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# New Cropredy Surgery Design Study

Land East of Claydon Road,  
Cropredy, Oxfordshire

**Carter Jonas**



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## Contents

Introduction	4
<b>Part 1 – Outline Planning Application</b>	<b>6</b>
1.1 Application Parameters	8
1.2 Illustrative Masterplan	10
1.3 Artist’s Impression	12
<b>Part 2 – New GP Surgery Proposals</b>	<b>14</b>
2.1 Visual Tour of the Existing Surgery	16
2.2 Project Brief	18
2.3 Building Floorplans	22
2.4 Surgery Area Comparison	24
2.5 Elevations	26
2.6 Site Layout Plan	28
2.7 Artist’s Impressions	30
2.8 Summary & Conclusions	32

Ref: J0074973\_101\_CJ\_MP  
Version: V3  
Version Date: November 2023  
Status: Planning

# Introduction

**This document relates to planning application ref: 23/00977/OUT Land East of Claydon Road, Cropredy, Oxfordshire.**

**The document provides further evidence in support of a new General Practitioner Surgery that can be provided alongside a scheme of 60 new homes to meet the needs of the local community.**

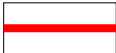


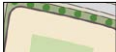











The document is structured as follows:

## Part 1: Outline Planning Application

Describes the existing planning application ref: 23/00977/OUT and the submitted proposals.

## Part 2: New GP Surgery Proposals

Details the project brief and design proposals for the new surgery building, including floor plans, elevations and Artist's impressions.

-  Site boundary (4.96ha)
-  Site access via Claydon Road (cycles, vehicles)
-  Proposed footpath
-  Potential residential development area
-  Potential key building
-  Buffer to play facilities
-  Public open space
-  Areas of surface water drainage
-  Local Equipped Area for Play (LEAP)
-  Local Area for Play (LAP)
-  Views out towards Oxford Canal / parkland
-  Tree planting to mitigate views onto the Site
-  Key development frontage
-  Public Right of Way (PRoW)
-  Proposed pump station

Concept plan submitted as part of  
outline planning application







# Part 1: Outline Planning Application

- 1.1 Application Parameters
- 1.2 Illustrative Masterplan
- 1.3 Artist's Impression



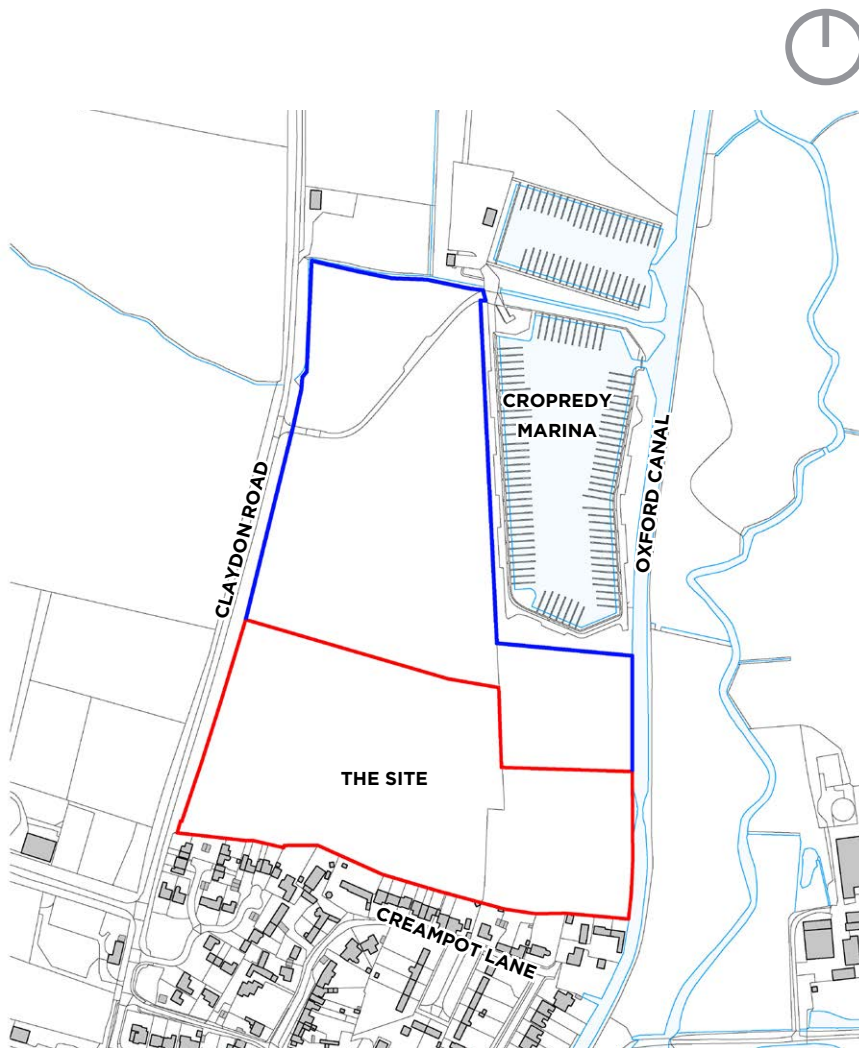
# 1.1 Application Parameters

An Outline Planning Application (except for access) was submitted in April 2023 for:

*“...residential development of up to 60 dwellings (Use Class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated landscaping, earthworks, parking, engineering works and infrastructure.”*

...at Land East of Claydon Road, Cropredy, Oxfordshire.

The red line Site boundary measures 4.96 hectares, as seen on the plan extract below, with the wider landholding within the Applicant’s control shown in blue.



Red line / blue line application boundaries



Included within the outline application proposals is an area of land designed to support a new community facility, (shown in orange) on the below plan, with a range of different options available.

Following the application submission it has become apparent that a suitably located site is needed in the village to relocate the existing Cropredy GP Surgery, which is currently at capacity and utilises a refurbished building, and which is no longer fit for purpose.

In order to understand the needs and requirements of Cropredy GP Surgery, a design and consultation exercised has been undertaken since July 2023.

A design brief for the building was created in liaison with the current Cropredy GP Surgery management team staff, which would enable the current practice to be relocated into a much larger, state of the art modern facility, close to the existing site, but further to the north along Claydon Road.

This would ensure the long term presence and viability of the practice in the interests of the village and the wider population who rely on this local healthcare facility.






