

Y0489 MEDICAL CENTRE, COWPLAIN, PORTSMOUTH

Design and Access Statement

August 2022



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INTRODUCTION

1.0

1.1 Executive Summary

This design and access statement outlines a scheme to develop new residential accommodation on the second floor of an existing two and three storey Medical Centre building located in Cowplain Portsmouth. The second floor of the building is currently partially occupied by a dental practise. The proposed development area is currently unused vacant office space.

The existing building on the ground floor currently incorporates a pharmacy, a public medical centre and hospital with further medical facilities located at first and second floor level. The facilities will remain in operation and undisturbed after the scheme is completed. Capacity plans and accommodation schedules are included as part of the proposal in order to illustrate the scheme more clearly.

This document proposes re-development of architectural design and describes a proposal to be read in conjunction with the accompanying application drawings.

The proposed will provide the following:

Proposed Outline Schedule of Accommodation		
No. Beds	GIA (m²)	No. Homes
1Bed 2p Apartment	65.4	1
Total Homes: 1		



CONTEXT

20

2.1 Site Photos

- 1** **Site:** South-West Emergency Vehicle Entrance to Medical Center and car park on London Road.
- 2** **Site:** West view of the Medical Center on London Road.
- 3** **Site:** West view of the Medical Center on Durley Avenue.
- 4** **Site:** North view of the Medical Center on Padnell Road.
- 5** **Site:** North view of the Medical Center on Padnell Avenue.



2.2 Site Photos

- 1** **Site:** South-West view on London Road opposite the site.
- 2** **Site:** West view on London Road opposite the site.
- 3** **Site:** North view on London Road opposite the site.
- 4** **Site:** West Neighbouring building on Padnell Avenue.
- 5** **Site:** Neighbouring buildings on London Road.
- 6** **Site:** South Neighbouring building on Padnell Avenue.



2.3 Site Opportunities and Constraints

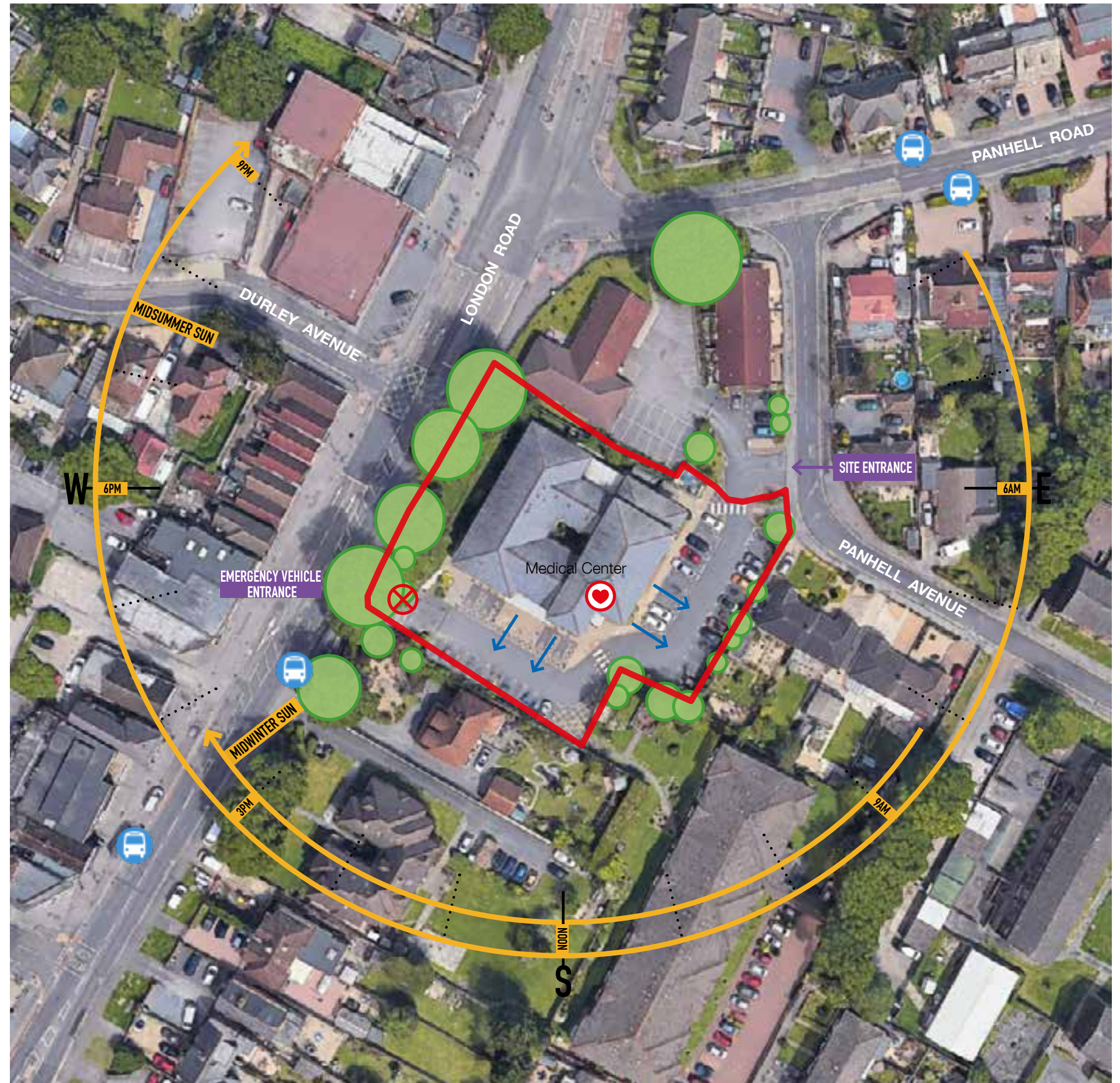
A variety of site opportunities and constraints inhabit the surroundings of the Medical Center, Cowplain. These are listed below and are addressed in the proposal.

