DESIGN AND ACCESS STATEMENT

PROPOSED NEW DEVELOPMENT OF D1 VETERINARY SURGERY

WAKEFIELD ROAD SMITHIES BARNSLEY – S71 1NN

This document is accompanies the outline planning application for the development of a new Veterinary Surgery with D1 designation and Veterinary retail outlet (Pet Food Sales & accessories) within the classification of A1 retail sales to compliment the surgery.

This statement has been produced in order to meet the requirements set out in DCLG Circular 01/2006, 'Guidance and Changes to the Development Control System'.

This Design and Access Statement focuses upon identifying the design parameters and principles for the proposed development and how the proposed use would relate to local and national planning policies.

Planning Policy

With specific reference to design principles PPS1 - Delivering Sustainable Development sets out the Government's commitment to good design. It states that:

> *"Planning authorities should plan positively for the achievement of good quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making better places for people. Design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted".*

PPS4 – Planning for Sustainable Economic Growth seeks to deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change. This PPS seeks to make the most efficient and effective use of land, prioritising previously developed land which is suitable for re-use and, subject to the specific policy requirements of this PPS for town centres, reflects the different location requirements of businesses, such as the size of site required, site quality, access and proximity to markets, as well as the locally available workforce.

Barnsley Unitary Development Plan states that the council will give a high priority to the protection of existing jobs and the creation of new jobs within the locality. The UDP also states an aim to bring investment into Barnsley.

In seeking to attain the goals of good design, creation of local jobs and investment into Barnsley, the proposed development meets all criteria, and meshes perfectly with the Unitary Development Plan for Barnsley by taking a piece of derelict land and bringing it into use for the people of Barnsley

The Pet Vet Client Brand

The Design and Access Statement is a part of the outline planning application and is submitted on behalf of the applicant business; The Pet Vet. The proposed building will be the third of the brand to open, the first surgery being the redevelopment of a redundant public house at Balby in Doncaster some nine miles away, and the second a new build surgery in Rotherham. The Partners of The Pet Vet have very clear ideas of their brand and its clean-cut almost hygienic presentation which is displayed in the proposed development.

Location

The proposed new surgery is to be located on the site of the former public house plot on the main Wakefield Barnsley Road at The Smithies to the North of Barnsley Town Centre, the former pub being the fisrt building on the site in the late 1880's. The land to be developed in the area known as The Smithies is within a mixed area for retail, light industrial as well as domestic dwelling houses. There are a number of newer retail developments such as Kentucky and a Pet Store complimenting the area close to the development as well as a number of other retail outlets, though much smaller in size.



The architecture within the locality is a mix of brick build, stone and rendered facades. To achieve the maximum in thermal retention a conscious design criteria will be the use of an acrylic render with a pigmented finish that will complement the street scene. Element of colour will be added to the north, south and west elevations to soften the expanse of the light grey coloured render finish.

Being on the main road into Barnsley the site is ideally suited and accessible by all with local bus transport, busses stopping close to the proposed development.

The site benefits spacious area to accommodate 30 No parking spaces for visitors and staff with sufficient area for deliveries to the rear of the development. Disabled parking will be provided close to the entrance as well a cycle racks further promoting the ethos and credentials of the business.

The plot is situate on the Wakefield Road at [post code] S71 1NN

The design of the new surgery will complement the surrounding area being constructed using modern techniques with newer materials within a neutral colour scheme benefitting the openness of the plot

The Pet Vet development proposal seeks to respect the Local Plan document by the creation of a development in a sustainable location making use of existing services and infrastructure.

Access & Transport

Access to the building will be via the main entrance doors to the western (front) elevation. Footpaths will be clearly marked out to ensure pedestrian traffic is guided to the entrance of the building. Disabled access will be provided close to the entrance which will be DDA compliant throughout, both externally and internally.

Note is taken of an existing public footpath which passes through the site and will remain in the same position running parallel with one part of the surgery.

Vehicular access to the site will be via an existing access roadway in Whitbourne Close off Wakefield Road which forms the boundary of the site. By default of transporting animals to the surgery, most business users will arrive by car from the main road in/out of Barnsley while some may, where able; walk with their animals from the more local residential areas.

The success of the practices in Doncaster and Rotherham was no doubt helped by the business ethic of employing local staff who knew the area and are able to communicate with animal owners on the local day to day issues. This ethic will be replicated by employing local animal welfare nurses, receptionists, and, if available locally, veterinarians. The latter being more specialist and may need to be employed from outside the immediate practice area.

Staff will be encouraged to cycle or walk to and from the business or use local transport wherever possible, the surgery being on a man route for three bus routes that all stop outside the premises and travel into Barnsley.

As a public house was previously on this site, access onto and from the main road is adequately accommodated with clear site lines of the highway when leaving the premises. By default of the car park layout, reversing onto the highway will not be required. The spacious parking will allow drivers to enter the site, turn within the confines of the parking area and drive out.

Construction

One building will be developed onto 400^2m of the overall plot of half of one acre.



The core of the structure will be lightweight steel frame into which a pigmented acrylic insulated render system will be constructed. The North and West elevation will have a cladding feature to provide a pleasing aesthetic to the building.

A flat roof will cover the main area of the building with perimeter signage and an atrium roof to supplement the overall aesthetic of the structure which from all visible elevations will appear as single storey structure.

The prime purpose of the development is the creation of a new veterinary surgery which will be a continuation of The Pet Vet brand already well-established in Rotherham and Doncaster.

Facilities

To provide functionality of the surgery welfare space will be provided, as well as office space, to the basement at the rear. Such space being a necessity of the business when animals are being cared for out of hours and require constant monitoring.

Heating, Ventilation & Cooling

Consultants are tasked with providing a mechanical system that will meet the needs of the business for energy efficiently on both counts of their green credentials as well as the business case for running an economic system.

Security

The building will have white aluminium shutters to internal windows at ground floor with illuminated signage in front for out for hours promotion of the business as well as consequent benefits for security. A managed intruder alarm connected to a monitoring station will be deployed together with CCTV inside and out.

Internal Finishes

The internal areas will be finished to compliment The Pet Vet brand. Floors will all be sealed with a seamed vinyl floor covering including skirting up stands for hygiene. Walls will be corporate in colour of a soft grey with white woodwork. Doors will be Oak veneered solid core. Ceilings will be suspended a tegular grid tiles in white/grey mottled to public areas with plasterboard finishes to non-public areas; prep room theatres, kennels. Ventilation, heating and cooling will be provided through a ceiling mounted ducted system..



Fittings will be of high grade quality stainless steel mixed with bespoke units and worktops.

Signage

There will be two sets of signage to the business, one of which will be the entrance to the surgery and within a ‘frieze’ to the eaves level on the frontage and sideswhich will be complemented by a standalone sign at the entrance to the site mirrored at the northern corner.

The signage will be that to reflect the branding of each business.

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