



DESIGN AND ACCESS STATEMENT

**New Medical Centre incorporating Pharmacy Unit and
other Ancillary Uses together with Access off Barnham
Road and associated car parking; with some matters for
future determination.**

on behalf of

The Croft Practice

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SCHEDULE OF DRAWINGS

DESIGN AND ACCESS STATEMENT

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SCHEDULE OF DRAWINGS

SIMPSON HILDER ASSOCIATES

5499 001	Site plans and aerial photograph (1:200 @ A1).
5499 100	Ground & First Floor general arrangement (1:100 @ A1).
5499 200	Roof plan (1:100 @ A1)
5499 500	South and West Elevations (1:100 @ A1).
5499 501	North and East Elevations (1:100 @ A1).

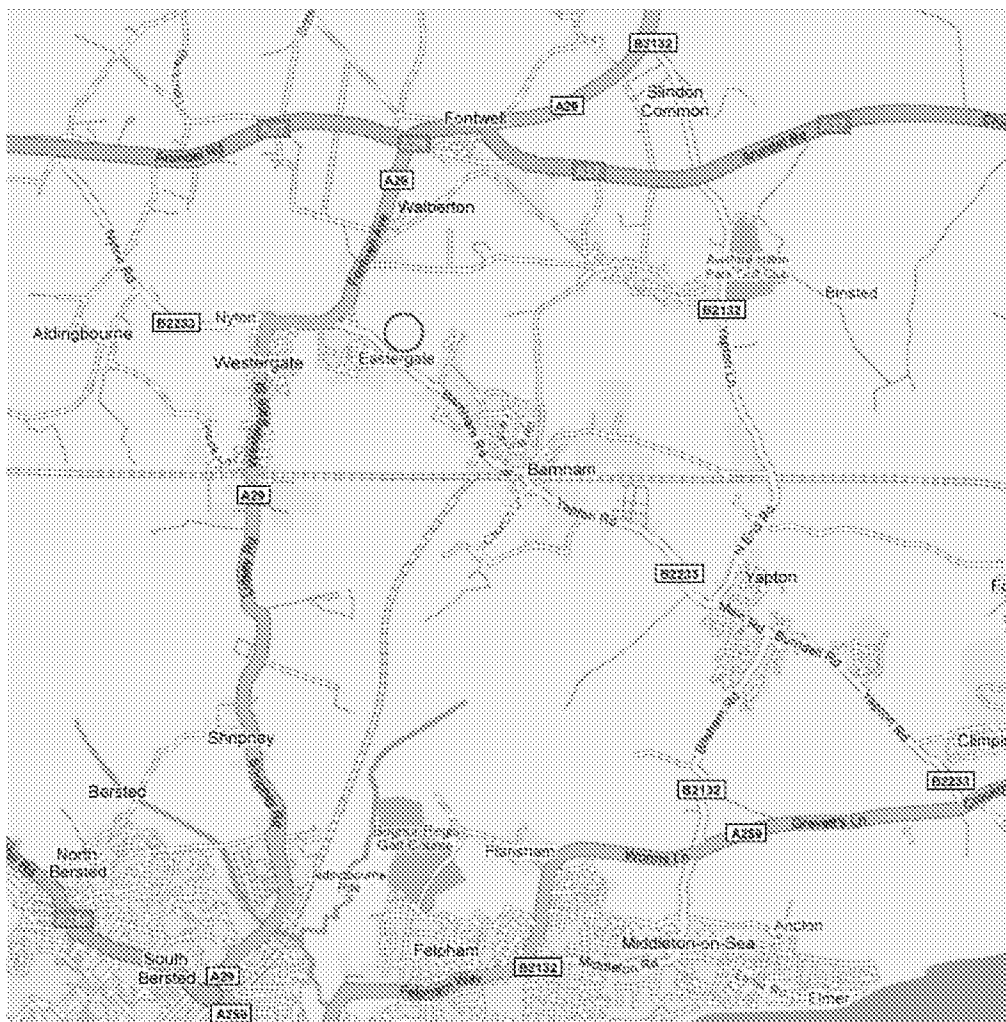
DESIGN STATEMENT

1.00 INTRODUCTION

- 1.01 This application is for full Planning Consent for a new Medical Centre incorporating a Pharmacy.

