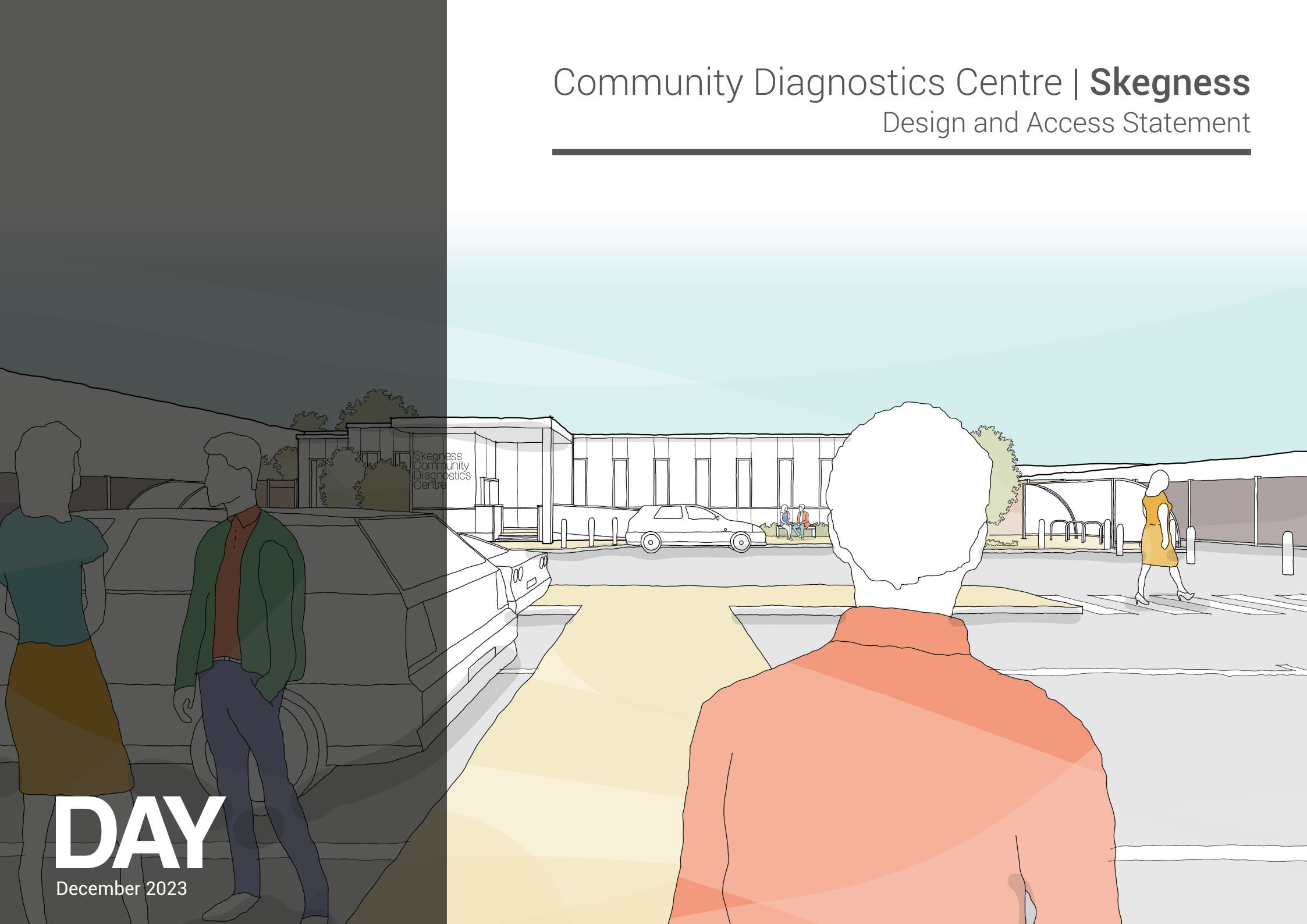


Community Diagnostics Centre | Skegness

Design and Access Statement



Skegness
Community
Diagnostics
Centre

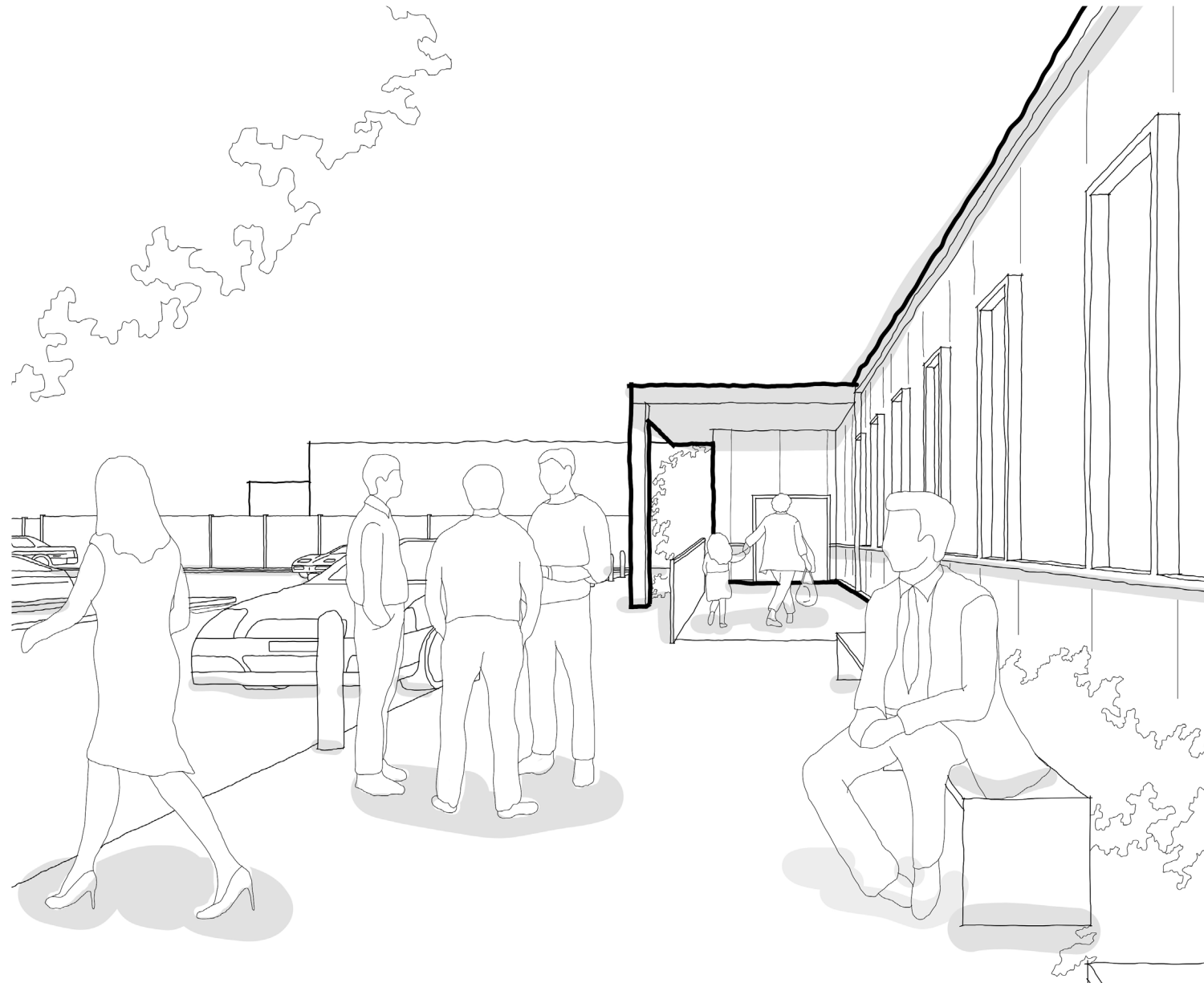
DAY

December 2023

This document has been prepared by DAY Architectural Ltd on behalf of United Lincolnshire Hospitals NHS Trust. It aims to explain the proposal for a new Community Diagnostics Centre located in Skegness.

Any queries in relation to the contents of this document are to be referred directly to Graeme Ryder of DAY Architectural Ltd.

