

PARKWAY DENTAL CARE

PARKWAY DENTAL CARE,
100 BEDHAMPTON ROAD,
HAVANT,
PO9 3EZ

TMD PARTNERSHIP

ISSUE No. 01
MARCH 2026

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1.0 INTRODUCTION

1.1 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 increased administration area and enhanced staff facilities, including a new break room and dedicated changing areas. By creating a clear separation between public and private spaces, the proposal will enable the practice to operate more efficiently. The proposed extension will replace the temporary modular building currently located within the rear car park.

1.2 The Design Team

Simpson Hilder Associates is medium-sized architectural and surveying practice with offices in both Lymington and Lyndhurst.

The practice is staffed by an experienced and dedicated professional team who are innovative in their approach to design, technical and strategic solutions.

1.3 Introduction

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

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



2.0 LOCAL PLANS AND POLICIES

2.1 Site Location

Parkway Dental Care, on Bedhampton Road, is located in Havant Borough Council.

2.2 Planning History

APP/11/00245

In 2012, an initial application was submitted for a single storey extension for new consulting spaces.

APP/13/00779

In 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.

APP/12/01325 & APP/13/00614

In 2013, (as a result of application APP/11/00245) a single storey rear extension incorporating a parapet was approved.

APP/23/01035

In 2023, a first floor extension application (by SHA) was approved. Works were not carried out as the client felt at this stage a more modest extension would be more feasible in relation to the practice needs.

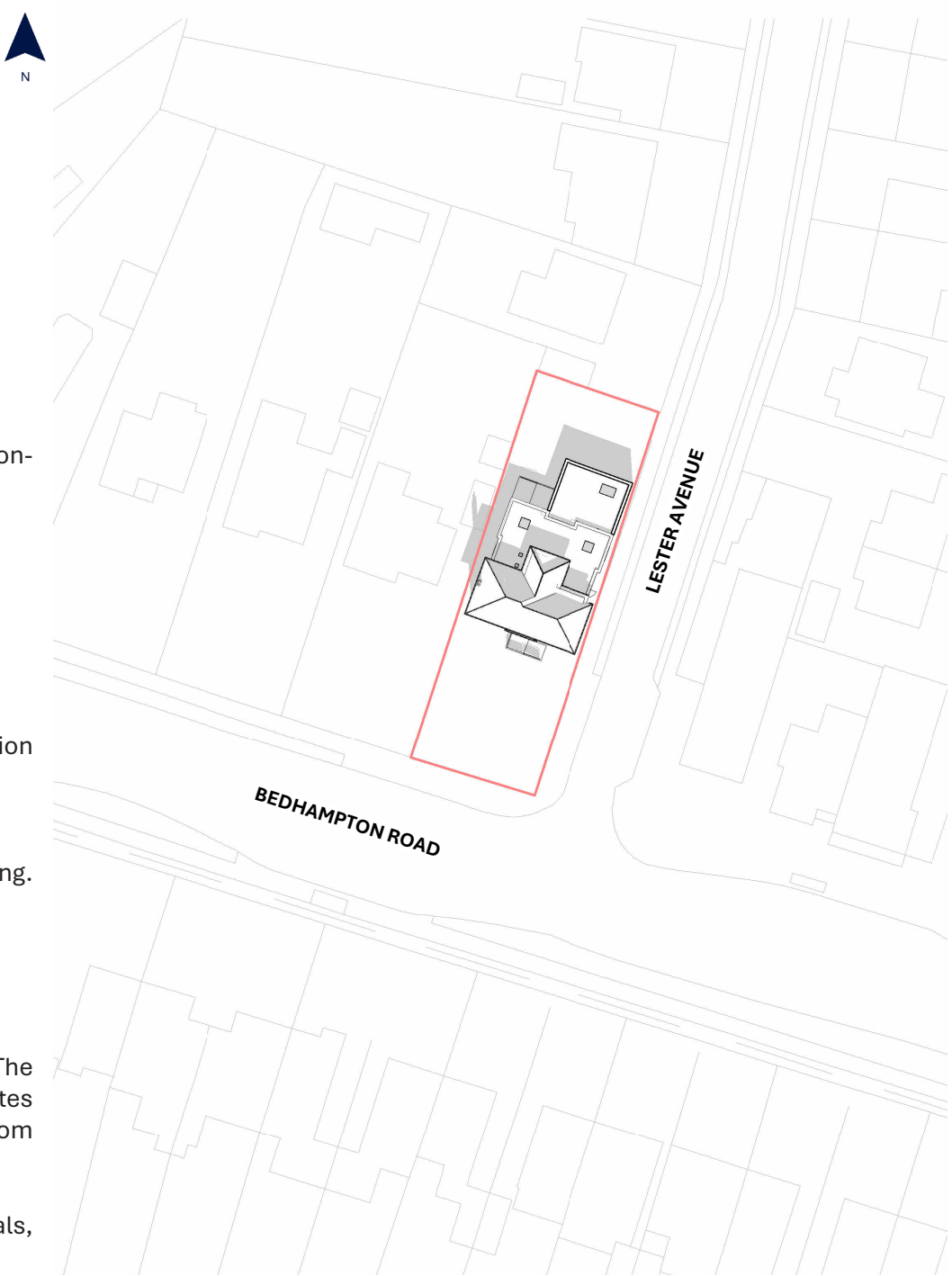
Enforcement Notice for Temporary Building in Rear Car Park

