

Wychwood
Aston Lane
Aston Flamville
Hinckley
LE10 3AA

This design access statement is the culmination of many hours of research and thought. It was created utilising the various frameworks and policies which provided help and guidance in making this proposal. It is also based upon

This application proposes a development of Wychwood to improve conditions of the current bungalows living area and development of an onsite dental practice

BACKGROUND OF APPLICANTS

EC the owner of Wychwood has lived in the Burbage area the whole of her life. She graduated from Middlesbrough University with an honours degree in Dental Therapy. She has trained extensively since graduating, honing and developing her skillset to offer people high quality dental treatment. She has high aspirations and a passion to offer her skills to her local community without restraint and improve the access to dental treatment for all.

CURRENT STATE OF DENTISTRY

Access to dental care has significantly reduced since the onset of COVID and this problem has continued as the pandemic has continued. As of writing Healthwatch England produced a report on the 24th May 2021 highlighting the problem faced by patients. Care has been disrupted, delayed and cancelled causing people a lot of distress and these problems are showing no sign of abating.

The reasons for why care has been disrupted is simple. Improving ventilation in surgeries (By increasing Fallow time) and cross infection control has meant that surgeries cannot see as many patients as they used to. This is leading to an access problem and thus many practices cannot meet the needs of their patients.

People are having to travel far and wide to access the services they need as it simply isn't available in their local area. EC works in Nuneaton and many people from Burbage, Sharnford and Sapcote travel to her practice to receive their oral healthcare. This movement of people is unnecessary and dental access needs to be more readily available.

Drawing list:

WYWO-PS-ZZ-SI-A-000	LOCATION PLAN
WYWO-PS-ZZ-SI-A-001	SITE PLAN
WYWO-PS-ZZ-GA-A-010	EXISTING FLOOR PLANS
WYWO-PS-GF-GA-A-011	PROPOSED GROUND FLOOR PLAN
WYWO-PS-01-GA-A-012	PROPOSED LOFT FLOOR PLAN
WYWO-PS-RF-GA-A-013	PROPOSED ROOF PLAN
WYWO-PS-ZZ-GA-A-020	EXISTING ELEVATIONS
WYWO-PS-ZZ-GA-A-021	PROPOSED ELEVATIONS
WYWO-PS-ZZ-GA-A-022	PROPOSED ELEVATIONS

