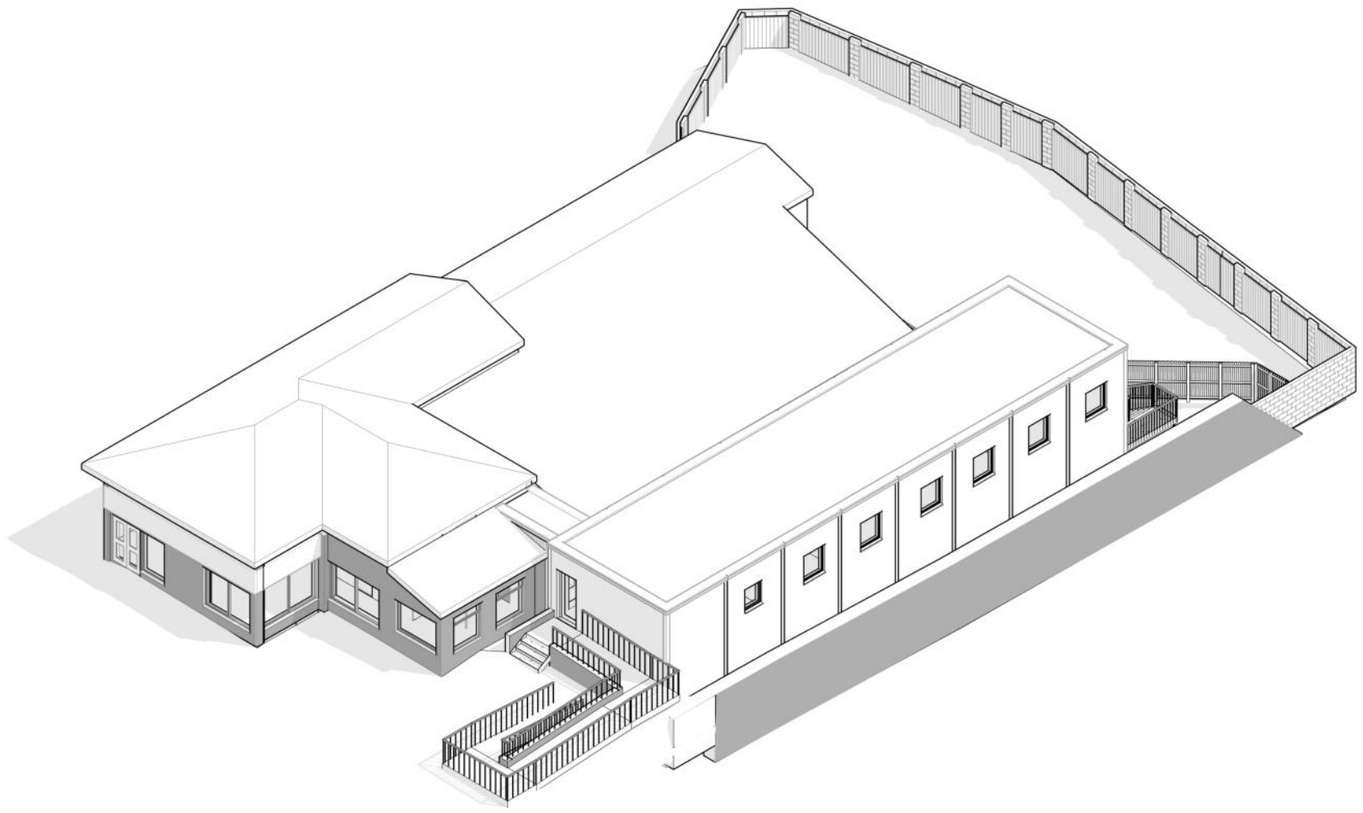
TWO-STOREY EXTENSION TO BARNSLEY VETS 4 PETS

DESIGN & ACCESS STATEMENT



JDDK DISCOVER DESIGN DELIVER

26/06/2018

INTRODUCTION

This statement has been prepared in support of proposals for a two storey extension to the existing Barnsley Vets4Pets, located at 161 Wilthorpe Rd, Barnsley S75 1JQ.