Please note this application provides the practice with improved facilities to compensate those that are currently provided in the temporary building. The application seeks to gain approval for an extension to replace facilities provided by this building.

2.3 Planning Policies

As a part of Havant Borough Council, this application has been developed in accordance with the Local Plan and relevant planning policies. The proposed design is sensitise to the existing buildings character and has been considered to the surrounding neighbourhood. The design incorporates a small extensions, subservient to the existing building, to facilitate additional staff areas, including locker and changing facilities and a break room with a kitchenette.

In keeping with the design of the building, the elevation treatment complies with NFDC planning guidance by matching the fascia heights, materials, and architectural style of the front elevation visible from Bedhampton Road and Lester Avenue.



3.0 SURROUNDING CONTEXT

3.1 Landscape & Ecology

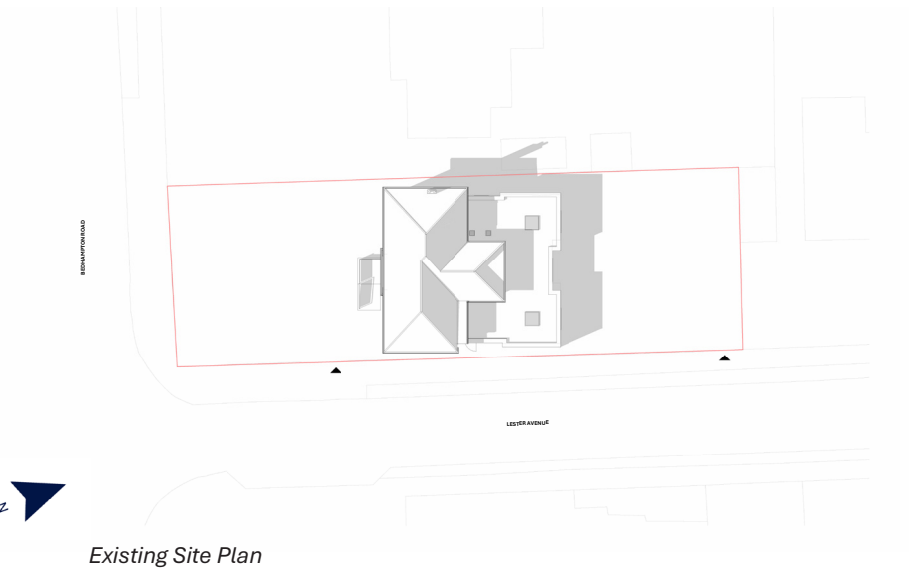
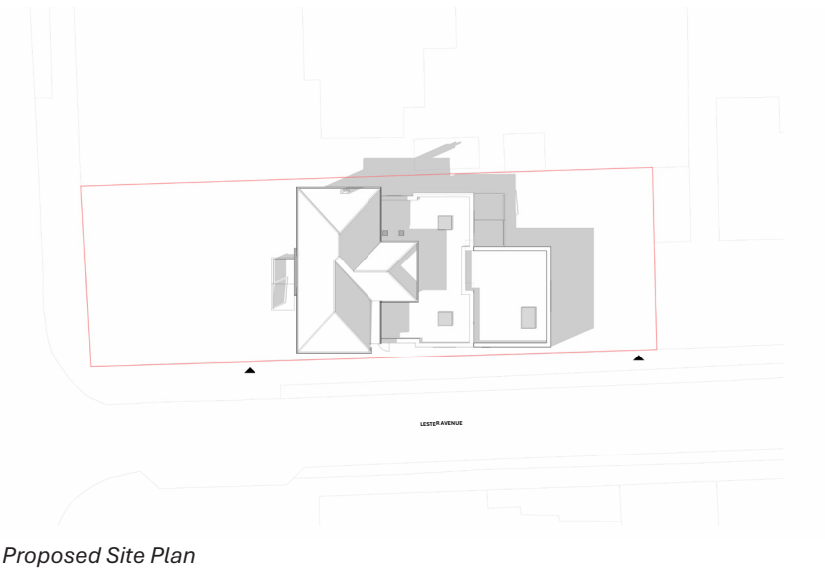
ECOLOGY

