

Application No. 320120916 P

Receipt No:

**Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)**

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

| Title:                                                                                                            | Mr              | First name:      | Ashfaq | Surname: | Rafiq                                                                                                                                                                                                                                                        |              |                 |                  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------|-----------------|------------------|--------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|------------------|--|--|--|--|--|--|--|--|--|
| Company name:                                                                                                     |                 |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
| Street address:                                                                                                   | 6 Billinge Ave  |                  |        |          | Telephone number: <table border="1"> <tr> <th>Country Code</th> <th>National Number</th> <th>Extension Number</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> | Country Code | National Number | Extension Number |  |  |  |  |  |  |  |  |  |
| Country Code                                                                                                      | National Number | Extension Number |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |                 |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |                 |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |                 |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
| Town/City:                                                                                                        | Blackburn       |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
| County:                                                                                                           | Lancs           |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
| Country:                                                                                                          | England         |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
| Postcode:                                                                                                         | bb2 6sd         |                  |        |          | Mobile number: <table border="1"> <tr> <td></td> <td></td> <td></td> </tr> </table>                                                                                                                                                                          |              |                 |                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |                 |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |                 |                  |        |          | Fax number: <table border="1"> <tr> <td></td> <td></td> <td></td> </tr> </table>                                                                                                                                                                             |              |                 |                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |                 |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |                 |                  |        |          | Email address: <table border="1"> <tr> <td></td> </tr> </table>                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                   |                 |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No |                 |                  |        |          |                                                                                                                                                                                                                                                              |              |                 |                  |  |  |  |  |  |  |  |  |  |

|                 |                              |             |       |          |                           |
|-----------------|------------------------------|-------------|-------|----------|---------------------------|
| Title:          | Mr                           | First Name: | Saira | Surname: | Hussain                   |
| Company name:   | Hussain Architectural Design |             |       |          |                           |
| Street address: | 119-121 Colne Road           |             |       |          |                           |
|                 |                              |             |       |          | Telephone number:         |
|                 |                              |             |       |          | Mobile number:            |
| Town/City       | Burnley                      |             |       |          | Fax number:               |
| County:         | Lancashire                   |             |       |          |                           |
| Country:        |                              |             |       |          | Email address:            |
| Postcode:       | BB10 1LN                     |             |       |          | info@hussaindesigns.co.uk |

Please describe the proposed development including any change of use:

Change of use from retail unit to a private dental surgery. (Ground Floor only)

Has the building, work or change of use already started?

☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

|                 |            |         |  |
|-----------------|------------|---------|--|
| House:          | 81         | Suffix: |  |
| House name:     |            |         |  |
| Street address: | Berry Lane |         |  |
|                 | Longridge  |         |  |
| Town/City:      | Preston    |         |  |
| County:         |            |         |  |
| Postcode:       | PR3 3WH    |         |  |

Description of location or a grid reference  
(must be completed if postcode is not known):

|           |        |
|-----------|--------|
| Easting:  | 360201 |
| Northing: | 437562 |

Description:

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

##### Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

##### Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

##### Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

## 9. (Materials continued)

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### Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Others - description:

Type of other material:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle                              | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|----------------------------------------------|---------------------------|--------------------------------------------|----------------------|
| Cars                                         | 0                         | 0                                          | 0                    |
| Light goods vehicles/public carrier vehicles | 0                         | 0                                          | 0                    |
| Motorcycles                                  | 0                         | 0                                          | 0                    |
| Disability spaces                            | 0                         | 0                                          | 0                    |
| Cycle spaces                                 | 0                         | 0                                          | 0                    |
| Other (e.g. Bus)                             | 0                         | 0                                          | 0                    |
| Short description of Other                   |                           |                                            |                      |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☒

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

## 14. Existing Use

Please describe the current use of the site:

Retail/Shop

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

Retail/Shop

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

## 15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

## 17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

S/S

**All Types of Development: Non-residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

| Use class/type of use               | Not applicable                      | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross internal floorspace proposed (including change of use)(square metres) | Net additional gross internal floorspace following development (square metres) |
|-------------------------------------|-------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Shops                               | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| Net tradable area:                  | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| A2                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Financial and professional services | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| A3                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Restaurants and cafes               | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| A4                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Drinking establishments             | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| A5                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Hot food takeaways                  | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (a)                              |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Office (other than A2)              | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (b)                              |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Research and development            | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (c)                              |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Light industrial                    | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| B2                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| General industrial                  | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| BB                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Storage or distribution             | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| C1                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Hotels and halls of residence       | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| C2                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Residential institutions            | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| D1                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Non-residential institutions        | <input checked="" type="checkbox"/> | 43.346                                             | NON                                                                                 | NON                                                                               | NON                                                                            |
| D2                                  |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Assembly and leisure                | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| OTHER                               |                                     |                                                    |                                                                                     |                                                                                   |                                                                                |
| Please Specify                      | <input type="checkbox"/>            |                                                    |                                                                                     |                                                                                   |                                                                                |
| Total                               |                                     | 43.346                                             |                                                                                     |                                                                                   |                                                                                |

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

| Use class      | Type of use              | Not applicable           | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|----------------|--------------------------|--------------------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
| C1             | Hotels                   | <input type="checkbox"/> |                                                          |                                                 |                      |
| C2             | Residential Institutions | <input type="checkbox"/> |                                                          |                                                 |                      |
| OTHER          |                          | <input type="checkbox"/> |                                                          |                                                 |                      |
| Please Specify |                          | <input type="checkbox"/> |                                                          |                                                 |                      |