Graeme Ryder
Studio Director
DAY Architectural Ltd.
E: GraemeRyder@day-architectural.com
M: 0752 351 3470
T: 0161 834 9703



Contents

| | |
|------------------------------------|----|
| 01 Introduction | 4 |
| 02 Site Context and Analysis | 7 |
| 03 Design Development | 14 |
| 04 Design Approach | 25 |
| 05 Access and Maintenance | 32 |
| 06 Schedule and Strategy | 35 |
| 07 Proposed Illustrative Visuals | 40 |

00

Introduction

Overview
The Vision

01

01 Introduction

Overview

Introduction

This report has been produced by DAY Architectural on behalf of NHS Lincolnshire Integrated Care Board for United Lincolnshire Hospitals NHS Trust (ULTH) regarding the development of a Community Diagnostics Centre in Skegness.

DAY Architectural have used knowledge from previous CDC schemes to develop this proposal. This has allowed for an accelerated design process through building on prior understanding and design with the patient's experience at the forefront.

Overview

The scheme comprises of key elements that can be seen in the adjacent diagram.



01 Introduction

The Vision

ULTH hope to create a centre which will aim to support and enhance the early diagnostics for the Skegness Community. The centre is to be located on a Brownfield site with a design that both fits in with its context as well as feeling welcoming for patients.



Site Context & Analysis

Macro to Micro Scale

Healthcare Context

Site Context

Existing Surrounding Context

Existing Routes

Opportunities and Constraints

02

02 Site Analysis & Context

Macro to Micro Scale



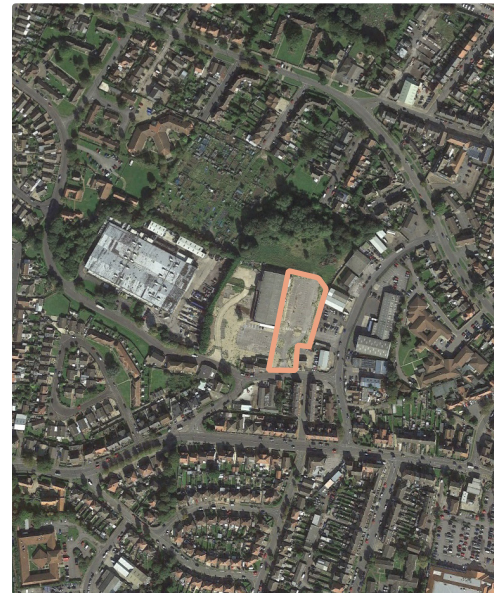
1.1 Macro Context

The site sits to the South East of Lincoln. It is located near the coast, approximately a 18 minute walk.



1.2 Meso Context

The site is easily accessed by train with the nearest station being 0.4 miles / 8 minute walk. It can also be accessed by car with the A52 sitting slightly south of the site.



1.3 Micro Context

The site is bounded predominantly by Residential properties to south. To the east and west it is mainly bound by industrial units, with allotments to the north.



1.4 Proposed Site

It is proposed that the current entrance will be utilised as part of the overall site strategy. It will be clearly denoted with signage and a secure fence will wrap around the site.




02 Site Analysis & Context

Healthcare Context

The proposed Community Diagnostics Centre sits outside of the immediate healthcare context. Due to the competing infrastructure demands of the Skegness and District General Hospital site and the urgent need for this facility, a location as close as possible to the main hospital was selected. It is understood that some staff will split their time between the proposed CDC and Skegness and District General Hospital, therefore, the adjacent diagram highlights some key amenities.

