



Design & Access Statement

For
EXTENSIONS AND ALTERATIONS TO
TILEHURST SURGERY
READING

NOVEMBER 2017

1.0) Introduction

1.1) The Application

The proposal is to extend the existing Medical Centre to create an improved facility with new rooms built to modern design standards. The existing building is not of a suitable size, and does not contain sufficient numbers of clinical rooms to service the current and constantly expanding patient list size.

Clinicians are sharing rooms which is not acceptable. The Practice is also being hindered by the shortfall of rooms and cannot deliver the required clinical services required by the NHS, and cannot adhere to the guidelines of providing secondary care services within a primary care setting.

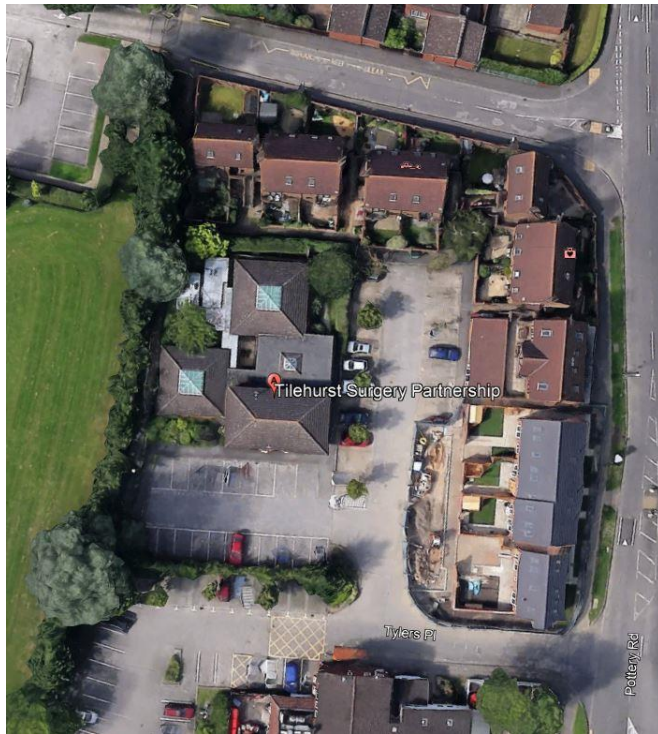
1.2) Our Objectives

It is important to understand that our overall goal is to improve the quality of the development on this site by:

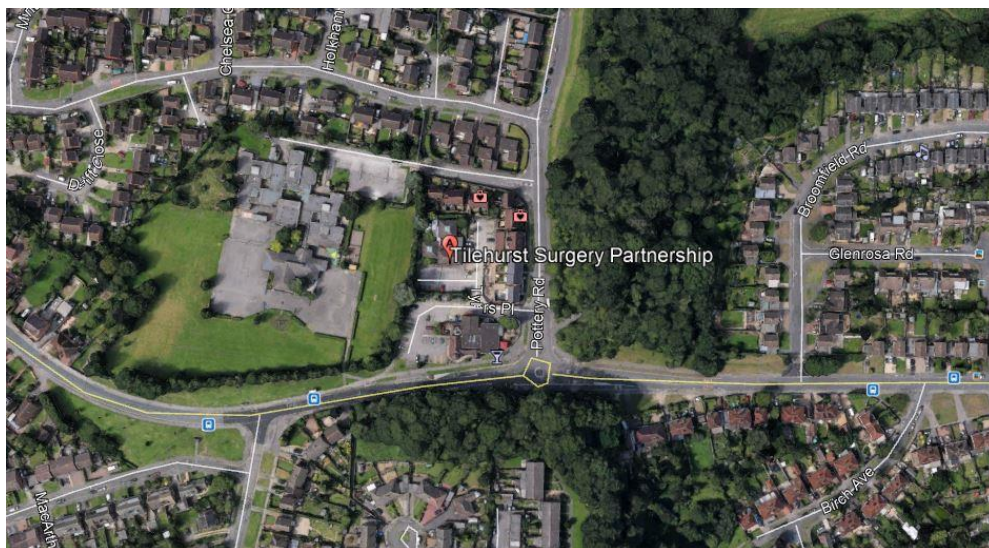
- Improving and updating the standard of healthcare provided
- Complement the massing and form of the existing building by proposing modern extensions

These are achieved through understanding the surroundings and properly responding to the design issues facing the site.