Submitted land use parameter plan

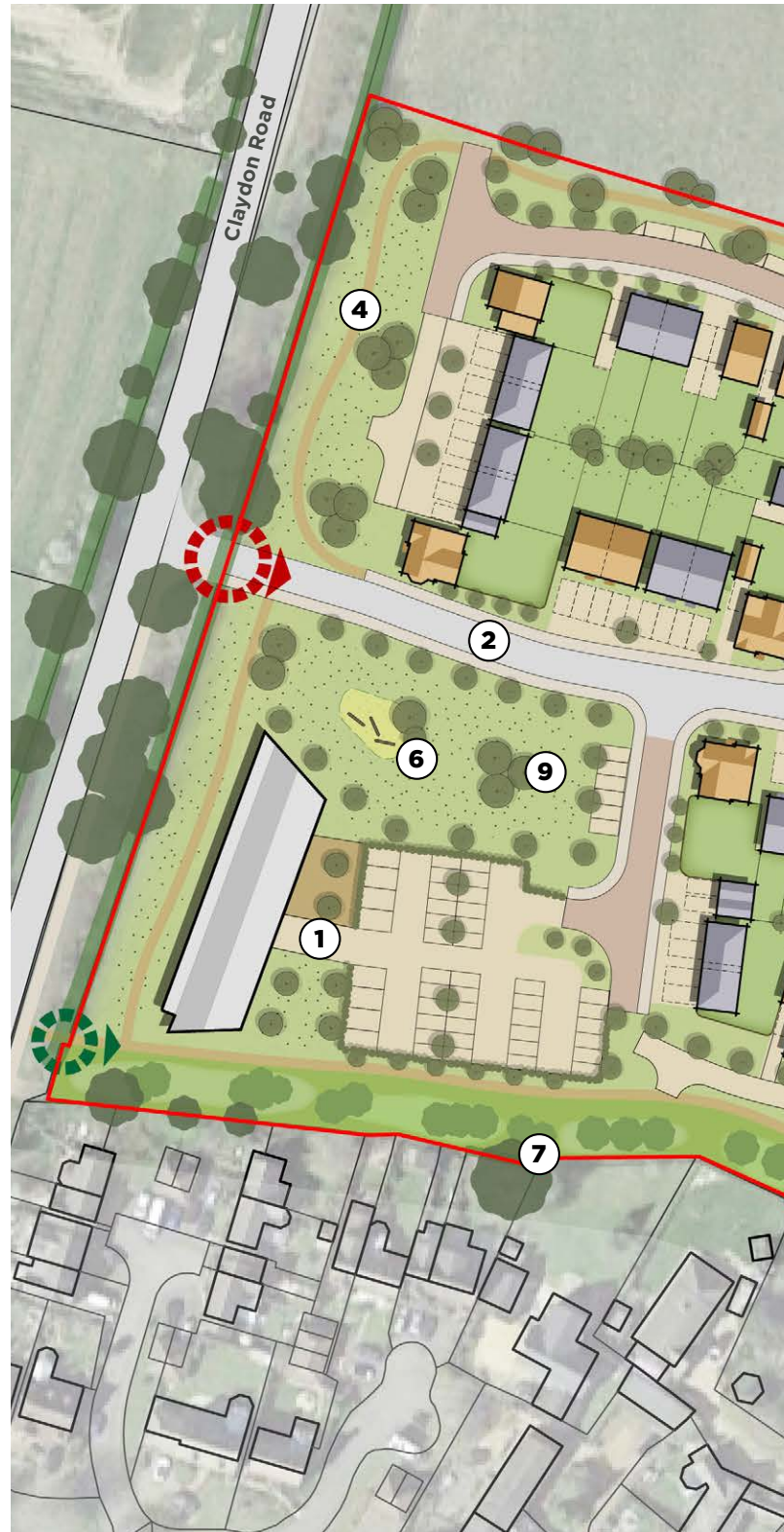
## 1.2 Illustrative Masterplan

The plan opposite shows the submitted illustrative masterplan for 60 homes and the potential site to support a community facility to the west fronting onto Claydon Road.

The key elements of the masterplan are explained below (refer to numbers on plan).

-  Site boundary (4.96 Ha)
  -  Vehicular access
  -  Pedestrian access
- 
- 1** Proposed community facility and associated car parking
  - 2** Primary tree-lined street
  - 3** Drainage basin location
  - 4** Recreational walking trail
  - 5** Local Equipped Area of Play (LEAP)
  - 6** Local Area of Play (LAP)
  - 7** 10m tree buffer
  - 8** Pumping station location
  - 9** Public open space
  - 10** Community orchard

Chapter 2.0 of this document explains the brief development / design process which has led to a viable proposal for a new surgery and associated infrastructure.



Illustrative Masterplan



0 50m





### 1.3 Artist's Impression

The artist's impression below shows an indicative view of a community building positioned to the southeast of the proposed masterplan adjacent to the Claydon Road frontage.

The information shown on this page is included as part of the outline planning application documentation to demonstrate the potential scale, layout and mass of a community building positioned at the gateway into the Site.



