

DESIGN AND ACCESS STATEMENT



**Proposed Extension
Wicstun Veterinary Hospital
Cavendish Drive
Holme Road
Market Weighton
YO43 3GY**

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1. INTRODUCTION

Proposed Extension, Wicstun Veterinary Hospital

This application proposes the construction of a new extension to a veterinary hospital. This is intended to house a new Cat Clinic with its own entry point and reception area, separated from the main practice.

Wicstun Veterinary Hospital is an established business with veterinary practices located in; South Cave, Pocklington, Howden and Hessle.

The site sits to the south-west of Market Weighton adjacent to the junction of Holme Road and the A1079. The site has good vehicular, pedestrian and public transport access.

Please refer to drawing no. *11561-01 Location Plan and Existing Site Plan and 11561-06 Proposed Site Plan*, that shows the relationship between this site and other adjacent properties.

Planning History

The East Riding Council Public Access shows that there have been a number of applications made on this site since January 2000. The most pertinent of these is application ref: 17/04132/STPLF for the original building. A Non-Material amendment, ref: 19/40224/NONMAT was made in 2019. This saw amendments to the entrance, parking, bike shed and refuse area.

2. AMOUNT

The GIA of the existing building is 1,349m².

The GIA of the existing building with the extension is 1,508.5m².

3. LAYOUT

The extension sits to the eastern side of the building. It will be of a single storey and acts as a continuation of the existing single storey structure to that side of the building.

A new front entry door and reception area are proposed adjacent to the existing front door. Two new consulting rooms will be located behind the reception. The existing corridor will extend to the new façade with an external double door.

The proposed elevations can be seen on drawing no: *11561-04 Proposed Floor Plans*.

4. SCALE

The proposed extension has only a minor effect upon the scale of the existing building. The extension proposed is of a single storey and forms a continuation of the existing single storey structure to the side of the building.

5. LANDSCAPING

This proposal has no effect on the existing landscaping arrangement.

Tree Survey

There are no trees close to the proposed extension.

6. APPEARANCE

The appearance of the proposed scheme has been designed to be in-keeping with the existing building.

The extension is to be clad with Trespa panels to match the existing buildings. The roof will be clad in profiled sheeting and again, will match the existing building. The new door will be glazed with floor to ceiling high windows adjacent.

All proposed signage has been included on the elevation drawings.

The proposed elevations can be seen on drawing no: *11561-05 Proposed Elevations*.

7. USE

The existing Use Class will not change as part of this application.

8. FLOOD RISK

In accordance with the GOV.UK Flood Map for Planning, the site lies within Flood Zone 1 and therefore has a low probability of flooding.

9. HIGHWAYS

No additional car parking spaces are proposed as part of this application. No additional staff, visitors, or additional traffic flow, are planned.

Otherwise, the existing site entry, vehicle routes, vehicle turning etc. will all remain as existing.

10. ECOLOGY

The area for the extension is currently a concrete yard. This proposal will have no ecological impact.

11. ACCESS

The extension has been developed with an inclusive approach to access and will be in accordance with, or exceed, the provisions within Part M of the Building Regulations. The extension will be easily accessible to both those arriving in vehicles and pedestrians.

The ground floor of the extension will have the same finished floor level as the existing building. The main entry door will have a level threshold and the internal doors will be suitable for wheelchair use.

12. CONCLUSION

The proposed extension can be readily assimilated into this area without any adverse impact on its character, residential amenity or highway safety. It is therefore consistent with Policies within the Local Plan and other relevant guidance and should be met with approval.

David Robson RIBA

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APPENDIX A – SITE PHOTOGRAPHS

Photograph 1

View towards application site from the east.



Photograph 2

View to application site from front of building

