

MILMAN ROAD HEALTH CENTRE  
MILMAN ROAD  
READING

# DESIGN & ACCESS STATEMENT

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PROPOSED EAST EXTENSION TO HEALTH  
CENTRE AND PHARMACY

APRIL 2017

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## SITE ANALYSIS

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The site is to the south of Reading Town centre on a predominantly domestic road off the Basingstoke Road B3031. The site and surrounding area is generally level, falling slightly to the west. The road contains a spectrum of building styles from the flat roofed 'modern' Church Hall to the west of the site and the traditional Edwardian and Victorian terraces to the three storey town houses and the four storey traditional buildings split into apartments alongside to the east of the site. The properties are set back away from the road with small front gardens behind railing topped boundary walls and hedges. Many of the properties along the road have single storey front projections. At the end of the road is a Victorian Primary school, New Christ Church Primary School, run by the Church of England. This school has playing fields at the end of Swainstone Road to the south of the site and a car park behind church hall.

The site contains a three storey health centre with an undercroft for parking. The site is bounded on the north and east sides by high brick walls or the neighbouring 4 storey property. To the west there is a wide foot path Elizabeth Walk, and planting beds. On the south west corner of the plot is a raised brick planter. The road is a cul-de-sac, although in the past it has linked into surrounding roads.

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The site area is 1150m<sup>2</sup> and currently provides 1424m<sup>2</sup> GIA of floor space over three floors. The site is square with the building sitting on the western side of the site and the parking on the east side.

The road is occupied by a range of socio-economic groups occupying the apartments, terraces and town houses. The properties within the road appear to be well maintained, private rented or owner occupied. To the north and north-west there are more modern terraces and low rise flats possibly some social housing.

The Health Centre was relocated to its current site in 1976 and was refurbished in 1992 having been first established during the 1920's. It contains a doctors surgery – Dr Mittal and Ptnrs, a Lloyds Pharmacy and additional healthcare providers i.e. District Nurses, Health Visitors, Chiropodists, phlebotomists, etc. The surgeries provide Primary Healthcare services to an area of land stretching from Tilehurst in the west to the Winneresh Triangle in the east and from the Thames River in the north to the M4 in the south.

The use has been fully established over a long period, and the Healthcare Use is supported by the National and Regional Planning Policies. The work approved by the previous planning approvals has been carried out improving access on the ground floor and upgrading the surgery and pharmacy.

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## CONSULTATION

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The applicant has liaised with the PPG (Patient Participation Group), the NHS and the CCG to ensure support for additional space. The PPG contains members of the public from the local community who use the facilities. Discussions have taken place within the surgery to establish the scale, function and location for the extension. The surgery does not wish to increase the patient or staff numbers within the surgery only provide improved services to the patients and visitors so that the surgery can act as a health hub within the area. The extension will also provide additional clinical rooms in which clinical staff can meet with patients and provide health services to improve the health of the area.

The applicant has made a pre-application enquiry to the Planning Authority and have adjusted the scheme to take their views into consideration and also made further enquiries to provide additional information.

## EVALUATION

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From the discussions within the surgery, the health authorities and the planning authority is clear that the surgery is a prominent provider of healthcare for the area. The area requires additional health facilities to provide adequate cover and reduce the dependence on local hospitals and A+E facilities. The NHS are trying to disseminate health services into surgery hubs where patients will be able to access preventative healthcare services, as well as health support services such as smoking cessation etc and follow up health care such as Oncology. This reduces the travel to and from hospitals and keeps health facilities local.

The extension will make use of the existing services so that Admin and Waiting areas will not need to increase because the staff and patient numbers are not envisaged to increase.

Parking and construction traffic is considered an issue within the area therefore we have looked at alternative public parking areas. We are also looking at alternative parking arrangements during the construction period. Dependent upon the timescale required to approve an application and negotiate a contract we would look at programming the work to minimise the impact on the surrounding area as traffic fluctuates with the school timetable. No construction deliveries would be during the school run times.

We have looked at the construction impact on the neighbouring properties and aim to minimise this by using short bored piles with ground beams and a steel frame to reduce the amount of 'muck away' and disturbance to the semi-basement properties. The steel frame will be infilled with a timber panel system that can be prefabricated away from the site and brought to site as semi-finished panels, requiring only rendering on the outside. They should reduce the construction time and minimise materials storage on site.

The street elevation has been recessed behind the street line and the material has been chosen to match colour of the extension to the church hall. This is so that it doesn't extend the appearance of the surgery as a monolithic bloke and adds relief into the street line. The streetscape contains both brick and coloured render facades.

The proposed extension should not reduce the parking on site after completion.

