DBD Architectural Consultancy

DBD Architectural Consultancy Ltd.
50 Broad Street, Leek,
Staffordshire ST13 5NS
01538 383118
mail@dbdconsultants.co.uk
www.dbdconsultants.co.uk

Design & Access Statement

PLANNING APPLICATION FOR THE CHANGE OF USE OF TWO SEPARATE BUILDINGS AT TEDDY'S GARDEN DAY NURSERY GARDEN VILLA, FORMER ST EDWARDS HOSPITAL SITE. ST13 7EB



Photo courtesy of Google Maps

April 2021

Chartered Institute of Architectural Technologists
Registered Practice

2021 Best of Houzz Service

partner LABC

DBD Architectural Consultancy Ltd. Director A Dukesell MCIAT
Registered in England and Wales. Company No: 9168459

Planning application for the change of use of two separate buildings at Teddy's Garden Day Nursery
Garden Villa, former St Edwards Hospital Site. ST13 7EB

Introduction/Context

This statement is produced to support an application for the proposed change of use of two of the buildings on the Teddy's Garden Day Nursery.

The subject buildings once formed part of the St Edwards hospital site which was opened in August 1899 and closed in 2002. Following the closure of the hospital the main buildings were converted into apartments, with surrounding area having an estate of new build dwellings.

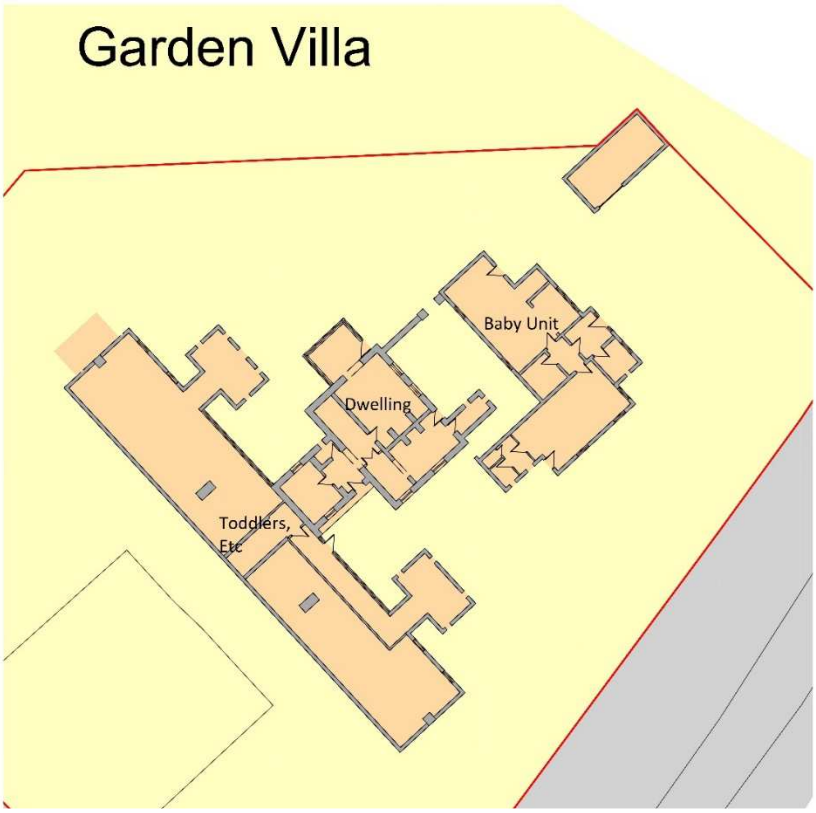
The application is detached from the remainder of the site, because it is understood this was the infirmary for infectious diseases, treating the common diseases of the time, such as smallpox, diphtheria, measles, etc. The doctor living in the two-storey dwelling between the single storey buildings.

In May 2003, an application was approved to convert the former infirmary building into part residential and children's day nursery. (SMD/2003/0659)

In April 2006, a further application was granted to convert former hospital buildings to provide additional childcare facilities.



The two storey former doctors building was retained as full residential dwelling for the owner of the children's nursery. The linear building on the south west elevation of the cluster of buildings was the original infirmary, linked to the Doctors house with a covered link for patients to be received by the doctor before being admitted to the infirmary. The building is symmetrical presumably for the segregation of the male and female patients. And was the original part of the complex to be converted nursery.



Teddy's Garden Day Nursery is widely regarded as a unique nursery due to its location, facilities and reputation.

Established in 2004 they aim to provide Cheddleton and the surrounding areas with high quality childcare and since 2007 they have been continuously rated as 'Outstanding' by Ofsted.

Situated in the picturesque countryside of St Edward's Park within our large Victorian 'Villa' the spacious accommodation has been lovingly restored and adapted to meet the growing needs of children from Birth to 5 years.

They have around an acre of grounds, much of it used at outdoor play and exploration space for the children in their care.

A lack of childcare in the Staffs Moorlands Area was outlined from September of last year by Sarah Atkins, Early years sufficiency & development consultant for Stafford & Staffordshire Moorlands. This is demonstrated in the additional supplied document with this application.

Proposal

The proposal is to swap the use of the two-storey building, currently the owners residential dwelling into the baby unit, and the baby unit would become the residential dwelling.

The use of the two-storey building for the baby unit will allow for greater numbers to be cared for at the nursery equating to approximately 30 additional children and generating employment for an additional 8/10 childcare staff for the local area.

Having the residential unit within the current single storey baby unit will allow for some separation of the dwelling from the nursery, as it is currently in the middle of the cluster of buildings.

Layout

The layout of the buildings will generally remain the same, the habitable rooms (bedroom, lounge, dining, etc) shall become the childcare/nursery rooms. There will be storerooms created, and a baby changing room, and also a staff kitchen. The new nursery will now be linked to the main nursery rather than having a house between so the common rooms in the main nursery can be shared such as office facilities, reception.

Use and Amount

The use of the two-storey dwelling as a nursery for the children will provide greater flexibility for childcare. The current single storey building only has two rooms for childcare, whilst the two-storey building shall have 4 rooms.

A conservatory to the rear of the dwelling shall be removed.

Scale

The scale of the current buildings shall remain as existing for their new respective uses.

Appearance

The general appearance of the buildings shall remain as existing. Windows in the two-storey building once converted to nursery facility shall be replaced with obscure/patterned glass to provide some privacy to the single storey dwelling, which shall be retained for the nursery owner.

The existing conservatory on the two-storey dwelling shall be demolished following its conversion to the nursery.

Access

The current access to the dwelling is via a garden gate past the baby unit, having the nursery buildings either side is not ideal. The proposal to link the two nursery buildings together using the two-storey building would provide some separation between the use classes. Vehicular access with remain unaffected.