



PLANNING STATEMENT

INCLUDING DESIGN & ACCESS INFORMATION

EMERGENCY DEPARTMENT RECONFIGURATION & EXTENSION

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Contact Information	Sandra Bugaite		
Address	4 Northington Street		
Telephone	+44(0)207 490 1904		
Email	sandra.bugaite@medicalarchitecture.com		
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0.0	17/11/2020	SB	YO

1. INTRODUCTION

This document has been produced by Medical Architecture on behalf of The Royal Berkshire NHS Foundation Trust. The purpose of this Planning Statement is to support the planning application for Emergency Department reconfiguration and extension project at Royal Berkshire Hospital, Reading. Planning Application no: 200953 was approved on 20 August 2020, however the needs of the Trust and the Project Brief have changed since then. This document describes the amended project proposal.

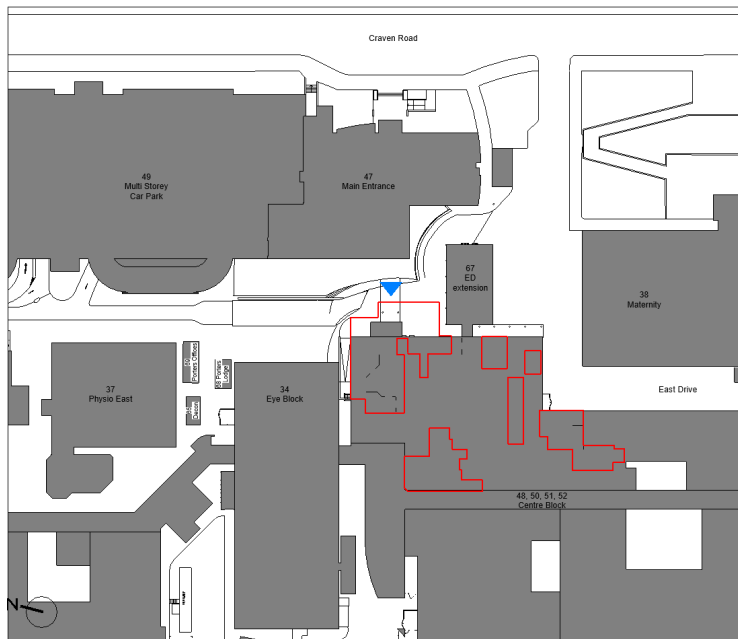


Figure 1: Existing situation; refer to drawing RBH-952-MAA-04-00-DR-A-152.

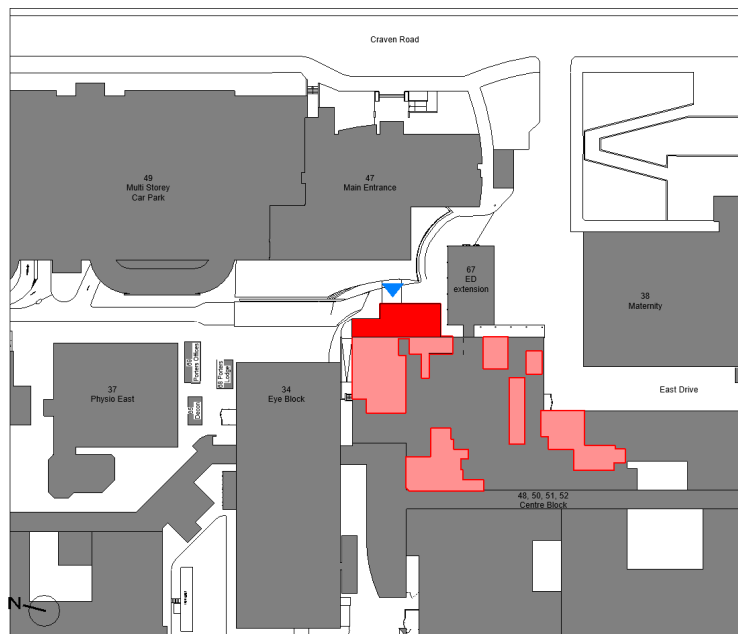


Figure 2: Proposed extension is highlighted in red; refer to drawing RBH-952-MAA-04-00-DR-A-153.

The land is in the ownership of Royal Berkshire NHS Foundation Trust.

2. BACKGROUND

The current Emergency Department (ED) is undersized for the present capacity and is inadequate to meet the needs of the patients and staff (figure 3). The suggested improvements are crucial to provide more capacity, improved flow, reduced clutter and to meet the Covid-19 compliance criteria. As the department is in operation at all times, invasive construction work would have to be kept to a minimum.



