50° 43' 20.23" N
1° 52' 39.435" W



The Borough Dental Practice
Design and Access Statement

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Address: The Borough Dental Practice, 58 The Borough, Downton, Salisbury, SP5 3ND

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1.0 Introduction

1.0 Introduction

This statement has been prepared to accompany and support the planning application for 1st floor extensions to existing ground floor extensions/ previously approved planning permission and enclosure of current porch at The Borough Dental Practice, 58 The Borough, Downton, Salisbury SP5 3ND.

The proposal includes the addition of an improved replacement 1st floor decontamination room, a change of the 1st floor waiting room to a further surgery room, a replacement 1st floor patient seating area, an extension of the ground floor patient waiting room, and provision for a small office, as well as PV Panels to the rear roof.

1.1 Background

After the closure of Downton's only dentist in 2001, the village was left without local dental amenities for the first time in forty years. After successful planning permission in 2011, the client was able to open up a family run dental practice once again in the heart of the village. The Borough Dental Practice opened in November, 2013. There has been an overwhelming response from the local community and the practice has since become a well established part of the community. Since opening the dental practice in November 2013, business has thrived and planning permission was granted for a second surgery to open in April 2015.

The flat above the dental practice was then converted to support facilities for the business by adding a third surgery room, waiting room and decontamination room to sufficiently accommodate more clients and staff for the growing local dental practice in Downton.

Business History and Rationale for Expansion

The Borough Dental Practice opened in November, 2013. Over the last ten years, it has grown to be serving thousands of local patients and enjoys an excellent reputation for patient care and community engagement.

Unfortunately, in Autumn, 2023, the Practice reached patient capacity and had to close books to new patients, including from Downton village itself. Dental provision in Downton and the surrounding villages is very limited, with surplus patients having to travel to Salisbury or into Hampshire for alternative dental services.

The Practice has been approached by a local dental practitioner wishing to practice in the locality again and so the Practice owners wish to make a final expansion to incorporate one more surgery room, increasing the patient capacity to meet the growing local demand.

The Borough Dental Practice has generously proportioned facilities which help provide an outstanding environment for patients and staff alike. The practice owners wish to maintain this spacious working and clinical environment by adding two modest 1st floor extensions (and building the already permitted remaining ground-floor extension) to accommodate extended patient waiting areas and a replacement state-of-the art central decontamination room. Planning is also being sought to incorporate a covered porch area into a small office.

None of these proposals add to the existing planning footprint of the building.

1.2 Property and Planning History

58 The Borough is a detached, two story property that functions as a Dental Practice.

A consent for change of use of the ground floor from a residential property to D1 – usage for a dental practice was granted under app S/2011/1142. A consent for the erection of two single storey extensions to the side and rear of the property were granted under app S/14/05233/FUL to build a new decontamination room and extend the current waiting room. The new decontamination room was built and the foundations laid for the ground floor waiting room extension. A consent for change of use of the first floor residential flat over dental surgery from class C3 to class D1 was granted under application 15/01766/FUL, so the entire building is now classed D1 – usage for a dental practice, and has been used as such since 2019.

2.0 Site Analysis





2.1 Site Location and Surrounding Context

The site lies within a Conservation Area within the village of Downton, whose character is derived from a number of features, notably: it's historic layout; the quantity, quality and variety of its historic building; the consistent use of local building materials and vernacular building styles; the landscape setting on the banks of the Avon, open spaces and boundaries.

Wiltshire County Council designated the Conservation Area in 1973 after consultation with Salisbury District Council and Downton Parish Council. The District Council made amendments to the boundary in 1992. Downton possesses a particularly attractive varied streetscape.

2.2 Site Access and Building Approach

Externally the property has a generous front and rear external areas, with large amounts of off street parking to the front of the property. The site currently has access from The Borough, which both pedestrian and vehicular users can access. The site entrance is spacious and currently used as a car park for the dental business which is to be retained. Shared pedestrian and vehicle access to the site is required.

2.3 Site Constraints and Opportunities

1. The existing 1960's property is more modern than other properties of the area, with most being single or two story traditional properties containing pitched and thatched roofs and a traditional material pallet of red brick, white limewash render and timber cladding/ battening.

2. The existing building is a post war, detached, brick and tile hung, 2 storey structure.

3. The existing site is generally flat with foliage surrounding the perimeter of the boundary.

4. The site has a variety of protected trees around the boundary.

5. The scale and aesthetic of the extension should be appropriate with that of surrounding properties and that of the current property.

