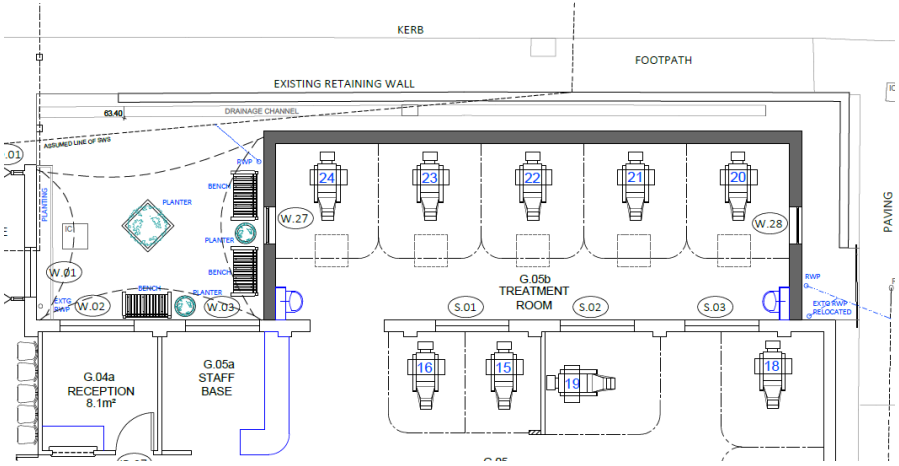
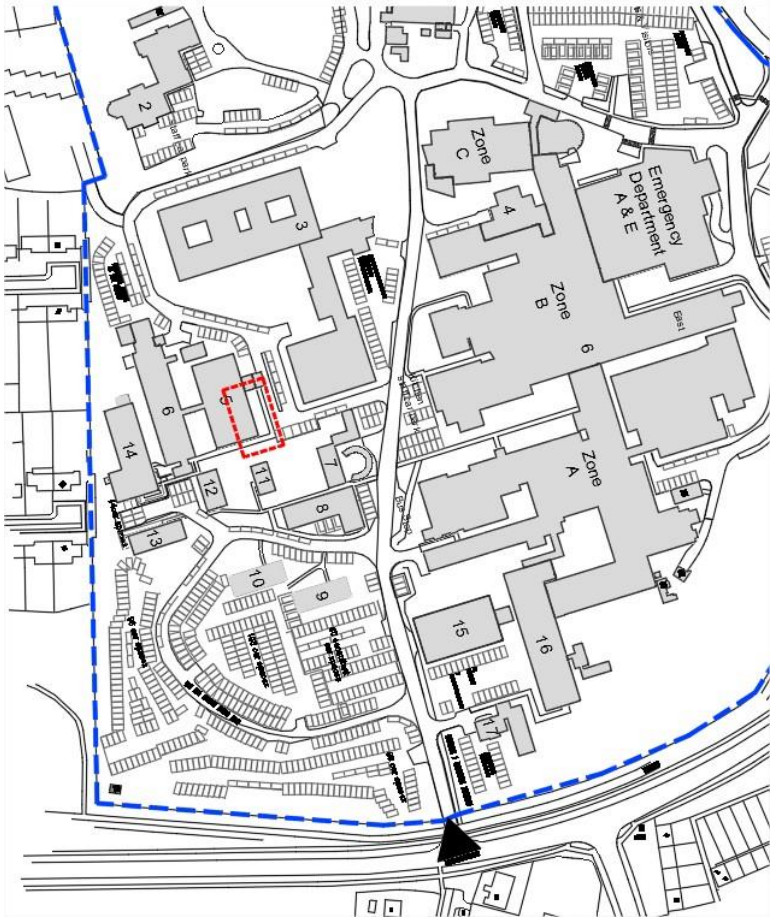
DESIGN & ACCESS STATEMENT

Extension to Williams Day Unit

Princess Alexandra Hospital, Hamstel Rd, Harlow

April 2021





NHS
The Princess Alexandra Hospital
NHS Trust

architects dnp surveyors

Williams Day Unit Expansion, Princess Alexandra Hospital

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1.0 Introduction

This Design and Access Statement forms part of the planning application for a new single-storey extension to be constructed as part of the reconfiguration and refurbishment of the Williams Day Unit, a cancer treatment facility operated by The Princess Alexandra Hospital NHS Trust within Princess Alexandra Hospital, Harlow.

The Princess Alexandra Hospital NHS Trust provides a wide range of Acute Healthcare services to the West Essex and North Hertfordshire area. Across the hospital sites, they serve a population of around 350,000 people providing Emergency services, Cancer, Maternity and Elderly Care.

Following relocation of the Oncology Clinic to the building in 2012, ongoing remedial works have been conducted to increase outpatient capacity from 6 to 8 rooms but this is still deemed insufficient with provision being required for Oncology, Acute Oncology, Haematology, and Pre-assessment services in addition to the Chemotherapy areas.