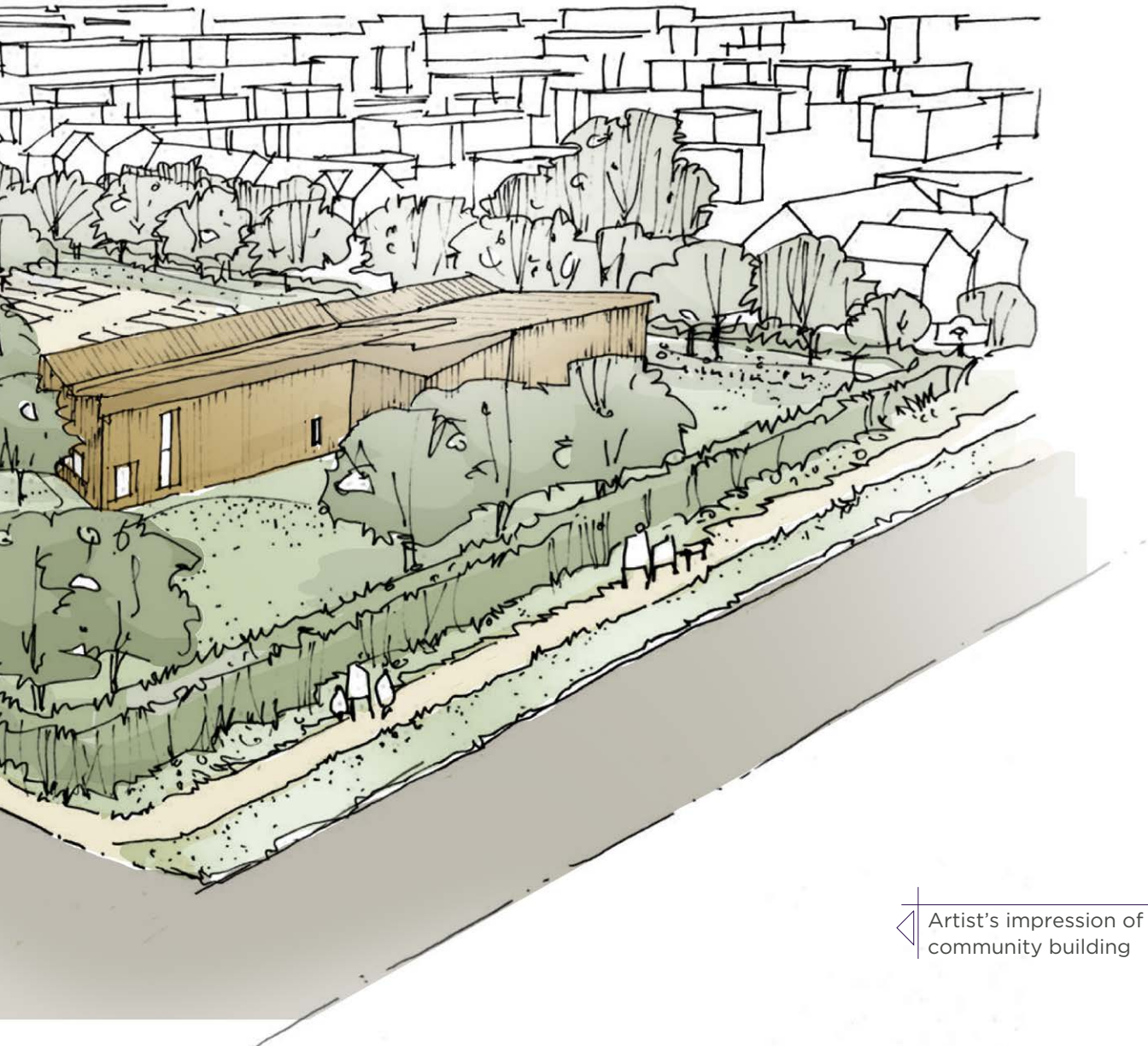
View location plan







△  
Precedent images for a  
community hub building



◁ Artist's impression of a  
community building

## **Part 2: GP Surgery Proposals**

- 2.1 Visual Tour of the Existing Surgery
- 2.2 Brief Definition
- 2.3 Building Floorplans
- 2.4 Surgery Area Comparison
- 2.5 Elevations
- 2.6 Site Layout Plan
- 2.7 Artist's Impressions
- 2.8 Summary & Conclusions





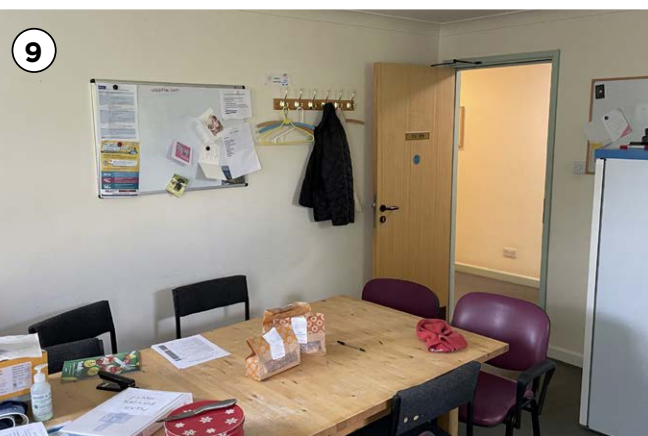
## 2.1 Visual Tour of the Existing Surgery

The following are a series of photographs taken at the existing Cropredy Surgery which highlight the key characteristics of the existing facility. Photograph descriptions are provided as follows:

- 1 Photo of the current car park for the surgery, which has 21 car parking spaces. Up to 50no. car parking spaces are needed for both staff and patients visiting the surgery.
- 2 Staff kitchen, which is inadequately sized.
- 3 Currently there is one disabled WC on-site which is combined with the female and baby change toilet.
- 4 The current dispensary is too small and used at a maximum capacity.
- 5 There is a need for more consulting rooms, up to 10 treatment / clinical rooms are desired.
- 6 The current office is undersized with 3 staff members sharing one room. Ideally a managers' officers and a finance manager's office is needed.
- 7 The waiting area is currently poorly designed sub-divided and inefficient.
- 8 There is little outdoor privacy for staff or patients.
- 9 The current admin room is too small, and ideally needs to be placed upstairs away from patient activities.
- 10 The current kitchen is undersized with no relaxation space for staff and poor connections with the outside
- 11 No current outdoor play area space or green space is provided.









## 2.2 Brief Definition

**In-order to better understand the needs and requirements for the new GP Surgery, a briefing exercise was undertaken to understand the functions of the existing facility, the requirements for expansion of facilities to meet current needs, and for future growth.**

Table 1 below summarises the various existing facilities which the surgery currently supports, summarising and assessing the area provided within the building and its suitability to meet the future needs of the surgery. The assessment concludes that some facilities are oversized and some are undersized, resulting in a net over provision of 3 square metres. However, there are several facilities that the Surgery currently does not support at all which are then detailed overleaf, resulting in a significant increase in required space.

**Table 1: Cropredy Surgery Existing Facilities Review**

Ref.	Use	Existing Sqm (NIA)	Comments	Proposed Sqm Est.	Preferred Floor
1.	Lobby	18.0	Poor relationship with waiting area, could be all one space / designed more open but at present it is divided up. Could be combined with waiting area, but privacy has to be maintained.	18.0 - As existing but a more efficient, usable layout.	Ground
2.	Waiting Area	28.5	Possibly oversized. Poor layout, difficult to communicate with patients as the space is closed off. Privacy has to be maintained, could be designed more open.	20.0	Ground
3.	Visitor WC's	2.1	Insufficient, need dedicated disabled WC and baby change facilities which are currently only in the ladies.	4.0	Ground
4.	Reception Area	9.0	More space needed, currently only space for 2 receptionists. 3 desks needed.	12.0	Ground
5.	Admin Room	22.0	Not big enough, need more space, ideally upstairs away from patient activities. Minimum of 5 rooms would be preferred.	30.0 (split into two / three rooms. 1no. 8sqm medical secretary room, 1no. 22sqm main admin room – desks for 5 staff)	First
6.	Managers Office	15.5	Undersized, 3 staff sharing one room, ideally need a managers officers and a finance managers office. HR activities in particular cannot be carried out privately.	20.0sqm – 2no. separate offices 8.0-10.0sqm per office.	First
7.	Nurses Treatment Room (NTR)	17.6	Oversized	12.0	Ground

