

THE CROFT MEDICAL CENTRE

DESIGN & ACCESS STATEMENT
MAY 2021

PROJECT DESCRIPTION: PROPOSED MEDICAL CENTRE

PROJECT LOCATION: THE CROFT MEDICAL CENTRE
BARNHAM ROAD,
EASTERGATE,
WEST SUSSEX, PO20 3RP

PREPARED FOR: THE CROFT PRACTICE



CONTENTS

+ Introduction

- 1.0 The Scope
- 1.1 The Design Team
- 1.2 Executive Summary
- 1.3 The Croft Practice
- 1.4 Options Appraisal

+ Brief

- 2.0 Brief

+ Site Analysis

- 3.0 Site Description
- 3.1 Site Analysis (Opportunities & Constraints)

+ Planning

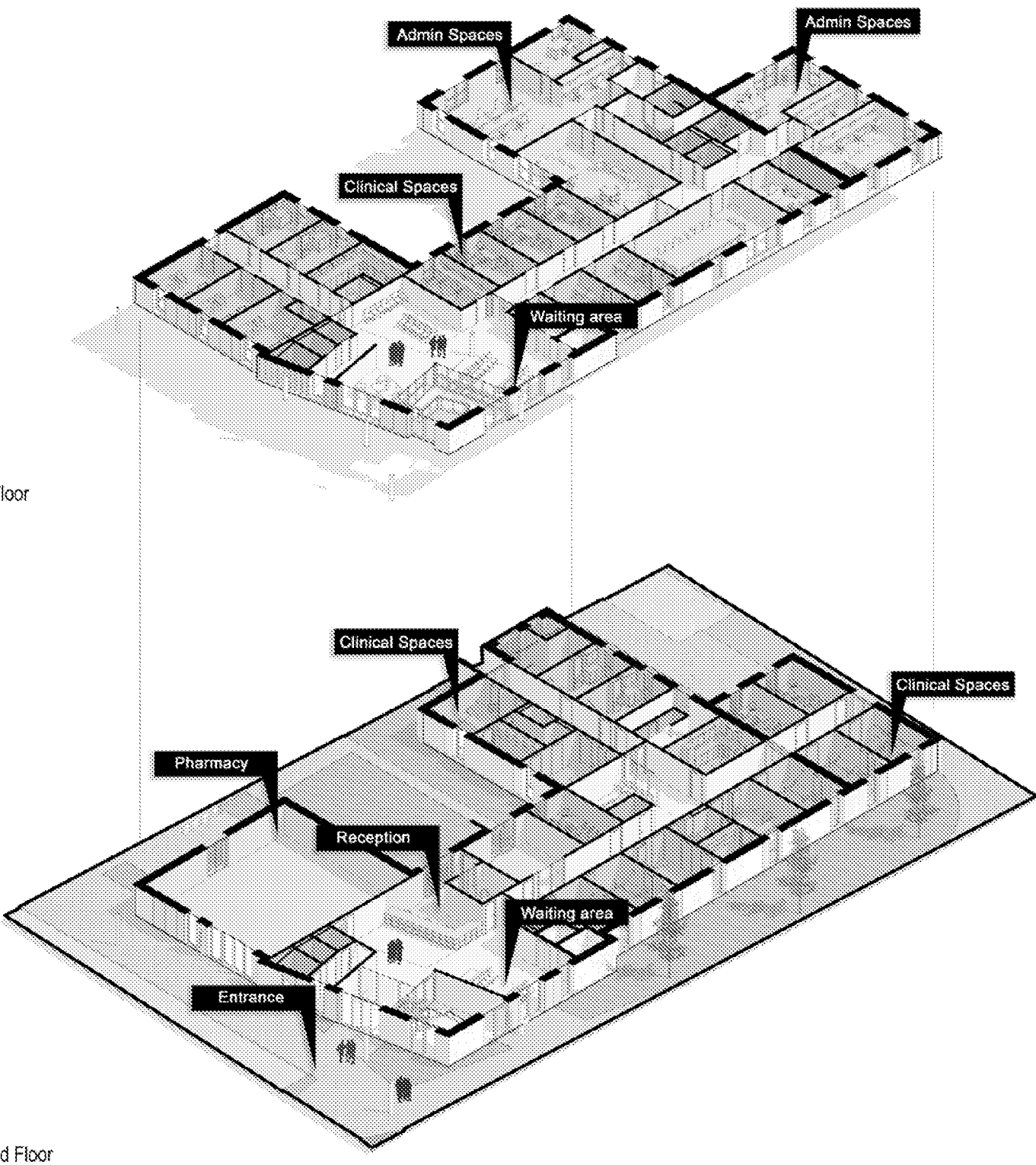
- 4.0 Planning History
- 4.1 Pre-Application Proposal & Response
- 4.2 Planning Principle
- 4.3 Arun District Council Design Guide
- 4.4 Neighbourhood Amenity
- 4.5 Bin Storage & Refuse
- 4.6 Highways Transport & Parking
- 4.7 Adapting to Climate Change
- 4.8 Protected Trees
- 4.9 Light Pollution
- 4.10 Contamination
- 4.11 Biodiversity
- 4.12 Loss of Agricultural Land
- 4.13 Waste Provision and Safeguarding
- 4.14 Minerals Safeguarding
- 4.15 Waste Infrastructure Statement
- 4.16 Drainage / Flood Assessment

+ Design Approach

- 5.0 Design Approach
- 5.1 Proposed Site Layout & Massing
- 5.2 Proposed Ground Floor Layout
- 5.3 Proposed First Floor Layout
- 5.4 Materiality & Appearance
- 5.5 Landscaping Proposals
- 5.6 Accessibility

+ Conclusion

- 6.0 Conclusion



Section 1: Introduction

The scope of this document, the design team and the background to the need for a new medical centre for the Croft Practice.

1.0 The Scope

This design & access statement has been prepared to accompany a full planning application in connection with the proposed development of a new medical centre. The purpose of this document is to provide an overview of the applicant's considerations and proposals, and enable the Local Planning Authority to understand the design process the applicant and the design team have gone through for the proposed design.

1.1 The Design Team

Simpson Hilder Associates is medium-sized architectural and surveying practice with offices in both Lyndhurst & Lymington. Founded in 1989, the practice offers high level of personal attention and maintains a flexible approach to achieving and supporting the aims and objectives of its clients and relevant stakeholders. The practice is staffed by an experienced and dedicated professional team who are innovative in their approach to design, technical and strategic solutions.

1.2 Executive Summary

The site is located within the administered boundary of the Arun District Council. The application site an open site set to pasture off Barnham Road, Eastergate, West Sussex.

This application follows previous planning approval in 2017 for a D1 use scheme. The design has been updated to provide a modern, sustainable design in accordance with modern day primary healthcare standards.

The existing premises are urgently in need for additional clinical capacity and are no longer fit for purpose. With a projection that the practice list size will reach 21,000 patients by 2027. This is due to housing development allocated in the local plan that is within the practice's catchment, resulting in 6,000 new homes, meaning the existing Croft Practice would be 57% undersized.

The Croft Practice has worked with Arun District Council to investigate other potential sites within the locality for a new-build medical centre, but concluded that the land adjacent the existing site remains the most suitable.

The surrounding area has two neighbouring residential housing developments which have been built within the last forty to fifty years.

According to the government flood map, the property sits within flood zone 1 and therefore does not need a flood risk assessment.

The proposed medical centre would consist of a two storey building with screened rooftop plant and photovoltaic panels. The proposals are located away from its neighbouring boundaries with landscape features to provide privacy and amenity to the users & adjacent neighbouring properties.

The proposal is wholly supported by local, regional and national strategies for primary care and have been developed with the full support of the Partners at The Croft Surgery and the NHS Coastal West Sussex Clinical Commissioning Group.

1.3 The Croft Practice

The Croft Practice is located within the Arun District, one of the seven districts within West Sussex and is largely rural with a population of approximately 147,000. Within Arun, The Croft Practice provides care to the Six Villages area, which is located over an area of 30 square miles between Chichester, Bognor Regis and Arundel. The Six Villages are incorporates the villages of Aldingbourne, Barnham, Eastergate, Walberton and Yapton.

The Croft Practice has its main surgery, The Croft Surgery, in Eastergate with additonal branch surgeries, Meadowcroft Surgery and Flintcroft Surgery.