Capacity has been further impacted in 2020 by the Covid-19 Pandemic which has seen a necessary reduction in available chemotherapy treatment chair numbers which is now impacting chemotherapy delivery with prolonged waiting times for treatments.

The reconfiguration of the unit sees all non-clinical space converted into additional outpatient clinical space as well as a small extension to the front of the premises which will be used to increase capacity both in light of the insufficient existing floor area and also in support of replacing the chair numbers currently reduced due to the pandemic.

The benefits to patients will be numerous as the scheme will create the much needed additional capacity to support faster treatment delivery as well as delivering improved aesthetics throughout the overall unit.

In addition to the extension, the proposals are for refurbishment of the existing 1960's building, with many elements such as external windows, heating and internal decor having come to the end of their useful lives.

The refurbishment will provide a cancer unit that is fit for purpose for a vulnerable patient group who are forced to endure multiple visits for often prolonged treatment regimes.

2.0 Design Development

The proposed development is located on the West of the Princess Alexandra Hospital site and has been confirmed as not being within a Conservation area nor do the works involve alteration to a listed building.

The existing building is of single storey masonry construction with mono-pitched high ceiling wings that sandwich a single storey flat roof section and roof top plant rooms. Aluminium single glazed windows, screens and French doors provide natural light to the deeper plan areas of the building, supplemented by high level clerestory lights.

The development area is currently a tarmac paved courtyard to the front of the building, situated behind a brick retaining wall, with access road and pavement approximately 700mm above the courtyard level.

The design has been developed in conjunction with the following stakeholders who have been actively involved with establishing the brief for the building and continue to input into the design development;

- Cancer Care Staff
- The Trust Strategic Group
- Capital development team
- Estates and Facilities

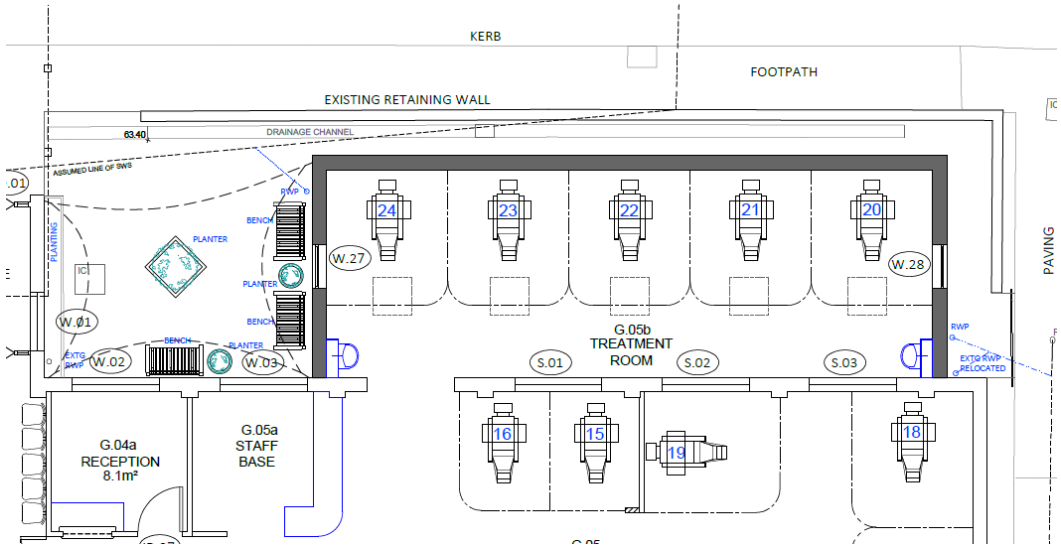
The Trust has appointed a comprehensive design team to ensure the brief can be delivered whilst meeting the requirements of Planning policy CP4 of Harlow's local plan. The extension to the Day Unit is in line with the approved masterplan, improving the services route and hospital facilities.

3.0 Use

The works relating to this application look to improve the capacity and facilities offered by the Cancer Unit which provides Chemotherapy Cancer Treatment in conjunction with the complimentary Oncology Outpatient Clinic within the same building.

There is an obvious benefit to the co-location of these services and the brief generally requires an enhancement of the service to provide 24 no. Chemotherapy Treatment Bays within the existing immediate locality.

Following investigation into the possibility of accommodating the necessary increase in capacity within the existing envelope, in conjunction with the Trust it was agreed that an increase in building size was necessary to provide 5 No. additional treatment bays for Chemotherapy patients, and the proposed extension aims to provide this.



4.0 Amount

The current site area for the hospital estate is in the region of 123,700 sq metres.

This application provides an additional 54 sq metres of treatment area, sufficient for five cubicles and associated circulation, increasing the Day Unit floor area from 655m² to 709m².

