

CHANGE OF USE FROM RESIDENTIAL DWELLING (C3) TO DENTAL PRACTICE (D1) (SUBMISSION)

AT

HAMPSTEAD ORTHODONTIC DENTAL PRACTICE

4 Elm Terrace, Constantine Rd. London. NW3 2LL

by Tim Lowton (Senior designer – MPL interiors)
acting as agent for Angelos Alvos (Hampstead orthodontic practice)

The property falls within a conservation area although as far as we know the building is not listed.

1.0 Purpose of the proposal

The purpose of the change of use is to enable the client 'Hampstead orthodontic' to add an additional two surgeries to the clinic by making use of the first floor. We will avoid using the Second floor for anything other than a staff area. There are existing rooms, stairwell and shower room. While we will avoid changes here where at all possible a kitchenette will be added as a tea/coffee/ sandwich area for staff.

The reception area will be remodeled just a little to enable open access to the stairwell which will not be changed at all, and to allow for the introduction of a fire curtain.

2.0 Health and safety / fire

We have been working with John Miller Partnership to ensure that health and safety and fire regulations are conformed to. We were advised to install a fire curtain on the ground floor between the shop front and the new entrance.

All doors will be 1/2hr fire rated. We have advised the client to reconfigure the first floor layout to allow for wider corridors on the first floor (the floor used by the clients) for the sake of additional fire safety and for general comfort of the staff and clients using the new surgery. A glass partition is proposed as part of the stairwell to add a greater sense of space on the first floor.

3.0 Impact of neighbouring site

It is not envisaged that there will be any significant noise or pollution impact on the neighboring properties. There will be only a moderate change to the number of clients to the site as only two surgeries are added.

6.0 Access

Access to the ground floor won't change. As disabled access to the first and second floor is problematic due to the nature of the building. The surgeries on the ground floor will cater to any disabled clientele.

There is an existing step up into the ground floor reception space, as the reception is relatively small, and no significant work are proposed, and building a ramp would significantly reduce the available seating area we proposed keeping the existing temporary ramp, that has worked we on the few occasions it has been used.