Conway Architectural Design

Design And Access Statement

589-09 – Wilbraham Surgery Extension

1. **Proposal:**
   - Build single storey flat roof extension to rear of the property in empty yard.

   Reason:
   - To create more doctors surgery consultation rooms, due to the increase in patient numbers.

2. **The site:**
   - The site is currently a semi detached converted house, which has been a doctors surgery for many years. The adjoining property is a BUPA Dentist.

3. **The Proposed Buildings:**
   - The flat roof rear extension will have the same roof height as the existing rear flat roof extension.
   - The extension will form much needed additional consultation rooms.
   - Emergency escape is into a small courtyard to the rear with the existing gated access into the neighbouring car park to remain in place.

4. **Proposed Materials:**
   - Walls are to be a red multi brick to match existing
   - Roof is to be a GRP flat roof to line in with the existing flat roof.
   - There will be 3 flat roof windows to let natural daylight in the corridors and waiting room.
   - New escape door to have a white Upvc frame to match existing.

5. **DDA:**
   - Emergency escape from the rear of the extension to be level access.

6. **Scale:**
   - The proposal is to use the land available to the rear which is currently empty and overgrown. The height will match existing rear extension.

7. **Appearance:**
   - Appearance is to mimic the houses built next door.

8. **Refuse Collection**
   - The existing refuse collection regime is to remain in place for the proposed extension, which is currently to collect at the front for the property.

9. Secure By Design

- There will be a security light above the rear escape door
- The new rear door will have locks compatible with the new building regs document Q for security locks.
- The new flat roof will be of a height where it is difficult for an intruder to climb that high.