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.

FLOOD RISK

The site sits within a Flood Zone 1 boundary, therefore has a low probability of flooding. (GOV.uk website)

SITE PLANS



3.2 Parking

The existing site has 15 parking spaces, approximately 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 stops within a minutes walk of the site, with connections into Portsmouth, Hayling Island, and Chichester.

Currently there is no cycle parking on site, however the scope of works allows for bike loops to be installed in the front car park.

The proposal does not affect existing pedestrian or vehicle access to site. The design proposes a rear extension to the existing ground floor to allow additional staff areas with no increase in clinical space, therefore does not anticipate any additional parking capacity needs. The practice currently operate the rear car park using a stacking system. Because of this, we anticipate that the proposed extension of the practice, and removal of the temporary unit, should have no negative impact on the practices’ parking operation.

The proposal also allows for new line marking for the current patient parking, of which an accessible bay will also be defined (at the front of the property).



4.0 LOCAL CHARACTER

4.1 Neighbouring Buildings

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

4.2 Building Forms

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.

4.3 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. Most common pitched roof and dormer style.
- 2. Residential properties in the area.
- 3. Shop fronts
- 4. Red clay tile features.

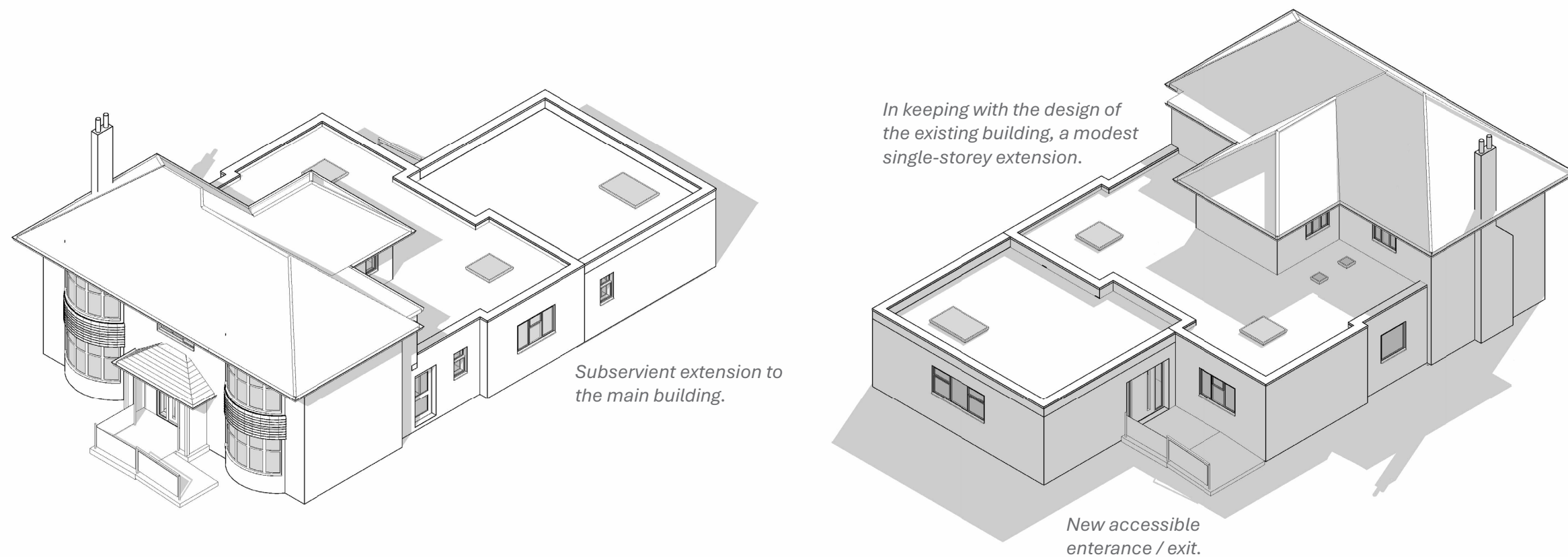


5.0 THE PROPOSAL

5.1 Massing and Scale

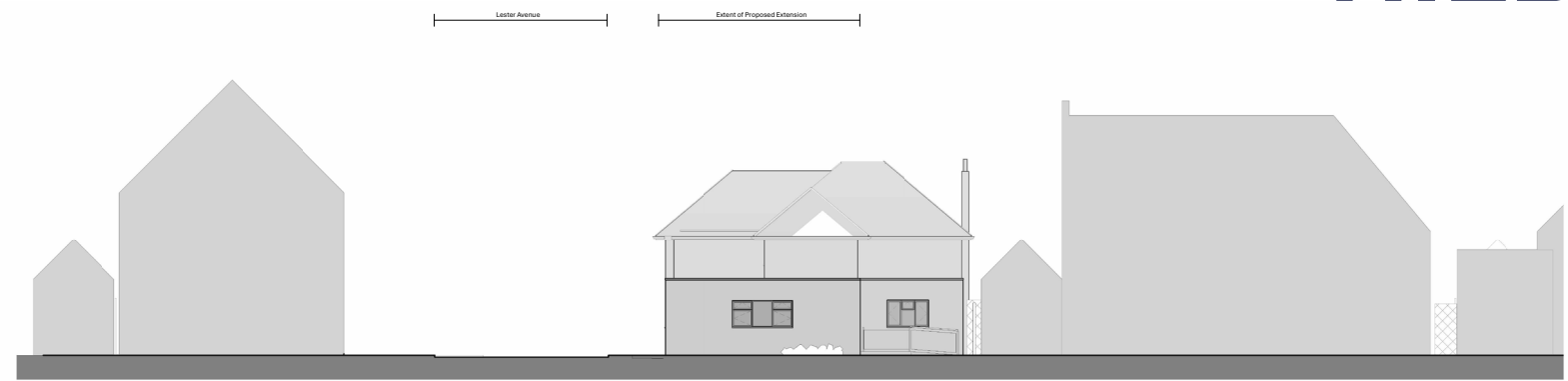
The scale and massing of the extension have been carefully considered to remain in keeping with the existing property. The modest single-storey rear extension has been designed to enhance the appearance and functionality of the building without negatively impacting its visual character, particularly along the rear elevation.

The proposal site within the street context and minimises overshadowing. Architectural features such as parapets to the flat roof to match the existing and new windows have been incorporated in the design.



