

Reconfiguration of Jasmine Ward, Prospect Park Hospital

Design and Access Statement



Kendall Kingscott Limited
Glentworth Court
Lime Kiln Close
Stoke Gifford
Bristol
BS34 8SR

0117 931 2062
bristol@kendallkingscott.co.uk

Prepared By:	AG
Checked By:	ND
Date:	Dec 2017
Job No:	170509
Revision:	A

1.0 Introduction

Prospect Park Hospital wish to refurbish Jasmine Ward to provide In-Patient Learning Disability Services, currently provided elsewhere on the site. The works are part of a mental health services restructure.

Included within the refurbishment are the following, for which will require Planning Permission:

1. Provision of a secure outdoor space
2. Courtyard infill with flat roof and lantern style roof light
3. Window replacement

This design and access statement serves to accompany the application for Planning Permission 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.

The proposed refurbishment is confined to Jasmine Ward situated to the Northwest of the hospital. The secure outdoor space will be an extension of the existing ward, accessed via double doors to the existing main corridor.

The flat roof courtyard infill with lantern style rooflight is set amongst existing ward areas and will not be visible from building elevations.

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.

3.0 Design & Access Considerations

3.1 Secure Outdoor Area

As indicated on drawings/documentation provided, the existing close boarded timber fencing is to be removed and replaced with a new c3.5m external wall with 1m overhang (for additional security). The wall is to be of polyester powder coated steel frame with glass block infill. 2no. mirrored security windows will allow patients vision out while minimising visibility in to the space.

The size of the space is constrained to the area over the existing timber cribblock retaining wall, while the wall does not protrude beyond the existing building line.

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

Access to the outdoor area remains unchanged and is via the double doors to main ward corridor. A further escape door will be provided to the enclosing wall exiting out to the car park area to the front of the hospital.

3.2 Courtyard Infill

The existing courtyard to located centrally to Jasmine Ward is to be infilled. To minimise the impact of the infill it is proposed to construct a new flat roof including a lantern style rooflight to maximise natural light to the room below.

Given the location of the infill, the proposal will not be visible from any of the building's elevations.

Sun pipes are to be included to the flat roof area of the courtyard infill, as well as further sun pipes being provided over ward corridors. All as per drawings provided.

3.3 Window replacement

The existing powder coated (blue) doors and windows to Jasmine Ward are to be replaced with new polyester powder coated steel (RAL 5003). New windows are to be sliding sash windows, 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 and those found elsewhere on the site.

Access to and from the ward will remain unaltered through the proposed refurbishment.