2.00 SITE LOCATION AND OVERVIEW

- 2.01 We propose to build a two storey Medical Centre with Pharmacy upon an unused site off Barnham Road, Eastergate, West Sussex.
- 2.02 Eastergate is a village South of the A27, three and a half miles East of Chichester, accessed from the A29.
- 2.03 Site location (showing villages served by surgery; Aldingbourne, Barnham, Eastergate, Walberton and Yapton):



- 2.04 Aerial photograph of site and surrounding area:



- 2.05 The area's medical and dispensary requirements are currently served by a medical facility accommodating a surgery adjacent to the proposed site (visible in the aerial photograph above, North of Barnham Road, adjacent to the proposed site's existing access, upon the East side). This existing facility is no longer fit for purpose – the practice's list of patients has outgrown existing surgery's capacity (see Planning Statement).
- 2.06 The proposed application site will require a new bell mouth entrance off of Barnham Road and occupies a space alongside two residential estates; Collins Close and Cherry Tree Drive. Cherry Tree Drive is accessed off of Barnham Road and Collins Close off of Fontwell Avenue.
- 2.07 The site is part previously developed, with low level vegetation of a coarse appearance.
- 2.08 Planning consent has previously been granted for car parking on the access road.

3.00 SURROUNDING ENVIRONMENT:

- 3.01 The two neighbouring housing developments have been built within the last thirty to forty years.
- 3.02 The uniformity of Cherry Tree Drive, a repetition of similar unit types around a 'T' shaped access, suggests development took place in the late 1960's or the early 1970's. Concrete roof tiles and red brick facing brickwork are the predominant facing materials.

The properties have been updated and refurbished generally. UPVC windows have replaced the original aluminium frames, conservatories have been added, soffits are now white uPVC, and uPVC planking has replaced the original black shiplap timber which will have served this purpose when new.

The access road is not a through road, which serves to keep the traffic to a minimum.



- 3.03 Collins Close is a later development. The layout of the buildings is less repetitious and is composed of a number of different units to provide greater variation. These properties are likely to have been constructed in the second half of the 1990's. They feature terracotta coloured roofs, hanging tiles, red bricks and have period references such as chimneys in their detailing which give the units a period, Victorian feel.

The buildings are two storey units with higher roof levels than the bungalows of Cherry Tree Drive. Building orientation varies from unit to unit and presents a more random layout (viewed from the aerial photograph) than Cheery Tree Drive. The residences are closely packed together providing a front and back aspect to each, with side access limited to refuse access. Rainwater pipes are also white uPVC.



- 3.04 The current doctor's surgery was constructed in the 1992 with multi-stock brick, soldier course lintels and a shallow pitched concrete tiled roof. Windows are brown powder coated extruded aluminium. Fascias, soffits and barge boards are also brown.

In plan the building is C shaped with two wings adjoined by a central annexe. From the road the roof of the building is all that is visible.

Car parking has been finished right up to the building, to maximise available space.



