

PARKWAY DENTAL CARE

DESIGN AND ACCESS STATEMENT
NOVEMBER 2023 - PLANNING - ISSUE 01

PROJECT DESCRIPTION: SECOND STOREY EXTENSION

PROJECT LOCATION: PARKWAY DENTAL CARE,
100 BEDHAMPTON ROAD,
HAVANT,
PO9 3EZ

PREPARED FOR: TDM PARTNERSHIP.

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1.0 Introduction

The scope of this document, the design team and the brief.

1.0 The Scope

This design and access statement has been prepared by Simpson Hilder Associates to support the full planning application on behalf of TDM Partnership for the expansion of the Havant Dental Practice.

The proposal seeks to deliver two additional dental suites, supported by a larger admin space and staff facilities, in addition to a new staff break room and changing facilities. Allowing for public and private spaces to be separated, the practice can run more efficiently.

1.1 The Design Brief

The following points were discussed that would drive the concept design:

- + encompassing of the local character.
- + increased number of dental suits.
- + larger office/admin facilities.
- + staff break room.
- + create a more efficient and easier patient flow through the building.



Aerial satellite view of the site with the red line indicating the approximate site boundary.

2.0 Site Analysis

A summary of the site location and establishment of key parameters to inform the best design approach.

2.1 Site Location & Appraisal



2.2 Local Character

Character Study

Bedhampton Road is diverse in its architecture. The style of adjacent buildings ranges as does the use.

Building Form:

Form and massing is varied in Havant, loosely related to orientation and use. The majority of surrounding buildings are residential properties, with the theme of pitched roofs, and dormers. The neighbouring property to the west has a very high pitched roof.

Materials and Details:

The context’s material palette predominantly consists of red brick, painted stoned dash walls, and clay tiled facade features. Reddish hues is the primary colour tone with white, off-white and yellow painted façades.

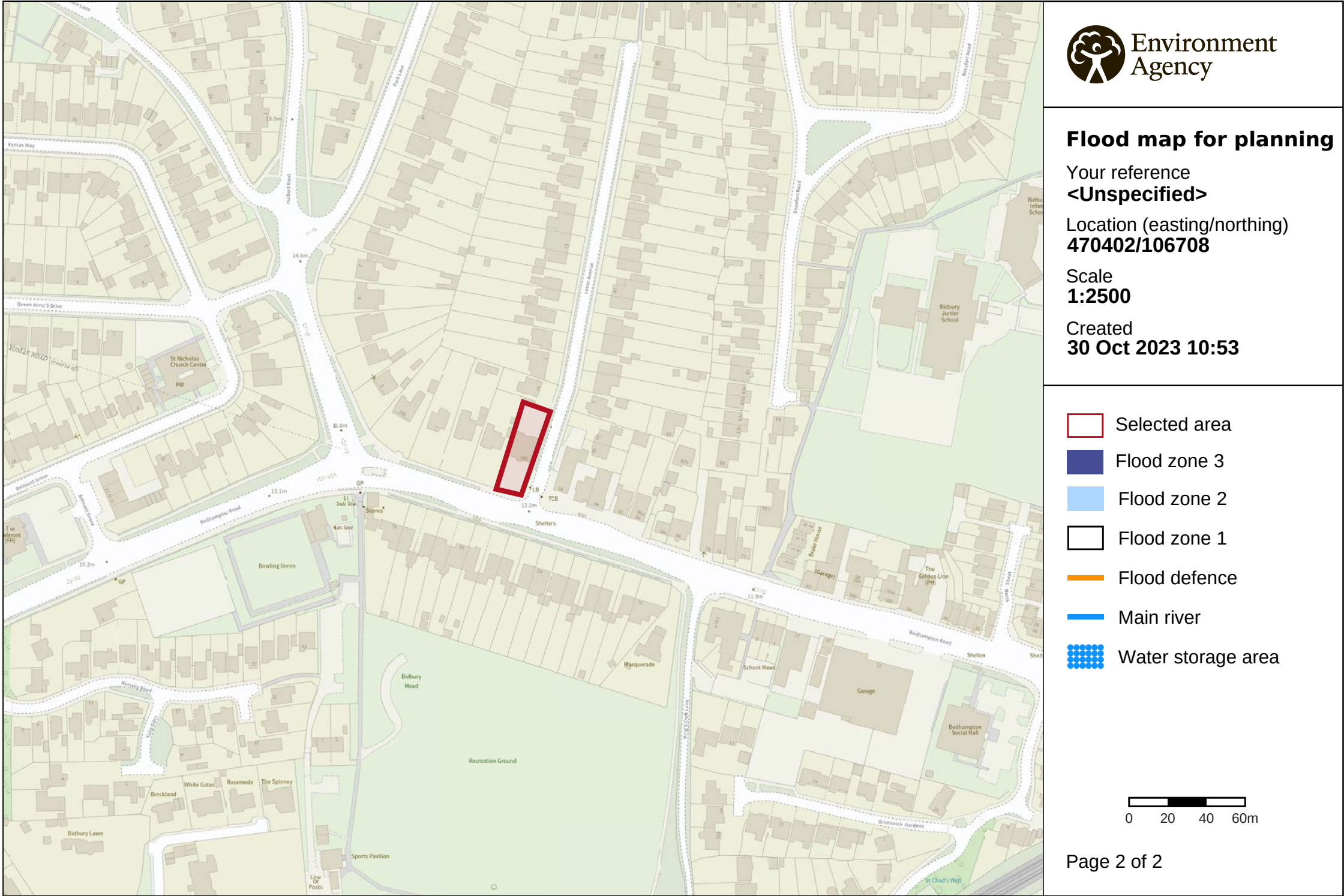
The design strategy of the proposal is to blend in with the surrounding environment.



- 1. Shop fronts
- 2. Many different of red clay tile features.
- 3. Various assortment of architectural styles.
- 4. Most common pitched roof and dormer style.
- 5. Adjacent building (to the site) with high roof pitch.
- 6. Residential properties in the area.

2.3 Flood Risk

The current environmental agency flood map shows the site is within a flood zone 1.
Therefore there is very low risk of flooding, and no further attention is needed in terms of defence during the design phase.

