



38105 Victoria Cottage Hospital, Emsworth
Design and Access Statement

Preface

Revisions

Rev	Date	Comments	Checked
1.0	10.04.19	initial issue.	

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1. Introduction

This application seeks to refurbish and extend the existing Victoria Cottage Hospital in Emsworth to accommodate the Emsworth GP surgery. The practice currently occupy premises immediately to the south of the site (i.e. across the road) but these are unsuitable for expansion and significant refurbishment due to limited size and their Listed status. An in-depth feasibility and consultation exercise was undertaken which concluded that the refurbishment of the VCH site was preferred.

1.1. Assessment

1.1.1. Existing buildings

The Emsworth Victoria Cottage Hospital was paid for and built by the Emsworth community and opened in 1898 as part of Queen Victoria's Diamond Jubilee celebrations. In 1948 it was taken over by the National Health Service but was closed in 2013 as part of a local re-organisation.

The building comprises flat-roofed single-storey elements and the main 3-storey building with pitched mansard roofs. It has been extended a number of times over its history (including some of the flat-roofed elements) and these have generally been less successfully integrated with the main building. In particular, outbuildings at the rear do not relate to the main building at all; and external escape stairs have also been added, though one subsequently removed.

External materials comprise a red brick, white upvc windows, a plain-tiled mansard roof with felt covering on top. A later extension to the rear added some asymmetric roofs with concrete interlocking tiles.

Since its closure in 2013, the building has suffered from vandalism and general deterioration of the external envelope – with broken tiles, missing lead coverings, broken windows and rooflights, and leaking roofs. Despite this, the building remains generally structurally sound and is considered to have sufficient useful life left in the main structure, subject to internal refurbishment.

The building is surrounded externally by tarmac on three sides, with some grassed area to the rear. The site is bounded to the south by a garden which is owned and maintained by the League of Friends; despite an interconnecting access, it is a separate facility.

1.1.2. Flood Risk

All information relating to potential for flooding obtained via the flood-map-for-planning.service.gov.uk website (information sought April 2019):

- The site does not lie within Flood Zone 2 or 3
- The site is not within 20m of a watercourse
- The proposals will not increase the flood risk elsewhere

1.1.3. Biodiversity

An ecological appraisal was carried out by WYG in December 2018. This summarised the following:

- Habitats: The habitats on site are of either negligible or low ecological importance.
- Protected and notable species: Trees and shrubs on site offer high potential for nesting birds and the main building has high potential to support roosting bats.

The report goes on to recommend the following:

- Further surveys: Three bat emergence/re-entry surveys for the main building (high potential) between May and September.
- Precautionary measures: Pre-commencement surveys for birds' survey are recommended if trees or ornamental planting is removed during the bird nesting season (March-August).

The bat and bird surveys will be commissioned shortly to suit the recommended months; it is anticipated that these will be carried out during the course of this planning application, and the results will therefore be submitted in due course.

1.1.4. Pedestrian and Vehicle Access, Roads and Rights of Way

The site is served by two combined vehicle/pedestrian access points off North Street; the access to the north has a small bellmouth whilst that to the south has a simple crossover.

- It is not proposed to alter vehicle access from the public highway
- It is not proposed to alter pedestrian access from the public highway
- No new public roads, nor rights of way, nor diversions are proposed

1.1.5. Trees and hedges

There are some trees on site, though not of particular value; though there are others on the adjacent LoF garden which are, and which are protected by TPO's. There is a substantial hedge immediately inside the front boundary wall. There is a small area of grass in the south-west corner of the site, but the majority of the site is hard-surfaced.

1.1.6. Drainage and foul sewage

It is assumed that existing surface water and foul drainage are connected to an existing combined sewer system.

2. Design

2.1. Main building

The proposed design seeks to utilise as much of the existing internal layout and building envelope as possible, however the following were considered either beyond economic re-use or unsuitable for the new scheme in terms of compliance:

- Outbuildings to the rear
- External metal staircase
- Existing flat roof coverings and single-storey pitched roof element to the rear
- Internal finishes, doors, M&E services

The main entrance is retained in the centre of the front elevation, leading to a central reception area that allows visual supervision of two waiting areas which are positioned next to the main groups of clinical rooms. A new patient staircase forming an extension to the north of the building provides access to further clinical spaces on the first floor; the second floor comprises staff-only spaces.

