



DESIGN AND ACCESS STATEMENT

Date – 14/04/2021

FULL PLANNING APPLICATION FOR REAR EXTENSION TO EXISTING DENTAL PRACTICE TO PROVIDE SPACE TO RELOCATE PRACTICE LDU

Pearl Smiles Dental Group, No3 Fog lane, Didsbury, Manchester. M20 6AX

Applicant:

Dr Nilesh Bhavsar – 07854 862785

Landlord / Owner

David Lester Smith c/o Lorraine Gorman Wren Property Management – 0161-434-5225

DESIGN

The applicant site was previously subject to an application in 2016 to extend the property (111964/fo/2016/sr). This application was refused due to its projection past the building line on Fairfax Avenue, with the knowledge of this refusal, the applicant has considered the options available that would develop the property in the best way, without affecting the visual building line created along Fairfax Avenue.

The practice occupies the ground floor of No3 Fog Lane, the first floor No3b is a separate flat owned by the landlord of the property.

The vision of the applicant, is to improve facilities at the practice by creating an additional surgery that can be used by dental students during training, at the same time the applicant hopes to improve the sterilisation facilities and to improve the alternative means of escape from the property, which currently exits via the existing sterilization room.

The site is restricted, but allows enough space at the rear to create a single storey lean too extension that is set well back from the building lines. This extension will allow for the new sterilisation and improved building escape to be achieved.

As part of the works, the applicant proposes to develop the basement to provide staff facilities and additional storage. The escape from the basement will run out below the extension and due to ground levels will rise up to ground level via a new external stair indicated on the plans adjacent to

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Director Peter Littlewood

the new stair dropping down from ground floor level.

The applicant intends that the extension will be sympathetic to the existing building and will be constructed in matching materials as described on the drawings.

The extension will be constructed within the building lines of the property and will use structurally engineered methods of construction.

ACCESS

The existing practice is accessed via the front of the property via a paved path. This entrance has an historic step which is covered by a movable ramp when wheel chair bound patients require access to the property . The practice has an existing disabled persons patients wc for all to use.

The proposed works will not hinder the flow of patients around the practice and will provide an improved means of escape from the property.

Disabled staff members will also use existing ground floor wc and refreshment needs will be looked after by the rest of the practice team, if and when the need arises.

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