



February 2022

Edward Street Hospital, West Bromwich

## Design and Access Statement

Submitted for Full Planning Application

RB0002-GDAC-V1-XX-RP-A-0101\_P02

Gilling Dod Architects





Edward Street Hospital

## Design and Access Statement

Submitted for Full Planning Application Planning

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### Document Control

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# Planning

# Introduction

**SITE ADDRESS**  
 Edward Street Hospital  
 Edward Street, West Bromwich  
 B70 8NL

## Introduction

This report is submitted as part of a Full Planning Application for the redevelopment of Edward Street Hospital. This Design and Access Statement gives a high level overview of the project, documenting the design work and development carried out at RIBA Work Stages 2-3 for the Dormitory Eradication scheme at Edward Street Hospital.

The dormitory eradication scheme is for the remodelling of Edward Street Hospital (ESH) on its existing site in West Bromwich to provide two new 15x bed Older Adult mental health wards. The hospital currently accommodates dormitory style inpatients beds. Though throughout the pandemic this bed number has been significantly reduced owing to the social distancing requirements of the dormitories. It is proposed that the new accommodation will be individual ensuite rooms.

## Site








The site is located on Edward Street in West Bromwich. It is situated on the edge of the boundary of the High Street West Bromwich Local Plan, and bounded on one side by the local Metro train stop. It was formerly a densely built up site for what was the former Edward Street Hospital, as we have found from old aerial photographs in 1946. It was redeveloped in 1985 by the Percy Thomas Partnership in Birmingham to the Post-Modern concrete frame with brick facade that we see today.

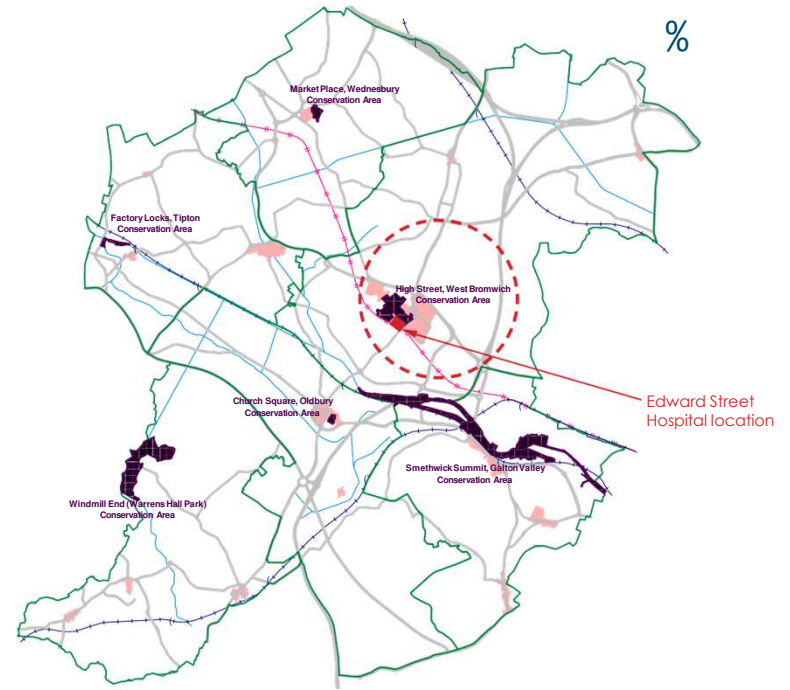
It is currently in use as dormitory style mental health accommodation for Older Age Adults. There are also Outpatient facilities (TARU), Catering and Staff Facilities and Office space. The building is exclusively used and used by the Black Country NHS Foundation Trust.

Whilst not being located in the West Bromwich High Street Conservation area, the building is immediately adjacent, and as such the design should be sympathetic to this important setting.

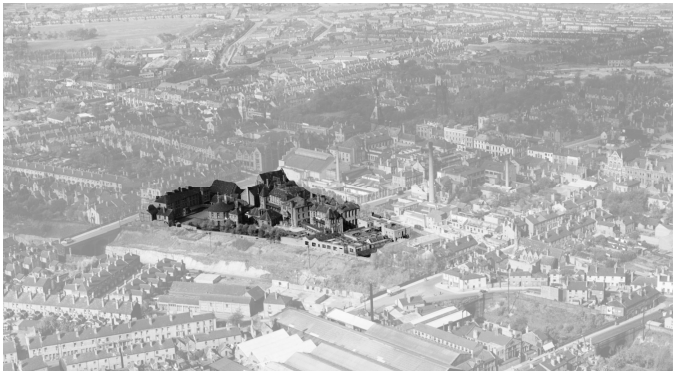
## Conservation Areas

declared under the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990 and preceding legislation.

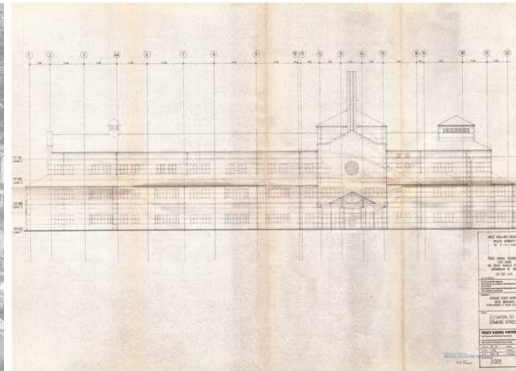
-  Conservation Area
-  Six Town Boundary
-  Town Centre
-  Principal Road
-  Metro
-  Rail
-  Canal



