

Planning and Building a new Pre-school Provision - Things to consider

Introduction

- What provision are you planning?
- Is there demand for more childcare places in the area?
- Have you spoken to the local planning officer about your idea?
- What type of building are you thinking of and how much will it cost?
- What advice and support can you get?

What is the demand?

Check the local demographics in the Childcare Profiles on the Norfolk Childcare Sufficiency website

- <https://www.norfolk.gov.uk/children-and-families/childcare-and-early-learning/childcare-advice-and-guidance/childcare-sufficiency>

Population Developments

Is there new housing planned locally?

Are there new or expanding employment opportunities being developed locally?

What are you hoping to achieve?

New build?

Refurbishment?

Extension?

What type of building?

- Brick
- Timber frame
- Modular
- Log Cabin
- Yurt (Outdoor Forest School)

Your Planning Application

Planning Officers and County Highways may have concerns such as: -

- Access – traffic and pedestrians
- Car parking for staff, visitors and Disabled
- Impact of traffic on community
- Building Design and appearance
- Noise to neighbours
- Non-business development areas i.e. residential

Building Regulations

Building Control Officers are concerned with: -

- Foundations and structure
- Insulation
- Drainage
- Disabled Access to building and facilities
- Fire Risk Assessment
- Asbestos Risk assessment on old buildings

Your structure and drainage will need to comply with Building Regulations. This is a constant across the country.

Reducing your Risks

Think about obtaining a surveyors site report before committing fully to loans, lease or purchase

Ofsted and practice requirements

Refer to the EYFS for specific legal requirements for example

- Safeguarding and welfare requirements
- Sufficient toilets/nappy changing facilities for the number of children attending (best practice 1:10 depending on level of need) & separate toilets for adults
- Meeting the m² guidance as detailed in EYFS whilst taking into account the needs of the children attending

Aspects to consider

- Child size toilets and basins
- Nappy change
- Disabled toilets
- Sinks – dual height
- Low level windows
- Incorporating good use of light
- Folding room dividers
- Freeflow doors (tri-fold) with freezer curtains
- Canopies – to cope with snow and wind loads
- Outdoor play areas – incl. rubber crumb surface and outside tap and sink
- Fixed and non-fixed play equipment
- Fencing

For further advice and support contact

The Early Years Advice Line Telephone 01603 222300