

PLANNING, DESIGN AND ACCESS STATEMENT

**Accompanying a planning application for a
single-storey rear extension**

at

Parkway Dental Care
100 Bedhampton Road
Bedhampton
Hampshire
PO9 3EZ

for

Michael A. and Kathy T. Cottrell

December 2012



THE CONSTRUCTION MANAGEMENT COMPANY

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Appendix A - EA Flood Risk Assessment

Appendix B - Pre-Application Response

Appendix C - Photographs

Appendix D - Parkway Dental Care - Patient Survey

1.0 INTRODUCTION

- 1.1 This *Planning, Design and Access Statement* has been prepared on behalf of Michael A. and Kathy T. Cottrell of Parkway Dental Care by The Construction Management Corporation. It accompanies a planning application for consent to carry out alterations and an extension to 100 Bedhampton Road, Bedhampton, Hampshire.
- 1.2 The proposed has been the subject of a pre-application enquiry with Havant Borough Council, a copy of which is attached at Appendix A. This Statement has been prepared to explain how the proposed alterations and extension have been revised to accord with the pre-application advice, and to explain the overall scale, massing and detailing of the proposed works, together with the access arrangements. Plans prepared to support this application comprise the following:
- Location Plan (1:1250) P.001
 - Block Plan (1:500) P.001
 - Ground Floor Plan (1:50) P.002
 - First Floor Plan (1:50) P.003
 - Roof Plan (1:50) P.004
 - Existing Elevations (1:100) P.005
 - Proposed Elevations (1:100) P.006
 - Site Plan (1:200) P.007
 - Parapet Detail (1:5) SK.005
 - Parkway Dental Care Supporting Statement - 13.12.2012

2.0 SITE AND SURROUNDINGS

- 2.1 100 Bedhampton Road consists of an original two-storey residential dwelling, which was converted to a dental practice with planning approval for a change of use (class D1) on 11 July 2006.
- 2.2 The property enjoys the benefit of more than adequate designated parking for vehicles on the site.
- 2.3 The property is outside any flood risk area defined by the Environment Agency (see Appendix A)

3.0 RELEVANT PLANNING HISTORY

- 3.1 The recent planning history for this property comprises of a Pre-Application Enquiry for partial demolition and a single storey extension received by the Council on 14.11.12. A copy of the Council's response is attached as Appendix B of this Statement. The response has been taken into account for this planning application.
- 3.2 The Officer's comments relating to the above Enquiry can be summarised thus:
- Request for supporting statement, explaining nature of business and services provided.
 - Proposal is of a suitable design with the parapet.
 - Offer to split s106 contributions was detailed.
 - Emphasis was given to CS-16 compliance

- 3.3 Minor design changes have been made in accordance with the comments of the officer, and are explained in Section 4 of this Statement.

4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

4.1 Contextual Assessment and Evaluation

The contextual assessment and evaluation for the proposed extension is provided by the surrounding mix of residential housing and commercial properties in Bedhampton Road. The use of materials and appearance have informed the design approach. Havant Borough Council Local Design Guide, with its 7 Key Principles has been instrumental in this design process.

4.2 Design Principles and Appearance

The demolition of the existing rear 'lean-to' and creation of a single-storey extension at the rear of the original main house will provide a much needed increase in space for 2 new dental surgeries for the community, at this privately-owned NHS practice. The single-storey extension proposed will be of limited impact due to the flat roof behind a low parapet, and will have little or no impact on neighbouring properties.

- 4.3 The relationship between the proposed extension to the original main 2-storey house will be of a subservient nature, due to its simple flat roof and height. A 'break-front' to the extension on both side elevations will set the proposed extension apart from the original main house, to the benefit of the whole, together with an apparent reduction in the massing. The stepped rear façade will also reduce the scale of this wall. It should be noted that the extension does not exceed the width of the existing main house: an important consideration. One significant advantage of a low parapet to the proposed flat roof is a significant reduction in massing compared with any pitched roof, which also avoids any unsightly overhanging eaves/gutter detail.

