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VALUATION WITH USAS
DISTRICT 11, CCL
BERRY 13 MAY 2008
CORPORATE/INSTAL
SERVICES-3



Rev	Description	By	Date
1	Issue for Review	MM	08/08
2	Issue for Comment	MM	08/08
3	Issue for Approval	MM	08/08
4	Issue for Construction	MM	08/08
5	Issue for Construction	MM	08/08
6	Issue for Construction	MM	08/08
7	Issue for Construction	MM	08/08
8	Issue for Construction	MM	08/08
9	Issue for Construction	MM	08/08
10	Issue for Construction	MM	08/08

For Approval
For Comment
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NHI/2368/2
06/0113/FUL

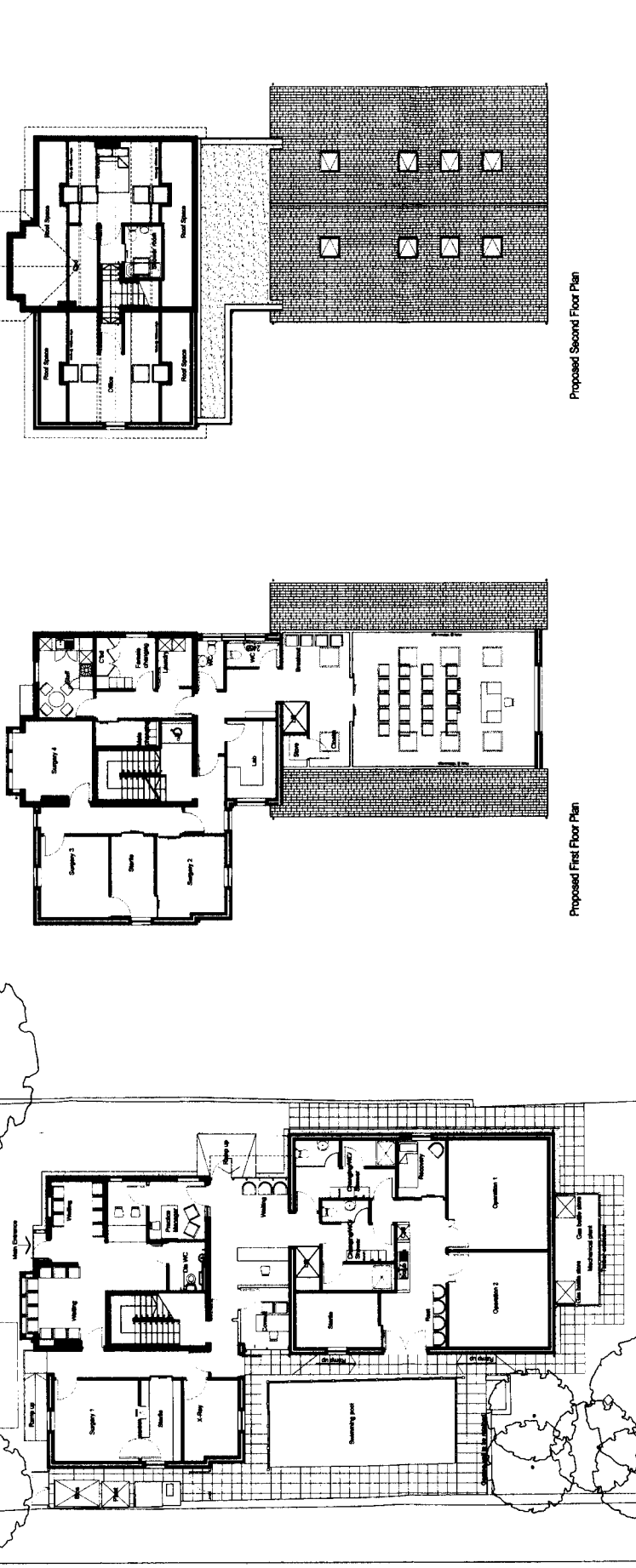
St Clements Dental Practice
Bobby Daley Surgery