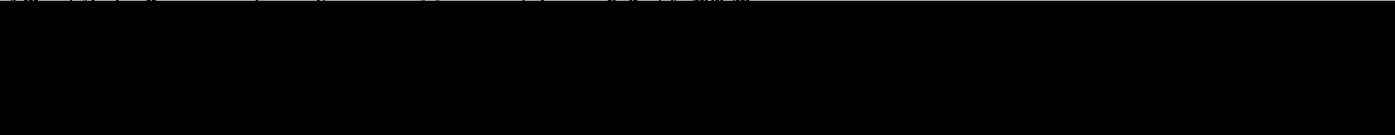
The Croft Practice Operates from three outdated premises. Purpose built in 1992, The Croft Surgery is a 27-year-old medical centre which no longer meets current standards. Meadowcroft Surgery and Flintcroft Surgery are converted bungalows which are not fit for purpose.

The current estate is 31% undersized for its patient and will going to be detrimentally impacted by population growth, largely driven by local housing development. The practice’s patient list is projected to reach 21,000 by 2027 meaning, if nothing is done to address the estate issues, the combined premises will be 57% undersized for the projected list size.

The Croft Practice is further impacted by shortfalls in its current estate with a lack of administrative and storage space which has necessitated the use of Portacabins since 2002 and insufficient car parking for all staff and patients.



Location of the three Croft Practice premises



1.4 Options Appraisal

Extending the existing premises:

Due to the Croft Surgery already having a high plot coverage, and having limited car parking spaces despite the addition of a non-reimbursed strip of land behind the surgery. It was decided that further extension to the ground floor of the building would compromise patient and staff parking and would be disruptive to services.

The Meadowcroft Surgery would lose valuable car parking should the building be extended; as with The Croft Surgery, Meadowcroft Surgery has a high plot coverage. Additionally, the premises would require renovation and improvement to meet the requirements of the CQC and modern NHS healthcare standards.

Flintcroft Surgery is leased, rather than owned by the GPs, so extending the building has not been explored; however, parking is already severely limited and losing what little car parking provision there is to an extension would disadvantage patients and staff.

Rebuilding the existing premises:

With car parking at the Croft surgery already at capacity, a new development on the existing developed site would need to be over at least two storeys in order to accommodate all services. However, planning permission is unlikely to be granted for a two-storey building at the site due to the plot elevation and adjacent single storey properties. A building of this mass and scale would unlikely be granted planning permission due to its impact on the domesticated street-scene.

Rebuilding the Croft Surgery as a single-storey medical centre of the same size would not provide any additional clinical capacity to the practice and would reduce car parking resulting in a under-provided health centre. There would additionally be no area for the medical practice to operate whilst these works are taking place.

Relocating into an existing building in the local area:

The Croft Practice has worked with Arun District Council to investigate potential sites within the locality for a medical centre, but no suitable available sites have been identified with a note that the cost of converting an extant building to a surgery is disproportionally high when compared to a new-build development.

New build on Barnham Road Site:

The Barnham Road site, adjacent to Croft surgery, is available to deliver the proposed premises. There is already a planning permission for a similar development on the site for a two storey medical centre (planning ref. EG/67/09). With a patient list rising with increased housing development pressures, the site provides a site that allows for a greater utilisation of space to provide modern day standard healthcare to patients in Arun District.

After consideration consultation with specialist advisors and the CCG, the proposals is to build for a patient list of 21,000 with the new medical centre projected to reach full capacity within 5 years of practical completion. The additional capacity created will allow the Croft Practice to meet strategic objectives including catering to the growing and ageing population, providing additional staff and services with collaboration of community partners and the Regis Healthcare PCN.

Section 2: Brief

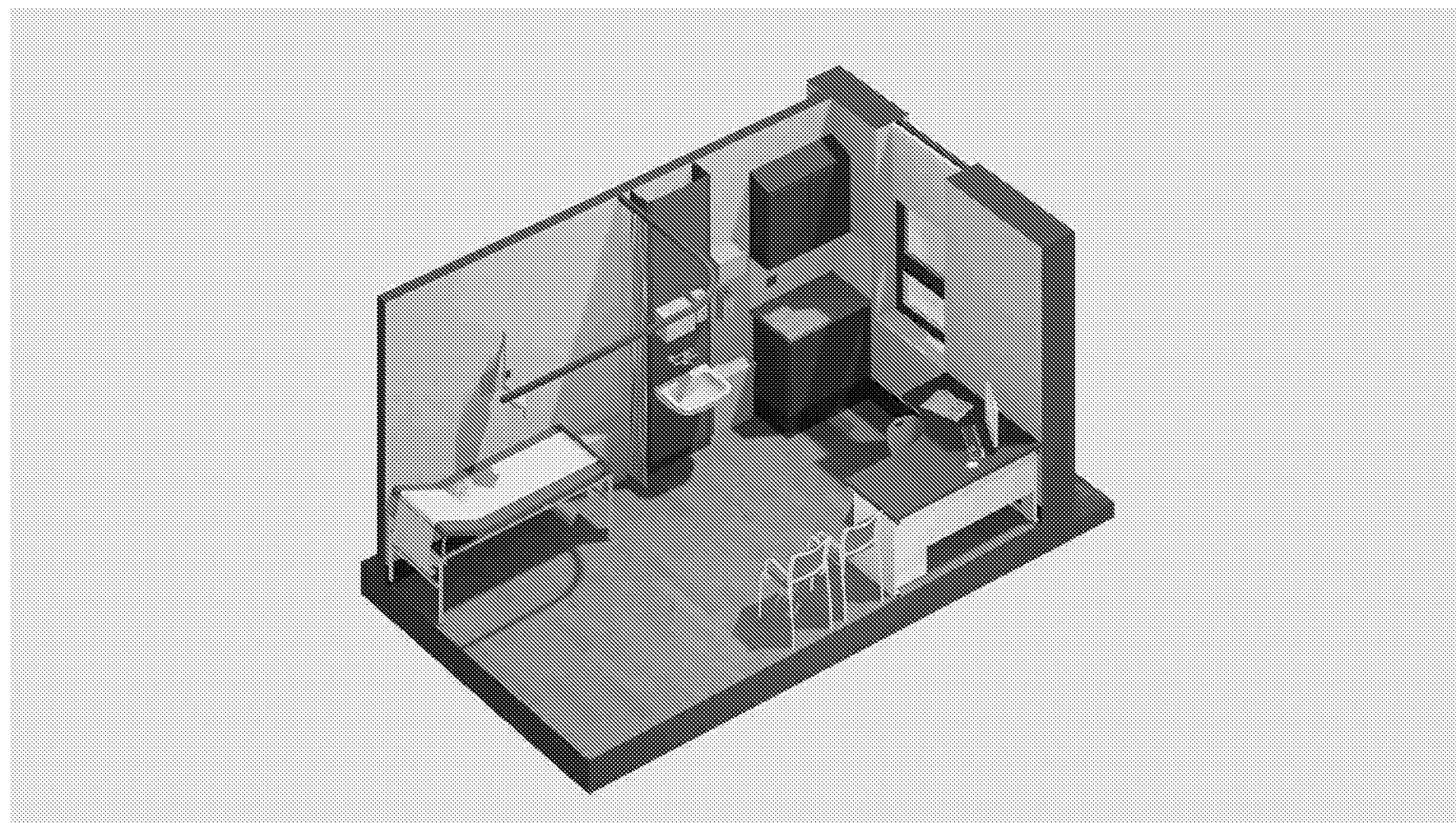
The accomodation requirements for the building to provide modern-day healthcare services

2.0 Brief

The brief for the new Croft Practice medical centre was a highly complex one, centered around delivery of modern day standard healthcare services, providing a safe environment and the passive supervision of public areas. With the amalgamation of the three existing premises to a central location, the new purpose built facility should provide operational efficiencies and the combined resources to offer a full range of services to all patients.

Some of the key elements are as follows:

- 21 patient consulting rooms
- 5 treatment rooms with ancillary dirty and clean utility areas
- Independent pharmacy with access into the ground floor waiting area
- Waiting entrance area with reception desk & passive supervision
- Reception area with rear access to private administration areas
- Interview room with access from administration & public areas.
- Administration areas with staff welfare facilities, meeting rooms and library
- Wheelchair accessible toilets and changing places facilities.
- Provide a sustainable, fabric first design approach to reduce the amount of embodied carbon in the building.
- All internal designs of the spaces to comply with the relevant Healthcare Building Notes (HBN).



