. only one vehicle will be present at a time for quick and efficient transitions, ensuring there is no congestion or disturbance to neighbours. Please see below (Figure 03) for proposed site arrangement.

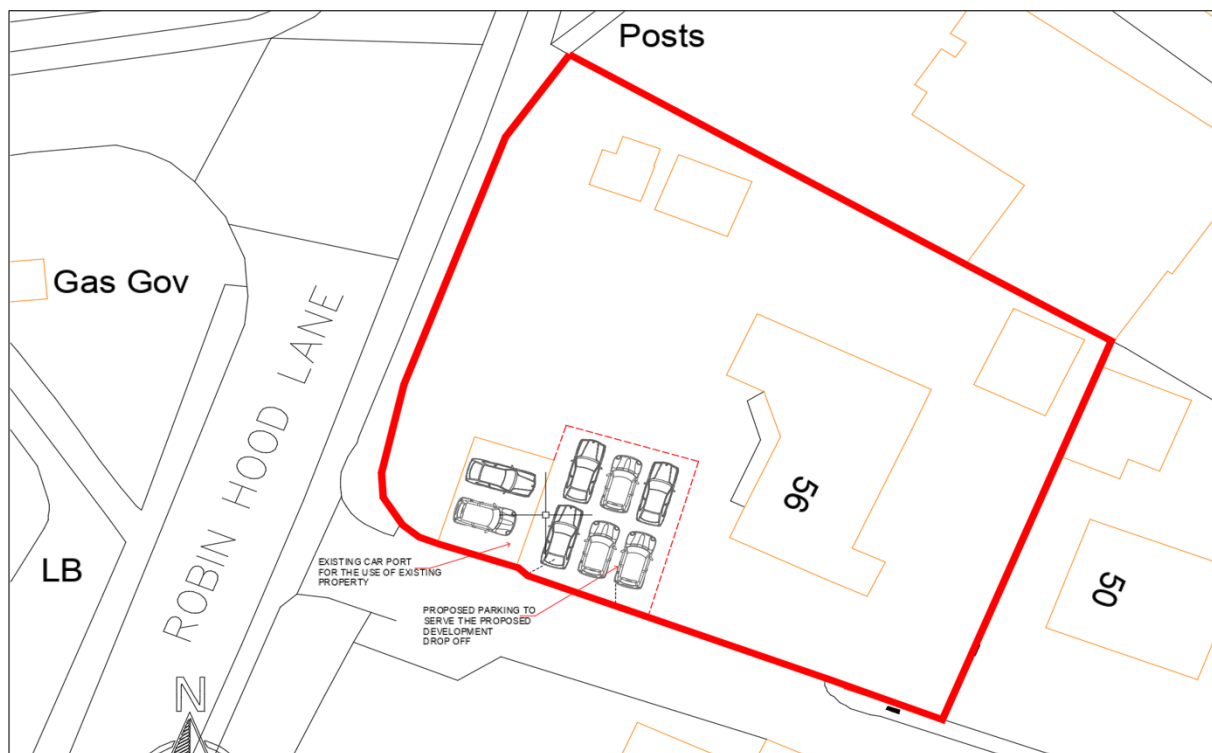


Figure 03. Proposed site plan (not to scale)

DESIGN DEVELOPMENT

The nursery facility will be self-contained on ground floor, which will incorporate a re-used: office, bedroom, living/dinning for the comfort and ease of the nursery students. We have left the furniture open to arrangement, so these spaces can suit individual needs and be improved over time. We aim to keep the area of the house the same and in alignment with the current National Space Standards, while respecting the current outward appearance.

The business will operate during standard childcare hours, with no activities taking place outside these times. Having already operated as a childminding service within our home, we take great care to maintain low noise levels at all times. Giving the 0.3-acre size of the property and its location, we firmly believe that this facility will integrate seamlessly into the neighbourhood while maintaining a peaceful and well balanced environment.

