

Design and Access Statement

116 Heath Street, London, NW3 1DR

June 2019

Introduction/Summary

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination.
- This statement accompanies an application for the retention of a side facing security shutter to an existing dental practice.

Existing Context

The Site and Surrounding Context

The application site is located on Heath Street which is within a conservation area but not locally or statutory listed. The application property is currently in use as a dental practice on the ground floor and residential on upper floors.

The existing property is a mid-terrace building finished in brick with slate roof tiles. An undercroft access is located to the left hand side of the property leading to rear courtyard which serves other businesses, residential properties and access to the application site.

The Proposal

Our proposal is to retain the existing side facing shutter to the dental practice. The proposed shutter serves a door entry to the application site and has been installed as part of security measures.

The application site is a dental practice and the installation of the shutters were to protect an area of the building where medicines and medical drugs are stored. Two successful burglaries have taken place within the application site and the installation of the solid shutters as opposed to perforated shutters was as a result of police and security expert recommendations.

The proposed shutters are not perforated however we feel that this is an exceptional circumstance for three reasons:

1. The installation of the shutters is on a side elevation through a covered undercroft. The installed shutters are not visible from the street scene and does not affect the character of the street view.
2. The shutters are to secure a site that stores medical drugs and has expensive dental equipment. As two successful burglaries have taken place, the advice from the local police was to secure the side facing door which was an entry point on both occasions.
3. The door serves as a fire escape to the dental practice staff and patients and therefore the shutters remain open during opening times. Shutters are only closed out of hours and therefore are not noticed by anyone using the side access during daylight hours.

Access

No access alterations are proposed

Parking

No parking provisions have been altered

4.0 Conclusion

Based on the information above and the fact that the shutters are not located on an elevation that would affect the character of the building we believe that approval should be granted.

It is hoped that officers will be able to support the existing shutter to improve security to the benefit of existing and future residents alike. If for any reason, there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.



Existing Shutter Shown – Closed



Existing Shutter Shown - Open