Opportunities:

- The existing circulation core includes a lift and can be used for the access of the proposed apartment. As a result, there is no need to propose a new one.
- Site context in relation to the proposal faces South-East and is therefore well lit in terms of daylight.
- The site is served well by public transport links with bus stops located in both sides of the site.
- Dual aspect living/dining space.
- Bedroom faces West, therefore the living area will have more natural light.
- Area available allows for generous apartment exceeding national space standards.

Constraints:

- Existing trees are located South-West of the building, but these will not effect daylighting to the flats and will remain.



2.4 Existing Site Plan

Amount:

The proposal consists of 1 x 1 bed 2 person apartment. This is located in the vacant area on the 2nd floor of the Medical Centre building in Cowplain Portsmouth.

Layout:

The existing pedestrian and vehicular entrance to the apartment building is currently located off Panhell Avenue. The ground floor consists of two entrances to the existing staircase and lift that leads to the medical practice. This residents entrance will remain the main entry point into the building and will also provide access to the proposed new apartment. As with existing floors, ground, and 1st, the proposed apartment will be accessible via the existing circulation core. The new apartment is generous in size surpassing the national space standards. All benefit from dual aspect living/kitchen/dining spaces. The new window matches the scale and proportions previously used in the existing building.

Scale:

The proposal will not alter the massing of the existing medical centre.

Landscaping:

No changes in landscaping are proposed as part of this scheme.

Appearance:

The proposed window in the new apartment will be in black metal frame to match the existing. No other changes are proposed to the elevations.

Access:

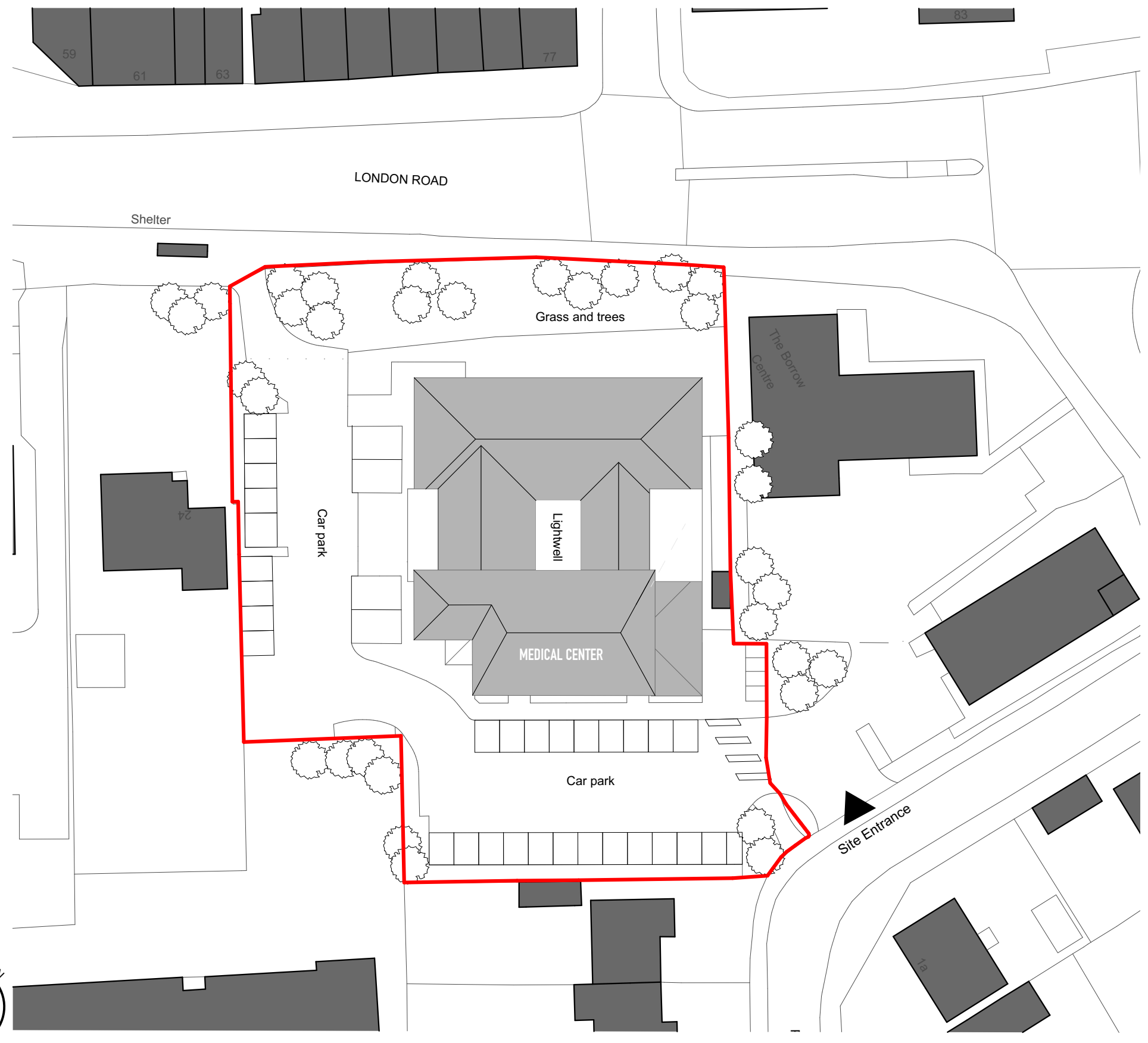
Access to the new apartment will be maintained via the existing pedestrian and vehicular entrance from Panhell Avenue. The apartment can also be accessed via the existing lift.