4.00 SITE ANALYSIS

4.01 See photographs below.

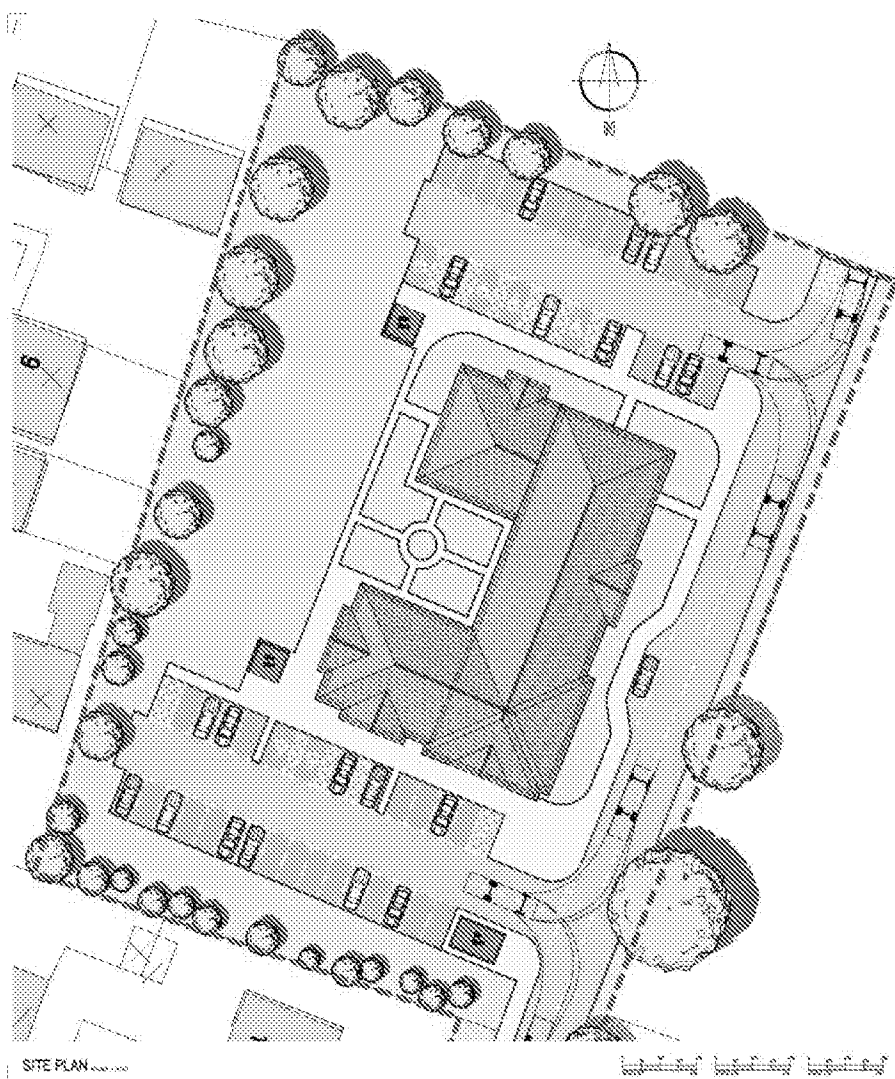


The picture above has been taken from the East of the site looking North West across to Collins Close. The picture below shows the existing access route from the main road to the site. It is proposed that this access would be upgraded to form the site access.