**19. Employment**

Please complete the following information regarding employees:

|                    | Full-time | Part-time | Total full-time equivalent |
|--------------------|-----------|-----------|----------------------------|
| Existing employees |           |           |                            |
| Proposed employees |           |           |                            |

**20. Hours of Opening**

Please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|-----|------------------|----------|--------------------------|-----------|
|     |                  |          |                          |           |
|     |                  |          |                          |           |
|     |                  |          |                          |           |

**21. Site Area**

Please state the site area in hectares (ha)

**19. Employment**

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If known, please complete the following information regarding employees:

|                    | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0         | 0         | 0                              |
| Proposed employees | 0         | 0         | 0                              |

**20. Hours of Opening**

If known, please state the hours of opening for each non-residential use proposed:

| Use   | Monday to Friday |          | Saturday   |          | Sunday and Bank Holidays |          | Not Known                           |
|-------|------------------|----------|------------|----------|--------------------------|----------|-------------------------------------|
|       | Start Time       | End Time | Start Time | End Time | Start Time               | End Time |                                     |
| A1    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| A2    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| A3    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| A4    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| A5    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B1A   |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B1B   |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B1C   |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B2    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| B8    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| C1    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| C2    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| D1    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| D2    |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |
| Other |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |

**21. Site Area**

What is the site area?

39.20

sq.metres

**22. Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person**25. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Miss First name: S Surname: Hussain

Person role: Agent

Declaration date:

09/07/2012

☒ Declaration made

## 25. Certificates (Agricultural Land Declaration)

### Agricultural Land Declaration

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:  First Name:  Surname:   
Person role:  Declaration date:  ☒ Declaration Made

## 26. Declaration

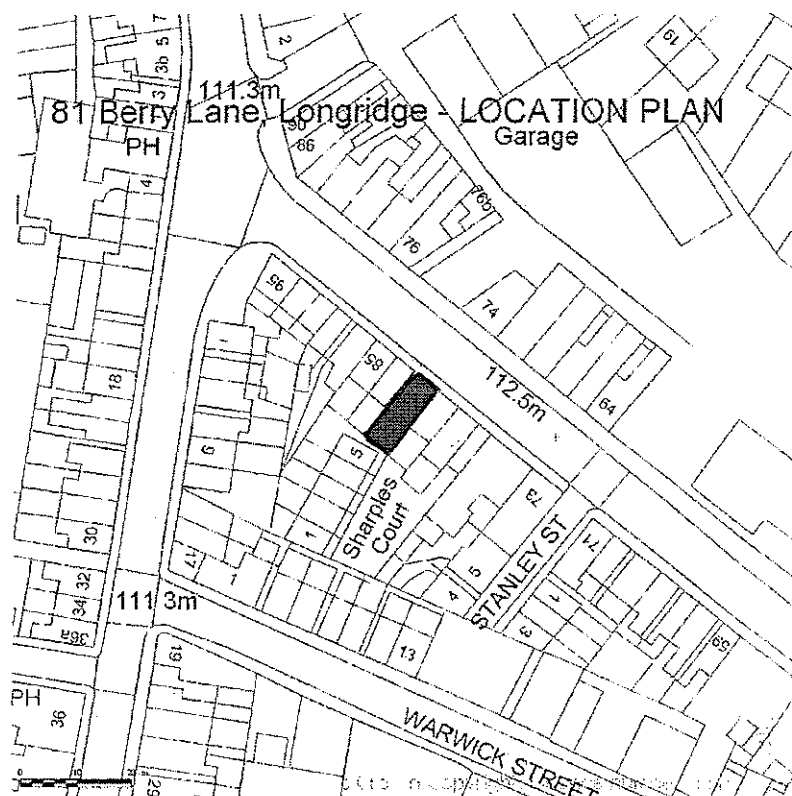
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

AREA 2 HA  
SCALE 1:1250

CENTRE COORDINATES: 360201, 437562



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21/12/2010 15:23

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# Design and Access Statement

FOR:



DRAKES DENTAL CARE

*Drakes Dental Care*

*81 Berry Lane*

*Longridge*

*Preston*

*PR3 3WH*

320120916P

Reference number: HAD175

BY:



HUSSAIN ARCHITECTURAL DESIGN

Building the Future

*Hussain Architectural Design Ltd*

*44 Standish Street*

*Burnley*

*Lancashire*

*BB11 1AP*

# DESIGN

## PROCESS

### *Assessment:*

The following design and access statement relates to the proposal of the extension of the Dental Practice: 'Drakes Dental Care' business situated at 81 Berry Lane, Longridge, Preston; extending through to the neighbouring property at 81 Berry Lane.

The buildings fall in the conservation area of Longridge and the Ribble Valley Council. This has been considered throughout the design process as the properties have also been noted as "Buildings of Townscape Merit". We have designed the dental practice using the guidance given for the conservation area from the local council.

As the neighbouring property, the layout is very similar to that which already exists as a dental surgery, so the design was essentially to mimic the existing into the proposed with as little change as possible. This was to ensure the building did not change drastically to comply with its heritage status.