Parking and Transport:

Parking facilities on-site are to remain unchanged.

Sustainability:

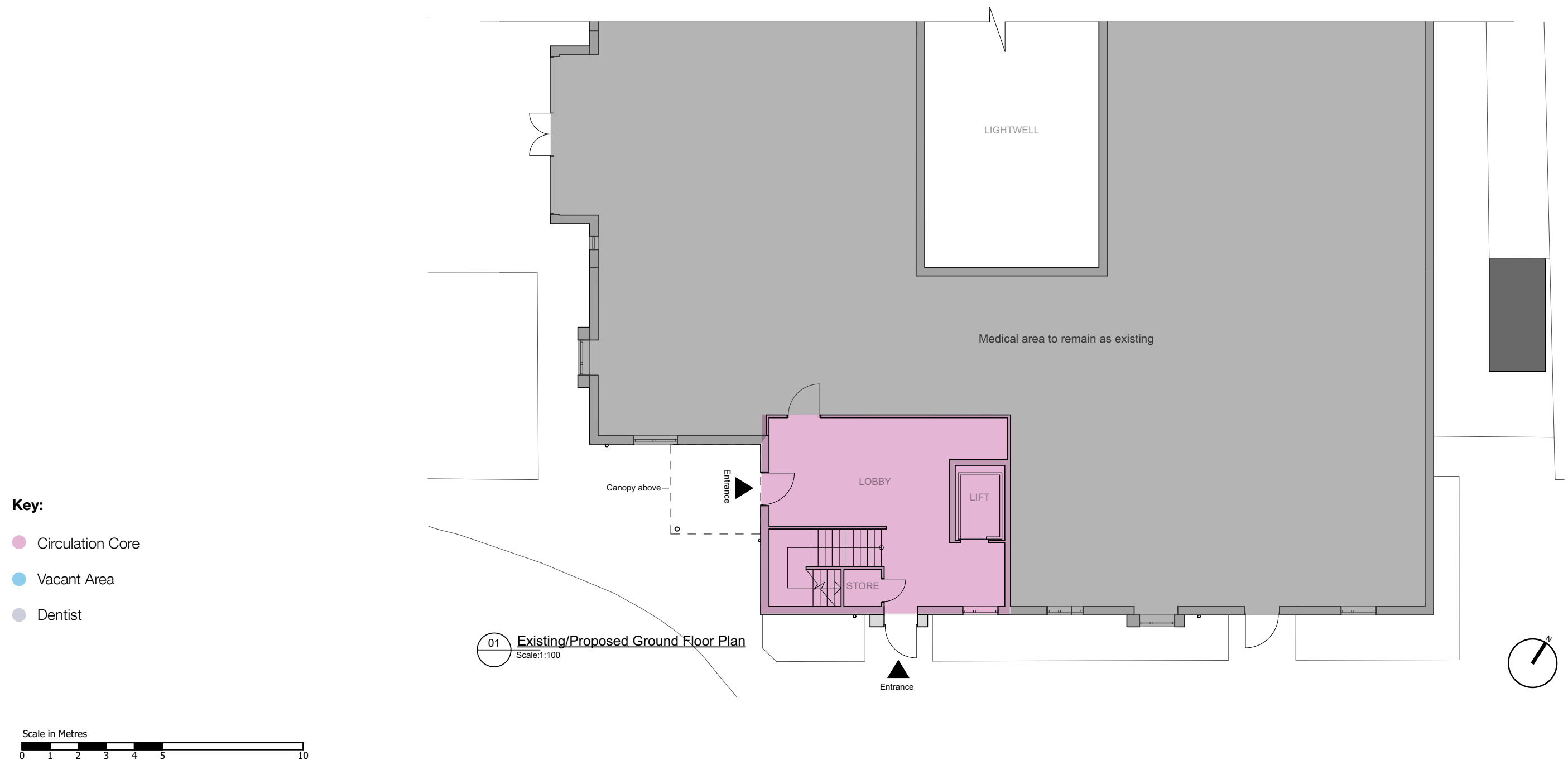
In terms of sustainability, we encourage building optimisation and reuse. We adopt a fabric first approach and will consult with a professional team at the next stage in order to deliver the most holistic and considered approach to sustainable design.



