

Design and Access Statement

Prepared by Rapleys LLP on behalf of
Dental Partners Holdings Ltd

**GLEN MAYE DENTAL
PRACTICE, SALE ROAD,
NORTHENDEN, MANCHESTER,
M23 0DF**

16 July 2021

Our Ref: SRS/21-01309

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QUALITY ASSURANCE

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2008.

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1 INTRODUCTION

- 1.1 This Design and Access Statement (DAS) has been prepared by Rapleys LLP on behalf of Dental Partners Holdings Limited in support of a full planning application seeking planning permission for a single storey extension to the Glen Maye Dental Practice at Sale Road, Northenden.
- 1.2 As per the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the LPA's Validation Requirements, a Design and Access Statement is a statutory requirement for applications for planning permission.
- 1.3 This DAS is a concise report which explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.
- 1.4 The level of detail within this Statement is proportionate to the complexity of the proposed 45sqm extension.
- 1.5 The DAS should be read alongside the Covering Letter and other supporting application documentation.

2 ASSESSMENT OF THE SITE AND ITS CONTEXT

- 2.1 The application site is a semidetached two storey flat roof building, that appears to have been an historic extension itself to the original house. The application site is some 568sqm in area, although the proposed single storey extension is only some 45sqm and sits across the width of the existing property.
- 2.2 The surrounding area is predominantly residential with properties set back from the road in reasonable sized plots. Aside from the adjacent semi being an orthodontic practice, there are several other community service properties to the east and north, in particular an elderly care home adjacent to the orthodontic practice and Manchester College to the north - the college playing fields border the rear of the site, where mature trees separate the two and provide some level of visual screening.

3 DESIGN

- 3.1 The design of the extension has been led by client requirements. It is therefore simple and functional and enables internal space to be re-organised to provide a further surgery room, as well as another patient waiting area that can be accessed from the rear of the building. In these Covid times, having another entrance and waiting area within the building will assist in keeping both patients and staff safe.
- 3.2 The extension is single storey across the width of the existing building and continues the flat roof theme of the existing site. It is to be constructed of brick and white UPVC windows/doors which is in keeping with the existing building.

4 ACCESS

- 4.1 Level access is provided internally throughout the ground floor of the building from both the front and proposed new rear access.
- 4.2 Vehicular access to the site is directly from Sale Road leading directly to the onsite parking area. This is not affected by the construction of the extension. The number of car parking spaces will remain the same.
- 4.3 Separate pedestrian access is provided via a footpath entrance to the front of the building.

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- 4.4 In respect of public transport, the site is well served by a frequent bus service linking the site with other parts of Wythenshawe and Manchester City Centre. Bus stops are located a few metres either side of the site, providing both patients and staff with readily accessible alternative modes of transport.

5 CONCLUSIONS

- 5.1 The proposal put forward in this submission comprises a very modest single storey rear extension which will enable our client to provide improved private and NHS dental services and patient amenity.
- 5.2 The design has been informed by the practice requirements and has achieved a commercially viable and operational scheme that does not negatively impact on neighbouring properties or the general surrounding area or street scene.
- 5.3 This Statement adequately addresses matter of design and accessibility.