Proposed Plans

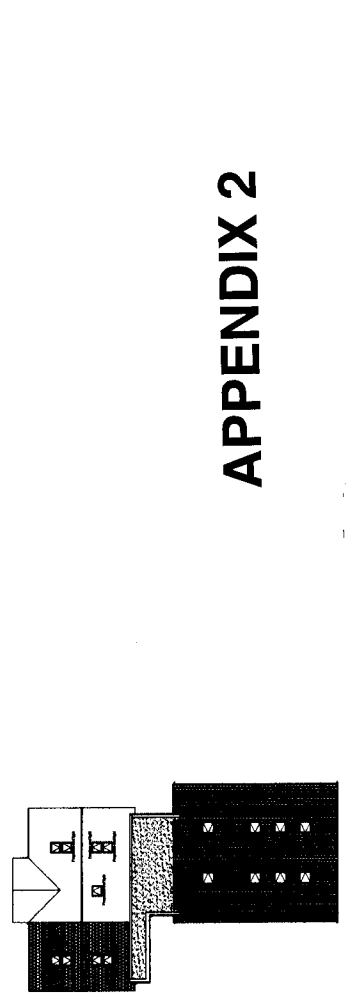
Rev	Date	By	Description
1	April 2008	RR	Issue for Comment
2	April 2008	RR	Issue for Comment
3	April 2008	RR	Issue for Comment
4	April 2008	RR	Issue for Comment
5	April 2008	RR	Issue for Comment
6	April 2008	RR	Issue for Comment
7	April 2008	RR	Issue for Comment
8	April 2008	RR	Issue for Comment
9	April 2008	RR	Issue for Comment
10	April 2008	RR	Issue for Comment

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A1



1:200 = 1.20m
1:500 = 1.50m
1:1000 = 1.00m
1:2000 = 2.00m
1:3000 = 3.00m
1:4000 = 4.00m



Proposed Second Floor Plan

Proposed First Floor Plan

Proposed Roof Plan
Scale 1:200

APPENDIX 2

- 3.3 In this context, therefore, Dr Hardman has been actively seeking alternative locations which would allow for the relocation of the general dental practice but, also, would allow for the provision of operating rooms and lecture facilities at the same site.
- 3.4 The application site, at approximately 0.09ha, is large enough to enable the provision of all the facilities in the same place and lies in an area where there is a sizeable resident population in close proximity.
- 3.5 Attached as **APPENDIX 4** is an isochrone plan showing the potential catchment area for the Practice within both a 400 metre and 800metre radius of the site which effectively takes in the main residential areas of Botley/North Hinksey, including the proposed 150 dwelling development off Tilbury Lane recently granted outline planning permission (application CUM/NHI/20109-X refers).
- 3.6 There is an existing dental practice at 1a Elms Parade but, that aside, there are no other existing Dentists in the OX1 or OX2 post code areas (outside of the Oxford City boundaries) and, therefore, the proposed surgery will offer greater choice of provision to Vale residents in the area.
- 3.7 With regard to general dental practice work it is hoped that a relocation of the existing practice to larger premises will increase the amount of treatment that will be available to NHS patients. However, this is very much dependant upon the amount of future PCT funding so, therefore, no firm commitment can be given at this stage as to the number of new NHS patients that can be taken on.

Use, Amount of Development and Impact Considerations

- 3.8 The application proposal involves the erection of three separately legible components parts, namely: a traditional two storey pitched roof side extension, a two storey parapet roofed linking structure and a 1.5 storey pitched roof extension projecting to the rear.
- 3.9 The 'traditional' two storey side extension will replace the existing single storey lean-to extension. It will be constructed using materials to match with the original building (i.e. red brick with plain clay tiles and timber joinery) and will be similarly detailed with stone mullions and surrounds to door and window openings.
- 3.10 In common with the existing building, this extension will measure approximately 5.6 metres to eaves and 9.2 metres to ridge. It was originally proposed that this element would be recessed from the front face of the building and set slightly below the existing ridge and eaves levels, in order to display a degree of 'subservience' to the original. However, given the off-set position of the existing front gable projection it is considered that the current scheme offers an appropriate balance and symmetry and, as such, in visual terms relates sympathetically to the character and appearance of the existing building.
- 3.11 The parapet roofed linking extension is proposed to run across the full width of the existing building and the proposed two storey side extension. This extension will be constructed using contemporary and contrasting materials, principally cedar board cladding, and will

mark a clear transition between old and new. This element has a maximum depth of 3.3 metres and would measure approximately 5.8 metres in height to the top of the parapet.