2.5 Existing/Proposed Ground Floor

Existing:

The ground floor consists of two entrances to the existing staircase and lift that leads to the medical practice. The medical practise area does not form a part of this application. The staircase and lift serve all floors of the building.



2.5 Existing/Proposed First Floor

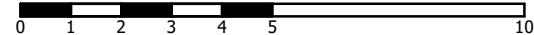
Existing:

The first floor accommodates further medical practise facilities. The medical centre area does not form a part of this application.

Key:

- Circulation Core
- Vacant Area
- Dentist

Scale in Metres

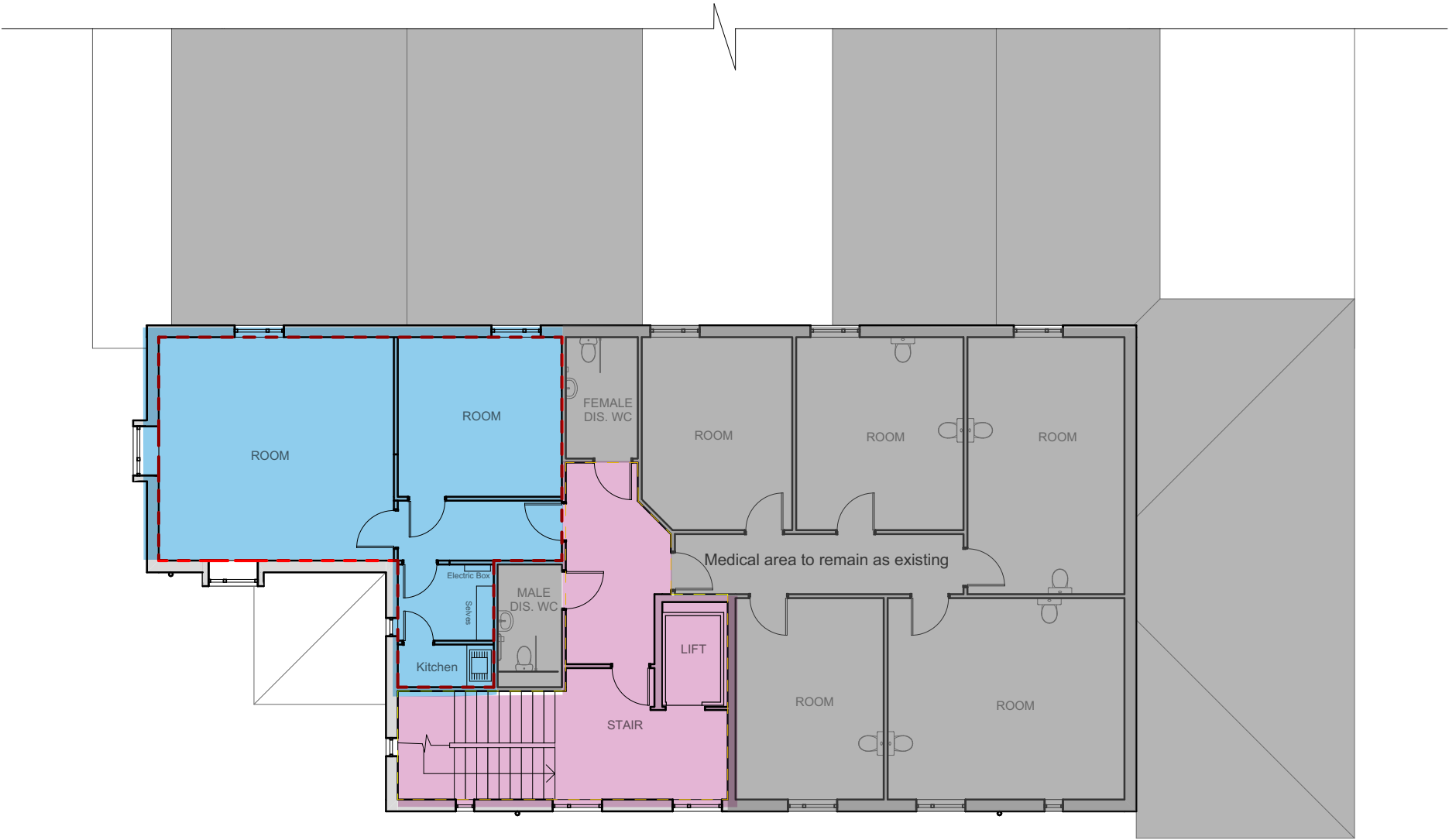


2.5 Existing Second Floor

Existing:

The second floor extends the east side of the building by one storey. The floor consists of the circulation core, the dentist and vacant space, where the development is to be proposed.

