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Design and access statement

PLANNING APPLICATION FOR EXTENSION TO THE SIDE OF PROPERTY WITH INTERNAL ALTERATIONS AT WILLOW VETERINARY CLINIC, 385 LEEK ROAD, ENDON, ST9 9BA



Image from Google Earth

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Planning application for extension to the side of property with internal alterations at Willow Veterinary Clinic, 385 Leek Road, Endon, ST9 9BA

Introduction/Context

This design and access statement has been prepared to accompany the application for an extension to the side of Willow Veterinary Clinic, Endon.

Willow Veterinary Clinic, established in 1990 now has 3 practices based in the Stoke-on-Trent area. The site provides 24-hour emergency care service to their clients providing in house treatment for many surgical and medical cases.

The Endon practice has been accredited by the Royal College of Veterinary Surgeons for a small animal practice. This was awarded for meeting core standards including hygiene, health and safety, clinical governance and the facilities provided.

To maintain the accreditation, practices are inspected by RCVS Inspectors every four years and there are random spot checks.

The proposal will help to progress the clinic by allowing separate waiting areas for both cats and dogs.

The clinic had a single storey extension in 2003 SMD/2003/0844.

Proposal

The application is for an extension to the side of the property. This will allow for a larger waiting area which shall be divided into both cat and dog waiting areas. This shall allow Willow veterinary clinic to progress from a silver to gold RCVS accredited award and will meet the cat standards scheme as it allows for designated areas for both cats and dogs. The extension shall also allow for larger consultation rooms with a separate specific area for dispensary and food store which is currently located within the reception/office area and also a larger scrub theatre area.

The proposal shall be white/cream render to match existing. The roof shall extend on from the existing dummy pitched roof on the front elevation with plain clay tiles to match existing. A large window arrangement shall be incorporated on the side of the extension to allow lots of natural light and ventilation into the proposed waiting area. The windows shall be white, upvc framed, double glazed to match existing.

Use/Amount

The proposal will allow for additional space within the scrub theatre due to the removal of stud walls, create additional rooms such as the wash room/store room and dispensary area will shall be separated from the reception as part of the proposal. The proposal also allows for two waiting rooms for cats and dogs.

Layout

The layout for the internal proposal consists of a dog and cat waiting area, reception area, two consultation rooms as existing, a wash room/store room, dispensary and food store with an increased scrub theatre.

To allow additional light into the waiting area, a large window shall be formed on the north elevation.

Scale

The proposal will be upon a similar footprint to existing, the footprint of the proposal shall be 11.15sqm with a total combined footprint of 203.6sqm.

Appearance

The exterior walls shall be white/cream render to match existing with white upvc framed windows.

The flat roof is to be Sarnafil/rubberised single ply membrane or similar to align through with the existing property. The dummy pitched roof shall be plain clay tiles to match existing.

Landscaping

There are no proposals to alter the existing landscaping.

Access

Access is from Leek Road, onto a small lane known as 'The Village' onto the enclosed car park. There are no proposals to alter the existing access, it shall remain the same as existing.