1.0 Site analysis -

1.1 Site context and location

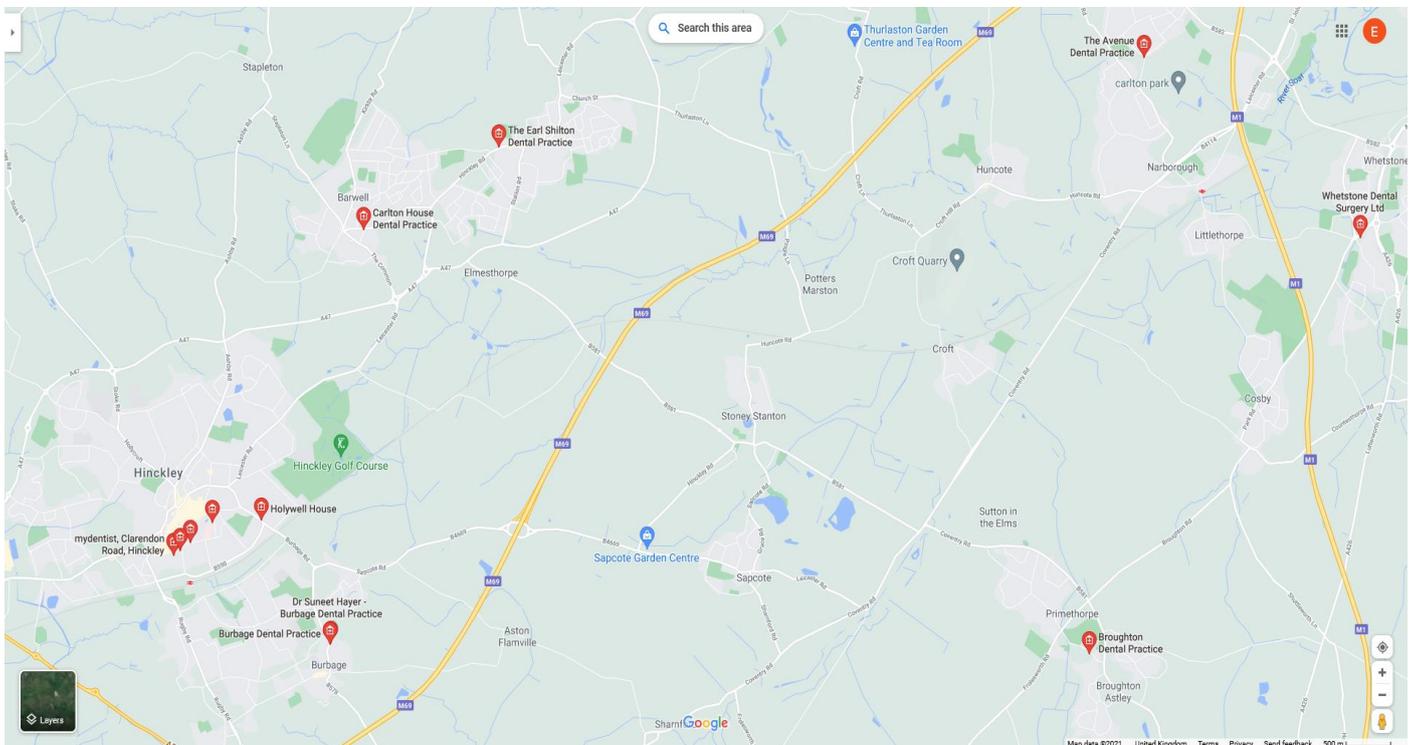
Site located a short distance on off from Sapcote road. The property has excellent links to the M69, Hinckley and the surrounding villages such as Sharnford, Sapcote and Stoney Stanton. Within 2 miles is Hinckley Railway station, a short drive to the site.

A practice at Wychwood would provide benefit and wellbeing to a large area_The 2011 census has shown the populations local to our site which we would provide a service to. These will be our main areas of interest.

- Burbage (14,324)
- Sapcote (2442)
- Stoney Stanton (3793)
- Sharnford (985)

Research on existing dental practices around Wychwood's vicinity - To the Southwest the closest dental practice to Wychwood is Burbage dental Practice. This facility has two surgeries with two part time dentists and a part time hygienist. It has no onsite parking and doesn't operate a weekend dental service. Looking East the other is Boughton Dental Practice, again a two-surgery dental practice servicing the villages and hamlets around Boughton.

In the Hinckley area there are multiple practices in and around the town centre with bus routes and some parking allowing patients access.