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## DESIGN

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### AMOUNT

The depth of the extension was set by the neighbouring properties so that it doesn't overshadow the neighbouring properties or overlook those behind (more than 25m away). The front windows are behind the street line so that they are no closer than the neighbouring properties to the properties across the road. These windows are south facing and therefore will be covered by a solar film and the small windows will be obscure glazed to preserve the privacy of the patients. The eaves line and ridge line have been dropped to reduce the impact of the extension.

The extension contains 4 clinical rooms on each level and these are required to be 16m<sup>2</sup> each to comply with the current regulations.

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**LAYOUT**

Each floor is laid out the same with two clinical rooms to the south and north and a central WC and a corridor linking back to the existing building. The rooms are arranged to either side of the central corridor so that it is clear for the visitor and close to both the access lift/stairs and the Waiting Room. The clinical rooms are sized so that the couch, desk and wash area can all be arranged as required to provide good lighting, ventilation and privacy

**SCALE**

The extension has been designed on a human scale, so that it is welcoming to patients and the scale and proportion of the windows would match the existing. The grouping of the windows takes its rhythm from the adjacent properties. The extension eaves line would be lower than the existing property and lower than the neighbouring property so that it is subservient to them. The roof pitch would be lower than the existing to reduce its impact, keeping the extension as low as possible within a similar palette of materials.



Neighbouring domestic property

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### **LANDSCAPING**

The extensions are on the first and second storey and therefore will not affect the existing landscaping on site. The previous extensions have introduced a variety of ground cover plants providing a greater range of flower and berry bearing plants to encourage wild life.

### **APPEARANCE**

The extension will harmonize with the adjacent buildings taking the render colour from the Church hall to the west and the window proportions as surgery. It will have a clean contemporary appearance of smooth self coloured render and powder coated fascias so that they are very low maintenance. The windows will be powder coated aluminium to match the existing. The roof will match the existing in a Decra metal tile profile finish which not only provides a weatherproof finish at the low pitch but it also provides a vandal/burglar resistant roof surface. The fascias and soffites will be PPC aluminium. The rainwater goods will be in powder coated aluminium to resist damage.

### **USE**

The extension would be used for clinical purposes, providing space for additional health services to patients. It will allow the surgery to increase the services to enhance health provision for the area, this will allow the NHS to improve healthcare provision and access to NHS services. The extended facilities will not impede the existing uses.

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## **ACCESSIBILITY**

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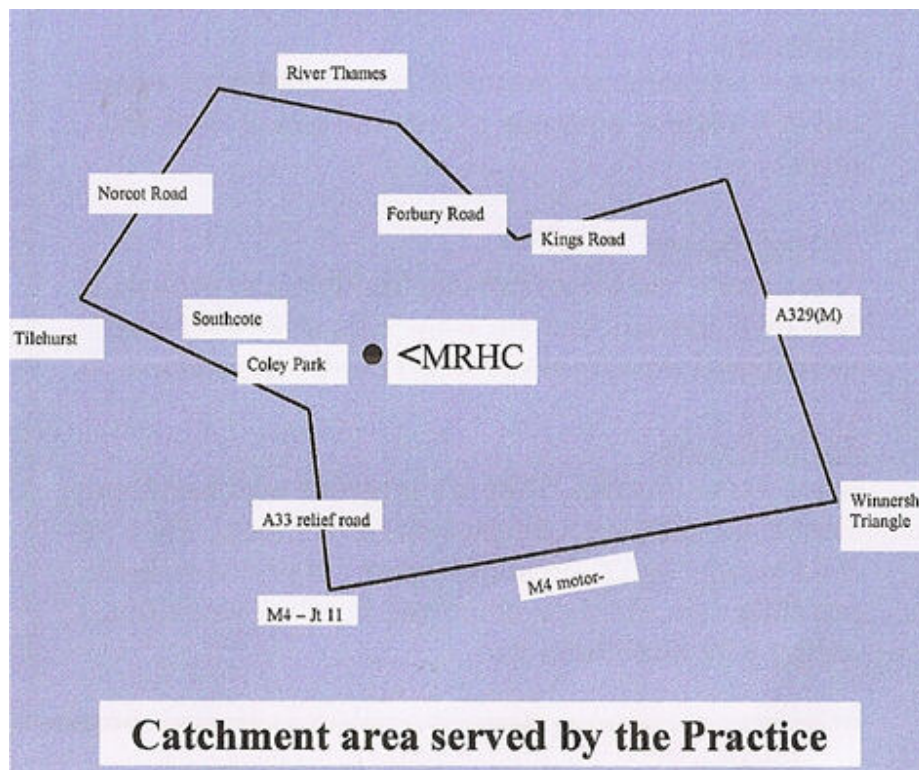


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The access points into the surgery have been improved because patients can be greeted by Reception staff rather than trying to orientate themselves via a signboards. The existing paths have been widened to ease patient flow for all. There is be a level threshold into the building and they are fitted with power assisted entrance doors.

