



DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES

Application No	:	22/01874/FUL Full Application
Location	:	Ferrers Dental Laboratory Nabbotts Pump Lane Springfield Chelmsford Essex CM1 6TB
Proposal	:	Erection of single storey side extension and two storey rear extension.
Applicant	:	Dr Tom Clough Springfield Dental care
Agent	:	Bateman Harris Partnership
Date Valid	:	24th October 2022

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1. Executive summary

- 1.1. This application has been called to committee at the request of the local ward Councillor.
- 1.2. The site is located within the Urban Area of Springfield positioned East of Pump Lane on the corner with Blacksmith Close.
- 1.3. The dentist surgery has been located here since 1994 and is an established practice serving the Chelmsford community. The proposal is for a two-storey rear extension and single storey side extension which would provide two additional consulting rooms and ancillary space and would expand the specialist services of the practice. The works would also allow for an increased capacity for NHS appointments.
- 1.4. This application follows a previously refused application under reference: 21/01250/FUL. The previous permission was refused on the grounds of highway safety as the proposal did not provide adequate parking to serve the practice.
- 1.5. This scheme is for the same extensions as previously, however, the application is supported by a block plan which removes the grass area to the frontage and re-arranges the existing parking plan to accommodate a new parking layout. The revised parking layout would improve the size of the spaces and the manoeuvrability to increase the capacity of the car park. ECC Highways Authority are satisfied that the proposed parking layout would provide sufficient space.
- 1.6. In terms of neighbouring relationships, conditions are proposed to obscure glaze and restrict opening to the first-floor windows serving the surgery and recovery room, limiting the hours of window opening within the rear elevation and sound proofing of the proposed plant room. The proposal would maintain an acceptable relationship to neighbouring properties.
- 1.7. The design of the proposal is in-keeping with the existing character of the property and its street scene.
- 1.8. This application is therefore recommended for approval.

2. Description of site

- 2.1. The site is an operating dentist practice established since 1994 and lies within the Urban Area of Springfield.
- 2.2. The site is a two storey building located on a corner plot located East of Pump Lane and accessed from Blacksmith Close.
- 2.3. The property has an existing car park located to the front of the building. This is accessed from Blacksmith Close.

3. Details of the proposal

- 3.1. The proposal is for a two-storey rear extension and single storey side extension.

3.2. The two-storey rear extension would have a depth of 5m and extend across the existing two storey element to accommodate an additional staff room, surgery and recovery room.

3.3. The single storey element would replace the existing single storey side extension to provide a reception area, waiting room, decontamination room and orthodontic suite.

4. Other relevant applications

4.1. 21/01250/FUL – Refused 9th September 2021

Single store side extension and two storey rear extension.

This proposal was sought permission for the same additions to the surgery and was refused for highway safety reasons as it was considered that proposal would not have provided adequate parking for the dentist surgery.

5. Summary of consultations

- Springfield Parish Council –
 - Concerns regarding an increase in on-street parking
 - Highway safety concerns
 - Increased noise
 - Proximity to neighbour
- Essex County Council Highways –
 - Proposal is acceptable subject to conditions.
- Public Health & Protection Services –
 - No significant concerns abouts this proposal. To deal with noise issues recommends the hours of use as outlined by the applicant should be imposed as a condition and that external windows and doors to treatment rooms should be kept closed whilst dental machinery/plant is in use.
- Economic Development & Implementation – No comments received.
- Local residents –
 - Concerns relating to an increase in on-street parking on Blacksmith Close and Anvil Way
 - Construction vehicle parking
 - Access for emergency services
 - There are currently unused spaces in the car park
 - Highway safety concerns from parking on pathways
 - New crossover limiting the kerb parking
 - Impacts on privacy to 1 Anvil Way
 - Noise concerns coming from dental practice

6. Planning considerations

Main Issues

6.1. The main consideration is whether the proposed parking would be acceptable in terms of highway safety.

6.2. Consideration is also given to the design of the proposal and the impacts on the neighbouring properties.

Parking

- 6.3. Comments have been received from local residents concerning the impact the proposal would have on the parking and how it would result in additional on-street parking to the residential streets of Blacksmith Close and Anvil Way. The neighbours have explained that the current car park is often not fully utilised and that visitors to the dentists choose to park in the streets rather than using the designated car park.
- 6.4. The proposal would result in two additional consulting rooms for the surgery and two additional members of full-time staff. The existing car park has 20 spaces. The proposal would result in a total of 22 spaces, with fixed staff spaces.
- 6.5. From carrying out multiple site visits during various opening hours of the surgery, it was observed that the existing car park does not function to full capacity due to its layout, which results in tight and limited spaces; this means that visitors/users have been using the on-road parking on Blacksmith Close and Anvil Way, as described by the neighbour representations.
- 6.6. This application is supported by an amended car park plan which shows that the existing parking spaces are to be reconfigured to provide more manoeuvrability and therefore useable spaces. The re-arrangement would encourage better use of the car park which would therefore be able to operate at a higher capacity.
- 6.7. The proposal would meet the parking standards number and sizes in accordance with The Essex Parking Standards - Design and Good Practice (2009). The maximum spaces would be 36 for a facility of the proposed size. These are maximum numbers; the proposal therefore meets this.
- 6.8. Blacksmith Close and Anvil Way do not have limitations on on-street parking and therefore Chelmsford City Council cannot control the use of on-street parking in this area. The proposed revised layout to the surgery car park should help to prevent visitors feeling the need to park on street.
- 6.9. The new parking arrangements would remove the greenspace and tree to the front of the surgery. The tree is not protected. Whilst its removal would result in a loss to the street scene, the proposal shows three new trees to be planted around the front edges of the car park. A condition is attached to ensure that the replacement trees are planted and appropriately maintained.

Impact on neighbours

- 6.10. The proposal would bring the first floor of the surgery closer to the neighbouring property to the rear, No.1 Anvil Way. A distance of over 8m would be maintained to the boundary with the neighbour. No.1 Anvil Way already has a single storey garage building located along its southern boundary. Given the presence of this building and the distance maintained between the two, the development would not be overbearing.
- 6.11. The proposed single storey extensions to the northeast of the surgery would replace existing single-storey built form and would have a neutral impact on the neighbouring properties.

- 6.12. The proposed development includes new first floor rear windows in the extension facing the side of No.1 Anvil Way. These windows which would offer increased views into the private amenity space of this property. In order to safeguard the privacy of the neighbour, it would be reasonable to attach a condition to ensure these windows are obscure glazed and of a design to restrict opening. Subject to this condition it is considered that the proposed development would not have any adverse impact on the amenities of the neighbours.
- 6.13. Concern has been raised regarding an increase to noise levels from the dentist equipment. The property already operates as a dental surgery and the neighbours have advised that there are already issues with noise from dental equipment. Conditions are therefore attached to this permission to ensure that the premises is only operated Monday-Friday 8am – 6pm and that during that time the windows facing the neighbours (that serve noise generating rooms) shall remain shut. A condition is also attached requiring details of noise insulation to the proposed plant room to be submitted and approved in writing by the local planning authority.
- 6.14. Overall, subject to the attached conditions, the development would maintain an acceptable relationship with the neighbouring properties.

Design

- 6.15. The proposal would relate well to the existing character of the surgery and appear in-keeping within the street.

Other Matters

- 6.16. Any parking of construction vehicles will be temporary in nature during the construction period and is not a planning consideration.
- 6.17. A comment has been received regarding the accessibility for emergency service vehicles. The proposal does not encroach the existing highway and therefore would not impact on the accessibility that is existing to all the properties within the cul-de-sac. ECC Highways have been consulted on the application and have raised no concerns in this respect.

