

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A DEVELOPMENT CREATING A GROUP OF CONSULTING ROOMS AND
ASSOCIATED ACCOMMODATION WITHIN AN ATTACHED EXTENSION TO THE
EXISTING CHIROPRACTIC CLINIC.**

45, High Street, Dodworth, Barnsley S75 3RF

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within the established 'commercial centre' of Dodworth that exists along the High Street. With the exception of the adjacent health centre, there are a mix of shops around the building in question. To the rear of the site is the car park that serves the health centre.

Site

The site has no special designation and is not within a conservation area. The existing building containing the established clinic is a detached 2 storey building with roof void. The remaining site area and location of the proposed extension is to the north of the existing building. The site is essentially level and is currently in an untidy state, containing no landscape features.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it. Clearly however the intention is to provide further accommodation providing improved facilities for customers and staff. The improved facility will also help to promote the commercial area generally.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effects. There will of course be the opportunity for certain local businesses to be supported by this project in the short term, builders, builders merchants and suppliers etc and in the long term of course the proposed improved premises can only be seen as a positive aspect in relation to the continued viability of the commercial centre.

Planning Policies

We consider the proposal complies with national and local planning policies. There has been an approved scheme to extend the premises by virtue of an extension of a similar nature, virtually on the same footprint as that now proposed, however our client's have had time to re-assess their aspirations and this latest proposal now more suitably reflects their long-term requirements.

CONSULTATION WITH LOCAL MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of this proposal.

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DESIGN

Use

The proposal is to provide a group of purpose built consulting rooms and associated accommodation to improve facilities for both client's and staff. The purpose built extension will allow the clinic to operate more efficiently whilst allowing the owners the flexibility to take a more long term view of any other potential use for the original building.

Amount

The proposal essentially provides duplicated accommodation on both the ground and first floor levels. Two consulting rooms are provided on each floor along with reception, waiting and toilet facilities. The layout has also been discussed with building control to ensure the proposal complies with their requirements particularly in respect of disabled access and fire safety. There is also roof void accommodation and this will probably be used as a general store area until such time as a more specific. The total nett floor area is approximately 190 sq m.

Layout

The proposed extension will be a two storey structure attached to the existing building by virtue of a covered area and external store room. The new building will be sub-ordinate to the existing building, which will remain the dominant form on the site. When viewed from the High Street, the only visible part of the extension will be the main elevation, but this will be perpendicular to the High Street and set beyond the existing building and therefore not appear dominant. Pedestrian access to the building will be via a continuation of the existing footpath that leads directly from the High Street and serves the existing clinic premises. Any existing off - street parking will remain unchanged.

Scale

The new building will be two storey but the existing building will dominate due to it's historical scale and proportions. The new extension will be proportionate to the surroundings and should sit comfortably within the immediate built environment.

Landscaping

There are no existing soft landscape features on the site other than the untidy grassed area which is where the new extension will be built. Any landscape is likely to take the form of modest verge planting around the new building

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Appearance

The external appearance will be rendered blockwork to match the existing clinic building:
As a contrast the heads and cills to openings will be in stone. The roof will be slate again to match the existing building. Windows and door materials are yet to be determined but will be either of pvcu or coloured aluminium, the whole harmonising with surrounding properties.

Access

The existing access to the building will be retained and extended to serve the new extension.
Any off-street parking will remain unchanged.
The footway and forecourt area will be surfaced and sealed and will have no excessive gradients.
Access into the building will be designed to be compliant with the DDA regulations.