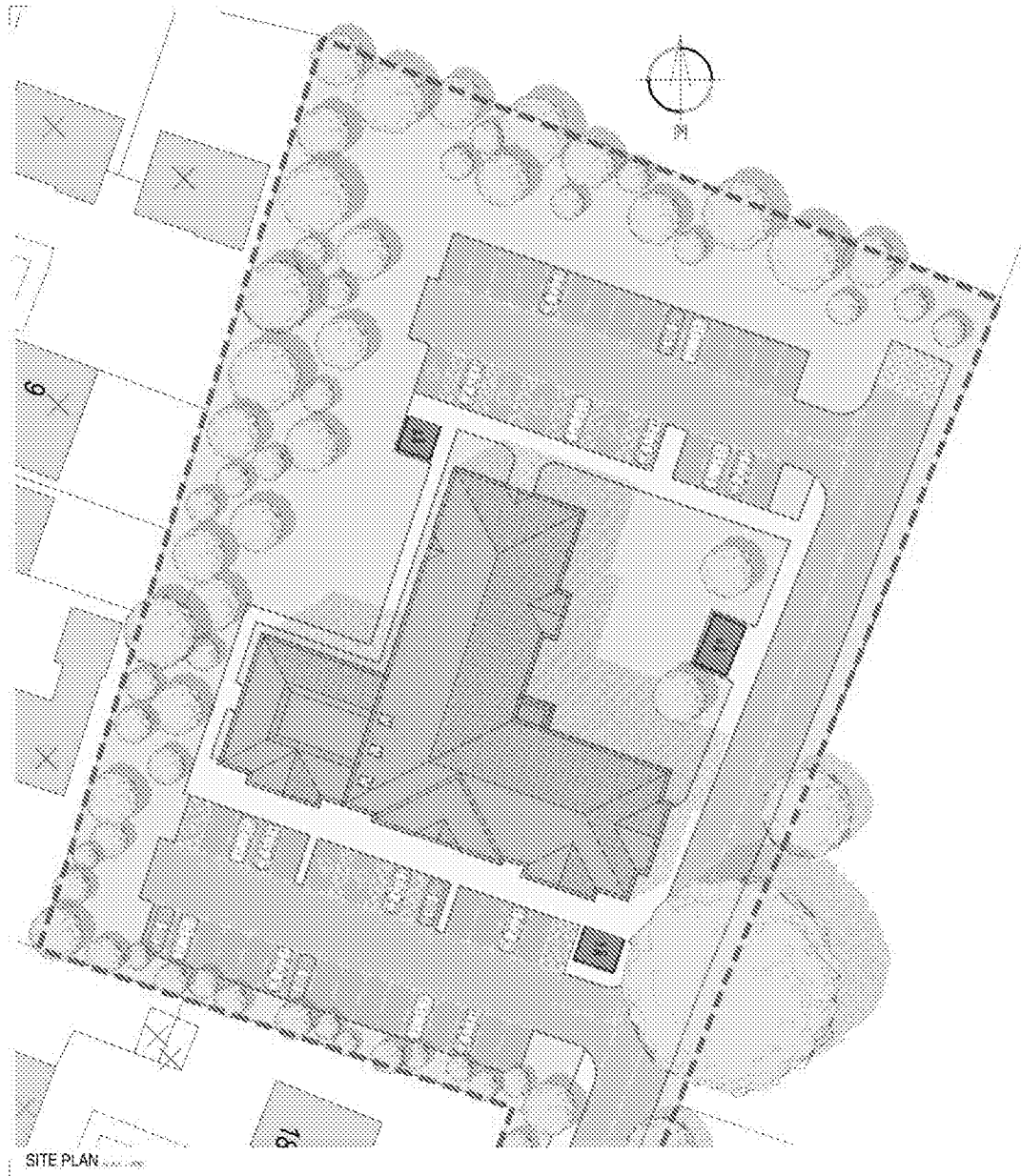
DESIGN SOLUTION:

- 5.01 The proposed site extents are marked on the aerial photograph upon Site Plan 5499 001 with a red dotted line and measure 0.7 hectares (including access), leaving over a hectare of the site to the North undeveloped. The red line on this image shows the extents of the proposed surgery site, the blue line shows other land in the client's ownership.
- 5.02 The proposed Medical Centre (see below) would consist of a new two storey building with a single storey extension facing the North East, to avoid overshadowing of existing residences. Following public consultation it was decided to locate the building further to the East of the site, and the layout was modified to provide a narrower footprint providing a greater lawn area to the West of the building. The building has been relocated North East to pull the new structure away from the residential properties on Cheery Tree Drive and Collins Close.



Proposal post Public Consultation

- 5.03 The building footprint is 825 m. sq., marginally over 10% of the site area edged in red on drawing 5499 001 (aerial photograph). The intention is to provide sufficient vehicle car parking for the site, and to allow for a heavy belt of landscaping between the proposed Medical Centre and Collins Close and Cherry Tree Close to the East and South. This landscaping is intended to provide privacy for the medical practice and to reduce the impact of a new building among the existing residences. A lay-by has been provided for dropping off patients if a quick turnaround is required.
- 5.04 A landscaping scheme has been commissioned and forms part of this application.