7. Community Infrastructure Levy (CIL)

- 7.1. This application is not CIL liable.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site

Condition 3

Prior to first use of the proposed additional surgery rooms the car parking spaces as set out within drawing ref: SP/526/14 D Roof Plan & Site Plan shall be constructed, made available and kept available at all times for the parking of motor vehicles in accordance with the approved plans.

Reason:

To ensure that sufficient parking is available to serve the development in accordance with Policy DM27 of the Chelmsford Local Plan.

Condition 4

Prior to first use of the proposed development, secure and covered bicycle parking shall have been laid out within the site in accordance with drawings: SP/526/14 D Roof Plan & Site Plan. Those spaces shall thereafter be kept available for the parking of bicycles only.

Reason:

To ensure that sufficient bicycle parking is available to serve the development in accordance with Policy DM27 of the Chelmsford Local Plan.

Condition 5

The two first floor windows serving the surgery and recovery room in the north facing rear elevation shown on approved Drawing No.s SP/526/12/B and SP/526/11A shall be:

- a) obscured (minimum Level 3 obscurity level) and
- b) of a design not capable of being opened below a height of 1.7m above finished floor level and shall remain so obscured and non-openable.

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 6

Prior to first use of the plant room hereby permitted, details of the method of sound insulation shall first have been submitted to and approved in writing by the local planning authority. The measures implemented as approved shall be retained thereafter.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 7

The use hereby permitted shall only take place between the hours of 8am – 6pm Mondays – Fridays and at no time on weekends or bank holidays.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 8

During the hours of operation of the premises, as restricted by condition 7 above, the ground floor north facing windows serving the orthodontic suite, the treatment co-ordination, surgery and recovery room and the first floor north facing windows denoted staff and decon on approved plan SP/526/11 A shall remain closed.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings from noise from dental machinery in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 9

Details of soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently these works shall be carried out as approved prior to the first use of any part of the development or in the first available planting season following such use. The landscaping details to be submitted shall include:

- a) existing trees, hedges or other soft features to be retained;
- b) planting plans including specifications of proposed tree species, sizes, planting centres, number and percentage mix;
- c) Management details and a five year maintenance plan

Reason:

In order to add character to the development, to integrate the development into the area and to promote biodiversity in accordance with Policies DM16 and Policy DM23 of the Chelmsford Local Plan.

Positive and Proactive Statement

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Springfield Parish Council

Comments
<p>Springfield Parish Council object for the following reasons:</p> <p>1) a) The proposed extension, and the associated expansion of the range of dental treatments provided, will result in an increase in the number of staff and customers, for which the additional car parking arrangements are considered inadequate. As a result, the already significant amount of on-street parking in Blacksmith Close, Anvil Way and Pump Lane generated by the dental surgery will increase further.</p> <p>b) The on-street parking blocking roads in the vicinity of the site already causes severe inconvenience for residents accessing their properties, and also results in highways safety issues for vehicles and pedestrians trying to negotiate Blacksmith Close and Anvil Way. In addition, emergency access to these roads could be further impeded.</p> <p>c) Increased noise arising from the expansion of the dental practice would detrimentally affect residents' amenity and enjoyment of their properties, contrary to Policy DM29 in the Local Plan.</p> <p>d) concern of close proximity of proposed extension to nearby residents boundary;</p> <p>e) to preserve privacy of neighbouring properties provision of opaque and non-opening windows;</p> <p>2) need for Planning Officers to visit the site at different times of day;</p> <p>3) a request is made to Chelmsford City Council Ward Councillors to call in the application to be discussed by Chelmsford City Council Planning Committee;</p> <p>4) members requested that the Committee Clerk advises members of public who provided an email address at the meeting if the proposed application is or is not called in by a Chelmsford City Councillor and if the application is called in the date and time of the Planning Meeting at Chelmsford City Council.</p>

Essex County Council Highways

Comments
<p>The proposal includes off-street parking provision laid out in accordance with the Parking Standards. All the park bays have appropriate manoeuvring aisle room that would enable efficient and full use of the on-site parking proposed.</p> <p>From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following condition:</p> <p>1. Prior to the Dental Laboratory becoming operational the 22no. parking spaces shown in the Proposed Roof and Site Plan, drawing no. SP/526/14 Revision D, shall be constructed ready for use, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.</p> <p>Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests</p>

of highway safety and that appropriate parking is provided in accordance with Policy DM8.

2. Prior to the Dental Laboratory becoming operational, the two tandem parking spaces shown in the Proposed Roof and Site Plan, drawing no. SP/526/14 Revision D, to the east of the site, shall be provided with a vehicular access to Blacksmith Close, constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1

3. The 6no. cycle parking spaces shown in the Proposed Roof and Site Plan, drawing no. SP/526/14 Revision D, shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Please include the informative for 2 above:

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

Public Health & Protection Services

Comments
No PH&PS comments with regard to this application.

Economic Development & Implementation

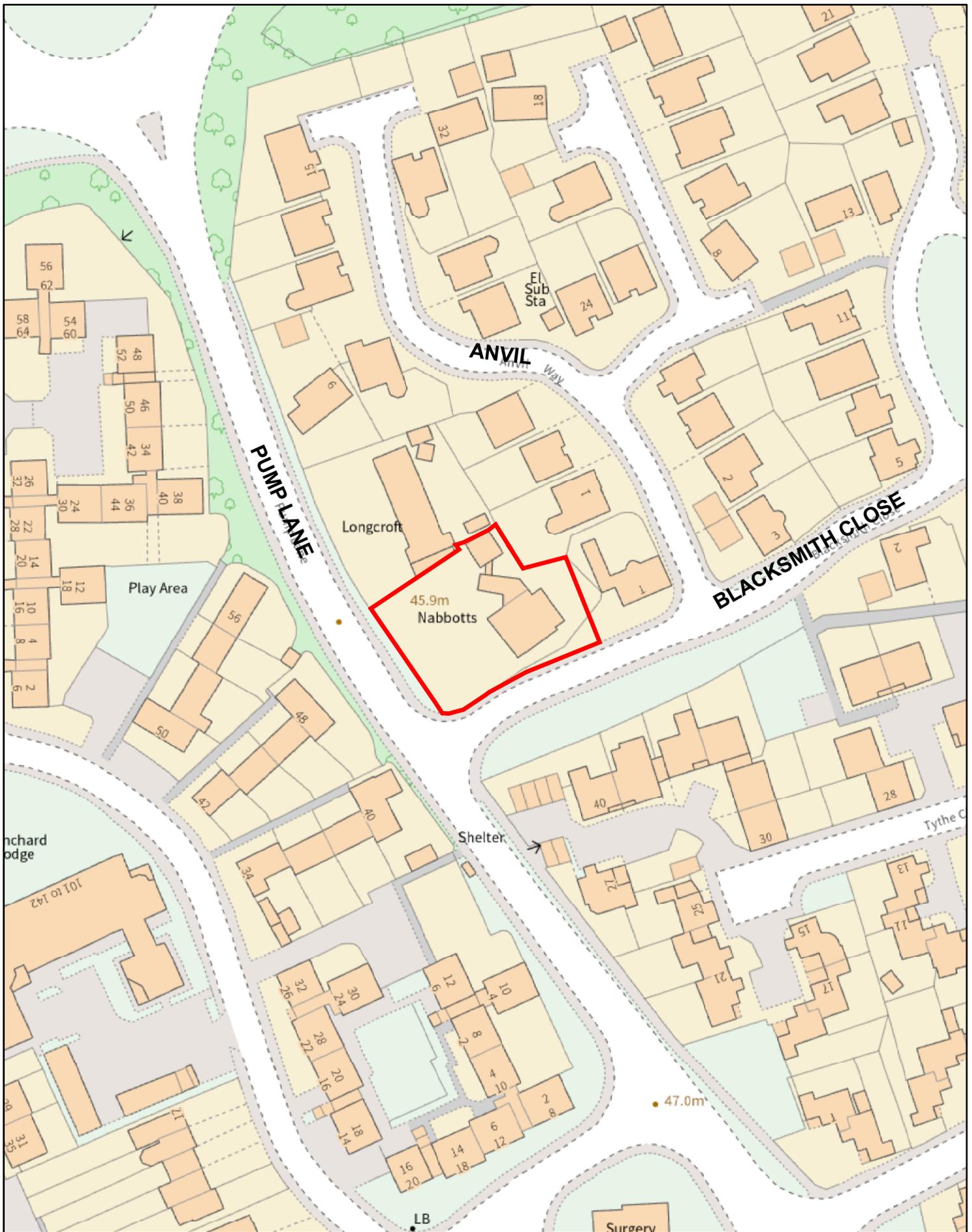
Comments
No response received

Local Residents

Comments
Representations received and are included within the main body of the report.

