

XXXX – Yew Tree Veterinary Surgery New Extension

Design and Access Statement

In support of Full Planning Application for:

Proposed New Extension at

Yew Tree Veterinary Surgery, Withington, Manchester

On behalf of: CVS Group PLC

Date: 12-05-2021

Issue: DRAFT



Introduction

1.1 Introduction

Jefferson Sheard Architects has been retained by CVS Group PLC to prepare this Design and Access Statement in support of a full planning application seeking consent for the provision of a new extension to the existing Yew Tree Veterinary Surgery in Withington Manchester.

The extent of the Application Site (the Site) is shown edged red on the submitted Existing and Proposed Site and Location Plans drawing.

Yew Tree Veterinary Surgery are looking to expand their provision of consultation space through the proposal of a new extension which will provide two new consultation rooms, an increased entrance/ waiting area, and a new disabled WC.

2.0 Site Context, Constraints & Opportunities

2.1 Site Location & Context

The site (shown edged in red on the below Site Location Plan extract) is located within Withington just south of Manchester city centre and is positioned off the roundabout at the end of Yew Tree Road, bounded by Copson Street to the south and Hill Street to the east.



The site comprises of a car park area to the west half of the site and a one to two storey veterinary building and associated external areas in the east half of the site.

The location of the site is generally surrounded by two storey residential properties and some two to three storey commercial developments.

Directly north of the site are a row of two storey semi-detached houses, which the current veterinary building is at the end of where Yew Tree Road meets the roundabout. The veterinary building has the same character and form of these two-story properties most likely having been a residential property when originally built.

There is a small car park opposite the site south of Copson Street, and a three-storey property to the east of Hill Street (commercial at ground and residential above).

The boundary treatment around the site consists of a small brick wall and tall hedge around the west and south boundary of the site, a high brick wall to the east of the site boundary and a timber fence separates the residential property to the north from the veterinary site.