- 3.12 The proposed pitched roof rear projection extension will provide accommodation at ground floor level and within the roof void area above. This element has been subject of the greatest amendments as a result of pre-application discussions with Officers. Initially, it was proposed that this rear extension would measure approximately 20 metres in length but, in this regard, Officers were concerned that this would represent the longest rear projection in the vicinity of the site (larger than that permitted previously at 104 West Way opposite the site) and could, in turn, set some form of precedent in respect of other redevelopment proposals nearby.
- 3.13 As a result of this feedback, the internal layout of this element of the scheme has been radically altered such that the overall length of the rear projection has been reduced to 13 metres. In other dimensions, the rear projection would be approximately 10.1 metres wide and measure approximately 2.7metres in height to eaves and 8.1 metres to ridge.
- 3.14 The rear projection would, as per the existing rear sun lounge extension, be sited to the eastern side of the existing swimming pool (which would be retained) so as to have the least possible impact upon the amenities enjoyed by the residents of 97 West Way. The low eaves height of the extension, the flank to flank separation distance from no. 97 (i.e. 11 metres) and the relative orientation of the extension to the adjoining dwelling will minimise the impact upon the outlook from the flank elevation windows facing the application site and, furthermore, will ensure that there will be no discernible increase in the overshadowing of habitable rooms or the garden of no. 97.
- 3.15 Whilst the rear extension would be sited closer to the boundary with no. 93 West Way than it is to no. 97, it would still be further away from no. 93 than the existing 12 metre long garage/store that presently marks the boundary between the two properties. In this respect, and having regard to the relative separation distance and the low eaves height of the extension, it is not considered that the rear extension would have a detrimental impact upon the outlook, living conditions or amenity quality of the residential units at no. 93.
- 3.16 Attached as **APPENDIX 5** are a set of 3D modelled perspectives showing how the siting and orientation of the proposed extensions, particularly the rear extension, will relate to the neighbouring properties at 93 and 97with regard to massing and shadowing.
- 3.17 The extension would be constructed using a combination of painted render and cedar board cladding with a concrete tile roof. The first floor roof area would be lit by a combination of high level rooflights and four long vertical glazing strips in the rear gable. In this way, the existing incidence and ability to overlook into the properties either side from the roof terrace would be addressed and, as such, will potentially increase the privacy enjoyed both within and to the rear of these properties.
- 3.18 The physical works proposed will facilitate four principal activities within the building, as detailed below:

- 1) The provision of four surgery suites for general dental practice/hygienist procedures, with associated x-ray, waiting room, office, staffroom and toilet facilities. These activities will generally be located at ground and first floor levels of the original building, the proposed 'traditional' side extension and the 'linking' extension;
- 2) The provision of two operating rooms with associated changing/recovery facilities for more complicated dental procedures e.g. the removal of wisdom teeth, implantology work and for the treatment of phobic patients. These activities will be undertaken at ground floor level in the rear projection extension;
- 3) The provision of lecture room and 'break out' facilities for the instruction of qualified dentists in implantology practices. This activity will be undertaken in the first floor roof void area of the rear projection extension; and
- 4) The provision of staff/visiting lecturer bedroom and office accommodation. This activity will be undertaken in the roof void of the existing dwelling and the proposed 'traditional' side extension.

4.0 DISABLED ACCESS CONSIDERATIONS

- 4.1 It is proposed to provide two on-site parking spaces solely for the use of disabled persons, with a new ramped access leading from the parking area into the proposed new entrance to the side extension.
- 4.2 Within the building, all corridors are DDA and Part M compliant and lift access is proposed in the rear extension to allow unfettered access to all ground and first floor rooms and facilities.