Background Papers

Case File



0 10 20 40 Metres

1:1,000



Planning Committee
22/01874/FUL

Planning & Development Management
Directorate for Sustainable Communities

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

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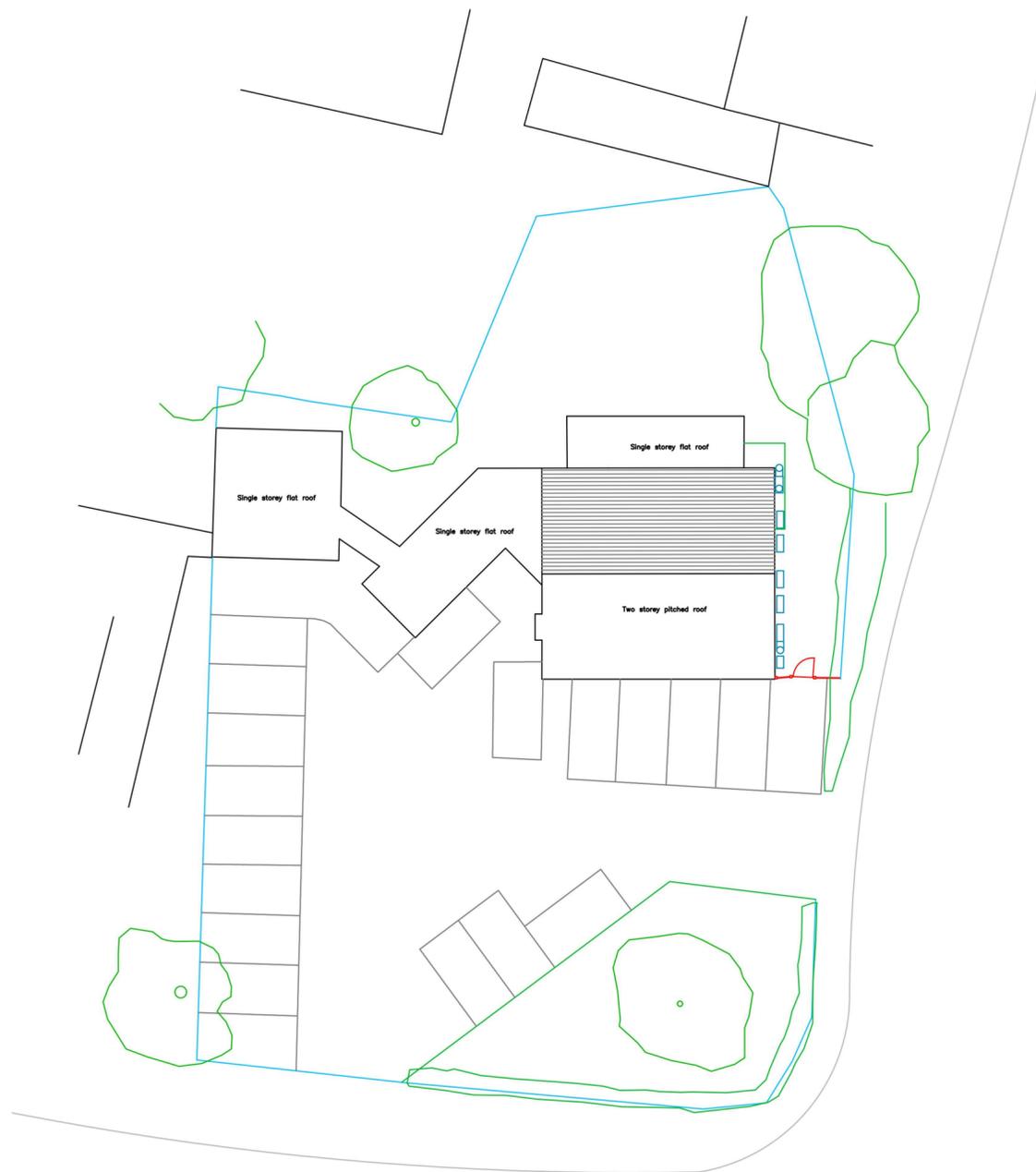
Chelmsford City Council Licence Number 100023562 2023.

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 572083 , 209568



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08:22:02 06/10/2022

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 Workmanship on Building Sites.
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- C Revised 24.10.22/CB:
Site boundary shown blue.
- B Revised 29.06.21/CB:
Roof plan added.
- A Revised 24.06.21/CB:
North sign repositioned.

MK	REVISION	DATE

DRAWING TITLE

EXISTING SITE PLAN

CONTRACT

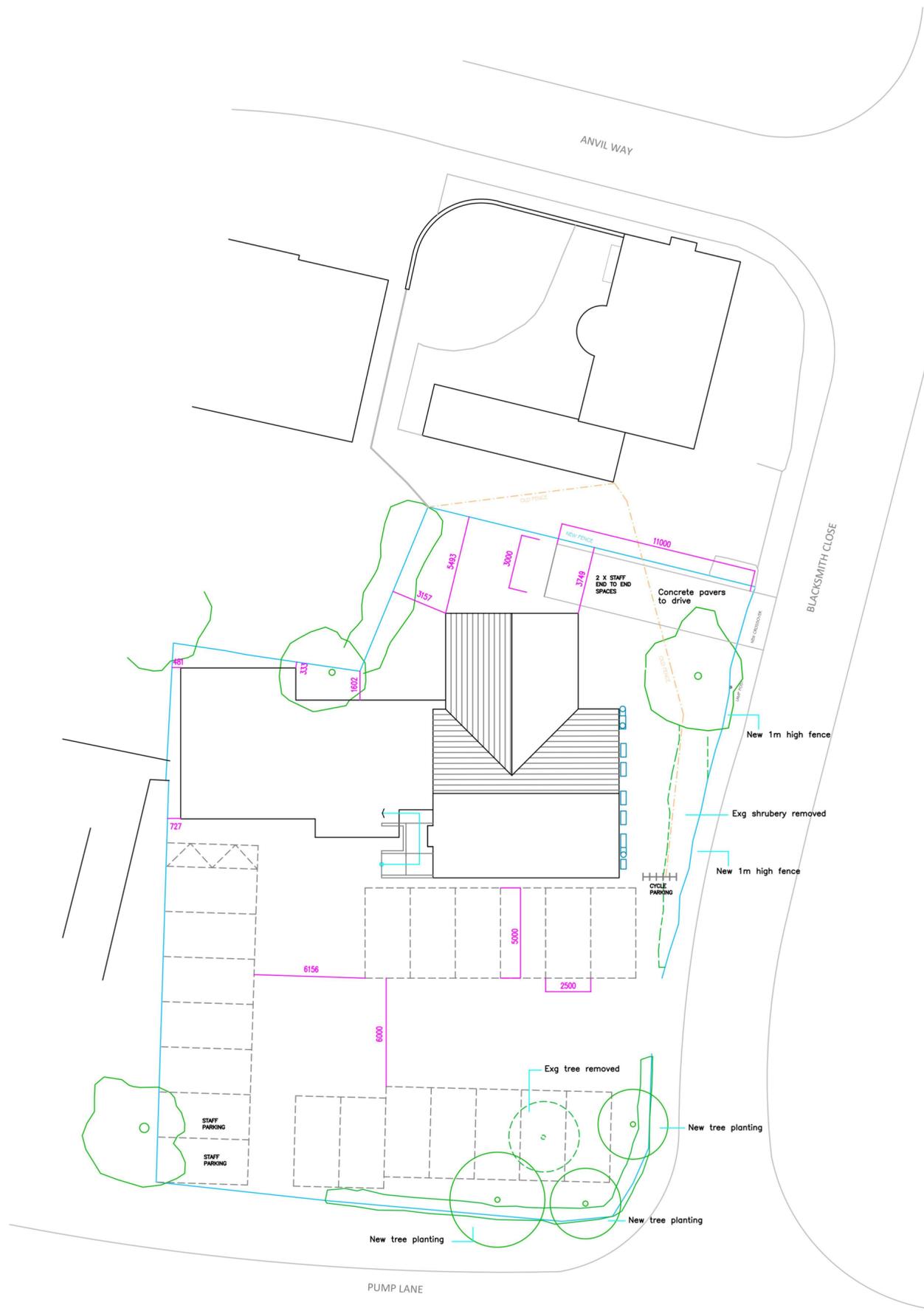
ALTERATIONS TO EXISTING DENTAL PRACTICE;
 SPRINGFIELD DENTAL CARE
 NABBOTT'S HOUSE
 PLUMP LANE
 CHELMSFORD
 CMI 6TB

