

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF
FULL PLANNING APPLICATION FOR SINGLE STOREY EXTENSION TO SIDE AND
PART FRONT AT ROYSTON GROUP PRACTICE, 65d MIDLAND ROAD, ROYSTON,
BARNLEY, S71 4QW**

DESIGN COMPONENT

Current Site Use

The existing site area of approx. 2850 sqm is occupied by a Pharmacy building and Doctors Surgery building, both constructed in traditional brick walls and tiled roof. Both buildings are single storey and were constructed circa 1991.

There are 30 existing car parking spaces within the shared curtilage.

Proposals and Build Form

The application is for a single storey extension the the eastern side of the Doctors surgery. The existing surgery has a GIA of approx. 355 sqm and an external area of approx. 379 sqm. The extension will add an additional 300 sqm internally and 325 sqm external area (for planning purposes). The existing Storage Container and Refuse Building will be relocated as indicated on the drawings.

The existing car parking layout will be affected but it is intended to extend car parking facilities and have a net increase of 7 number spaces.

The car park extension will be to the front SE side of the site and will partly reduce the existing grassed area. Additional low level shrub planting will be provided to the perimeter along the boundary with Midland Road.

The existing single storey brick built Refuse Building will be rebuilt in the same form on the NE boundary.

The existing secure records store container will be relocated to the NW corner of the site to run parallel to the rear elevation.

The container is screened from the adjacent residential property (approx. 14m away) by an existing substantial hedge (in the applicants ownership).

External A/C condensers will be located at low level along the NE elevation, these will be attenuated in order to reduce any noise nuisance for the adjacent properties, generally these will only be in operation during Surgery opening hours.

Concealed security shutters are to be fitted to all windows to match the existing building.

Materials

It is intended to replicate the type and details of facing bricks and concrete roof tiles (subject to availability) as used on the existing Surgery building. Permeable block paving to extended car park area.

The proposed windows and doors will be obscure glazed both for patient privacy and to avoid any neighbourly issues, the internal cill levels are raised to avoid any possibility of overlooking.

ACCESS COMPONENT

The existing vehicular and pedestrian access is unaffected by the proposals.

The existing access parking provision and point of access to the surgery are unaffected by the proposals. The facilities in the proposed extension are designed fully for wheelchair access with suitable sized corridor and door widths.

Changing room sizes are adequate for wheelchair users and chaperone.

Flood Risk

The site is not in an area where the EA have advised a risk of flooding as such a Flood Risk Assessment is not required.

BAT Survey

There is no evidence of Bat droppings or roosting associated with existing building as such a Bat Survey is not provided.

Landscaping

The existing landscaping to the SE area of the site comprising grassed area and sparse planting will be affected by the extended car parking area. Additional low level shrub planting will be provided to the perimeter of the car park and along the boundary with the adjacent property.

The area of thick vegetation to the NE corner will be cut back as affected by the proposed extension, the existing boundary hedging will be maintained. The area of thick vegetation to the NW of the site will be cut back for the relocation of the Container, additional planting is proposed along the SE boundary fence to afford some screening to the end elevation of the container that may be visible from 'The Lane'.

Needs

The NHS has for some time promoted the provision of care local to the point of need. This will free up A&E, reduce the need for Hospital appointments, reduce travelling distances and time taken off employment. The local GP Surgery is encouraged to offer facilities for minor procedures and examinations/diagnostics. The existing surgery lacks some of these basic facilities and services for the local patient list, and as such would like to be able offer additional services in accordance with NHS guidelines and with the support of the local Barnsley Medical Committee.

Additional facilities offered will also increase demand on the Administration of the Practice and the requirement to retain patient records has put pressure on the existing Admin space, as part of the proposal an additional Admin office is desirable.

Supporting Documents

Letters to support from Barnsley Local Medical Committee and the Royston Group Practice are submitted with application for consideration.

3rd March 2015.