

Design and Access Statement and Planning Statement

Dental Conversion

Former Coop, 23 Newbold Rd, Desford



CLIENT:

Uzima Ltd

SITE:

23 Newbold Road

Desford, LE9 9GT

DATE:

15th May 2026

REF:

26017/DAPS/v1.0

IDC Architecture Ltd
5-11 Eagle Street, Accrington, Lancashire, BB5 1LN

W_www.idc-architects.co.uk

Existing building

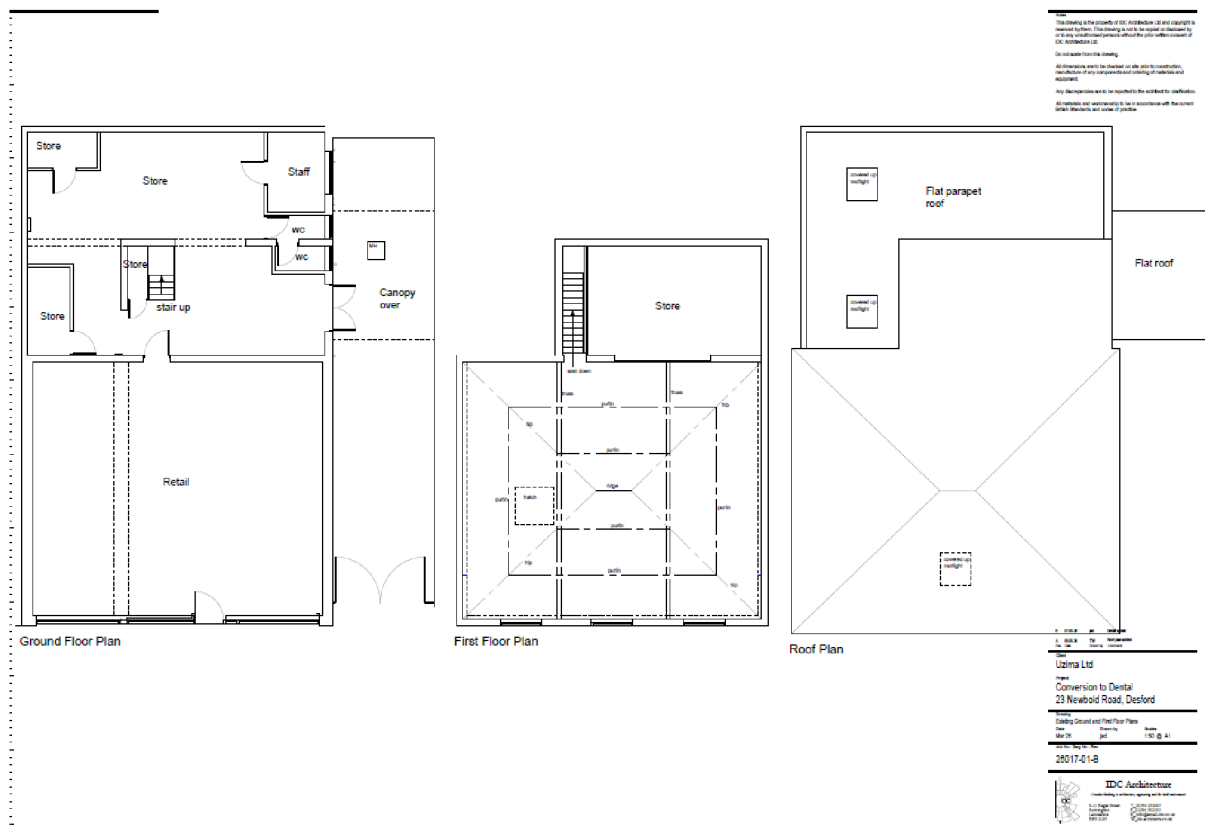
The existing building is detached and fronts onto the footway of Newbold Road. It is part two storey and part single storey with a wide parking area / driveway to the side and direct access from the footway of Newbold Road.

The building has a slated hipped roof to the two storey element and felted flat roofing with brickwork parapets to the single storey elements.

To the front, the building has a large modern glass shopfront and sign below facing brick and arched first floor windows which provides a striking statement at street level.