**BATEMAN HARRIS
 PARTNERSHIP**
 DENTAL DESIGN CONSULTANTS

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 Tel. 01491-412161
 Fax. 01491-413567
 e-mail batemanharris@gmail.com

Scales 1:200 @ A2		SP/526/04 'C'
Drawn CB/AA	Date Aug 20	

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- D Revised 24.10.22/CB: Dimensions added, site boundary in blue.
- C Revised 03.10.22/CB: Staff parking at rear amended
- B Revised 23.12.21/CB: Boundaries amended
- A Revised 08.10.21/CB: Parking layout amended

MK	REVISION	DATE

DRAWING TITLE

PROPOSED ROOF PLAN AND SITE PLAN

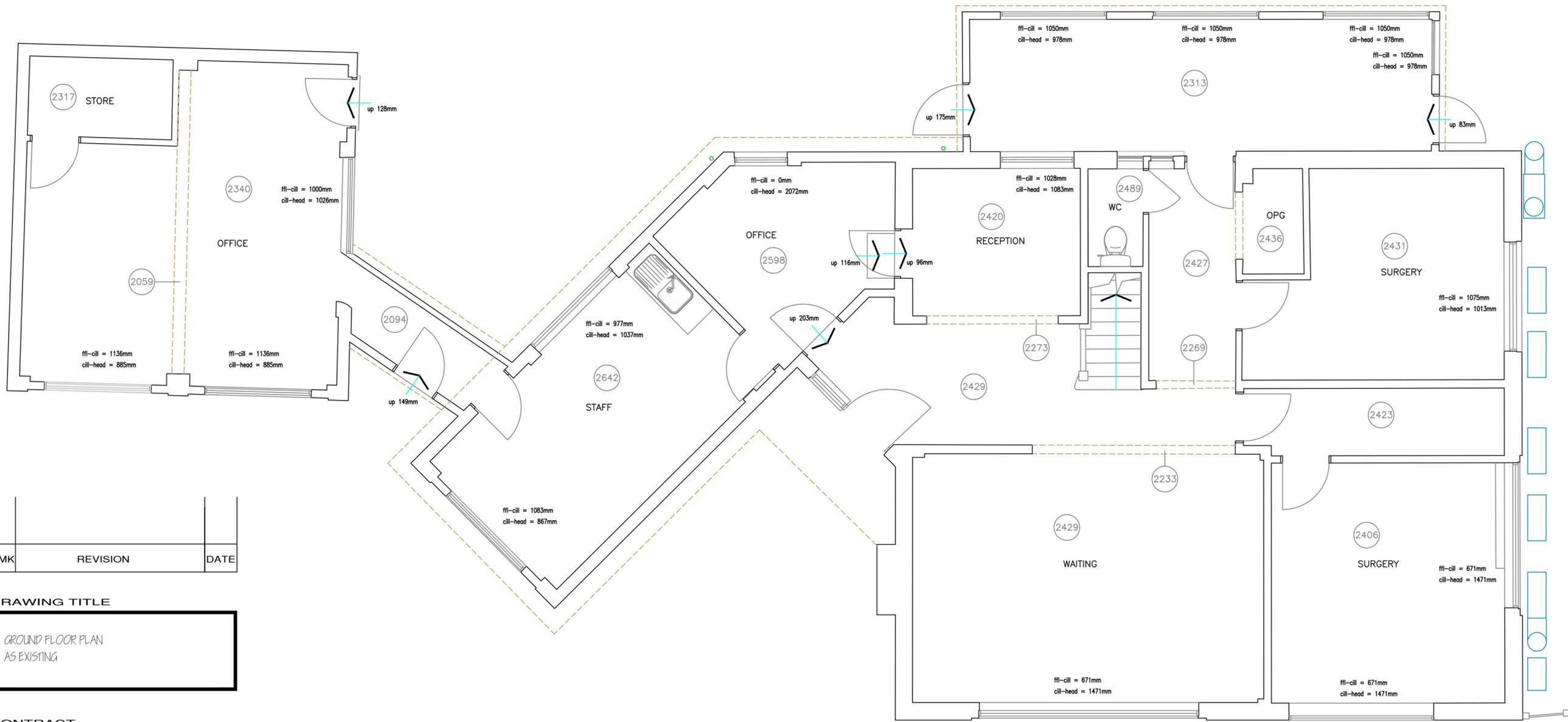
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ALTERATIONS TO EXISTING DENTAL PRACTICE;
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Scales 1:200 @ A2		SP / 526 / 14 'D'
Drawn CB / AA	Date Aug '20	



MK	REVISION	DATE

DRAWING TITLE

GROUND FLOOR PLAN
AS EXISTING

CONTRACT

ALTERATIONS TO EXISTING DENTAL PRACTICE
SPRINGFIELD DENTAL CARE
NABBOTTS HOUSE
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CM1 6TB