Below: Photo of west elevation





Above: Photo of the south elevation

Below: Photo looking at the site from Old Moat Lane from across the roundabout

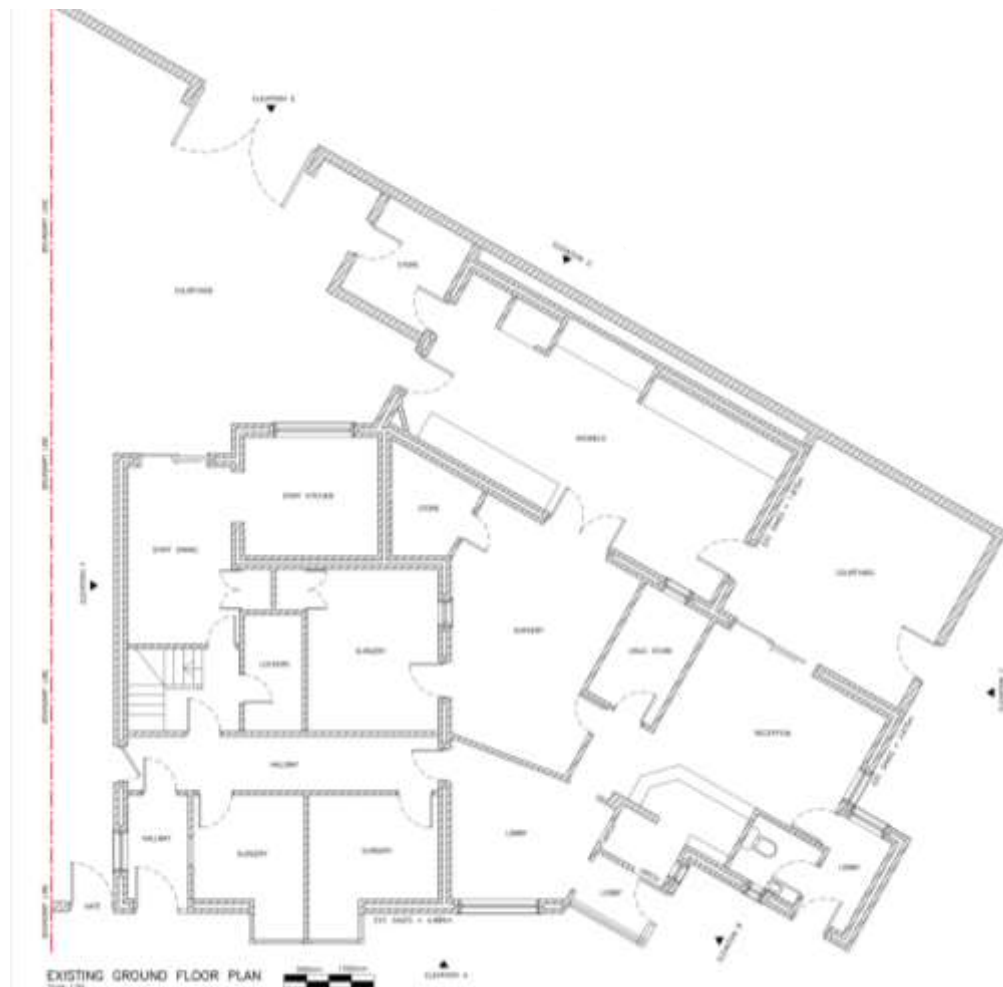


2.2 Site Constraints & Opportunities

The site has limited area for expansion given its location, but there is opportunity as proposed to extend to the south of the single storey element of the building up to the site boundary which is currently unused space mainly used for accessing the walled off courtyard to the south east of the plan.

2.3 Existing Plans

The extent of the existing ground floor plan is shown below.



Above: Existing ground floor plan

The existing plan shows the ground floor has two entrances/ exits to the south of the building into a lobby and reception area which leads into the surgery/ consultant rooms. There are entrances to the north and north west of the property which leads to the back of house area with a lockers room and staff kitchen.

There are two external courtyard areas, one to the south and one to the north of the building along the eastern boundary which both have access into the kennels room in the middle of them.

3.0 Design Proposals

3.1 Design Aspirations

To provide two new consultation rooms to help expand their ability to cater for an increased demand in patients.

To expand the waiting area and improve WC provision as a result of the new consult room proposals.

To make use of an existing external space that is used infrequently.

4.2 Use

The new extension will provide two new consultation rooms for more pet consultations to take place, extra waiting space for patients and the extra room for the reception/ admin side.

4.3 Amount

2 no. consultation rooms

1 no. disabled WC

Increase in reception/ waiting area.

Refer to supporting plans showing the in more detail the amount.

4.4 Layout

The extent of the proposed extension will extend in line with the existing external walls to the south towards the southern boundary of the site as shown in the proposed plans.

The existing WC is being removed to allow for an extension to the reception desk and waiting area. The existing external wall to the south and access door to the courtyard will be removed and the extension will allow for two new consultations rooms off the waiting area and a new disabled WC room with lobby.



Above: Proposed ground floor plan

4.5 Scale

The height of the new extension will line through with the existing flat roof of the single storey part of the building that it is adjoining onto. The relationship between the new extension and existing is shown on the proposed elevations submitted with this application.

4.6 Landscaping

The existing paving to the south of the building will be removed in lieu of the new extension and the existing hedge will be removed that runs along the site boundary brick wall.

4.7 Appearance

The new extensions will use existing or similar brickwork to match the existing single storey part of the building it is attaching to. The new roof will be a flat membrane roof to match the existing.

New RWPs and new roof fascia will be as existing materials and colours.

New windows and doors will be white UPVC to match existing. The existing small window into the existing WC will be removed to allow a new entrance door which is proposed with side window on the west elevation to let natural light into the extended waiting area.

Refer to the supporting proposed elevations for more information on the appearance.

Below: Proposed elevations extract from supporting drawings



4.0 Access

5.1 Existing Access

The existing access to the site is provided off Copson Street for vehicles and pedestrians into the tarmac car parking area. There is also a vehicle gated access off Hill Street to the rear courtyard.

The existing patient access is to the south of the building that leads into the reception. There is a secondary entrance/ exit that faces south, both of which have a tarmac path in front for level access from the car park.

Below: photo of existing access off Copson Street



5.2 Proposed Access

There is no change to the accesses onto site from the main roads or the car parking, that is being proposed. The existing access to the entrances will remain the same except where the proposal is to construct the extension whilst providing a new external door and side window which opens directly into the waiting/ reception area.

The access to the kennels room from the south will be closed off to provide the new consultation rooms.

The extension will provide public with access to an accessible WC designed in line with part M of the building regulations.



Above: Photo of the east elevation showing existing gated access to the rear of the property off Hill Street

5.0 Conclusion

This Design & Access Statement has been prepared by Jefferson Sheard in support of this full planning application to provide a new extension to an existing veterinary surgery in Withington to allow for extra provision required for consultation space.

We feel that this design will blend in with the existing character and scale of the existing veterinary building and the surrounding context, whilst providing the much-needed space to fulfil the Yew Tree Veterinary Surgery day to day operational requirements and therefore we propose that this application is approved.