All routes within the site will be laid at less than 1:20 gradient.

Any windows close to the boundary will be fitted with restricted openers so that the windows do not open over the pathways and accessible areas. The glazing will be obscure glazing to maintain privacy for the surgery users.

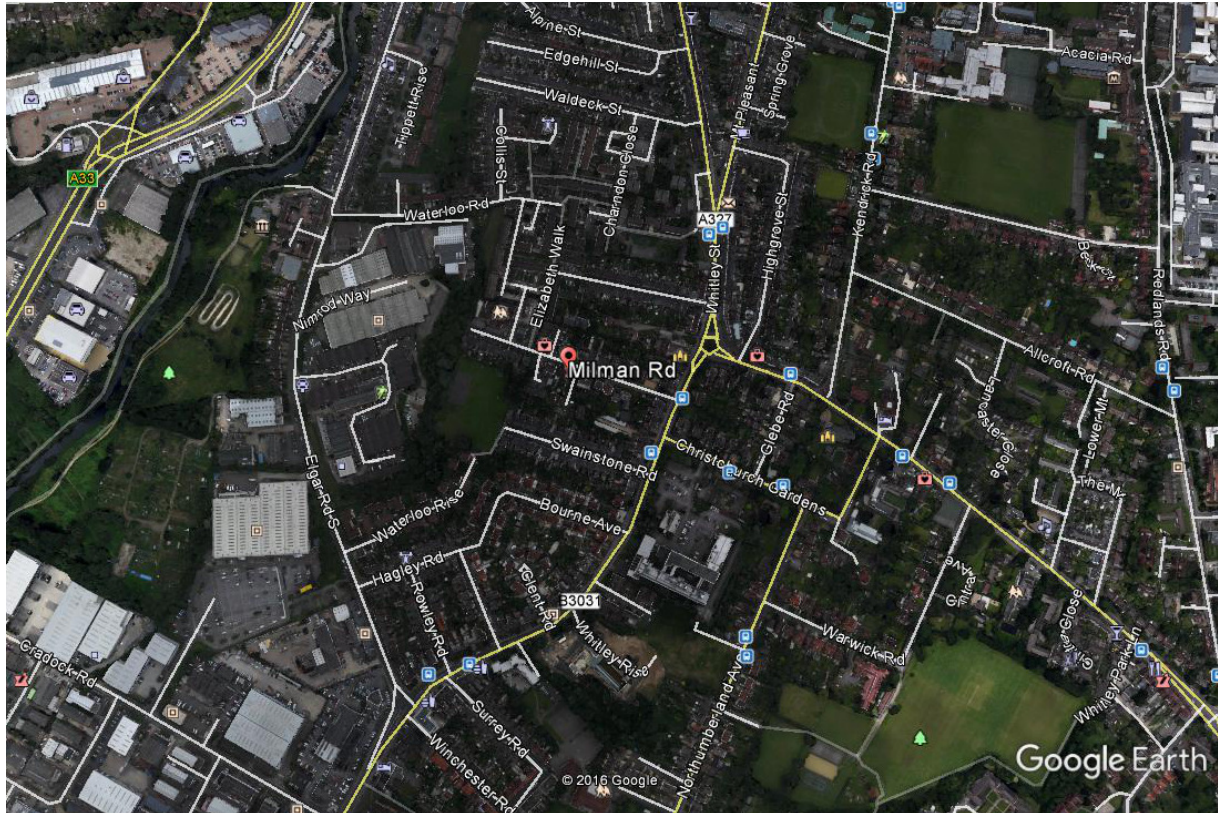


The vehicle access to the site will be maintained as existing. With parking on site and restricted parking along Milman Road. There is a considerable amount of unrestricted on street parking to the west of the site in and around Waterloo Rise, Elgar Road and Waterloo Road all within easy walking distance of the site.

The surgery is investigating additional space for parking for staff and patients and parking for construction traffic away from the site.

There is also a regular bus service along Basingstoke Road, with many buses running every hour during the day. This is within 200m of the surgery along a relatively level asphalt surfaced pavement.

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### ENVIRONMENT SUSTAINABILITY

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The GP surgery is close to the centre of its' catchment area. Access to the surgery via bus services and cycle connections are well established. This will maximise the opportunities for people to access the service without the use of the car. The established Pharmacy and other Healthcare provisions are accessible so that patients can obtain prescriptions, care and pick up their medication on one site. This reduces travelling and reduces the carbon footprint.

The materials chosen can be sourced locally or regionally to reduce their embodied energy. Any timber will be sourced from sustainable resources.

The drainage will be into the existing surface water system discharging the water into the mains system. There will be a no increase in impervious area caused by this extension. The area is not at risk of flooding.

The building has been laid out and windows sized so that it maximises the use of natural light and ventilation and minimises solar overheating.