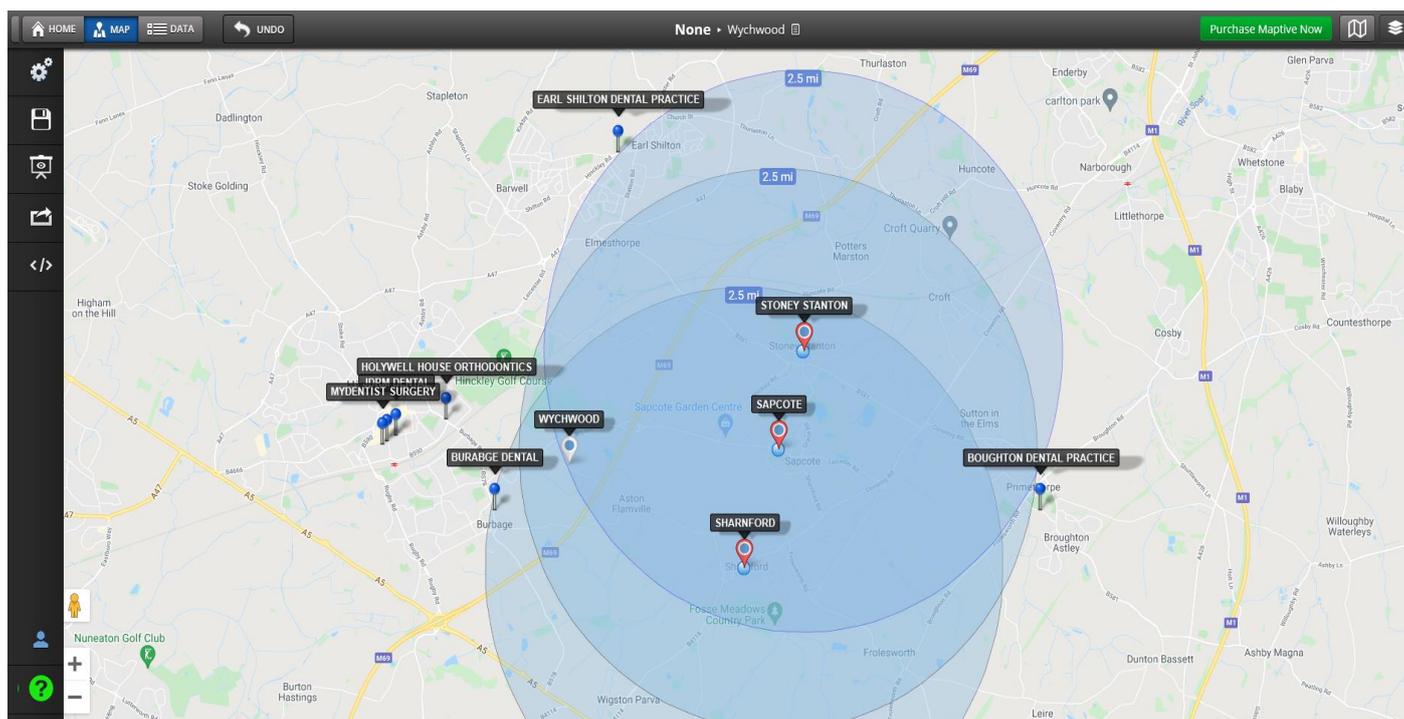
The area between Burbage and Boughton is serviced by two dental practices who have a combined number of four surgeries. These four surgeries are not enough to provide dentistry to that population and it becomes clear why people are having travel long distances for their dental care. This type of economy could be improved and Wychwood dental's economic objective is to keep people more local to where they live rather than go elsewhere further afield.

Our practice and its location would provide a nearby facility to Sharnford, Sapcote, Stoney Stanton and the many homes in and around these villages. People will not have to travel as far and it will boost the areas access to dental care as well as providing equipment and services to the other practices to utilise (Implants and a 3D CBT scanning machine)

I have plotted a 2.5 mile radius on these villages to demonstrate how Wychwood's location is better suited for these villages. It would –

- Increase access and reduce barriers to dental care
- reduce travel times for patients.

- Reduce the traffic patients generate at practices who have minimal or no parking facilities i.e. Burbage Dental, Station Road Dental, JDRM Dental.



This dental practice will have the location, owner and team to provide for the future - New home developments in Hinckley, Burbage, Sharnford, Sapcote and Stoney Stanton will inevitably increase the pressure on established dental service providers. Many simply don't have the capacity to see their existing patients let alone new ones in current times.