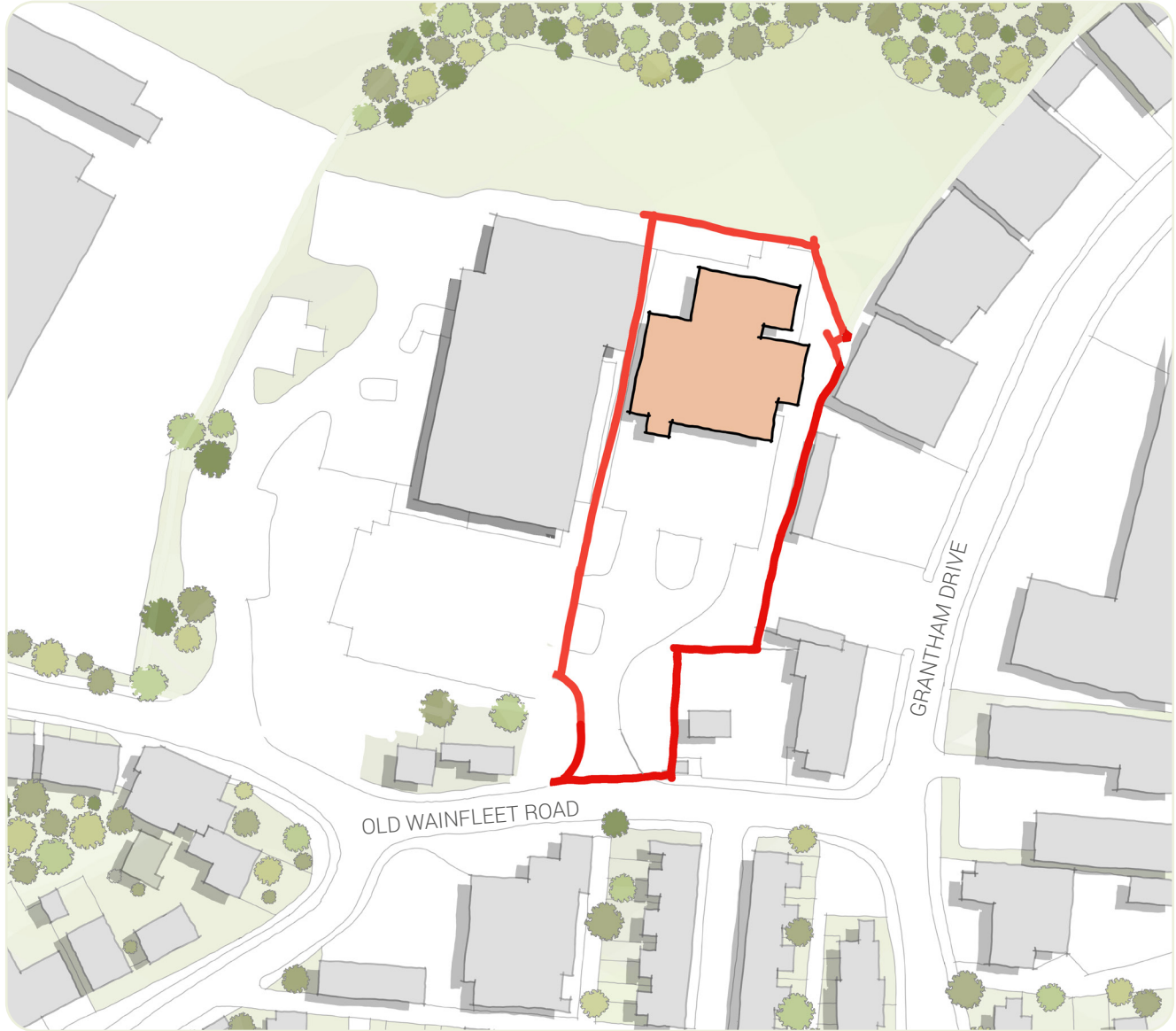


KEY

-  Proposed Site > Skegness and District General Hospital
7 Minute Walk
2 Minute Drive
-  Proposed Site > Local Supermarket
7 Minute Walk
2 Minute Drive
-  Proposed Site > Skegness Train Station
8 Minute Walk
2 Minute Drive

