

Design and access statement for 61a Neal St

- **Proposal:** Conversion of the property from an empty shop unit to a dental surgery. The shop is currently A1 use and I would like to request a change to D1 use. The shop is within a grade II listed building. The new dental surgery will be on the ground floor and basement level.

2 Description: The property is part of a terraced house which is over 4 stories and a basement. The 3rd floor is built within the attic space with a dormer window (at the front) and gabled roof line (at the rear). There is an A1 retail unit on the ground floor with stairs down to the basement, which affords further retail and storage space. The basement and ground floor were a former shop unit, the first, second and third floors remain as residential.

There is also a Ground floor front entrance, corridor and stairs up to the residential unit over the 1st, 2nd and 3rd floors. The domestic residential unit has two bedrooms, living area, kitchen and bathroom, with a staircase between each floor.

The entrance to the proposed dental surgery is also on the ground floor, to the right side of the front elevation.

The front façade of the building is stucco rendered with concealed parapet and slate roof with dormer.

There is a newly formed single storey rear extension at ground floor level. The rear of the old yard (now extension) is bounded with the multi storey rear elevation of 13 Neal's Yard and a rear boundary wall of 9 Monmouth St, 59 Neal st and 63 Neal street.

The property forms part of the terrace, which is Neal Street, approximately 18th century with a later timber shop-front added during the 20th Century.

The property is a Grade 2 Listed Building, which falls within the Seven Dials (Covent Garden) Conservation area. Listing N^o 1322099.

The works that we are proposing will not affect any of the historic features which are being protected by the Planning (Listed Buildings and Conservation Areas) Act 1990.

The landlord is currently looking into doing some renovation works on the property and they have made their own separate application for the works they propose to do. My application is purely for change of use to from A1 to D1.

3. Layout of proposed development: Please see Clark Dental's drawings attached to the application.

The new surgery will be a 'Dental Spa'. This means we will have bespoke high end fittings, finished to a very high standard to give the surgery a spa like feel and make the whole experience a unique experience for patients who are very nervous about visiting the dentist. Please see pictures of our current surgery which is located at 68a Neal St. This will depict the level of excellence we will achieve with our design.

On the ground floor we will have:

- A reception area, here we will have a receptionist greeting our patients.
- An area where we will be able to sell dental products such as toothbrushes, toothpastes etc.
- A DDA compliant toilet facility.
- An area for dental panoramic x-ray machine. This area will be a 'zoned' area, meaning access will be prohibited when x-rays are being taken. The relevant partitions will be lead lined.
- A dental surgery (surgery 1). Each surgery will have a bespoke dental chair in the centre with a worktop and cupboards running along one wall containing paraphernalia the dentist requires throughout their procedures.
- A staff room/office

At basement level we will have:

- Two surgeries (surgeries 2 and 3).
- A decontamination area, this is where we will store our clinical waste which is collected once a week by SRCL, the company we have a contract with to collect our clinical waste. This is also where we will decontaminate our used dental equipment.

The undercroft area:

- We will use this space for storage of our dental plant equipment only.

4. Scale/appearance of the proposed development

External:

- We do not intend to make any changes to the outside other than the following: -
 - a. Signage. A separate Advertising planning application will be made for this element if required.
 - b. The introduction of an air intake vent to the stall riser on the shop front and roof vents to the ground floor flat roof at the rear. A separate planning application will be made and will including a listed building application for this venting.
 - c. We will install 2 air conditioning condenser units on the rear Elevation. The condensers will fall within the required noise levels stipulated by the previous consented planning application.

Internal:

- a. We will be laying laminated timber flooring on both levels over the existing slab & structural floor finishes.
- b. We will be constructing demountable partitions, forming individual dental surgeries and ancillary rooms. All to be paint decorated.
- c. Ceilings will be plasterboard and skim, paint decorated with LED lights inserted.
- d. Some of these partitions will be lead lined where required.
- e. We will be introducing LED general lighting throughout. Specific task lighting will be attached to the dental chairs.
- f. Each surgery will have small pictorial air conditioning units positioned on the partitioned walls and a fresh grilled air supply ducted through the ceilings voids.

Heating and Cooling

- This will be by way of air conditioning units within each surgery. Air supply will be ducted within existing ceiling voids and vented to the rear ground floor flat roof and to below the stall riser on the front elevation. Additional ancillary heating will be provided with storage heaters where necessary.

The undercroft:

- We will place our small plant equipment into the undercroft area.

Conclusion

We are requesting for 'change of use' of this existing retail unit on the ground and basement floors only, we do not intend to remove any of the remaining historical features (limited to existing chimney breasts) within the above curtilage. The existing open plan floors will be subdivided to provide 3 dental surgeries over the two floors with ancillary offices and facilities, including a DDA compliant toilet. There will be no nett gain of D1 use class within Neal St, as our existing surgery/spa will revert back to A1 use class when the new Spa is opened at 61 Neal Street. The streetscape will not be affected by this development, as the shop front will remain as existing.