DESIGN AND ACCESS STATEMENT

CHANGE OF USE OF GROUND FLOOR OF 258 BARNSLEY ROAD, CUDWORTH (ESTATE AGENTS) TO FORM PART OF NEIGHBOURING CUDWORTH DENTAL SURGERY.

PROPOSAL

This design and access statement has been prepared on behalf of Cudworth Dental Surgery in support of a Planning Application for Change of use of ground floor 258 Barnsley Road, Cudworth (Estate Agents) to form part of neighbouring Cudworth Dental Surgery (260 Barnsley Road and first floor 258 Barnsley Road, Cudworth).

The application site is currently an estate agent's and the neighbouring property is an existing, established dental surgery on Barnsley Road, Cudworth, Barnsley, S72 8SU.

The site is located in Cudworth, Barnsley on Barnsley Road and does not lie within a Conservation Area. This new proposal will provide additional accommodation for new patients to the existing dental surgery including NHS patients.

The following design and access statement is set out under the standard headings.

USE

The existing use of the building is an estate agents who have given notice to the landlord and owner of Cudworth Dental Surgery that they wish to vacate the premises, leaving the ground floor of 258 Barnsley Road vacant.

The proposal is for change of use of ground floor 258 Barnsley Road to form part of Cudworth Dental Surgery (260 Barnsley Road and first floor 258 Barnsley Road).

The adjacent properties are mainly high street shops with an NHS health centre to bottom of Carlton Street.

SCALE & AMOUNT

All of the existing internal accommodation/floor area of ground floor 258 Barnsley Road will be used for Cudworth Dental Surgery with no major alterations proposed.

The proposal has been considered in context of the existing density and built environment locally and is considered to be compatible with these factors. It is also considered that the proposal will have no effect on services and infrastructure in this location, which can cope with the proposed new use without any serious upgrading or modification.

LAYOUT

It is considered that the proposed new use will not impact harmfully, in terms of overlooking or overshadowing of neighbouring properties (existing premises) and will not detract from the current character of the street scene, being located within a predominantly village high street shopping area.
Vehicular and pedestrian access will remain as existing.

LANDSCAPING

The property occupies a corner plot on Barnsley road with no existing or proposed landscaping.

APPEARANCE

No major alterations are required to the premises.
Proposed works include; refurbishment, internally of the premises. Minimal structural alterations, mainly; forming internal access door between the two properties as shown on the proposed floor plan.
The external appearance of the property will remain unchanged with like for like signage (name change) and made to measure external door which will replace the existing metal gates, opening sizes, etc. to remain unchanged. All to be in-keeping with local area and neighbouring Cudworth Dental Surgery.

ACCESS

The proposed entrance is as existing with level access into the building from Barnsley Road, works will include for inclusive access wherever possible and in compliance with the 'Building Regulations 2000, Approved Document M – Access to and Use of Buildings' (2004 edition) will be adhered to.
The proposal will, subject to receiving planning consent, be in accordance with current Building Regulations.

It is considered that the proposal will not have a detrimental impact on the existing street-scene and contributed positively to the area.