DESIGN AND ACCESS STATEMENT

115 Alexandra Road, Muswell Hill, London, N10 2DP

1.0 Introduction

1.1 This design and access statement has been prepared in support of a change of use planning application from A1 (retail) to D1 (medical use) to allow the set up of a dental practice located at 115 Alexandra Road, Muswell Hill N10 2DP.

1.2 The proposed dental practice will occupy the lower ground floor and ground floor level unit of this mid terrace building pictured below.



Picture 1: Frontage of 115 Alexandra Road



Picture 2: View of 115 Alexandra Road from across the street

2.0 Site Description

2.1 As can be seen from Picture 2 above, No.115 is a 3 storey above basement red brick and glazed mid terrace building.

2.2 The building is in mixed use with residential use on first and second floors. Both residential units have separate entrances to relevant floors and their entranceways (grey painted doors) are clearly visible to the far left and far right of Picture 1.

2.3 The change of use application submitted is concerned solely with the retail unit located on the ground and basement level of this building.

2.4 The retail unit shown in Picture 1 has double width entrance doors and a predominately glazed double frontage.

2.5 Alexandra Park Road is predominately residential with a cluster of commercial spaces occupying ground floor units' midway down the street. No 115 is located mid terrace of an attractive well maintained mixed use terrace of buildings housing a variety of active businesses with a veterinary surgery and hairdressers occupying the adjacent commercial units.

3.0 Proposed Use

3.1 The proposal is for a change of use to D1 so that a dental practice can be operated from the unit.

3.2 The new practice will contain three treatment rooms, a separate sterilisation room, a waiting/reception area, office, male/female/disabled bathroom facilities and staff areas.

4.0 Layout and Appearance

4.1 The applicant plans to have a light and airy reception/waiting area directly accessible from the front entrance at ground floor level with three fully fitted dental surgeries plus a separate decontamination room. Male/female/ disabled bathroom facilities will also be provided on ground floor level.

4.2 The proposed design for the new dental practice allows for disabled access through some parts of the ground floor. The entrance door to

the rear of the building gives direct access from street level and car park into the unit for wheel chair users or anyone with mobility issues.

4.3 It is anticipated the lower ground floor will be used mainly for storage/ancillary use plus staff office and male/female comfort/changing room.

4.4 The separate decontamination room will be accessible from all surgeries and will be in compliance with HTM 01-05 (Health Technical Memorandum 01-05: Decontamination in primary care dental practices).

4.5 Any building work and alternations to layout of the unit, to accommodate the best set up of the dental practice, will be internal only.

4.6 No changes are proposed to the appearance of the unit externally beyond new signage to advertise the dental practice when the building work is completed.

4.7 New signage will be in keeping with the streetscape and in accordance with frontage style of the building. The colour style and size of the new signage will be in complimentary style to already existing business signage on Alexandra Road.

5.0 Assessment

5.1 Healthcare facilities should positively contribute to the local community and environment. Therefore a dental practice, with an active frontage and a modern reception area will provide an attractive addition and increase footfall levels to Alexandra Road.

5.2 The change of use will not have a detrimental effect on the character of the area. The dental practice will add to available health services for local residents and will also create employment opportunities for dental staff.

5.3 There is good provision of parking facilities located nearby with 6 public and private car parks within a 1 mile of the unit. The closest parking provision is at Alexandra Park boating Lake car park 0.4 miles, Alexandra Park Community Centre car park 0.6 miles away and Haringey council car park Summerland *Gardens* 0.8 miles away.

5.4 There are 2 car parking spaces available for the sole use of the ground floor unit provided to the rear of the building. It is anticipated that these parking spaces will be made available for usage to patients with mobility issues.

5.5 The location is very well served by public transport with Bus routes 102 and 299 stopping at Rosebury road stop within 2 min walk of the unit. Bounds Green Tube Station (Piccadilly line), Bowes Park and Alexandra Palace train stations are all approx. 1 mile from the unit providing good transport links with easy access for both staff members and patients.

5.6 The proposal seeks to protect the character of the area with no external changes. All design and materials choices have been made to enhance the existing streetscape. Therefore it is believed that the proposal is in keeping with the local area and the council planning guidelines.