

DESIGN & ACCESS STATEMENT

Continuing use of childminding business
from Main House & Outbuilding

At

42 Hillside Road Northwood HA6 1QB

PREPARED BY

La Vaastu Ltd

1. Site & Surroundings

The Site

The application site comprises a detached 4 bedroom bungalow situated on the southern side of Hillside Road. The front garden is laid to lawn and hardstanding which can accommodate 2 vehicles. Property has a generous rear garden with an Outbuilding.

The site lies within the Northwood Hills Area of Special Local Character.

2. General Information to Support Childminding Business from home

General Guidance

According to Ofsted (via: <https://www.gov.uk/guidance/childminders-and-childcare-providers-register-with-ofsted/childminders-and-childcare-on-domestic-premises-registration>), Childminding is defined as 'caring for children in your or someone else's home for payment or reward'.

Ofsted separate domestic childcare into two categories: Childminding and Childcare on Domestic Premises. The difference is, as a childminder, 'You can work alone or with up to 2 childminders at any one time. Each childminder (often known as co-childminders) must apply to register separately. If you work with 3 or more other childminders or assistants, you are providing childcare on domestic premises and must register this with Ofsted'.

Childminders are able to employ several assistants, but only a total of 3 people are allowed to work with the children at any one time. Childminding is defined as 'working from home' and as such, all members of the household hold full DBS checks before the setting can register regardless of whether they are registered as assistants.

Ofsted Childminding Regulations

Childminders and childminding assistants are permitted to care for 6 children under 8, each childminding setting is allowed up to 3 registered adults working at any one time which totals a maximum of 18 children under 8. Childminders must also adhere to the space requirements set out in the Early Years Foundations Stage; under 2s require 3.5 metres squared. 2 year olds require 2.5 metres squared and 3-5 year olds require 2.3 metres squared.

3. Proposal

This application seeks permission for a childminding business which is operated from the house and outbuilding. The business has been operating. The business has been operating since last 4 years.

The setting currently has 12 children on the register and a maximum of 10 children at any one time. The business specialises in early years and offer's school collection. There are three staff members including the Registered Childminder. All staff live local and use public transport for commuting. The business is open from 08:00-18:00 Monday to Friday except bank holidays. The Registered Childminder uses main House and Outbuilding to run the business.

The main house kitchen is used for cooking, living room for playing & meal time and one bedroom is used for sleeping and educational activities.

The outbuilding is identified as a playroom with kitchenette and a bathroom, which is used for messy play activities. The garden is used in connection with the Childminding business when operating during the summer period for around an hour in the morning and an hour in the afternoon at maximum.

The existing outbuildings is built to high standards as such, internal noise from the outbuilding is probably not going to cause disturbance and inconvenience to the neighbours. The boundary fence is 1.8 metres in height, and this provides adequate protection of privacy. Views over the fence by the children would therefore be very limited in nature.

There are two car parking spaces on the front drive. Parents drop kids using car park on the public road near the house and drop children at the main entrance. Some children are siblings and some parents walk or use public transport for drop off. After school children are picked up from school by the Childminder in her own car.

Whilst there is additional parking on Hillside Road when parents drop off and pick up from the site, parents are required to use on-street parking spaces where they exist if coming by car; however this is generally for only a short period of time.

3. Conclusion

The existing Childminding business provides childcare facilities within the area, for a limited period of time during each weekday. The proposal would have an acceptable impact on highway safety, and would not result in there being a significant adverse effect on quality of life of the nearby properties. The childminding setting is permitted to operate as 'working from home' as it meets all the criteria set out by Ofsted and the Department for Education. It uses a residential property, primarily used as the owners home with ancillary use of an outbuilding.