8.	Healthcare Assistant (HCA)	14.2	Appropriate size. Don't think this could be easily made smaller unless provision could be made to move out the filing cabinets to somewhere more appropriate.	14.0	Ground
9.	Dispensary	17.7	Undersized at the moment, at least 50% more space needed.	25.0	Ground
10.	Salaried GP Consulting Room	16.8	Oversized	12.0	Ground
11.	GP Partner Consulting Room	16.8	Oversized	12.0	Ground
12.	ANP Room	16.8	Oversized	12.0	Ground
13.	Staff Kitchen / Lunch Room	17.8	Undersized. No relaxation space for staff, poor connections with outside. Generally, a very poor space from a staff welfare perspective. Kitchen not big enough, need better facilities, dishwasher etc.	25.0 sqm +	First
14.	Staff WC	2.4	Only one WC, need separate genders, cycle facilities, shower, lockers etc needed.	4.0-5.0	First
15.	Comms / Server Room	2.5	Undersized. Maybe better on the ground floor.	4.0	Ground
16.	Cleaners Store	2.4	Undersized.	4.0	Ground
17.	Corridor space / internal walls etc	44.9 (17%)	Generally, it would be better to have a two floor building with a lift lobby and stairs.	Aim for 12-15% of GIA through efficiencies	Ground / First
<b>Total NIA (sqm)</b>	-	<b>265.0</b>	-	<b>262.0</b>	-

Table 2 below highlights the facilities that the Surgery requires to meet and expand its current needs. Through rationalisation of the current uses and expansion to meet current and future needs, the Surgery requires an uplift in floor space of around 103 square metres, preferably to be provided within a two-storey building to isolate staff uses at first floor from patient facing activities at ground floor.

<b>Table 2: Additional Facilities Required</b>					
18.	5-6no. new treatment / clinical rooms	-	3no. GP rooms, 1no. AMP room, 2no. nurses room, Every room needs a window.	60-70	Ground
19.	Overflow Room	-	Needed for breakout and when the surgery is very busy. This needs to be near reception to take patients who need to talk privately rather than sharing information to those waiting.	10.0	Ground
21.	On-site records room	-	Storage of patients records - currently these are stored off-site in Swindon. Need to be aware of the weight of the records if they go upstairs.	12.0	First
22.	Private Meeting Room / Education / training space	-	Ideally on a first floor arrangement. BLS training is annual (can be 3 hours), but there are also PPG meetings, staff meetings, clinical meetings and fire training which require space (currently nowhere to hold them).	15.0	First
23.	Crash Cupboard	-	In case of cardiac arrest. Potential for an alcove.	2.0	Ground
24.	Storage	-	Stationary stock.	2.0	First
25.	Storage	-	Clinical samples and supplies (dressings, fridges for vaccines etc.)	2.0	Ground
26.	Staff Lockers	-	Will be very useful to help with handbag / valuables security.	3.0	Ground
<b>Total</b>	<b>265.0</b>	<b>-</b>	<b>106.0</b>	<b>-</b>	<b>-</b>
<b>Total NIA (sqm)</b>	<b>265.0</b>	<b>-</b>	<b>368.0 (Total overall space requirement)</b>	<b>-</b>	<b>-</b>



Table 3 below records the wider site wide facilities and infrastructure that need to be delivered to support the successful use of the Surgery.

<b>Table 3: Required Site Infrastructure</b>
50 parking spaces, including 18no. staff spaces, 32 no. patient spaces (including 4no. disabled)
1no. space for deliveries
1no. space for an ambulances
Refuse store for recyclables and waste, including collection point
Area for kids play outdoors
Staff garden / tranquil area - including seating / cover
Patient garden / tranquil area - including seating / cover
Plant space
Storage for prams, scooters, mobility scooters, bikes

## 2.3 Building Floorplans

The plan on the opposite page shows the proposed Surgery Building, which is planned across two floors and measures:

### Net Internal Area (NIA):

- Ground Floor – 272.1m<sup>2</sup> NIA
- First Floor – 113.0m<sup>2</sup> NIA
- Total – 385.1m<sup>2</sup> NIA

The above figures do not include for lobbies, internal structure to the building or general circulation space.

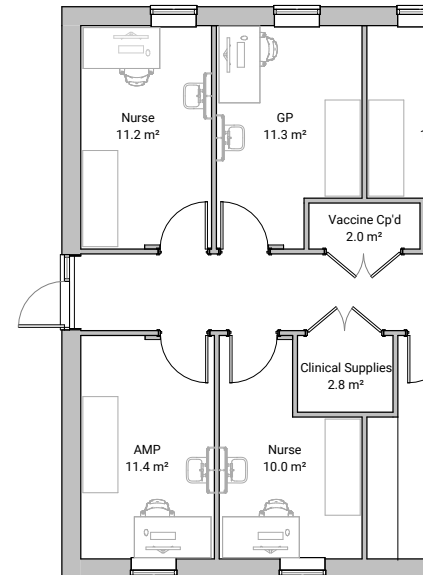
The proposed layout allows for a separation between patients / visitors and staff. The ground floor consists of the consulting rooms and facilities for patients, whilst the first floor is limited to staff members where admin tasks can be undertaken, and where HR activities can be kept separate. Staff welfare aims to increase by creating more relaxation space with a larger kitchen / lunch area, outdoor access onto a covered terrace with potential for planting on the green roof.

The new facility comprises of:

- Five GP consulting rooms, one nurses treatment room (reduced in size to 12.1m<sup>2</sup>), two nurses rooms with a separate room for a Health Care Assistant and a separate HV / DN room on the ground floor;
- An private overflow room measuring 8.3m<sup>2</sup>;
- A larger dispensary now measuring 23.9m<sup>2</sup>;
- A waiting area reduced in size to 9.8m<sup>2</sup>;
- A larger reception area which offers more privacy by being enclosed and separated from the waiting room;
- Two separated managers rooms on the first floor;
- Four separate visitors toilets on the ground floor including a separate disabled toilet which includes baby changing facilities;
- Clinical refuse room; and
- A server room located on the ground floor increased in area to 4.0m<sup>2</sup>.

Additional facilities included in the new proposed layout include:

- Staff lockers on the first floor;
- A clinical supplies room on the ground floor;
- Outdoor terrace & canopy for staff on the first floor;
- A green roof with PV's and the potential for planting;
- On-site records room;
- Two storage rooms located on the ground floor;
- Crash cupboard;
- Laundry room;
- A room for a medical secretary next to the two managers rooms separated from the consulting rooms; and
- Separate staff toilets located on the first floor.

