

# 3PD: Oakwood Medical Centre Barnton, Nr. Northwich, Cheshire for Central and Eastern Cheshire PCT



**Practice Provision:**  
6 GP Practice plus PCT  
Services, Pharmacy,  
Convenience Store, and  
Residential Plot.

**Floor Area (GIA):**  
GMS space 990 sqm  
Pharmacy 125 sqm  
Convenience Store 300 sqm  
Shared Car Park 57 spaces  
Residential Plot 4 Houses

**Development Value:**  
£3.2 million

**Completion Date:**  
April 2006

LSP secured the opportunity by competitive tender to work as 3PD partner with the Central and Eastern Cheshire PCT, to relocate the existing 6GP surgery in Barnton.

The preferred site put forward was an existing Community Hall and LSP worked closely with the PCT and Parish Council to provide a scheme that fulfilled the requirements of all concerned, with particular respect to the local community. It involved a degree of lateral thinking to provide a competitive land value, affordability to the GPs/PCT and a blend of uses to benefit the community.

Due to our experience within the mixed use neighbourhood sector, we discussed the site with the local Co-op for a relocation of their existing store. They confirmed their keen interest in the site and LSP provided a new purpose built Convenience Store, which in turn enabled us to provide subsidy to the doctor's surgery development, a competitive land price and betterment to the community.

The development commenced on site in April 2005, with the first phase surgery and pharmacy completed in February 2006 and the Convenience Store in April 2006.



Site Layout

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**Development Team:**  
Project Co-ordinator:  
Edward Sutton: LSP Developments Limited

**Funder/Long Term Landlord:**  
Assura Property Limited

**Architectural Design:**  
West Hart Partnership

**Construction:**  
Traditional:  
Whittle Construction Limited

Ground Floor Plan

