

DESIGN AND ACCESS STATEMENT

116 Heath Street, Hampstead, NW3 1DR



**IN SUPPORT OF THE PROPOSAL
FOR A CHANGE OF USE
OF THE GROUND FLOOR UNIT AT
116 HEATH STREET, NW3 1DR
TO A CONTEMPORARY
DENTAL PRACTICE**

Introduction

This statement has been prepared to support the planning application for change of use from existing A3 use (Restaurant) to D1 use (Dental Practice) of the ground floor unit located at 116 Heath Street. The ground floor unit was previously occupied by a French restaurant but is now currently vacant.

Site Description and location

The application site relates to the ground and basement level of a 4-storey property located on the east side of Heath Street, most recently in use as a restaurant (Class A3) with residential accommodation above (Class C3). The basement floor has been fully enclosed to extend the restaurant's kitchen. The ground floor has been also extended, first with a conservatory and later with a replacement extension.

The unit has approx. 140 square metres internal space available over ground and basement level. The unit's main entrance opens directly via Heath Street. The frontage is fully glazed from pavement to first floor level with the entrance to the unit on the left. The frontage is approx. 4.52m onto Heath Street with boundary side roads Elm Row and Hampstead Square and Stamford Close to the rear.

No 116 is not listed but falls within the Hampstead Conservation Area and has been identified as making a positive contribution to the character and appearance of the Conservation area

The rear of the property fronts Stamford Close, a courtyard off Hampstead Square. Stamford Close is a York stone paved courtyard linking Hampstead Square to Heath Street. It lies at the heart of the Hampstead Conservation Area, in a subarea dated from the early 18th century through the 19th century, characterised by a network of lanes and narrow alleys punctuated by small and irregularly shaped spaces of great charm, such as Stamford Close. The courtyard is surrounded by listed buildings: nos. 112, 114, 118 & 120 Heath Street (Grade II), 1 & 3 Elm Row (Grade II* and Grade II respectively) and 4 Hampstead Square (Grade II), which enhance its importance to the conservation area.

Existing use

116 Heath Street is a four storey building with each storey being deeper than the storey above. The ground floor and basement level of this building has been predominately used as a restaurant since the early 1990's but has been vacant for over 18 months to date.

Proposed use

It is proposed that the ground floor unit will be used as a Specialist Orthodontic Practice specifically focused on provision to the needs of paediatric Dentistry.

It is proposed that the new practice will contain 2 surgery rooms, a separate sterilisation room, a waiting/ reception areas, patient consultation room and male/female/disabled bathroom facilities and staff changing areas.

Layout and appearance

The applicant plans to have a light and airy reception/waiting area directly accessible from the front entrance at ground floor level with two fully fitted dental surgeries plus separate decontamination room. Male/female/ disabled bathroom facilities will also be provided to the rear at ground floor level. Plans for the basement level include two consultation rooms plus staff kitchen and male/female comfort/changing room.

The separate decontamination room will be accessible from both surgeries and in compliance with the HTM 01-05 (Health Technical Memorandum 01-05: Decontamination in primary care dental practices). The proposed layout for the surgery allows for disabled access on the ground floor unit.

It is anticipated that any building work and alternations needed to convert the existing layout of the unit to accommodate the best set up of the dental practice will be internal only. No changes are proposed to the appearance of the unit externally beyond new signage to advertise the dental practice when the building work is completed.

New signage will be in keeping with rest of the streetscape and in accordance with frontage style of the building. The colour style and size of the new signage will be in complimentary style to already existing business signage on Heath Street.

Justification for the change of use

The overall appearance of the practice will be light and airy with a contemporary feel. Every effort has been made to design the practice to be in keeping with its surrounds to enhance and elevate the streetscape within the conservation area. It is felt that the provision of additional dental services will enhance and positively contribute to the areas available healthcare services.

It is considered that all healthcare facilities should positively contribute to the local community and environment. It is therefore considered that a dental practice, with an

active frontage and a modern reception area will provide an attractive addition in this high density location.

The change of use is sought to allow the set up of a fully functioning dental practice. The change of use will also effectively bring this long term vacant commercial unit to be brought back in to an active and viable use as a dental practice.

Heath Street is well located within Hampstead Village shopping area. From the 2011 census the area is home to a higher proportion of self employed, entrepreneurial and higher managerial households and is recognised as an affluent area of London.

The area has excellent transport links with 20 railway stations located within 3 miles of No 116. Hampstead Heath Railway station is approx. 0.6 miles and Finchley Road and Frognal station 0.7 miles from the unit. There are 20 Tube/DLR stations located within 2 miles of the unit. The nearest Underground station is Hampstead which is approx. 380 yards away. There are 5 bus stops within 148 to 350 metres walk of no 116. There are 2 bus stops on Heath St and 3 on Hampstead high street catering to a wide range of destinations within the London metropolitan area.

The Applicant selected the ground floor unit as a potential location for their new dental practice specifically because of the excellent transport links nearby, which will enable both staff and referred patient's easy access to and from the practice using public transport. Also the applicant's research had shown no Paediatric specific orthodontic dental services already in operation within the area. For this reason and the excellent transport links available made this unit an excellent choice providing the change of use can be obtained. It is felt that the provision of specialist orthodontic and paediatric dental services will enhance and positively contribute to the available services for residents.

The proposal will provide the area with a newly modernised specialist dental surgery and will also create a number of employment opportunities for dental staff locally.

The proposal seeks to protect the character of the conservation area with no external changes and the design, size and materials used chosen to enhance the existing streetscape. Therefore it is believed that the proposal is in keeping with the local area and the council planning guidelines.