02 Site Analysis & Context

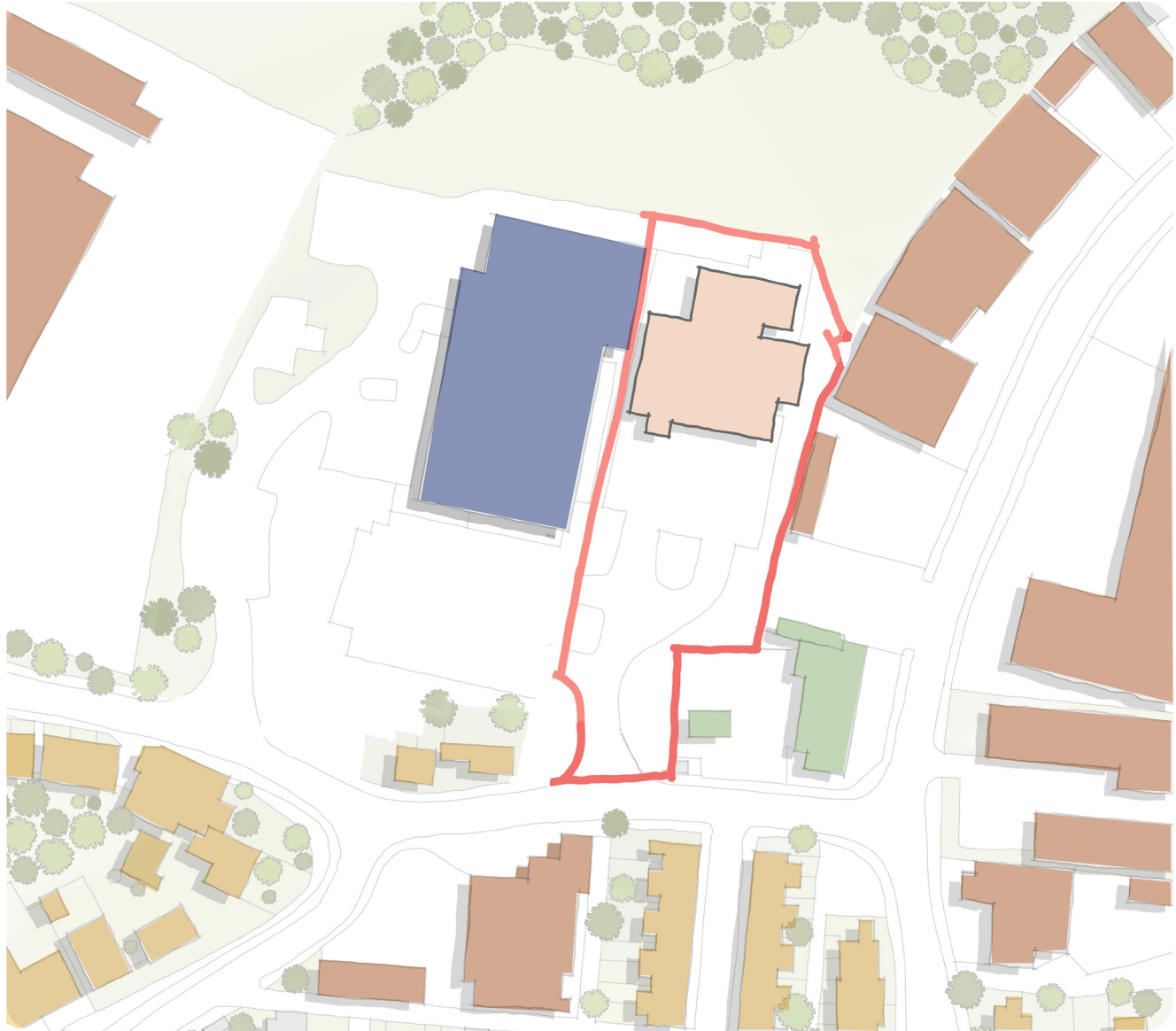
Site Context



- KEY
- Site Ownership
 - Main Buildable Area
 - Proposed CDC Location

02 Site Analysis & Context