There is an existing stair circulation core with lift located in the south-east of the building. This core will provide access to the proposed redevelopment and can also support step free access.



Key:

- Circulation Core
- Vacant Area
- Dentist

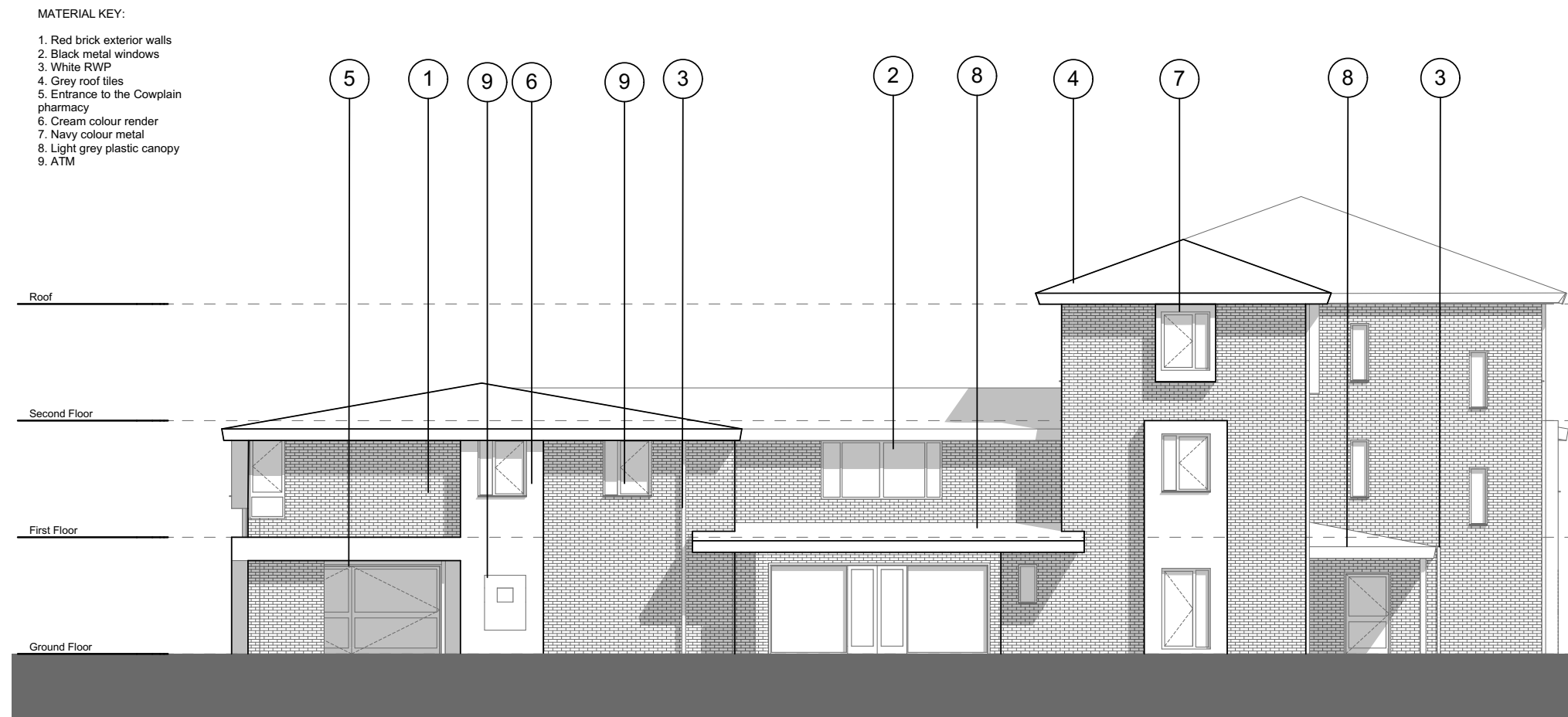
01 Existing Second Floor Plan
Scale:1:100



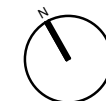
2.6 Existing/Proposed Elevations

Existing/Proposed

The existing massing will remain the same. Building exterior is red brick tile with feature white render and zinc cladding.