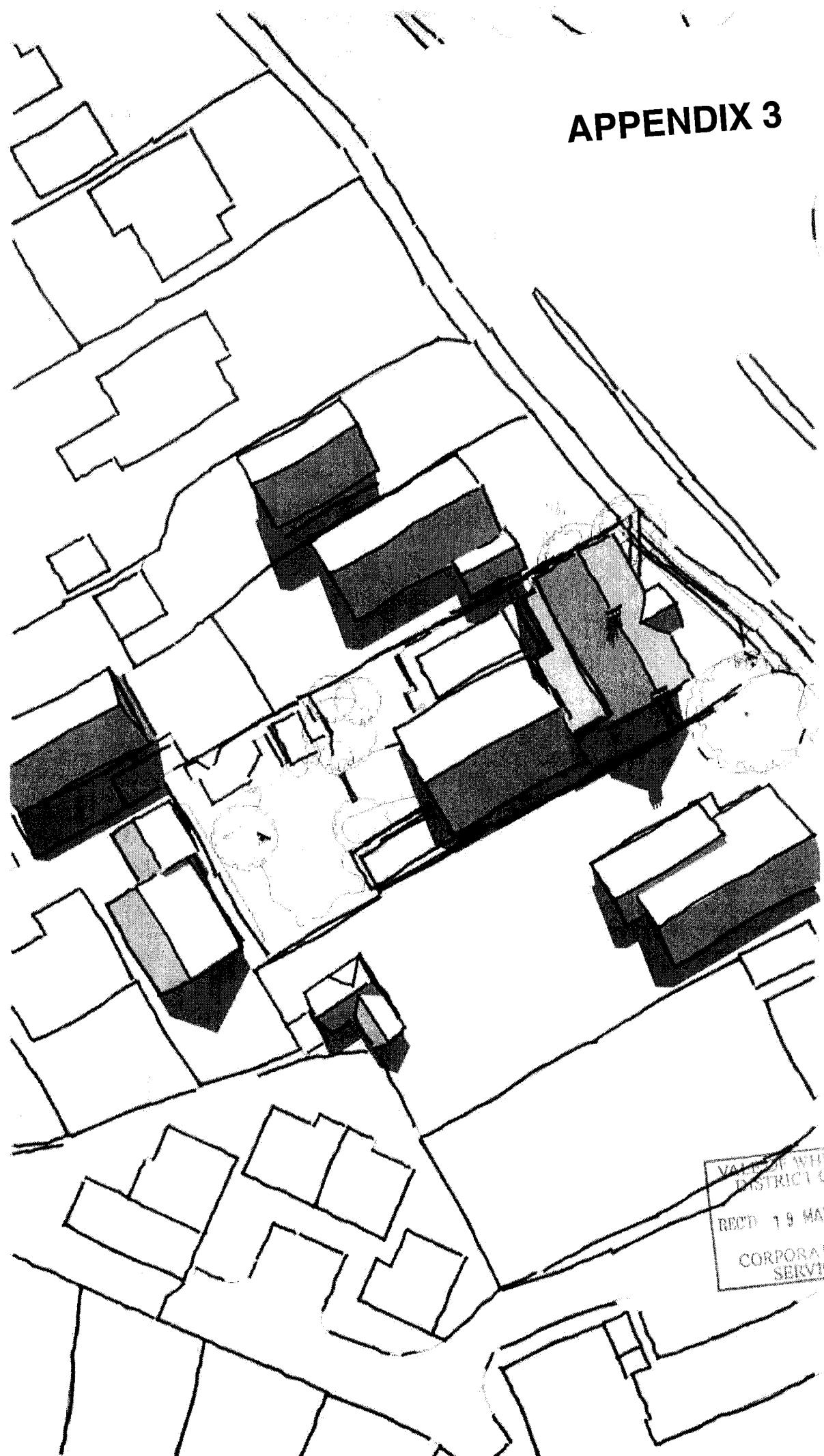
5.0 TRANSPORT ASSESSMENT AND SUSTAINABILITY CONSIDERATIONS

- 5.1 In preliminary discussions with County Highways Officers, concerns were expressed that a large proportion of NHS patients would, due to the scarcity of similar facilities, be likely to draw people to the site from a wider catchment area than might otherwise be the case and, by implication, increase the amount of car journeys.
- 5.2 As stated in paragraph 3.7 above, the amount of NHS patients that can be treated will depend entirely upon PCT funding which cannot be guaranteed at present. Consequently, whilst it had originally been the intention that one of the four general practice surgery suites would be solely for the treatment of NHS patients, there can be no firm commitment in this regard. However, in order to overcome Highway Officer concerns about encouraging car movements from further afield, the applicant is happy to limit the provision of NHS treatment to those living in the OX1 or OX2 post code areas.
- 5.3 It is anticipated that the dental practice will employ 15 FTE employees when completed, namely 4 dentists, 3 surgical nursing staff, 3 dental nurses, 2 receptionists, an anaesthetist, hygienist and technician. Given the fact that the site is in a highly sustainable location it is

anticipated that most staff members will use public transport, cycle or walk to the site either from home or from the long stay public car park at the Seacourt Park and Ride site.