6. The extension needs to consider the current materials of the existing building to tie into the context as it is.

7. Opportunity to incorporate improved facilities for clients and staff by providing larger spaces for the business's growing patient's demands.

8. The increased serviced spaces of the extension should provide sufficient parking for visitors, customers and inhabitants of the dental practice.

3.0 Site Photographs





4.0 Design Approach

4.1 Process

Assessment of both the site and brief has highlighted the following priorities to be considered and addressed during the design process:

1. The scale and aesthetic of the proposal should be appropriate with that of surrounding properties.

2. Improve the layout of the dental facilities to accommodate new technology and allow the practice to perform more efficiently as a business.

3. Reduce the impact of any alterations to the property on the surrounding area by designing to retain the existing character of the property.

4.2 Design Principles

The two new 1st floor extensions have been designed to complement the existing building and follow the same design rationale so as not to impact the street scene. Indeed, the 1st floor extension to the side (East elevation) will be improved to better match the existing building as well as partially obscure the dwelling behind the property (58A The Borough) which is of a different design and materials. The extension to the back of the property has no impact on the street scene and cannot be seen from the front of the property.

4.3 Design and Layout

The proposal makes better use of the space available within the property, improving functionality and layout and allowing for a more efficient business.

The proposed replacement upstairs decontamination room will offer a larger and improved space than the current one, as well as serving both upstairs surgeries. It is also future-proofing the current upstairs dental service by having more space for potentially required decontamination systems, processes and equipment in future.

The back extension allows for an additional first floor seating area to assist the upstairs surgeries and a larger and better flowing reception space on the ground floor to accommodate the business's growing clientele.

The elevations have been carefully designed to remain symmetrical and follow the same form and building lines as the current building. All existing windows have been retained. The upper floor side extension utilises rooflights instead of a window to keep the existing facade aligned. The back extension re-uses the same sliding door and upstairs window. This will have minimal impact on the current building in terms of appearance.

4.4 Proposed Materials

The building will be a cavity wall construction with facing brickwork, render and tile hanging to match existing walls. The roof will be replaced with a similar tile to the existing.

5.0 Design Response

5.1 Amount

The proposal seeks to make the most of the space available to the Borough Dental Practice while retaining the existing character and impression of the property.

The previously approved extensions on ground floor will increase the existing GIA by 12 sqm and on the proposed first floor will be by 25 sqm. The total increase in GIA will therefore be 37 sqm.

5.2 Scale

The scale of the proposed extensions are to remain at the same height as the existing building as to not impact the current design and to ensure the overall impact on the surrounding context is minimal.

The first floor addition to the side extension looks out onto a bank of trees therefore neighbouring sites will not be affected. The height of the side extension has been carefully designed to follow the same angles of the existing gable end.

The rear extension has been designed to match the current height and roof lines of the existing gable end.

5.3 Landscaping

All trees around site are to be retained. There will be no changes to the existing landscaping and hardscaping.

5.4 Drainage

No change to existing.

5.5 Flood Risks

The site is within flood zone 2: medium probability of flooding. However the proposal sits atop the previously approved extensions from application 14/05233/FUL, which in turn were designed to replace the existing conservatory footing of the building. This will negate any further impact on the flood plain and will mean no increased flood risk. The floor level will sit at the same raised floor level of the existing property.

5.6 Access

Both vehicular and pedestrian access is via one end of a service road running parallel to The Borough. The proposal will not change the existing access arrangements or parking arrangements for the site.

In addition, the Practice owners have secured off-site private parking for Practice staff, which will double patient parking at the Practice.

5.7 Visual Impact

The side extension has been designed with the same facing brickwork and roof tiles to match the existing and surrounding local context so as to not impact the street scene. The porch extension has minimal impact as the existing render will be replicated and additional window to match the existing style on the front facade. The rear extension has no visual impact as it cannot be seen from the front of the house.

5.8 Fire

The site will be accessible for emergency services.

5.9 Energy

8 Solar panels are proposed to be introduced on the roof of the property to the rear of the building, away from the street scene,.

6.0 Conclusion

Conclusion

While significantly improving the functionality and capacity of the dental service, the proposed extensions and building work are modest in scale and do not add to the existing footprint of the building. They are in keeping with the existing building and are respectful of the surrounding conservation area and street scene.

The scale and mass of the proposal is appropriate to allow the building to function efficiently as a dental practice without impacting the impression of the building or affecting the local context.

The proposal has been carefully designed to minimise the visual impact by matching the existing building in terms of materiality and scale.

The alterations will allow for a greater number of patients to be seen at the practice more efficiently, with improvements to the circulation to better accommodate the use of the building.

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