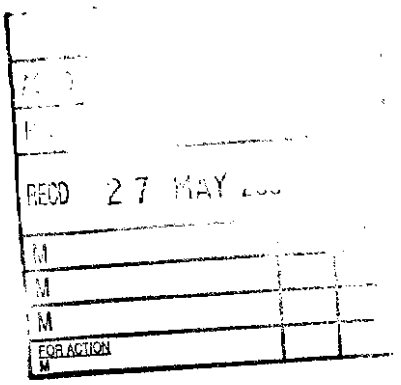
Design and Access Statement

Single storey extension rear of,
Maple Road Dental Practice,
11, Maple Road, Brooklands,
Manchester.



1(A)

Site

The dental surgery is situated on Maple Road, adjacent to the junction of Maple Road and Woodlands Drive, Brooklands, Manchester.
It is situated adjacent to residential properties with other commercial properties in the area. There is a large garden to the rear of the property with established boundary hedges and fences. The side and front of the premises provide staff and visitor parking marked on tarmacadum hard surfaces. The substantial hedges and trees at the front of the premises provide screening and compliment the street scene.

Proposal

The proposal is to construct a single storey rear extension to the property as indicated on the 1:500 site plan. The external dimensions of the extension are 7.10m wide with a projection of 4.90 m from the main building. The rear of the extension projection will be in line with the rear of the adjacent houses. The extension will allow for an additional office/ consultation room and a waiting room for patients. The office is needed to separate existing personnel who share a joint office at first floor level and it's ground level position will be more convenient for client consultation. The waiting room and new reception desk enables the existing surgery at ground floor level, adjacent to the rear stairway to be re-located to the room formed at the front corner of the building. This allows for a separate sterilization area required by good practice guidelines and the General Dental Council. There will be no increase in staff after the alterations and extension are completed.

Design

The style and design of the extension proposed will compliment the existing building and will be constructed in materials to match the existing buildings walls and roof. The design of the building is to be traditional keeping in character with the context of the area. A vaulted roof structure with roof lights will give the a lighter airy atmosphere to the reception and waiting room. High thermal insulation will standards be incorporated with natural materials, double glazed windows and roof lights with windows designed to match the existing property.

1(A)

Access and car Parking.

The existing site access to the front of the property has slight gradient up to the main entrance which has a disabled ramp and access doors. Immediately adjacent to the entrance is a ground floor disabled WC provided and complying with standards adopted in part M of the Building Regulations Design and Access. Staff parking, visitor parking, and disabled person parking remain unaffected by the proposal.

Materials

The proposal makes use of traditional materials , clay rustic brickwork external walls, insulated double glazed windows, matching tiled roof, reflecting the local context and complimenting adjacent properties .

Boundary Treatment

The panel fencing, trees and hedges at the rear and other boundaries to the buiidings are to remain , the extension is to be constructed on a small part of large rear lawn.

Conclusion

Overall the design and architectural merit will compliment the existing area and it's character, the property will blend in with the area. The amenity and functioning provided by the dental practice will benefit the local residents.