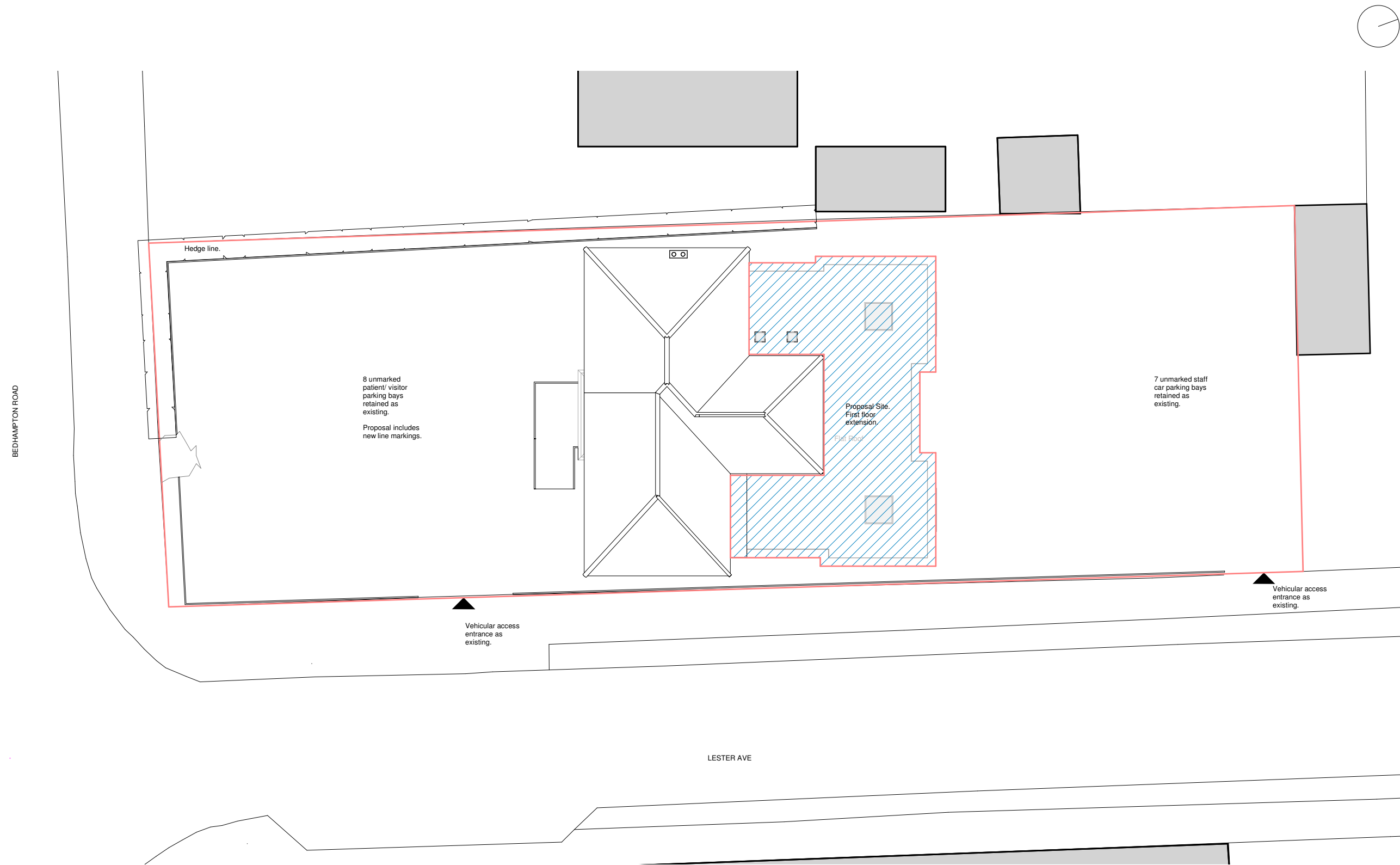


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3.0 Site Plan and Internal Layouts

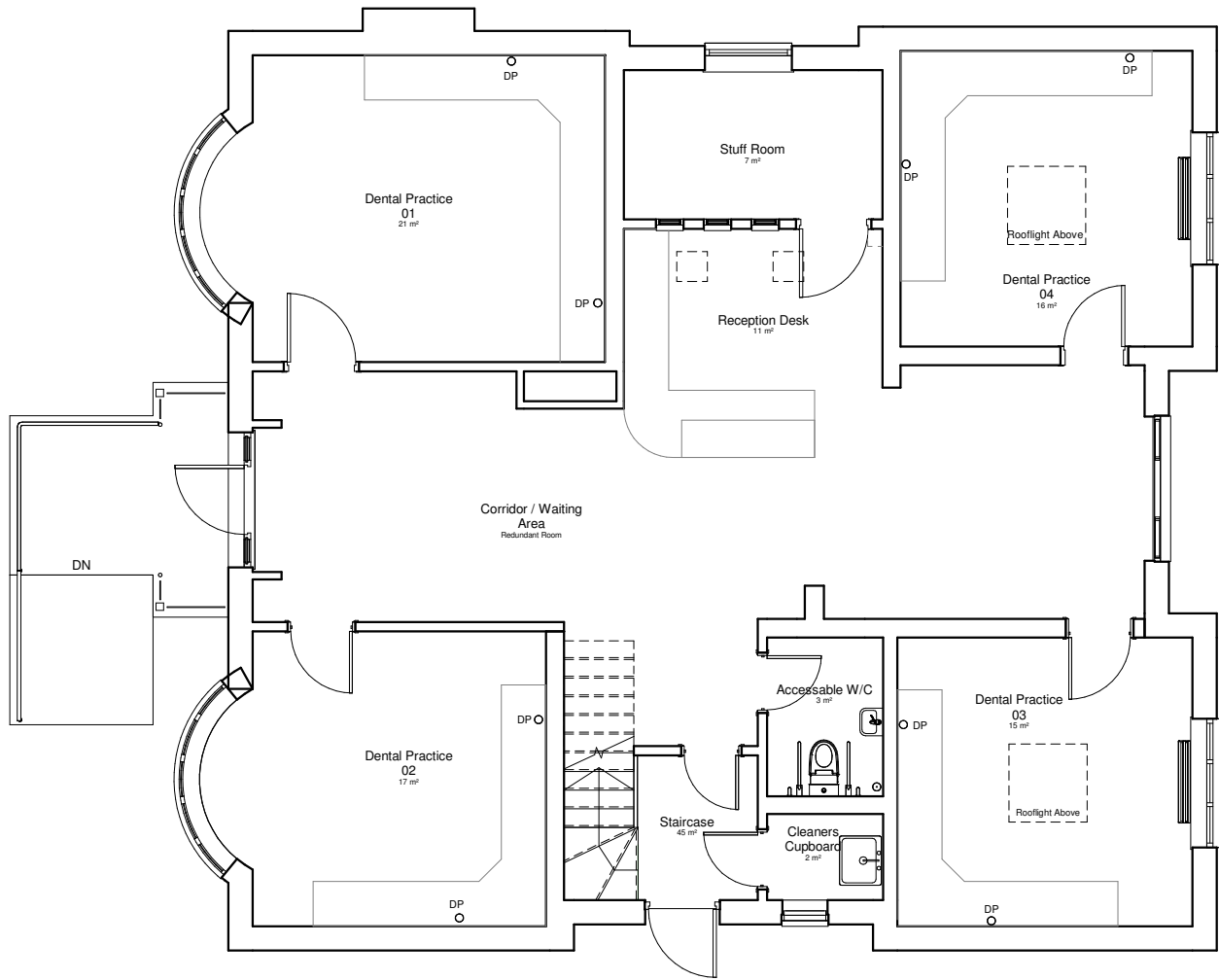
A review of the building positioning, indicative parking numbers and internal layouts.

