

Camden Council

Date 10.2.10

Re: Planning application for 200A Finchley Rd. NW3 6BX to allow for a change of use from a shop to a facial and dental practice

Design and access statement:

Why dental surgery

The proposed function of the place is a change of use to accommodate a high quality combined Facial and Dental Practice. From the survey it appears that there is an insufficient clinic in the area to support the growing number of private students and new residents. There is also the whole issue of flexibility and availability of services to a wider community in different times of the week and with affordable and accessible conditions. For the following reasons we think that there is a strong case for the project:

a- The premise at 200A Finchley road has remained closed since March 2009, and has changed its uses a few times in the recent past from a furniture shop (futon), to kitchen unit and a clothes shop. These different functions have tried without little success. This service could be a welcome and complimentary addition to the local community and to be able to economically sustain itself and provide the needed facility.

b- The unique opening hours, for the surgery, is to help the professional and others within the community to be able to see the dentist in flexible hours early morning and late evening.

c- The surgery also is to encourage other groups to see dentist by discounted fee for old and retired people of over 65 and young and children under 20 years old. This section of society, between the ages of 18 to 20 and over 65 because we forget these groups who has most of the time financial difficulty in our society. This can encourage everybody of any groups to see dentist with affordable prices.

d- The new surgery will create new jobs with this practice to help local community.

e- Try to target close residential area and people around to be seen with affordable fees.

f- Access , there is good accessibility in terms of public transport. Bus stop in front of the shop, over ground train/Frognaal station and underground Finchley. The availability of these services will encourage people to use public transport. There is also the plan to take bicycle if we could put couple of bike- stand front of the surgery once Planning permission is granted.

g- The surgery will introduce a Public Transport Discount Scheme for people who take public transport and bikes.

h- There is not any practice closed by (one is front of O2 and another one in Swiss cottage).

k- The surgery will offer personal and private transport for elderly and disabled people who are lonely at home and need somebody to get them to practice and back home.

l- The surgery will have a few open house every year to give community and people education about oral health, information, instruction and even cosmetic advice.

Generally the surgery is planned to provide a friendly and flexible community service with extensive accessibility options including disabled facilities internally.

As we walked around the area we saw 6 shops closed down and looking for new occupiers and businesses there are few shops very close to this place where are empty vacancies to rescue the neighbourhood from this gloomy pessimist environment. We hope we can contribute to bringing life in to these

Opening hours: Monday to Friday 8am-9pm
Saturday 10 am-5pm

Design statement

The design concept is influenced by site conditions, Planning guidelines and our consultation with the planning department.

The planning application is for the change of use of an existing vacant premises (which was once a shop) into a facial and dental treatment.

Throughout our consultations with the planning department we have tried to maintain the character of the premises and its relationship with the neighbouring buildings and the main road. Allowing minimal disturbance to the front elevation of the premises, all remain as existing, only front door will be changed to allow a disabled access, it will be used as communal access into the premises

The internal floor areas (m²) for habitable rooms are above the minimum required floor areas standards required:

- The main dental and facial treatment room is 16 sq meters with natural lighting and ventilation and enough circulation space for disabled. Secondary treatment room is allocated in the back for treatments that require a full concealment away from daylight.
- The sterilisation is concealed in an enclosed space
- Reception, staff room and waiting room are located with maximum natural lighting and ventilation and an easy disabled access.
- WC is designed with an area of 5.3 m2 to accommodate disabled services
- Staff WCs are separate on the basement level (existing)
- A storage space is allocated in the basement floor with an area of 10.5 m2

Access

To comply with fire safety, rear fire escape door is changed to be fire rated in accordance with building regulations. It also involves fire alarms, fire extinguishers and other security measures to comply with fire safety.

Existing external side alleyway includes an amenity space with existing location for refuse and recycle bins, which are to remain, all are with an easy access externally.

1. Entrance into the building incorporates a disabled access to lead into reception/ communal space.
2. All doors openings (apart from surgery 2) are 900mm wide to allow disabled access
3. Ground floor to be design to accommodate disabled persons, allowing 1500mm min turning circle in WC, main treatment room and reception space. The ground floor will have a levelled (entrance to external exit, WC and surgery 1)
4. WC designed for ease of access with at least 700 mm between WC furniture.

Trying to adopt sustainable development within the existing building, we will make sure that all windows will be double glazed, provide additional insulation to improve the thermal performance of the building, all openings will be draft proof were possible, and we will try to allow for new wooden windows were required and possible for new openings. Other sustainable requirement will take place at the construction stage.

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