01 Existing/Proposed North Elevation (no changes to elevation)
Scale:1:100

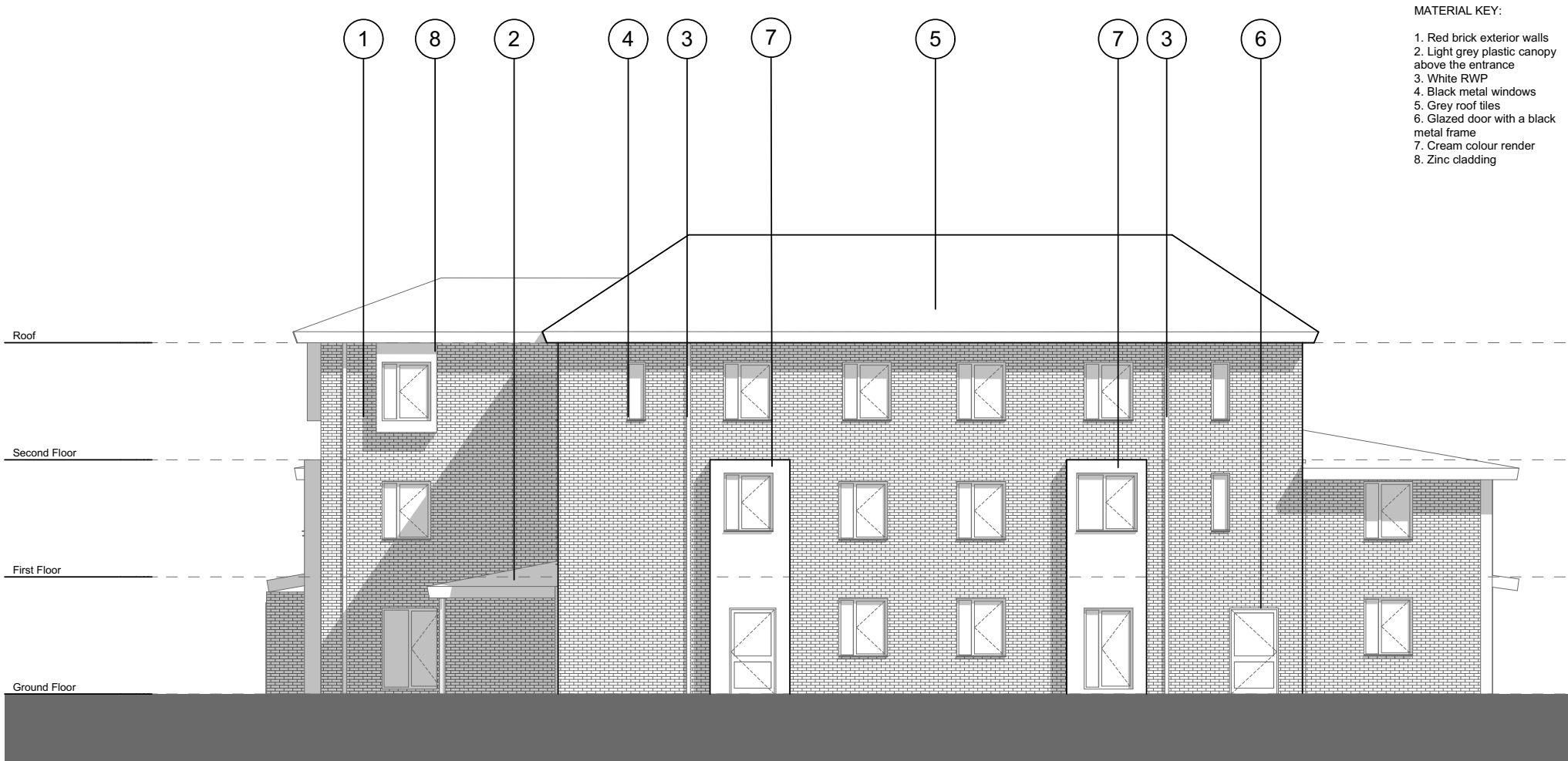


Scale in Metres

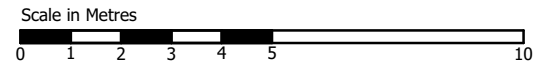
2.6 Existing/Proposed Elevations

Existing/Proposed

The existing massing will remain the same. Building exterior is red brick tile with feature white render and zinc cladding.