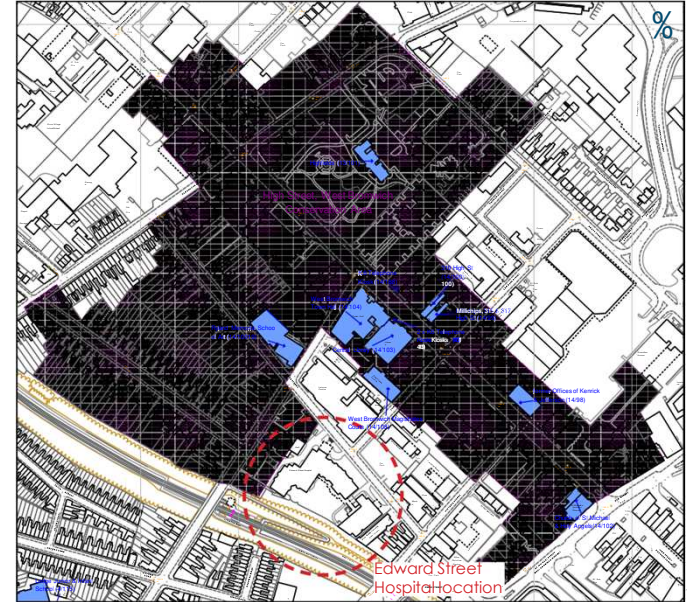
Existing Edward Street context, 2021



Edward Street from above, 1946



Original Edward Street elevation, 1985



Local Plan for High Street, WB





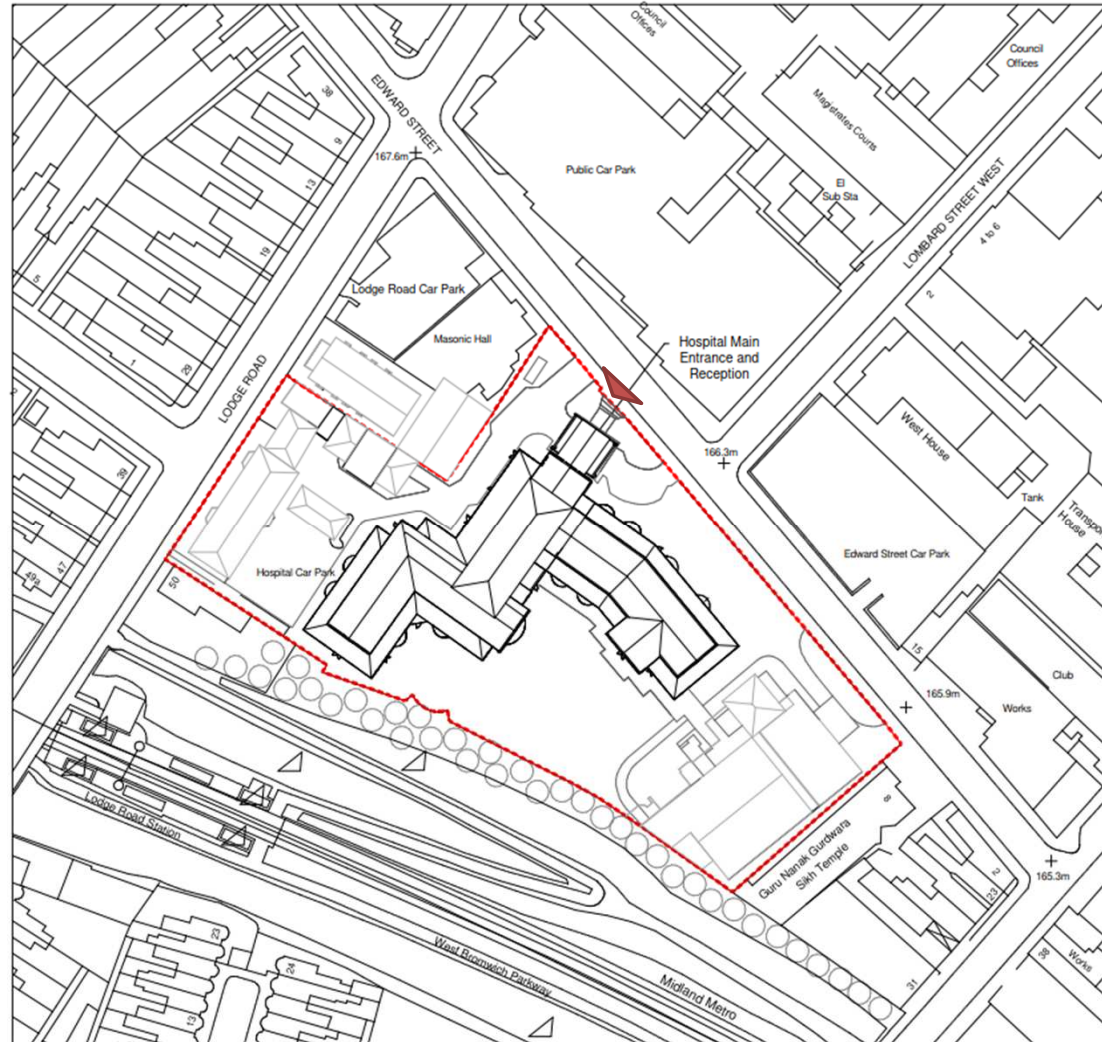
Site

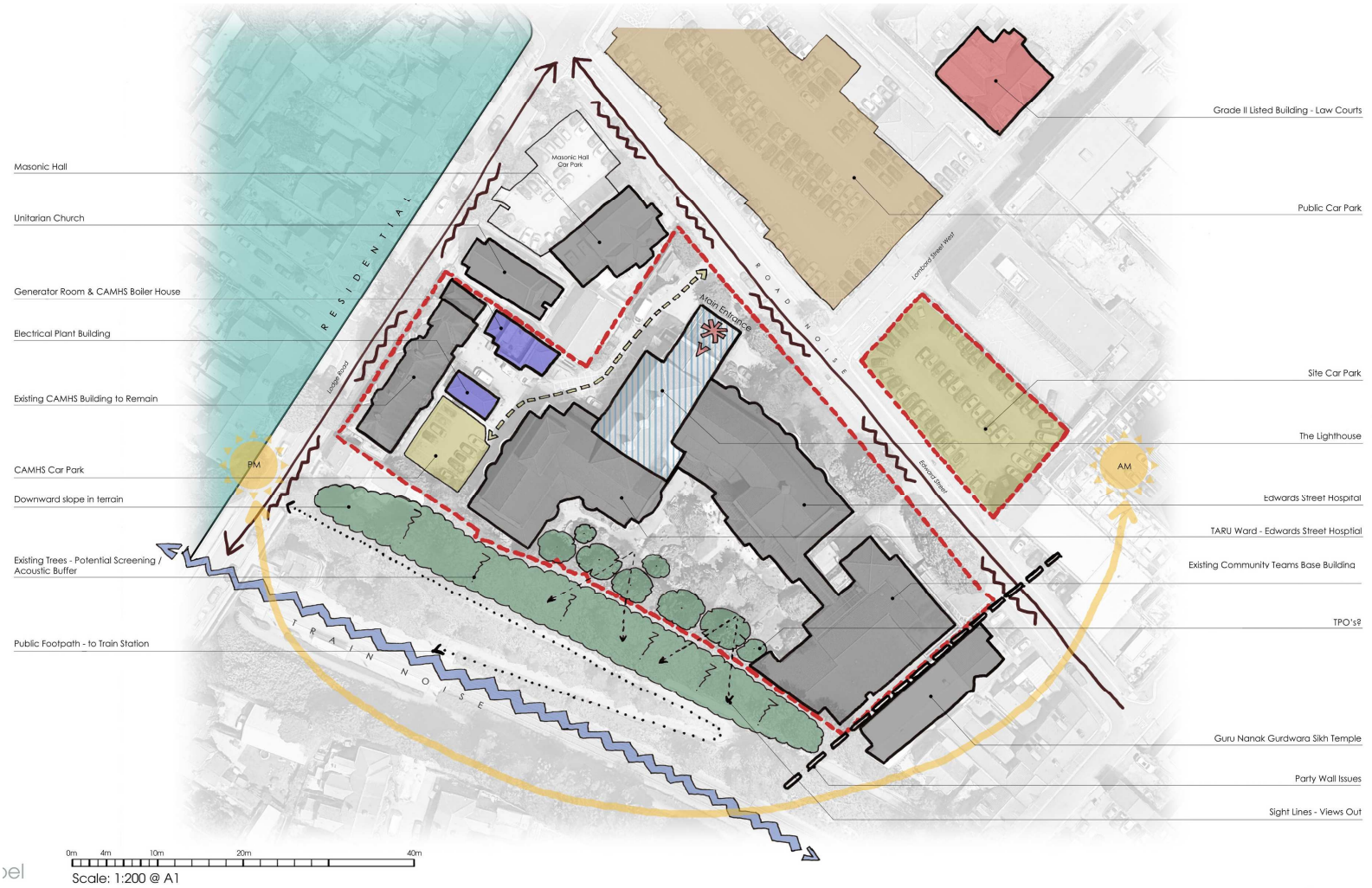
The existing approach to the Main Entrance and Reception is framed by pillars incorporating historical memorial stones with inscriptions. The entrance is clear and easily visible from both directions along Edward Street. The remaining building frontage features a line of trees, breaking around the entrance.

This is to be retained as an approach, with the removal of the canopy above the pillars due to its difficulty to clean and maintain.

The existing vehicle access and car park immediately to the North-West of the building are to be retained.

Part of the quality of the site both public fronting and private are its established gardens and trees. This provides a buffer between the activity of the neighbouring street and the Hospital. The value of external amenity space is important to the future development, both for patients and as contribution to the streetscape.







Planning

Existing Elevations



Edward Street Elevation - Main Entrance



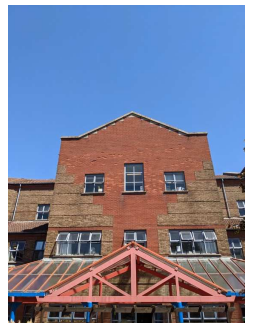
Edward Street Elevation - Existing Facade