Figure 3: Photos demonstrate existing situation in the Emergency Department.

3. PROPOSED DEVELOPMENT

Two Emergency Department waiting areas should meet social distancing requirements and ensure clear segregation between adults and children. Project Brief has changed and enlarged waiting area, new lobby, Point of Testing and a new staff lounge are now necessary to improve the existing Emergency Department services.

An extension will accommodate the rooms listed above and is subject to a new Planning Application. The size of the new proposed extension is 88.2 m² (see figure 4 for comparison with the previous proposal).

- Gross internal floor space to be lost by demolition: **19.9 m²**
- Total gross new internal floor space proposed: **107.1 m²**
- Additional gross internal floor space: **88.2 m²**

The internal existing and proposed configurations of the Emergency Department are illustrated in drawings: RBH-952-MAA-04-00-DR-A-250 and RBH-952-MAA-04-00-DR-A-251.

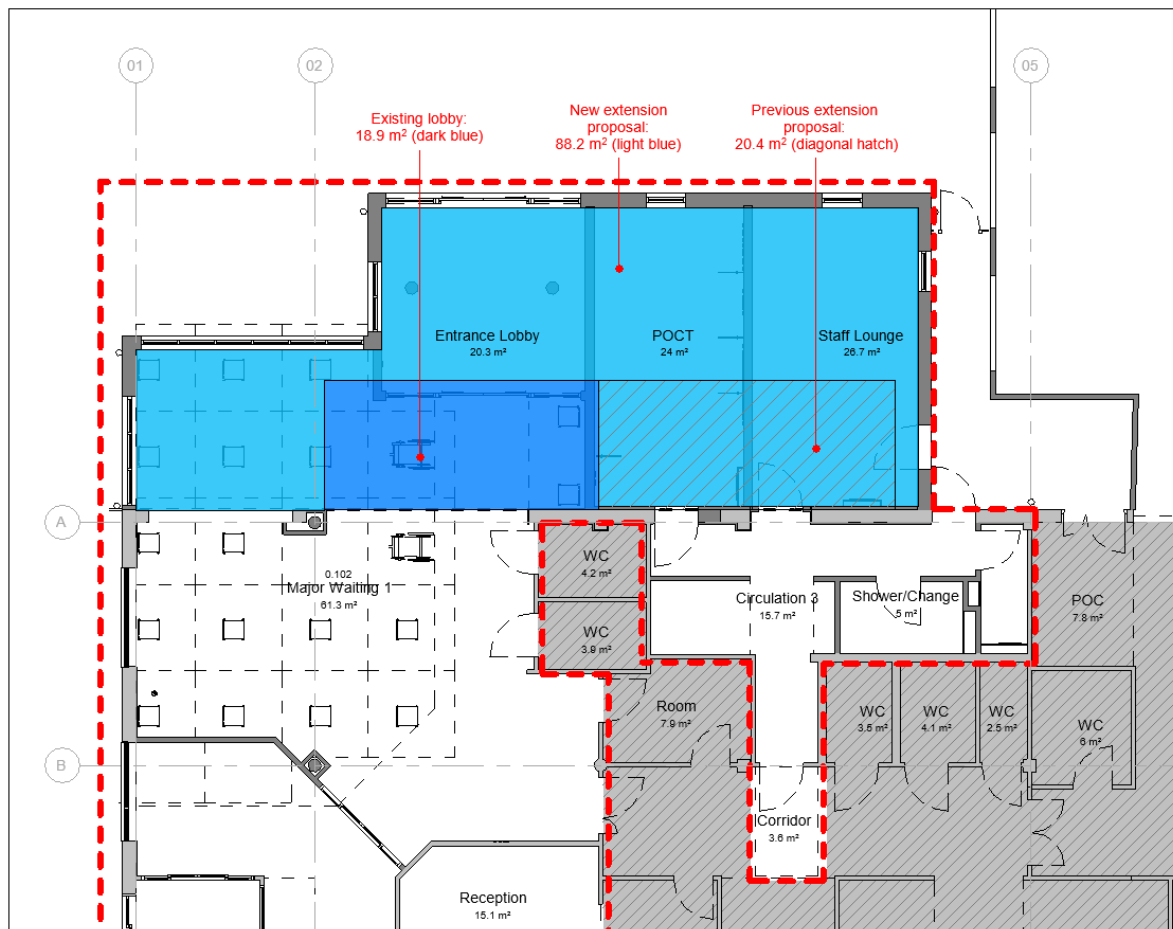


Figure 4: Scheme illustrating Emergency Department Extension proposal changes since Planning Application no: 200953 was approved.

