

DESIGN AND ACCESS STATEMENT

for

**PROPOSED ENLARGED SINGLE STOREY REAR EXTENSION
TO DENTAL SURGERY
TO AMEND THAT APPROVED UNDER
PLANNING PERMISSION REF: APP/17/00428**

at

**SHORE DENTAL
32 STATION ROAD, HAYLING ISLAND
HAMPSHIRE PO11 0EG**

December 2019

Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk



Jeffrey Douglas Chartered Architect



1.0 Introduction

- 1.1 This Statement is to accompany a full planning application for an amendment to planning permission reference APP/17/00428 dated 31 May 2017 which granted change of use of a former beauty salon into a three surgery dental practice on the ground floor of 32 Station Road, Hayling Island including a new single storey extension to the rear to provide space for a third surgery room.
- 1.2 The alterations to form the ground floor dental practice with two surgeries were completed early in 2018 except for the approved rear extension which is yet to be built. This element was held over pending an assessment of the new practice and the demand to accommodate new patients.
- 1.3 Since opening in early 2018, the dental practice has proved to be a great success with a high demand from new patients which now would require, not only the already planned third surgery, but a small treatment room (which can also) double as office space for administration. The practice is close to capacity and further demand is anticipated with ongoing housing development. It should be noted that Shore Dental is the only dental practice on the island offering dental implant treatment.
- 1.4 This application is to seek permission to increase the floor area of the extension from 16.5m² to 31.5m² to provide this expanded facility.

2.0 Planning Proposals

- 2.1 The proposed enlarged rear extension is designed, as before, to match the height and profile of the existing rear addition with its flat roof and fascias aligning. The increased size of the extension would require a small reduction to the number of car parking spaces in the rear yard from five to four. In practice it has been found that patients use the short term parking directly opposite the building or one of the public car parks nearby as these are more accessible than the more restricted shared access situated on the far side of 32b Station Road (currently a Sue Ryder charity shop).

3.0 Access

- 3.1 A short ramped access at the rear will be provided for very occasional wheelchair access if needed to avoid negotiating the internal step which exists between the front and rear parts of the building and for disabled patients using Surgery 3 and the Treatment Room.
- 3.2 Internal door and corridor widths would remain in compliance with Building Regulation Part M standards for ambulant disabled patients and wheelchair users.

4.0 Storage of Waste

- 4.1 Space would be maintained in the rear yard for a locked wheeled bin required for collection of medical waste by specialist contractor in addition to recyclable and non-recyclable waste using domestic sized wheeled bins as supplied by the Council.

5.0 Conclusion

- 5.1 It is considered that this amended proposal will allow a further enhanced and much needed dental facility to serve the residents of Hayling Island.