

# **Design and Access Statement**

## **153-155 Keyon Lane Dentist Extension**

**Our Reference:** MCS2183



**Proposal:** Double Storey side and rear existing to the existing dental practice with dormers to the roof space.

## **1 Site Context analysis and access considerations**

### **1.1 Location**

153-155 Keyon Lane

Moston

M40 9DJ

### **1.2 Site content**

The site is currently an open space from the demolition of the former takeaway attached to 155 Kenyon Lane.

The site boundary is illustrated on drawing A090 in the Appendix.

155 Kenyon lane is currently operating as a Dentist surgery which currently has two consultation rooms at 1<sup>st</sup> floor level.

The surrounding area is characterised by both commercial and residential buildings. The properties are predominantly terraced with traditional brick and tiled roof.

To the rear of the commercial building is a large residential housing estate.

**Currently the surgery opens on the following times:**

Monday to Friday: 08.00am-7.00pm

Saturday and Sunday: 08.00am-6.00pm

Existing patient numbers are around 20 appointment per day. All patients must have an appointment no walk in visit are available.

**Currently number of staff consists of the following:**

3 full time staff

2 part time staff

**Current parking provisions:**

Ample off street parking exist. Most patients are local so walk to the premises. There are numerous bus stops on Kenyon lane for public transport. Chinley Avenue is not restricted parking, Kenyon Lane is not restricted parking.

**1.3 Proposal**

Moston Dental Practice is an existing practice, and the proposal is to extend the practice into 153 Kenyon Lane to improve the existing facilities and to enhance care by providing access for accessible patients which is currently not possible because all surgeries are located on the first floor

Service traffic for the site – It is assumed this shall generate some service traffic, but it is expected to be relatively low. There one visit per week for waste collection

The site is currently used as a NHS Dental Practice. The proposal looks to enhance the offer to the NHS by providing a dedicated accessible surgery accessed via a new level entrance located at ground floor with new accessible w.c.

We do not anticipate any additional vehicular movements as the NHS contract between the surgery and the NHS will be maintained at existing levels.

All 4 consultation rooms will not be run simultaneously so the development will not see an increase in general traffic. Parking to the area. The surgery utilises an appointment system so that patient floor to the surgery is staggered and controlled throughout the day.

Part time dentist are commonly use so these dentists may not occupy surgery full time.

**Proposed number of staff consists of the following:**

4 full time staff

3 part time staff

As a practice the client adopts a fair and transparent recruitment policy which promotes diversity within the team. This way patients who may normally avoid dental healthcare due to cultural barriers such as language or religion are more likely to attend if we have diverse staff.

An accessible statement will be undertaken by the surgery to assist accessible patients from their car to the surgery as necessary.

The proposal includes 2 surgery rooms, consultation room, x-ray room, decontamination room bigger waiting area, reception, kitchen, office and storage areas.

There is no dedicated off-street car parking for the site but there are few restrictions in relation to on-street parking. The reality is that the impact of the development will not be noticeable, but the Council require a report to support this fact.

Much of the proposed facilities for the dentist will simply improve the operation of the site and allow them to provide a much-improved service to their patients. Patients visiting the dentist will be off-set by a reduction in traffic from the previous hot food take-away and the residents in the flat.

### **Sustainability.**

PPS1-Delivering Sustainable development

The proposal development supports the government principal objective of delivering sustainability development through the planning system.

Most patients are expected to be local and can the proposed surgery on foot.

## 2 Design assessment

The applicant proposes the construction of a two-storey extension to the side of the property and rear with the construction of dormers into the roof space. The property will include new consultation rooms downstairs, offices to the first floor and storage to the dormer rooms. The property will comprise of brickwork to match the existing property with a tiled roof.

### 2.1 Design

The proposals have been designed to be sympathetic to the surrounding building in respect of the size of the building and also ensuring a development would not have a detrimental effect on the neighbouring properties.

If approved the proposals would provide a larger and better equipped local dental surgery with adequate provisions and off street parking.

### 2.2 Design principles

The following principal design objective have been central in shaping the proposed site layout:

- Efficient use of the existing site.
- Functional and flexible design.

### 2.3 Layout

The layout of the proposal development is shown on plan A101.