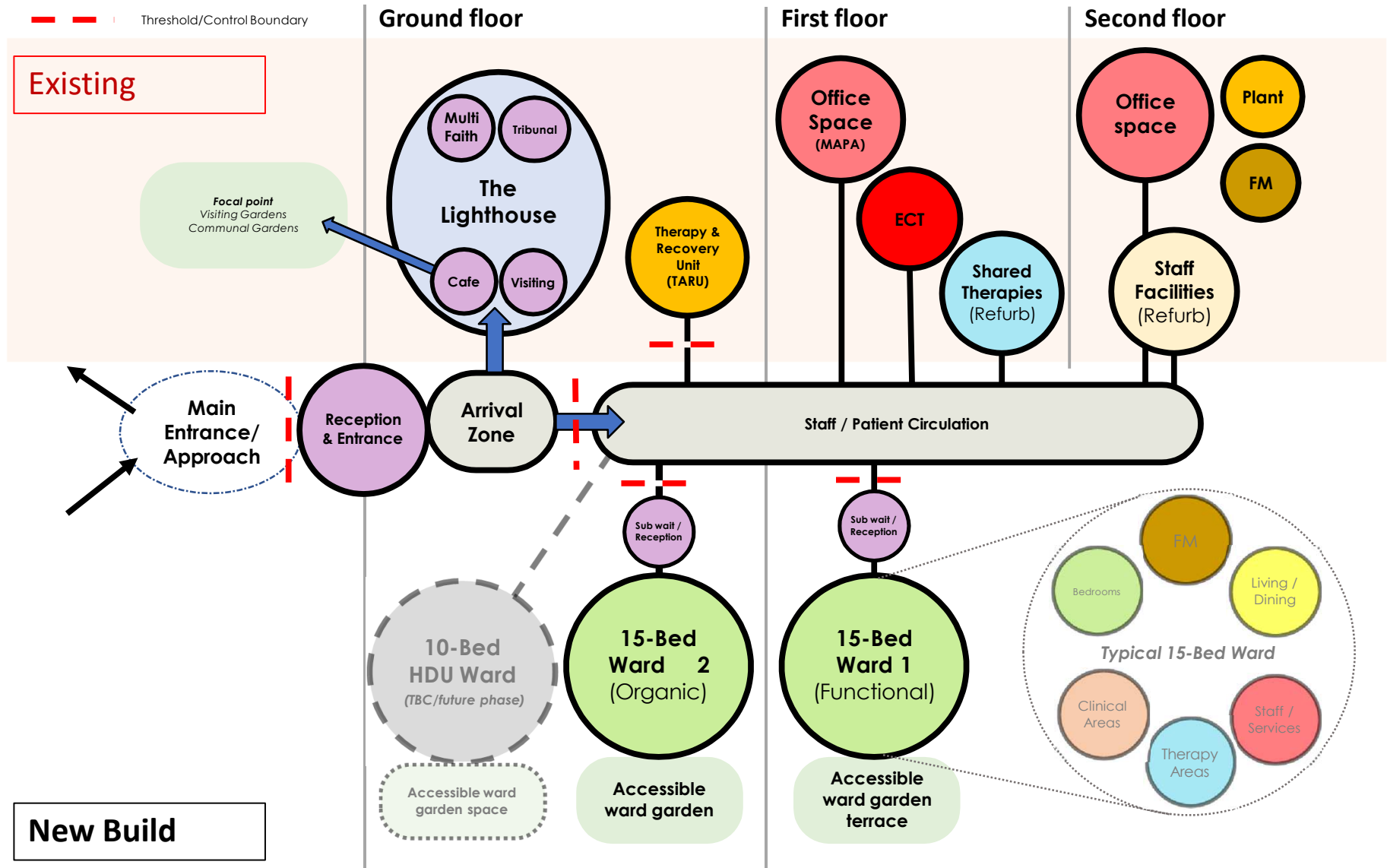
Side Elevation - Existing



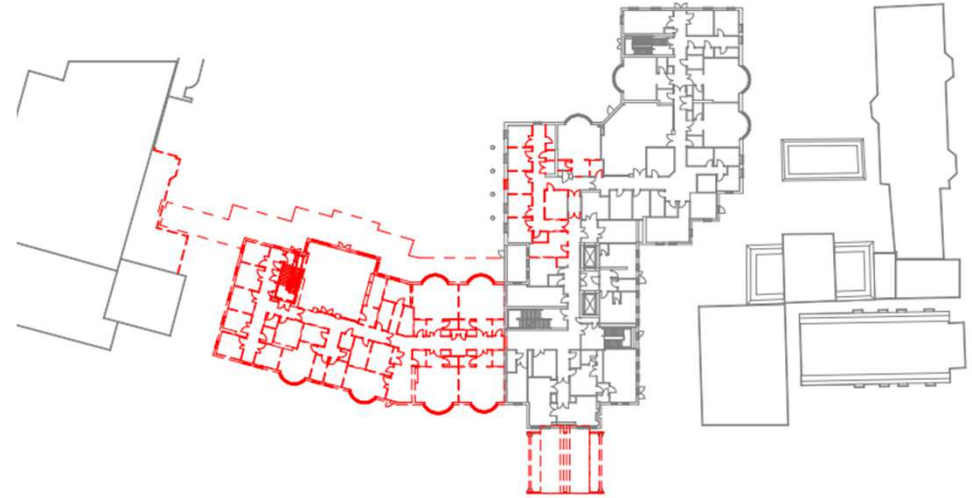
Garden Elevation - Existing



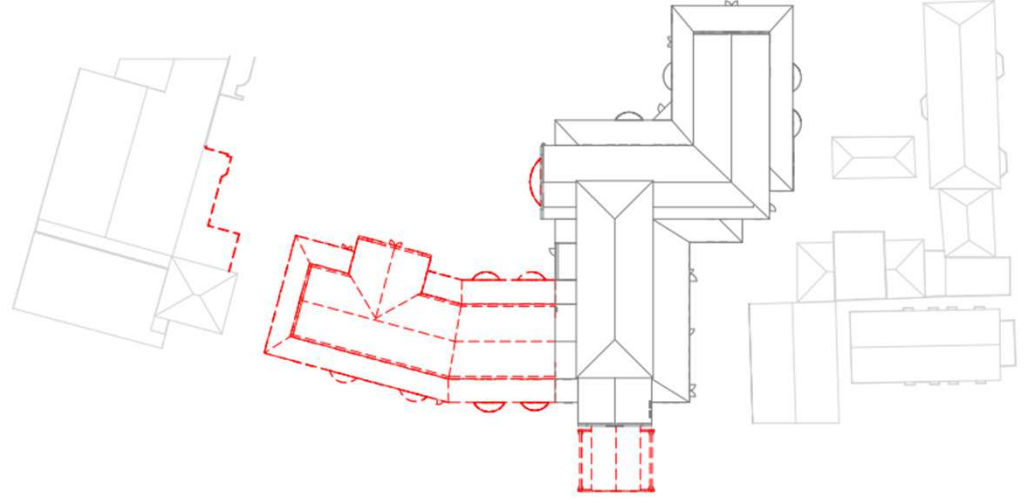
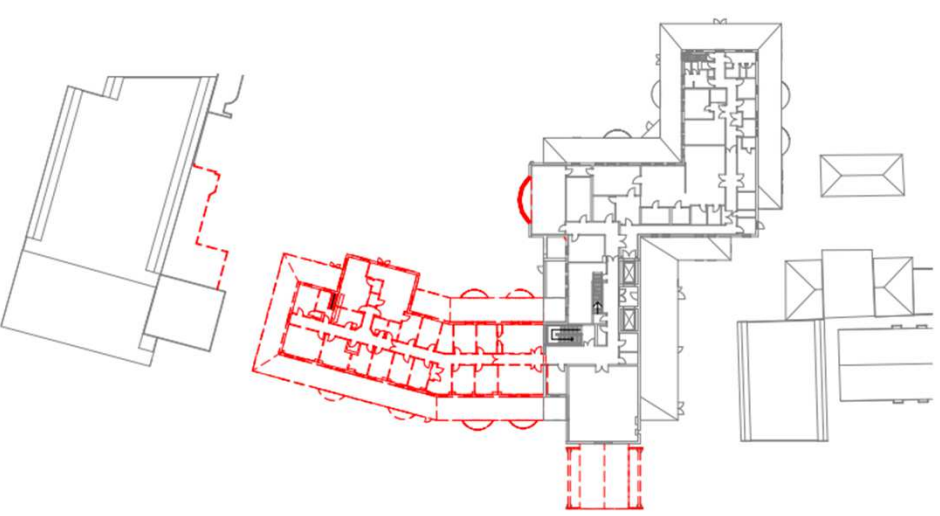
The proposed Adjacency diagram highlight the functional drivers for the new layout and set out the basis for segregating patient, public and support zones







The proposed demolition incorporates the East Wing of the existing building as well as adjacent Conservatories and canopies. The entrance canopy and a high level bay window will also be removed to enable to proposed building footprint.