The amount of space required for the development is in part dictated by the 'Health Building Notes' (HBN's) and supporting Schedules of Accommodation, guidance documents published by Department of Health. These set out the minimum space standards for healthcare development. Further supporting documents, the Health Technical Memorandum (HTM's) provide additional guidance on the space planning and means of escape relating to Fire Risk Assessment and where necessary the horizontal circulation has been supplemented to meet these requirements.

5.0 Layout

The proposed development is located on the West of the Princess Alexandra Hospital site within a cluster of similar 1960 and 1970's wards and treatment units. The extension makes use of an under-utilised paved area behind a retaining wall at the front of the building to provide direct access from the existing internal treatment area.

The proposed extension provides additional treatment area for 5 No. patients in an open-plan arrangement with patient areas separated by curtains and is accessed from the existing treatment area which is due to be reconfigured as part of the increase in capacity..

6.0 Scale

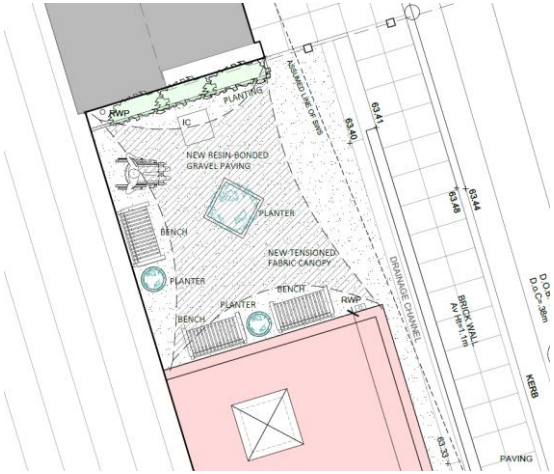
The plan area has been dictated by NHS space requirements for cancer patient treatment areas, with the footprint shaped to sit within the existing external courtyard. The shape and height of the existing roofscape lends itself to a flat-roof extension, the overall height of which is also dictated by NHS and service-zone requirements. As the existing building is formed from a pair of mono-pitch frames giving high ridgelines whilst sitting below the level of the access road, the proposal results in a low-key extension at the centre of the Hospital complex.

7.0 Landscaping

The extension takes the place of a small, raised planting bed within the courtyard – the intention is to replace this with a central feature planter in the remaining courtyard which is to be improved with increased drainage to prevent flooding from the road, and new resin-bonded gravel paving.

The feature planter will allow 360° access and will be supplemented by additional planters adjacent the relocated seating and the replanting of the linear bed adjacent the main entrance to to improve the sensory experience. There is to be a new tensioned fabric canopy fixed to the external structure which endeavours to further enhance the aesthetic of the 1960's façade creating a covered seating area to increase patient and staff welfare.

The design aims to achieve a balance between hard and soft landscaping areas to benefit both patients and family members whilst providing access for external maintenance.



8.0 Appearance

The existing building has a combination of exposed brick external walls and concrete interlocking tile pitched roofs with single-glazed aluminium windows and doors. The original deep painted plywood fascias have at some time in the past been overclad with white upvc which in some areas is failing due to deterioration of the underlying ply.

The hospital site itself has a varied collection of building styles and ages with no central design strategy, and it was felt appropriate for the extension to be constructed in a modern style to showcase current trends rather than trying to match the original 1960's appearance of the Williams Day Unit.

It is intended to construct the building in lightweight steel framing which lends itself to a rendered facade as shown, with feature cedar cladding and stainless steel signage added to emphasise the building on the vehicular and pedestrian approaches.

The flat roof will have a deep fascia to match the existing which are to be replaced as part of the project along with the doors and windows, which will be upgraded to energy-efficient double-glazed upvc units. In addition, the roof has been designed to mimic the existing oversailing entrance canopy.

Rooflights within the flat roof of the extension along with two new upvc window units fitted in the two side elevations will provide daylight into both the new treatment cubicles and the existing building, supplementing the existing clerestory windows and entrance screens. These new windows will be fitted with frosted glass providing full privacy and upholding complete dignity within the treatment area.

9.0 Access

The new building looks to add minor additional capacity and will have negligible impact on current traffic or pedestrian movements. As a result, no additional parking is proposed to support the development and the scheme has been designed to make use of the existing campus facilities.

The Trust has developed a 'Wayfinding' strategy for the site in consultation with the various stakeholder groups and this shall be adopted and extended for the new development.

Corridors and door openings have been designed in accordance with Health Building Note 00-04 published by the Department of Health, providing the required access for equipment movement, which results in suitable and sufficient semi-ambulant and disabled access in accordance with Approved Document 'M' of the Building Regulations 2010. As part of the internal reconfiguration, consideration has been given to the introduction of contrasting finishes to aid with the movement of the visually impaired around the building.