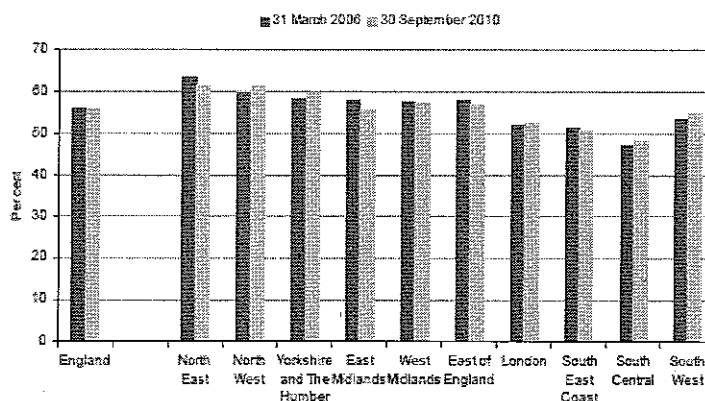
### *Involvement:*

As the business already exists, the employees and clients are part of the local community. The expansion of the company enables for more employment opportunities and a private section to benefit those that are private clients and making more space and time in the existing surgery for those that are not.

### *Evaluation:*

There will not to be any great changes to the build or the property and the expansion is purely considered within the business itself. This shall not affect the conservation area as the changes are mainly interior, and any adjustments to the exterior will be minor and within the guidance set. Some research within Dental statistics in the North West have proved that this region has one of the largest percent of the population being seen by NHS Dentists, yet other research has also shown that: "For patients seeking an appointment ... at a practice they had not been to before, ... North West had the smallest [percentage successful] (73%)" [1]. This shows that although people in the North West are visiting the dentist regularly and more so than some other regions, those that try to get appointments at a different practice are struggling and have the least successful percentage out of the nation.

Percentage of patients seen in the previous 24 months by SHA, March 2006 and September 2010



The percentage of the population seen by an NHS dentist exceeds the March 2006 baseline in five Strategic Health Authorities (SHAs)

*Design:*

The design is kept simple with easily manageable spaces. As it follows what already exists; it has already proved to work well. This will also help to keep within the layout format, making it recognisable as the same dental practice for those that are already patients there.

*Heritage:*

As part of the Longridge Conservation Area, Berry Lane is considered as an important part of the 19<sup>th</sup> century Industrial Revolution. The style of the buildings represents the era when England thrived in multiple industries which we are extremely proud of as a nation. The stone used for these buildings was quarried locally and used all over the North West; including important buildings in Preston and even Liverpool.

The Conservation of the buildings along Berry Lane is to ensure the style and appearance of them is maintained and unchanged. The properties deemed as 'Buildings of Townscape Merit' are not listed but do hold strong values and importance when it comes to any request to alter them. The guidance mentions that any changes must compliment and comply with the original style of the 19<sup>th</sup> century. Such changes could be a new shop front or window, or even new fixings to the property such as signage and lighting [3].



[4]

USE

The use of the property being proposed is a Dental Practice. It will be an expansion of the one already existing in the neighbouring property. The connection will take form as an internal door that will be placed in the adjoining wall. This will separate the spaces from Private to Public, but will also allow the business to grow and create a bigger Practice for Drakes Dental Care at Longridge in Preston.

The previous use of the property was an accountant's office Class A2 as a financial service office, and will be requesting change of use to Class D1 as a healthcare clinic. As the neighbouring property is also D1 then the request for the change of use should be granted.

Berry Lane holds few residential properties and the area is commercially based; with a large supermarket and petrol station on the same road, a pet shop, hairdressing salons, a florists, and even an art gallery- the Dental Practice sits in well with these surrounding local amenities.

### AMOUNT

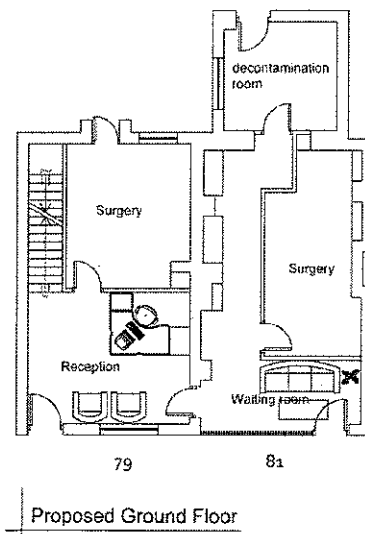
The floor area of the building equals around 43.32m<sup>2</sup>: the same size as the neighbouring existing surgery with an approximately 12m<sup>2</sup> extra at the rear because of the additional room this property has in comparison to the surgery of 81 Berry Lane. They are similar in shape and size so the amount of space used won't differ greatly.

As the current surgery works well in terms of space and room for equipment and storage, the new surgery room has similar floor space for the same content. The two waiting rooms and reception hold space for 3 – 4 patients each whilst awaiting their appointments.

### LAYOUT

The original practice holds the entrance and reception area with waiting room at the front, and one large surgery to the back; the proposed practice will hold a waiting area at the front and a surgery in a similar position in plan to the rear. To accompany the new surgery a corridor has been developed that leads to the decontamination room at the rear of this property- this will be the space that the original surgery doesn't have, and the decontamination room is an essential extra for the Practice as it is highly recommended by the Department of Health to hold one within a dental practice that is a separate room. The corridor is also required for fire safety.

There are no changes in the building footprint and no structural changes to the exterior. The only major change is the introduction of the adjoining internal door to connect the two properties together.