Access:

The building's main access will remain the same on ground floor, please see below layouts on (page 07) - full drawing versions are included within the application. There will be no other changes made to 56 Robin Hood Lane, therefore no other access requirements necessary.

Sustainability:

We will be re-using as much of the existing material as possible within the internal layout. There is a number of existing large windows providing vast views, natural daylighting and ventilation in which we plan to make use of. We adhere to using the best interior decorations and outbuilding materials to bring the proposal to life.

Proposed Drawings (not to scale):

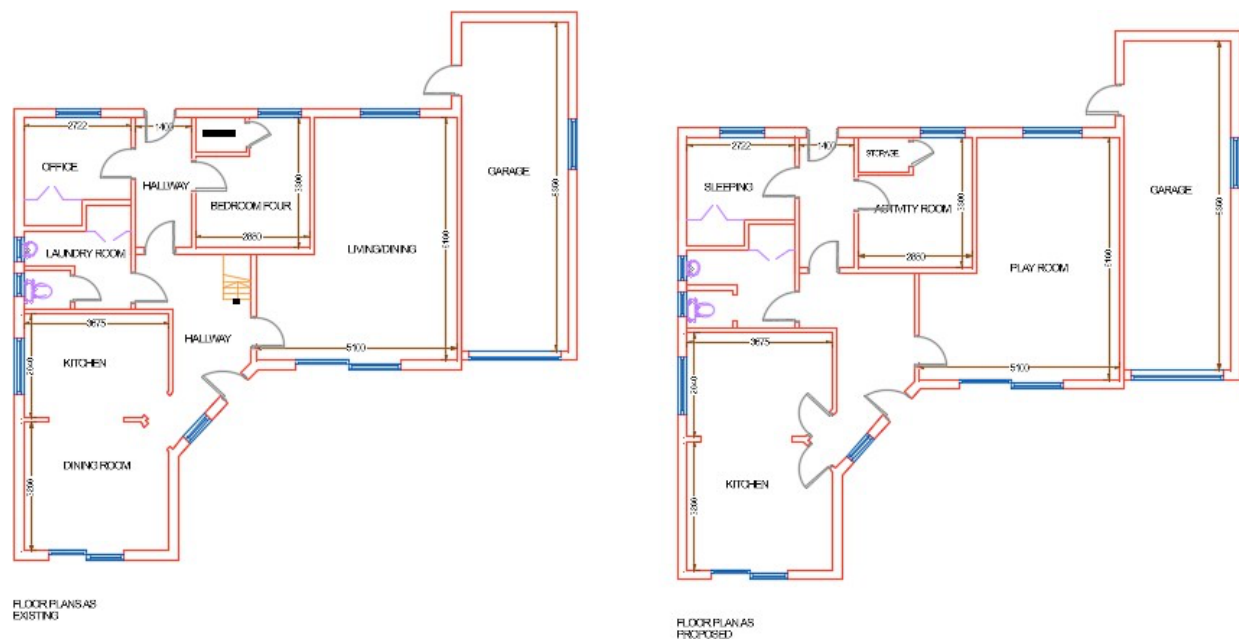


Figure 04. Main house

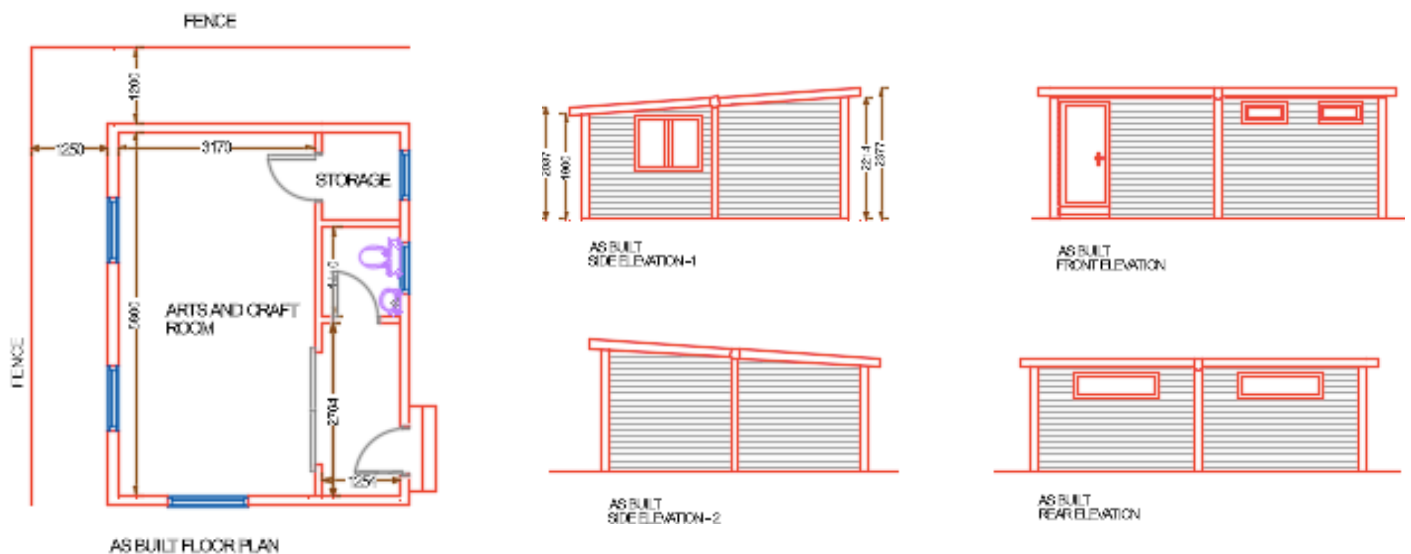


Figure 05. Proposed Out-build

(Full drawings will be included within application)

SUPPORTING POLICY

The provision of early years education and childcare is vital for the community and for the locality of Winnersh. One aim of childcare is to support parents so they may continue with an active work or study life and have time away. Early education allows specific learning needs of young children, and the benefits can extend beyond early years. This national policy has set this out in **Child Care Act 2006** and associated regulations which apply to early years providers and agencies.

Applicable:

- *'Early years register – childminders (with domestic premises and without domestic premises) and childcare providers.'*