Typical consulting room layout

Section 3: Site & Context

The application site and its context within the surrounding area

3.0 Site Description

The site lies within a rural area adjacent to residential developments to the south and west. The site is generally flat and is c. 0.71 hectares. The current entrance to the sit is the staff car parking area for the existing surgery building with approximately 20 spaces.

There is a large oak tree with a TPO to the eastern boundary of the site along with other existing tree planting. The boundaries to the south and west with the residential properties are treated with close-boarded fencing of between 1.8 - 2m in height.

The two neighbouring housing developments have been built within the last forty to fifty years.

Cherry Tree Drives' repetition of house types and 'T' shaped access suggests the development took place in the late 1960 – 70's. Concrete roof tiles have been integrated over red brick. The homes have been updated with uPVC windows and white uPVC planking to replace the original timber. The buildings are typically single storey bungalows, some with conservatories added to them over the years.

Collins Close is a later development with a layout of less repetitive dwellings. With a composition of different units to provide a greater variation. These units have probably been constructed in the second half of the 1990's and feature terracotta coloured roofs, hanging tiles, red bricks and have period references such as chimneys in their detailing which gives the units a period, Victorian aesthetic. The buildings are two storey units with pitched roofs.



Site Location & Context

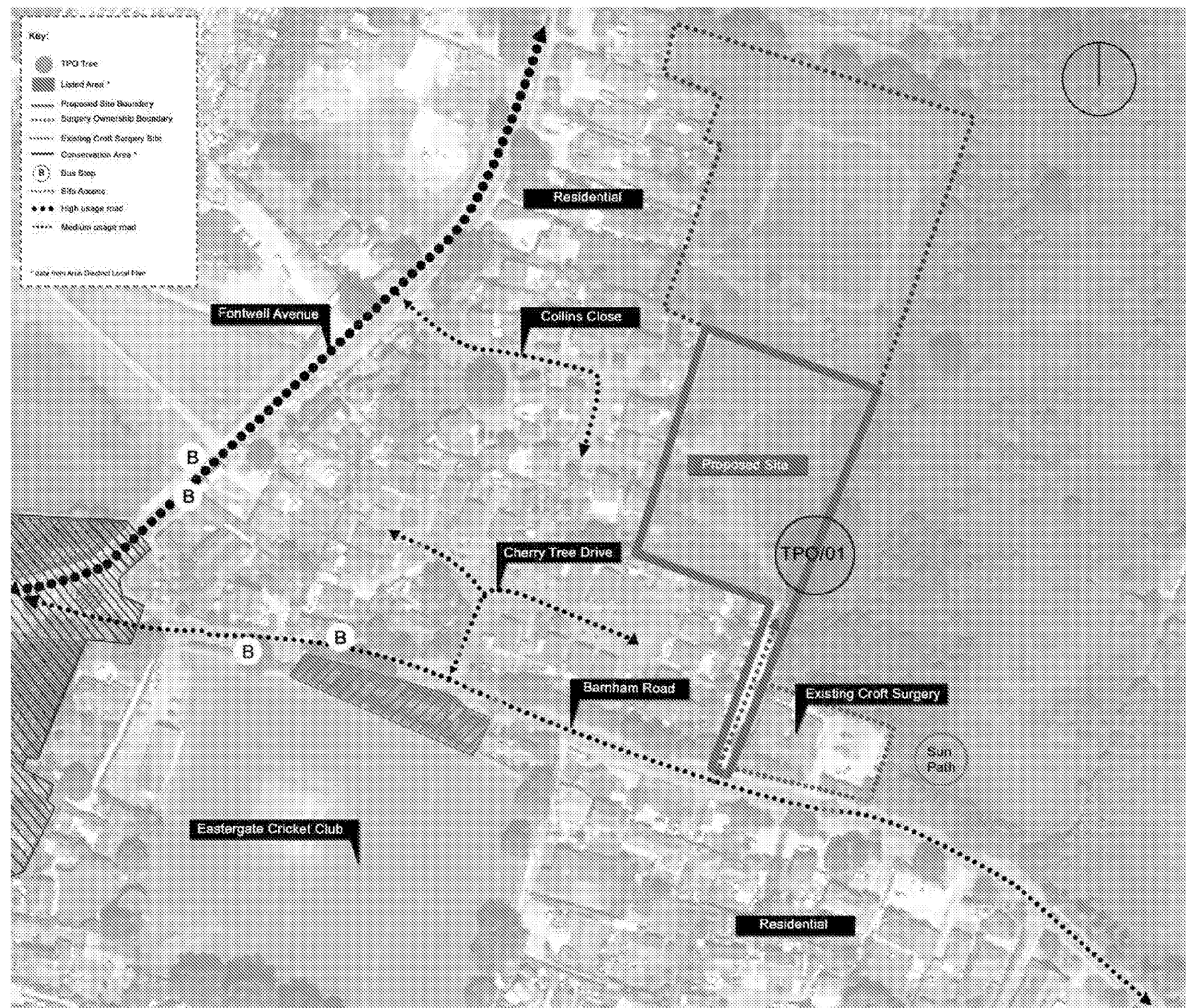
3.1 Site Analysis (Opportunities & Constraints)

Opportunities:

- Existing planning permission for the site for a medical centre
- Views from the street minimised due to tight access road
- Relatively flat site with opportunity for sustainable drainage design
- Comfortable distances from the neighbouring properties
- No overshadowing from or to adjacent sites
- Landscaped screening

Constraints:

- Existing oak tree with TPO at entrance of the site & associated root protection area.
- Overlooking from neighbouring properties
- Tight access road



Section 4: Planning Policy & Pre-Application Response

The history of planning on the application site, relevant planning policy and the summary of a pre-application response from Arun District Council.

4.0 Planning History

EG/57/16/PL - Approved Conditionally (03-07-17)

Medical Centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road & associated car parking. This application is a departure from the development plan.

EG/75/12/ - Approved Conditionally (19-02-13)

Renewal of unimplemented outline planning permission EG/67/09/ for new medical centre incorporating pharmacy retail unit (A1 Shops) and other ancillary uses together with access off Barnham Road and associated car parking.

EG/67/09/ - Approved Conditionally (03-02-10)

Renewal of unimplemented outline planning permission EG/67/09/ for new medical centre incorporating pharmacy retail unit (A1 Shops) and other ancillary uses together with access off Barnham Road and associated car parking. (This application is a departure from the development plan).

4.1 Pre-Application Proposal & Response

A pre-application was submitted in June 2020 with revised and updated proposals derived from the approved 2017 (ref. EG/67/09) scheme. The scheme submitted was two storeys in height; rooftop plant and photovoltaic panels; similar layout and mass to the previous scheme; reduced height with the incorporation of a flat roof rather than a pitched; split patient / staff car and cycle parking provision; a modern canopy design over the main entrance.

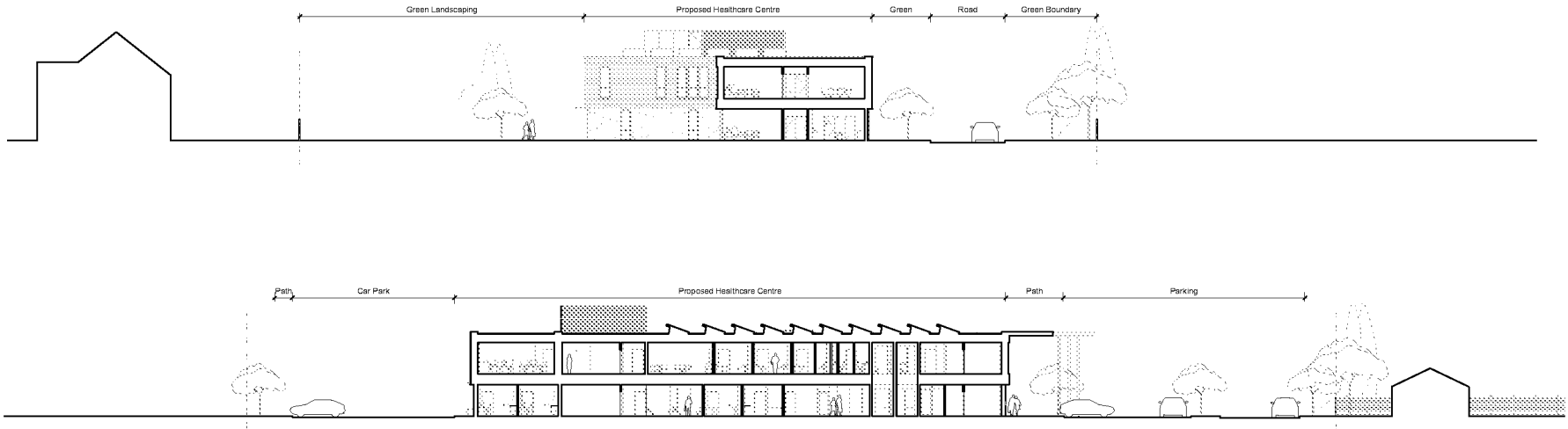
In regards to design, it was considered that the building can be satisfactorily accommodated without adversely affecting the visual amenities of the locality. It was deemed that the proposal would be supported on design grounds and that according to the coloured imagery the building would be attractive.