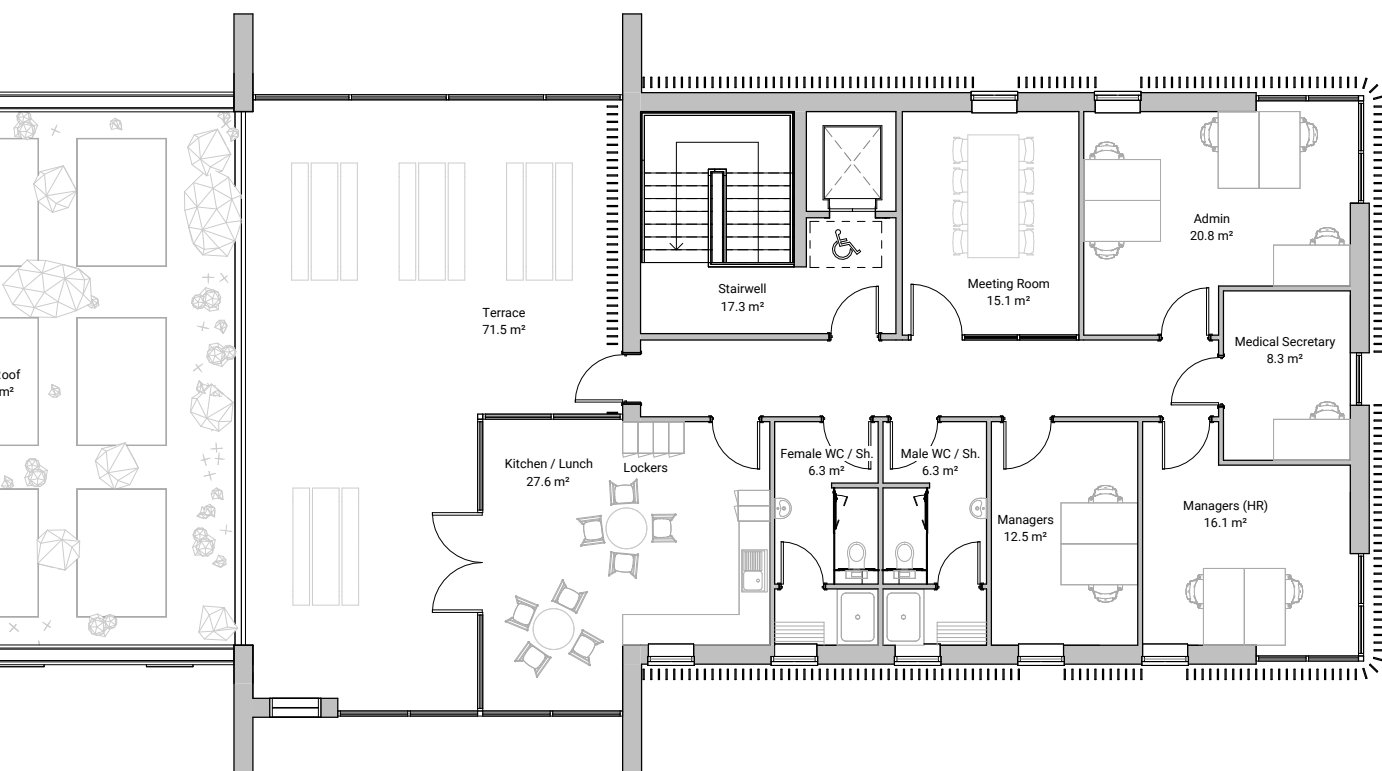
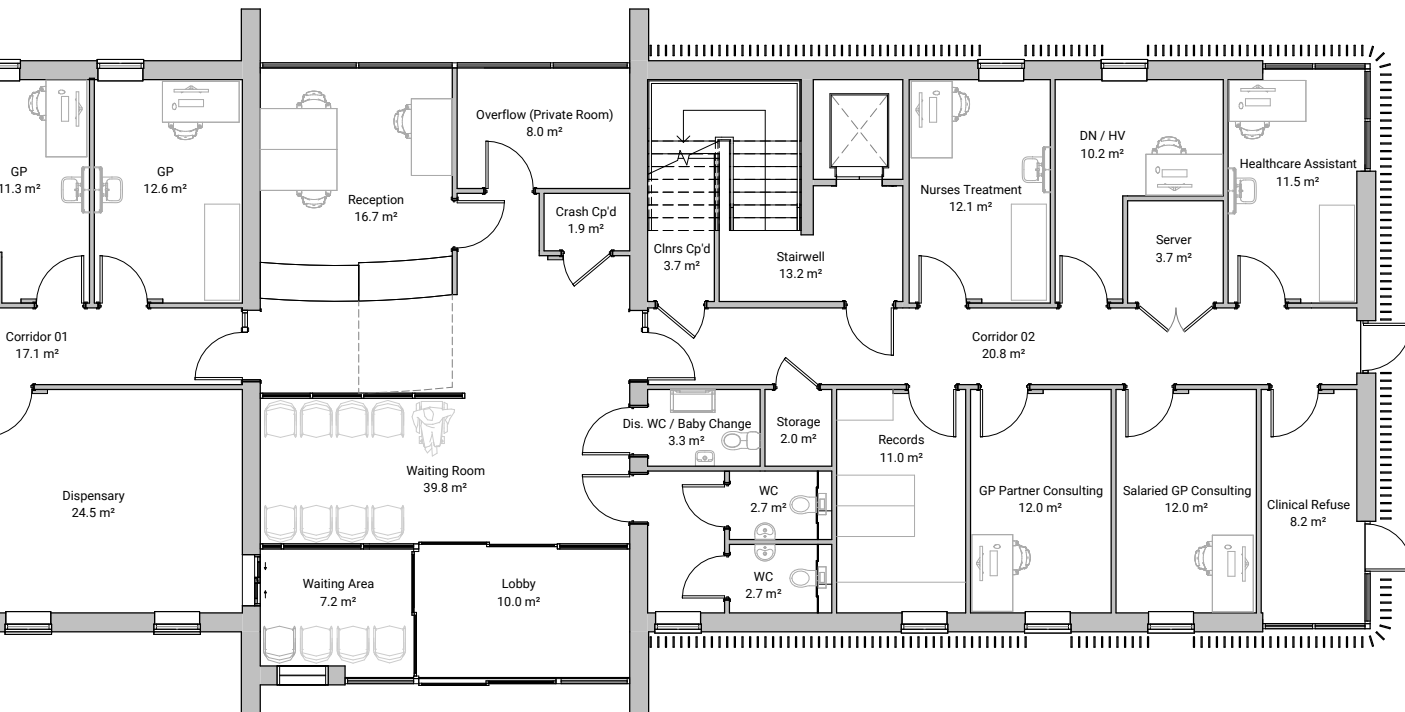


Ground Floor



First Floor

Indicative floor plans for the new GP Surgery



## 2.4 Surgery Area Comparison

The plans shown below and opposite provide a visual area comparison between the existing Cropredy Surgery and the proposed GP Surgery building. Table 4 below provides a comparison of areas between the two buildings.

