



Building an efficient practice from the ground up

The Clare Valley is a fast developing and yet still uniquely country precinct of South Australia. Martin and Wendy Pynor settled in the valley some 21 years ago. Their practice has grown over the years until it became apparent in 2002 that a new facility would be required. A site was identified on the main road of town and the tentative planning began.

"It was at this stage that I was introduced to Medifit, who in 2002 were a very young company. I was confident that their combined talents were what we needed," Dr Martin Pynor said.

The building development was managed at the early stages with the interior planning.

"We had a golden opportunity to make sure that the building envelope was going

to cater for our interior requirements. Medifit worked on the interior planning at the early stages of the building design and we were quickly satisfied that the modified building envelope would completely cater for our needs."

"The eclectic mix of country atmosphere with a professional up-to-date dental practice is often a hard mix to resolve in a design sense," said Medifit Design Director Geoff Raphael. "The site constraints leading to a fairly basic building envelope meant there was a lot of work to be done to achieve an offer compatible with our client's business needs.

"The planning was primary in our consideration. We wanted to get away from the formal planning approach so often taken on modern interiors and introduce soft curves

to corridors and the like. The Pynor's brief also had a desire to capture a dual access to the treatment rooms with client delivery and exit separate from staff access."

The plan includes a reception area for three staff, waiting area for around 12, refresh for two people, six treatment rooms, sterilization bay for 2-3 people, consultation room, OPG room, practice management and admin area for 2-3 people, staff facility combined with training/meeting room, doctors offices, lab, toilets for staff and the public and twin access to treatment rooms. All of this in 240sqm of internal space.

"The three dimensional design of the practice successfully mixes modern metals with cedar trims, clean detail elements with homely touches, modern



graphics with soft fabrics and finishes. The eclectic solution gives security to the mix of demographics that is the Clare Valley,” Mr Raphael said.

The planning has very cleverly apportioned distinct and separate traffic paths for client and service to the treatment rooms. The client pathway to the six treatment rooms is a discovery with graduating facets to give the illusion of space and light, from the exterior wall with a pebble floor inlaid indoor landscape setting at the mid point to shorten the view of what could have become a long straight corridor. The end result is more of an atrium feel with partially glazed partitions separating the pathway from the treatment rooms. When exiting, the refresh station is very evident while totally obscured on entry.

The surgeries have subtle colour changes with two colour schemes for the six rooms. All tie in nicely together but create relief for the working environment.

The treatment rooms incorporate Corian worktops and bowls. All of Medifit’s latest innovative dental delivery modules have been utilized to create ergonomic, space efficient, modern, clean treatment rooms.

The sterilization bay uses stainless steel benchtops and incorporated bin chutes all in accordance with the AMADA sterilization guidelines.

“Medifit has spent the last 3 years developing its knowledge on all facets of the dental environment. Our knowledge of the regulatory bodies governing the treatment areas and services supply regulations to these practices is now complete,” Mr Raphael said. “We have developed a set of standards incorporating all of these requirements and this now gives assurance to our clients in the knowledge that our delivery is of the highest quality and complies to the dozens of codes, by-laws etc, governing the health industry and dentistry”.



SURGERY DESIGN



Medifit was contracted to complete the interior fitout of the building prior to the building project starting. This allowed Medifit to liaise with the builder and set out the intricate plumbing requirements and to install the Medifit plumbing boxes in the chair positions prior to the slab being laid.

“Whilst we ideally prefer to control the whole construction project so that there are no double ups or gaps in the two parts of the project, we were able to adjust the scope of the builder to ensure they delivered an envelope suitable for our purposes,” said Mr Sam Koranis, managing director of Medifit. “A good example of this is that by changing from the usual practice of using internal walls as bracing for the engineering of the building (the end

result of which would have created a very inflexible building with little ability for future change), we were able to instruct the builder to use ceiling level bracing to create a truly flexible rental space for any use.

Scott Edwards of Edward Engineering provided the customised LCD TV Arms, David Chinn from C & L Dental Engineering provided the planning, supply and installation of the Cattani Tandem Turbo Suction system and Air Compressor system and installation of the new dental units, x-rays and relocation of existing equipment. Cattani Australia sent Jason Borg to commission the system. Trevor Clarke of Sight and Sound Technologies provided the customised cabling for the digital radiography, Over

Patient Entertainment and sound system.

Daryn Bungey from Henry Schein Regional provided the Planmeca Compact Dental Units, Planmeca Intra X-Ray units, the 10 computers and network setup, 10 user Dental-4-Windows practice management software, Cygnus Digital Radiography system, Dentrax ImageCam Inter-oral Camera system and Olympus Digital Camera. All of the above mentioned people were involved in many of the planning and implementation aspects of the project.

“Prior to Medifit coming on board, we were floundering with our own design and faced with the prospect of project managing the fitout ourselves,” Dr Pynor said.

“I believe we have achieved a facility which looks and feels great, provides us with everything we wanted in terms of improved office, staff, lab and sterilizing areas. The concept of dual access to the surgeries has worked beautifully, keeping patient and staff traffic areas separate. Using glass and timber gives the building a very light, open feel yet introduces some warmth and character which is what we were hoping to achieve.

“We would recommend Medifit to any other Dentists looking at a Design and Construction (Fitout) project. Their collaborative approach was refreshing and made us feel part of the project.”

