



Design and Access Statement

May 2021

Proposed Alterations and Extension to
Chafford Hundred Medical Centre, Drake Road,
Chafford Hundred, Grays.



In consultation with
Thurrock Council.

PI30-IJI 210524 DAS

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1.0 Introduction

BRP Architects have been appointed by Primary Health Properties Ltd. to prepare a planning application submission for an extension to the existing premises at Chafford Hundred Medical Centre in order for the existing Healthcare practice to provide an improved service and better cope with the existing patients.

The design proposals put forward for consideration are the product of detailed site and surrounding context appraisal and an assessment of the practice's current and anticipated needs. Pre-Application advice has been obtained from Thurrock Council which has been considered in order to inform the design.

2.0 Location

Chafford Hundred is a small, turn-of-the-century, settlement located to the east of London, just outside of the M25 ring road, bordered to the north by the A13 and to the south by Grays and the Thames estuary. The town is well connected to the surrounding areas via the A13 which runs locally from Basildon, through Rainham and Dagenham and into the City of London. To the east of Basildon, Southend Airport is within a 35 minute drive.

3.0 Application Site

The application site is Chafford Hundred Medical Centre, situated on Drake Road.

Chafford Hundred Medical Centre,
Drake Rd,
Chafford Hundred,
Grays,
RM16 6RS

The plot is occupied by the current Doctor's Surgery with hard landscaped car parking to the rear, and soft landscaping and vegetation to the front. Pedestrian and vehicular access is provided directly off Drake Road between No. 208 and the Medical Centre, providing parking for a total of 43 vehicles, one of these being disabled spaces.

The site is bounded to the North by residential properties, to the West by Merlin Close, and a Pharmacy and commercial site to the South.

The overall area of the site is approximately 2,070m², with approximately 8m² allocated for the proposed extension footprint to rear of the existing building. The large majority of the scheme consists of internal alterations and a first floor extension, therefore it will have a relatively small impact on the external footprint.

The site is not within a Conservation Area and there are no Tree Preservation Orders on the site or within close proximity to the development area.

4.0 Context

The original surgery building was constructed in the late 1990s, with no extensions or alterations known to date. Planning Ref: 98/00082/FUL | Construction of a medical centre with dentistry and associated external works | Armada Medical Centre Drake Road Chafford Hundred Grays Essex

The site is situated in a residential area, and as such the neighbouring plots are residential in nature, with exception to the two storey Pharmacy to the South.

The existing building is of a design which is in keeping with the local vernacular, utilising red (sides and rear), mixed-buff and dark blue facing brickwork. The projecting gable facades feature dark-blue quoin detailing. The roof is duo-pitched with projecting gables with terracotta-brown tiles. The windows and doors are predominantly White PVC, with dark-blue brick soldier head and sill details.

Accommodation is predominantly on the first floor, with a small amount of staff accommodation found on the ground floor in the reception/ records office.

5.0 Movement and Access

There is currently a single vehicular access to the site from Drake Road to the West of the site, which provides access to the existing car park to the rear of the Medical Centre. Safe pedestrian access is provided for via a pathway from Drake road accompanying the access road round to the rear.

6.0 Public Transport

There are well established bus routes for the No 33 which run along the Drake Road, with bus stops directly outside the Medical Centre and others in both directions less than a 5 minute walk away from the Surgery. Chafford Hundred train station is approximately 1 mile from the site.

7.0 Existing Site Photographs

Existing Site Photos can be found on Page 3.



View looking South East, at the Road-Facing Facade



View looking North East, at the Road-Facing Facade



View over the existing rear flat-roof wing (foreground) and First floor administration accommodation (background).



View of the Main (rear) Entrance.

8.0 Planning Considerations

Thurrock Local Plan: Full Consultation Document for the New Local Plan (Issues and Options stage 2):

“Infrastructure planning and delivery – identification, funding and phasing of strategic and local infrastructure provision to support growth (transport, utilities, community, **health**, education, leisure and digital infrastructure)”

SE2050 (South Essex 2050 Ambition) priorities -

“The Joint Strategic Plan (JSP) will set out a wider vision and spatial strategy for the development of South Essex including a range of high level strategic policies which will establish the scale and distribution of new housing, employment, retail and town centre development across South Essex, together with **supporting infrastructure** priorities over the plan period to 2038”

When considering the Existing Thurrock Local Development Framework the consultation document brings attention to the issues that may be caused by the projected number of new homes in the district:

“Additional housing development in the urban area could increase the strain on existing community facilities (schools and **health**) where there is already limited physical scope and capacity to meet existing needs;”

Summary of key Comments –

Comments from Duty to Cooperate bodies:

“The Local Plan must... Ensure that residential developments are supported by health facilities, in order to combat existing health inequalities experienced at a local level”

Comments from Local Residents and Community Groups:

“The Local Plan process with need to consider... The need for better health, education and community facilities to meet local needs;”

9.0 Pre-Application Consultations

Pre application feedback was sought for the proposal; the comments received back from the Council following the following Pre-Application meeting were favourable for the approval of the scheme.

