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DESIGN AND ACCESS STATEMENT

PROJECT: **PROPOSED SINGLE STOREY EXTENSION TO PROVIDE WAITING ROOM AND RECEPTION AT CHINLEY SURGERY, STATION ROAD, CHINLEY, HIGH PEAK.**

ON BEHALF OF: **THORNBROOK SURGERY**

Introduction

This Design and Access Statement is submitted on behalf of Thornbrook surgery in support of an application for the extension of the existing surgery at Station Road, Chinley, High Peak.

The development will provide a phlebotomy, new waiting and reception area and disabled parking.

Following recent discussion documents and Planning Applications within the High Peak area, Thornbrook Surgery at Chapel en le Frith have been advised of the possibility of further larger developments in the Chapel en le Frith area.
Some of these development acts directly on its satellite Surgery in Chinley which will become a key service provider to Patients locally.
One housing development has already taken place opposite Alderbrook school and another development on the former brown field site of Dorma Fabrics. In total there will be a total in excess of two hundred houses and with an occupancy of 2.4 persons per household this becomes an extra 500 persons living in and around ½ mile radius of the Chinley Surgery.

The proposals take into account key elements of works that are required to comply with 'Schedule 1 of the Premises Costs (England) Directions 2004 – Minimum Standards for Practice Premises'.

The Site and its Surroundings

The site is close to the Town's Railway Station and it is located near the centre of Chinley.
The building fronts directly onto Station Road with residential properties adjoining the site to the East & West and a highway to the North.

Proposed Development

The proposed development comprises a single storey extension to the front of the existing surgery.

We have however taken the prudent approach of keeping any proposed development behind the Building Line for the houses numbers 1 to 6 on the street known as The Terrace.

The proposals also take into account key elements of works that are required to comply with 'Schedule 1 of the Premises Costs (England) Directions 2004 – Minimum Standards for Practice Premises'.

The proposal will create a Reception desk position which will give access to Patients when meeting, greeting and to monitor and assist Patients attending Clinics.

There will be a new powered entrance door and disabled parking bay.

Considerations

The CABE guidance on Design and Access Statements published in August 2006 provides a checklist of matters to be considered in such statements. The compliance of the proposed development to the guidance is set out below.

Use

Much of the surrounding built up area is residential.

Amount

The application proposal would result in a minor alteration to the footprint of the building and an insignificant addition to the overall plot. The proposal meets the needs of the local area.

Layout

The proposal will create an additional clinic (phlebotomy) enhanced internal space due to the removal of the existing glazed partition, improved waiting room and new reception area.

Scale

The proposed extension sits comfortably within the streetscene and is subservient to the existing structure.

Landscaping

The existing car park/hardstanding will be re-configured. Soft landscaping to new planters is proposed along the front of the proposed extension and existing surgery.

Appearance

As stated above, the proposed development will be appropriate in scale in the context of its surroundings. The proposed extension will be constructed from materials to match existing and new windows will co-ordinate with the existing surgery and residential properties in the area.

Access

The revised parking layout and surgery entrance will be DDA compliant.

A Green Travel plan should be favourable with a bus stop across from the Surgery building and train station some 200metres distance. On street car parking is permitted and there is a Railway Station Car Park also a short distance away.

Conclusions

This proposal will provide necessary facilities in the area which is currently expanding and due to expand further within the near future. It provides an efficient use of the site, enhancing the existing street frontage. The extension is in accordance with relevant planning policies.