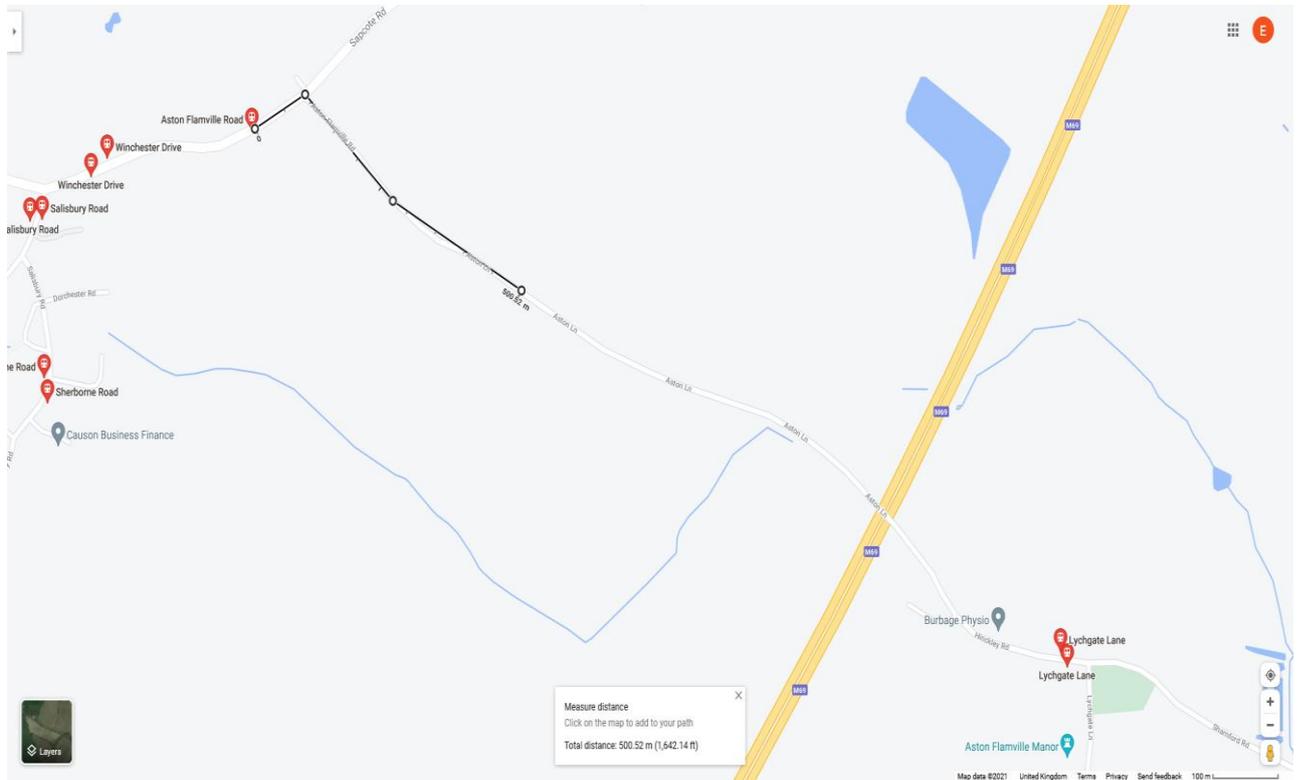
We have analysed Blaby's proposed trajectories for housing developments and in particular the Monitoring Frameworks Policy CS1. By March 2026 the amended targets are to have a cumulative provision of 8,568 new homes in the district.

There are also significant future commercial developments occurring around where our property is. The first is that of the Hinckley National Rail Freight Interchange which will sit in an area of 850,000 M² internal space and ultimately create hundreds if not thousands of jobs in our local area.

Our proposals are looking ahead to the future community changes and my dental practice intends to provide a service to these additional populations. A practice at Wychwood will help significantly to service this increased demand for care as well as offering a different experience to what is present at the moment. Indeed, a recent survey showed that 82% of patients want a practice which is conveniently located near their work or home.

Research into nearby bus routes - The nearest public bus stop is located on Sapcote road and provides a short 500m walking distance to our property. Thus stop is serviced by the X55 bus, a popular route which has buses every hour visiting the site. It will help individuals who have no access to personal transport but also reduce the number of cars visiting our site.

Aston Lane is very popular route used by cyclists allowing patients to visit via bike reducing the burden on roads and carbon emissions.



1.2 Site view - historical and present

Site remains unchanged since it was first built. The roof on the property is badly leaning following poor construction and needs complete removal.