In conclusion, the proposals would likely be supported by the officers provided that there are no objections from consultees. An online public consultation also followed which was positive in its feedback indicating a desire for the facility.

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Pre-application artistic impression of the Front Entrance



Pre-application site sections indicating the building in relation to its build environment

4.2 Planning Principle

The site lies within the build up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan (ALP). During pre-application discussions, reference has been made in regard to policy SD SP1 of the ALP which states: "When considering development proposals, the Council will take a positive approach that reflects the presumption of sustainable development contained in the National Planning Policy Framework (NPPF)."

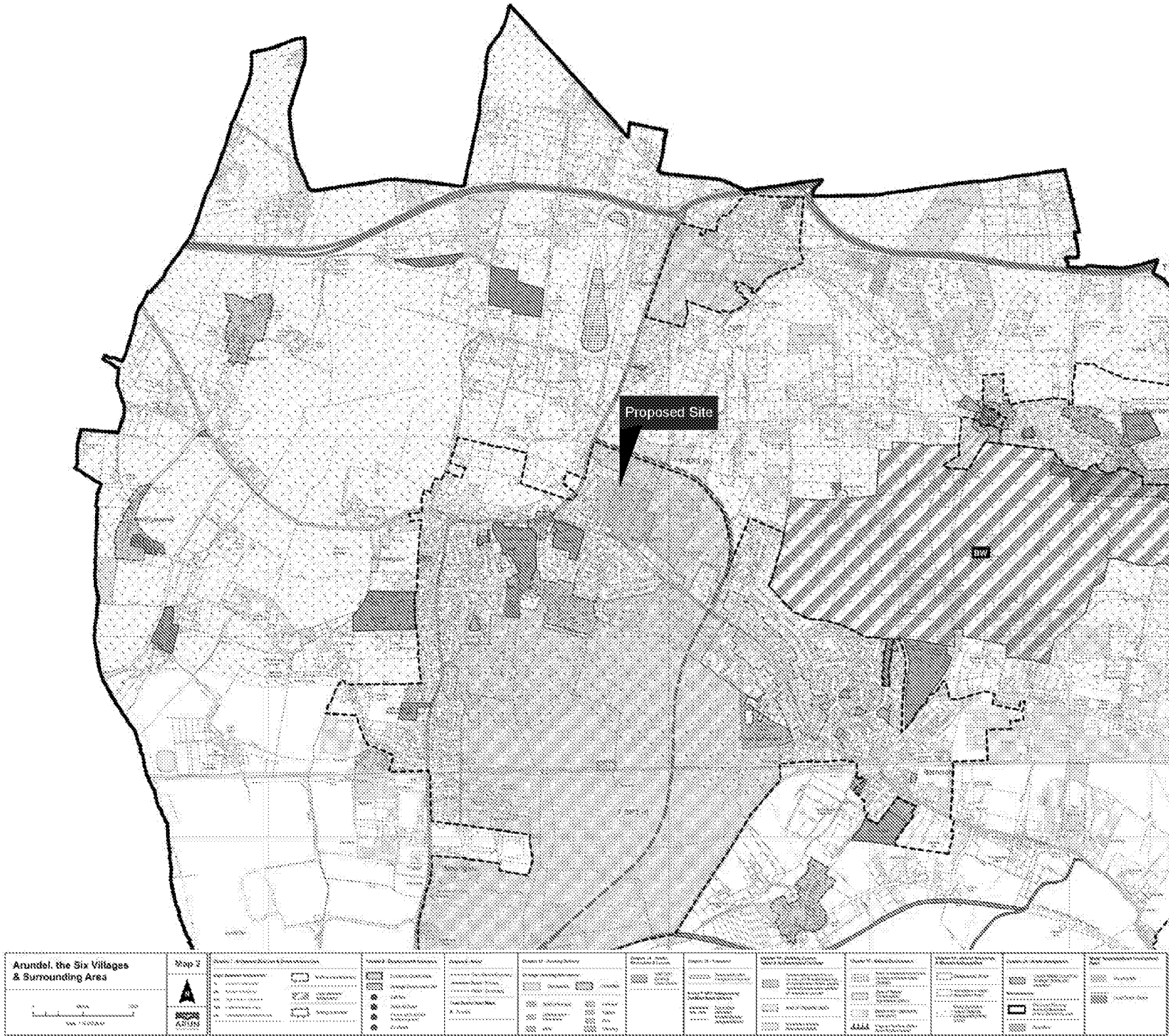
The site has subsequent planning permission for a medical surgery (EG/57/16/PL) and it has been noted that whilst there is a need for additional housing land in the district, there is also need for additional infrastructure to cater for these new residence. From the pre-application response, is it considered that the NPPF presumption in favour of sustainable development favour the proposals as the benefits "clearly outweigh the harm". With the strategic house building in the area, there will be requirement of additional provision of infrastructure such as general practices.

4.3 Arun District Council Design Guide (Jan 2021)

The Arun Design Guide SPD has been prepared on the basis that the distinctive historic environment, build form and landscape character of Arun provide a significant opportunity for the future of the District.

The relevant ALP policies are D DM1, D SP1 and LAN DM1. The scheme makes an efficient use of land, is attractive and designed with climate change mitigation as one of its conceptual strategies through the use of robust materials & a fabric first approach.

According to the design guide the site lies within Arun's inland villages. The site also lies within the Strategic Housing Allocation SD11. The building will conform in regard to a two storey form and massing. Due to the limited visibility from public roads and the building being set back from the site boundaries, there is ample room for landscaping and not adversely affect the visual amenities of the locality.



Arun Local Plan Policy Map 2 (Central) 2018 Extract

4.4 Neighbourhood Amenity

The council's emerging Design Guide includes guidance and criteria on residential amenity. In particular, distances between dwellings are given as:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back to Side: min. 14m between habitable rooms and side gable of adjacent property;
- Front to Front: min. 16m between habitable rooms of properties facing each other; and
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping."

Through pre-application feedback, whilst this is aimed at new residential development, it is considered the above interfaces should be applied by Arun District Council. As indicated on the diagram, the proposals will be in accordance with ALP policies D DM1 & EQ SP1 and the emerging design guide.

4.5 Bin Storage & Refuse

The bin stores are positioned to the rear of the site as to not impede on the visual amenity of the primary elevations of the building. These will be enclosed within a timber fenced enclosure with access to either side for ease of use. The waste will be serviced by a private / commercial waste collector due to the nature of the healthcare waste produced by the building.

The access roads are proposed to be up to fully adoptable highway standards. Please refer to accompanying transport statement of this planning application.



Neighbourhood amenity distances (approximate dimensions only in metres)

4.6 Highways Transport & Parking

The site is accessed by a fully adoptable access road via Barnham Road. The site features separate staff and patient parking in accordance with the Arun District Parking Standards SPD. A mixture of sheltered and unsheltered staff / patient scooter / cycle parking is also provided for in the scheme. A transport assessment has been submitted as part of this application.

4.7 Adapting to Climate Change

The proposals seeks to reduce their carbon footprint throughout the build & operational process. BREEAM (Building Research Establishment Environmental Assessment Method) is a leading sustainability assessment for building. It recognises and reflects the value of higher performing assets across the built environment lifecycle from new construction to in-use. As part of the design development BREEAM has been key in design decisions throughout the design team and process. The building will achieve a minimum of a BREEAM rating of Excellent, whilst aiming for the challenging target of Outstanding.

A fabric first approach has been explored from the early design stages, taking into account full thermal modelling and life-cycle carbon assessments. These have also been completed in accordance with the BREEAM options appraisal criteria with different options tested for potential improvement strategies. Four different superstructure options, six substructure and hard landscaping options and three core services options have been assessed as part of this process.