Planning Proposed Demolition - Elevations



Proposed Demolition to Edward Street Elevation



Edward Street Elevation - Existing Facade

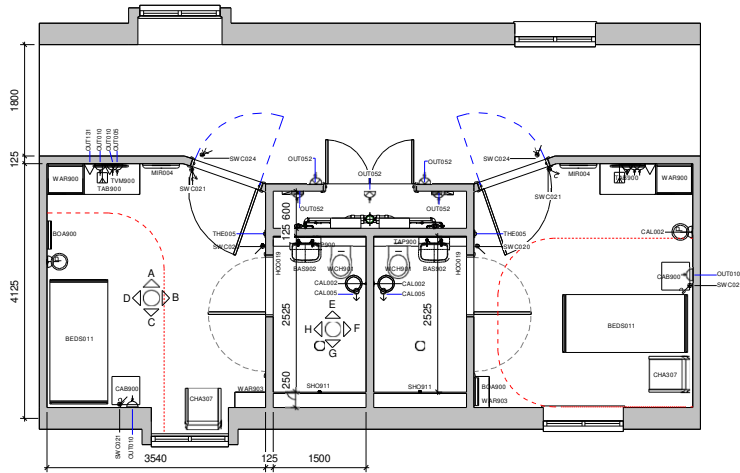


Planning - Existing Side Elevation Demolition



Proposed Demolition to Inner Garden Elevation

# Planning      Dormitory Replacement Needs



P22 Organic Single Nested Ensuite Plan Layout



P22 Organic Single Nested Ensuite Layout - ESH edit  
Updated to include leaf-and-half door

## Dormitory Eradication

It is proposed that the existing 4-bed dormitory rooms will be replaced with individual ensuite rooms. For buildability and MMC purposes, they will be back-to-back ensuites with accessible risers to the corridors.

As these are to be Older Age Adult mental health wards, the Trust selected from the P22 Repeatable Rooms layouts a more traditional shape of room and ensuite.

These are the Single Nested Ensuite layouts, modified for this design with leaf and a half doors. The sizes and shapes of these rooms informed the concept, shape, size and layout of the proposed design.

## P22 Repeatable Room Layouts

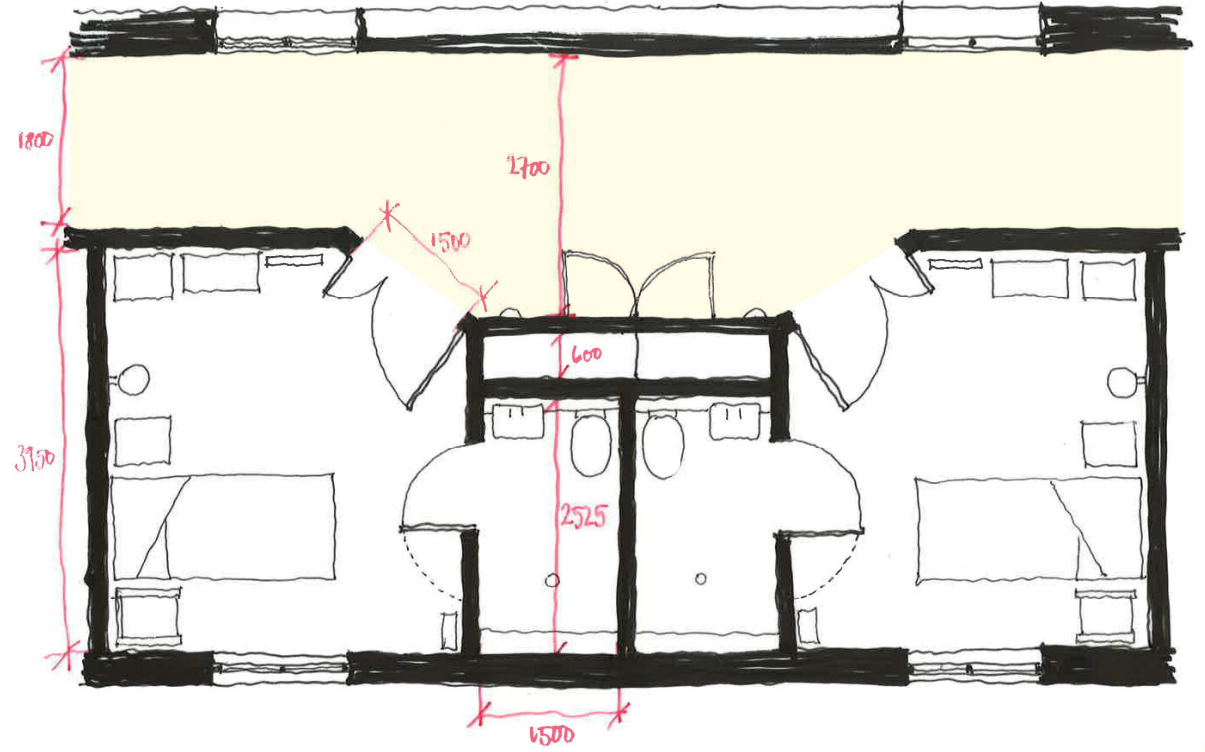
The aim of the P22 Repeatable Rooms is to improve patient outcomes whilst reducing the cost of construction through standardisation. These layouts are consistent with the requirements of Government Policy.

