



DESIGN & ACCESS STATEMENT

**Windmill Nursery
For
22-23 Overcliffe, Gravesend, Kent, DA11 0EH.**



Image from Google Street View. October 2024

CMC Projects LLP
Office One
Head Fen Farm
Head Fen
Pymoor
Ely
Cambs
CB6 2TT
Date: 13th March 2026

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of **CMC PROJECTS LLP**

CONTENTS

Page No.

• Introduction	3
• Design	4
• Access	6

INTRODUCTION

This Design & Access Statement has been produced by CMC Projects LLP on behalf of Windmill Nursery, to accompany a full planning application for the proposed garden building to be installed at the existing children's nursery. The development site comprises of an existing children's nursery housed in two Victorian townhouses joined at first floor level with a glazed link. It has car parking at the front and a large garden area to the rear which currently occupies a site area of 1261.4 sqm.

The nursery is operating at capacity for its current allowable numbers of children and has a waiting list for children wanting to attend the nursery and benefit from its provision in the local area.

The site comprises of two, two-storey properties adjoined by a glass link at first floor level. It is afforded with direct access to the main road – Overcliffe – where vehicles can drive in or out of separate entrance and exit points. This car parking area has a number of spaces for staff parking and parent drop-off right in front of the nursery entrance.

The site is not located within a Flood Risk area and is not at risk of flooding.

The proposals would not affect any trees located on or around the site.

The site is not within a conservation area and the nursery buildings are not listed.

DESIGN

The proposal is designed to alleviate the currently oversubscribed nursery and bring down the waiting list. It is intended to construct a new single storey cabin building in the rear South-west corner of the existing large garden area. This cabin will provide additional capacity for age ranges between 3-5 years. This allows the rooms inside the nursery to distribute the children to the appropriate rooms to suit their level of learning and assistance required.

The proposed cabin will have facilities for the children to learn independence for toileting and will provide free-flow access to the garden area for experimental play over different environments. A staff WC is also intended for the cabin to ensure the staff do not need to break the ratio for care when needing the facilities themselves. This allows the cabin to be an independent learning space for 31 children of 3-5 years preparing them for the next stage of learning which would be attending school.

This cabin building will allow one age group to be housed in a single area rather than split between smaller rooms and encourage movement and independence. By having this cabin building for child use will also allow the existing building to be re-configured by age ranges to make sure they get the best use out of the space they currently have. The elevation is afforded with large bi-fold doors to maximise the intake of natural light into the room with an additional door and window for access, and windows into the remaining garden space. Windows to the boundary side elevation will all be obscure type glazing. The appearance of the proposed cabin would be a timber patterned plank system with felt roof to reduce the impact of the building on the surrounding area retaining a garden building look.

ACCESS

The position of the nursery also has good access to sustainable transport modes. There are good walking routes and access to public transport such as close bus routes (one is directly opposite the nursery) and a nearby train station just 0.4 mile away. A main road runs past the nursery; this road also gives access to the retail park and amenities close by which all have large car parks if there is no drop-off space on-site. The advantage of the nursery is they have staggered drop-off and collection times which avoids peak rush times as parents arrive at different times during the day and are only on-site for a few minutes. The limited time that parents are parked and staggered timings results in minimal impact on the road network and surrounding area. The drop-off area in front of the nursery allows a safer transition for the children going into and out of nursery. The position of the nursery also has good access to sustainable transport modes.

The existing access arrangements will not be altered by the proposals.

No works are proposed to the car park, however improvements maybe undertaken to the remaining garden area following the proposed works.