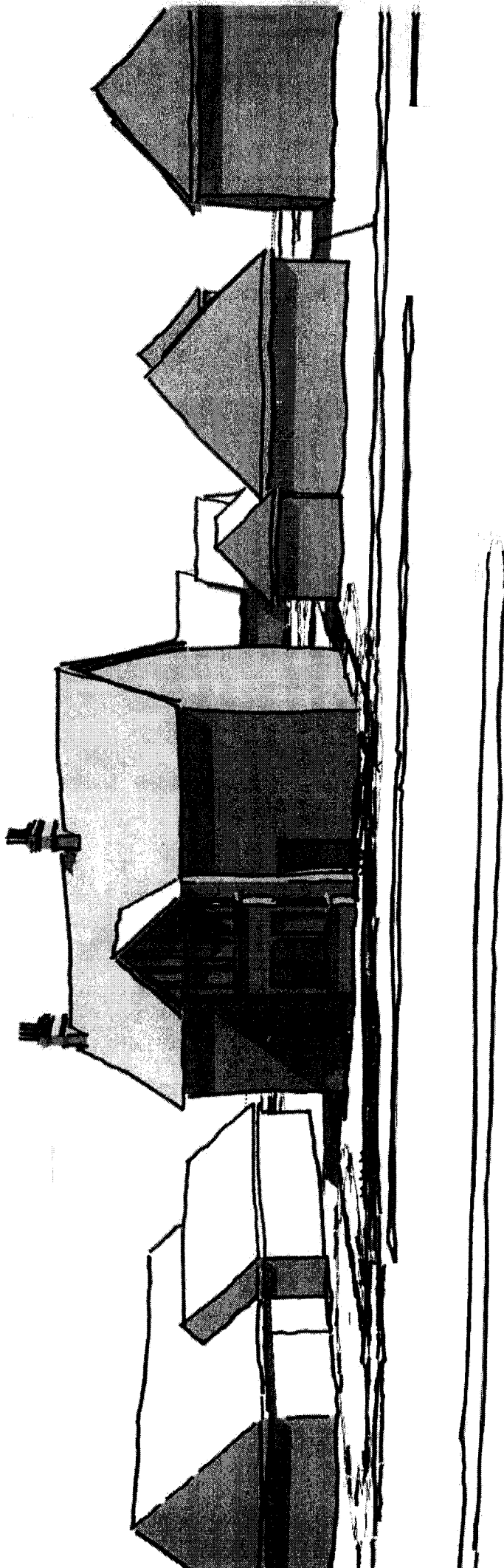
- 5.4 With regard to patient numbers and daily visits, it is anticipated that each of the four general practice suites will deal with approximately 15 patients a day (60 in total) and that the two surgical suites will deal with 2 patients per day (4 in total). With regard to the proposed teaching/lecture facility, it is anticipated that 10-15 delegates will attend every two weeks for a one or a two day course.
- 5.5 As shown on the submitted site plan, the only on-site parking provision proposed will be for disabled persons. Whilst it is anticipated that a large proportion of patients and delegates will opt not to drive when attending the site - given the good level of accessibility by non-car modes of transport – the surgery will suggest in its advertising literature and on its website that all drivers make use of the West Way Shoppers car park.
- 5.6 This car park is conveniently located approximately 100 metres from the site and allows for up to 3 hours free parking. Encouraging visitors to use this car park will, hopefully, also encourage shared trips to the shops, cafes, banks etc in the West Way Shopping precinct to the mutual benefit of these businesses (see paragraph 5.10 below).
- 5.7 In order to assess the capacity of the West Way Shoppers car park, a week-long survey was undertaken at various times (Monday to Friday) during the hours that the surgery would be open.
- 5.8 In total there are 70 unrestricted public car parking spaces and 4 disabled spaces available in the car park. At no point during the survey were there fewer than 18 available spaces and, on average, there were in excess of 30 free spaces available throughout the week. A copy of the parking survey results are attached as **APPENDIX 6**.
- 5.9 Given that there would usually only be around 12 patients in the surgery at any one time (i.e. 6 receiving treatment and 6 awaiting treatment), even in the highly unlikely event that all these patients had driven alone to the car park this would still leave plenty of spare parking capacity available to others.
- 5.10 As an aside, whilst the applicant's existing dental surgery is located close to the centre of Oxford, a patient survey has been undertaken which reveals that fewer than 10% of all visitors had driven to the surgery, notwithstanding the fact that a public car park is located immediately to the rear of the Practice. The survey also clearly revealed that the vast majority of patients combined their trip to the dentist with other activities, most commonly to go to work, college or school but also to access shopping, recreational and other leisure facilities.
- 5.11 With regard to servicing and deliveries of surgical and other supplies, it is anticipated that there will be, on average, one or two courier deliveries per day by van or 7.5 ton lorry. There is an existing access road in front of the application site and it is proposed that the short term parking of delivery vehicles will take place in this area so as to ensure that there is no hindrance to the free flow of traffic along West Way itself.