The premises operates as a small animal hospital and emergency services clinic, offering veterinary consultations, emergency care , hydrotherapy and rehabilitation services. The premises offers its emergency care services 24hrs a day and offers extended opening hours for its routine appointments.

Through the proposed extension, the practice intends to increase the scope of services available to its existing client base by providing new specialist veterinary facilities, whilst extending the facilities and space available to its staff.

Pre-application advice received

In November 2017 a request for pre-application advice was received which advised a number of key changes which have since been incorporated into the design.

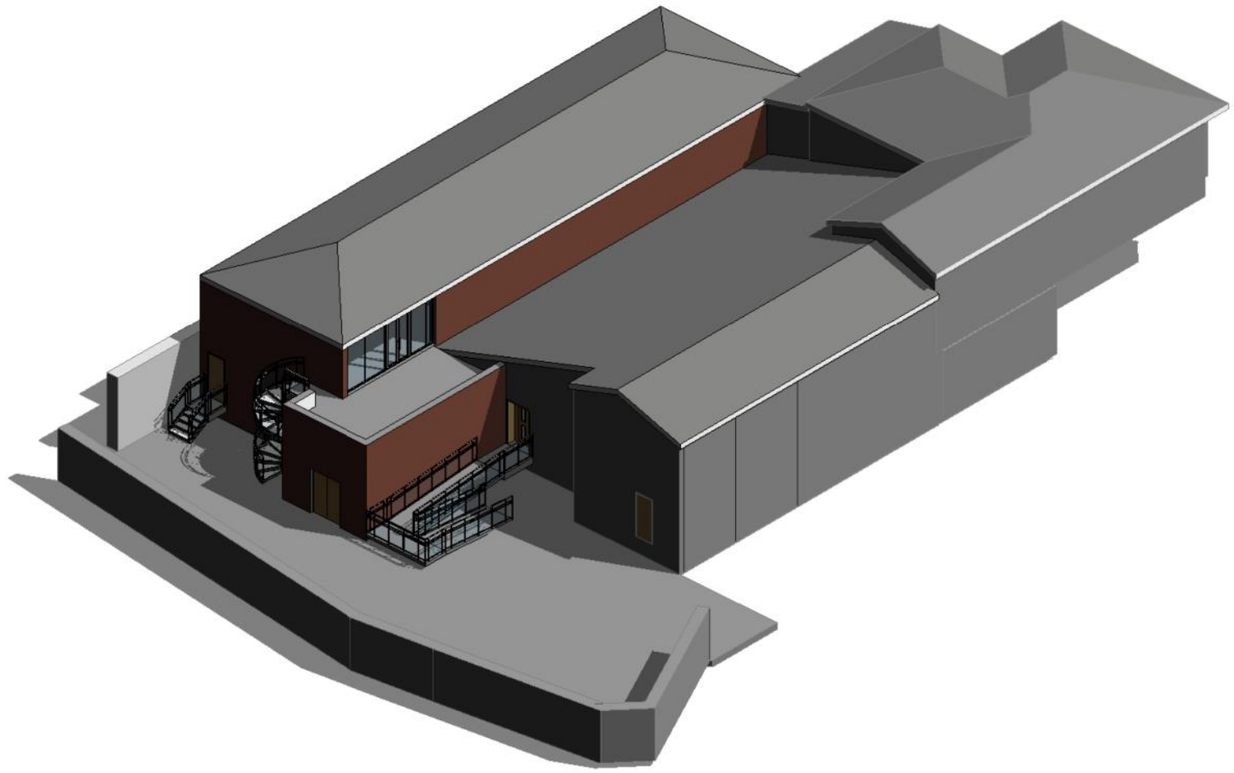
The pre-application advice resulted in a number of design changes, largely concerned with the protection of the residential amenity adjacent properties.

Since the pre-app the layout of the scheme has since been modified to accommodate a change in construction method, however the design principles and considerations identified have been incorporated in the revised scheme.