- 4.4 Proposed fenestration has been carefully chosen to tie in with the existing, whilst providing enhanced function.

4.5 Landscaping

It is intended to enhance the existing plain landscaping with the addition of further soft landscaping to the rear, and any other requirements can be made a condition of consent.

4.6 Materials

Proposed external materials are as follows:

- Walls - painted render to match existing pebbledash below string course, with same colour painted smooth render between new coping and string course.
- Window and Doors - white uPVC to match existing as per elevation drawings.
- Roof - grey single-ply membrane to falls, with scuppers to rainwater goods to match existing, black uPVC.

4.7 Layout

The plot size with the extended building and garden is consistent with the surrounding pattern of mixed development.

4.8 Access

Vehicular access is retained from Lester Avenue as existing, both at the front and rear of the property. This proposal allows for the inclusion of 6 No. cycle racks as a sustainability issue. Disabled people will have full access to all four dental surgeries on the ground floor.

4.9 Sustainable Construction

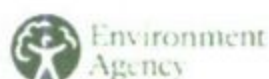
The applicant intends to insulate the proposed extension to a level exceeding the current Building Regulation requirements. The installation of 2 No. Rooflights in the new surgeries and a number of Sun Pipes throughout the property will assist in reducing the reliance on electrical generation, as well as enhancing the internal environment for the benefit of Staff and Patients. The structure is to be of a ground-bearing concrete slab (above the insulation), which, together with masonry works of concrete block throughout, will create a high thermal mass, thereby ensuring a more even temperature gradient throughout the day, without additional electrical / mechanical input. These energy saving measures exceed the council's minimum requirements.

5.0 CONCLUSIONS

- 5.1 The application proposed is considered to comply with the Havant Borough Council's Local Plan and other National Planning Policy Guidance. No harm is caused to the setting in the local environment, and the proposed scale, massing, appearance and design of the proposed extension, together with the adequate parking and access arrangements, are consistent with the design guidelines, all to the enhanced benefit of the local community.
- 5.2 We therefore trust that your Council will be able to grant planning permission, following the extensive pre-application enquiry, within the minimum determination period.

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Risk

Map legend

Click on the map to see what is the Risk of Flooding at a particular location.

☐ Flood Maps

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

Map of PO9 3EZ at scale 1:20,000



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Flood Map – Information Warnings

Manchester Ship Canal

Flood Mapping of the Manchester Ship Canal in Trafford, Salford and Wigan. A judgment of the High Court. The judgment concluded that the Ship Canal is not a 'formal' flood defence and that our decision to map the Ship Canal flood risk was lawful.

Construction Management

From: "Rachael Hebden" <Rachael.Hebden@havant.gov.uk>
To: "Construction Management" <rjr@cmc-1.co.uk>
Sent: 13 December 2012 15:19
Subject: 100 Bedhampton Road

Dear Mr Reynolds,

Re: 100 Bedhampton Road, Havant

Further to our meeting I understand that the surgery provides NHS dental care for residents, of which a large proportion live in the Leigh Park area. Dr Cottrell indicated that the surgery is currently operating at full capacity and that the additional surgery/s is/ are required as a matter of urgency. As a council we are keen to offer support to community facilities and small businesses, especially given the current economic climate. I would therefore advise you to submit a brief supporting statement with your application explaining the nature of the business and the service provided.

In my opinion the footprint of the extension is quite large compared to the size of the host building. However given that the proposal is for a community building (which are often expected to be of a more functional appearance) the proposal is in my opinion of a suitable design, provided that the parapet is retained. I understand that you have prepared details of the parapet which will be submitted with the application. This will help to ensure that the design is of a high quality as stipulated in both national and local planning policy (in particular policy CS16 of the Local Plan).

