

**DESIGN AND ACCESS STATEMENT RELATING TO WEST END MANSE
DENTAL CARE, 9 WITHERSFIELD ROAD HAVERHILL, CB9 9LA**

1. Introduction

- 1.1 West End Manse Dental Care is located in a detached two-storey property on the south west side of Withersfield Road. As the name suggests, it is in use as a Dental Practice serving the dental health needs of the local community. To the south east of the property is a row of terraced properties known as Rose Cottages. To the north west is the West End Congregational Church and to the south west at the rear of the Practice is the Corn Exchange Long Stay Public Car Park.

2. The Proposal

- 2.1 The proposal seeks permission to erect a single storey extension to the rear of the existing Practice. An existing single storey extension with a floor area of 15 square metres is to be demolished. The proposed extension would have a floor area of 48 square metres representing an increase of 33 square metres.
- 2.2 There has been a Dental Practice at the property for over 20 years providing NHS dental care for the local community. It has been widely reported by the national media that the provision of NHS dental care is in crisis. This crisis has affected the existing practice as, currently, it is not able to accept any new NHS patients. The proposal seeks to address this problem by providing an additional treatment room.
- 2.3 In addition to facilitating the provision of an additional treatment room, the proposal will allow for the existing facilities to be upgraded. In particular, it will enable the provision of an updated decontamination or sterilisation facility comprising a separate “dirty” room and separate “clean” room. Such an arrangement is recommended by Department of Health Technical Memorandum HTM 01-05 which states that such rooms should be a priority in order to minimise the risks both to the patients and of cross-contamination of instruments.
- 2.4 As well as a compliant sterilisation arrangement, the proposal will also provide an enlarged ground floor WC which will be wheelchair accessible and will be fitted out in accordance with diagrams 18 and 19 of Approved Document M Volume 2 of the Building Regulations 2015.
- 2.5 In terms of design, the proposed extension is considerably lower in height than the existing extension which is to be demolished. The existing extension is some 3.7 metres high whereas the proposed extension is only 3.0 metres in height. The proposed extension does not encroach any further towards the properties to the south east, maintaining a distance of between 4.5 metres and 5.0 metres from the boundary. To the north west, the proposed extension would be some 3.3 metres from the boundary and some 8.3 metres from the Church itself.
- 2.6 The proposed extension will be constructed in facing brickwork to match the existing building and will have timber windows to reflect the character of the existing windows. It is to have a flat roof with two low profile Velux Flat Rooflights.