3.1 Site Plan

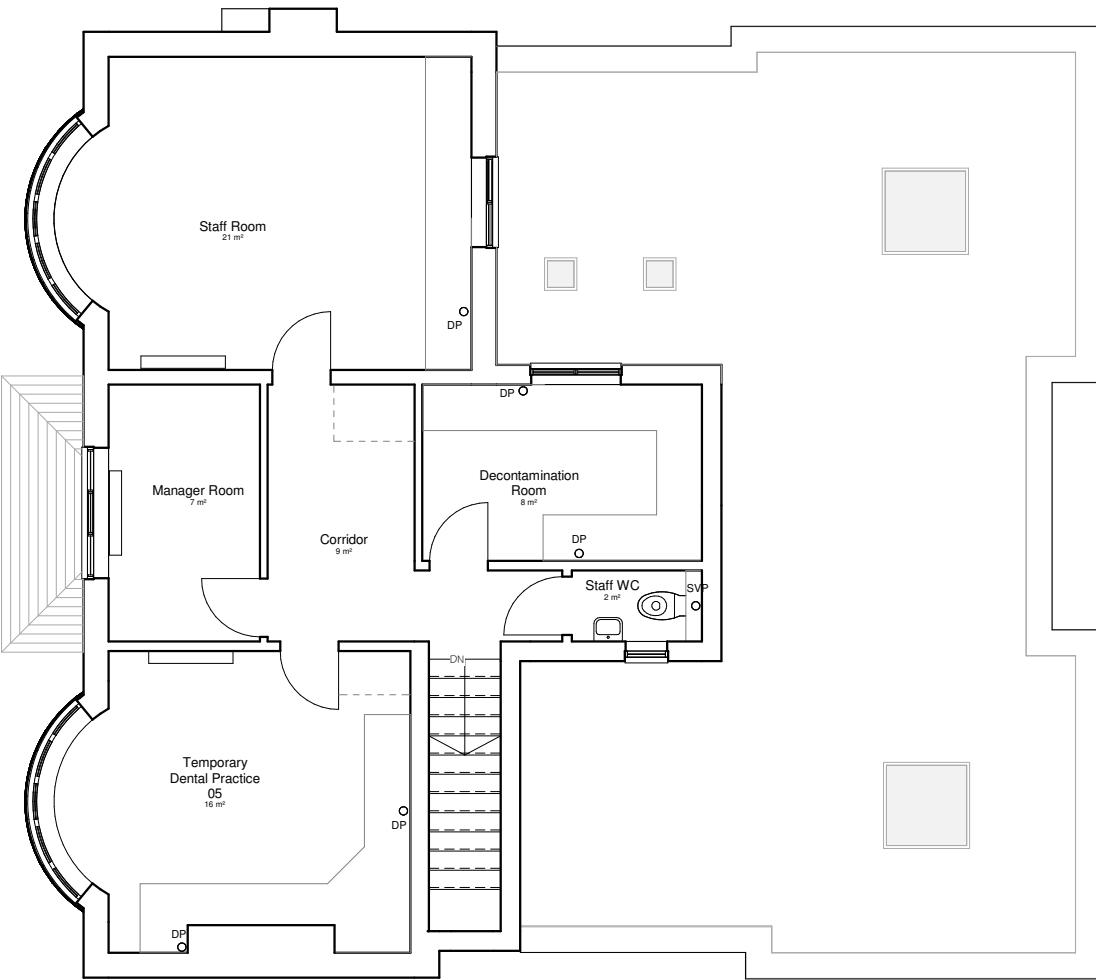


3.2 The Existing Building

Existing Floor Plans:



0 - Existing Ground Floor Plan
1:50



1 - Existing First Floor Plan
1:50

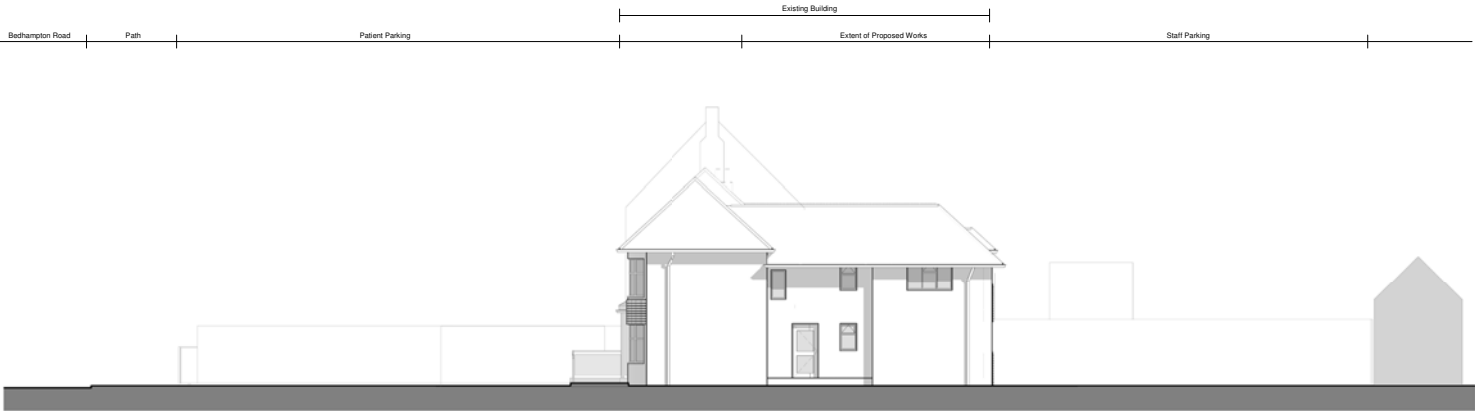
Existing Elevations:



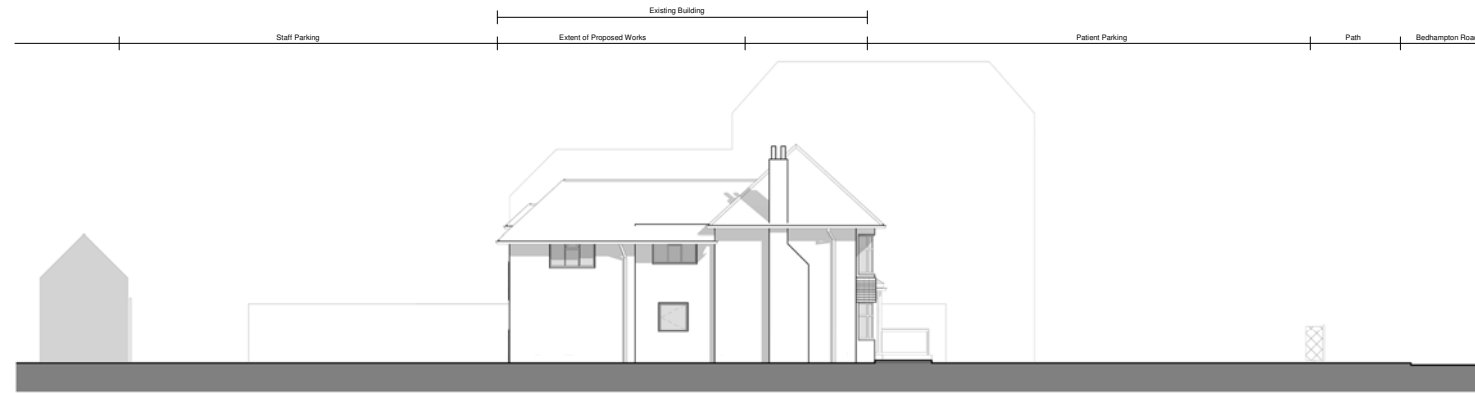
Proposed South Elevation



Proposed North Elevation



Proposed East Elevation



Proposed West Elevation

Key Plan:



3.3 Spatial Strategy

Existing Ground and First floor Layouts:

- STAFF / ADMIN
- DENTAL PRACTICES SUIT
- CIRCULATION
- DECONTAMINATION ROOM
- GENERAL FACILITIES
e.g w/c, changing, storage...



0 - Existing Ground Floor Plan
1:50



1 - Existing First Floor Plan
1:50

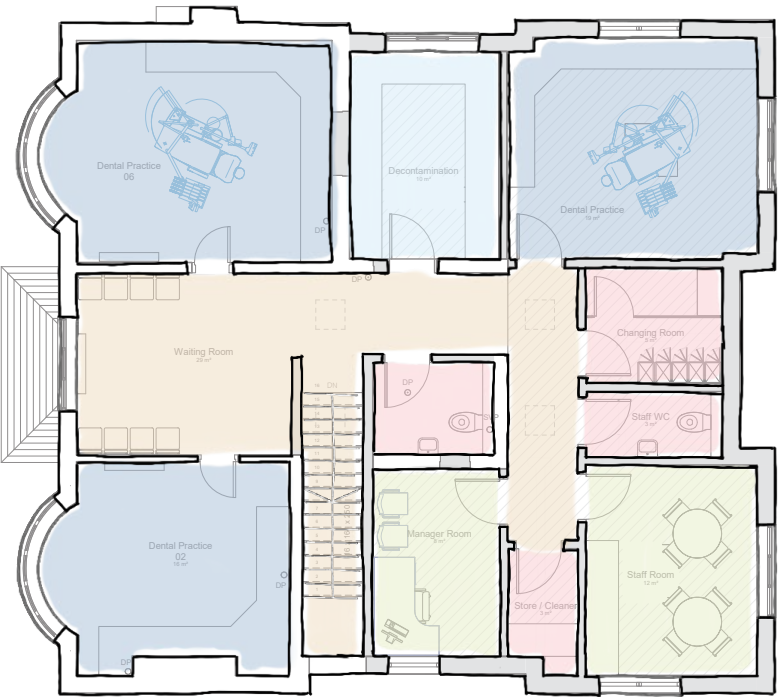
The focus of the proposal is the additional space on the first floor. As shown in plan, here is a series of sketches identifying possible spatial strategies for the new proposal.



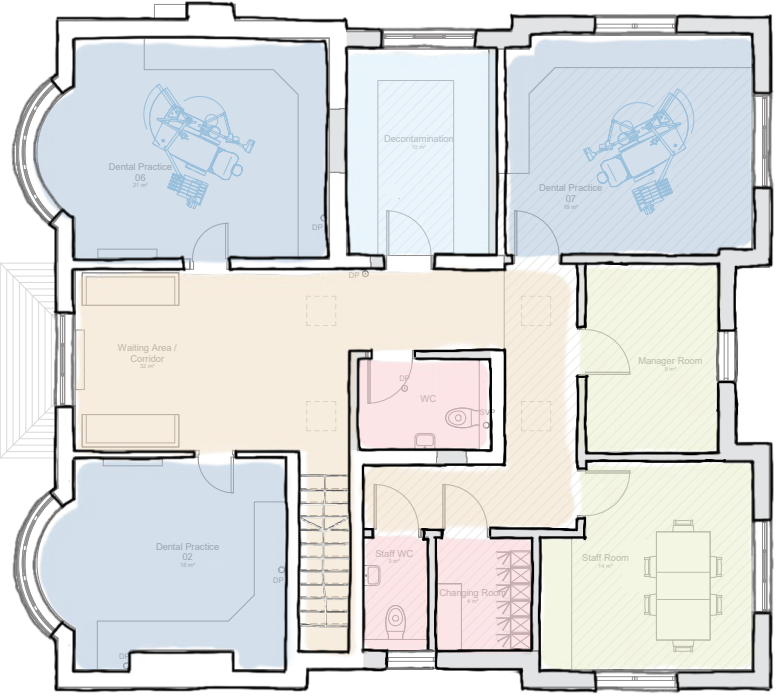
OPTION 1



OPTION 2



OPTION 3



OPTION 4

- STAFF / ADMIN
- DENTAL PRACTICES SUIT
- CIRCULATION
- DECONTAMINATION ROOM
- GENERAL FACILITIES
e.g w/c, changing, storage...

4.0 The Proposal

The proposed, with the assessment of the elevational design in relation existing built environment.

4.1 The Proposal

The proposals are for the first floor extension of the existing Parkway dental practice. The design includes ground and first floor internal alterations to accommodate for the growth of the practice and its need for additional office and clinical facilities.

On the ground floor, internal alterations to the stairwell, accessible w/c and circulation space will allow for easier access to the first floor and a more efficient flow of work between them.

On the first floor level, the proposal includes the extension onto the existing flat roof, creating more usable space to the north of the building. Changing the use of the existing staff room into an additional dental suite and the back rooms to be a staff area, with changing facilities, a managers office and staff break room.

