

CHANGE OF USE FROM OFFICE TO DAYCARE SETTING AT WEST OFFICE, SMITHS BARN, ALDBOURNE

DESIGN AND ACCESS STATEMENT

History of the site

Smiths Barn was built on the site of an old agricultural barn in 2002, the planning application number being K/043406. In this permission the area now referred to as the West Office was included as part of the Day Care Nursery.

In the early years of the nursery, the need for staff accommodation was critical, so by contracting out food preparation, doing staff training off-site and making better use of the central area of the ground floor they were able to save the space taken on the first floor. This (the area now known as the West office) was then successfully changed to staff accommodation in June 2003 (K/045763).

In November 2006 this space was changed from staff accommodation to Office use (K/54741F). It had not proved to be satisfactory having staff living on site, mainly because, working shifts, they were still in a busy workspace even when they were off duty.

Current situation

Little Acorns Nursery took over the lease of the nursery on the ground floor of Smiths Barn in June 2023 and since then have been growing the business and expanding the offering. They would now like to have extra space, for up to 16 children, which would require two extra nursery staff. Please see their supporting letter attached to this application.

Design

There will be no changes to the exterior of the building. As the building was designed to have this half of the first floor as nursery accommodation, there will be no need for internal structural changes, just the inclusion of children's cubicles in the bathroom. The majority of the daycare offering will still be on the ground floor, so there is already good access where required.

Parking

When permission was given for this part of the first floor to be used as an office, two extra allocated parking spaces were created next to the building. It is anticipated that two extra members of staff will be required in this first floor space, so no extra staff parking will be required. Parents of children stop only to drop off and collect.

Conclusion

Little Acorns Nursery is successfully providing an excellent day care setting in the village of Aldbourne; this extra space would allow more parents to access quality care for their children and would create two full-time jobs.

July 2026