2.0) The Site



2.1) Site location



The site is located to the western side of Reading. The site is accessed off Pottery Road via Tylers Place. To the North and East of the site are residential properties, to the South, a Public House and the West, a School (playing fields).

2.2) Site analysis

The site consists of medium to low dense hedgerows and planting with smaller trees to the Western boundary with the car park immediately to the South. None of the existing soft landscape will be adversely affected by the proposals, other than low level shrubs, which will be removed where the single storey extension will be constructed.

The site is predominantly flat, with only a very slight incline from North to South.

2.3) Local character assessment

The building and site itself is within a generally isolated position and does not form a significant part of the street scene, or have a strong visual connection with any surrounding buildings. It is tucked away to the rear of the residential properties facing Pottery Road, with the rear of those properties, facing the site.

The new extensions should address scale, complexity and character issues. Therefore the new extensions can be modern in design as long as they follow and embody a style which can sit adjacent to the existing buildings and local vernacular, so as to remain continuous with the evolution of its surroundings.

Detailed design considerations will be elaborated on in the next section of this document.

3.0) Design Concepts

3.1) Amount & Layout of Development

The development extends the existing floorspace of the Medical Centre by 103m² GIA divided between ground and first floor with a new glazed main entrance being positioned in the same location as the existing, which will retain familiarity for building users.

The single storey extension is located within the southern area of the plan and will create new clinical rooms and storage. The first floor extension is located directly above the existing car park, on columns to allow parking beneath. This will provide additional administrative accommodation, some of which will be relocated from the ground floor, to allow further growth of much needed clinical space.

The new extensions are not extensive in size and will fit comfortably within the existing overall development. The proposed high-quality design and layout should enhance the appearance of the immediate environment.

In terms of overlooking and overshadowing, the new extensions do not overshadow any neighbouring buildings or facilitate views into neighbouring land beyond the application site.

CAR PARKING

The new extensions will not adversely affect the current car park layout or manoeuvrability for vehicles entering, exiting and parking within the site. There will only be a loss of one space due to the positioning of the new columns supporting the first floor extension.

It is worth noting that staff and patients will continue to have the use of the pay and display car park belonging to the public house. This currently provides circa 48 no. spaces and it is worth noting that the peak times of use will differ with the health, making it a viable option for parking.

STAFFING

It is important to stress that the new extensions merely provide sufficient accommodation for the EXISTING STAFF AND PATIENT POPULATION. There will be no additional staff or patients as a direct result of these extensions and modification works.



3.2) Appearance and Scale

The physical appearance of the form is probably the most critical element of any development; long before the scheme will be judged as a success in terms of layout and access it is the appearance that will inform the public's first impressions. Therefore the aim is to provide well designed simple building extensions that incorporate high quality materials that are carefully detailed and complimentary to the existing overall appearance.

Buildings must reflect and promote their use, yet not be constrained by it. The proposal seeks to use scale, layout and appearance by means of materials, colour, shading and structure to underline the community nature of its use. The timber style cladding creates a subtle and welcoming contrast from the facing brickwork of the existing building, which is then further articulated by the rendered panels. The existing main entrance was tucked beneath a very low overhang, creating a dark recess. We have added a glazed lobby which fills in the recess, and creates a better focal point, together with providing more internal space to the reception area, improving the confidentiality and security for both staff and patients.

4.0 Access

4.1) Vehicular Access

The proposals will not alter the existing vehicular access and levels across the site will remain the same.

4.1) Pedestrian Access

The proposals will not alter the existing pedestrian access and levels across the site will remain the same.

4.2) Internal Circulation/Fittings

Generally the layout of the plan is designed to create a simple working environment for staff and for patients, with particular attention being paid to patient confidentiality and legibility. Surface finishes & colour scheme will help distinguish between different planes i.e. door frames and skirting to visually contrast with surrounding wall.

All new doors will have widths of a minimum of 850mm, with a clear leading edge of 300mm. New door frames and furniture will visually contrast with the surface of the door.

The new entrance doors into the surgery will be fully automated.

At all entrances into the building, a cleaning mat will be provided internally.

A new fully compliant accessible wc will be provided within the new works.

CONCLUSION

We have designed an extension that creates and embraces inclusive access for all. The extremely simple legibility of the main entrance we determine to be the singular driving force behind creating an inclusive building. Simple, defined access to all public spaces will enable us to apply the detail as the project progresses.