

## TRAVEL TO SITE

The site is located on land on Chatsworth Road on the outer area of Chesterfield Town Centre. The site is directly on the frontage of Chatsworth road on a busy section of highway surrounded by a mix of residential, leisure and commercial area of the town. Chatsworth road is a main arterial highway being regularly served by public transport as well as ample areas for car parking both on and off street within a short walking distance to the address.

## THE SITE

The site currently stands a small dental practise (no 341) previously converted from an end terrace dwelling which form part of a long row of terrace houses built around the early 1900's. The property sits within a large residential block surrounded by popular amenities. An off-street parking area is located to the east that can be used by the general public. On street parking is also available and is subject to small parking charges. The property can be accessed from a large number of dwellings within easy walking distance.

The practise is always very busy and is well established within the community serving both NHS and private patients as needed.

The practice is on two storeys with the stepped main entrance being directly off the public highway. The neighbouring property (no 343) is a dwelling forming part of the long terrace and has been vacant for some time.

The rear of the buildings stands a large rear yard and gardens with a side gate and separating wall from a side passageway leading to Old road and providing access to the rear of 341, 343 and 345. No 345 is a further occupied dwelling. Ample space to the rear allows for an alternative access and fire escape / refuge area along with the storage of bins.

## BRIEF

Mt Khatib (The applicant) has had the opportunity to acquire no.343 directly attached to his practise which is an equal sized and handed property in floor plan and elevations to 341.

The applicant sees the opportunity of connecting the two buildings to form a larger and more functional dental practise that will provide a greater service and improved facility for the ever-expanding list of patients that they have on their books.

Not only can the number of surgeries be increased but it also gives the opportunity to improve the internal layout and provide a more comfortable and accessible environment for both staff and patients alike.

The applicant is also responding to the increasing demand for NHS dental practises where the national shortage and waiting lists that is currently a serious problem. The practise will be able to register more patients with them from the surrounding area, shorten the waiting times, preventing patients travelling distances to be seen as well as giving a more modern and comfortable space for patients to be treated. It is also important to provide a dental service and facility for the disabled and wheelchair bound giving improved layout on the ground floor for access within the constraints of the existing building. The upper floor is also needed to be easier accessed by patients with an improvement to the stair access.

The brief is also to provide a better and usable space for staff facilities for the increase in staffing levels the larger practise will need. This is to include a staff restroom with separate w.c. to the patients allow an area to change into their clinical uniforms.

The roofspace is also large and combining the two properties forms an ideal space for the storage of surgical / PPE equipment the practise needs as well as a self-contained admin office.

The existing rear door and levels were identified to be an ideal alternative wheelchair access and means of escape away from the highway and the two stepped approach to the main entrance.

Energy efficiency and fire safety is also to be an important factor in the conversion.

## PLANNING HISTORY

The site has had a previous application for change of use to the present dental surgery in 1991 under the reference CHE/0791/0493. A further application was submitted in 1992 for a projecting illuminated sign under the reference CHE/0792/0450, both by a previous owner.

There is no history of previous applications to No 343.

## USE

The resultant end use will be a larger more modern dental practise giving a number of services and treatments benefitting an increased patient list and capacity in a more accessible, safe and comfortable environment for both patients and staff alike.

## AMOUNT

The size and layout of the proposal maximises the site potential for capacity without the danger of over development of the site which could cause a nuisance to neighbouring properties in terms of parking, noise etc.

The conversion is confined within the existing building with no extension required. The roof conversion works entirely within the existing roofspace with the only addition to rooflights on the street scene. The party wall in the roof conversion is drylined to minimise any sound transmission to the neighbouring property as well as thermal insulation and fire separation.

The dental practise noise is kept to a minimum and could be argued is less intrusive than some domestic activities.

## LAYOUT

The conversion has been set out to have all areas of the practise to be circulated from the reception area to a central hub and waiting area with clear site lines for communication with patients. A new utility standard (to building regs part K) stair is to be sited to all levels to replace the existing tight and steep stairs found in most terraced properties of this age. This will enable improved circulation and safety for staff and patients to access new surgeries as well as improving existing facilities on the first floor. Level differences can also be removed by siting a new staircase avoiding falling hazards. The staircase from first to second floor will be restricted to staff only.

Improved circulation also allows for better and protected escape routes in the event of a fire with new and clearly defined alternative means of escape from the building. This will also be backed up with detection and emergency lighting as well as firefighting equipment required as a minimum standard.