Thank you for the information regarding the increased floor area. The Development Engineer has advised me that the total contribution required for 2 surgeries would be £5426. If only 1 surgery was initially required we could draft the s106 agreement to require only half of the contribution to be paid prior to the construction of the first surgery with the second half only being provided in the event that the second additional surgery is equipped for use. A condition would also be included requiring the store/office to be used for those purposes only.

I hope that the above comments are sufficient to allow you to progress with the proposal and I look forward to receiving your application.

Please note that the above comments are those of an individual Planning Officer and do not prejudice the council should an application for Planning Permission be submitted.

Please let me know if you have any further questions.

The planning application forms, fees and guidance notes and the link to the Planning Portal (should you wish to submit your application online) can be accessed at the following address:

<http://www.havant.gov.uk/havant-9272>

Regards,

Rachael Hebden MRTPI
Planning Officer | Development Control

Havant Borough Council | Public Service Plaza
 Civic Centre Road | Havant | Hampshire
 PO9 2AX | t: 023 9244 6518

[REDACTED]

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Photo No: 04 - North West View



Photo No: 10 - South East View

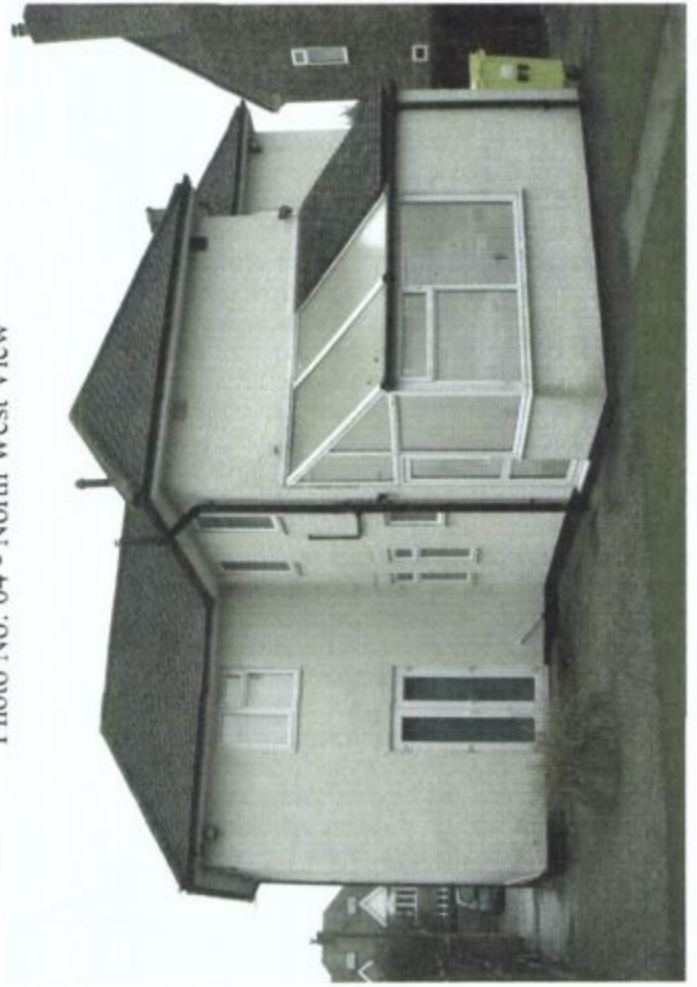


Photo No: 03 - North East View



Photo No: 07 - South Elevation (Front)



Photo No: 15 - Rear Car Park (east)