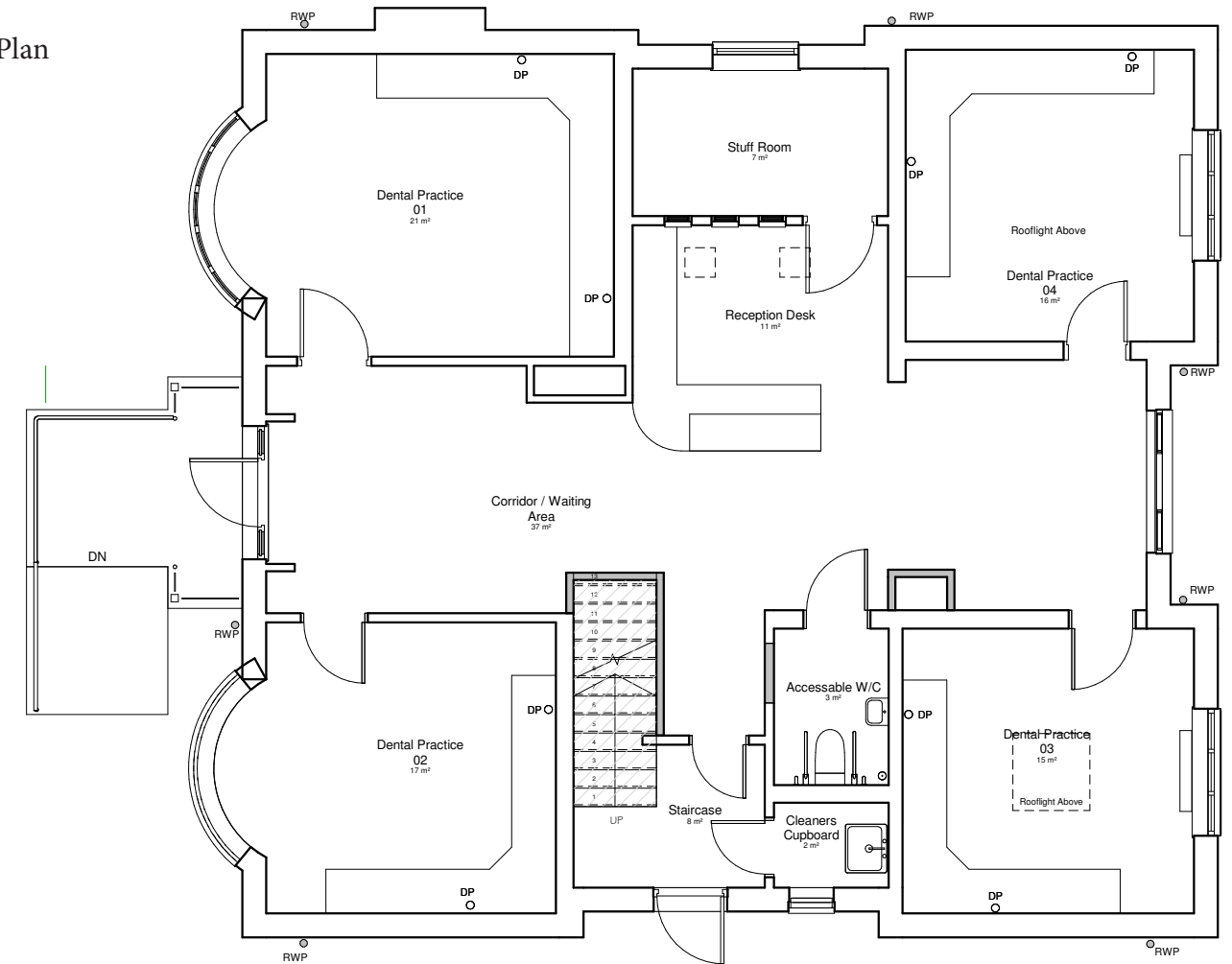
The remainder of the building will stay existing. The proposal only involves internal changes and alternations to the roof to accommodate the new layout at first floor.

3.2 Elevational Treatment

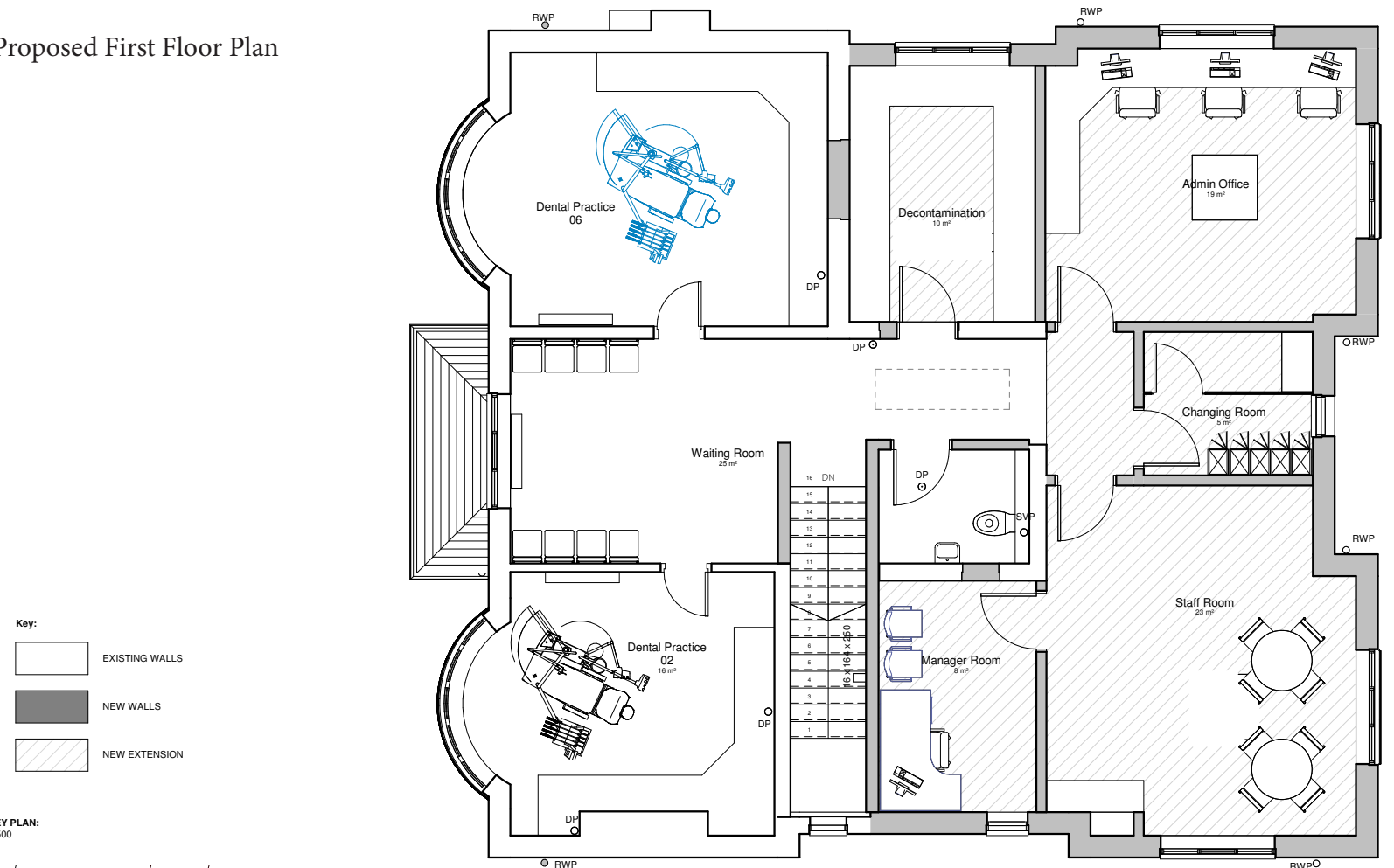
The external finish strategy of the proposal is to blend in with the existing appearance of the building.

