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Design and Access Statement

152 Haverstock Hill, NW3 2AY

*Change of use from A1 (Dry Cleaners) to a (D1)
Dental Surgery*

13/05/2015

Introduction and proposal

This application proposes a change of use of this ground floor and basement property from its existing use as a dry cleaners (A1) to a dental practice (D1), with an outwardly facing retail element to sell related dental products.

The property is located within a terrace of three commercial properties on the ground floor with three floors of residential accommodation above. The application site borders a Hairdressers (A1) and a restaurant/Bar (A3/A4), and these three commercial units make up the parade.

The application site encompasses the ground floor and basement area. The ground floor consists of 50m² of floor space, and the basement of 30m². The basement area is currently vacant and only in use as a downstairs W/C. The basement area is currently serving no purpose in connection with the A1 space on the ground floor.

The site is located within a highly sustainable location on Haverstock Hill, close to public transport, including a number of buses serving all areas of London. In addition, Belsize Park Underground Station is a 5 minute walk from the application site.

Planning Policy

After review of Camden Planning Policy Guidance (CPG5), it was found that there are no planning policies that specifically relate to the application property, as it is not located within a protected neighbourhood frontage, or a primary/secondary retail frontage. It is therefore considered that there are no material considerations that would in principle prevent the change of use.

The application complies with the London Plan in terms of providing economic prosperity to the local area. By utilising the basement area of the property, the creation of additional

commercial floorspace will be facilitated and the property will provide a highly desirable service to the local area, which is accessible to the local community.

The property is not proposed to generate any unusual noise impact to the local surroundings. Although exact opening hours have not been fully determined, the main hours of operation are expected to be between 8am to 7pm. The number of staff employed by the business is likely to be 6.

Proposal and alterations

The change of use into a dental practice does not involve any changes to the external envelope of the building that is considered to materially impact its appearance.

Internal alterations will be carried out in order to facilitate the conversion into a dental practice. The ground floor incorporates a reception and waiting area, leading to a corridor and treatment room (see plan H/H/001). The proposal includes a complete refurbishment of the basement floor, which will bring the downstairs into use as a second treatment room and a staff only decontamination room for the effective management of equipment (see plan H/H/002).

Use

The use is considered to be inclusive to the local community, with limited impact on the area in regards to noise, traffic and pollution to local residents. The use of the property is considered to offer a valuable service to the local area, provide employment and would not be harmful to the amenities of local residents.

It is envisaged that staff and patients will either walk, or use public transport, given the properties location. There is a local Controlled Parking Zone, which enables monitoring of the parking situation in the area and therefore no adverse impact on the traffic in the local area is expected.

Access.

Under the Disability Discrimination Act (DDA) 'reasonable adjustments' should be made to the premises to ensure use for the disabled. When refurbishing the premise, actions will be taken to make sure that any patients who use a wheelchair can access the facilities. The height of the reception desk and the privacy panel will also be taken into consideration.

One feature that will be considered during the refurbishment is a fully DDA compliant toilet, this largely depends on how feasible it is to provide, given the existing space, and close contact will be made with building regulations throughout the process in order to comply with all standards. If provided, this will need to be 2.2m by 1.5m with a 1m wide door that opens outwards.

When refurbishing, appropriate ramps can be installed at the entrance of the practice. The gradient of the ramp can vary from 1:12 to 1:20 depending on the length available for the ramp and the ramp should be 1500mm wide.

Waste and Recycling

A specialist company will be employed to manage effective disposal of dental waste on a daily basis.

Specialist waste includes tooth boxes, amalgam and capsule containers, sharps containers and lead foils. A specialist company will be employed in order to remove the waste safety and containers provided with various containers and mercury suppressant foam.

The National Planning Policy Framework

It is felt that there are a number of principles within the NPPF that support this development. The NPPF advocates the more broadened spectrum of sustainable development within the planning system, stating the idea of sustainable development as:

'Meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

The NPPF continues with three dimensions to sustainable development:

- *An economic role* - ensuring the right land is available at the right time in the right place to support growth and innovation
- *A social role* - providing a supply of housing to meet the needs of present and future generations and providing a high quality built environment with accessible local services
- *An environmental role* - contributing to protecting and enhancing the natural built and historic environment

The economic sustainability objectives of the appeal proposal are clear in the fact that a more efficient use of land is being created, particularly with the introduction of the basement level. This additional floorspace also creates jobs and useful services, bringing vitality and diversity to the area.

The ability to provide a high standard of care to the community within the proposal ensures that the general desirability and economic prosperity of the area will be significantly increased.

It is clear that the appeal site is in accordance with the objectives of the NPPF. Section (19) states *'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'*