Please see existing elevations and floor plans - **WYWO-PS-ZZ-GA-A-010** and **WYWO-PS-ZZ-GA-A-020**

2 Design and access proposals

2.0 Design proposals – THE DENTAL PRACTICE – OUR VISION

EC has an excellent knowledge of dentistry, it's treatments and its enterprise. But she also understands that any proposal she makes needs to be sustainable. This application has been guided particularly by the National planning policy paragraphs 124-132 which looks at sustainability

This proposal of a dental practice will help to meet the needs of the current population as well as provide for future ones. It wants to offer communities a service which is different and not readily available to what's already out there as well as being ready for the future.

Wychwood's dental business vision is clear - **'Providing dental care to all in a beautiful setting, offering care in our state-of-the-art facility with a strong social and environmental consideration'**

Innovation – It is very important to us that our practice helps raise the standard of dental care in the wider community. We will be installing state of the art equipment which aren't available in the local areas. Examples of this include a 3D CBCT (CAT) scanner and in house 3D printing machine for same day appliances. We will also offer treatments which aren't readily available in the local area such as implants, on demand oral surgery services and a dedicated facial aesthetics skincare unit.

Socially conscious – This practice wants to provide access at affordable price to all ensuring patients health and wellbeing. We aim to keep our practice people orientated and run by local people with local knowledge. Culture is very important to use and we want to develop a community orientated culture within our practice.

Environmental sustainability – We want our dental practice and its enterprise to minimise its impact on the environment. Being a custom-made facility will allow us to do things that no other practice is doing. We will

provide our own energy through Solar PVs and energy storage. The practice will be fitted with either LG chem or Tesla Powerwall's to provide electricity for all our commercial enterprise.

We will also be looking to install a rain water harvesting (Mentioned later) system to the building to reuse and recycle our rainwater and minimise the practices tap water waste.

Having close links to dental supply companies we will be utilising new to the market consumables which reduce plastic waste and minimise their carbon footprint.

Being on a very popular cyclists route our practice will promote visits by cycle and will provide all the information cyclists may need (maps) as well as providing safe and adequate parking for their cycles.

Change of use details – Development of a dental practice which would focus on allowing better access to dental treatments. The clinic would focus on

1. General dental work such as restorative and prosthodontic
2. Specialist dentistry for example implantology, endodontics and oral surgery
3. Hygienist work

Change of use to D1 encompass a 2-surgery clinic. Due to the type of work, a low footfall is expected

1. One patient per surgery
2. Specialist treatments can sometimes take hours so appointment times would be long – We envisage around 10 patients per day in total

The opening times proposed would like are Monday to Thursday 8AM-5PM and also Saturday 8AM-1PM. A Saturday's session is something that is badly needed in the local communities as currently nearly all dentists are closed. This will allow much needed emergency access to patients who need it the most.

2.1 Typical details

The proposal is eager to design the renovation as sympathetically as possible trying to support the local character and image as best as possible.

1. WYWO-PS-ZZ-GA-A-021 - The proposal considers a change in building elevation to encompass a new roof with gable windows. A new addition to the side of the property and to the rear. The proposal considers utilising a similar structure to the existing bungalow front but a sympathetic look which minimises change to the bungalow look whilst also minimising obstructing the view from street level looking up.
2. White/Cream render and brickwork for side extension in a red/brown colour.
3. White framed double windows
4. White soffits, fascia's and guttering (Guttering will be hidden or contained within walls where possible)
5. Forticrete SPL Slate coloured tiles with dry ridge system
6. Dental practice extension set back and reduced in height to reduce visual impact
7. We will be utilising a rainwater harvesting system which will be installed to the rear of the property. A below ground gravity feed harvester system is proposed.
8. Cavity wall insulation for all new walls
9. Solar PV (Position to be confirmed once engineer has been out to assess establishment)
10. We are in dialogue with a CSH (Code for sustainable Homes) assessor who will be providing advice on what sustainable materials and techniques our building will use.