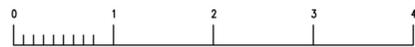
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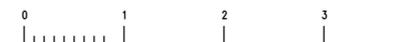
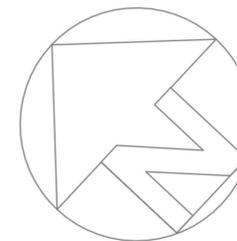
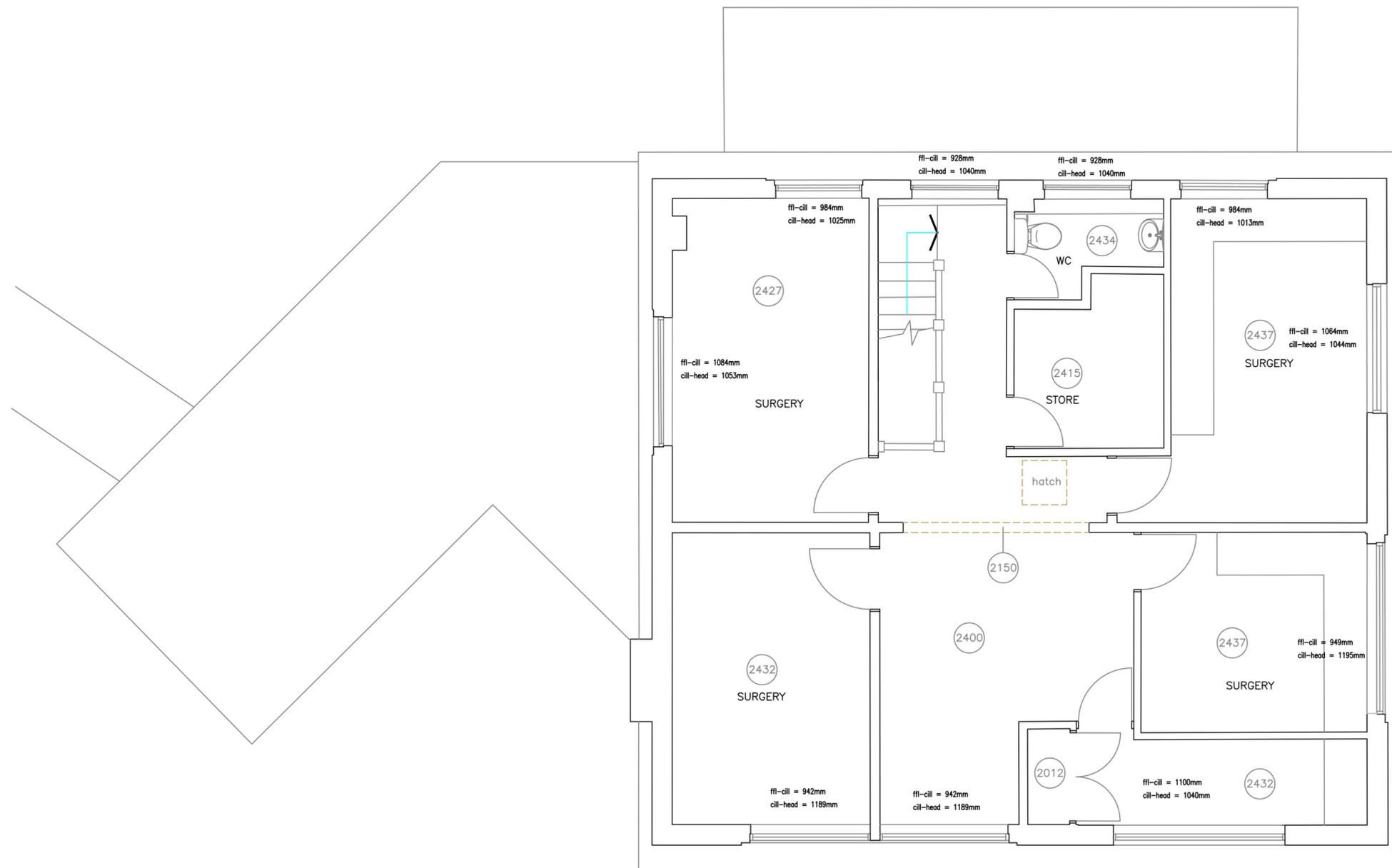
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Drawn CB/AA Date July '20

SP 526/01



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MK	REVISION	DATE

DRAWING TITLE

FIRST FLOOR PLAN
 AS EXISTING

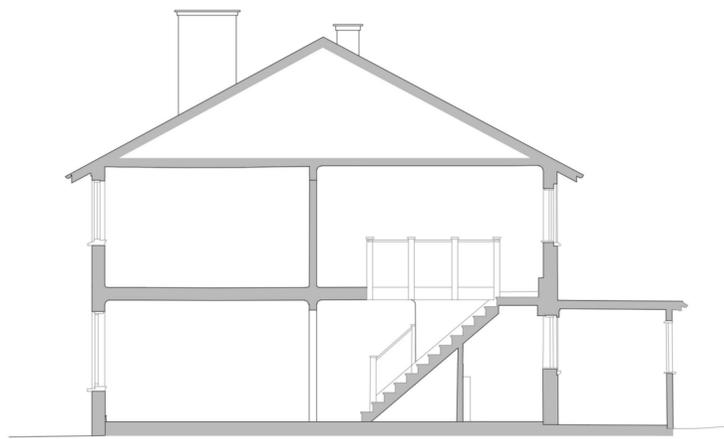
CONTRACT

ALTERATIONS TO EXISTING DENTAL PRACTICE
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Scales	1:50 @A2	SP 526 / 02
Drawn	Date	
CB / AA	July '20	