## SCALE

The conversion has been designed to maximise the available area but not have any effect at all in terms of both footprint and overall height. This allows the conversion not to detract from the original character of the building or have it appear to be over dominant. The roofline and pitch of the roof stays exactly the same despite internal roof conversion work.

## LANDSCAPING

The existing rear site will generally remain the same and green spaces are unaffected. The rear yard will be maintained as part of access and a means of escape. Not a single tree or shrub is affected by the development.

## APPEARANCE

The building appearance shall hardly change at all and it has been designed with this in mind. The existing entrance door to 343 will be changed to a window and panel below to the new surgery so still guiding visitors to the existing main entrance. Existing openings, facing materials, lintels and mouldings shall not be affected by the conversion work.

The front elevation of No 343 shall be painted white to match the existing dental practise with the signage to be extended across the entire frontage to ensure the whole frontage matches as one enlarged practise building.

## ACCESS

The existing main entrance directly to the front of the building will remain and are unaffected by the conversion. All other entrances shall remain the same aside from the addition of a temporary access ramp to the rear doors to allow for a much-improved wheelchair access as well as a number of alternative escape points.

## INTERNAL CIRCULATION

The conversion will give a more open plan effect allowing circulation from the reception being simpler and clearer to access the new stairs and avoiding dead corners and long corridors. The layout is also easier for disabled patients and continue longevity of use.

## MEANS OF ESCAPE

The means of escape has been provided in accordance with Part B of the Building Regulations by means of escape windows, detection, firefighting equipment and alternative protected routes to the outside air via the lobbies. The assembly points can be to both the front and rear of the building.

## PLANNING ASSESSMENT

The National Planning Policy Framework was published on 27 March 2012. The Framework is an important material consideration that should be interpreted alongside the development plan. In accordance with paragraph's 7 and 9 of the Framework, there is a presumption in favour of sustainable development.

Paragraph 17 of the Framework states that there are a series of core land use principles which underpin both plan-making and decision taking principles including:

*Not simply about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.*

The proposed conversion will incorporate a high-quality design that is responsive to the character of the existing building. The new conversion will function well and add to the overall quality of the area and provide improved and increased facilities for patients much needed to improve dental practises to government and NHS requirements. This provides a in small way an answer into the ever-increasing demand and shortages of NHS dental care.

The conversion optimizes the potential of the site to accommodate create and sustain an energy efficient area and enhancing the life of the existing and vacant dwelling.

The completed conversion will provide improved facilities as well as further employment of dental surgeons, hygienists, nurses and admin staff to fulfill the additional two surgeries provided by this proposal.

The opening times of the surgery will remain unchanged from its present use.

Overall, the design of the proposal ensures the scale will remain in keeping with the surrounding residential character. Given the need to provide better dental facilities and the clear sustainability advantages of the site, the opportunity to allow this conversion represents the most efficient use of this land area.

## Climate Change and Sustainable Design of Development

In the face of climate change and greater energy security; development proposals should be designed to reduce emissions of greenhouses gases. This includes the use low carbon technology where practical and viable. This policy relates to matters of detail, but nevertheless is deemed appropriate and has been considered as part of the application process where feasible and viable.

The proposed conversion will be constructed to the latest Building Regulation requirements within the constraints of an existing building and therefore be very well insulated and have energy efficient heating systems. Wherever possible, building materials will be sourced locally. Solar gain has been considered throughout the proposed layout and window areas as well as improved insulation where possible. This will reduce dependence on electric lighting and enhance the sustainability of the property.

## Design Principles

A high-quality development is expected due to the requirement of a dental surgery which would respect, take advantage of and enhance the distinctive features of the existing building and its surroundings. We aim to achieve high quality design, which contributes to creating an attractive, safe and sustainable building

The scale and massing of the completed conversion does not affect the privacy, outlook and residential amenity of neighbouring properties.

Once consented, the formal address for the property will be Chatsworth Dental Care, 341-343 Chatsworth Road, Chesterfield.

In light of the above, it is therefore respectfully requested that planning permission be granted for the proposed conversion and change of use of 341-343 Chatsworth Road.

**SITE PHOTOS**

FRONT ELEVATION



REAR ELEVATIONS





REAR YARD AND ACCESS GATE



AERIAL PHOTOGRAPH



STREET VIEW



# PAUL GOUDGE

Design

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**PROPOSED DESIGN STATEMENT FOR  
CONVERSION AND CHANGE OF USE  
AT  
CHATSWORTH DENTAL CARE  
341-343 CHATSWORTH ROAD  
CHESTERFIELD  
S40 2BZ**

**For  
MRS R. KHATIB**