APPENDIX 3



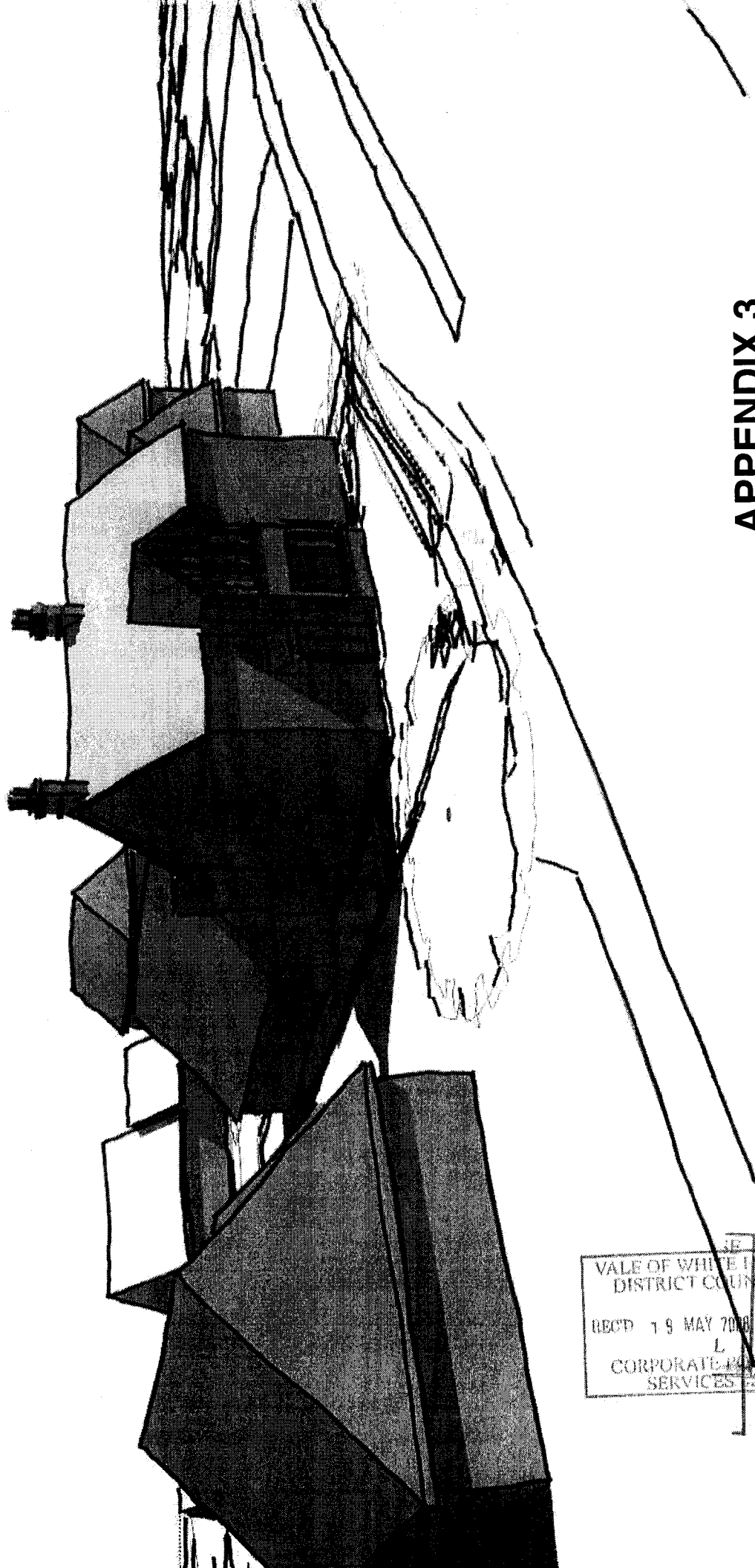
VALLEY OF WHITE HORSE
DISTRICT COUNCIL
REC'D 19 MAY 2000
CORPORATE POSTAL
SERVICES

