

## PROPOSED EXTENSION and ALTERATIONS

WOODWAY MEDICAL CENTRE . 201 WIGSTON ROAD . COVENTRY . CV2 2RH



*(View from Wigston Road – ZymoTec)*

## 1.0

The Woodway Medical Centre is an established Doctors Surgery in the heart of the Potters Green community. The practice provides a wide selection of healthcare services and clinics and has, through its popularity, simply outgrown the existing premises. The Doctors and healthcare team presently work in premises that do not meet current NHS standards and it will be through the provision of the proposed extension that their first-class services will have first-class premises.

## 2.0

On 23<sup>rd</sup> January 2020 planning permission reference: FUL/2019/2693 was granted for an extension to the south of the existing surgery. During the application it became apparent that the roots of an ancient oak tree could have been compromised. The Tree Preservation Officer indicated that it would be possible to build within the tree protection zone via the use of mini-bored piles, however following investigation into the costs of the foundations, it was decided to relocate the extension to the east of the surgery, outside the tree root protection area.

## 3.0

The proposed is similar in size and appearance to that previously approved.

#### 4.0

The proposed extension will provide additional consulting rooms, treatment rooms and improved waiting rooms for patients. Additional ancillary accommodation such as much needed toilets and storage space are also included. The surgery is also a teaching practice and rooms will be used for this purpose along with a new conference room and library.

#### 5.0

Access to the surgery and the consulting rooms is all at one level. However, with the introduction of a new first floor level, a new wheelchair accessible lift is included. The present reception counter is not user-friendly for wheelchair users and the new reception will have a lower counter to rectify this. A new disabled toilet is to be provided at both levels.

#### 6.0

Parking for the site is to the east of the present building and is shared with the Potters Green Community Association. The Community Association are presently responsible for the car park with a nominal amount being assigned in the lease to the Doctors Surgery. During discussions with the Association and the City Council's Commercial Property Management team it has been decided that the surgery will have the whole car park placed within their lease, with a small number of spaces being assign to the Association. The Doctors will therefore have the whole of the new parking area within their control, The new lease however, has yet to be signed.

#### 7.0

Wigston Road and Woodway Lane have unrestricted parking for the most part, double yellow no parking lines are only existant in areas for public safety.

#### 8.0

The existing building is in the form of a rectangular 'bungalow' and is constructed of facing brickwork and plain tiles. Due to the new works and the necessary renovations to the existing building it has been decided that the new and existing buildings will be rendered. This will harmonise the structure upon completion.

#### 9.0

The Potters Green Community Association are in favour of the proposed extension and kindly provided a letter of support for the proposed extension. (See letter below).



*(Proposed aerial from North East – Author)*



*(Proposed aerial from South East – Author)*

# Potters Green Community Association

Wigston Road, Coventry, CV2 2QR

Tele: 07393 322123

02/10/2019

Re Extension and car park upgrade/proposals to

Woodway Medical Centre,  
201, Wigston Road,  
Coventry,  
CV2 2RH

Following today's meeting with Doctors Mann and Dabas and practice manager Bobi Heer and the Potter Green Community Association Committee, re the above.

We have no objections to the proposals. The officer's, committee, members and our trustees are fully committed to the above project/proposals.

The Medical Centre has outgrown its current facility and needs to expand to improve the practice.

The project will also include added security/fencing and better access to the Medical Centre and car park.

*Derek Prestwich* (Chairman)

For and on behalf of the Committee