Design & Access Statement

Proposed Relocated Staffroom at the Cowplain Dental Practice: 139 London Road: Cowplain: Waterlooville: PO8 8XT

This Statement must be read in conjunction with drawings numbered 2007/01 and 2167/1.

1.... Site Analysis

a) The site has an established dental practice building on it and with associated car-parking.

b) The existing building does not have sufficient floor space to incorporate the accommodation to satisfy new regulations.

c) The site has direct access onto the London Road (old A3).

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d) The site is of adequate proportion to support the proposals.

e) The site can be considered to be reasonably flat having a nominal fall to the west.

f) The site has housing to its northern and western boundaries, a doctors' surgery and London Road to the east, and 'The Spotted Cow' public house and garden to the south.

g) The site can be considered as being in an urban situation.

h) The site is not subject to flooding.

2.... Design Principles

a). The design principles will take into account the character and style of the existing building.

b). To retain the ambiance/environment of the existing conditions, and improve wherever practical and possible.

c). To provide accommodation to satisfy the Client's requirements and meet the new regulations.

d) To ensure that the proposal is not detrimental to the existing building visually or in any other way.

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e). To use facing materials sympathetic with those existing.

f). The scale, bulk and design shall be as befits the site and building being extended.

g) Provision shall be made for ambulant and visually impaired persons to access and move around.

b). The Clients' requirement is for a Sterilization Room to be formed out of the Staff Room. with a relocated new Staff Room built and car parking re-arranged to suit but still providing the number of car spaces as were originally allowed.

3.... Design Solution

a). The overall bulk of the proposed works shall be compatible with the existing building being extended.

b). The proposed works shall take into account the accommodation and size of same being required.

c) The elevational design and materials used shall be such as to harmonize with the existing building being extended.

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d) Attention to detail is important.

e) The proposed works shall have glazing so located as to avoid any loss of privacy or amenity to adjoining property/occupants.

4.... Access

a) The existing building is 'disabled person friendly' and the new work will conform wherever possible.

b). Car parking spaces remain adjacent to the building with direct access.

c). The site can be considered to be flat with hard surfaced approaches.

d). The proposed works have been planned and will be constructed in strict compliance with Part M "Access & Facilities for Disabled People" of the Building Regulations Approved Document and "2004 Access to Buildings" and which are of general reference for the Council's Access Officer.

e) Any approach will satisfy ambulant requirements of Part M2 of the Approved Document in all respects.

2167/ATK/Captain Dental.

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