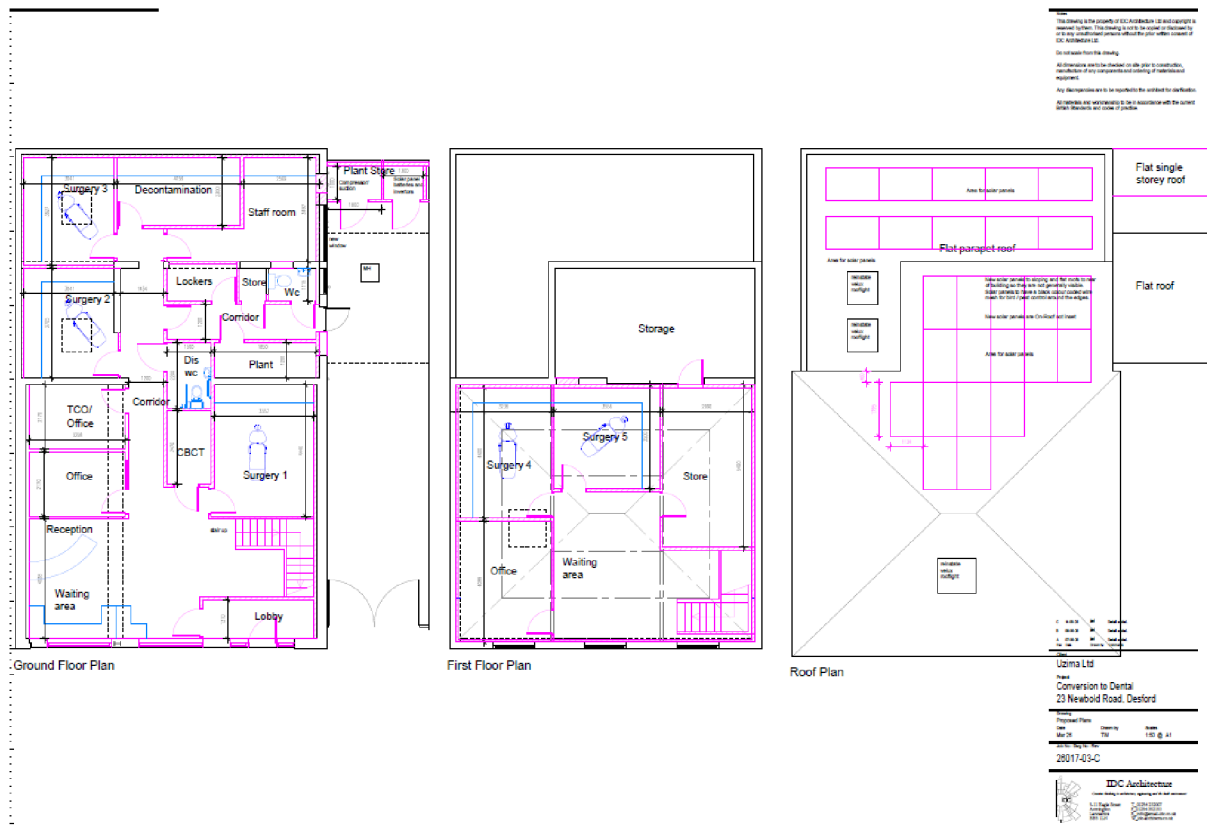
Amount

The building is 276sqm in floor area, 177sqm to the ground floor and 99sqm to the first floor. It is not intended to extend the building. A small external plant room is to be built at the rear of the driveway.



Layout

The conversion to dental will create a modern fully DDA accessible dental practice with a reception / waiting area, 5no surgeries and supporting accommodation.



Scale

The scale of the building will not be changed by the proposal

Landscaping

The existing landscaping will not be changed by the proposal

Appearance

Major changes in the appearance to the building are concentrated at the front. To the front, the building currently has a large modern glass shop front and sign below facing brick and arched first floor windows which provides a striking statement at street level.

The proposal is to remove the shop front and signage and reconstruct the ground level elevation with an artificial stone plinth and window surrounds, facing brickwork to match existing and new powder coated aluminum windows.



Accessibility

The existing building benefits from reasonably level access from the footway and this is maintained. There is space for disabled parking at the side of the building and routes around the building are sufficiently level. Internally the ground floor provides fully DDA and wheelchair accessible accommodation at ground floor level.

Planning Statement

The application seeks approval to change the use and make external alterations to 23 Newbold Road, Desford, LE9 9GT.

The change of use request is due to the need for written confirmation that the building can be used for dental services as part of the dental CQC licensing system. It is noted the last use of the building was as a retail store which is use class E, The new use – dental is also use class E and so this change of use should be permitted.

The external alterations are seen as betterment to the street scene, providing a more architecturally coherent aesthetic to the current gregarious shop front and signage.