

Village Dental Practice Planning Application for Change of Use

Proposal:

Change of use for 3A station Road from a residential 2-bedroom flat (located on 1st and 2nd floors) to become amalgamated with the existing Dental Practice located on the ground floor of 3 Station Road.

Purpose:

To form a modern fully compliant 3 Surgery Dental Practice to provide both NHS and Private dental care to the local population.

Benefits:

Improved Access to Dental Care:

- Increasing access to dental care (both NHS and Private) in the local community, by the creation of 2 additional surgeries in addition to the existing single surgery. Access to dental care in the area (especially NHS) is limited and we get multiple enquiries from people wishing to join the practice. However due to our limited space we often do not have capacity. Furthermore, the population of the local area has been increasing with the creation of several new residential developments.
- Increased access for both routine and emergency dental care
- Improved access for Disabled patients by the creation of wider access doorways to the surgery and a Disabled access toilet. (There is insufficient space for a disabled access toilet at present)

Improved Infection Control Procedures

- The additional space will allow for the creation of a dedicated Instrument Decontamination room, thereby becoming compliant with best practice guidelines as per HTM -01-05 'Decontamination in Primary Care Dental Practice'. (There is no space for a decontamination room at present, so decontamination is currently carried out within the surgery which whilst acceptable is not considered best practice).
- The additional space / surgeries will allow us to increase access to dental care whilst still maintaining our COVID safety protocols. At present the number of patients that we can see has been much reduced due to social distancing measures, and the requirement for strict fallow times (when the surgery must be left empty for a specified period) following certain aerosol generating procedures. Additional waiting room space will allow us to see more patients whilst still maintaining social distancing. The additional surgeries will mean we can still see patients in one surgery whilst the other remains empty for the duration of the fallow time.

Improved Conditions for Staff

- Creating space for a staff room where staff can relax and have lunch. This will include a dedicated staff changing area for changing into /out of clinical clothing as well as a staff toilet. (At present there is no dedicated space for staff). This will help to improve the working environment for staff.

Job Creation:

- The extension will create additional jobs – at least 2 full-time dental nurses, plus additional dentists / hygienists/ specialists working on a part-time basis.

Being able to offer a wider range of treatments as well as more advanced / specialist treatments:

- The extension will give us additional space to accommodate additional modern equipment such as:
 - Intra-oral Scanners
 - Diagnostic X-ray machines (DPT and CBCT)
 - Milling UnitsThis will allow us to offer both a wider range of dental services, as well as higher quality modern treatments.
- The extra surgeries will allow additional dentists including specialists to work at the practice, so patients will be able to receive both a wider range of treatments as well as more advanced / specialist treatments.

Parking and Public Transport

Parking:

There is plenty of parking in the surrounding local roads.

Public Transport:

- Knebworth Railway Station is less than 1 minute walk away
- Several local bus routes into the village