4. HISTORIC BUILDINGS AND CONSERVATION AREAS

The Centre Block of the Royal Berkshire Hospital was constructed in 2000 and is not of any historic importance. The building is not listed.

Centre Block is not in a conservation area.

5. ACCESS, TRANSPORT AND PARKING STRATEGY

The ED is located in the Centre Block and is accessible but not visible from the Craven Road. There are no proposed changes to the existing access routes. There are no alterations to the existing car parking arrangements.

There are no alterations to the existing provisions for level access into the Emergency Department. The block paving will be raised to suit the entrance level and to then blend into the existing ground levels with 1:20 falls where required.

A balustrade to the existing steps going down steeply in front of the Emergency Department will be added with two access gates on each side (refer to figure 13). This is necessary to prevent falls as there was an incident reported when a patient fell down these steps.

6. TREES AND NATURE CONSERVATION

The proposed development site is predominantly of hard surfacing, is of no ecological value and does not contain any existing trees. There are no proposed alterations to the local ecology and environment.

7. FLOOD RISK

Environment agency flood map for planning identifies the site as being in flood zone 1, an area with low probability of flooding.

8. NOISE AND ENVIRONMENTAL DATA

There are two existing cooling condensers mounted on the external wall (as illustrated in photos below) which will be replaced. Due to more significant air circulation and conditioning requirements in order to make the ward Covid-19 compliant, a higher parapet to screen the plant was added as illustrated in the proposed elevations (figures 9, 11 and 13). The proposed plant rises slightly above the parapet but it should be barely visible when approaching the building (figure 9).



Figure 5: Photos demonstrate locations of existing external condensers.

9. EXISTING ELEVATIONS

Photograph of the existing building and lobby are included below.



Figure 6: View of Existing A&E entrance looking from the northwest.

10. DESIGN CONCEPT

PPC coated aluminum curtain walling with manifestations were specified. The new external walls will be rendered. The materials proposed for the new extension were selected to be in keeping with the colour tone of the Centre Block and surroundings.



Colour 31422

RGB: 215, 185, 142
L*, a*, b*: 76,75012611, 4,740481219, 25,3265107
Luminosity: 51.00
Class: 01

Colour 31307

RGB: 247, 236, 203
L*, a*, b*: 93,39650579, -0,893679262, 16,53034055
Luminosity: 83.00
Class: 01

Figure 7: View of Existing A&E entrance looking from the northwest.

Existing and proposed elevations are illustrated and compared below:



Figure 8: Elevation 1: existing entrance lobby.



Figure 9: Elevation 1: proposed entrance lobby.



Figure 10: Elevation 2: existing entrance lobby.



Figure 11: Elevation 2: proposed entrance lobby

11. SUMMARY

As previously mentioned, there is an identified need to reconfigure and extend the Emergency Department at Royal Berkshire hospital. The overall size and scale of the proposed lobby has been considerably designed for the context in which it is located.

The improved service will positively contribute to the existing healthcare services for Reading and the surrounding areas.



Figure 12: Visualisation 1: existing entrance lobby.



Figure 13: Visualisation 2: proposed entrance lobby.

12. NATIONAL REQUIREMENT LIST

Documentation submitted:

- ✓ Standard application form: completed online
- ✓ CIL information form - RBH-ED-CIL
- ✓ The appropriate planning application fee
- ✓ Ownership Certificate completed online
- ✓ RBH-952-MAA-04-00-DR-A-151 - Location Plan
- ✓ RBH-952-MAA-04-00-DR-A-152 – Existing Site Plan
- ✓ RBH-952-MAA-04-00-DR-A-153 – Proposed Site Plan
- ✓ RBH-952-MAA-04-00-DR-A-201 - Proposed Roof Plan
- ✓ RBH-952-MAA-04-00-DR-A-255 – ED Extension Elevations
- ✓ RBH-952-MAA-04-00-DR-A-258 – 3D Views

13. LOCAL REQUIREMENT LIST

Documentation submitted:

- ✓ Flood Risk Assessment: RBH-ED-flood-map
- ✓ Materials details:
 - RBH-952-MAA-04-00-DR-A-255 – ED Extension Elevations
 - RBH-952-MAA-04-00-DR-A-258 – 3D Views
 - RBH-952-ED-Planning-Statement
- ✓ Existing & Proposed plans:
 - RBH-952-MAA-04-00-DR-A-250 – Existing GA Plan
 - RBH-952-MAA-04-00-DR-A-251 – Proposed GA Plan
- ✓ Planning Statement: RBH-952-ED-Planning-Statement
- ✓ Utilities Surveys: RBH-952-ED-GEO