Site Planning History

A change of use application, submitted by Vets 4 Pets Ltd, was granted in 2010 (Ref: 2010/0450) which allowed the adaptation of the premises from an office to a Veterinary practice,.

3D View of Scheme as Submitted for Pre-Application Advice



Further to this, approval was granted (ref: 2013/0474) to extend the opening hours to 24hrs on the basis of offering round-the-clock emergency animal care.

Situation and Character of the Development

The application site is situated in the Wilthorpe area to the North of Barnsley. Development in the area is mixed, with predominant land usages being residential and commercial.

Nearby residences are generally of traditional character with either brick or rendered facades. Nearby commercial employ a mixture of mono-coloured cladding panels, profiled metal cladding or brick.

The main frontage of the existing building faces the A635 Wilthorpe road, one of the main routes into Barnsley Town Centre. To the East is the Wilco Motosave car garage, with Residences to the North and West of the premises.



Google Maps Image of the Site as Existing

Image capture: Aug 2008 © 2018 Google

DESIGN STATEMENT

Amount

Gross External Footprint to be created by the development is approximately 305m^2, divided equally between the two floors of the extension. This equates to approximately 50% of the existing floor space.

At the lower ground floor level, the proposed extension will incorporate two new double operating theatres and a C.T. room, in addition to supportive preparatory and kennel spaces.

To accommodate the new extension, it will be necessary to modify the existing hydrotherapy suite reception. This will involve the removal of the adjoining office (to be replaced in the extension) and creation of a new visitor entrance and accessible ramp to the lower car park.

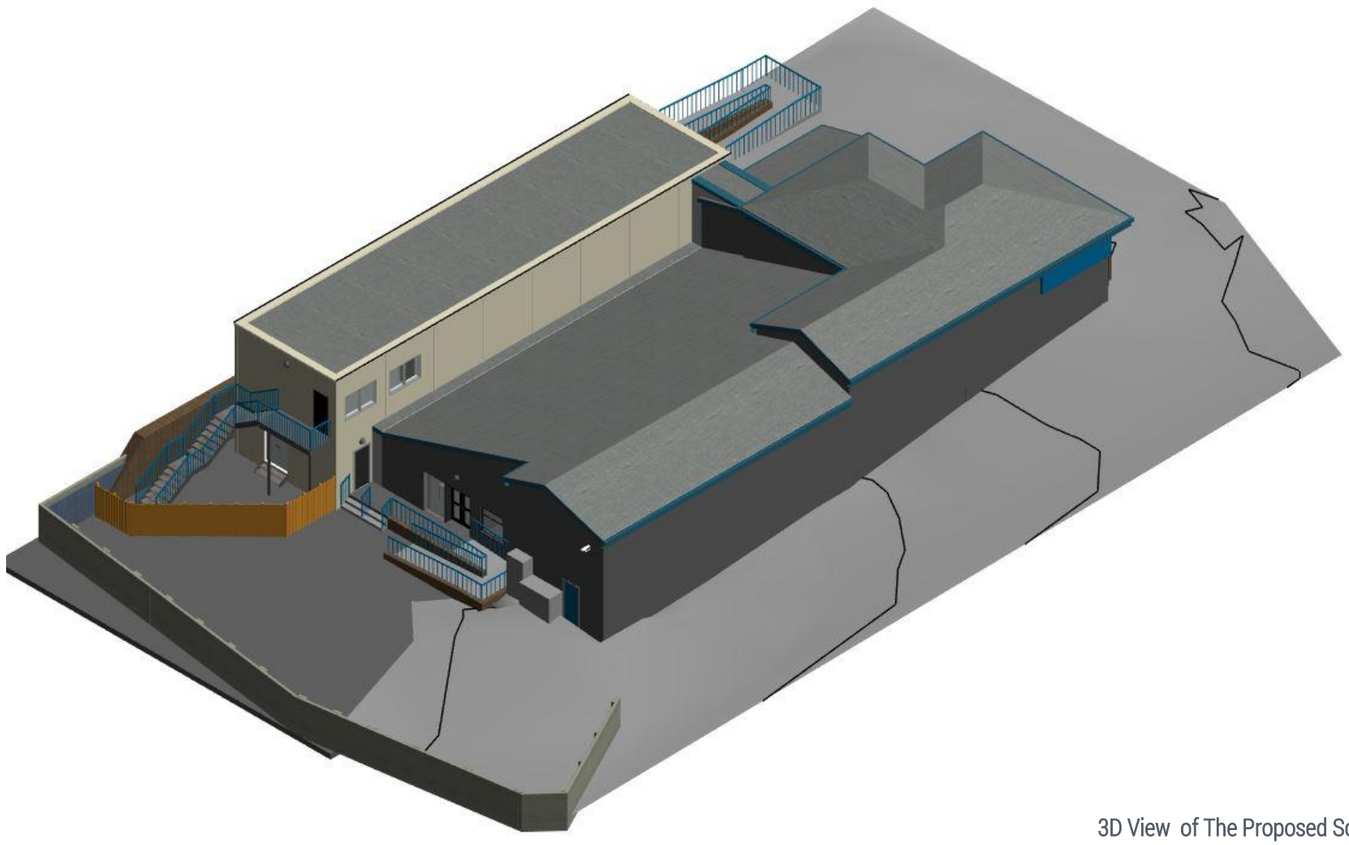
At the upper floor level, the proposed extension would create four new office spaces, with potential for one of these to be used as a staff room or recreational space, or used for staff training purposes.

