

Design & Access Statement

My Dentist, Uxbridge

In support of Planning Application to increase the internal floor area and installation of new shop frontages.

Rev. 01

09th June 2022

Proposal

1.1 The proposal is to increase the internal floor area of an existing vacant commercial unit and install new shop frontages, to accommodate the fit out of a new dental surgery.

Introduction

2.1 This Design and Access Statement has been produced in support of a planning application on behalf of My Dentist Ltd.

Use

3.1 The site is a vacant commercial unit situated within the existing Chimes Shopping Centre, Uxbridge.

3.2 The proposal will accommodate a dental surgery for public use.

3.5 A separate planning application will cover any signage consents.

Amount of development

4.1 The proposed fit out will create 6No. dental surgeries with associated support and staff facilities, and provide sufficient space for future expansion.

4.2 The internal floor space will be increased by extending the existing first floor mezzanine.



Scale

5.1 The proposed shopfront is to be located within the existing double height shopfront zones, to coordinate with adjacent units.

Appearance

6.1 The proposed shopfront is to be constructed from modern polyester powder coated aluminium frames and glazing to meet current Building Regulations.

6.2 Signage zones have been allocated to comply with the requirement of 'the Chimes, high street vision' guide (any signage consent application will be separate to this application).

Access

7.1 Public access will be via the new main entrance doors/shopfront via High Street.

7.2 There will be wheelchair access from the main entrance and throughout the ground floor accommodation including a unisex wheelchair accessible WC.

7.3 New accommodation stairs will be fitted to comply with Part M of the Building Regulations to facilitate access to the upper storey.

7.4 My Dentist have a policy whereby public wheelchair access is not required to the upper storeys (all facilities are accessible at ground floor).

Conclusion

8.1 The proposals are considerate to the site's neighbours, environment, patients and colleagues.