

# **DESIGN & ACCESS STATEMENT**

**Conversion of existing dwelling into Dental practice 870 Woodborough Road  
Mapperley, Nottingham.**

**March 2024**

## **INTRODUCTION**

The application proposes the conversion and change of use of an existing Victorian dwelling into a dental practice. Access to healthcare, in particular dental care has become a substantial nationwide problem. The proposal for the development of a new dental practice at 870 Woodborough Road, would look to improve this for the community, whilst working in collaboration with nearby businesses.

## **ASSESSMENT**

### **Physical context**

The site sits within an established Urban area of Mapperley and North Eastern Nottingham a former private residence. The premise has been sitting empty for over a year and is in a poor, uninhabitable condition. It requires significant investment to modernise and bring up to standards suitable for use.

The site is currently an established Victorian dwelling. The building is to be altered and adapted without the need to alter any external elements to the existing building and will not alter the impact to the surrounding buildings.

### **Social context**

The site is part of the urban centre of Mapperley and will serve as a primary healthcare facility to the nearby community. The unaltered heritage style and fabric of the building give a sense of belonging to the community.

### **Economic context**

The site provides much needed healthcare and employment opportunities and will contribute to the local economy and prosperity of the area. The proposed development would complement the existing buildings and businesses. In addition, providing a new modern facility, for the local population with the future capability of expansion should changes in the local area dictate which would be more attractive to potential new residents and offer broader healthcare prospects for the area.

### **Planning Policy context**

The following local plan policies are considered particularly relevant and reproduced in full at Appendix A.

Gedling Borough Council Core Strategy - Policies 32,45,50,64

The National Planning Policy Framework, provides the national context.

### **Evaluation**

The site lies within the Mapperley local centre which is an existing retail area on the outskirts of Nottingham City. The wider area is currently undergoing a transformation

and regeneration with large housing developments being constructed within the Mapperley local centre retail catchment area.

The site forms part of Mapperley's broader urban area with access to public transport and a range of facilities and services. The site is considered to occupy a sustainable location, being an expansion on previously developed land with no change to the footprint, within an established area on the edge of the town, accessible to public transport, jobs and local facilities.

The development of the healthcare building of appropriate scale and design would be compatible with its setting, create jobs and add to the economic prosperity of the area. The site lies outside the flood plain and with no additional roof area does not place any further load on the drainage system.

## **DESIGN**

**Use** with ancillary offices, staff facilities,

**Amount:** site dimension 263 m<sup>2</sup>, 55m<sup>2</sup> ground floor space, 53m<sup>2</sup> first floor space, 38m<sup>2</sup> second floor space.

**Layout** The building is positioned to the rear of the existing highway Woodborough Road as illustrated in site plan, with space for two off road parking.

**Scale** The development utilises the existing building with no external alterations.

**Landscaping** The scheme would maintain front of the site as car parking and the rear as a garden area.

**Appearance** All elevations are faced in brickwork. With a slate roof, reflecting the building materials used on other parts of the area.

## **ACCESS**

Vehicular access to the site is taken directly from Woodborough Road

Pedestrian access to the building is via the main entrance off Woodborough Road into a reception area, suitable for less abled patients and staff. The design process has incorporated disabled access to the premise and its services.

The development provides off road servicing and parking for 2 cars as existing arrangements.

The building will comply with the appropriate provisions of the Building Regulations concerning accessibility.

## **SUMMARY**

The proposal satisfies Local and National planning policy, and the broader requirements of the Building Regulations. It is sustainable and appropriate to its location and should be considered acceptable under the presumption in favour of sustainable development at paragraph 14 NPPF 4

## SUPPORTING PLANNING STATEMENT

### Location of Development

The application site is ideally located as part of Gedling Borough Council's aim to "focus development in sustainable locations in urban edges, which are accessible to the city".

In addition, the proposal meets all three criteria highlighted in Gedling Borough Council's Aligned Core Strategy;

1. *be located within the City Centre, town centre or other centres, wherever appropriate. The premise is;*
  - 10-minute drive to Nottingham City Centre
  - 20-minutes via bus to Nottingham City Centre
  - 1-minute walking distance of Mapperley High Street.
  
2. *be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility. The premise has;*
  - numerous nearby car parks
  - bus stop located immediately in front of the premise.
  
3. *where possible, be located alongside or shared with other local community facilities.*
  - our premise is located on the same road as multiple business which work in perfect harmony with ours, such as the pharmacist, GP practice, and a denture clinic.

Furthermore, *Core Strategy Policy LPD50* seeks to achieve sustainable development through a strategy of urban concentration with regeneration. The development plan therefore directs development to the main urban areas, such as Mapperley.

The proposal occupies a sustainable location on previously developed land within an established area within the centre of Mapperley, close to local facilities and accessible by public transport.

### Employment Use

The proposed development provides additional healthcare facilities with modern accommodation and servicing. This is consistent with Core Strategy Policy which seeks to strengthen and modernise the economy by ensuring the availability of a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, environmental quality and size, particularly where it will assist regeneration.

### Design

*Core Strategy Policy- LPD32* seeks to ensure that the design of new development is appropriate to its location protects amenity and reduces the opportunity for crime. *Adopted Local Plan- Policy 17* also requires development to be appropriate to its surroundings, have suitable access and traffic levels appropriate to its location.

The proposal enhances an existing building with the design reflecting the scale, character and general appearance of the neighbouring buildings.

Vehicular access to the site will remain the same. In view of the lack of on-site car parking involved in the redevelopment of the site no material increase in traffic is likely to arise although servicing and parking arrangements will be provided using existing council operated parking within the existing retail area.

Given these arrangements, the significant separation distances to the nearest dwellings as well as the standard of construction it is unlikely that activities on the site will result in any material adverse impacts on local amenity.