Use

The new extension is not intended to be accessed by clients and the proposals do not include any additional consultation rooms therefore are not expected to result in increased client numbers.

The additional facilities provided by the proposals are to increase the scope of diagnostics and treatment available on site, allowing patients (pets) to receive improved care with less need to be referred to other veterinary facilities.

Layout



3D View of The Proposed Scheme

DESIGN STATEMENT

The treatment and diagnostics facilities have been located on the lower floor so patients (pets) will not need to be transferred between floors during treatment.

Admin and staff facilities are grouped together at the upper floor level providing a separation between clinical and non-clinical spaces. This also allows windows to be provided to the office spaces whereas this is not a requirement for the clinical spaces downstairs.

Externally the fenced new dog run has been planned to have a minimal effect on the amount of car parking space available.

Scale

The eaves of the proposed extension has been aligned to that of the existing building frontage to ensure a harmonious appearance, whilst the flat roof keeps the proposal subservient in scale to the existing building. The roof of the small link extension has been lowered to appear subservient from both existing and proposed parts of the building.

The proposed front elevation is set back from the existing building line to reduce its visual impact when see from the main road, whilst maximising car parking space.

When viewed from the South East, the proposed extension will appear single storey due to the height of the existing retaining wall. The existing building largely obscures the extension when seen from the West / North West.

Appearance

The existing elevation treatments offer a mixture of materials, including several shades of brick along with profiled steel cladding to the newer elements of the building. Notably the existing building features blue coloured flashings and railings consistent with the existing signage.

Proposed materials have been chosen to create an unobtrusive, unified appearance for the extension, with linking elements being treated to match the existing building. New railings have been specified in a blue colour to match the existing and add vibrancy to the scheme.

