
PROPOSED GARAGE
at
THE OAKS PRIMARY CARE CENTRE

For
SJM DEVELOPMENTS Ltd

DESIGN AND ACCESS STATEMENT

Prepared by
WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the erection of a detached garage on land within the grounds of The Oaks Primary Care Centre.

The Centre provides a range of medical services to the community including a General Practice with in-house expertise that is able to deal with a large range of medical problems without the need to refer patients elsewhere. In addition there are PCT District Nurses, Health Visitors, baby Clinics, Complementary Therapy and a Pharmacy

It is proposed that a detached building is to be erected to provide secure garaging with facilities for maintenance of the centre's small fleet of vehicles.

2 THE SITE

The site is situated in the south eastern section of the grounds adjacent the site entrance and car parking.

The Health Centre was originally constructed as part of the regeneration of the Kendray area.

The area is predominantly residential however as well as the Health Centre there are commercial/industrial uses to the south.

Access to the Health Centre is from either Poplar Road or Thornton Road with on-site parking within the grounds for both visitors and staff.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The size and accommodation proposed for the dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building was determined in relation to the existing boundaries and roadways

The size and location of openings has been determined with full regard to the scale of building and orientation of accommodation. Overshadowing and/or overlooking of residential premises will not occur.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

The architectural style is in keeping that of the existing buildings in the locality.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings on the site and the immediate surroundings

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

Due to the modest scale of the development there will be no significant impact upon local services.

It is likely that a single job may will be created in addition to the existing Centre staff.

5 ACCESS

The access to main areas of the site is to be via the existing site entrances from either Thornton Road or Poplar Road. There will be no significant intensification of vehicles entering or leaving the Health Centre site and therefore there will be no problems of Highway safety.

7 ASSESMENT

A building of the type proposed is fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing medical centre.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The scale of the proposed development is acceptable in relation to the surroundings.
