



## Design and Access Statement

The Rainbow Unit Refurbishment  
Basingstoke and North Hampshire Hospital  
The Ark Cancer Charity  
7109 – Rev A

# Contents

**1.0 Introduction**

**2.0 Brief**

**3.0 Site Appraisal**

**4.0 Design**

**5.0 Access and Landscape**

# 1.0 Introduction

The following Design and Access statement has been prepared and researched by GBS Health+ on behalf of The Ark Cancer Charity, to support a revised planning application submission for the refurbishment and improvement of the Rainbow Unit at Basingstoke and North Hampshire Hospital.

The proposals seek to create an improved internal layout and upgrade finishes/features to enhance the experience of patients and provide a better working environment for staff.

Planning permission has been granted for the original proposals in September 2023, ref. 23/01937/FUL. Following the planning permission, the design team has engaged with the client and Trust to produce Stage 4 drawings, and the scheme has undergone further alterations.

# 2.0 Brief

The building subject to this application was originally built as a step-down unit to provide in-patient facilities in a less formal environment. The unit was later converted into an outpatient unit offering oncology treatment.

The particularities of the treatments offered mean that the patients must visit the unit regularly and stay for extended periods of time. Having an environment that is welcoming and uplifting can have a big positive impact on patients' mental and physical health.

The initial proposal included adjustments to the internal layout to better suit the unit's current requirements, the introduction of a new entrance lobby, new windows to bring natural light where non-existing, and an upgrade of the internal and external finishes.

Consultation with the Trust Estates department determined that the data cabinet, currently located at the reception, cannot be moved and will reduce the space for the proposed staff room. This planning application seeks permission to introduce a lightweight conservatory extension to accommodate a further staff room.

## 3.0 Site Appraisal

The site is located within the grounds of Basingstoke and North Hampshire Hospital, at west of the main hospital building.



Figure 1 Application Site (shown in red and Basingstoke and North Hampshire Hospital site shown blue)

The single-floor building sits at a levelled surface with the ground sloping towards the road.



Figure 2 – Views to the front of the building

## 4.0 Design

It is proposed to create a more inviting entrance to the building, with a new external lobby that provides draught protection to the patients in the waiting, improve energy efficiency and distinguish the main access. The lobby is located off the new reception area on the western side of the front elevation.

The extension will be a subservient addition to the existing building. It embraces the concept of modernizing the unit and is designed to be a flat roof porch cladded in rockpanels.

Another extension is proposed to the recessed area where currently is located the main entrance. A lightweight conservatory will provide extra staff space.



Figure 3 – Proposed New Entrance Lobby

Additional internal alterations include the creation of a large treatment area at the rear of the building with the integration of the existing treatment area and patient day facilities. The existing waiting/reception is now converted into a staff room and office. Other alterations include the conversion of private bedrooms into new clinic/consulting rooms and additional office spaces. The lack of sufficient staff toilets has also been addressed in this revised scheme.

Externally, the existing building is finished in red brick slips and covered in Decra profile tile sheets. The proposals aim to retain the brick slips up to 600mm high and have a new natural render finish above to brighten up the building. The new conservatory will have a 600mm brickwork cavity wall and an aluminium structure on top.

## 5.0 Access and Landscape

All the new additions and alterations have been designed to satisfy the requirements M1 and M2 of building regulations. As part of the relocation of the main entrance, a new paved path is required and has been designed to have a gentle gradient of no less than 1:20 to connect the existing ambulance parking area to the new lobby.

The new entrance lobby has been sized and designed to provide safe, unassisted, and convenient means of access to the building, that includes a level threshold, a clear landing area of 1500x1500mm, and double sliding doors operated by sensors. The new reception desk will accommodate both standing and wheelchair visitors. Accessible WCs are already provided, and the alterations will only involve upgrading of fittings and finishes.

The scheme also intends to create a new landscaped terrace to the southeast of the building, to provide a relaxing external area for both patients and staff to enjoy. New paths connecting the front of the building and the terrace will be fully accessible by wheelchair users. Improvements are also proposed to the path connecting the rear of the building to the main hospital, although a fully compliant ramp is not feasible given the existing level difference and space available, the proposal provide an upgrade to what is currently in place.

The proposals will not change the number of existing parking spaces.