We are aware that the local authority requires secure sufficient early years childcare provision under; (Childcare Act 2016; Childcare Act 2006; Children and Families Act 2014). The Local Authority - (Duty to Secure Early Years Provision Free of Charge) Regulations 2014; The Local Authority (Duty to Secure Early Years Provision Free of Charge) (Amendment) Regulations 2016; The Childcare (Early Years Provision Free of Charge) (Extended Entitlement) Regulations 2016) that require necessary provisions from childcare providers.

In practice this translates to:

- *'Sufficient childcare means securing the right type and volume of provision, so far as is reasonably practicable, for working parents, or parents who are studying or training for employment, for children aged 0-14 (up to 18 for a disabled child).*
- *Sufficient early years provision means families being able to access their free entitlement for qualifying 2, 3 and 4-year-old children'.*

Abstracted from: [https://www.legislation.gov.uk/ukpga/2006/21\(March2025\)](https://www.legislation.gov.uk/ukpga/2006/21/March2025)

CONCLUSION

The proposed scheme is planned for the betterment and re-use of the site. It will allow children to build confidence, develop skills, and expand their communication as required for cognitive development. This will be sort through play and activities, preparing them for a future of further learning.

This proposal will have low impact on the overall building as primarily internal works, with a complementary appearance to the out-build. All proposed works will maintain the existing property's character onto the high road. We trust that the above proposal and statement optimizes the potential of Robin Hood Lane and would contribute positively to the development and childcare provision of Wokingham Borough Council.



HB Planning Sites

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