6.0 ELEVATIONAL DESIGN

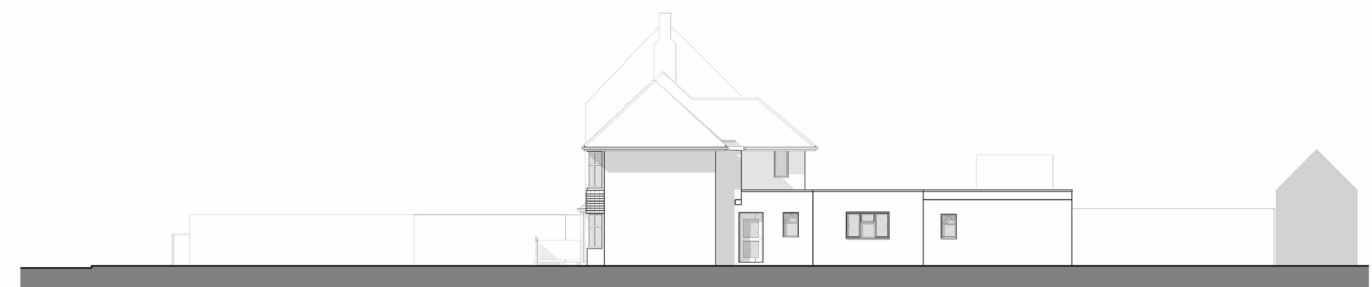
6.1 Proposed Elevations



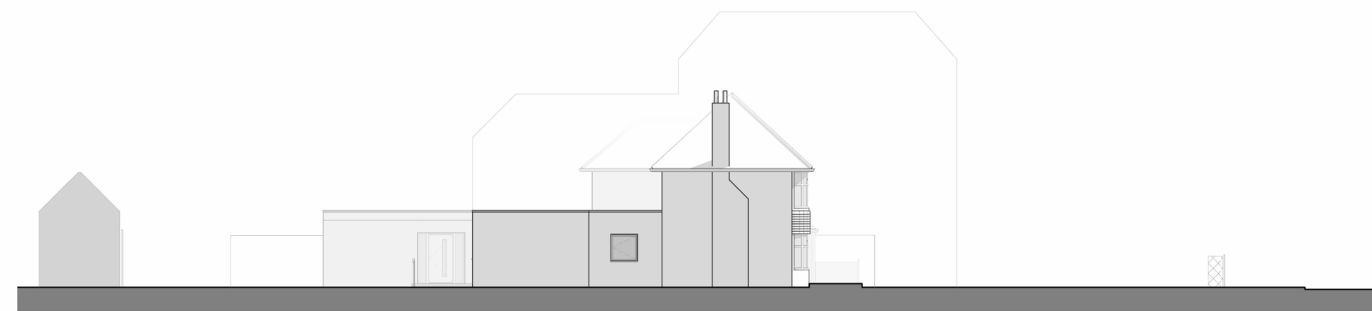
Proposed North Elevation
1:100



Proposed South Elevation
1:100

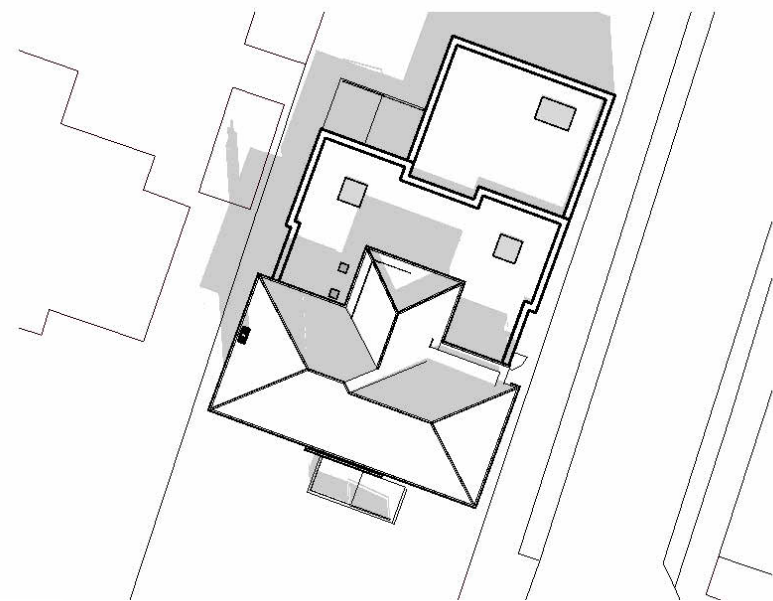


Proposed East Elevation
1:100



Proposed West Elevation
1:100

Key Plan:



7.0 SPACIAL COORDINATION

7.1 Proposed Floor Plans

Plan layouts and
room allocations.



Proposed Ground Floor



Proposed First Floor



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