

Planning, Design and Access Statement

Bayswater Dental Clinic
Cervantes Court Inverness Terrace
London
W2 6JE

10th July 2021

Revision 1



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1. Introduction

- 1.1 Paul Little Architect has been instructed by Dr Vahid Motahar, chief dental practitioner at Bayswater Dental Clinic, to coordinate the preparation and submission of a full planning application for the installation of 1no AC condenser unit.

Following a letter sent from Westminster council to Dr Motahar dated 26th October 2020 (Ref:DP/PET/20/73488/K), a previously externally installed condenser unit and associated pipework was removed at the request of Westminster council.

This document alongside the submission drawings seeks to obtain planning permission for the external re-installation of 1no AC condenser unit and acoustic enclosure. The following document will also address how important the unit is to ensuring that the dental practice remains a healthy and hygienic environment for both staff and patients, and evermore so now since the emergence of Covid-19.

Supporting Documents

The application comprises of the following documents:

- Location / Block Plan - Drg Ref: - 0012-PLA-DR-A-0001
- Existing Floor Plan - Drg Ref: - 0012-PLA-DR-A-0002
- Existing Front and Rear Elevations - Drg Ref: -0012-PLA-DR-A-0003
- Existing Side Elevations - Drg Ref: 0012-PLA-DR-A-0004
- Proposed Floor Plans and Elevations - Drg Ref: - 0012-PLA-DR-A-0005
- Proposed Side Elevations - Drg Ref: - 0012-PLA-DR-A-0006
- DAA Group_Non impact assessment
- Daikin_RXYSCQ-TV1_Specification

- 1.2 This Planning, Design and Access Statement seeks to explain the proposal in full, address the design and access requirements and assess the proposal against the conservation constraints and policy requirements.

2. Site and Surrounding Area

The Site

- 2.1 The application site relates to Bayswater Dental Clinic, 1 Cervantes Court, W2 6JE
- 2.2 The site is a 4 storey residential block with basement parking. The property is located within the Queesway conservation area.
- 2.3 Bayswater dental Clinic is located at the upper ground floor of the residential block.
- 2.4 Pedestrian access into the clinic is from Inverness Terrace Road. At present the clinic consists of a waiting area; a teapoint; 3no treatment labs; a mixing room and a WC.
- 2.5 There is a small area of amenity space to the front of the property.

The Surrounding Area

- 2.6 The application site is set within a mixed use area. The immediate surrounding properties are primarily within residential use and there are also a number of hotels nearby. To the west of the site runs Queensway high street. The site is in close proximity to both Baywater and Queensway London underground stations. Hyde Park is located nearby to the south of the site.
- 2.7 A site location plan is enclosed with the submission.

3. The Proposal

- 3.1 Planning permission for an externally fixed condenser unit is sought to improve the usability, health and safety of both the staff and patients of Bayswater dental Clinic.

Bayswater dental clinic have always ensured that the hygiene and safety of both patients and staff is a top priority. Since the outbreak of Covid-19 the government have advised UK dental practices to open windows to reduce the risk of infection. However, this has resulted in the clinic being too hot in the summer months and too cold in the winter. Therefore Bayswater Dental Clinic have opted to install AC units in their rooms to ensure a comfortable environment for both staff and patients. The AC units also have the added health and safety benefit of ensuring that air circulation is increased so that it can be purified by the air purifiers located in the treatment rooms.

- 3.2 An AC condenser unit will need to be installed externally as part of the air conditioning system. The proposed location will be to the rear of the prop-

erty so that it not visible from the street. All associated pipework will run internally within the clinic and concealed within boxing.

- 3.3 For the technical specification of the condenser unit and the associated acoustic report refer to the appendix at the end of this document.
- 3.4 It should also be noted that MPs have recently lobbied in parliament for the government to provide grants to dental practices for the installation of high capacity ventilation equipment. This reinforces the notion that Bay-swater Dental Clinic need to provide AC units in their practice.

It should also be recognised that due to the size of the clinic, installing high capacity ventilation equipment is not practical, however, the clinic is providing the best solution possible to ensure the safety of the local community and staff.

4. Planning Policy Framework

- 4.1 In preparing this statement, reference is made to the following national and local planning policies and guidance documents:
- The National Planning Policy Framework (NPPF) (Feb 2019)
 - Westminster City Plan Strategic Polices (November 2016)
 - Development and Demolition on Conservation Areas SPG

National Planning Policy

- 4.2 At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). This document was adopted in February 2019.

Local Planning Policy

- 4.3 At a local level, planning policies are contained in the Westminster Development Plan. The Development Plan combines a number of documents, of which the principle document is the Westminster City Plan.
- 4.4 Within the Proposals Map, the site is allocated as: Within the Queensway Conservation Area

5. Design and Access

- 5.1 This design and access element has been prepared in accordance with CABE Guidance 'Design and Access Statement: How to Write, Read and Use Them' (2006).

Use / Amount / Scale

- 5.2 The floor space, usage and size of the dental clinic will remain unchanged.

Appearance

- 5.3 Care has been made to ensure that the new externally installed condenser unit is positioned to minimise the affect on the overall character of the building.

Landscape and Access

- 5.4 Landscaping and access to the building will remain unchanged.

Planning Appraisal

- 5.5 Having considered the adopted Planning Policy Framework, there are a number of considerations that are material in determining the acceptability of the pro-posed works.

Principle of Development

- 5.6 The installed condenser unit will improve the health and safety of both staff and patients at Bayswater Dental Clinic so that it can continue to be a safe and important medical facility within the local community.