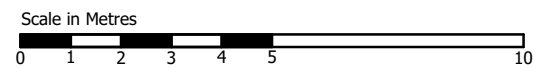
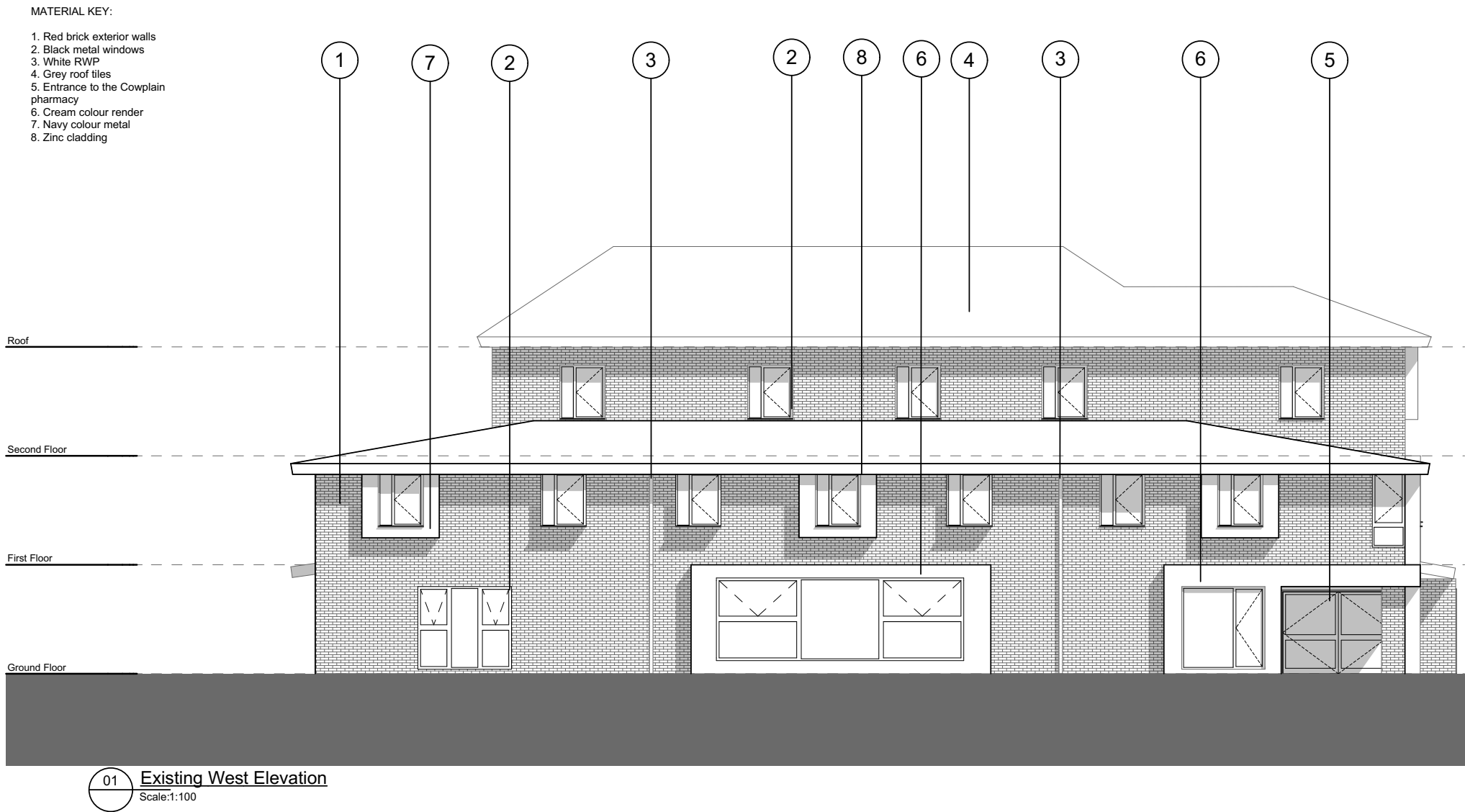
01 Existing/Proposed East Elevation (no changes to elevation)
Scale:1:100



2.6 Existing Elevations

Existing/Proposed

The existing massing will remain the same. Building exterior is red brick tile with feature white render and zinc cladding.



PROPOSAL

3.0

3.1 Proposed Second Floor

The scheme proposes 1 new home consisting of a 1 bedroom 2 person apartment located in the second floor vacant space of the block. The apartment would be accessible via the existing stair core which includes a lift, enabling level access.

A new window is proposed to the North West elevation to serve the bedroom. Aside from this all existing windows are to remain. No other changes are proposed to the elevations.

The apartment size is generous surpassing the national space standards. It also boasts a multi aspect large living/dining room.

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- Key:**
- Circulation Core
 - 1B2P Apartment
 - Dentist