The proposed elevational design has been considered when designing the new roof, while maintaining the existing we believe lowering the new roof has a less invasive look from the main street (Bedhampton road) while also complimenting the buildings proposed design.

Proposed Ground Floor Plan



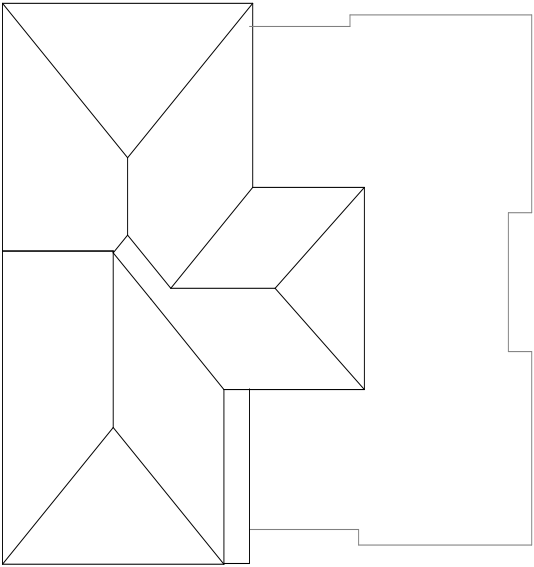
Proposed First Floor Plan



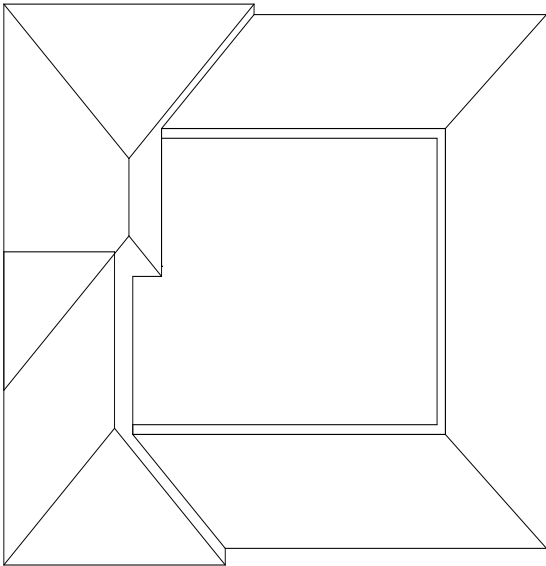
4.2 Massing Study

In addition to elevational design, this iterative massing study informed the roof design strategy. As a result the proposal sits well within the street context and minimises overshadowing.

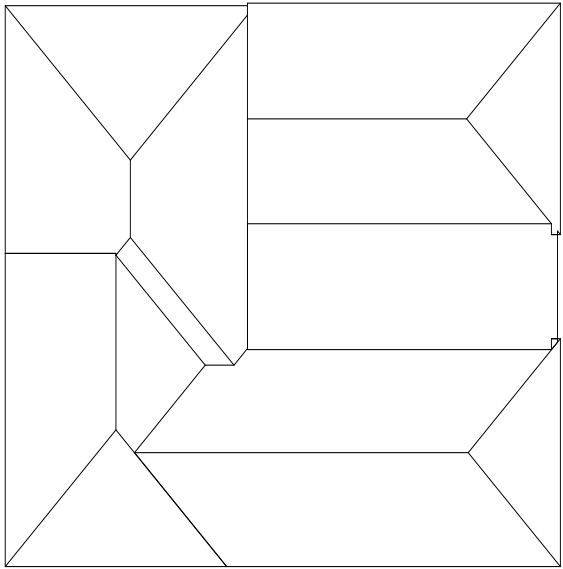
Plan View:



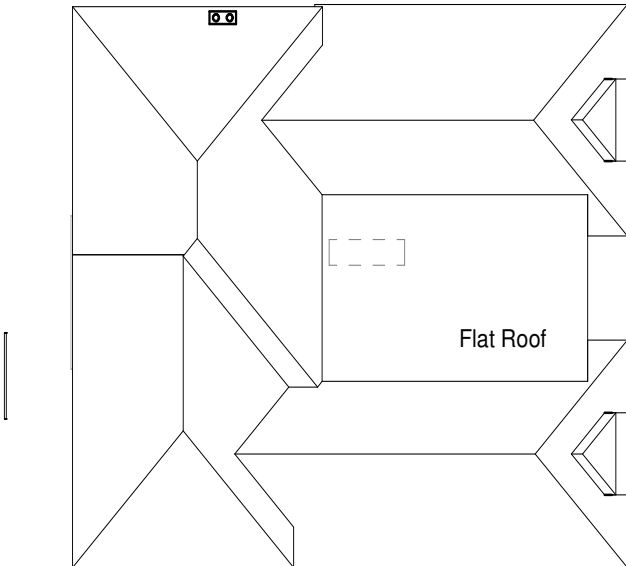
EXISTING ROOF MASS



OPTION 1

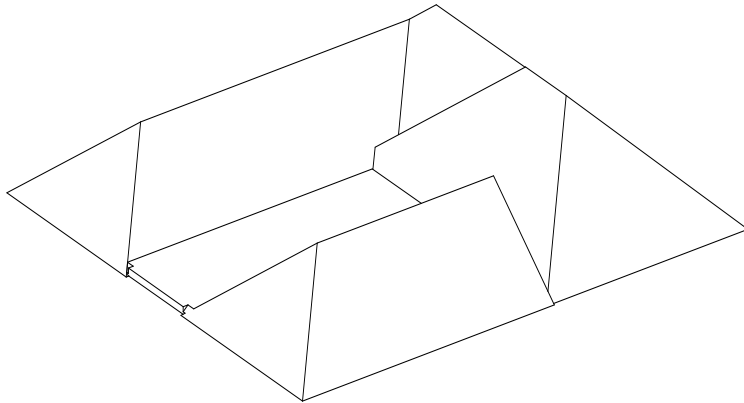
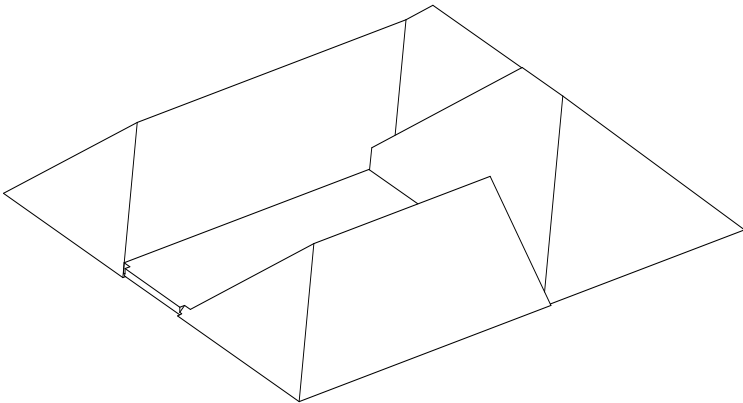
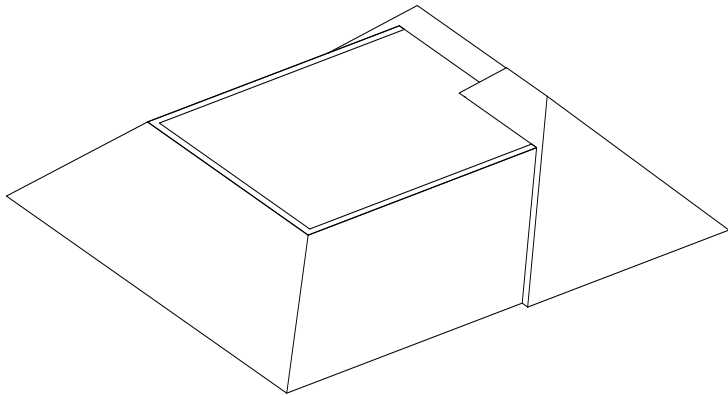
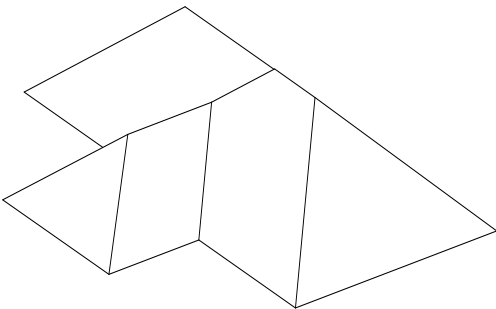


OPTION 2



OPTION 3

3D View:



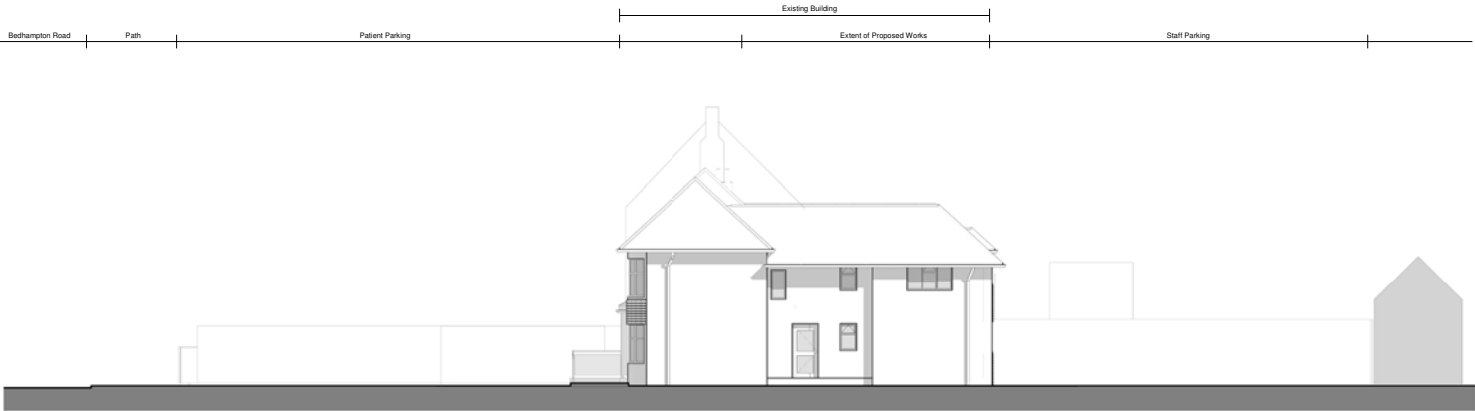
4.3 Proposed Elevations



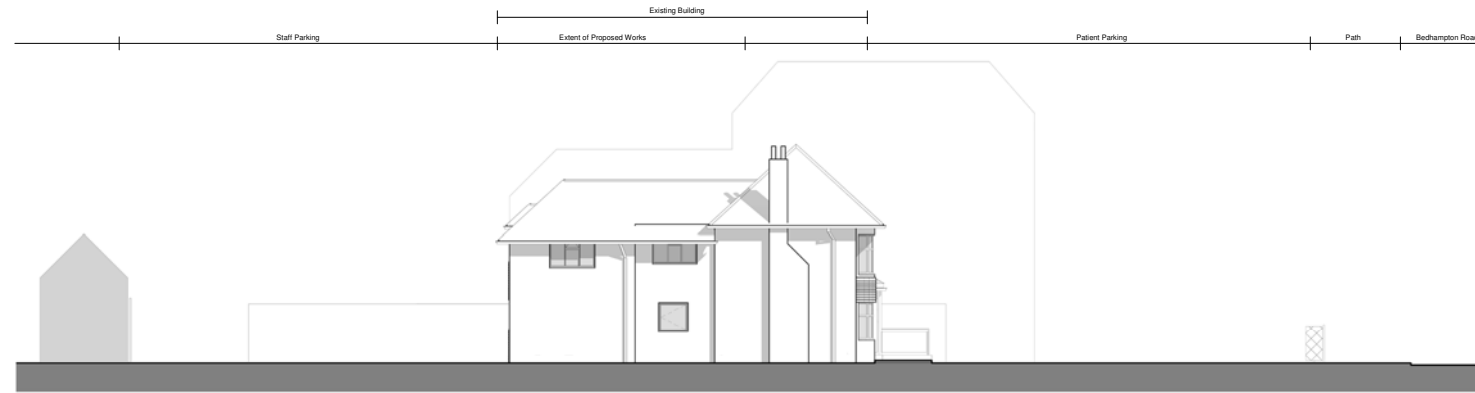
Proposed South Elevation



Proposed North Elevation



Proposed East Elevation

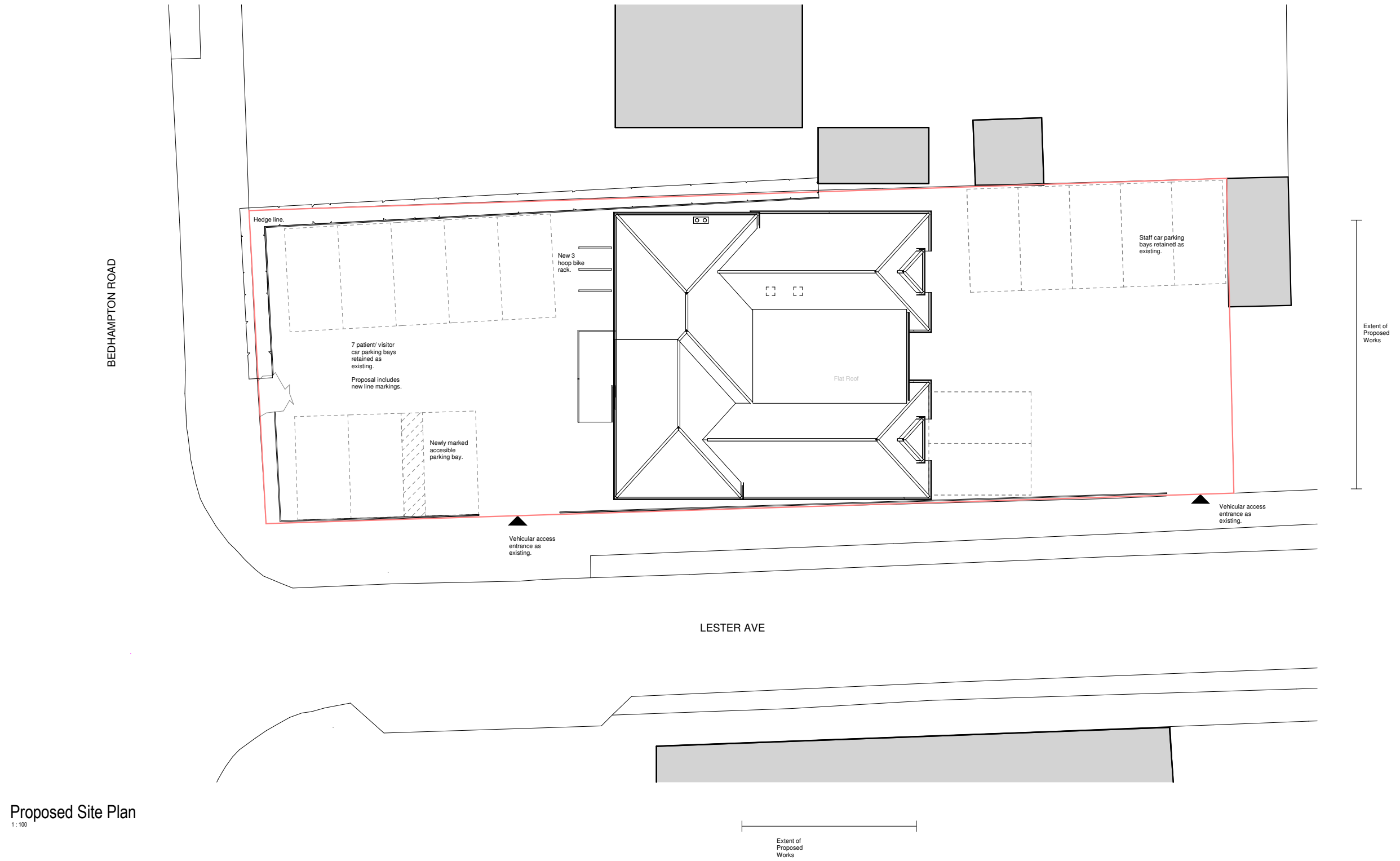


Proposed West Elevation

Key Plan:



4.4 Proposed Site Plan



5.0 Planning Policy and Strategy

An Overview of the outline consent and proposed strategy.

5.1 Planning Principles

The proposal is in support of Local Planning Policy CS2 that encourages smart economic growth and Policy CS18 allocates Havant Public Service Village as a strategic site where smart growth will be championed. By expanding the existing practice facilities this proposal will provide a safe and accessible premise for the patients and staff of Parkway Dental-care.

The proposal is for a first floor extension which is located to the rear of the surgery. The site is primarily a mixture of tarmac and pavement, the proposal will not affect the landscape, and is not near any trees. As such, we do not believe that an aboricultural report is required, and a simplified ecological statement is included with the submission.

The additional internal area will allow for a more efficient working environment for existing staff and services, as well as accommodating for any growth in patient associated services.

5.2 Amenity Considerations

The designs have been developed with consideration to its neighbouring occupiers with the consideration of the local character.

The detailed massing study and contextual elevations assess options for the roof strategy and inform a concluded design option.

Therefore it is considered that there are no concerns in respect to undue impacts.

5.3 Planning History

In August 2013 previous planning approval was granted for refurbishment to the entrance and the installation of a ramp access. With the proposal for ‘Non-Material Amendment’ - including the removal of the rear door to glazing.

5.4 Access/ Parking

The proposal does not affect existing pedestrian or vehicle access to site, addressing growing demand for additional dental care services within the area. The design proposes a second storey extension to the existing building, allowing for an additional dental suit to ease increasing patient occupancy. The design also includes additional space for staff and admin, allowing for more efficient delivery through task related spaces, and provided a better working environment, with improved facilities for both staff and patients.

The existing site has 15 parking spaces, 7 allocated for staff in the rear car park and 8 for patients in the front, for easy access to the building. It is important to note that there are two bus stop within a minutes walk of the site, with connections into Portsmouth, Hayling Island, and Chichester. The proposal includes for line marking for the current patient parking, an accessible bay will also be defined.

Currently there are no cycle parking on site, the proposal includes for 6 new cycle parking space.

5.5 Flood Risk

According to the flood risk map at GOV., the site sits within a Flood Zone 1 boundary, therefore has a low probability of flooding.

5.6 Ecology

The site is primarily made up of existing hard finishes consisting of limited ornamental hedging to the boundary edge of the practice and timber fencing at the front of the property, none of which will be altered in the proposed works.

6.0 Conclusion

This document has been prepared for TDM Partnership on behalf of Parkway Dental-care, in connection with the proposals for the refurbishment and extension of the Parkway Dental-care Practice, Havant.

It is felt that through a careful design approach the proposals will enhance the existing building and allow the practice to grow and become a more efficient, and rewarding space for both staff and patients.