

M Scott / Architectural Design

Supporting Statement

For

Retention of External A/C Units For The Dental Surgery

At

The Mews, 22 Bancroft, Hitchin, Herts SG5 1JW



Introduction

Our client, Cranfield Surgery, installed A/C units to the building they rent to provide cooling to some of the first floor surgery. After the installation they were alerted that planning permission should be sought for these as there are no permitted development rights for the installation of the units. This application seeks permission for the retention of the units in the position they are. The justification below, we hope will show there is no impact on the listed building to the front or neighbouring properties.

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Justification

1. Essential for Operational Efficiency and Patient Comfort

- **Temperature Control:** Dental surgeries require a controlled indoor climate to ensure the comfort of both patients and staff. Procedures can be lengthy, and maintaining a consistent temperature is crucial for preventing discomfort and ensuring high-quality care.
- **Equipment Functionality:** Many dental instruments and equipment are sensitive to temperature variations. Proper cooling ensures these devices function optimally and have a longer lifespan, reducing the risk of malfunctions during treatments.

2. Operational Hours Consideration

- **Limited Usage:** The air conditioning units will only be operational during working hours, typically 8.30 AM to 5.30 PM and Saturday mornings. This minimizes any potential disturbance to neighbouring properties during early morning, evening, and night hours.
- **Reduced Noise Impact:** Modern air conditioning units are designed to be relatively quiet. With their operation limited to daytime hours, the likelihood of noise pollution affecting the surrounding area is significantly reduced.

3. Compliance with Regulatory Standards

- **Health and Safety Requirements:** Dental surgeries must comply with stringent health and safety standards. Adequate ventilation and temperature control are often mandated to ensure a hygienic and safe environment for dental procedures.
- **Building Codes:** The proposed air conditioning units are installed in accordance with local building codes and regulations.

4. Energy Efficiency and Environmental Considerations

- **Modern, Energy-Efficient Units:** The proposed air conditioning units are energy-efficient, reducing the overall environmental impact. These units consume less power and operate more quietly than older models. They can also be used for heating in winter as they are in essence heat pumps. This will reduce the current heating energy usage.

5. Mitigation of Potential Concerns

- **Strategic Placement:** The units are placed in a location that has the least impact on neighbouring properties. They are also in a place that allows for access to undertake annual maintenance.
- **Regular Maintenance:** The air conditioning units will be regularly maintained to ensure they operate efficiently and quietly, minimizing any potential issues related to noise or malfunction.

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6. Economic and Community Benefits

- **Enhanced Service Quality:** A comfortable and well-regulated environment enhances the overall service quality of the dental surgery, contributing to better patient experiences and outcomes.
- **Local Business Support:** By maintaining a high standard of operation, the dental surgery supports the local economy, providing jobs and contributing to the vitality of the commercial area.

Conclusion

The installation of air conditioning units outside the dental surgery is justified on the grounds of operational necessity, compliance with health and safety regulations, minimal environmental impact, and community benefits. The units will be used judiciously during working hours, ensuring minimal disturbance to the surrounding area.

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