

MILMAN ROAD HEALTH CENTRE
MILMAN ROAD
READING

PLANNING STATEMENT & VALIDATION CHECKLIST

PROPOSED EAST EXTENSION TO HEALTH
CENTRE AND PHARMACY

MAY 2017

PLANNING STATEMENT
MILMAN ROAD HEALTH CENTRE, READING

THIS SHOULD BE READ IN CONJUNCTION WITH THE DESIGN AND ACCESS
STATEMENT SUBMITTED

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PLANNING POLICY AND GUIDANCE

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Paragraphs 56-68 Requiring good design

Core Strategy

CS7: Design and the Public Realm

CS31: Additional and Existing Community Facilities

CS34: Pollution and Water Resources

Sites and Detailed Policies Document

SD1: Presumption of Sustainable Development

DM4: Safe Guarding Amenity

DM12: Access, Traffic and Highway- Related Matters

Response to these Policies

CS7

The extension has been designed so that it sits behind the face of the existing surgery and the adjacent houses and is faced in a different material that does not link visually to either building but adopts the colour from an extension on the other side of the surgery on the church community hall. The colour has been chosen because it will not dominate the adjacent surfaces and will be a self coloured render.

The eaves and ridge line have been dropped on the extension so that the original building remains the dominant part of the building. The roofing materials would match the existing building.

The windows adopt the same vertical format as the rest of the traditional street facade with 4 main windows on front facade and 4 smaller secondary obscure glazed windows to provide light but no view to minimise any privacy concerns. As the wall face is set back these windows are further from the neighbouring windows than the existing windows in the surgery or in the neighbouring domestic properties. The windows on the rear of the extension would be over 25m from the nearest facing property.

The intention is to create a crisp contemporary extension on the building in low maintenance finishes.

P L A N N I N G S T A T E M E N T
M I L M A N R O A D H E A L T H C E N T R E , R E A D I N G

CS31

The existing building houses an established GP surgery and Pharmacy providing health facilities for the surrounding community. The local NHS and CCG see this site as ideally located to enhance the health of the area and provide access to a wide range of health and health related facilities. The use is supported by the Policy and improving / enhancing the facilities on the site is also in line with this policy.

The intention is to use the extension to provide enhanced services so that the patients can access more healthcare checks at one appointment or access tele-medical facilities where the patient does not need to travel to the surgery to obtain personal health advice. This could reduce the number of visits patients need to make to the surgery and therefore reduce the traffic generation.

CS34

The extension has been designed so that it is founded on short bore piles and ground beams this will reduce the amount of soil that needs to be removed and ground disturbance. The structure is a steel frame with infill panels. The steel frame can be fabricated off site which reduces the waste and pollution on site. The infill panels can be fabricated offsite to reduce the material deliveries to site and minimise waste on site. The cladding materials: self coloured render and metal tiles are quick to apply and easy to fit without creating a lot of dust or pollution.

The extension is proposed over the car park on the first and second floors over an area which is impervious and therefore the proposal will not increase the amount of water runoff from the site. The additional 4 clinical rooms and 2 WCs would have minimal impact on water resources as the clinical spaces have hand rinse basins which would be used for a short time after each examination and the new WCs have low volume installations and leak protection.

The drainage would be discharged into the mains system so they wouldn't affect any water aquifers in the area.

The proposed extensions will have LED lighting under the first floor surface to illuminate the parking spaces this will minimise light pollution in the area.

SD1

This relatively small extension to the site would enhance the facilities on offer without the need to extend many of the other areas on the site. Relocating the additional facilities to another site would require the duplication of administration space, reception areas and waiting rooms. The area of building that is likely to be needed if relocated would be double the size of the extension.

The construction of the extension alongside the existing reduces the heat loss from the existing surgery and it also shelters the neighbouring house.

The construction is proposed to be as pre-fabricated as possible to reduce the wastage and transport pollution and also the units can be built in a controlled environment. The units can be highly insulated and sealed together to reduce heat loss. The use of lightweight infill panels will reduce the carbon footprint of the building by reducing the use of brick and blocks and cement based products.

P L A N N I N G S T A T E M E N T
M I L M A N R O A D H E A L T H C E N T R E , R E A D I N G

This will improve the sustainability of the development and the site.

The facilities on offer will improve access to tele-medical services providing off site access to medical services which will reduce the reliance on visiting the surgery to gain advice and assistance.

By locating the more facilities on the one site and improving the time at which they can be accessed means that the surgery can provide the patients with a range of appointments with various specialists at one visit, reducing the need for patients to return to the site currently patients have to make multiple visits because there is insufficient space to offer all services on site at any one time.

DM4

The amenity of the surgery is unaffected by the extension. The extension has been designed so that it does not extend behind the rear extensions on the back of the neighbouring houses to reduce the impact of shading on the neighbouring site, the building ridge level is only slightly higher than the existing domestic eaves level. The first floor level is only slightly higher than the ground floor level on the adjacent domestic property.

The windows at the rear of the property would look north down the gardens and therefore would not overlook any more than the current surgery windows or those of the adjacent properties.

The intention is to increase the facilities for the current patients and not greatly increase the patient numbers therefore this should not increase traffic flow around the site. Patients would be encouraged to use the public transport, book many services at one time or use the non - site visit arrangements to minimise the car usage to site.

DM12

The surgery currently has 10 parking spaces for doctors and nurses and 13 for patients. It is intended to maintain these parking spaces. The reduced number of spaces on the staff side of the car park leaves additional space for motor cycles or bikes.

