Proposed Change of Use of Part Lower Ground Floor of 161, Wilthorpe Road,

Barnsley, S75 1JQ, for Vets 4 Pets Ltd.

Design & Access Statement.

The Site

The premises subject of this application comprise part of the lower ground floor level of 161, Wilthorpe Road, Barnsley and are situated to the south-east side of the building, which is located at the junction of Wilthorpe Road with the access road to The Crescent. These premises have previously been used as offices and are currently vacant, with remainder of the building being occupied by the Veterinary Surgeons who are the applicants in this case.

Access

Pedestrians can enter the premises subject of this application by means of an existing ramp giving a level access from the existing car park serving this part of the building, and an additional car parking area exists to the north-west side of the access road to The Crescent.

Pedestrians can also access the site from nearby residential areas via footways provided alongside the highway network, and the site is therefore easily and safely accessible on foot.

Wilthorpe Road is well served by public transport and the site is therefore reasonably accessible for staff and customers arriving at the site by means other than by car.

The Development

This proposal seeks consent to change the use of the current office use of the premises in question to a Veterinary Surgery which incorporates a degree of retail use ancilliary to the main use.

The ancilliary retail use relates to the display within the public waiting area of pharmaceutical type products which are not usually available at normal pet food retail outlets, and people do not usually pull up outside the premises to use the retail facility, but rather purchase products specified by the Vet to treat their pet whilst already in the premises, in a similar way that people use chemists attached to doctors surgeries.

Vets 4 Pets deal only with domestic pets and no animals are kept on the premises overnight or at weekends, with a locum service providing an out of hours service for their customers during those times that the surgery is closed.

It is intended that both staff and customers arriving by car will use the existing parking areas, and the new premises already incorporate a disabled access facility by means of a ramp leading to the entrance position. Experience has shown that a percentage of customers using Vets 4 Pets premises throughout the country will actually walk to the surgery, and this, together with the fact that the surgery operates on an appointment only basis, indicates that an existing

customer parking requirement of approximately four cars per hour is usual. This is likely to increase by four as the result of the expansion of the surgery into the new premises.

Impact of Development

Given the nature of this development in association with the existing veterinary practice, and it's relationship to the adjacent residential area, it would appear that the use of the additional premises as a Veterinary Surgery will be appropriate for this location.

This proposal will allow the surgery to expand the range of domestic pet medical services available, thus bringing a positive benefit to the locality in general.

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