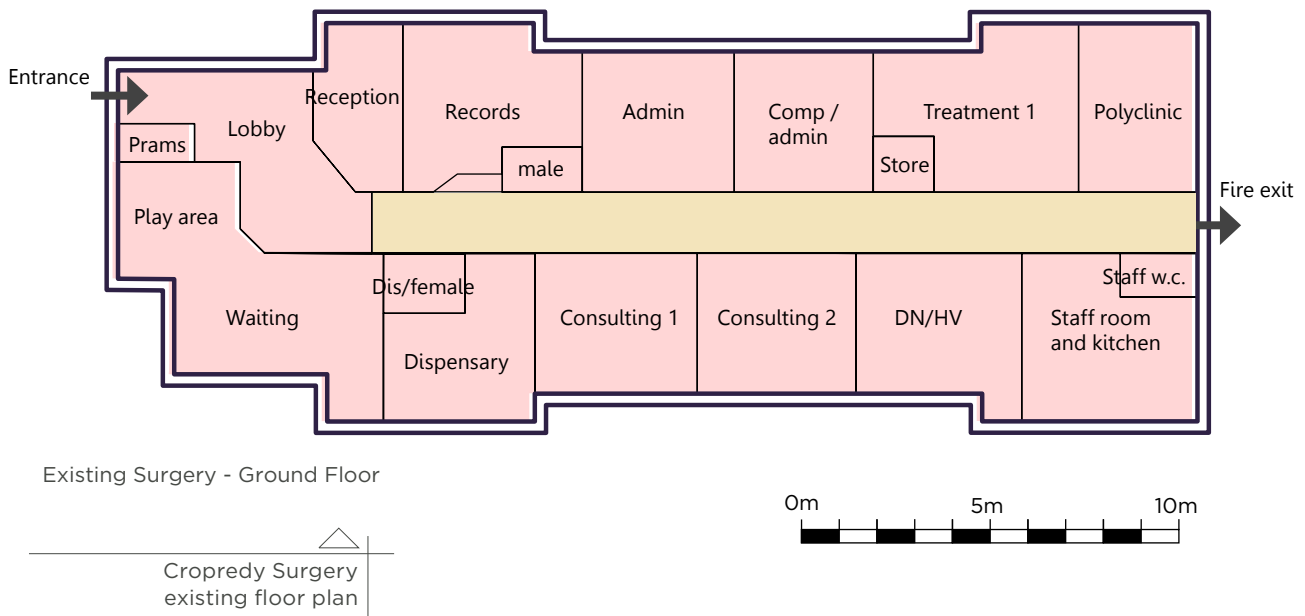
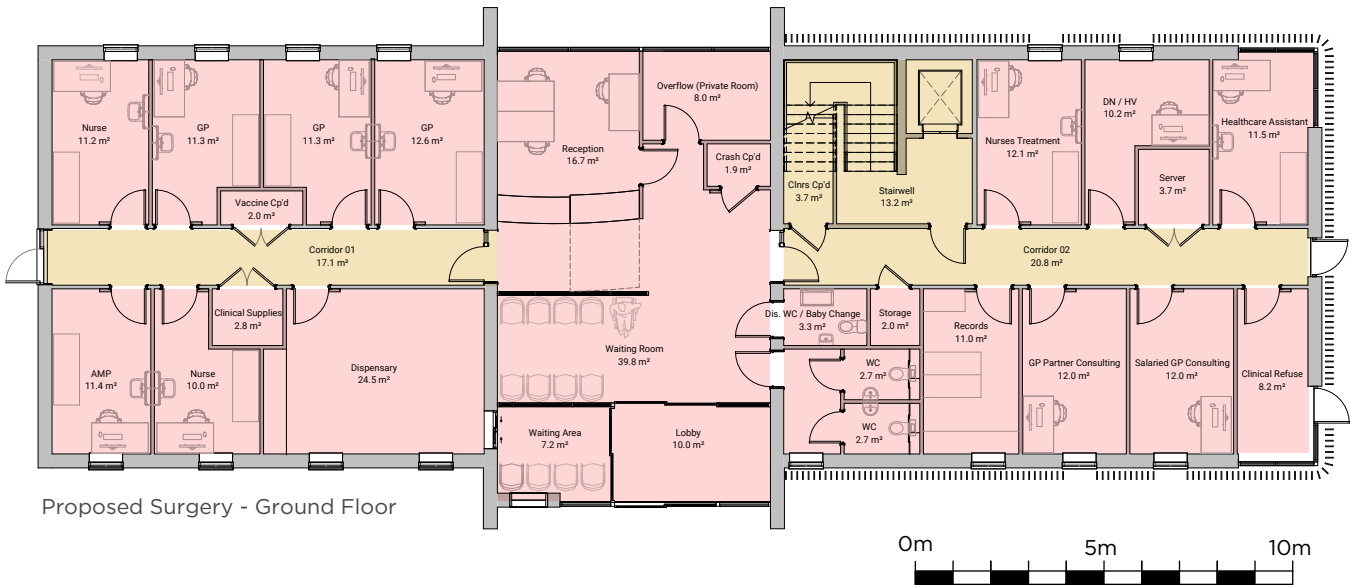


