

DESIGN AND ACCESS STATEMENT

for

PROPOSED CONVERSION OF FIRST FLOOR FLAT TO ENLARGE GROUND FLOOR DENTAL SURGERY

at

**SHORE DENTAL
32 STATION ROAD, HAYLING ISLAND
HAMPSHIRE PO11 0EG**

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1.0 Introduction

- 1.1 This Statement is to accompany a full planning application to convert the existing first floor residential flat above Shore Dental Practice to provide two additional surgeries and ancillary facilities. This would provide the practice with a total of five surgeries and one treatment room.
- 1.2 The alterations to form the ground floor dental practice with two surgeries were completed early in 2018. A rear ground floor extension was later added in 2020 to provide an additional surgery and a treatment room/office.
- 1.3 Since opening in early 2018, the dental practice has continued to be a great success with a high demand from new patients. Despite the additional facilities available from 2020, the practice is again at full capacity and further demand from prospective patients has been problematic. It should be noted that Shore Dental is the only dental practice on the island offering dental implant treatment.
- 1.4 The owners of Shore Dental own the whole building and the tenant of the flat above will shortly be vacating, thereby offering a timely opportunity to expand the practice to include the first floor.

2.0 Planning Proposals

- 2.1 The proposed expansion of the practice will not result in any external changes except that the opportunity will be taken to replace the PVCu framed front and rear windows to the first floor with modern powder coated aluminium windows to match those to the ground floor surgery. The existing external ground floor side door on the south elevation will also be replaced to provide emergency egress from the first floor.
- 2.2 There would be no change to the car parking arrangements in the rear yard where four car spaces are provided although, in practice, it has been found that patients use the short term parking directly opposite the building or one of the public car parks nearby as these are more accessible than the

more restricted shared access situated on the far side of 32b Station Road (currently a Sue Ryder charity shop).

3.0 Access

3.1 The existing entrance to the reception area would remain unchanged as would the rear emergency exit. As mentioned above, emergency exit would be provided directly from the first floor without passing back through the ground floor reception area.

3.2 The existing staircase to first floor has winders at the top and bottom which would not be suitable for public use. This would therefore be replaced by a straight flight with the best possible pitch within the existing buildings constraints.

4.0 Hours of Business

4.1 The existing hours of business would remain unchanged as 0800 to 2000 Monday to Friday, closed on Sundays and Bank Holidays.

5.0 Employment

4.1 The expansion of the dental practice would provide valuable additional employment to service the two extra surgeries.

6.0 Storage of Waste

6.1 Space would be maintained in the rear yard for a locked wheeled bin required for collection of medical waste by specialist contractor in addition to recyclable and non-recyclable waste using domestic sized wheeled bins as supplied by the Council.

7.0 Conclusion

7.1 It is considered that this amended proposal will allow an even further enhanced and much needed dental facility to serve the proven demand from the residents of Hayling Island and beyond.