

Works to Hazelwood Building, Prospect Park Hospital Design and Access Statement



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1.0 Introduction

The proposal is to construct a new Sunroom, first floor window replacement with safety windows, main entrance feature to Hazelwood building and secure courtyards with associated landscape. The area of works can be seen highlighted on drawing 190000-500 and detailed on dwgs 190000-502, 190000-505, 190000-506 & 190000-1301.

Purpose of the Build

The client wishes to relocate Willow House, in-patient adolescent ward (BAU) at Wokingham hospital to Prospect Park Hospital (PPH) as part of a mental health services restructure. Hazelwood and Campion buildings have been identified as a suitable location for this unit.

In order to achieve this, refurbishment works are required to Hazelwood and Campion buildings to bring them to a current and suitable standard, safe for patients, staff and the public. Included within the refurbishment are the following, for which will require Planning Permission:

1. Construction of a sun room
2. Provision of a secure outdoor space
3. Window replacement
4. Main entrance feature

As part of this relocation process a separate planning application for a link corridor between the two buildings and a sports hall has been approved. Planning Application No. 182195.

This design and access statement serves to accompany the application for additional external modifications at Prospect Park Hospital, Honey End Lane, Tilehurst, Reading, RG30 4EJ.

2.0 Site Appraisal & Local Context

Prospect Park Hospital is located in Tilehurst, to the West of Reading. Parkland is located to the South and East of the property, while to the North and West are residential streets and a local supermarket.

For the purpose of this application we are addressing the Hazelwood building and adjacent areas, situated to the Northeast of the hospital. The secure outdoor spaces will be an extension of the existing areas, one accessed via the new corridor link building the other from the proposed sunroom.

The refurbishment elements outlined for planning will generally not be visible beyond the site. This is due to a combination of the location of the works and existing vegetation screening on the property boundary.

No revisions to underground services are proposed as part of this application.

There are no proposed works to the trees shown on the current site plan.

3.0 Design & Access Considerations

3.1 Sunroom

The existing conservatory shall be replaced with a sunroom with high levels of glazing including roof lights. This is proposed to be finished in brick with a pitched slate roof to match the existing building. The windows will be restricted top hung, blue PPC aluminium windows. The sunroom links to a small secure outside garden.

3.2 Secure Outdoor Area

As indicated on drawings/documentation provided, the existing close-boarded timber fencing currently forming an enclosure next to the existing conservatory will be removed and replaced with a new 3m high Britplas fortress fencing to match the existing forest effect used elsewhere on site.

The outdoor space adjacent to the sunroom is extended, being constrained at the side by the embankment and at the front by the existing building line. The new fencing will include matching fire escape gates.

Access to the outdoor area is via the sunroom.

Outdoor areas will be surfaced with Wet Pour (rubber crumb) matting.

Escape and maintenance gates will be provided within the secure enclosure, matching the fence material and design.

The scale of the outdoor area acknowledges the sites surroundings, to ensure that it is not out of place.

3.3 Window replacement

The existing powder coated (blue) windows to Hazelwood First Floor are to be replaced with new polyester powder coated aluminium (RAL 5003). Refer to 190000-506 for locations. New windows are to be sliding sash windows with Anti-contraband mesh, in order to ensure no ligature points given the security level of the ward, along with isolated fixed panel windows.

The design of the windows improves natural ventilation to the ward while relating back to existing windows finish and the pattern found elsewhere on the site.

3.4 Main Entrance Feature

A new welcoming entrance surround, appropriate to the new adolescent users of the building, shall be created using a Trespa panel or similar in the pattern show on the proposed elevations.

The new entrance surround is intended to clearly define the main entrance of the building.