### SCALE

As the property is situated in a conservation area and is part of a row of terraces that are considered to be 'Historical Townscape Merit', the exterior is not to be changed. The scale of the building stays the same and no alterations will affect this. The only scale that changes is that of the Practice itself along with its cliental and employment opportunities.



## LANDSCAPING

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The properties 81 and 81 Berry Lane and their main entrances are situated directly on public pavement, with parking on the street in front of the property. There is however a communal courtyard: "Sharples Court" at the rear of the property to which number 81 has direct access to. Because this is communal, there has been no intention to change its appearance or include it in the design.

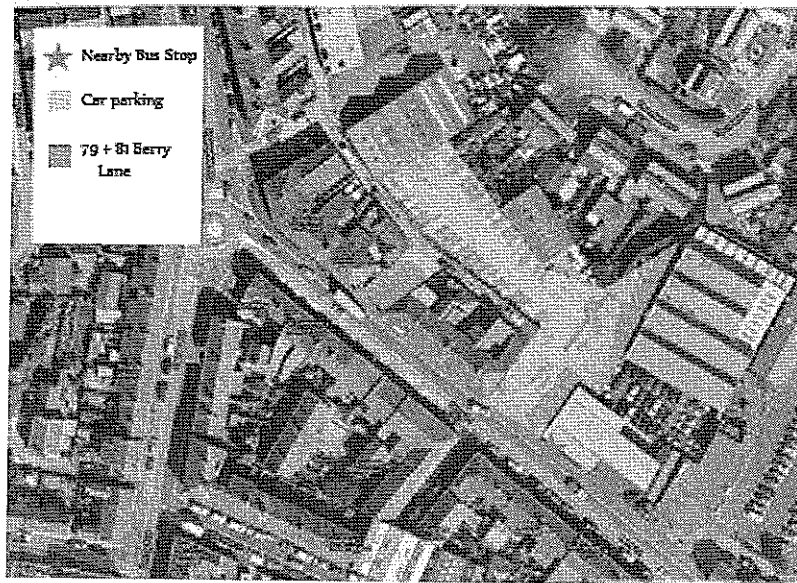
## APPEARANCE

The intention of naming these buildings as 'Historical Townscape Merit' is to keep their 19<sup>th</sup> century style and appearance. Unfortunately the original elevation of number 81 has already been altered to accommodate a wider shop front window. To prevent any more changes to the building this will be kept as it now stands. There will be signage displayed to inform the public what the business is- this will be a very simple logo and name with the number shown also. This will be so the sign is not overpowering on the merited building and distracts the viewer's scene of the architecturally important stone work. The larger window of 81 Berry Lane will give a nice view out to the rest of the street for the patients in the waiting area.

## **ACCESS**

### VEHICULAR AND TRANSPORT LINKS

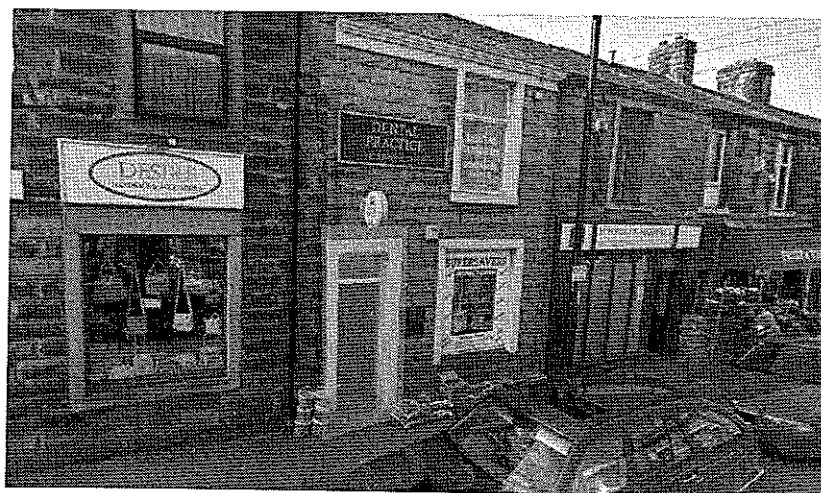
The main access to Drakes Dental Care is through the entrance on Berry Lane. This can be approached by foot on the public pavement. To arrive there, there is a bus route along Berry Lane that links to Preston City Centre and other surrounding areas. The bus stops very near the BP Petrol Station next to Booths Supermarket which is approximately two minutes walk from the Dental Practice. There is also car parking available for up to one hour on the street outside the building, or clients can use the car park across the road adjacent to the supermarket. There are no nearby rail links, though the patients will probably live locally where there will be available bus links so this shouldn't occur as a problem for access.