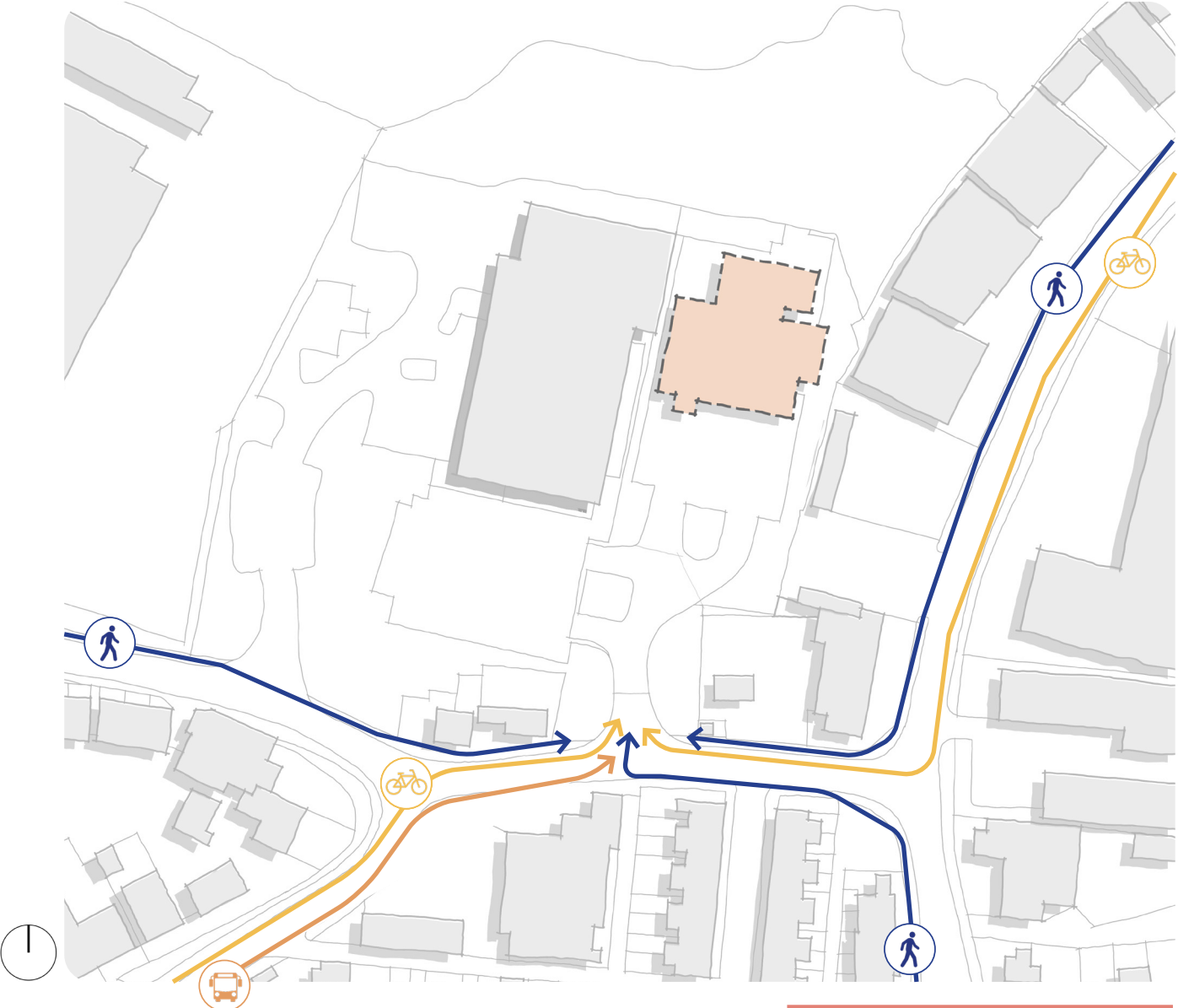
Existing Surrounding Context






- KEY
- Site
 - Community
 - Storage Unit
 - Residential Buildings
 - Commercial Buildings