The proposals will make use of a structural column and beam system with non load bearing walls allowing for maximum flexibility of the building through its life span.

The building will feature photovoltaics on its flat roof and the designs also feature sustainable urban drainage solutions with permeable surfacing, infiltration basins, swale features in collaboration with the landscape design to also benefit the visual amenity of the users of the building.

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4.8 Protected Trees

The interactive mapping facility on the Arun District Council website indicates that several trees may be afforded legal protection by one of more of the following Tree Preservation orders: TPO/EG/1/99, TPO/EG/1/17, TPO/BN//20. A tree survey report has been commissioned and completed for the purposes of this application in accordance with the recommendations of BS 5837:2012.

With the establishment of the root protection zones, an Arboricultural Implication Assessment (AIA) has been submitted with the tree protection measures proposed for retained trees and mitigation measures. Please refer to this document for more information.

4.9 Light Pollution

All external lighting as part of the scheme will be designed to prevent over-illumination, be downlit as to prevent glare and sky glow and be positioned as to mitigate any light trespass to the neighbouring buildings. It is proposed that all external lighting (except for safety and security lighting) will have the ability to be automatically switched off between 23:00 and 7:00 (also in accordance with BREEAM criteria). A lighting plot assessment has been attached as part of the planning submission.

4.10 Contamination

The site comprises of an open field with no obvious usage. A contamination report has been submitted as part of this planning application. As an overview, no contaminants were recovered above end-use screening values. No asbestos was detected in any samples. There is has been deemed that there is no risk to human health or groundwater with no radon protection measures required.

4.11 Biodiversity & Sites of International Importance for Nature Conservation

The site is in the 12km buffer of the Singleton & Cocking Tunnels Special Area of Conservation. SD10 of the South Down National Park Local Plan provides specific policy and advises that in the 12km buffer, significant impacts on bats or severance of flight paths should be considered.

An ecology survey has been submitted as part of this application with a Biodiversity Enhancement Plan. The ecological appraisal identifies the potential ecological constraints.

4.12 Loss of Agricultural Land

Paragraph 11.1.6 of the Arun District Council Local Plan states that it is national policy to take into account the economic and other benefits of the best and most versatile agricultural land.

The application site is of less than one hectare and therefore will not require an accompanied report relating to the agricultural land. In the interest of protecting and re-using soils within the site, top soils will be relocated to the adjacent site to the north and with excess soil to be removed off site if required.

4.13 Waste Provision Safeguarding:

The site is in a 500m buffer of a safeguarded scrap vehicle waste site to the east as defined by the West Sussex Local Plan (2014). It is deemed that as a medical centre, the development would not prevent or prejudice the use of the existing waste management site. The building will be buffered by the existing housing development to the east therefore not reducing any visual amenity value.

The building will not be occupied during the night and therefore will not be affected by the scrap vehicle waste centre.

4.14 Minerals Safeguarding

The site is located within a Sharp Sand and Gravel Mineral Safeguarding Area and therefore West Sussex Joint Minerals Local Plan (2018) is relevant and states that;

"Proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless:

- (i) Mineral sterilisation will not occur; or
- (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or
- (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible."

With a push for housing developments under ALP H SP1, within the plan period 2011 - 2031 at least 20,000 new homes will be accommodated within the district.

The site is surrounded by numerous outline proposals & scoping options for housing developments in the area with a scoping option for 600 new homes & a care home in December 2020 (ref. BN/155/20/EIS) to the eastern boundary of the site. There is consideration that with development like this, there will be inadequate existing facilities to accommodate the growth expected.

The principle of this development has been granted through full planning permission in 2017 (EG/57/16/PL).

In Barnham and Eastergates Neighbourhood Plan (2014 - 2019), the site was allocated for up to 60 dwellings comprising of 2 and 3 bed open market houses.

4.15 Waste Infrastructure Statement

Site waste management during construction and operation have been considered at the earliest stages of the design to maximise the sustainability of the proposals. With a fabric first approach, where reasonable the building is designed to have it's construction components recycleable with BRE A+ ratings. This is highlighted in more detail within the Adapting to Climate Change section of this statement.

A bin store with the capacity to store a minimum 3no. 1100 litre Eurobins (two for waste, one for recycling) shall be provided with a stretch of dropped kerb to assist removal from the store. The proposed road is of 5.5m wide and to highways standards with a turning head at the end of access road to assist the turning of a refuse truck, or a fire tender on the site. Clinical waste will be collected by specialists, and will be stored internally until collection which is a typical arrangement for this type of building.

4.16 Drainage / Flood Assessment

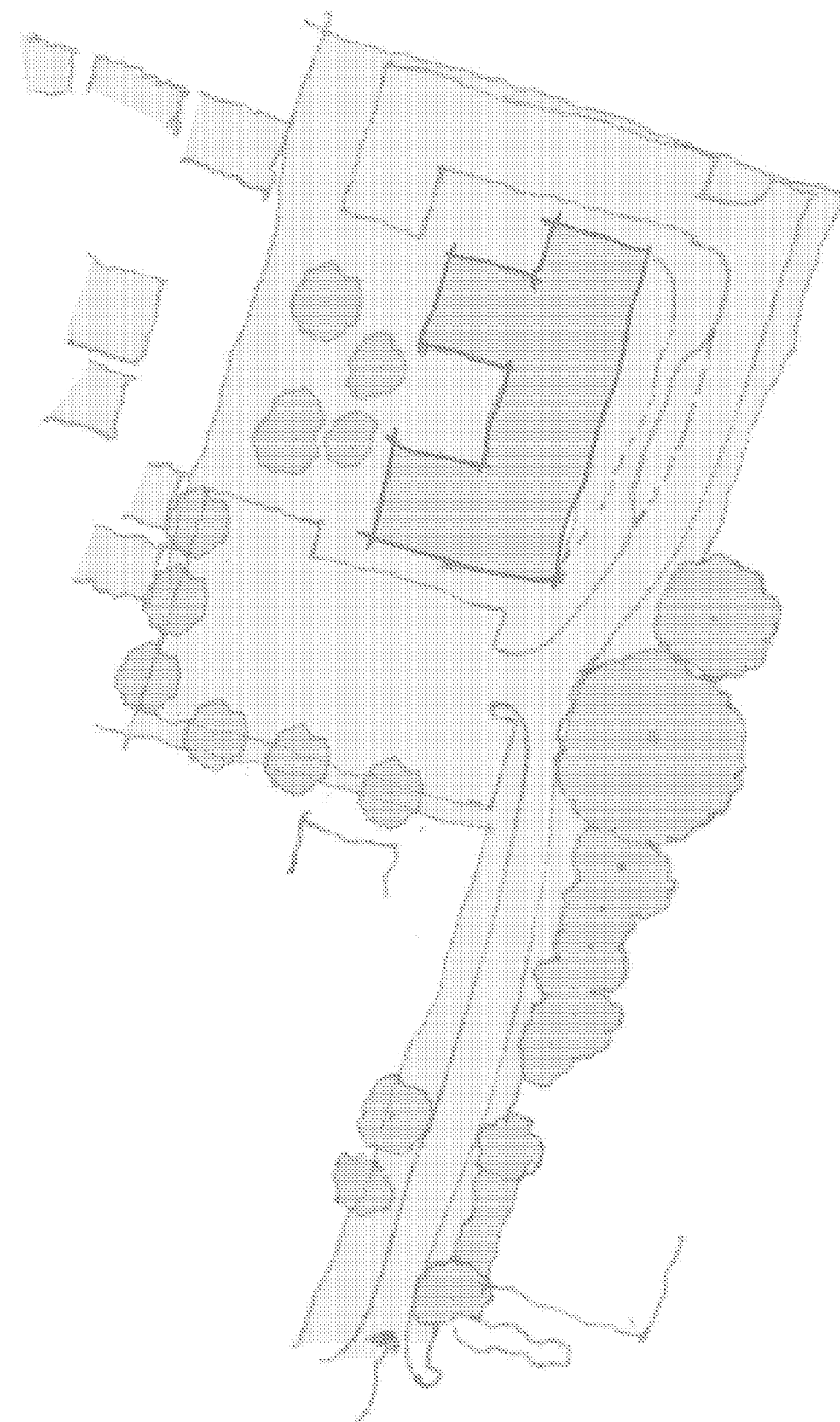
A drainage impact assessment has been prepared as part of this application. As an overall review, the foul flows generated by the new building will be collected in underground pipework around the footprint of the building. Geotechnical reports have been carried out on site to confirm the infiltration. These have been used to adopt a strategy to manage surface water flows generation on site through the use of:

- i) permeable surfacing
- ii) infiltration basins
- iii) swale features
- iv) localised deeper soakaways

Surface water run off via the roof and paved areas will be directed to the features above as required.