Please see all proposed elevation drawings - **WYWO-PS-ZZ-GA-A-021** and **WYWO-PS-ZZ-GA-A-022**

Access to the facility will be available to all regardless of disability, age or gender. Full disabled facilities provided from entrance off Aston Lane to entry into building and internal facilities as recommended by the equality act – **WYWO-PS-ZZ-SI-A-001**

1. The new spaces will have well defined routes and entrances
2. Designated disabled space on site – 2.7m X 4.8
3. 3 other parking spaces 2.4 x 4.8 with paths in between
4. Designated spaces for cyclists
5. Wide path from carpark to allow easy access.
6. Wide patio area in front of practice to allow ample access
7. Wide practice entrance to allow adequate access for wheelchair user – All doors min 900mm
8. All on single level
9. The materials used in the carpark area will be sympathetic to elderly and disabled people to allow the best access to the facilities. These would either be stone gravel based or anti slip paving. Please see site plan for detailed diagrams

The current entrance to the property has limited width and geometry to allow for two cars to simultaneously enter and exit. Therefore, a proposal is made to change where the dropped curb enters the property. At the moment it is towards the right side. This application suggests widening the driveway to a width of 5.5m with an increased splay towards the boundary line allow better visual splay for the safety of road car users. The dimensions and design of our parking and entrance arrangements were created using Leicester City Councils 6C Design guide. the See **Appendix - WYWO-PS-ZZ-SI-A-001**.

These areas will be lit by lighting situated on either bollards or in ground mounted dimmed uplighters following insight from the Core Strategy Policy 10. This will allow patients better visibility and help improve access and safety.

LANDSCAPING – The applicant will put an emphasis to maintain the countryside feel of the property and establishing a dental practice will not change this. Planting sympathetically in accordance to the surrounding nature. Lawns in the property will be maintained as they have been for years but modified in shape to accommodate parking and driveway changes.

2.2 Bin and cycle storage

Refuse strategy in accordance with Blaby council

Clinical waste bins will be stored to the rear of the property in 360 Ltr wheeled bins. The proportion of these is 880mm in height and 610mm in width. The storage will be secure and disposal of clinical waste will be organised with the local authority. **Appendix WYWO-PS-ZZ-SI-A-001** to see rear access particulars

Leicestershire and Leicester Waste Development framework has been examined and shows our proposal meets its requirements.

3 Visual impact study

The design has tried to create a sympathetic concept which one believes would look at home on Aston Lane but add some much-needed improvements to the dated bungalow. This style of bungalow has already been successfully created near the property.

3.0 Building floor plans - WYWO-PS-GF-GA-A-011 and WYWO-PS-01-GA-A-012

3.1 Building Elevations - WYWO-PS-ZZ-GA-A-021 and WYWO-PS-ZZ-GA-A-022

3.2 Building areas - commercial use accommodation

Minimum requirements have been met to provide safe and accessible environments for potential patients. This has been examined in detail from a patient journey perspective but also the various dental regulations. The applicant is fully aware a CQC application will examine all these matters in detail.

The waiting areas will have generous space and the WC facilities have been designed to allow inclusive access to all individuals. All surgeries will have enough space to ensure high levels of equipment are installed to allow the best possible treatment.