Access



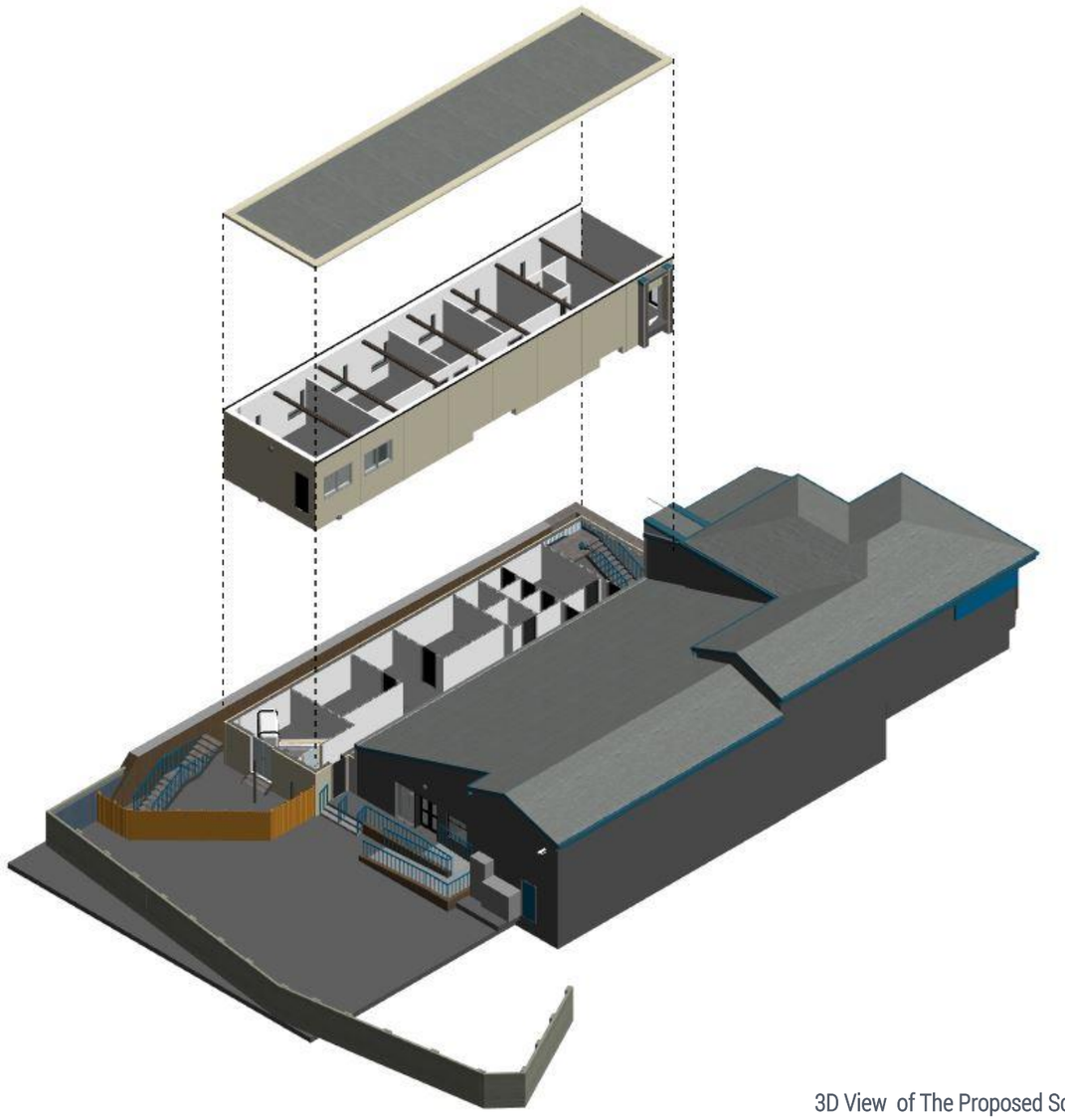
3D View of The Proposed Scheme

ACCESS STATEMENT

The lower ground floor is to be at the level of the existing building ensuring level access is possible. An accessible ramp is to be provided from the lower car park in to the hydrotherapy suite reception and the proposed extension.

Due to the increased ceiling heights needed within the new operating theatre, it has been necessary to raise the upper floor level of the extension above the existing premises ground floor.

Whilst the layout does not provide level access internally into the new extension's upper floor, there is no current level access within the ground floor due to internal steps. Level access into the upper floor of the extension is to be provided by an external access ramp from the upper car park.



3D View of The Proposed Scheme

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t. 0191 286 0811 **f.** 0191 286 3870 **e.** millmount@jddk.co.uk

Millmount | Ponteland Road | Newcastle upon Tyne | NE5 3AL

RIBA

Chartered Practice