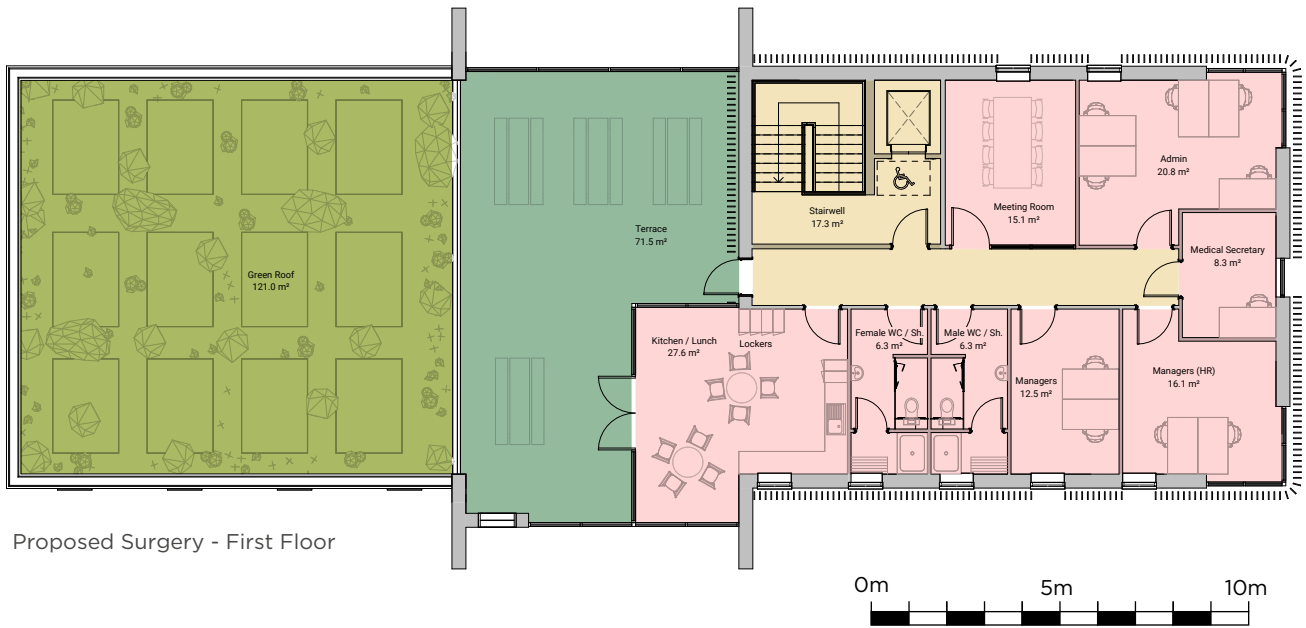
Table 4: Surgery Area Comparison			
Reference	Existing Cropredy Surgery	Proposed GP Surgery	Area Comparison
Site area	0.13 ha.	0.28 ha.	+ 0.15 ha.
Gross Internal Area	265.6 sqm	521.6 sqm	+ 256.0 sqm
Net Internal Area	220.7 sqm	385.1 sqm	+ 164.4 sqm
GP / consulting rooms	5 no.	11 no.	+ 6 no.
Parking Spaces	21 no.	50 no.	+ 29 no.
Disabled spaces	2 no.	4 no.	+ 2 no.
Private staff terrace	0 sqm	71.5 sqm	+ 71.5 sqm
Green roof / solar panels	0 sqm	121.0 sqm	+ 121.0 sqm



- NET internal area
- Circulation space / building core
- Staff terrace / garden
- Green roof / solar panels



Proposed Surgery - Ground Floor



Proposed Surgery - First Floor

Indicative floor plans for the  
new GP Surgery

## 2.5 Elevations

Indicative elevations of the proposed building are shown below.