SECTION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



A	Revised 24.06.21/CB: North elevation labelled correctly.	
MK	REVISION	DATE

DRAWING TITLE

EXISTING ELEVATIONS

CONTRACT

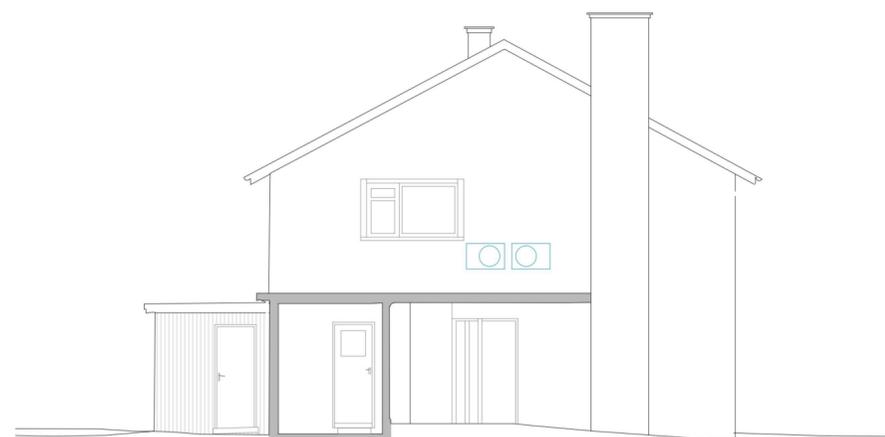
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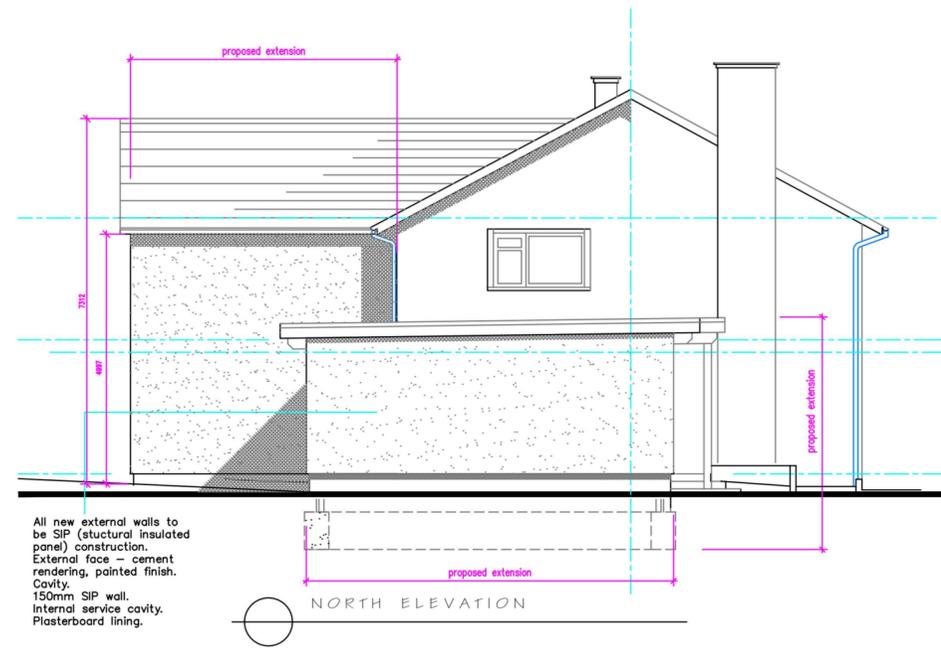
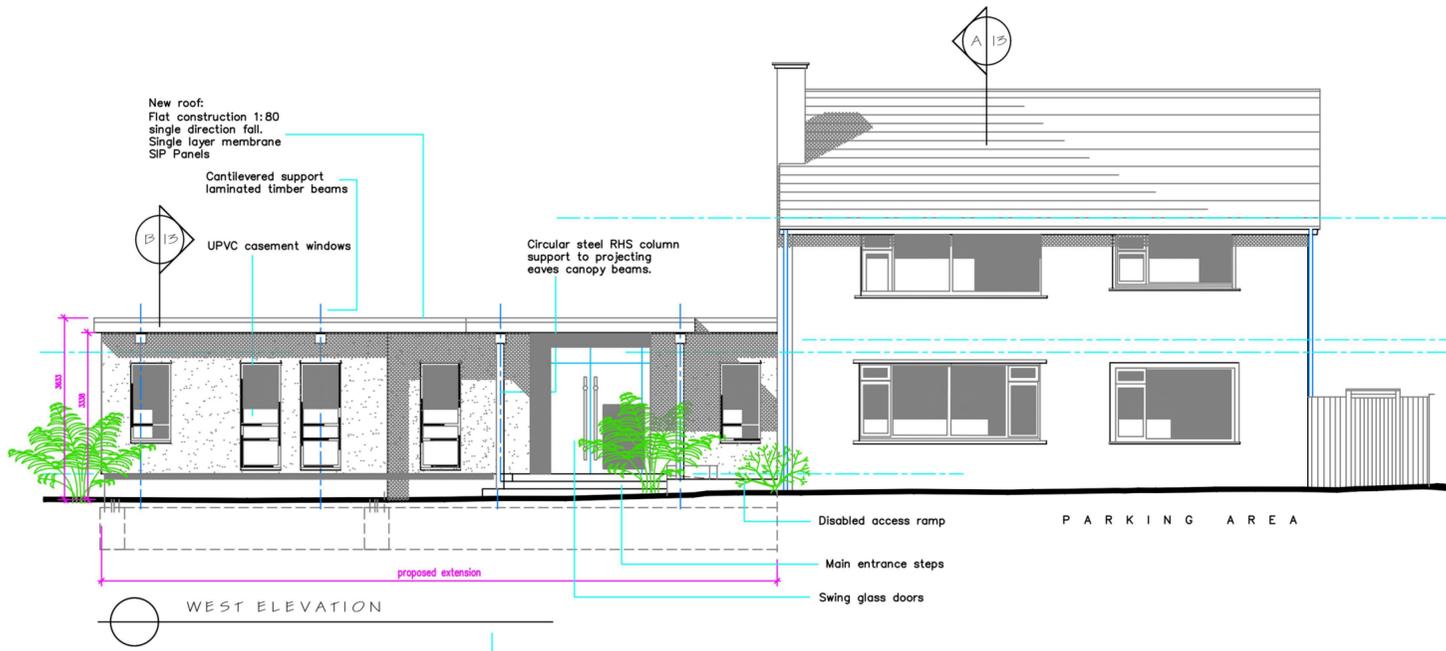


EXISTING SOUTH ELEVATION

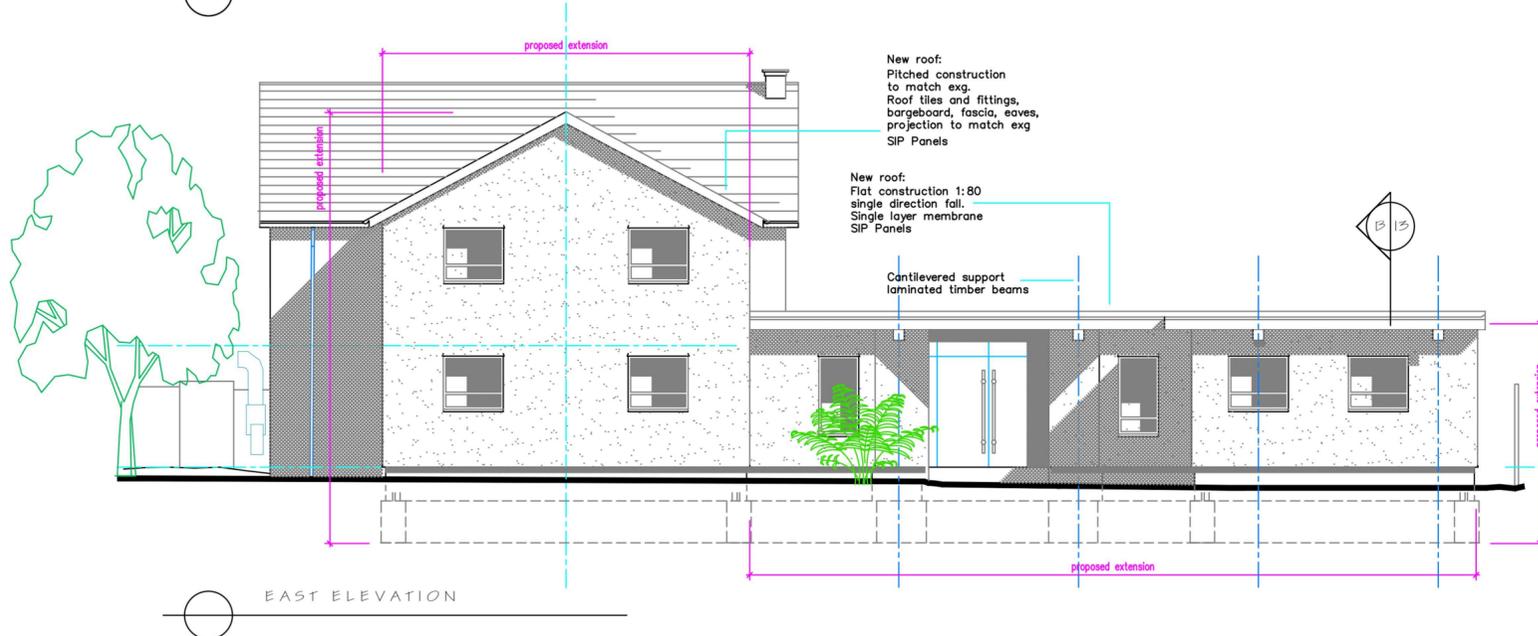


EXISTING NORTH ELEVATION (MAIN BUILDING)

Scales	1:100 @ A2	
Drawn	Date	SP/526/03
CB/AA	Aug '20	



All new external walls to be SIP (structural insulated panel) construction.
External face - cement rendering, painted finish.
Cavity.
150mm SIP wall.
Internal service cavity.
Plasterboard lining.



All new external walls to be SIP (structural insulated panel) construction.
External face - cement rendering, painted finish.
Cavity.
150mm SIP wall.
Internal service cavity.
Plasterboard lining.



