



Design & Access Statement

For

EXTENSIONS AND ALTERATIONS TO

PARK LANE MEDICAL CENTRE

BEDHAMPTON

AUGUST 2018

1.0) Introduction

1.1) The Application

The proposal is to extend the existing Medical Centre to create an improved facility with new rooms built to modern design standards. The existing building is not of a suitable size, and does not contain sufficient numbers of clinical rooms to service the current patient list size.

Clinicians are sharing rooms which is not acceptable. The Practice is also being hindered by the shortfall of rooms and cannot deliver the required clinical services required by the NHS, and cannot adhere to the guidelines of providing secondary care services within a primary care setting.

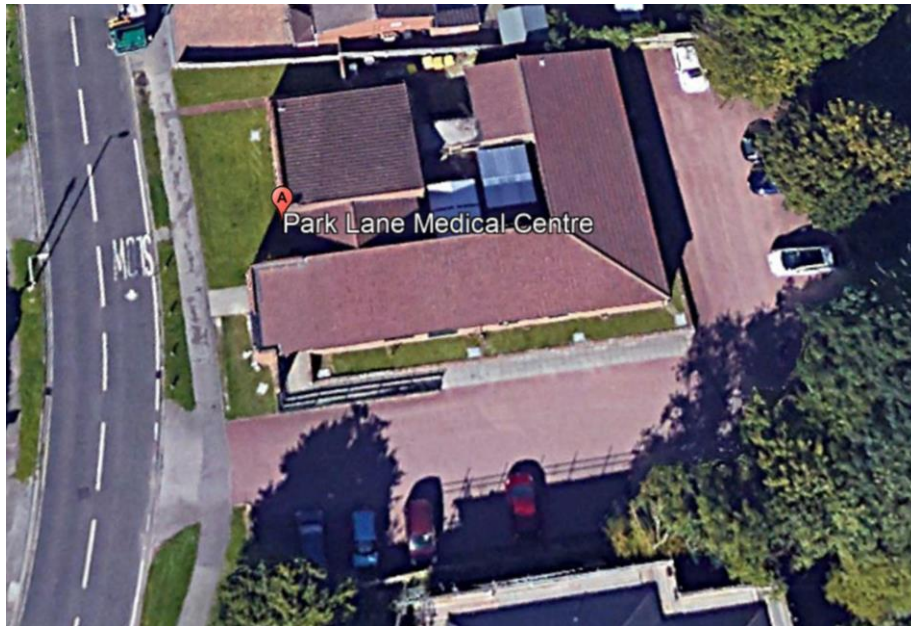
1.2) Our Objectives

It is important to understand that our overall goal is to improve the quality of the development on this site by:

- Improving and updating the standard of healthcare provided
- Complement the massing and form of the existing building by proposing extensions in keeping with the existing

These are achieved through understanding the surroundings and properly responding to the design issues facing the site.

2.0) The Site



2.1) Site location



The site is located to the north of Bedhampton. The site is accessed directly off Park Lane. To the North, South and West of the site are residential properties, with school playing fields and a tree lined footpath to the East of the site.

2.2) Site analysis

The site consists of small areas of grass to the west of the building, with the car park immediately to the East and South. Some of the grassed areas will be reduced in size to accommodate the extension on the West elevation.

The site has a slight incline from North West to South East.

2.3) Local character assessment

The existing building fronts directly on to Park Lane, sitting slightly in front of the building line. The neighbouring buildings on Park Lane are 1 and 2 storey housing, constructed in brick or render with pitched, tiled roofs. Many of the houses also have projecting bay window elements, generally with feature gable roofs.

The existing building is a single storey structure in facing brick with tiled pitched and monopitch roofs. There is some brick detailing to the parapet walls and window heads and cills. The new extensions should embody a style which can sit adjacent to the existing building and local vernacular, so as to remain continuous with the evolution of its surroundings.

