

DESIGN ACCESS STATEMENT CUDWORTH DENTAL SURGERY 258-260 BARNSELEY ROAD CUDWORTH.

Summary

Cudworth Dental Surgery has been in business for some 30 years operating from the same premises, but now due to a big demand for dentist work, needs to expand. This application is for a change of use for the first floor of the adjacent building presently being used as a beauty parlor. The use category will therefore change from A1 to D1.

Use of Buildings

The building will be used solely as a Dental Surgery accessed from the adjacent building (No 260 Barnsley road, where a recent application was approved to extend this surgery) at first floor level. The building is a 'corner plot' and is occupied at Ground Floor level as an estate agency. No changes to that use are envisaged.

Access

Access to the building via No 260, is from Barnsley Road with on street parking being available. Other parking is available close by.

Visibility is excellent.

Disabled access and parking is provided to the building (No 260).

Design scale and appearance

Design thinking in respect of the change of use represents a low-key change with few external changes, save the reduction in one window size which will allow a better use of the premises.

There is no change to the scale of the premises externally and any reduction in size of the window will be carried out in materials which strictly match the existing materials.

There are no changes to the roof. The building use will utilize the newly constructed fire escape to the rear of 260 Barnsley Road for escape purposes.

Layout

The internal layout will provide much needed facilities for local people who require dental treatment. Access for disabled persons is available within the surgery and there will be no facilities within the new areas formed that are not available at Ground Floor level.

Landscaping

Landscaping provision is not applicable to this application.