*Car Parking at Booths Supermarket, Berry Lane*

### INCLUSIVE ACCESS

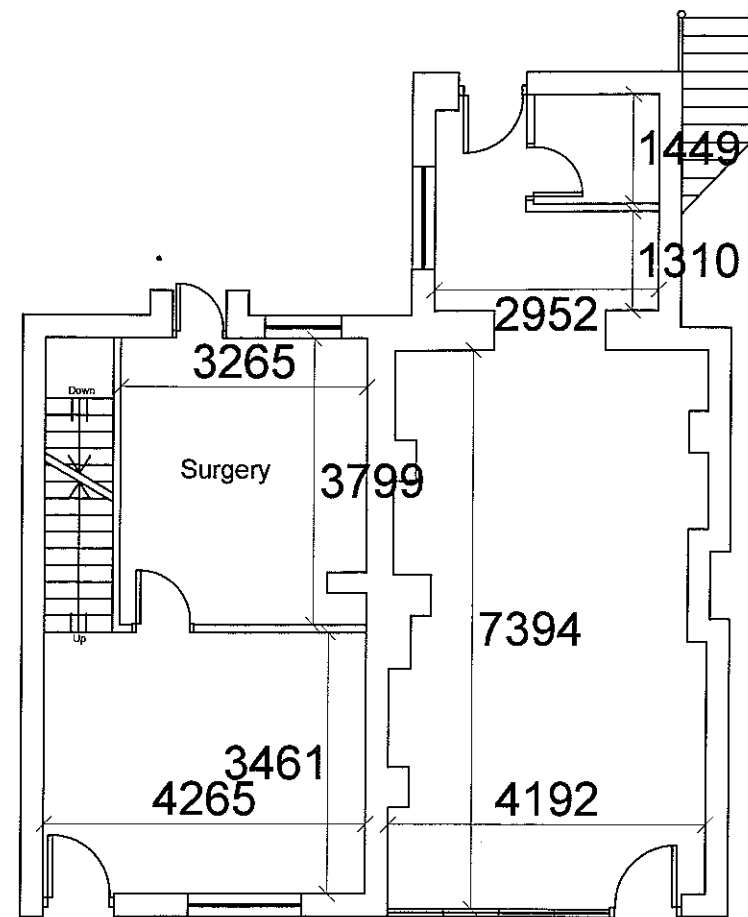
After the renovation of number 81 Berry Lane there will be two surgeries situated on the ground floor which will be fully accessible for wheelchair users and those with difficulty walking. The entrance is also flush with the pavement level; so there is no step in the way or the need for a ramp. Parking is available right outside the building, and blue badge holders should not have any difficulty finding a space.



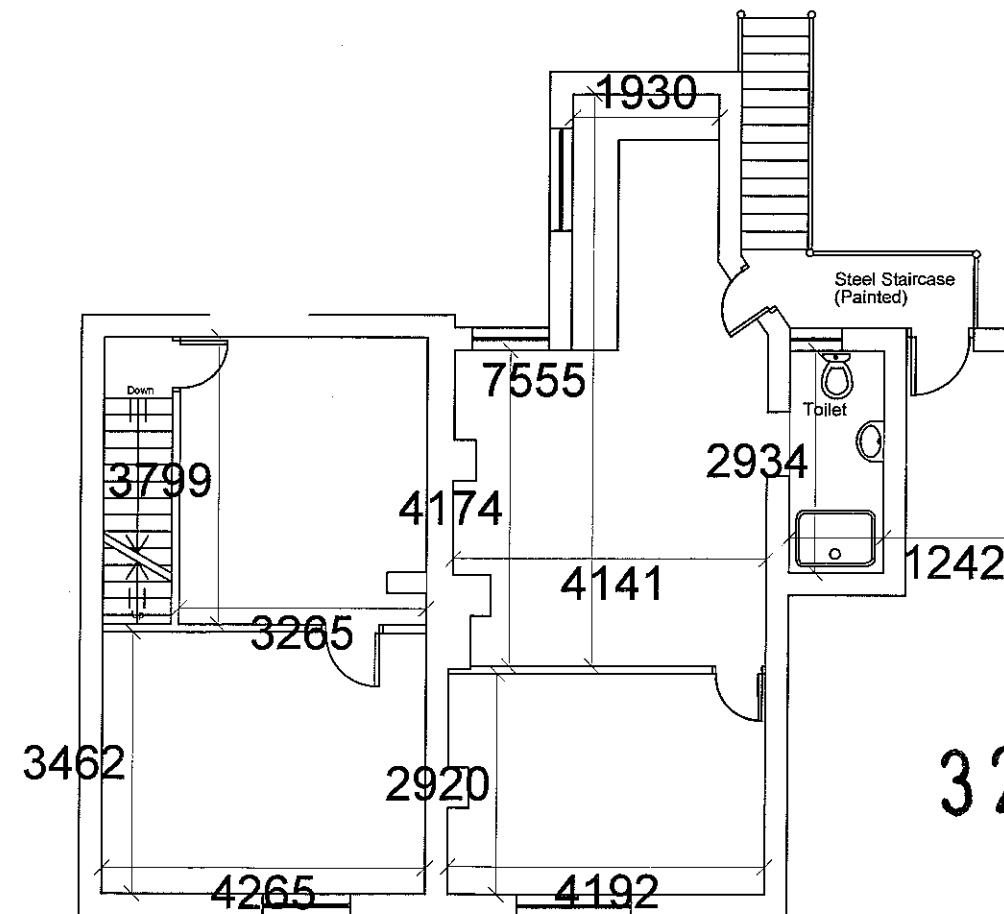
*Wheelchair Friendly entrance*

- 1- GP Survey Dental Statistics 2011, England:  
[http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsStatistics/DH\\_127417](http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsStatistics/DH_127417)
- 2- NHS Dental Statistics for England 2011:  
[http://www.ic.nhs.uk/webfiles/publications/007 Primary Care/Dentistry/dentalstats1011q1/NHS Dental Statistics England 2010-11 First quarterly report.pdf](http://www.ic.nhs.uk/webfiles/publications/007_Primary_Care/Dentistry/dentalstats1011q1/NHS_Dental_Statistics_England_2010-11_First_quarterly_report.pdf)
- 3- Longridge Conservation Area Management Guidance:  
[http://www.ribblevalley.gov.uk/downloads/file/3690/longridge conservation area management guidance](http://www.ribblevalley.gov.uk/downloads/file/3690/longridge_conservation_area_management_guidance)
- 4- Longridge Conservation Area Map:  
[http://www.ribblevalley.gov.uk/downloads/file/3669/longridge conservation area map](http://www.ribblevalley.gov.uk/downloads/file/3669/longridge_conservation_area_map)

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Existing Ground Floor



Existing First Floor

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.