4 **Design and commercial precedents**

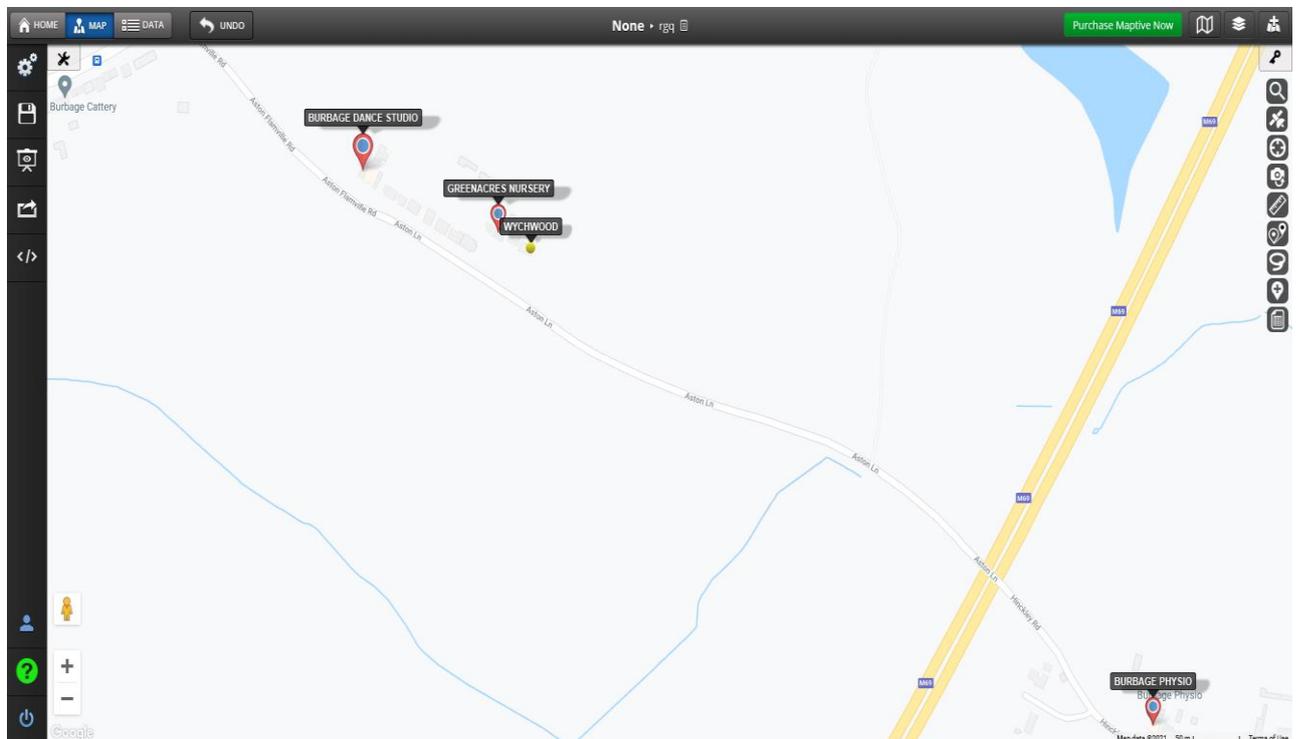
The design proposal has tried to utilise the design ideas from buildings around us. Please see site location plan WYWO-PS-ZZ-SI-A-000

There are 3 businesses which are within a short distance of our proposal

BURBAGE DANCE STUDIO – ASTON LANE

BURBAGE PHYSIO THERAPY – HINCKLEY ROAD

GREENACRES NURSERY - ASTON LANE



Close attention has been paid to the designs impact from the public passing by on the street, our local neighbours and our potential patients.

TRAFFIC – It is understood the proposal will increase the car volume down Aston Lane but this small amount will be minimal. There are businesses active on the lane and these generate barely recognisable extra traffic to the area and cause us no concern as residents on the road.

Research for this application has provided some detail when looking at what other businesses around us found when applying for planning. Greenacres planning application in 2017 needed a traffic management report. This showed that 24 cars came and left.

https://pa.blaby.gov.uk/onlineapplications/files/027591C0DD677EFE380FCFF1284BE4E0/18_1521_FUL-TRAFFIC_MANAGEMENT_SCHOOL_TERM-TIME-554201.xlsx

Also Hinckley and Bosworth council saw no adverse effects of traffic increases

https://pa.blaby.gov.uk/online-applications/files/027591C0DD677EFE380FCFF1284BE4E0/18_1521_FUL-TRAFFIC_MANAGEMENT_SCHOOL_TERM-TIME-554201.xlsx

5 Design compliance document references

- **National Planning Policy Framework (Updated) 2019**
- **Blaby District Local Plan Delivery Development scheme 2020**
- **Blaby Local Plan Core Strategy 2020**
- **Blaby District Council Sustainability Appraisal Report 2012**
- **Blaby Neighbourhood Plan 2018**
- **Leicester City Council – Blaby – 6Cs Design Guide 2013**
- **Leicestershire and Leicester Waste Development Framework**
- **Equality Act 2010**
- **Town and country Planning Act 1990**
- **Public Health England - Inequalities in oral health in England 2021**
- **National Design Guide 2019**
- **Code for sustainable Homes (CSH)**