



818 Dental doubles up

Located at 818 High Street in the upmarket Melbourne suburb of Armadale, 818 Dental has gone from strength to strength since Dr Lloyd Saville first opened the doors in 2003. At the time, the conversion of the residential property for use as a dental practice had not gone well so when the time to expand came around again, he was determined not to repeat the mistakes of the past.

"I graduated from the University of Melbourne in 1992 and worked in a number of very different dental practices to get as broad an understanding of the industry as possible," Dr Saville said. "In 2000, an opportunity to purchase a small practice with a 15-year history arose and I took the plunge and bought my first practice. The practice came with only one staff member, no computers and some tired old equip-

ment but it had some lovely patients and as it turned out, it was a great place to start.

"It soon became apparent that we would have to move as the single surgery retail dwelling did not provide us with any room for growth. When we found the property at 818 High Street, we knew it would work well and the corner location was perfect for us. By 2003, we were ready to convert the residential property for dental use.

"We met with specialist dental design and construction company Medifit at the time and we also met with a commercial builder. We decided to go ahead and engage the builder partly because he appeared less expensive and partly because we were new to the complexities of renovation. Having worked our way through the 9 months it took and the numerous headaches provided by a

builder that had not built a specialised dental facility before, we learnt the hard way that as the old adage goes 'you get what you pay for'.

"By 2008, we'd again outgrown the 818 Dental premises and the opportunity to purchase the building next door came along, so we decided to again meet with Sam Koranis from Medifit as we had no desire to repeat the mistakes of 2003. Medifit suggested that we maintain the two properties on separate titles to keep all options open for the future of the properties and then to make the buildings work together, they came up with the idea of a glass atrium between the properties. As a result the project was more complex than a standard renovation and we also had two other difficulties for Medifit to overcome.



3D renderings developed in the design phase

“Firstly, the building next door would start construction in October 2009 and needed to be completed by Christmas but the joining of the building needed to occur over the Christmas period so we could commence work in January. Anyone who has renovated before will tell you that the building industry goes offline around Christmas and into January. This did not deter Medifit and they agreed to make it happen.

“Secondly we stipulated that the project should be completed within 14 weeks which Medifit accepted. At the time, I remember doubting their ability to deliver on these timelines but I was to be pleasantly surprised. The team of builders led by Michael Bleech-

more were amazing - nothing was too much trouble and their only acceptable outcome was a happy client/dentist. Even once the work was completed, the follow up from the team has been first rate.”

Apart from practical considerations, the plan to link the two properties with an unimposing glass atrium solved a number of issues. It allowed the heritage overlay to be maintained, which was popular with the local council and also managed to maintain the maximum value of the two properties in one of Melbourne’s more affluent areas.

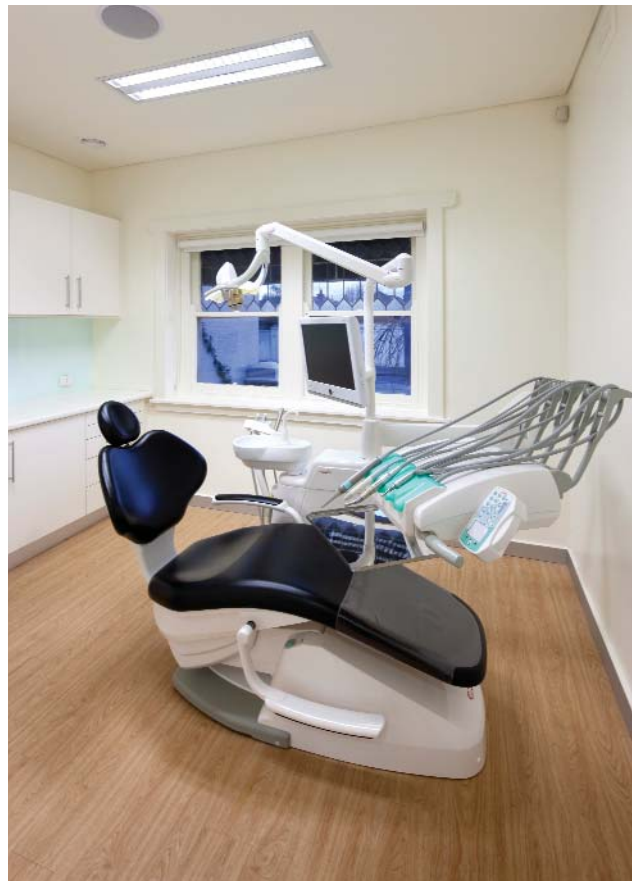
The general design philosophy for the interior was to retain the modern, boutique feel which currently services the middle to upper class demographic.