Structural alterations are required internally to suit this layout, and some re-building of the rear single-storey element is required to rationalise roofs. This element and the single-storey element to the north are identified as have the potential to accommodate future expansion at first floor level.

To avoid ongoing maintenance issues, the arch-headed dormers at second floor level are to be replaced with Velux-style rooflights; the two chimney stacks on the southern wing and glazed rooflights on north and south wings are to be removed.

The central section of roof – which is at a lower level than the two adjacent side mansards – is to be rebuilt at a higher level to allow level access throughout the second floor (including the extension of the lift shaft up to the second floor level.)

On the front elevation, a new canopy forms an extension of the existing flat roof at second floor level which is at an angle to the face of the main building; this also incorporates an enlarged glazed entrance lobby to more clearly articulate the entrance to the building. A separate staff entrance is retained on the southern elevation.

2.2. External areas

2.2.1. Landscaping

The pedestrian entrance is to be demarcated as part of the southern site access point with contrasting paving leading to the building entrance. The substantial hedge and tree inside the front boundary wall is retained. Existing tarmac surfacing is generally retained but where this is extended over former building footprint, or over areas previously grassed, this is a permeable type paving.

One tree will require removal in the south-western corner of the site.

2.2.2. Vehicle Parking

Vehicle parking on site was previously arranged as two sets of 'echelon' spaces at the front with an entrance and exit. This will be changed to a one-way route around the back of the site, giving access to the on-site parking spaces which will be for staff use only – with the exception of two accessible spaces adjacent to the main entrance which will be for patient use.

2.2.3. Cycle Parking

There is no existing specific cycle parking. Proposals will provide secure cycle storage to the rear for staff use, and other spaces to the front for patient use.

2.2.4. Waste Storage

Waste storage will be provided at the north-eastern corner of the site in a new purpose-built enclosure. The existing brick boundary wall in this corner will be built-up (it is currently lower in this area) to match

that of the main run of boundary wall. Secure storage for medical waste will be provided within the building footprint.

2.3. Appearance

The schedule of materials is follows:

Walls

- Existing red facing brickwork.
- Proposed red facing brickwork to match existing; standing-seam zinc to canopy edge.

Roof

- Existing red plain tiles; red interlocking concrete tiles; felt covering to flat roof.
- Proposed red plain tiles; mid-grey single-ply membrane

Windows

- Existing uPVC, colour white.
- Proposed aluminium, colour grey.

Doors

- Existing timber.
- Proposed aluminium, colour grey.

Boundary treatment

- Existing red brickwork
- Proposed red brickwork

3. Access

3.1. Vehicular and Transport Links

The site is located close to the centre of Emsworth and is therefore well served by transport links – a bus stop is located immediately outside the site, and the train station is nearby. On-site parking is (with the exception of two accessible patient spaces) for staff use only – which replicates the pattern at the existing surgery. However, there is plenty of public car parking availability within close proximity to the site – including a car park immediately to the north of the site.

3.2. Inclusive Access

The building will be designed to comply with the requirements of Part M of the Building Regulations, including level approach and threshold to entrance, an automatic entrance door, lift access to all floors and suitable circulation widths internally and accessible wc facilities. This will bring a significant enhancement over the existing building, where accessibility is one of the main constraining factors.

4. Consultation process

An extensive consultation process was undertaken to consider options for the relocation of the existing GP surgery. This looked at a number of sites including potential new development sites at Redlands Grange, and the VCH site (in terms of both refurbishment and redevelopment.)

Two public drop-in events were held in November 2018 where the options were presented and an opportunity for feedback provided. Of those that responded, a majority expressed a preference for the surgery to be located on the VCH site.

Photos of existing building and site



General view of site from across North Street (the LoF garden is to the left)



View of south-eastern corner of building



North elevation, viewed from public car park



North-east corner of the site



Rear outbuildings (to be demolished)



Rear extension with concrete tiled roof