

## Change of Use

Change of use from day nursery (Use Class E (f)) to a mixed use including day nursery and education facility (Sui Generis)

Supporting Information / Design and Access Statement

Conkers Nursery, Dewhurst Road, Langho, Blackburn, Lancashire BB6 8AF



Our Ref: 24-039

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## 01 Introduction

This Planning Supplementary Statement has been prepared to support the application for the change of use of the existing Conkers Nursery located at Dewhurst Road, Langho, Blackburn, Lancashire. The proposed development seeks to expand the current daycare services to include an education facility for older children, thereby providing a mixed-use establishment catering to both infants and school-age children.

## 02 Site and Location

### Description of the Site:

Conkers Nursery is situated on Dewhurst Road in Langho, Blackburn, Lancashire. The site is located within an established residential area, bounded by residential properties and green spaces. The nursery currently operates within a building that accommodates daycare services for children, with associated outdoor play areas enhancing the facility's offerings.

### Local Context:

Located within Langho, a village within the Blackburn with Darwen Borough, the site benefits from proximity to local amenities, schools, and public transport corridors. The surrounding area is characterised by mature trees and green spaces, contributing to the site's green infrastructure and providing a conducive environment for children's activities.

### Access and Parking:

Currently, the site provides [insert number] parking spaces designated for pick-up/drop-off and staff parking. Access is primarily via Dewhurst Road, with existing hardstanding/parking areas adjacent to the nursery building. The proposed development includes an amendment to retain the total parking provision of 8 spaces, sufficient to accommodate the expanded facilities.

## 03 Present Use

Conkers Nursery is currently utilised as a children's daycare facility, offering spaces for children and employing childcare staff members. The facility provides a safe and nurturing environment for young children, with a range of indoor and outdoor activities designed to support early childhood development.

## 04 Proposed Use

The applicant intends to integrate the existing daycare services into the Conkers Nursery building, enhancing facilities to include educational services for older children. Key aspects of the proposed use include:

Mixed-Use Establishment: Combining daycare services (Use Class E(f)) with education facilities for older children (Use Class F1(a)).

Seamless Transition: Ensuring continuity of services without disrupting current operations, staff, or existing parking and drop-off facilities.

## **05 Policy Framework**

The proposed development has been assessed against relevant local and national planning policies.

### Principle of Development

Community Needs: The expansion to include educational facilities addresses the needs of older children, including those with disabilities requiring specialised education, thereby enhancing community services.

Sustainable Access: The development adheres to local policies by ensuring accessibility through sustainable transport modes and maintaining existing access routes.

Impact on Amenity: The introduction of Class F1(a) use is not expected to adversely impact neighboring properties or local amenity, aligning with relevant policy criteria.

### Design and Impact on Character:

Architectural Integrity: The proposal does not include any internal or external reconfiguration ensuring the building's character and the street scene remain unchanged.

High-Quality Design: Complies with local policy requirements by maintaining the existing architectural standards and enhancing internal functionality to meet educational needs.

### Impact on Local Amenity

Noise and Disturbance: The change of use is unlikely to increase noise levels beyond the current daycare operations, thus not adversely affecting the residential surroundings.

Privacy and Light: No loss of privacy or daylight is anticipated as the external structure remains unaltered.

### Trees and Protected Species

Tree Preservation: The site contains several TPO-protected trees, which will remain unaffected as the proposal does not involve building within their canopy or root zones.

Green Infrastructure: The development does not require the removal of existing trees or hedgerows, preserving the site's biodiversity and green space.

### Parking and Highway Safety

Parking Provision: There are no required changes to the number of parking spaces. Given that this already complies with local car parking standards and accommodates the expanded use, no additional congestion is anticipated as a result of the proposed changes.

Highway Safety: Assessments indicate no significant impact on highway safety, adhering to relevant local policies and national guidelines.

## 06 Conclusion

The proposed change of use from a day nursery (Use Class E(f)) to a mixed-use facility including education (Use Class F1(a)) is deemed acceptable in principle. The development aligns with relevant local and national policies, maintains the existing building's character, preserves protected trees, and does not adversely impact local amenity or highway safety. The integration of educational services will enhance community facilities, providing valuable support to families in Langho and beyond.

## 07 Recommendation

Based on this assessment, it is recommended that the application for the change of use of Conkers Nursery, Dewhurst Road, Langho, Blackburn, BB6 8AF be **approved**.