APPENDIX 3

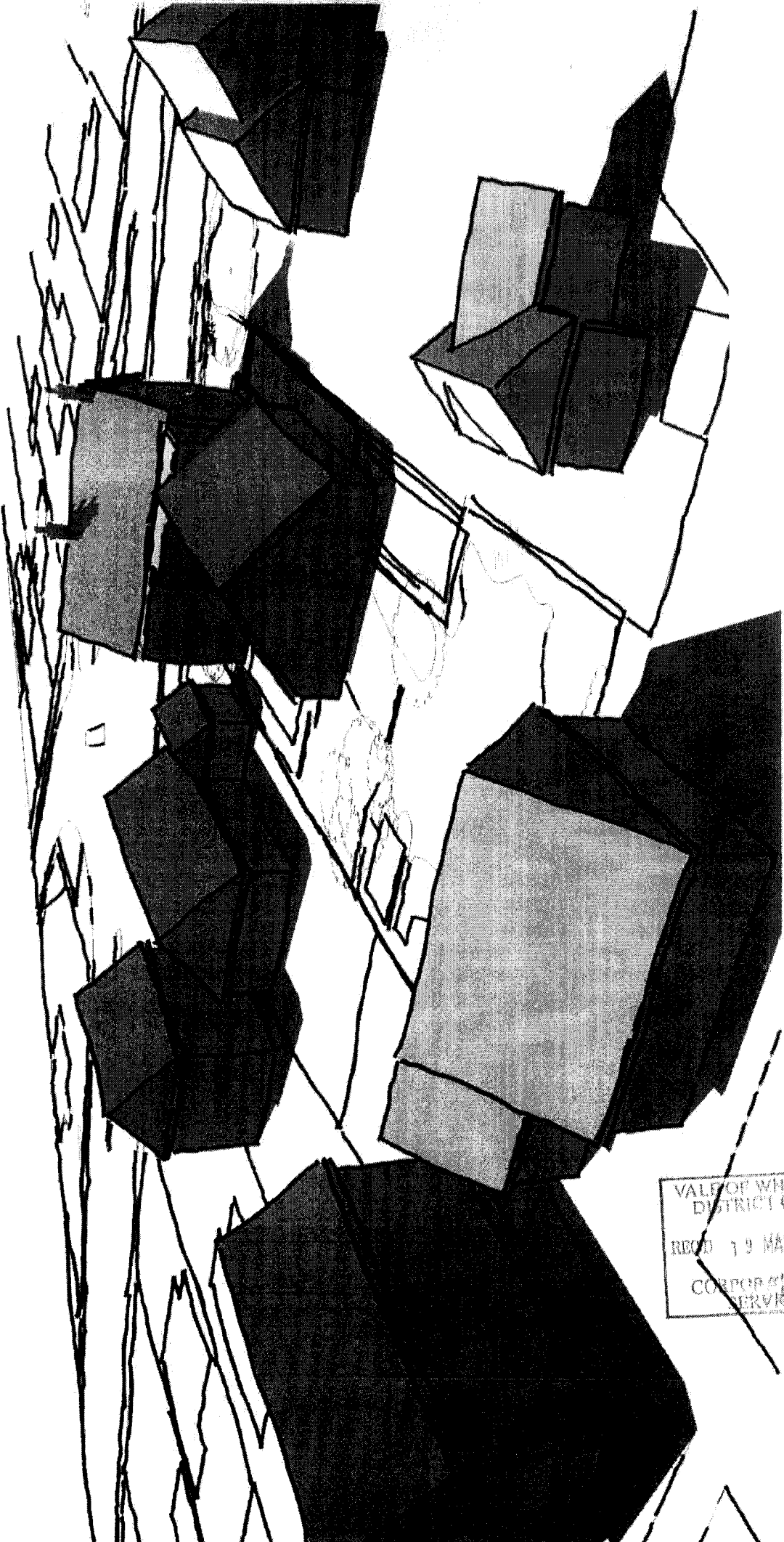


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APPENDIX 3



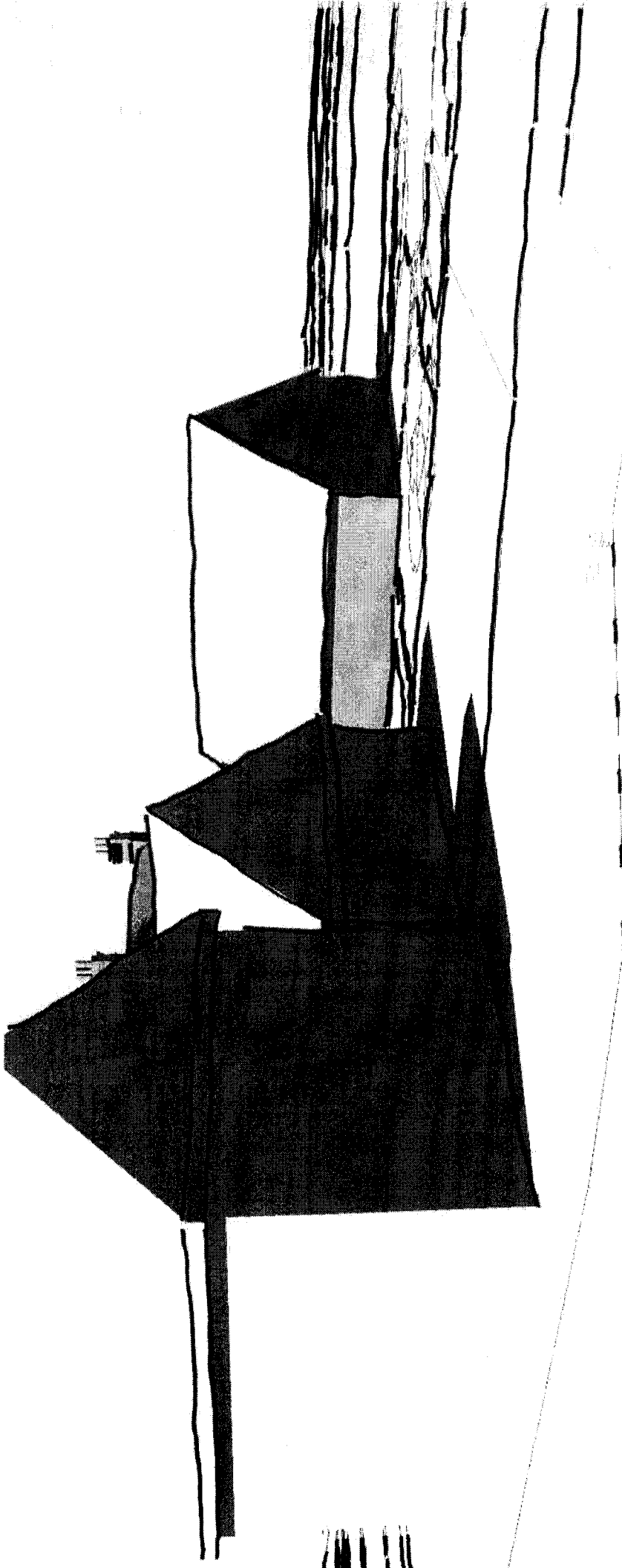
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NHI/3368/2

Proposed conversion and extension of an existing dwelling (C3 use) for use as a dental surgery (D1 use), with associated specialist operating suites and lecture room. 95 West Way, Botley.

Councillor G. P. Parkhurst summarised the facts in relation to this application. Councillors were concerned by a number of issues relating to the proposed development, but also recognised the need for additional national health/private dentist services within Botley, especially in the knowledge that there were a number of large developments proposed in the area.

Councillors, however UNANIMOUSLY AGREED to OPPOSE the application of the following grounds:

- a). The size of the proposed development in relation to the site.*
- b). The applications was for a D1 (non-residential institution), which Councillors found strange as it was considered the a more appropriate classification would be for a A2 development (financial and professional services).*
- c). There was already a marked lack of parking facilities in the local area as the 3 car parks near the West Way Shopping precinct were often full, as was the Seacourt Park and Ride and on street parking was at a premium. Furthermore, although the planning documents referred to the provision of cycle stands there was no evidence that this was proposed.*

APPENDIX 3