02 Site Analysis & Context

Existing Routes

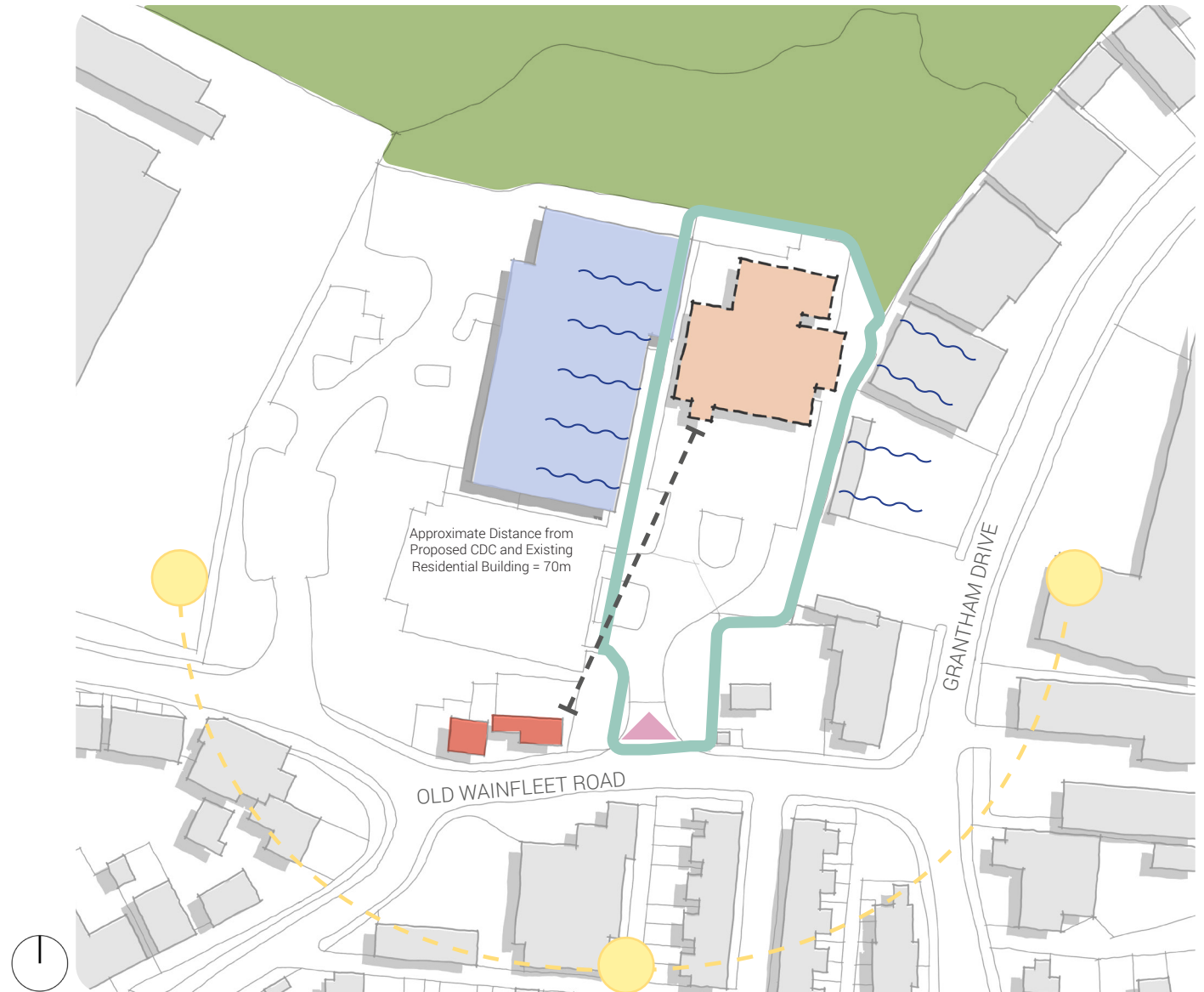


KEY








-  **Pedestrian Access**
Existing site is easily accessible for pedestrians via pavements.
-  **Cyclist Access**
Existing Road Network is relatively quiet to allow for safe cyclist access.
-  **Public Transport**
Nearest Bus Stop is approximately a two minute walk away from the site entrance.

02 Site Analysis & Context

Opportunities and Constraints



KEY

-  Potential Noise from Existing Buildings
-  Careful consideration needed during Construction due to existing Residential Buildings.
-  Existing Greenery to the North of the Site could potentially relate to the facade treatment.
-  Access to Existing Building needs to be maintained during Construction.
-  Existing Site Entrance can be retained for the proposed Building.
-  Proposed Building Footprint.
-  Constrained Site will require careful coordination during Construction.