Detailed design considerations will be elaborated on in the next section of this document.

3.0) Design Concepts

3.1) Amount & Layout of Development

The development extends the existing floorspace of the Medical Centre by 76m² GIA divided between an extension to the west elevation, extension to the north elevation and infilling of existing courtyard. This will provide 2 new clinical rooms as well as increasing administrative accommodation and storage space.

The new extensions are not extensive in size and will fit comfortably within the existing overall development. The proposed high-quality design and layout should enhance the appearance of the immediate environment.

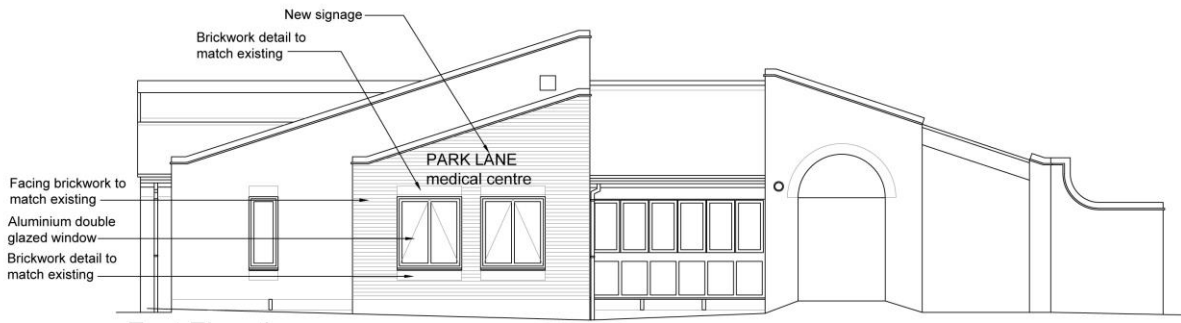
In terms of overlooking and overshadowing, the new extensions do not overshadow any neighbouring buildings or facilitate views into neighbouring land beyond the application site.

CAR PARKING

The new extensions will not adversely affect the current car park layout or manoeuvrability for vehicles entering, exiting and parking within the site. No parking spaces will be lost to accommodate the new extensions.

STAFFING

It is important to stress that the new extensions merely provide sufficient accommodation for the EXISTING STAFF AND PATIENT POPULATION. There will be no additional staff or patients as a direct result of these extensions and modification works.



3.2) Appearance and Scale

The physical appearance of the form is probably the most critical element of any development; long before the scheme will be judged as a success in terms of layout and access it is the appearance that will inform the public's first impressions. Therefore the aim is to provide well designed simple building extensions that incorporate high quality materials that are carefully detailed and complimentary to the existing overall appearance.

The existing building uses facing brick with brick parapet, and window head and cill details. The extensions will use this same language to blend with the existing building. Window cill and head heights will also match the existing. The proposed monopitch roof to the extension to the West elevation will reflect the use of monopitch roofs throughout the rest of the building, as well as mirroring the existing monopitch entrance, while the flat roof to the new extension to the north, and to the infilled courtyard area will read as subservient to the existing roof forms.

4.0 Access

4.1) Vehicular Access

The proposals will not alter the existing vehicular access and levels across the site will remain the same.

4.1) Pedestrian Access

The proposals will not alter the existing pedestrian access and levels across the site will remain the same.

4.2) Internal Circulation/Fittings

Generally the layout of the plan is designed to create a simple working environment for staff and for patients, with particular attention being paid to patient confidentiality and legibility. Surface finishes & colour scheme will help distinguish between different planes i.e. door frames and skirting to visually contrast with surrounding wall.

All new doors will have widths of a minimum of 850mm, with a clear leading edge of 300mm. New door frames and furniture will visually contrast with the surface of the door.

CONCLUSION

The proposed extensions will add much needed space to the existing medical centre, while the design and detailing will complement the existing building and improve the experience of those working and visiting the centre in the future.