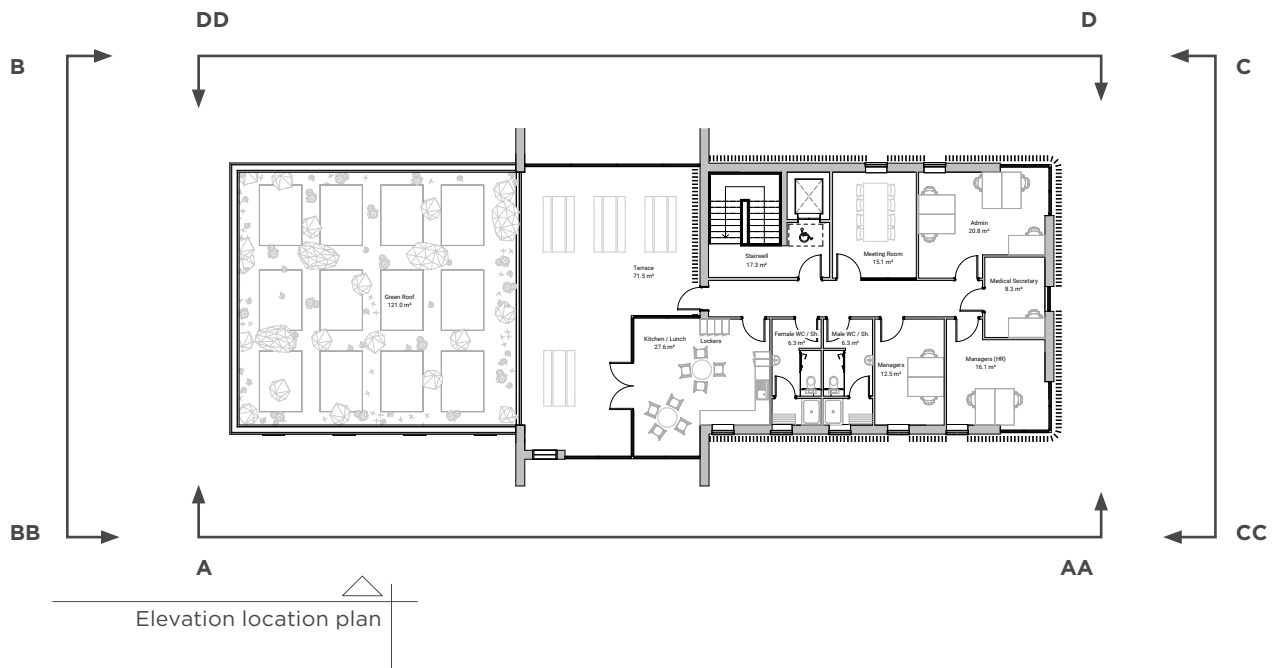


Westerly Elevation A-AA



Southerly Elevation C-CC

Indicative elevations of  
the new GP Surgery



Northerly Elevation B-BB





Easterly Elevation D-DD



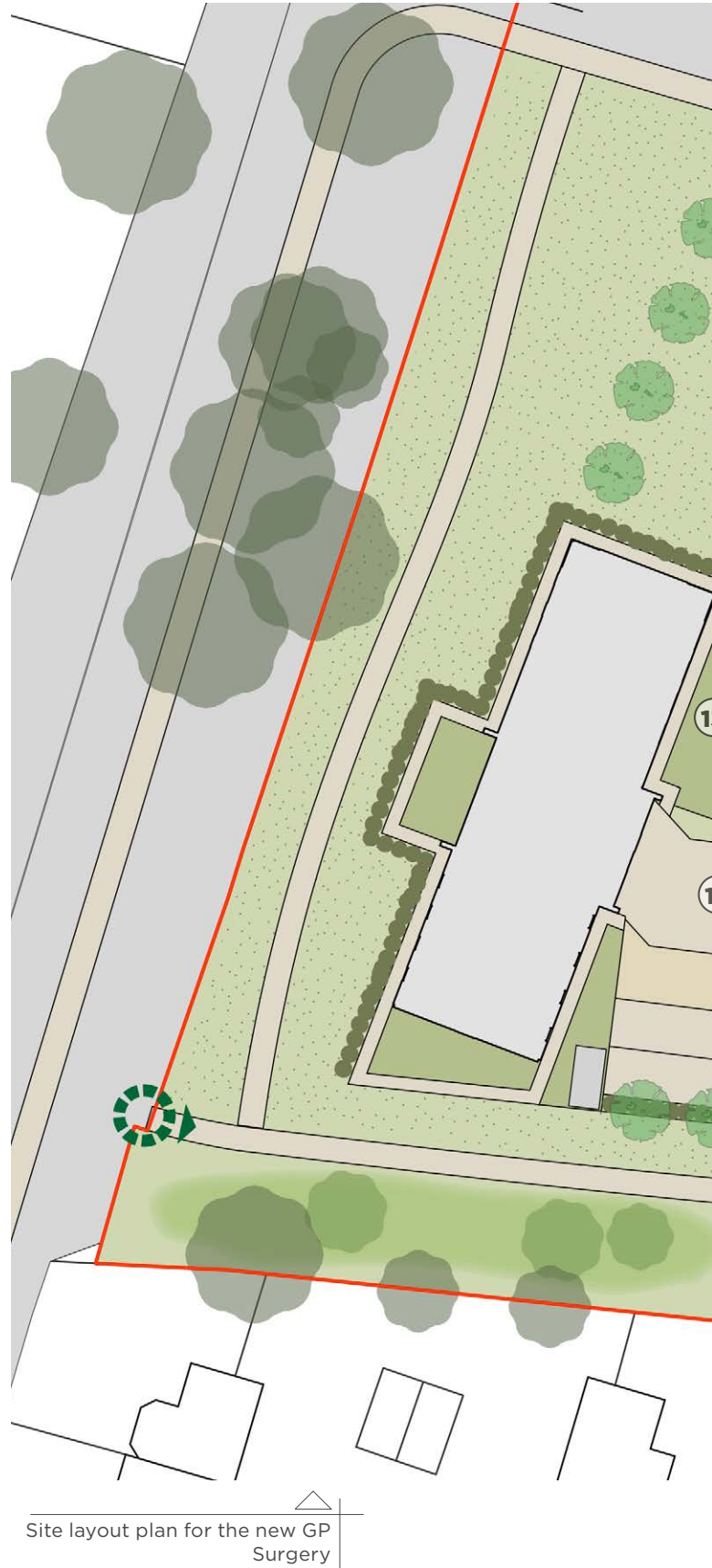
## 2.6 Site Layout Plan

The site layout plan opposite illustrates how the proposed surgery building can be positioned in the south-western part of the Site, with allowance for parking, private outdoor space, new public realm, vehicle parking and other functional infrastructure such as a bin store, cycle parking, an ambulance bay and delivery area. The layout is in line with the detailed brief requirements as discussed with the existing surgery management team.

-  Site boundary
-  Pedestrian / cycle access

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- 1** Proposed community facility
- 2** Ambulance and delivery parking
- 3** 18. no staff car parking spaces
- 4** 4 no. disabled car parking spaces
- 5** 32. no patient car parking spaces
- 6** 4. no visitor car parking spaces
- 7** 10m tree buffer
- 8** Local Equipped Area of Play (LEAP)
- 9** Public open space
- 10** Cycle store
- 11** Staff space
- 12** Public square
- 13** Patient garden
- 14** Existing retained trees
- 15** Bin store
- 16** Automated barrier controls







## 2.7 Artist's Impressions

The views below and opposite demonstrate the massing, scale and indicative elevation treatments for the new GP Surgery building as experienced from Claydon Road at the arrival into the Site.

1. Daytime view of the GP Surgery front elevation from Claydon Road
2. Night-time view of the GP Surgery front elevation from Claydon Road
3. Close up view of the GP Surgery main entrance and lobby spaces (daytime)





3



## 2.8 Summary & Conclusions

### **This document relates to planning application ref: 23/00977/OUT Land East of Claydon Road, Cropredy, Oxfordshire.**

The document seeks to provide officers and the Council with further evidence in response to questions that have been raised by members of the local community regarding the delivery of a new General Practitioner Surgery that can be provided alongside a scheme of 60 new homes, to meet the current and future needs of the local community. In relation to the proposed housing, the scheme has been sensitively designed to respect the amenity of established residential properties in Creampot Lane. The scheme will deliver generous areas of landscaped space including new public amenity space next to the canal where no public access is allowed at present.

The housing scheme will deliver a mix of house types including 35% affordable homes with mixed tenure to help local villagers part buy and rent homes in their local community. Homes will be finished in good quality materials to respect the character and appearance of the village and provide an attractive gateway into the village from the north. There will be generous tree and hedge planting to create a green and attractive scheme of modest scale and proportions.

Critically, the scheme will facilitate the delivery of a brand new fit-for-purpose GP Surgery building with associated car park to meet the growing needs of the area, and ease the space pressures that the current practice is struggling to deal with.

In this regard, Cropredy does benefit from an existing Surgery to the west of Claydon Road. However, the single-storey building is far too small to meet the growing patient needs and pressures being placed upon it. The existing building comprises 265.6 sqm and sits in a cramped plot and does not provide patients or staff with sufficient space for parking. Internally, the building does not have sufficient space for GPs, nursing staff, and other visiting health staff. There is insufficient space for medical and health activities and / or storage, and the building lacks appropriate facilities for disabled patients and baby change areas. Even if the existing building could be extended into the roof or extended with a second floor there would

be enormous disruption over many months and the resultant building would simply be reactive and cobbled together, rather than future-proofed remaining in its restrictive footprint and plot. Put simply, the existing facility is far too small to function effectively now let alone in the future. With a growing call on services and a growing patient list, there is a risk that the existing surgery will become increasingly unfit-for-purpose.

The application proposes a new GP Surgery building of 385.1 sqm NIA which is 175% larger than the current building (220.7 sqm NIA) delivering new spaces for additional health staff and services, but also ensuring the building and its services are 'future-proofed' to meet needs and demand which are growing at pace. A new surgery building with improved parking area set in its own attractive plot will be more spacious, delivering a contemporary, attractive, energy-efficient building, meaning that health staff will be able to offer advice and provide specialist services in more-suitable working conditions. The delivery of this wonderful new facility can be ensured and safeguarded either through an appropriate planning condition or secured through a legal agreement.

For all these reasons, and in light of the case already put forward in the planning application, we strongly believe that the planning merits of the application (the new GP Surgery building, affordable homes, attractively designed green open spaces, access to the canal) when taken together provide an exceptional opportunity directing that planning permission should be granted subject to conditions and a legal agreement.

View of surgery entrance  
(evening view)









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