

## Design and access statement for 15 Grape St, Basement and Ground floor

- **Proposal:** Conversion of the property from an empty office to a dental surgery. The office is currently B1 use and I would like to request a change to B1/D1 use. The new dental surgery will be on the ground floor and basement level.

**2 Description:** The property is part of a building which is over 6 stories including a basement. The basement and ground floor were a former office unit, the first, second, third and fourth floors will remain as office space.

There is also a Ground floor front entrance, corridor and stairs up to the offices over the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors. There is also a lift from ground floor to 4<sup>th</sup> floor.

The entrance to the proposed dental surgery is on the ground floor. There is a shared main entrance.

**3. Layout of proposed development:** Please see Site Plan drawings and Images of current Dental Spa 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 which already exists
- An area for dental panoramic x-ray machine. The relevant partitions will be lead lined.

- 2 dental surgeries (surgery 1 and 2). 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
- A decontamination room to sterilise our dental equipment

**At basement level we will have:**

- Two surgeries (surgeries 2 and 3).
- An area for our plant equipment
- A staff room
- A space to store equipment
- Space for further expansion

#### **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 when required.

**Internal:**

- a. We will be constructing demountable partitions, forming individual dental surgeries and ancillary rooms. All to be paint decorated.
- b. Ceilings will be plasterboard and skim, paint decorated with LED lights inserted.
- c. Some of these partitions will be lead lined where required.
- d. We will be introducing LED general lighting throughout. Specific task lighting will be attached to the dental chairs.
- e. 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 via existing fresh air system. Additional ancillary heating will be provided with storage heaters where necessary.

### **Conclusion**

We are requesting for 'change of use' of this existing office unit on the ground and basement floors only. 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, with space to expand in the future. There will be no nett gain of D1 use class within the area, as our existing surgery/spa will revert back to A1 use class when the new Spa is opened on Grape St. The streetscape will not be affected by this development, as the existing front will remain as it is. We will be employing more staff to allow for the intended expansion, so this conversion will not result in reduced employment due to losing office space. We are only taking 2 of the 6 floors, the other 4 floors will remain B1 office space.