### 3 Waste Management

The dentist surgery has little waste. Majority of the waste is clinical waste.

All waste is collected by a private company.

The Property has a large waste store located to the existing property which can store adequate waste provisions for the business.

Currently, separated from clinical waste, one multi waste 240l bin is used. With the new extension 2 240l bins will be provided.

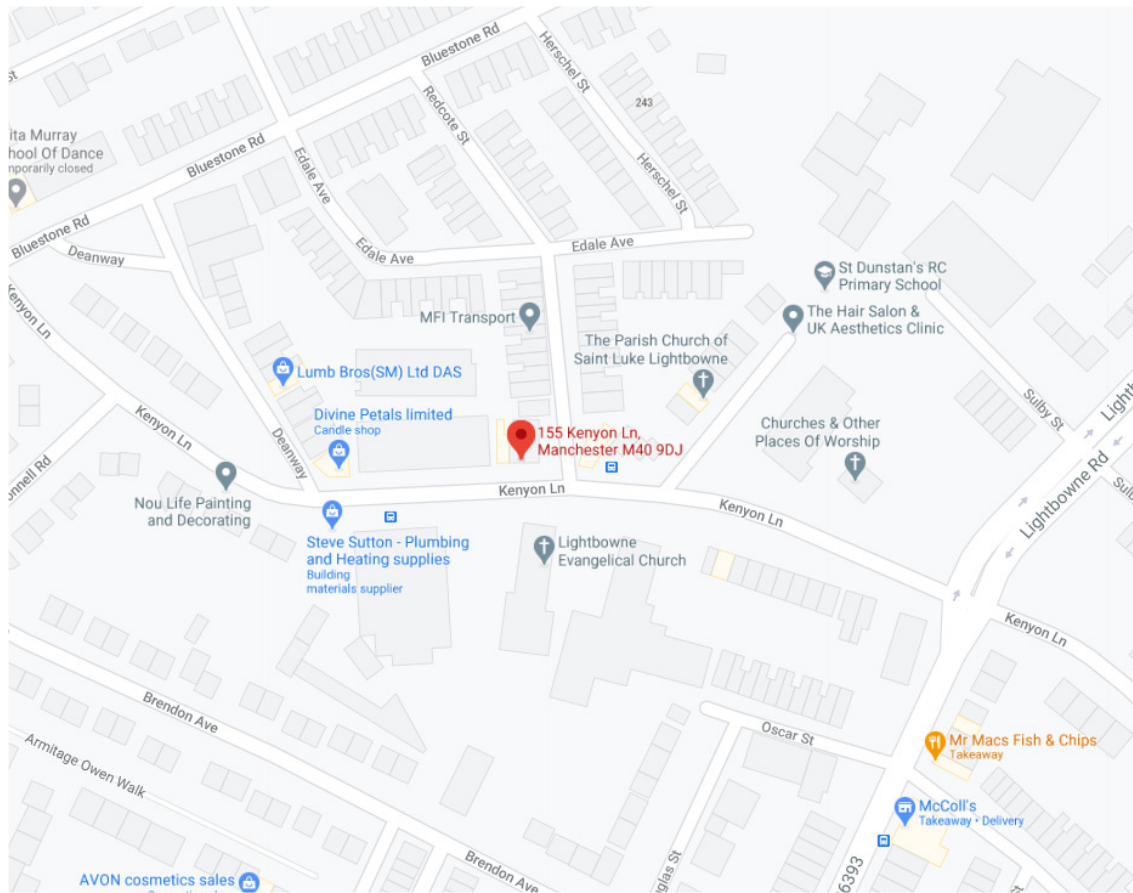
**Mark Walsh BEng MSc CEng MIstructE**

Vision design group