Proposal pre Public Consultation

- 5.05 The originally proposed scheme (see site layout above) was shown at a public consultation meeting held on 3rd November 2009. Some local residents were concerned the building was too close to their site boundaries on Collins Close and Cheery Tree drive. By redesigning the footprint of the building and repositioning it on the site it can be seen that these issues have been seriously considered and steps have been taken to allay these concerns. This amendment has redirected the mass of the building to the North East of the site. The site to the right is open field (see aerial photo above), which will not suffer from the amended orientation of the building.
- 5.06 The proposed Medical Centre is to accommodate a pharmacy to replace the dispensary on the ground floor to the West of the main entrance.
- 5.07 It is proposed that the parking scheme is split either side of the building to the North and to the South. There are 28 parking spaces (including 4 disabled spaces) proposed for the Southern parking area. It is intended that these spaces would serve visitors to the surgery and the pharmacy. The parking to the North, a further 26 spaces (including 7 disabled spaces) is expected to be mostly for staff. This will serve as overspill for the front of the site should the practice experience a higher than anticipated level of visitor's. Motorcycle parking shall also be provided within LPA guidelines.
- 5.08 It is proposed that two cycle stores are provided, one to the front of the building for the visiting public and one to the rear for staff.
- 5.09 A bin store with the capacity to store 3 no. 1100 litre Eurobins (two for waste, and one for recycling) shall be provided with a stretch of dropped kerb to assist removal from the store and transport to a refuse truck. It is proposed that the end of the access road is left as a turning head large enough for HGV vehicles, which would serve to assist the turning of a refuse truck, or a fire engine, on the site. Clinical waste will be collected by specialists, and will be stored internally until collection.
- 5.10 The principal development objectives as far as the applicants are concerned may be summarised as follows:
- 1). Achieving a level of development to meet the applicants' spatial, and operational requirements.
 - 2). Achieving the required level and quality of development within the applicants' budgetary constraints.
 - 3). Achieving design solutions that take into account and, where possible, benefit, from the existing features of the site.
 - 4). Achieve a good quality building that reflects the image and aspirations of the applicant whilst complementing the surrounding built environment.

- 5.11 Whilst diagrammatic elevations were submitted as part of the outline planning application, detailed elevational designs are now included within the reserved matters submission. The size, height and massing of the elevations are very similar to the outline application diagrammatic elevations. However, the fenestration is laid out to accord with consulting room layout designs and the material design for the elevations endeavours to compliment the articulation of the elevations in both horizontal and vertical plain.

The proposed new medical centre is a mix of two and single storey structures and consideration has been given to neighbouring domestic properties by way of material choice. The siting of the building within the outline application already addresses the expansive nature of the site, providing maximum distances to boundaries and along with the detailed landscaping proposals as part of the this application, allows the building to sit within its environs comfortably.

The majority of the ground floor will be in mottle red brick to blend in with the neighbouring properties and provide robustness at low level. This is complimented with a combination of white render panels and horizontal Western Red Cedar to the first floor elevation, which help provide the articulation and reduce the massing of the building. Similar properties in Collins Close and Cherry Tree Drive also have rendered and timber boarded finishes to their elevations.

The roof material proposed is to be an interlocking slate tile in smooth grey with white fascia and soffits. All external doors and windows are to be powder coated dark grey.

Given the nature of the siting of the building and its expansive surroundings it is unlikely that from any point within application site or beyond that one will see any more than a perspective view from ground level and combined with the landscaping proposals, will allow the building to sit comfortably within its setting.

Landscaping

- 5.12 Landscape Perspective (Chartered Landscape Architects) have produced a full landscape scheme which forms part of this submission. Their scheme includes both soft and hard landscaping. The soft landscaping proposed uses a combination of native and wildlife beneficial plants with percentages required also shown on the drawings.

See drawing No's 1370-L90-200 & 1370-L90-201

6.00 ACCESS STATEMENT

- 6.01 As the Design Statement is a proposal for the construction of a doctor's surgery the access statement has particular relevance. The percentage of visitor's with greater than average difficulty manoeuvring will be increased due to visits by infirm patients. The site is particularly suitable as it is generally level and will accommodate Part M compliant wheelchair access from the parking areas to the main entrances.
- 6.02 Wheelchair accessible parking spaces with 1.2 metre wide access strips are given precedence for patient and staff parking. A total of 11 disabled spaces shall be provided for the building - approximately 20% of total parking availability.
- 6.03 The following methods will be used to facilitate access throughout the proposed development:
- Dropped kerbs and tactile paving to road crossings.
 - Car park lighting.
 - Flush thresholds at building access points.
 - Stairs to meet Part 'M' requirements.
 - The provision of a lift.
 - Colour co-ordinated finishes to DDM requirements.
 - The provision of an induction loop to reception for the hard of hearing.
 - Doc 'M' Wc's shall be provided on each floor.
 - Doc 'M' shower facilities shall be provided.
 - The reception desk will have a counter area of suitable design for wheelchair access.
 - Corridor doors are to be held open on magnetic openers for ease of circulation.
- 6.04 A transport assessment forms part of this application.