Photo No: 23 - View from Lester Ave

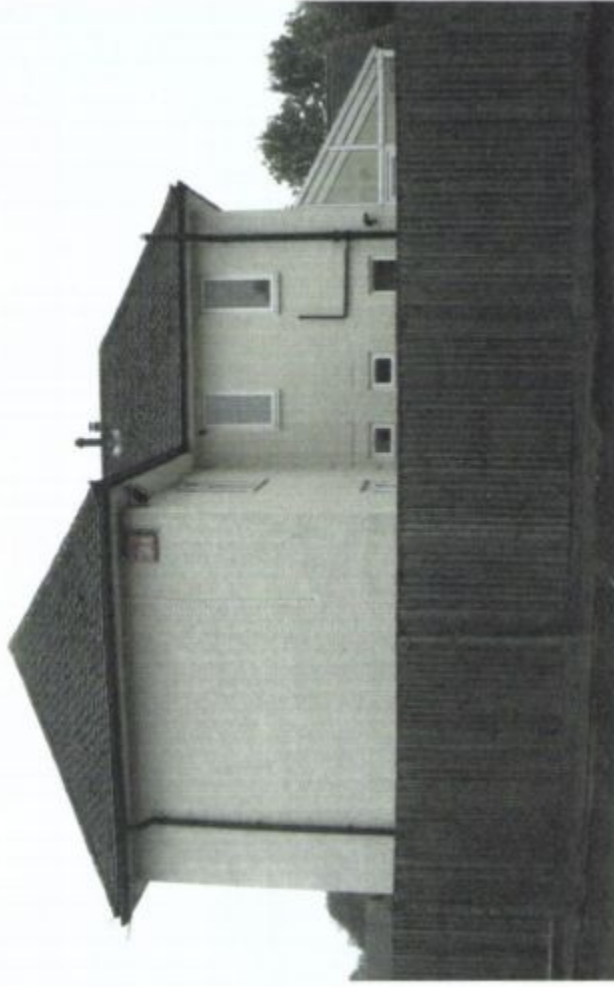


Photo No: 11 - Existing East Elevation



Photo No: 22 - General Rear View



Photo No: 25 - North Boundary Neighbour



Photo No: 29 - East Neighbour



Photo No: 24 - View from Lester Ave. (SW)



Photo No: 28 - West Neighbour



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Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant B C
Havant
Hampshire
PO9 2AX

13th December 2012

Dear Sir/Madam,

I am writing in support of the planning application for the extension of Parkway Dentalcare to include two additional surgeries to meet the patient led demand for our predominantly NHS dental practice.

As an NHS practice we have been established in the area since 1961 with the current owners running the practice since 1993. We relocated to our existing premises in 2008 when a large majority of our patients followed us.

In the past month we have undertaken a patient satisfaction survey for our own benefit to ascertain how our patients perceive us and the demand for future dental care by Parkway Dentalcare. After one week when all patients who attended to Parkway Dentalcare were invited to participate we found that 90% rated us as excellent and we had a 97% satisfaction total overall. Our dental reputation is built on word of mouth and our new patients seen each year are as follows:

2008	646
2009	890
2010	926
2011	560
2012	308

The numbers peaked in 2008-2009 when the practice was relocated and an additional surgery was installed but has fallen in recent years as our new patients are retained within the practice. New appointments are currently very limited although are requested and desired by our potential patients.

We serve all sections of society and are indiscriminative in our patient choice and try to offer patients access to our services by all forms of transport. We are currently undertaking a transport survey (which we couldn't do at the same time as the patient satisfaction survey as 'questionnaire fatigue' can set in!) to show that the close proximity to bus, train and cycle routes are utilized as well as the car parking facilities currently available at the practice for 14 cars.



parkway
dentalcare

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In conclusion Parkway Dentalcare is an excellently located independent NHS practice which offers all aspects of NHS dental care to all residents of Havant. The demand for additional facilities is patient led and we believe that we are excellently situated to provide this for the residents of the borough. All of the practice is funded by the owners themselves who wish to continue to provide NHS care and consequently need to keep costs as low as possible to reflect the difficult economic times we are all experiencing at present.

I hope this helps support our application for planning permission to develop within this area.

Should you require any further information, please do not hesitate to contact me.

Kindest regards,



Kathy Cottrell – B.D.S
Practice Manager