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# DESIGN AND ACCESS STATEMENT

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## 1.0 Application Details

Address: 24 Hatton Garden, EC1N 8BQ  
Type: Change of Use from B1 (workshop) to D1 (dental clinic)  
Agent: Taxell Lamptey Architects – Contact: Eddie Lamptey  
Applicant: Dr David Thompson

## 2.0 Description

The basement premises of this address has been vacant for approximately 6 years. The owner of the property, David Halperin, has agreed to lease the space to Dr David Thompson in order for him to set up a dental practice. The current use class classification for the premises is B1 and was last occupied by a company carrying out watch repairs. The purpose of this planning application is for a change of use from B1 to D1 which will permit this property to be converted for use as a dental practice.

## 3.0 Context

The location offers an excellent opportunity to provide much needed first class dental services to a diverse urban environment formed by Hatton Garden, Greville Street and the immediate surrounding area.

## 4.0 Proposed Design Principles

The premises has been chosen as a suitable location due to its proximity to public transport links and cycle routes. Furthermore the location enables dental services to be provided within area containing many contrasting business.

It is proposed that the premises will be used for D1 use.

The proposed accommodation of 67m<sup>2</sup> will consist primarily of reception/office, waiting area, two dental surgery rooms, sterilisation room and WC facilities. The toilets will be used by both clients and staff. Two full time staff will be based at the premises and they will carry out both client activities and administrative duties within the premises.

In terms of appearance there will be no material change to the exterior of the building or to the area surrounding the premises.

## 5.0 Access Philosophy

The overall aim is to allow ease of access for all who intend to visit the premises.

The site can be accessed by road from Hatton Garden. Parking spaces immediately in front of the property enable access to the building for those with limited mobility. Also, the close proximity to public transport and cycle routes facilitates access without the need for car journeys.

The existing stairs leading to the basement have a width of approximately 1m, thereby permitting the future installation of a stair lift to enable access for those with limited mobility or wheelchair users.