Director

07702566076

## **APPENDIX**



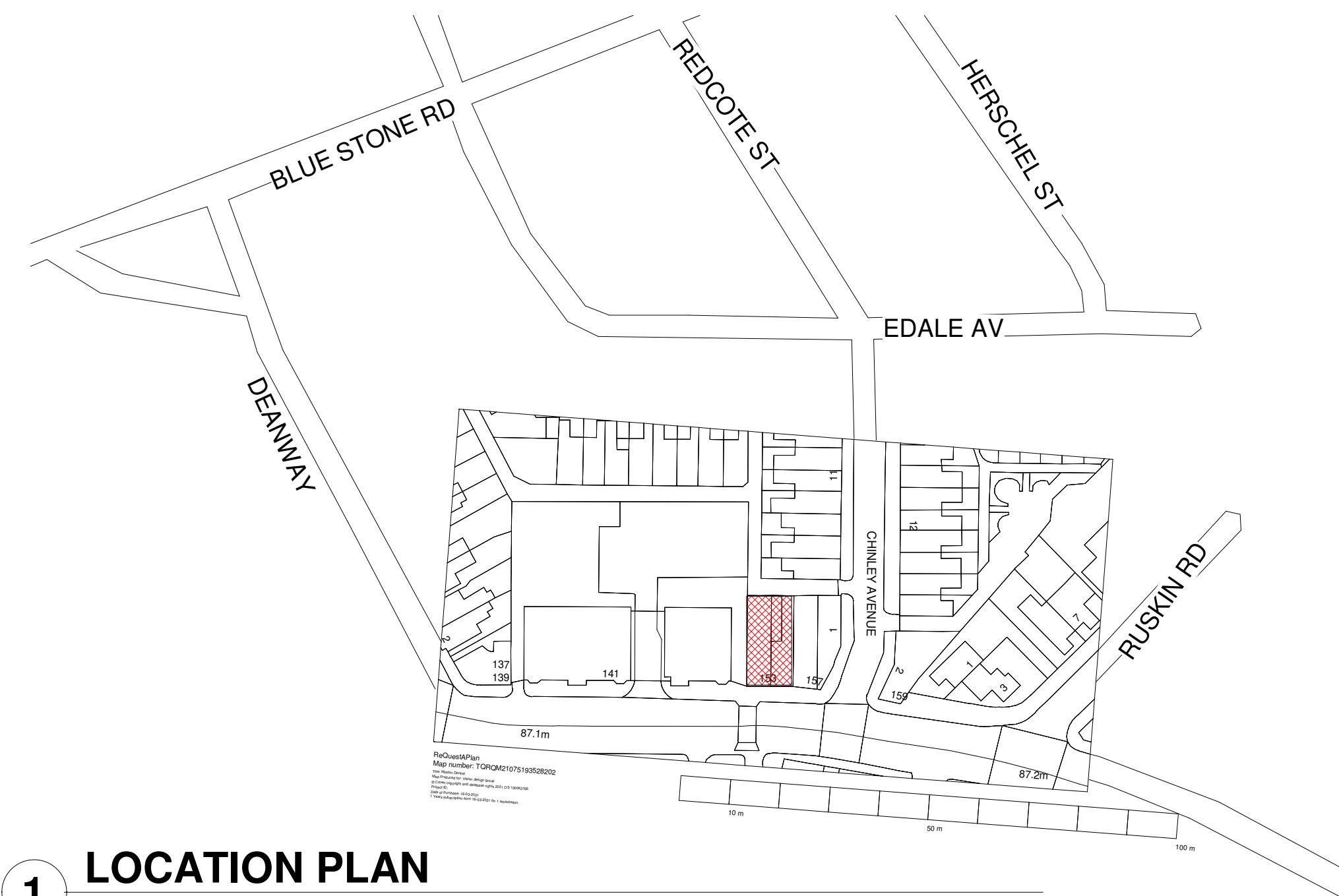
## **LOCATION PLAN**



**3 EXISTING SITE PLAN**



**2 PROPOSED SITE PLAN**



**1 LOCATION PLAN**  
1 : 1000



| Rev | Description         | Date     |
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| CODE   | SUITABILITY DESCRIPTION |
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| I      | PLANNING                |
| STATUS | PURPOSE OF ISSUE        |
| S2     | PLANNING                |