B	Revised 24.06.21/CB: Height of proposed extensions dimensioned	
A	Revised 08.06.21/CB: Revisions requested by client	
MK	REVISION	DATE

DRAWING TITLE

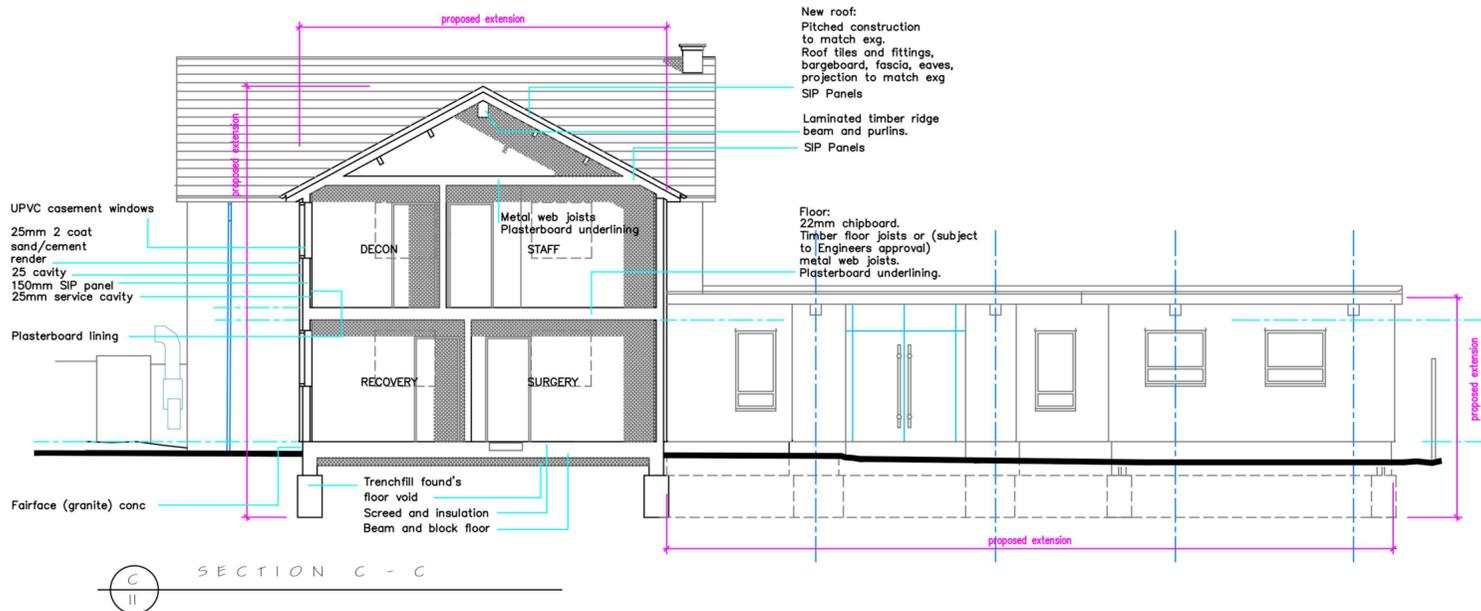
SECTIONS AND ELEVATIONS
AS PROPOSED

CONTRACT

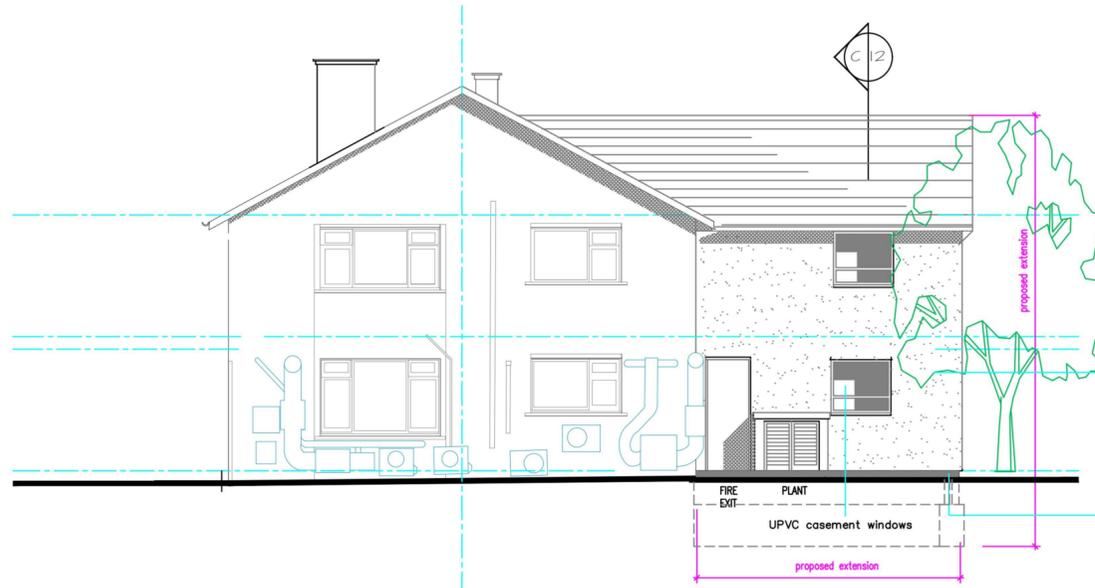
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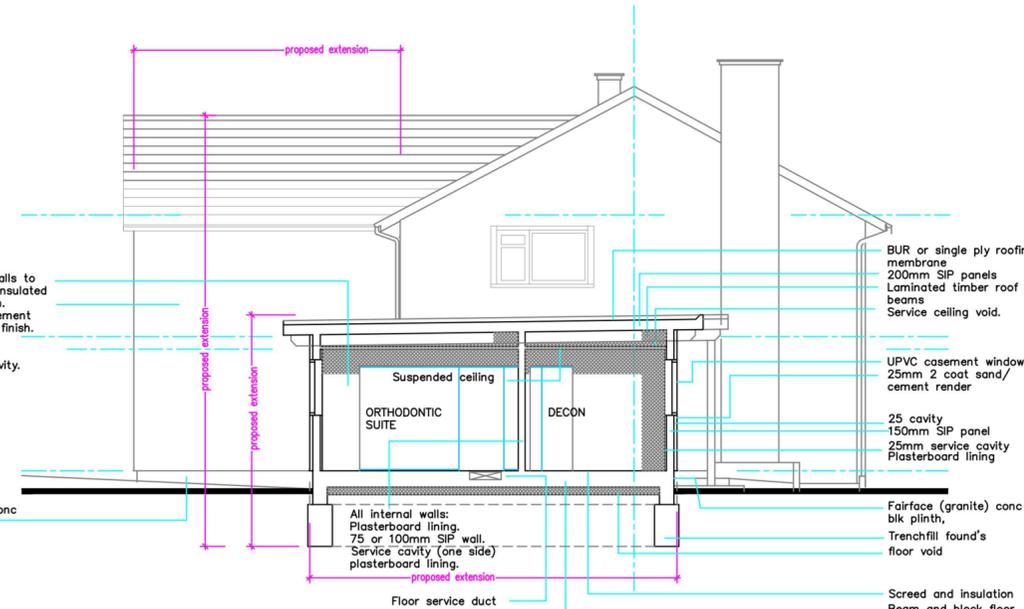


Scales	1:100 @ A2	SP/526/12 'B'
Drawn	Date	
CB/AA	May '21	



New extension:
 All new external walls to be SIP (structural insulated panel) construction.
 External face - cement rendering, painted finish.
 Cavity.
 150mm SIP wall.
 Internal service cavity.
 Plasterboard lining.

Fairface (granite) conc blk plinth.



BUR or single ply roofing membrane
 200mm SIP panels
 Laminated timber roof beams
 Service ceiling void.