Do not scale off the drawings, if in doubt ask.

Hussain Architectural Design are not liable for any work undertaken prior to Full Planning Consent and or Building Regulations Approval.

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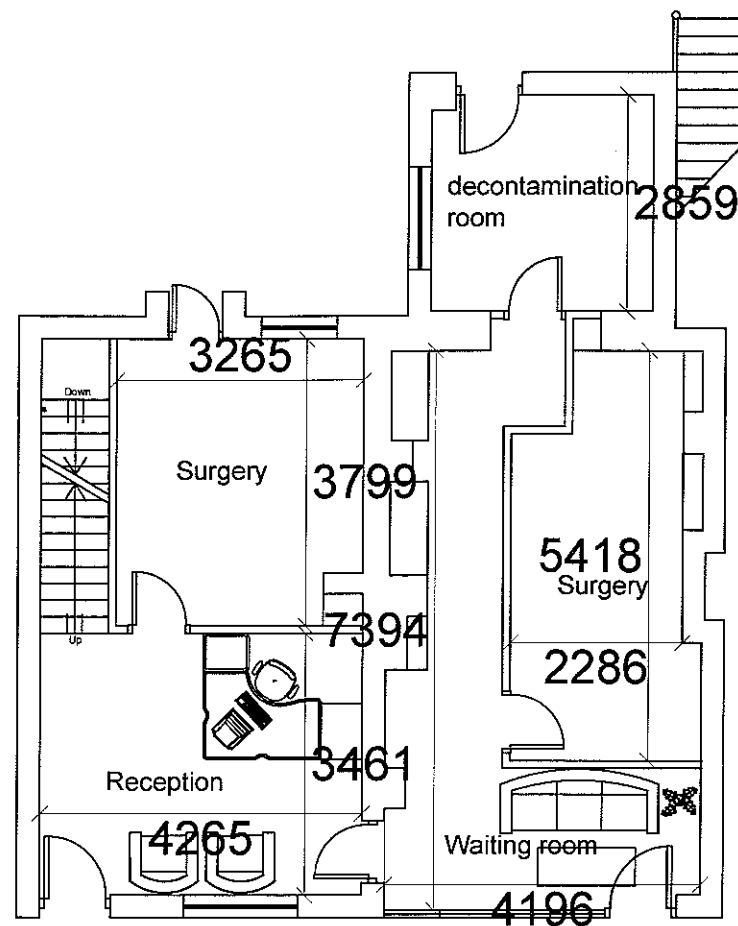
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Project No: / Dwg 01/EXT PLANS Drawn: SH

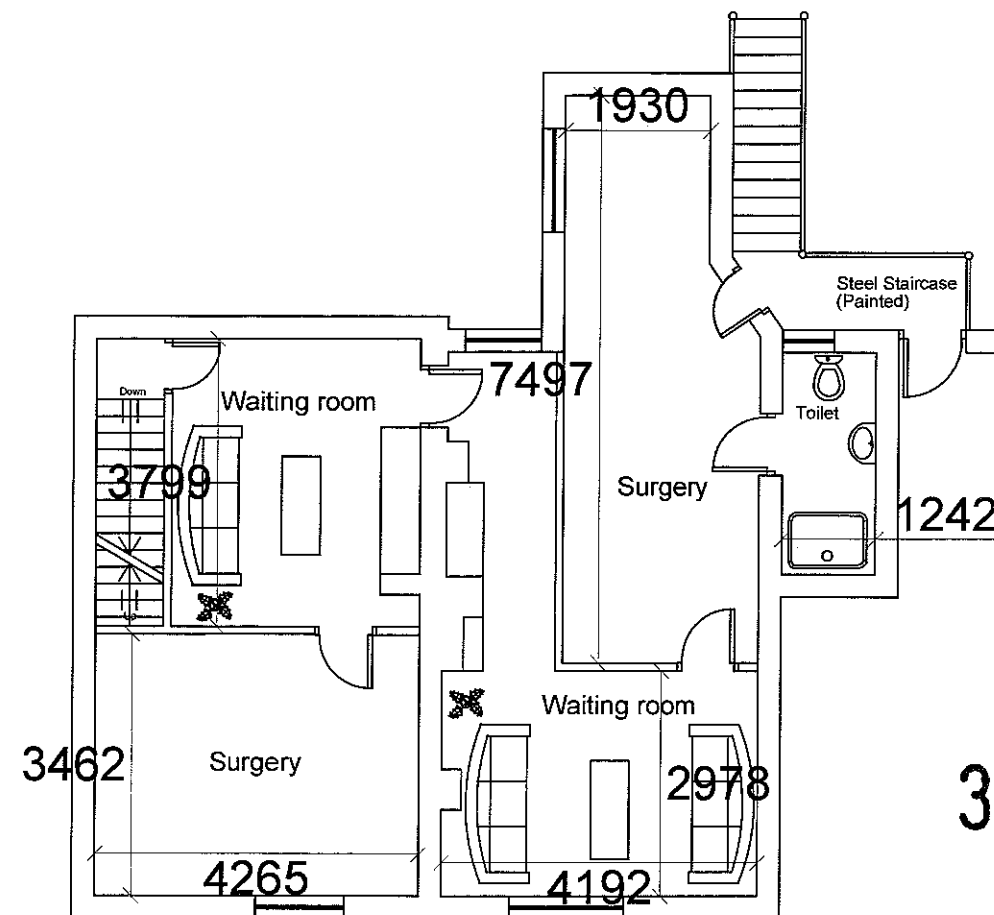
Client:

