

Flat 4
17a Fawley Rd
London
NW6 1SJ

Development Control
London Borough of Camden
Camden Town Hall
Argyle St
London
WC1H 8ND

01 November 2007

Dear Sirs,

RE : APPLICATION FOR CHANGE OF USE : FROM A1 TO D1a
68a NEAL ST, LONDON, WC2H 9PA,

Please find enclosed my planning application for the above property.

My intention is to use the above premises as a Dental Clinic, and my proposed plans are enclosed herewith. It has come to my attention that there is an acute need for reasonably priced dental services in the WC2 area. My aim is to set up a Dental Clinic that will provide value-for-money dental care which will be accessible, and hence attractive, to the local residents and work force.

The ground floor unit of 68a Neal St. used to be utilised as an office space. The unit has been vacant since February 2006 i.e. for 21 months. The agent has had the unit on the market for this length of time, but has hitherto failed to find a suitable tenant.

Internal Design

The dental clinic will occupy the ground floor space, and comprise 3 DDA compliant dental surgeries, a reception area, a DDA-compliant toilet, and a staff area. I have no intentions of making any structural changes to the building. Instead, we will aim to make use of temporary internal stud partitioning, all of which will be removed upon termination of the tenancy. Any changes will therefore be minimal, and will be sympathetic to both the age of the building and the architectural surroundings (please refer to the enclosed floor plans).

External Area

There will be no external changes made to the building.

Access

My proposal will not have any impact on any public routes.

I have given particular attention to ensuring that the access to my surgery will cater for the needs of all members of the community:

- **Disabled patients:** The main entrance door to the building already provides for wheelchair access. The ground floor has 3 steps. I will have a removable access ramp to provide for the access of patients in a wheelchair. There is a DDA-compliant toilet in the hallway, and the design of the surgery will allow for provision of another DDA-compliant toilet. All 3 dental surgeries will allow sufficient space for wheelchair access.
- **Elderly patients:** as the clinic is on the ground floor, this will allow for easy access for elderly patients, as no climbing of stairs will be required.
- **Visually impaired patients:** the clinic, being on the ground floor, will facilitate access, and there will be an outdoor buzzer for patients to signal their arrival to our reception staff in the event that assistance is required; the reception area will be designed to cater for easy access; the surgery walls will be painted in contrasting colours to assist partially sighted patients;

Providing a Dental Service To The Local Community

The impact to the surrounding community will be positive, as I will be providing a much sought after high quality and affordable dental service to local residents and workers. I will provide opportunities for employment in the local community, as I will require a Practice Manager, a Receptionist, 3 Dental Nurses, and 2 Dentists.

Waste disposal

I have given consideration to the issue of waste disposal.

The clinic will have a separate area for domestic, clinical, and recyclable waste. The refuse areas are highlighted in the enclosed Floor Plans.

Conservation Area

68a Neal St is part of the Seven Dials Conservation Area. As my plans do not involve any demolition of the building or surrounding areas, I have not completed a conservation area application form.

Attached Documents

The documents enclosed are as follows

1. 3 completed copies of the application form
2. 3 copies of the plans for the existing site (DOCUMENT 1)
3. 3 copies of the proposed plan (DOCUMENT 2)
4. 3 copies of the location plan (DOCUMENT 3)
5. 3 copies of the site plan (DOCUMENT 4)
6. Internal and External photographs of the existing site
7. An attached fee of £265.00
8. A copy of the letter notifying the freeholder of my intentions

If you have any enquiries arising from my application and the enclosed plans, then I will be more than happy to discuss them with you.

I look forward to receiving your opinion on my proposal.

Yours faithfully

17 a Fawley Rd
London
NW6 1SJ

Consolidated Developments Ltd
26 Soho Square
London
W1D 4NU

01 October 2007

Dear Sirs,

Re : Proposed Development at Ground Floor 68a Neal St, London WC2H 9PA

I hereby give notice that, I, Dr N Flora Chigwedere, am applying to Camden Council for change of use for the above named property.

68a Neal St is currently registered for B1 office use, and I intend to apply for D1a use, in order to practice Dentistry from the above address.

Please do not hesitate to contact me if you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dr N Flora Chigwedere', with a stylized, cursive script.

Dr N Flora Chigwedere