UPVC casement windows
 25mm 2 coat sand/cement render

25 cavity
 150mm SIP panel
 25mm service cavity
 Plasterboard lining

Fairface (granite) conc blk plinth,
 Trenchfill found's floor void

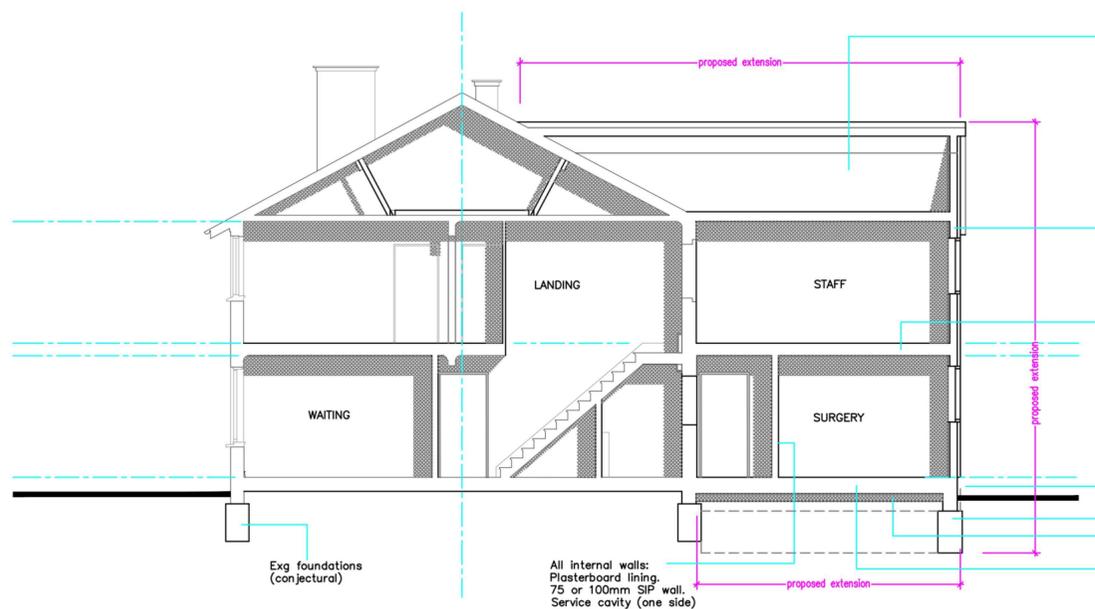
Screed and insulation
 Beam and block floor

All internal walls:
 Plasterboard lining.
 75 or 100mm SIP wall.
 Service cavity (one side)
 plasterboard lining.

Floor service duct

SOUTH ELEVATION

SECTION B - B



New roof:
 Pitched construction to match exg.
 Roof tiles and fittings, bargeboard, fascia, eaves, projection to match exg SIP Panels

All new external walls to be SIP (structural insulated panel) construction.
 External face - cement rendering, painted finish.
 Cavity.
 150mm SIP wall.
 Internal service cavity.
 Plasterboard lining.

Floor:
 22mm chipboard.
 Timber floor joists or (subject to Engineers approval) metal web joists.
 Plasterboard underlining.

Fairface (granite) conc blk plinth,

Trenchfill found's floor void

Screed and insulation
 Beam and block floor

All internal walls:
 Plasterboard lining.
 75 or 100mm SIP wall.
 Service cavity (one side)
 plasterboard lining.

Exg foundations (conjectural)

SECTION A - A

MK	REVISION	DATE

DRAWING TITLE
 SECTION AND ELEVATIONS
 AS PROPOSED

CONTRACT
 ALTERATIONS TO EXISTING DENTAL PRACTICE;
 SPRINGFIELD DENTAL CARE
 NABBOTT'S HOUSE
 PLUMP LANE
 CHELMSFORD
 CMI 61B

BATEMAN HARRIS PARTNERSHIP
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Scale	1:100 @ A2
Drawn	CB/AA
Date	May '21
	SP/526/13

**DESIGN AND ACCESS STATEMENT RELATING TO
SPRINGFIELD DENTAL CARE, NABBOTTS HOUSE, PUMP LANE
CHELMSFORD CM1 6TB**

1. Introduction

- 1.1 This application represents a resubmission of a previous application refused in September 2021 under Council reference 21/01250/FUL. The reasons for refusal related solely to highway matters. Following this refusal, advice was sought from Essex Highways (ref: CO/EGD/SD/RM/CHL/50995/Pre App January 2022 Dental Practice Nabbotts – FS390628044) and drawing SP526-14b was submitted showing 21 parking spaces of a size in accord with the adopted parking standards (minimum bay size 2.5m x 5m) and the boundary shrubbery removed and replaced with a one-metre high fence.
- 1.2 On the advice of the Highway Authority, the submitted drawing SP526-14c shows the new vehicular access to the north east and rear of the site reduced in length to 11 metres from the back edge of the footway to accommodate two parking spaces. Thus, the proposal now provides 22 car parking spaces. As the Highway Authority has intimated that they would support an application on this basis, the applicant has obtained the additional necessary land in order to facilitate this.

2. The Proposal

- 2.1 Springfield Dental care is located within a two-storey detached property on the corner of Pump Lane and Blacksmith Close. It is an NHS dental practice serving the health needs of the surrounding community and is therefore a considerable asset to the local population.
- 2.2 The proposal is to replace the existing single storey buildings to the side and to erect a two-storey extension to the rear. The proposed development will enable additional specialisms to be added to the existing care facilities and will enable these existing facilities to be upgraded and modernised.
- 2.3 The proposal will ensure that dental health care is of the highest standard for the local community and will ensure that NHS dental care is sustainable and available for the surrounding population and beyond. Chelmsford has expanded by some 70,000 population in the last 12 years without a single new NHS dental practice being built.
- 2.4 As mentioned above, the proposed development will allow for new specialisms to be introduced for the benefit of patients. It is proposed to create an orthodontic suite which will act as a new satellite centre for orthodontics in a new area of the town currently without any provision for NHS dental care.

**DESIGN AND ACCESS STATEMENT RELATING TO
SPRINGFIELD DENTAL CARE, NABBOTTS HOUSE, PUMP LANE
CHELMSFORD CM1 6TB**

- 2.5 In addition to the orthodontic suite, it is also proposed to provide a specialist endodontic surgery, a branch of dentistry where procedures are often long and complex. Such procedures require long periods of intense concentration from both the dentist and the dental nurses. The proposed recovery room will provide a space where, primarily, patients can recover in comfort or where staff can relax between treatments.
- 2.6 The proposal will ensure that these facilities are accessible to all members of the community and, in particular, will ensure compliance with the Equality Act. All of the facilities on the ground floor will be accessible by wheelchair-bound patients and a new wheelchair accessible WC is to be provided.
- 2.7 In addition to facilitating the provision of new specialisms to the practice, the proposal will also facilitate the provision of two complaint and dedicated sterilisation or decontamination rooms. Such rooms are required by Department of Health Technical Memorandum HTM 01-05 which states that, as dental practices progress towards higher standards, removing the decontamination process from the treatment rooms should be a priority in order to minimise the risks, both to the patients and of cross-contamination of instruments.
- 2.8 In terms of design, both the side and rear extension are to be finished with a smooth cement render. The side extension is to have a flat roof (as did the extension which it replaces) and the two-storey rear extension is to have a pitched roof with pitch, tiles, fittings, bargeboard, fascia and eaves all to match the existing. Windows are to be UPVC casement as are the existing.
- 2.9 In terms of car parking, a total of 22 spaces are provided including a dedicated disabled space. Cycle parking for six bicycles is also provided. Whilst the proposal provides a total of eight treatment rooms, not all of these will necessarily be in use at the same time. For example, the endodontic surgery will be occupied by a visiting specialist who will be in attendance only as and when required. Furthermore, the existing practice has an established patient base drawn from the surrounding local population, many of whom are able to walk to the practice.