In total, Dr Saville required the expanded practice to include six surgeries of which two were to be set-up for Hygienists, a sterilisation area, OPG, practice manager's office, staff room, reception and waiting area. Toilets were already located within the building complex.

The overall finishes and colour palette were originally chosen by Lloyd's wife, Anne for the original practice and these were carried through on request to the new addition. The contrasting mix of whites, wenge, light timber and a subtle green tinge to the glass splash backs are prevalent throughout the interior.

The reception area is simple but sleek. The counter is finished in Wenge Laminate with contrasting sheets of white and coloured backing glass pin fixed to create alternate levels and relief to the face surface. The cupboards behind have been finished in 'Akril Green colour mist' to achieve the look of glass but in a more cost effective manner.



A spacious new waiting area sits adjacent to the reception area with comfortable earthy coloured chairs and a large box pendant centred above a stark white custom built coffee table. A kids playstation area with ottoman seating has been included to cater for the smaller patients.

The surgeries are located off the Atrium along the external walls of each building providing as much natural light as possible. Where an external window was not available, glazing to the corridor was included so that the atrium provides natural light to those rooms.

A spacious staff area is located to the rear of the tenancy and includes a kitchen, table and chairs and staff lockers.



Summary

The Practice

Principal	Dr Lloyd Saville
The Practice	818 Dental
Type of Practice	General
Location	Armadale, Melbourne, Victoria
Size	210 square metres
No of chairs	6

The Team

Design	Medifit
Construction	Medifit

Equipment

Dental Units	Anthos A5 and A7 Continental
Sterilisation	Mocom Millennium Class B
X-Ray	Myray RX AC x-ray units with Digora Optime PSP imaging system
OPG	Soredex Cranex D
Compressor	Cattani K300
Suction	Cattani Turbo Smart
Software	Oasis

The new Atrium walkway was developed after researching different styles and designing something that would have minimal impact on the look of the properties from the street but provide maximum design impact from the interior. The use of exposed beams, clear finished ply and glass compliment the overall design of the atrium roof which allows maximum interaction to the weather outside.

“From the start of the project, the Medifit design team listened to our brief and lent their experience to designing the practice the way it would work best for us,” Dr Saville said. “In the end, we now have a practice which not only looks good but works really well on a daily basis. Having built one facility, we were able to rectify all those little issues that frustrated us following the original process. We now have six operatories with an amazing array of new equipment.

“We finally added digital radiography to the practice and an OPG unit, thanks to Australian Imaging, has been a hassle free addition providing us with no issues at all. One day we were developing films and the next we could throw those messy chemicals away.

“The new chairs we bought from Anthos have been wonderful as well as

the rotary endodontics incorporated into the unit. We went with Anthos because over the years, we have come to value the kind of immediate support they provide when something does go wrong.

“The team from Medifit were able to work in with all the equipment suppliers to ensure that everything went smoothly. I would have no hesitation in recommending the team from Medifit. They delivered the project on time, with a minimum of fuss and the quality of the finished product is sensational.

“In the end, we have a brand new practice that the whole team is proud to show off to our patients. Our patients love it and are now sending more and more of their friends to see us. Thank you everyone!”