Within the latest version of the P22 Repeatable Rooms and Standard Components there are 3 different types of Mental Health Bedroom Arrangements, with different furniture configurations.

- Functional Inboard (Ensuite Bedroom)
- Organic Inboard (Ensuite Bedroom)
- Organic Nested (Ensuite Bedroom)

All layouts provide:

- Functionality tested a
- rrangements
- Clinician zone around the patient
- 3 and 4 sided couch access
- Family / carer zone
- Latest emergency patient trolley size (750 x 2100mm)
- Access to information technology
- Clinical wash hand basin
- Up to 5% target cost saving, compared to HPCG



# Planning

# Design Development

A series of Options were developed to understand how much of the existing building could reasonably be retained.

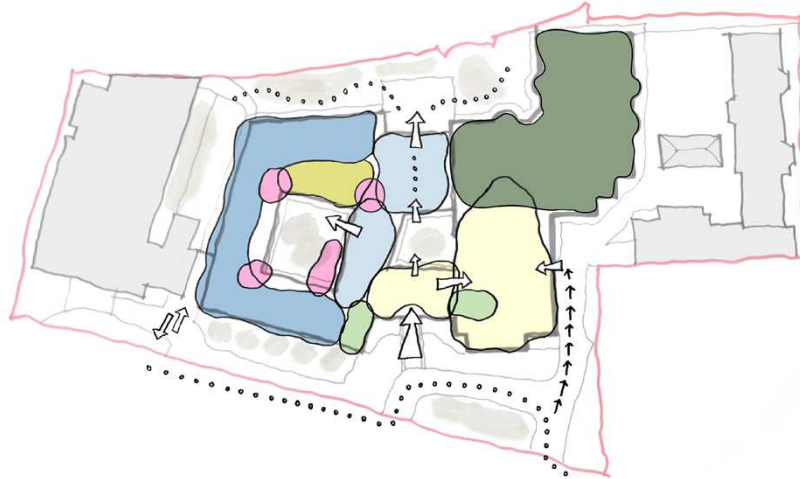
The chosen option incorporates partial demolition and new build with minimal refurbishment of existing

The hybrid option requires only the left wing of the existing building to be demolished, whilst maintaining the Lighthouse, TARU/Outpatients, ECT, Office spaces and Meeting rooms. Several of these areas would be repurposed to provide some of the new accommodation.

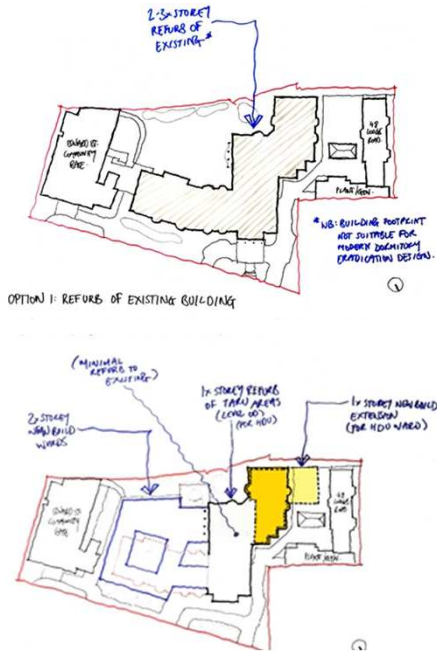
The new build provides 2x modern 15 bed mixed wards; one functional and one organic, plus new staff, tribunal and therapy areas. These wards are stacked; the ground floor for organic with access to an internal courtyard and external ward gardens. The functional ward would be located on the first floor, where a ward terrace garden would be provided. The existing building would be treated with a light refurbishment only.

Further variations of this option were also explored, for example providing a shell or full fit-out of 1x HDU ward in the existing building.

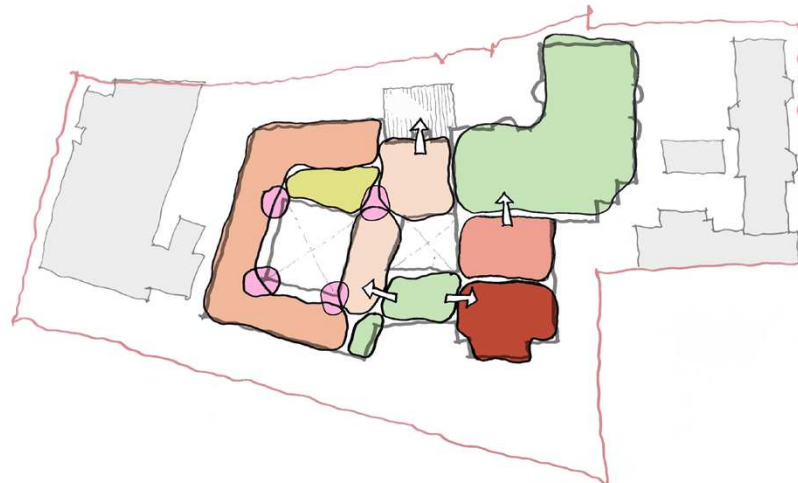
Early Concept Sketch showing the evolution of the Ground Floor Departmental Layout



## Discounted Options During Design Development



Early Concept Sketch showing the evolution First Floor Departmental Layout



## Key

- Outpatients
- Staff / FM / Admin / Plant
- ECT (Existing)
- Shared Therapy
- Ward Therapy
- Entrance / Reception / Lighthouse / Cafe
- Bedrooms Functional
- Day Spaces Functional
- Bedrooms Organic
- Day Spaces Organic
- Threshold
- Links / Access
- Informal Seating across Touch Down spaces