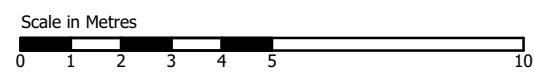
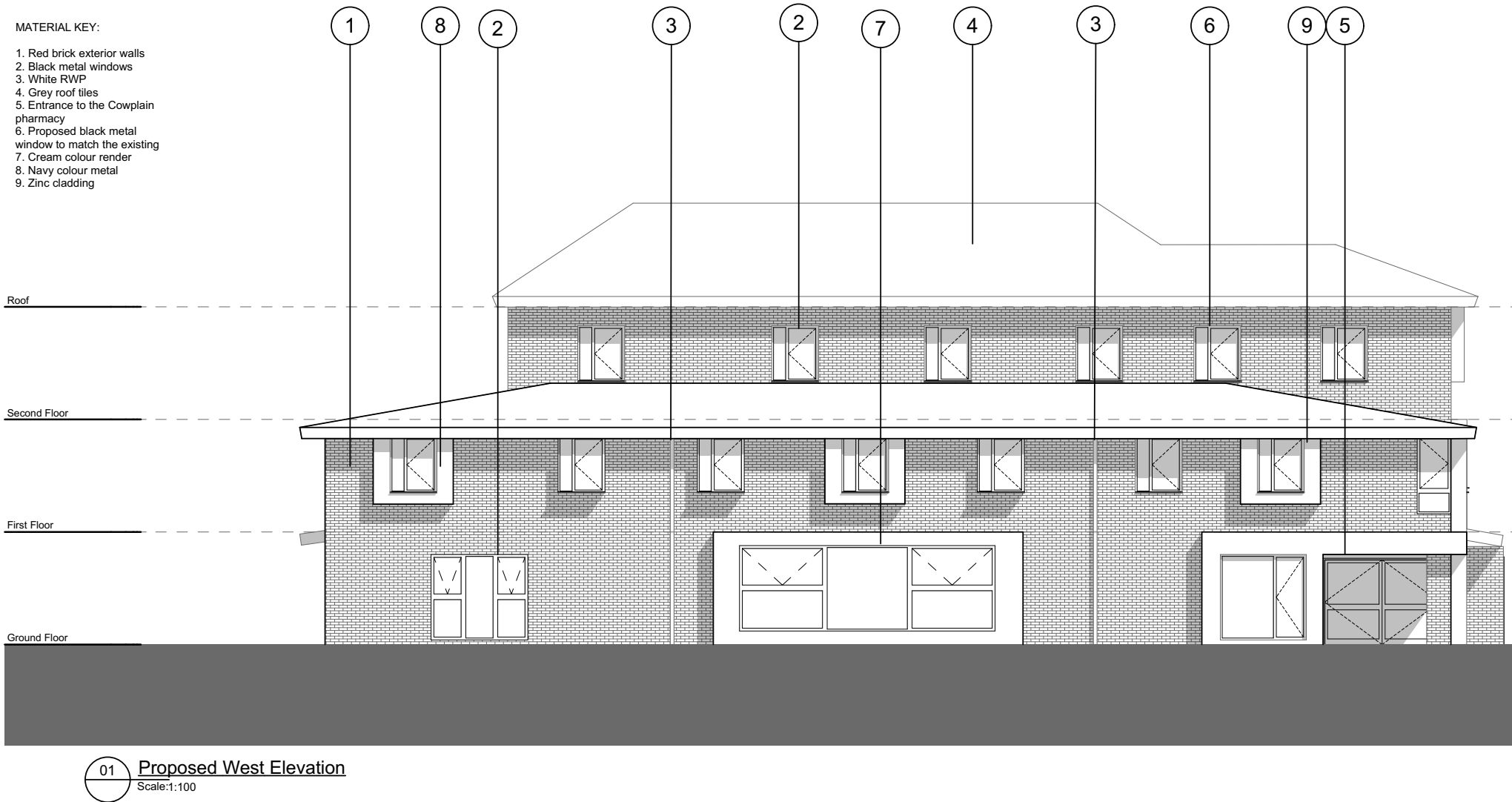
01 Proposed Second Floor Plan
Scale:1:100



3.2Proposed West Elevation

Proposed West Elevation

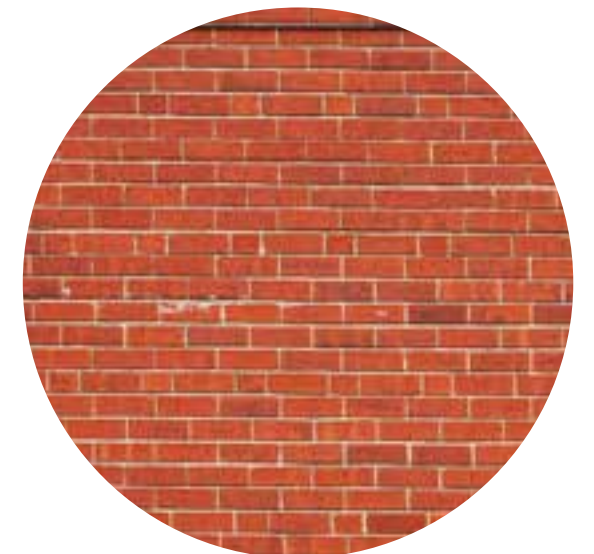
The proposed changes are minimal: additional black metal frame window to match existing to be installed to serve the bedroom.



3.3 General Building and Material Precedents

The existing building will remain in a red brick exterior with navy roof tiles. The proposed window will be in black metal frame to match the existing ones.

No other changes are proposed to the elevations or outward appearance of the building.



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