Section 5: Design Approach

Our design approach following the pre-application response and the previous planning approval



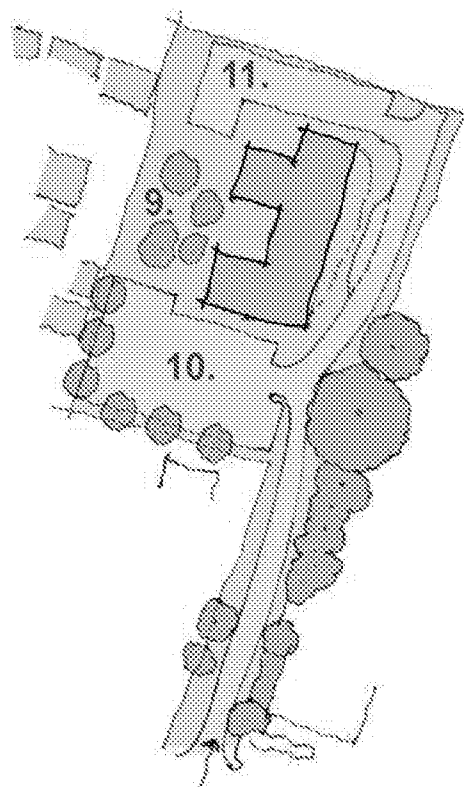
5.1 Design Approach

The proposal for the medical centre's internal layout reflects the function of the building. The U-shaped floor plan allows for a central corridor that feeds into rooms onto the external elevations. With the principle of this layout and massing similar to the previous scheme, this allows for all habital rooms to have access to natural light and ventilation, aiding in the wellbeing of users of the building. The overall layouts allow for:

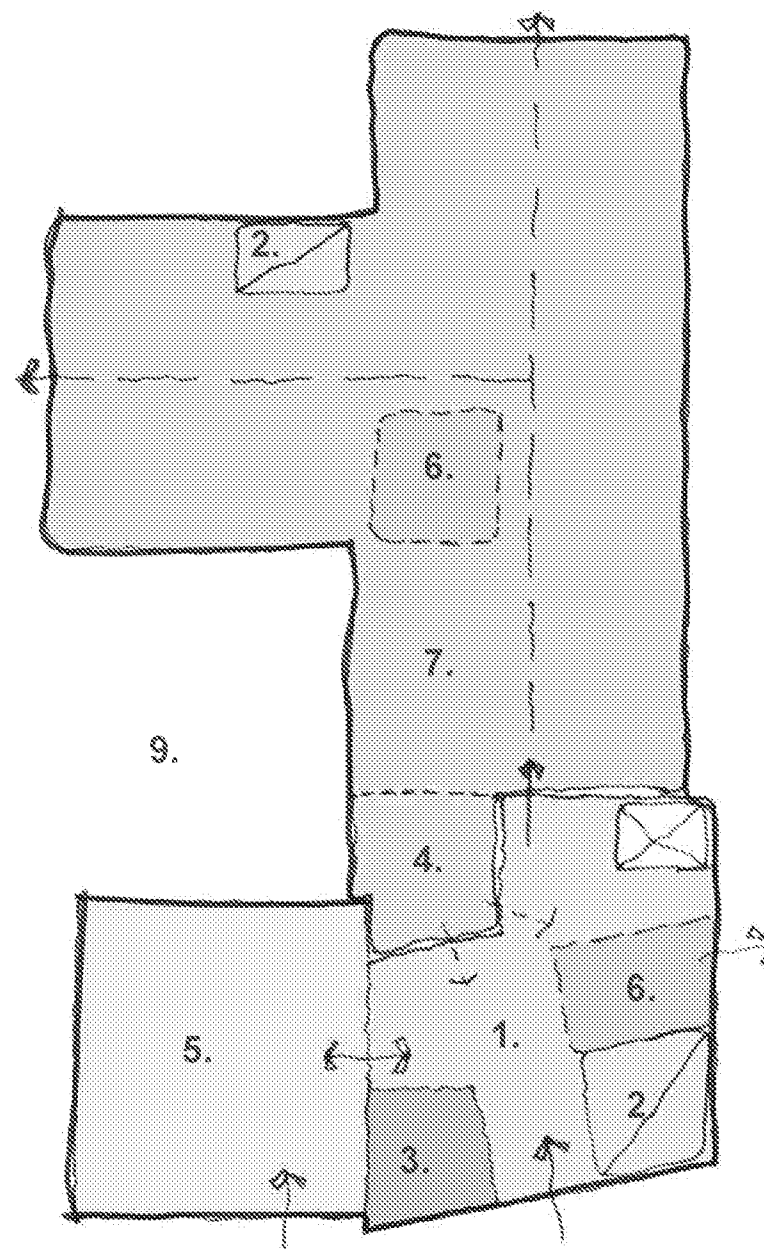
- Patients entering and having a direct visual relationship receptionist or self check-in
- A pharmacy that is accessed both externally and internally from the surgery
- A reception area that can be accessed from the rear by staff.
- WC blocks with accessible wheelchair WCs and a changing places room.
- Sub waiting areas for the patients with lesser mobility
- Admin areas to the second floor with a seperate staff entrance to the rear adjacent to staff parking. These areas are access controlled to provide security to the surgery staff.

Key:

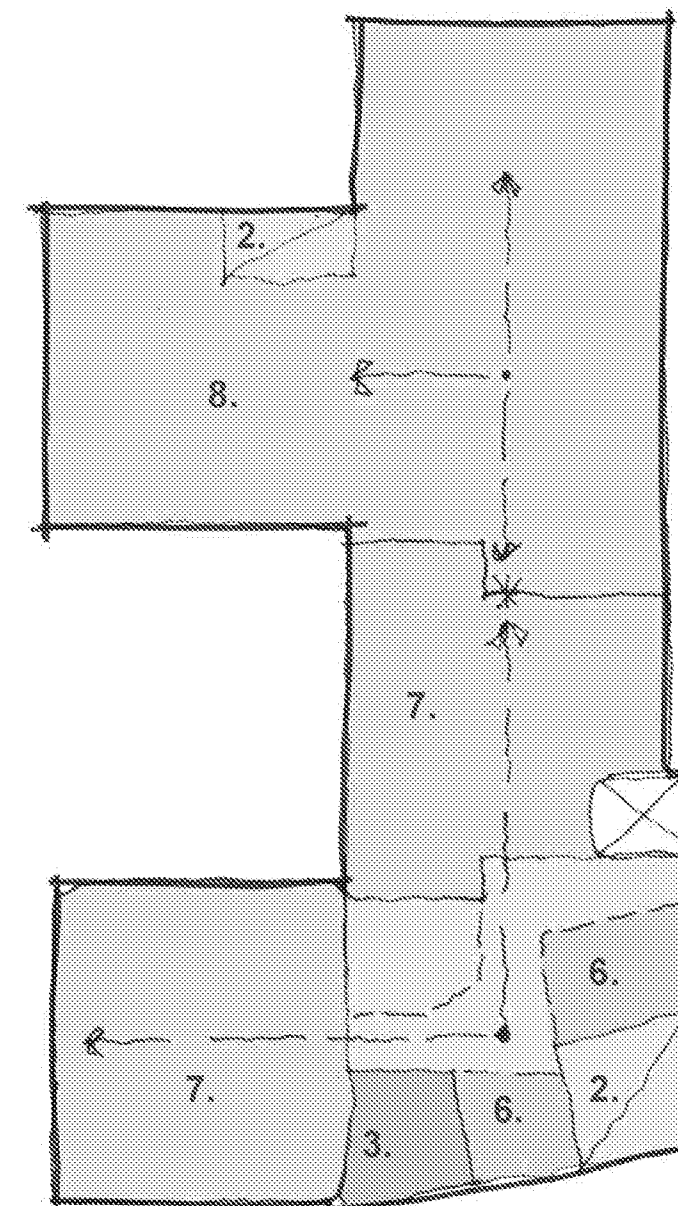
1. Main Entrance Area
2. Staircase
3. WC Block
4. Reception Area
5. Pharmacy
6. Waiting Area
7. Clinical areas
8. Admin Areas
9. Garden Area
10. Patient Car Parking
11. Staff Car Parking