The site will have an alarm and CCTV for out of hours security. Additionally, the buildings have lockable doors and windows with electronic access facilities.

### Parking

The Nottinghamshire City Council's "Commercial Parking and Servicing" document provides a guidance for commercial premises. Whilst there are specific minimum requirements for all businesses, *dental practices* are under the remit where the minimum requirement is "**Not Applicable**". This suggests the document appreciates the difficulty in obtaining a specific level of parking, when there are a multitude of factors involved in locating a site for dental practice.

Furthermore, "**Parking Provision for Residential and Non- Residential Developments: Supplementary Planning Document**" (SPD) (February 2022) *states that whilst "the expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area."* (4.12). This would be applicable in this scenario.

Taking into consideration the following:

- multiple nearby parking sites
- most nearby dental practice does not have any patient parking
- numerous nearby business, of similar footfall do not have any patient parking
- **linked trips** due to close proximity to other businesses and local amenities

We feel the impact of our proposal, does not significantly impact the current traffic flow.

## Climate Change

Core Strategy Policy 1 requires proposed development to mitigate and adapt to climate change, to reduce carbon emissions and energy use. The building will be designed to comply with the modern standards of the Building Regulations for thermal insulation.

Heating will be minimal as the working areas will be insulated with additional insulation products and heated using the existing central heating system and thermostatically controlled.

Water use will be minimised through the installation of low flush toilets. Low energy light fittings will be used.

The building stands outside the areas of flooding identified in Environment Agency flood maps. Foul drainage will be directed to the existing drainage system and appropriate arrangements will be made for surface water run-off which will remain unaltered to that associated with the existing building and site.

## **Summary**

The proposed development is consistent with planning policy. Jobs are to be created. The design of the building is compatible with its surroundings and no harm arises to highway safety or local amenity.

## APPENDIX A PLANNING POLICIES

### Aligned Core Strategies (ACS) (Part 1)

The ACS predicts the population in the Gedling areas to increase by 9% (2.2.9). The provision of new homes being built and people living longer, the population requiring access dental care will continue to increase. Nottingham also has a higher than average amount of 18-29 years old, due to its 2 universities and great job prospects. This provides a vast range of young to senior population all requiring dental care.

With Nottingham having amongst the highest level of public transport accessibility in the country, we expect our visitors to use this mode of transport, especially as there is a bus stop situated immediately facing the premise (ACS 2.2.14).

As part of Sustainable Growth outlined in the ACS, our proposal allows:

- Employment Provision and Economic Development
  - The provision of our premise will create the provision of new employment opportunities (*Spatial Objectives 2.4.1*), not just directly for the dental premise but as there are neighbouring business (GP/Pharmacy/Denture Clinic) which can work in tandem with us, to ensure the optimal care for our visitors.
- Regeneration
  - The premise will result in the regeneration of an unused un-inhabitable property, transforming into a modern dental practice enhancing opportunities for the local community and its residents, resulting in a neighbourhood where people want to live.
  - The regeneration will mainly be focused on internal improvements, resulting in minimal external changes, which ensure the local identity of the area and nearby premises are respected. (Policy LDP 19)

### Gedling Borough Councils Core plan 2018

#### Policy LPD 32 – Amenity

Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures. Our premise will have no significant external alteration, excluding the need for signage.

10.2.1 In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls most on those residents and occupiers immediately adjacent to the proposed development. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 17).

10.2.2 This policy seeks to define more clearly what is meant by 'amenity' to provide certainty to developers and nearby residents and occupiers. While the policy seeks to ensure good living standards, this does not mean that there will be no impact; the extent of the impacts and whether they amount to the 'significant adverse impact'

required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and organisations as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker.

## Policy LPD 45 - Employment Development on Unallocated Sites

Planning permission will be granted for the construction and change of use of buildings for business, general industry, storage and distribution on sites other than those allocated or protected for employment uses provided the proposal meets all the following criteria: a. the site is not in the Green Belt; b. there is no available alternative site within the development limits of an allocated or protected employment area; c. the proposal would not have a detrimental effect on highway safety; and d. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers.

## Policy LPD 50 - Development within Town and Local Centres

Planning permission will be granted for development proposals (including new build, redevelopment and changes of use) within the Town and Local Centres as defined on the Policies Map provided:

- a. it does not result in the amount of frontage for different uses within Arnold Primary Area or the Local Centres exceeding the following percentages; 1. A2 - 15% 2. A3 - 10% 3. A4 - 10% 4. A5 - 10% 5. Other - 10%
- b. it does not result in an unacceptable grouping of non-A1 uses within Town or Local Centres;
- d. it is of a high standard of design and does not adversely affect the Town or Local Centre by reason of its scale, bulk, form, layout or materials;
- e. it would not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the Town or Local Centre;
- f. it would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
- g. appropriate provision for parking is made.

## Policy LPD 64 Housing Allocations –

The potential medical facility will reinforce the offering in support of the future development of local housing. The following sites are allocated for residential development, most within easy access of this Local district centre.:

- H1 - Rolleston Drive – 140 homes
- H2 - Brookfields Garden Centre – 90 homes
- H3 - Willow Farm – 110 homes \*
- H4 - Linden Grove – 115 homes \*
- H5 - Lodge Farm Lane – 150 homes
- H6 - Spring Lane – 150 homes
- H7 - Howbeck Road/Mapperley Plains – 205 homes
- H8 - Killisick Lane – 230 homes
- H9 - Gedling Colliery/Chase Farm – 1,050 homes
- X1 - Daybrook Laundry – 50 homes
- X2 - Land West of A60 A – 70 homes
- X3 - Land West of A60 B – 150 homes
- H10 - Hayden Lane – 120 homes