PROJECT  
153-155 Kenyon Lane Moston,  
Extension to Dentist Surgery

TITLE  
**LOCATION, EXISTING  
& NEW SITE PLAN**

CLIENT  
**MR MANSUR**

DRAWN BY  
MW

CHECKED BY  
MW

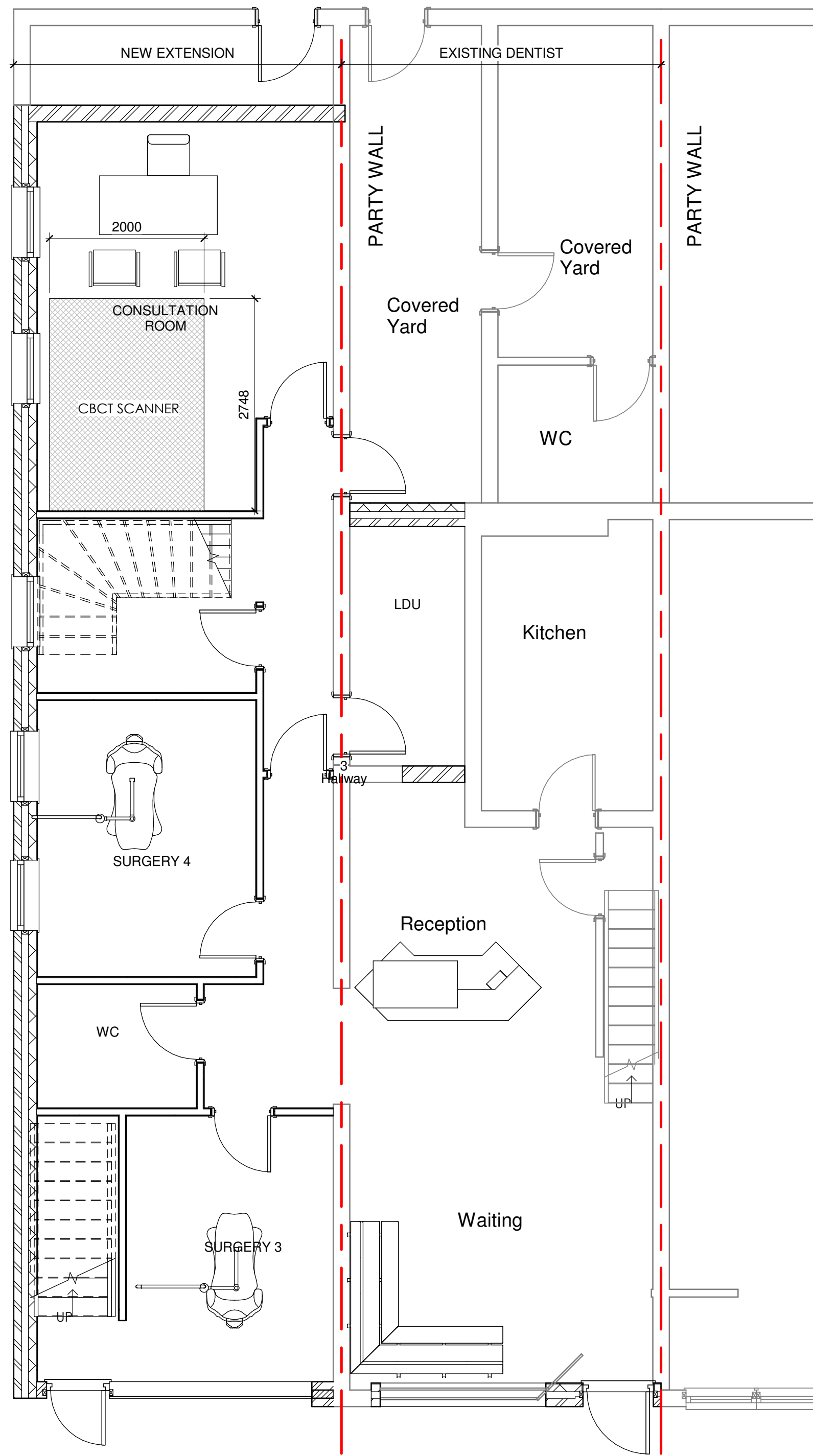
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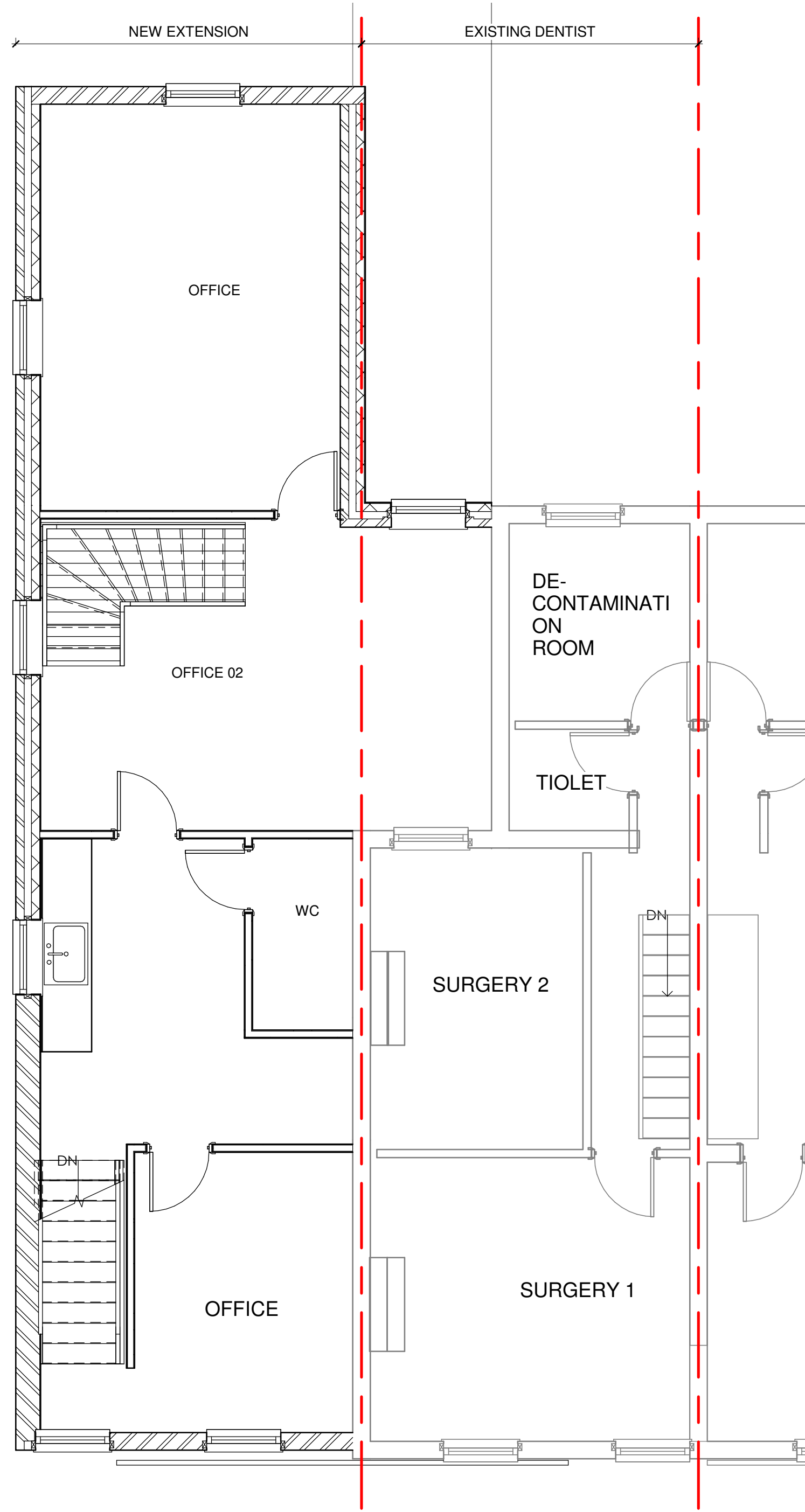
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REV  
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**1 Proposed Ground Floor**  
1 : 50



**2 Proposed First Floor**  
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| I      | PLANNING                |
| STATUS | PURPOSE OF ISSUE        |
| S2     | PLANNING                |

PROJECT  
153-155 Kenyon Lane Moston,  
Extension to Dentist Surgery

TITLE  
  
Proposed Plans 1 of 2

CLIENT  
  
MR MANSUR

|                        |                  |                           |
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| DRAWN BY<br>MW         | CHECKED BY<br>MW | DATE<br>03/03/21          |
| SCALE (@ A1)<br>1 : 50 |                  | PROJECT NUMBER<br>MCS2185 |
| DRAWING NUMBER<br>A101 |                  | REV<br>1                  |