Site Plan Sketch



Ground Floor Plan



First Floor Plan

5.1 Proposed Site Layout & Massing

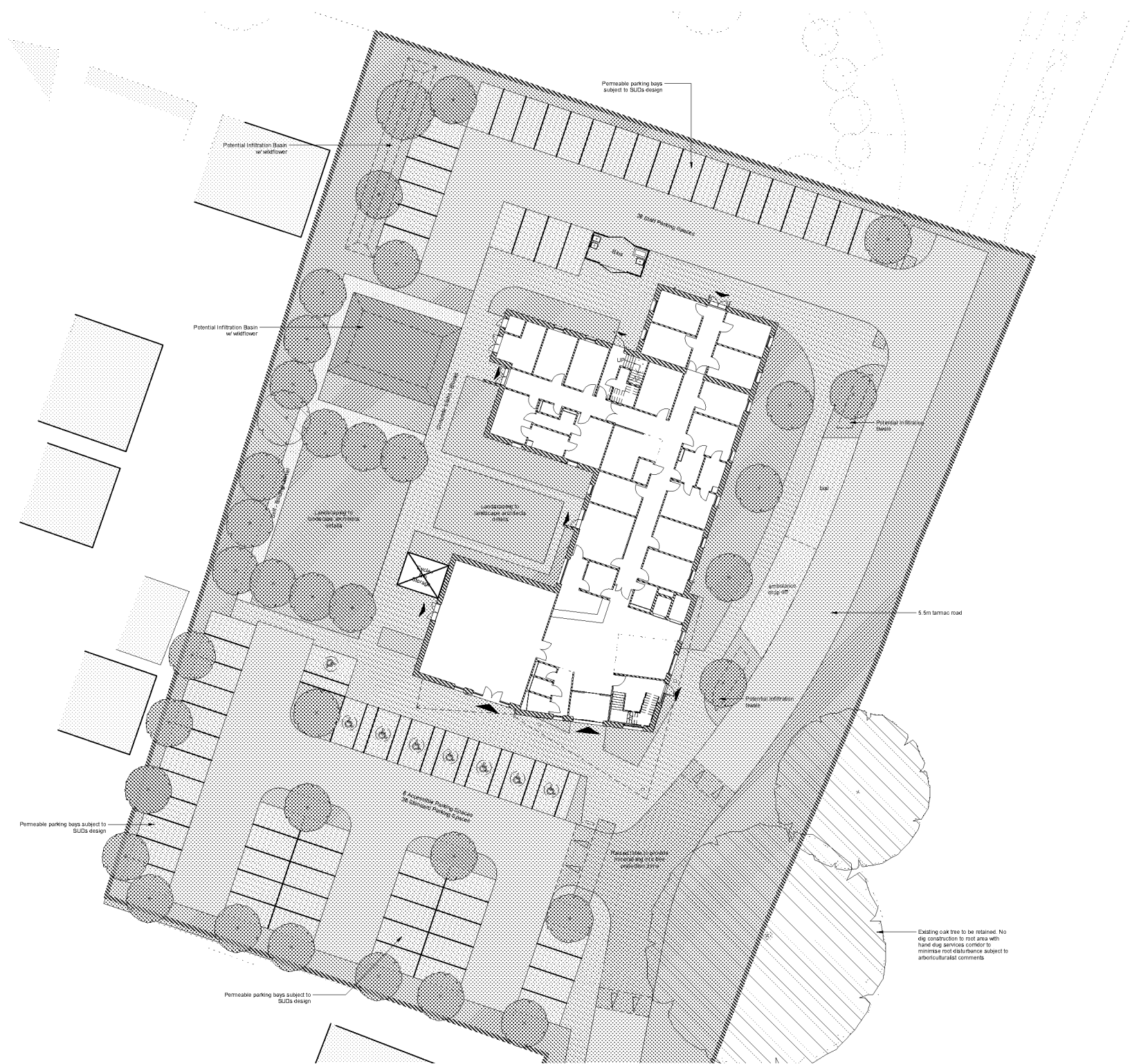
The proposed site extents are marked by the red application site boundary. This approximate site area is 0.71 hectares. The proposal is for a two storey building located as far east as possible to avoid any impact on the neighbouring properties.

The road access layout is determined by the extent of the TPO'd oak tree that is present on the eastern boundary. It is proposed that the road is taken as far around the tree as possible, further information is provided with the tree and AIA report submitted within this application.

The building will be flat roofed with roof plant set back from the neighbouring properties as possible with the use of the rear staircase for access. The staircases are positioned to be in accordance with the Approved Document B (Fire Safety). The roof will have a low parapet and will also incorporate photovoltaics as part of its sustainability strategy.

A wellness garden provides a green buffer along with additional screen planting to minimise the impact of the building to the neighbouring properties. Further details in the landscaping section.

The proposed massing is similar to the approved scheme and gives consideration to the neighbouring properties conforming with the neighbourhood ammenity policies within the Arun District Design Guide.



Proposed Site Plan



Wooden CGI Model of the surgery and its context.

5.2 Proposed Ground Floor Layout

The ground floor provides a prominent entrance to the building, further articulated through the feature canopy. To the side of the main entrance is the pharmacy which has a direct link through for the convenience of patients retrieving medication after their visit with the GP. A reception desk is located directly infront of the entrance whilst also providing a visual connection to the waiting area, stairs and lifts.

To majority of the accomodation is clinical with a mixture of treatment & consulting rooms to the requirements of the brief. A rear staircase provides a private entrance to staff looking to enter directly into the administration areas above, generally to avoid needing to pass through the waiting area.



Examples of clinical waiting / reception / treatment areas



Proposed Ground Floor

5.3 Proposed First Floor Layout

Patients have access to the first floor via the feature staircase or the lifts (one of which is dimensioned to be able to accommodate a stretcher). A nurse office workspace provides staff presence in this area if visitors of the building are in need of any assistance. The waiting area accommodates a changing places room which includes a shower and adult changing facilities to visitors and staff of the building.

The first floor also accommodates the main administration areas including the staff room & kitchenette overlooking the courtyard. The admin areas are provided through a larger open plan office area & smaller offices & doctors library. The offices have access to wheelchair friendly WC and shower facilities.



Examples of consulting rooms, meeting & administration areas

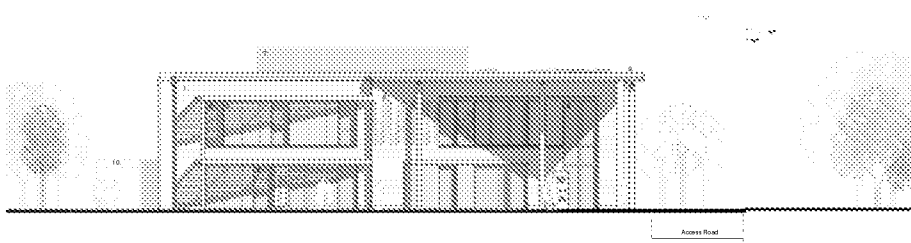


Proposed First Floor

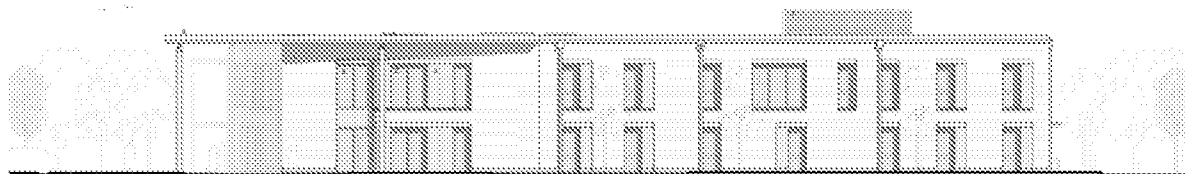
5.4 Materiality & Appearance

The building features a crisp modern aesthetic aimed to compliment and invite patients into the building. The front entrance is emphasises as two different volumes distinguishing between the front surgery entrance underneath the main canopy & the pharmacy with its smaller brise soliel. With a south facing facade, the canopies & brise soliel provide shadowing to the habitable room and aid in the prevention of overheating.

The building will feature brickwork at two levels with bands of relief panels contributing to an aesthetic with rich texture. Areas of transparency are proportioned with modern glazed openings allowing in natural light and ventilation. To provide subtle interest to the main corner of the building, 'textured' use of brickwork has been introduced to provide a contemporary expression to the more traditional brickwork found in the area.