# Planning Concept + Design Development

First Floor Plan

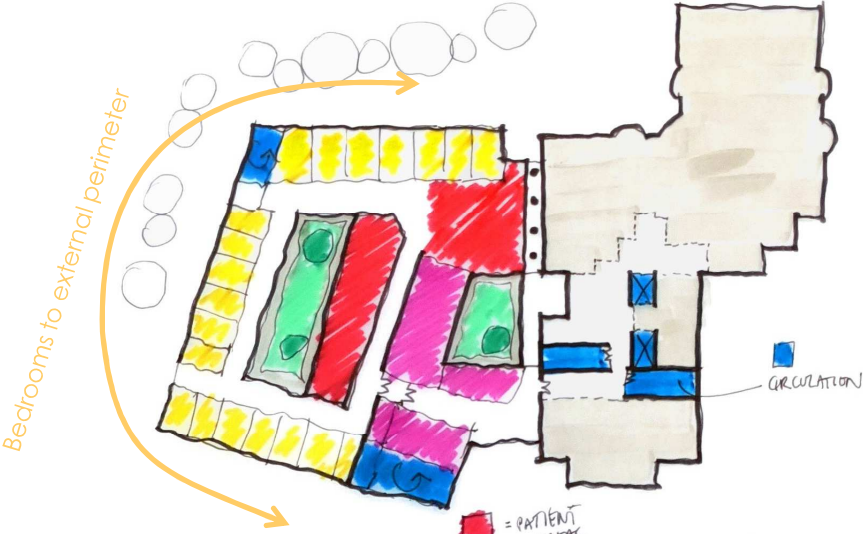
## Concept

It is proposed that the individual ensuite rooms (yellow) will wrap around the perimeter of the new build extension, with appropriate circulation points for access and fire escape (blue).

This 15 bed ward will wrap around an internal courtyard on the ground floor. A thicker corridor with rooms to both sides will run along the final side of the internal courtyard. These areas will be for patient day / dining spaces (red) and staff areas (pink).

The existing entrance (Lighthouse) will be retained, with a discrete access to the new build to allow for ambulance and private entrances for patients to access the wards.

On the first floor, there will be another 15 bed ward, with a first floor ward terrace garden, that will overlook into the main courtyard garden. See next page for details.



Ground Floor Plan

The new build will be a larger footprint than the existing building, but there will be an internal ward garden and a first floor ward terrace which will bring nature into the heart of the new building extension. Garden spaces are an important part of the development for patient access to the outdoors with benefits for health, wellbeing and exercise opportunities.

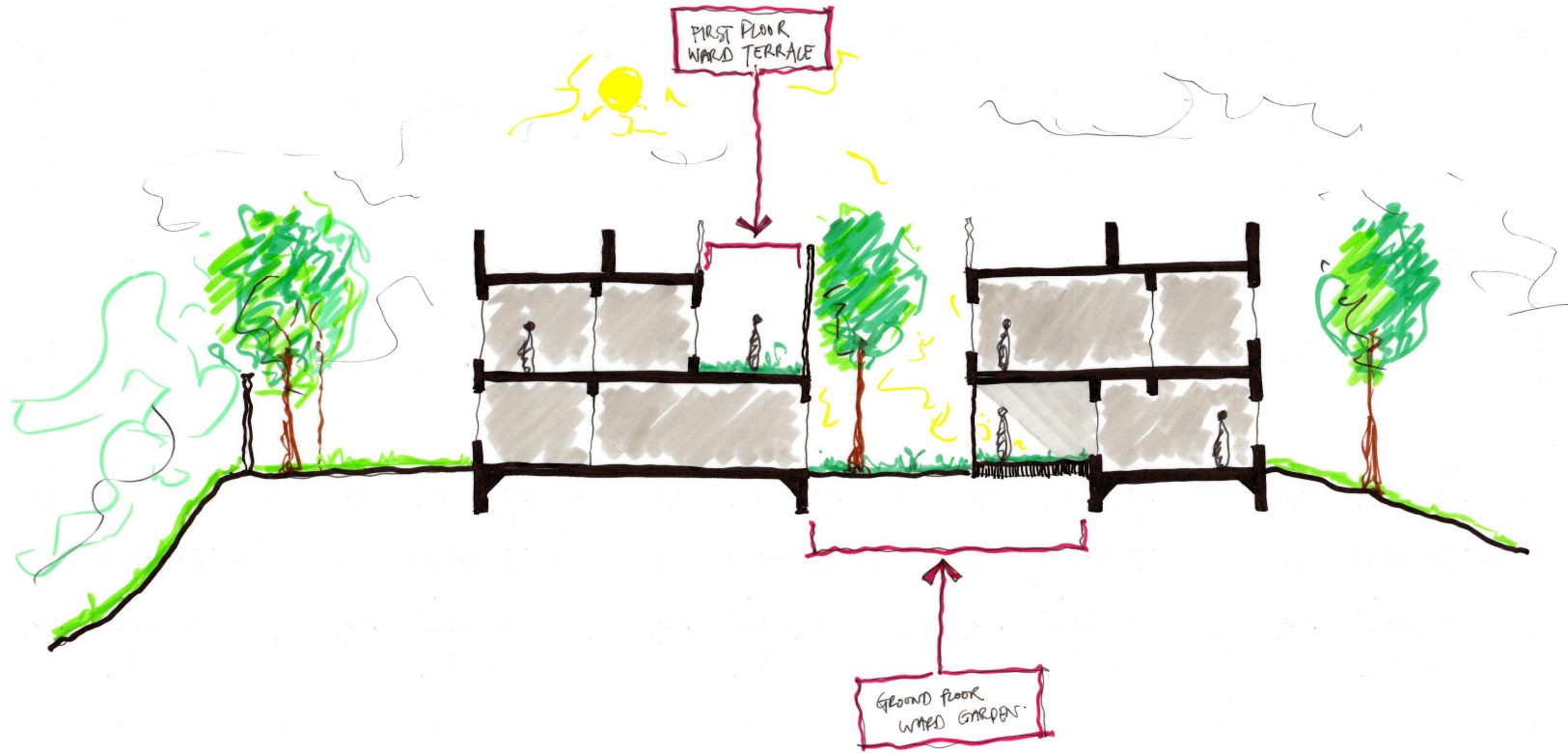


Early Concept Sketches showing the evolution of the Departmental Layouts



# Planning Ward Terrace Concept

Precedents + Concept Sketches



First Floor Ward Terrace precedent  
Blossom Court, St. Ann's Hospital, Haringey

Two storey ward accommodation with ward gardens and a first floor ward terrace for patients - Medical Architecture & IHP



# Planning

# Design Consultation

## Engagement

It was of the utmost importance that the new building be fit for purpose, and this required the engagement of the existing users of the building, which would assist with enhancing the design and making it a truly user led design process.

