

DESIGN & ACCESS STATEMENT:

38 Queen Anne Street, London W1G 8HZ

Change of use to form new dental practice for I.denticle Ltd

1. Introduction

This design & access statement has been prepared by Grey Associates for a planning application for change of use and the installation of a plant unit in the rear courtyard. The application is for listed Building and planning consent.

This will enable us to explain the proposal and allow a delegated planning officer to make a considered judgement and relate the detail to current, relevant planning policy.

Other documents that will be submitted are:

Location plan
Existing and proposed layout plans
Heritage Statement
Acoustic Survey

For a full report on the history and detail of the building please read in conjunction with the Heritage Statement which accompanies the documents submitted for Listed Building & Planning Consent by Squire Heritage Consulting.

The acoustic survey has been carried out by RBA Acoustics.

The site lies within the Harley Street Conservation Area in the Howard de Walden estate in the City of Westminster.

The building is Grade II listed

2. Statement of intent

The intention is to upgrade the space to comply with current CQC and hygiene regulations and more importantly create a space that is workable with current **Covid 19** restrictions, respecting the existing features.

We fully intend to comply with all current regulations and good practice. With regard to Part M the physical limitations of the building impose constraints, particularly at the entrance on the ground floor. Ambulant disabled would be able to negotiate the entrance.

It is our intention to make the scheme as accessible as possible in line with local planning policy and disability discrimination act (DDA) requirements.

3. Design proposal

The building has been chosen because of its ease of conversion to a modern dental practice. All floors have been refurbished recently by the landlord.

The spaces on all floors lend themselves to the needs of my client with limited intervention required to the fabric of the building.

Ground Floor:

The ground floor will contain the reception and waiting area and a treatment room. This area is serviced by two WC's. This will require the uplift of the floor boards to facilitate the installation of: power and data cabling; 40mm suction pump drainage; 40mm gravity drainage; 15mm copper pipe work for compressed air and hot and cold water.

The floor joists on this floor are 300mm deep giving a useful void.

The only other request for this floor is the removal of the double doors leading into reception. If consent is granted for this they will be stored on site for future re-instatement

First Floor:

This floor consists of two large rooms the front room being the principal room of the house. The plan is to install a treatment room in each space. These will not impact the features of the room including the fire place and window reveals. The same limited intervention is required as the ground floor.

There is a small area on the landing that will be used as a second waiting area with two easy chairs.

Second Floor:

On this floor we would like to reverse the hand of the doors to facilitate patient entry. Two walls and the door into the X-ray room will require lead lining to 2000mm from floor level. The lead lined door and vision panel will be in the same style as the existing doors. The door that is removed will again, be stored within the building and re-instated if and when my client moves. The lead lining will not damage the existing walls and will be removable at a future date.

The feature scalloped cupboard in the main front room will have a glazed panel fitted across it to protect and preserve it but also keep it visible as a lovely addition to that room. This will also assist with hygiene.

Third floor:

There is limited intervention to this floor apart from the reversal of the door handing for ease of entry and floor board uplift.

Basement:

The decontamination room and Labs will be installed on this floor with the same floorboard intervention for services and the re-handling of the doors to the decontamination room for ease of access with trays in hand. The only additional partition required is on this floor on the route to the fire exit, this is a requirement for the many cleaning products and material needed for a modern dental clinic. This is particularly necessary in the current **Covid 19** climate.

It is proposed that the plant be housed in the courtyard adjacent to the existing A/C condenser. This unit has an acoustic structure (PTS 200/03) and this item is covered in the acoustic survey that will accompany the application.

In general the aim is to enhance and preserve the existing historical features of the building whilst providing the clinical areas. If and when the practice is removed the space could easily revert back to its original space.

4. Specific access issues

Due to the age, arrangement and listing of the building there are limitations to the scope of improvements that can be made. External access to the building is adequate for ambulant disabled. The entrance stair has easy risers and a generous going.

Alan Tate for and on behalf of Grey Associates.