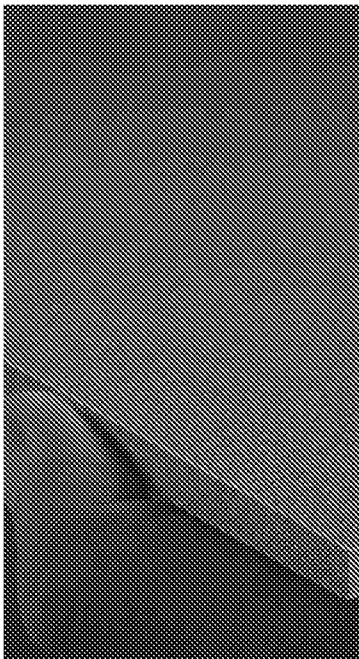
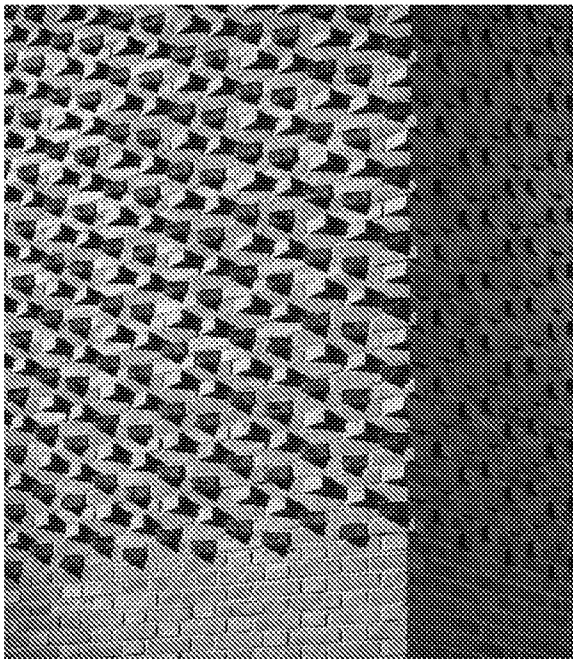
01 South Elevation



03 East Elevation

Proposed Elevations

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67a High Street, Lymington, Hampshire, SO42 7DE



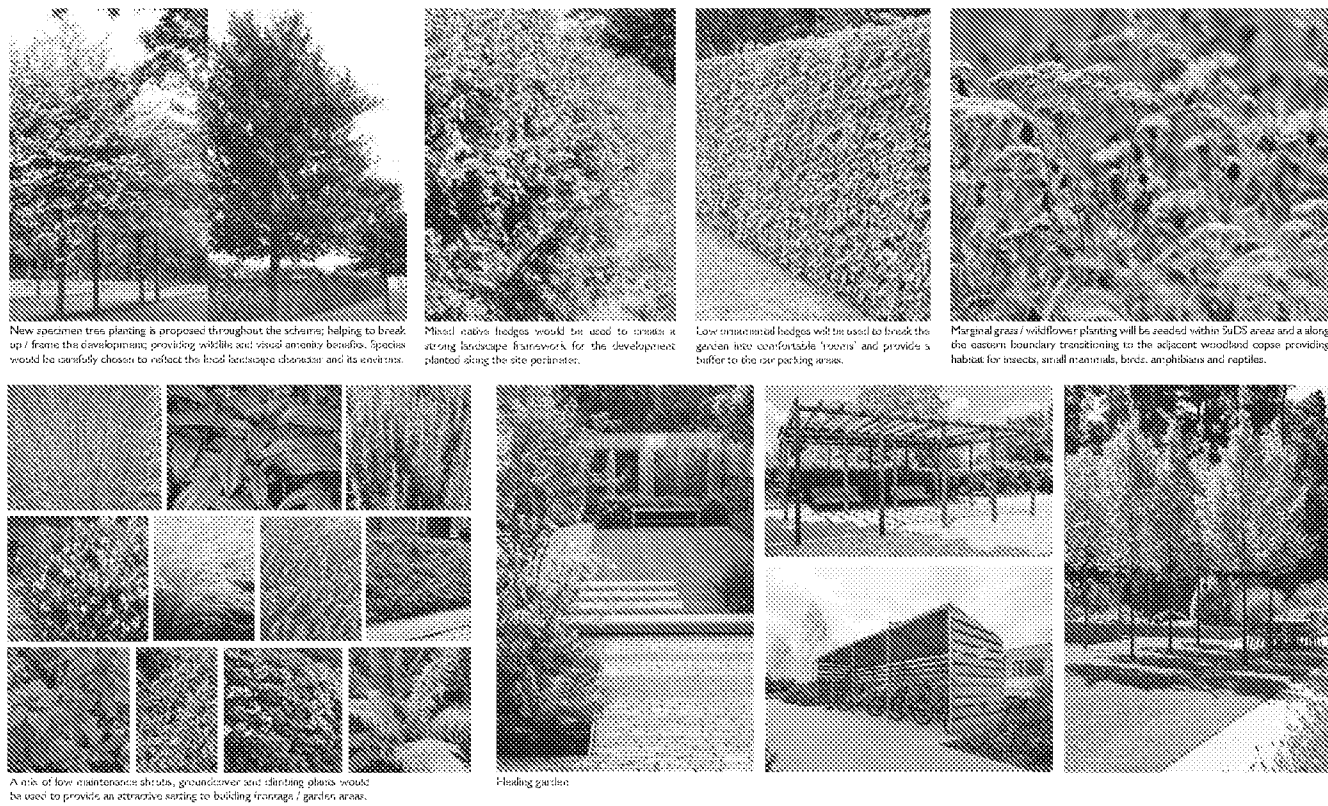
5.5 Landscaping Proposals

The landscape proposal for the medical centre has been driven by the desire to protect the existing woodland edge and buffer adjacent residential properties while creating an attractive and comfortable setting which enhances biodiversity and wildlife benefits.

Mixed native hedges interspersed with new specimen trees will be planted along the site perimeter to create a strong landscape framework and buffer the adjacent residential properties. New specimen tree planting within the car park and along the access drive help break up and frame the development whilst providing wildlife benefits. Proposed species include native trees such as field maple *Acer campestre*, silver birch *Betula pendula*, crab apple *Malus sylvestris*, hornbeam *Carpinus betulus* and wild cherry *Prunus avium*.

Wildflower planting will be seeded within SuDS infiltration areas to the rear of the site and along the access road providing visual interest and habitat for insects, mammals, birds, amphibians and reptiles.

Hornbeam hedges and a mix of low maintenance shrub and groundcover plants would be used to frame and soften the medical centre and to create a wellness garden for staff and visitors.



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5.6 Accessibility

The patient visitors are more likely to have difficulty manoeuvring and accessing the building. The site is particularly suitable due to it being generally level and will accommodate Part M Compliant wheelchair access from the parking areas to the main entrances.

These measures as highlighted on the ground floor include;

1. Wheelchair accessible car parking spaces
2. Flush thresholds at building access points
3. Wheelchair Accessible WCs
4. Lift Provision [two are provided in the case of redundancy]
5. Reception desk to have a counter area suitable for wheelchair access
6. Accessible corridor widths and door openings
7. Taxi Drop-off

At first floor the staff have access to a wheelchair friendly shower area. In the patient areas an adult changing places room provides shower / changing / wc facilities for users of the building.



Ground Floor with Context indicating accessibility measures

Section 6: Conclusion

A summary of the considerations made for the submission of the planning application.

6.0 Conclusion

Following a successful planning approval in 2017, This scheme takes the opportunity to provide an updated modern healthcare facility that follows the ethos of a fabric first and sustainable. The design has been developed alongside the project stakeholders and public through consultations and feedback from the previous application process.

The proposed medical centre would consist of a new two storey building with rooftop plant and photovoltaic panels. The proposals are inset from its site boundaries in all directions with landscape buffers provide privacy and amenity to the users & adjacent neighbouring properties.

The proposal is wholly supported by local, regional and national strategies for primary care and have been developed with the full support of the Partners at The Croft Surgery and the NHS Coastal West Sussex Clinical Commissioning Group.

As a result, the scheme sits comfortably within the site. It it will provide a new healthcare facility that will allow the existing medical practice to continue their services through a new modern fit-for-purpose facility. This will provide services and support to the existing community and be able to accommodate future development in the area.



An artistic impression of the front elevation.