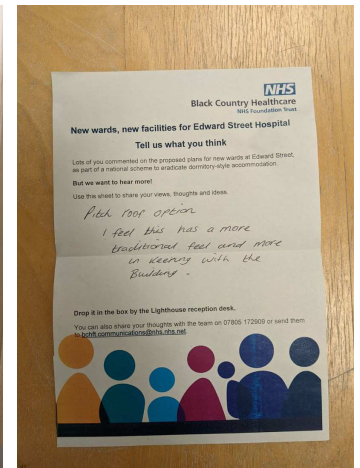
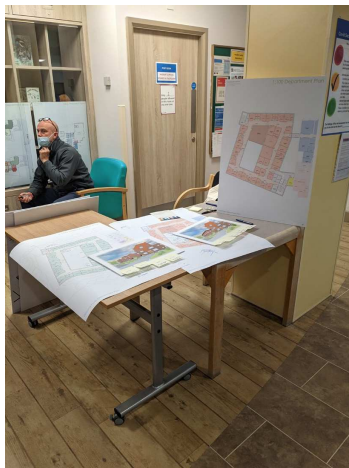
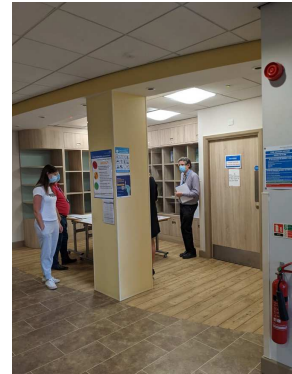
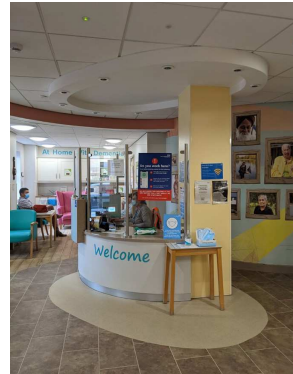
Apart from the weekly engagement meetings with the Trust and the design team to work through design issues, we have also held two staff engagement sessions in the Edward Street Hospital.

The first session was at the earliest possible point in the design process, to allow us to understand how the existing hospital was used and to work into the design any improvements that the staff could suggest.

The second session we brought our more in depth proposals, with visuals, 3D views and plans that would illustrate our design process and assist with conversations with the staff.

Each session proved to be very worthwhile and engaging. Feedback was positive, and the staff felt included and that their thoughts were heard.

Further engagement has been carried out with via a Pre-Application Meeting with the local authority on 21<sup>st</sup> December. The façade treatment of the new building was altered as a result of feedback from this meeting to be more sympathetic to the existing building. A copy of the minutes is provided in the appendices of this report.



# Planning

# Facade Treatment

Early proposal / Design Development

## PROPOSAL FOR EDWARD STREET HOSPITAL

A modern extension for Edward Street Hospital

Early sketches and engagement with the Trust showed interest and engaged with a quirky design that worked with and complemented the existing part of the building that was to be retained. However when we took the scheme to Client engagement it was expressed that a 'modern' proposal was more suitable.



PREVIOUS PROPOSED MASSING FOR EDWARD STREETScape



EXISTING EDWARD STREETScape

## MATERIALITY - CONTRASTING BRICK

Green glazed brick against the existing red brick was proposed to create a rhythmic playful materiality contrast for the new facade. It would be a contemporary and prominent change of colour for Edward Street. Brick is selected for its robustness and sympathy to the local vernacular.



EDWARD ST HOSPITAL EXISTING FAÇADE - DETAIL

## MATERIALITY - STANDING SEAM

As the brick detailing is depicted mostly in horizontal string courses, we considered a vertical standing seam design that would contrast this, to enhance the difference between the existing building and the new facade.





# Planning

# Facade Treatment

Precedent

## ISLINGTON SQUARE

Award winning FAT Architecture Housing Scheme for New Islington

FAT were selected unanimously by the future residents to design 23 new houses for the Manchester Methodist Housing Group within the New Islington development by Urban Splash. The £2.3 million scheme comprises of 23 two to four bedroom family homes and garden areas. The design unifies the residents' desire for traditional homes with the New Islington masterplan commitment to innovative and world class architecture, and was developed in close collaboration with the residents.



## INSPIRATION FOR EDWARD STREET HOSPITAL

Taking the local West Bromwich context of gable fronted brick buildings

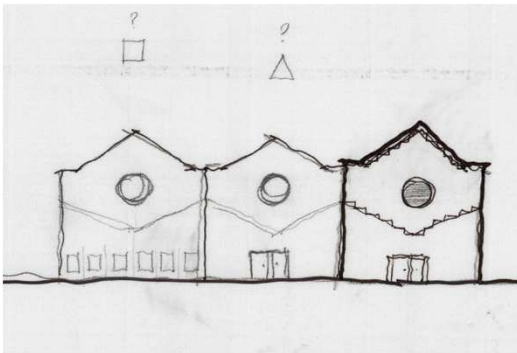
Early sketches and engagement with the Trust showed interest and engaged with a quirky design that worked with and complemented the existing part of the building that was to be retained.



## LOCAL CONTEXT

West Bromwich has a number of historic buildings, including the Grade II Listed Town Hall. The Edward Street context is abundant in various architectural styles of gable fronted, decorative, red brick buildings.

## EARLY SKETCHES



POTENTIAL MASSING FOR EDWARD STREETSCAPE