There is also space alongside the south entrance for 4 cycles under cover. There are also large entrance lobbies suitable for parking mobility scooters.

We surveyed the area and found that there is a considerable amount of on street parking available to the west of the site within a couple of hundred metres of the site. The surgery will look to disperse the staff parking into areas which are less congested and also encourage car sharing and public transport use.

The surgery is also investigating the use of other areas of ground within the area for use as both temporary parking during the construction period and also long term alternative parking to reduce the need to park in Milman Road.

During the construction period the majority of construction traffic would need to park elsewhere away from Milman Road and all deliveries would need to take place outside the school opening and closing times i.e. after 09.30 and before 15.00 and not during the peak travel hours.

AIR QUALITY STATEMENT

This extension will not affect the air quality within the site or for the neighbouring properties. The car parking on site is not increasing and the ventilation of the existing spaces will be maintained.

ARCHAEOLOGICAL ASSESSMENT

This site is not within the Area of Archaeological Potential. The ground disturbance will be kept to a minimum.

CONTAMINATED LAND SURVEY AND REPORT

There is no evidence of contamination on the site or close within the area. There is no requirement for remedial work and ground movement will be kept to a minimum. There are no materials produced on site which would contaminate the ground.

DAYLIGHT / SUNLIGHT ASSESSMENT

The proposed extension would not exceed 4 storeys. The existing domestic properties to the east of the site shade the surgery site from the early morning sunlight. The extension wouldn't greatly add to this shading as the sun would be higher in the sky by the time it would make a significant difference. Shading the consulting rooms improves the use of the rooms because it would reduce the solar gains. The extension is lower than the existing domestic property and the surgery.

ECOLOGICAL SURVEY AND REPORT

Not required because the extension would affect the ecology of the area.

ENERGY EFFICIENCY STATEMENT

Not required not a major development.

ENVIRONMENTAL IMPACT ASSESSMENT

Not required.

EXTERNAL LIGHTING DETAILS

The external lighting would be mounted on the underside of the extension. It would be flush mounted robust LED units to provide downward directional light in the parking areas with minimal spill outside the outline of the extension. There are no light columns.

The lighting would operate during the operational hours linked to a time clock and a photocell so that it comes on when required during the hours of darkness but will automatically switch off once the natural lighting levels achieve the required level.

FLOOD RISK-ASSESSMENT

Not required as it is not in a risk area.

HEADS OF TERMS- 106 LEGAL AGREEMENTS

Not required for this project

HERITAGE STATEMENT

Not required for this site

LANDSCAPE PRINCIPLE

The external spaces were re-landscaped after the previous extensions, the new extension does not affect these areas.

MATERIAL DETAILS

These are shown on the planning drawings, in the Design and Access Statement and on the application form.

NOISE & VIBRATION IMPACT ASSESSMENT

This building is not a noise generating development and the extension will not lead to any change in the sensitivity use to the ambient noise level in the area. The foundations would be short bored piles to minimise any noise and vibration affecting the neighbouring properties during the construction period.

PLANNING STATEMENT
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PLANNING STATEMENT

As enclosed

PLANS AND DRAWINGS

These are attached to the application in the scales required, with scale bars and north points.

SUSTAINABILITY STATEMENT

The extension has been designed to minimise its carbon footprint. This has also been designed to minimise the use of energy to construct and use the property. The windows on the south facade will be fitted with solar shading film as in the rest of the building.

The shallow profile plan ensures that the clinical rooms can be naturally ventilated.

The extension will shade the lower floors on the east facade.

TOWN CENTRE USES

Not required for this extension

TRANSPORT ASSESSMENT

This is not a major development the extension provides only 4 additional clinical rooms. The proposal is reduce the need to travel to the surgery by the use of technology

TREE SURVEYS

Not required on this extension

UTILITIES STATEMENT

This is not a major development the utilities will be provided from the existing building.

VEHICLE PARKING AND SERVICING DETAILS

The existing parking levels will be retained on the site with 10 spaces for Doctors and Nurses and 13 for patients. The bin storage and collection will be as existing.

VENT / FLUE & VENTILATION DETAILS

Not required for this proposal.

CURRENT STAFF LEVELS

There are 21 full time staff, 10 part time staff who make up a full time equivalent of 4.9, making a total of 26 full time staff or equivalents. They do not propose to increase this number as a result of the extension. The extension will allow new ways of working with increased use of IT/wrap around services and remote monitoring. They envisage less numbers of patients having to attend the surgery and also less frequent attendances as much more will be managed on 1 visit to a team of healthcare professionals

CURRENT PATIENT LEVELS

The current list size is 14,804 this is relatively stable at present. There is no intention to increase these numbers with the small new extension and it is proposed to provide the existing patients with a more comprehensive level of service.

However if new developments for residential accommodation are approved within the catchment area with no provision for GP services then these people will need to have access to primary care facilities in the area.

OPENING HOURS

The current opening hours are;

Monday	8am – 6.30pm
Tuesday	7am – 6.30pm
Wednesday	7am – 6.30pm
Thursday	8am – 6.30pm
Friday	8am – 6.30pm
Saturday	8am – 12 noon

They have recently changed these to reflect our current patient population, so envisage no reason for them to change again in the near future.

The opening hours are changed to comply with NHS Guidelines and Directives which are led by Government Policy or by pressure for change through patient requirements. There are usually core hours where a range of services will be available and the extended hours which are accessed through appointments only and provide access for GP services only.