For details of the comments please refer to the scheme 21.30013.PMIN or document: *Officer Response - 21.30013.PMIN.pdf*



Development Management, Civic Offices, New Road,
Grays Thurrock, Essex RM17 6SL

Applicant:
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LE16 7PW

Our Ref: 21/30013/PMIN

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Date: 26th March 2021

Dear Joe Jeacock

Proposal: Extensive internal alterations and a new first floor extension (c155sqm) over the existing ground floor projection to the rear of the property.

Location: Chafford Hundred Medical Centre Drake Road Chafford Hundred Grays

Thank you for your enquiry received by this office in relation to the above development proposal. Having considered the information provided at the time of submission and the consultation responses received to date I offer the following information and comments.

Relevant planning history

I have checked the planning history for the site and would advise you that there is no directly planning history relevant to the current proposal other than the following.

Application Reference	Description	Decision
98/00082/FUL	Construction of a medical centre with dentistry and associated external works	Approved

Policy Context

National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012 and amended on 24th July 2018 and on the 19th February 2019. Paragraph 10 of the Framework sets out a presumption in favour of sustainable development. Paragraph 2 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 11 states that in assessing and determining development proposals, local

10.0 Design

Scale and Layout

The proposal is to erect a new first floor extension to the rear of the existing Medical Centre and an area of two story extension to house an internal elevator.

By creating a contemporary flat roofed extension over the existing ground floor flat-roofed element we can effectively increase the the internal usable space while keeping the new roof below the existing ridge line, thus the impact on the surrounding dwellings has been minimised.

The extension will be accessed internally via existing circulation areas a new internal elevator which the building does not currently benefit from. The proposed extensions will add a total of 137m² of additional floor space to the Surgery, allowing the space within to be reconfigured to provide 3 No. New Consulting Rooms, a new Minor Procedures Suite with associated ancillary spaces, updated treatment room and improved Staff accommodation with additional offices and dedicated Staff Wellness Facilities.

Appearance

Whilst the impact of the development on the surrounding plots will be minimal due to the acute views that the neighbouring properties have across the rear of the site, the external appearance has been designed to mimic and enhance the existing pallet of materials by incorporating contemporary details to give a modern aesthetic to the proposed scheme.

The existing flat roof will be extended upwards using buff brick to match the existing road-facing façade to create a horizontal band of buff brick which materially ties the new into the existing fabric. Whilst a pitched roof was considered, a flat roof offers a way to achieve the required internal area whilst also reducing the weight on the existing foundations.

The flat roof also limits the massing of the proposed whilst providing an area where Photovoltaic panels (PV) can be utilized to maximum efficiency without installing them onto the road-facing façade. A raised parapet has been proposed to conceal both the PV and the new Air conditioning units; this physical barrier not only reduces any visual impact from the ground but acts to reduce any acoustic output.

The lift shaft will be clad in a cladding with a metallic appearance. This aims not only to break up the large horizontal band of brick, but where the existing entrance lacks a natural presence, the modern cladding also aims to provide a main focus point for easier visual navigation.

The new externals, especially with regards to the aperture and design of the windows are influenced by the BREEAM accreditation looking to achieve a enhanced experience for the occupier by suitable provision of ventilation, lighting and suitable lines of sight from the newly created spaces within.

Landscaping

Landscape will remain as existing.

Sustainability / Environmental Design

The proposal will endeavour to promote sustainable design in the form of; Energy efficient fittings and fixtures, insulation levels in excess of the building regulations requirements, high levels of air tightness and efficient services installations.

Photovoltaic panels are proposed to the flat roof area over the new first floor extension, which will be angled south to maximise their efficiency. Retrospective installation of photovoltaic panels to the existing roof have been considered, however, the existing roof pitch and direction does not lend itself to this.

10.0 Design



View of the Main (rear) Entrance.



View over the existing rear flat-roof wing (foreground) and First floor administration accommodation (background).

11.0 Access

Vehicle Access

The Pre-application process has highlighted concerns with regard to the level of car parking provision as a result of the increased clinical services potentially afforded by the extension. Firstly it should be noted that the extension is to free up congestion within the surgery premises as a result of the current throughput of patients and is not to enable the services to grow. The extension will allow clinicians to occupy dedicated space from which to provide both clinical services and undertake their administrative duties.

Secondly, during the research of the site and immediate area, (whilst it is understood that this was undertaken during the initial stages of Covid 'unlocking') it was noted that the car park to the rear was very empty. With any surge in patients the car parks immediately to the south in the small commercial centre holds approx. 65 spaces and a small car park for Chafford Gorge holds an additional 30 (approximately).

Whilst its not a preferable option, they remain open for any exceptional circumstances.

Inclusive Design

Within the building, access to all spaces is of paramount importance, Part M of the building regulations along with the Equality Act are viewed as a base level that this proposal will aim to go beyond. There will be a careful control and management of the fixtures and fittings in addition to the layout strategies to ensure that the building is optimised for use by everybody, such as wide corridors with turning spaces and door ways large enough for wheelchair users to maneuver unaided, and contrasting interior design schemes to improve the experience for visually impaired patients and visitors.