Date: 22/09/2012 Scale: 1:100

Amendments:



Proposed Ground Floor



Proposed First Floor

**Notes:**

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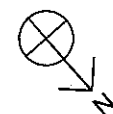
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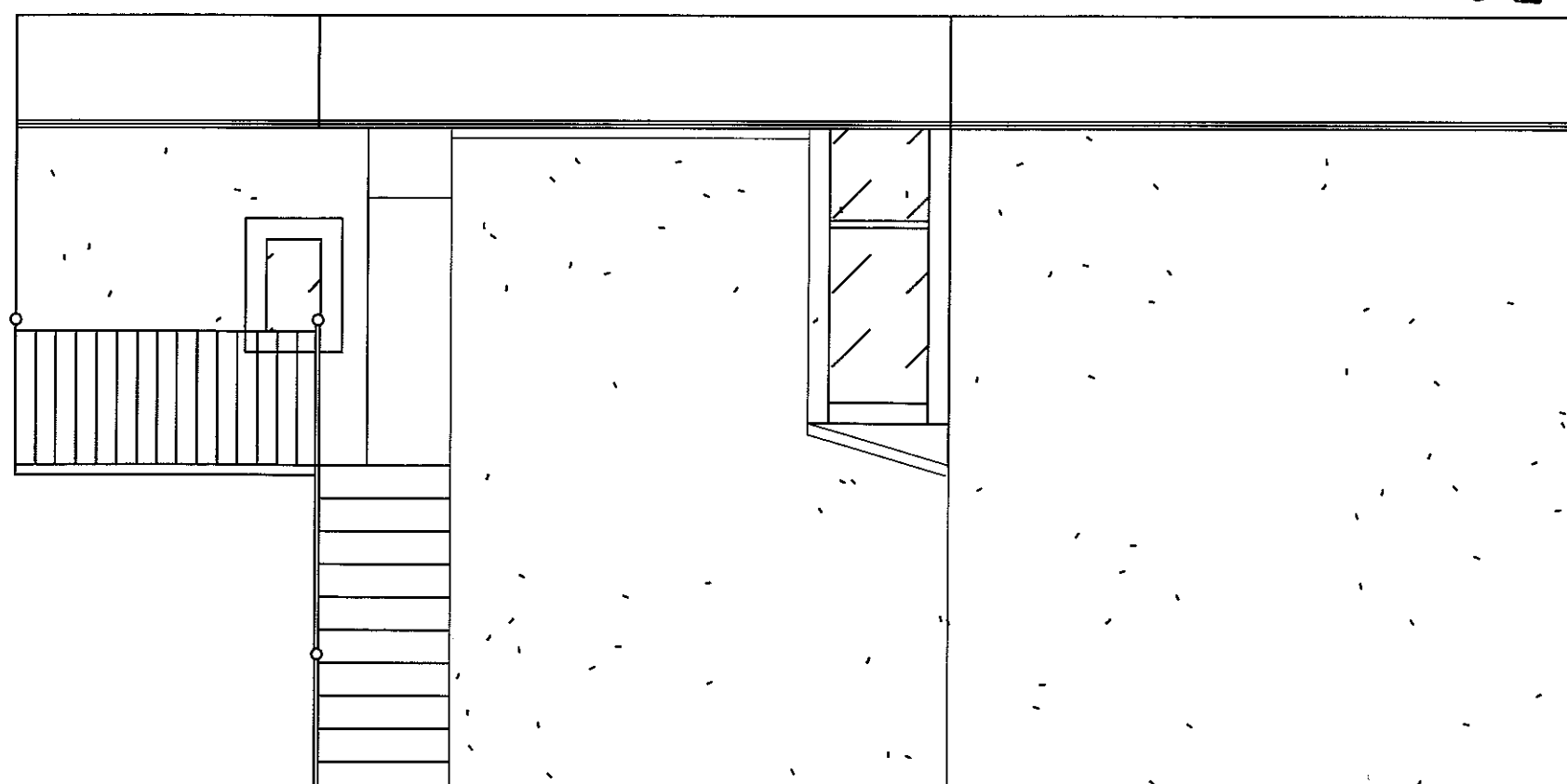
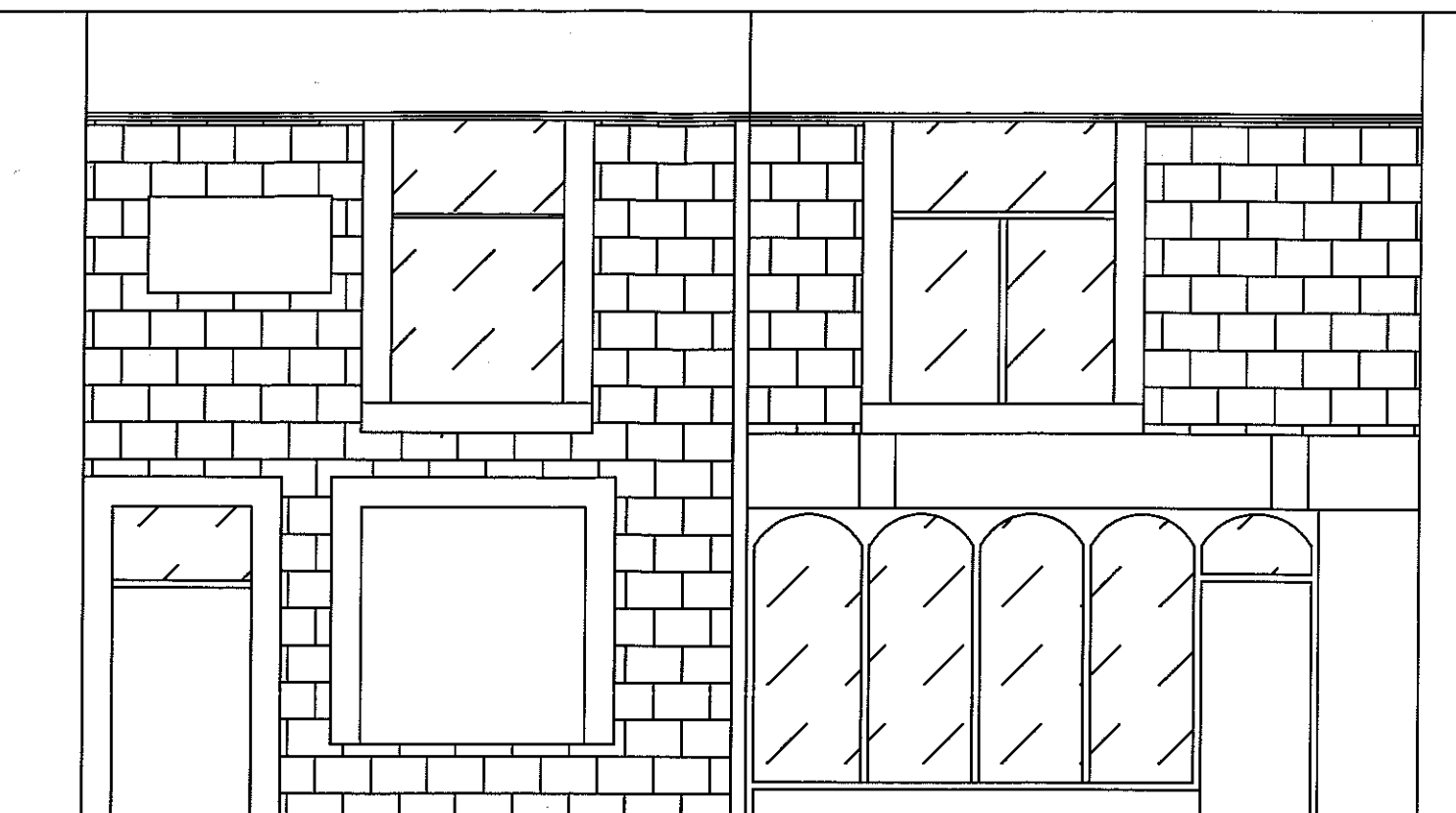
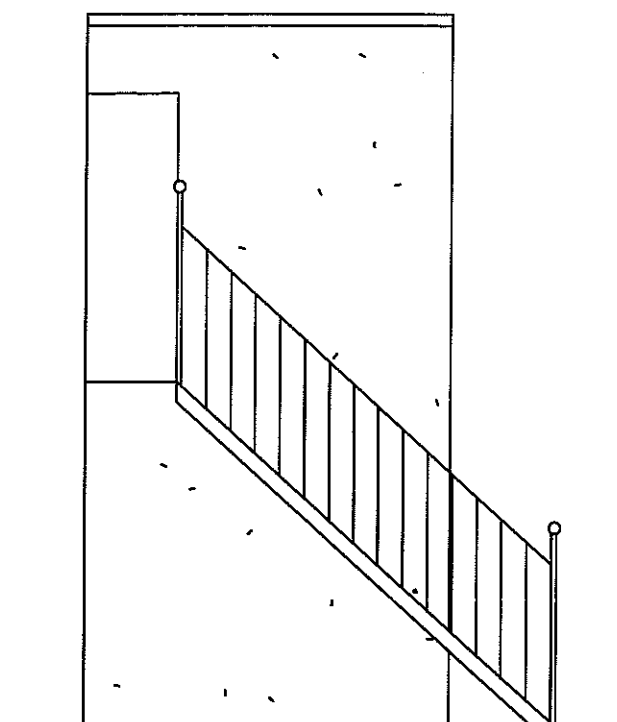
Title: 81 Berry Ln

Project No: / Dwg 01/PRO PLANS Drawn: SH

Client:

Date: 22/09/2012 Scale: 1:100

Amendments:



### SIDE ELEVATION

## FRONT ELEVATION

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## Existing Elevations

\_\_\_\_\_

**no  
changes  
proposed**

## Methods

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

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http://www.junaidesigns.co.uk

TIME

Project No: / Dwg 01/FireFloor

|  |                  |
|--|------------------|
|  | <b>Drugs: GH</b> |
|--|------------------|

**Client:**

Scale: 1:50 @ A3

## Abstract

## REAR ELEVATION