

Design Development

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03

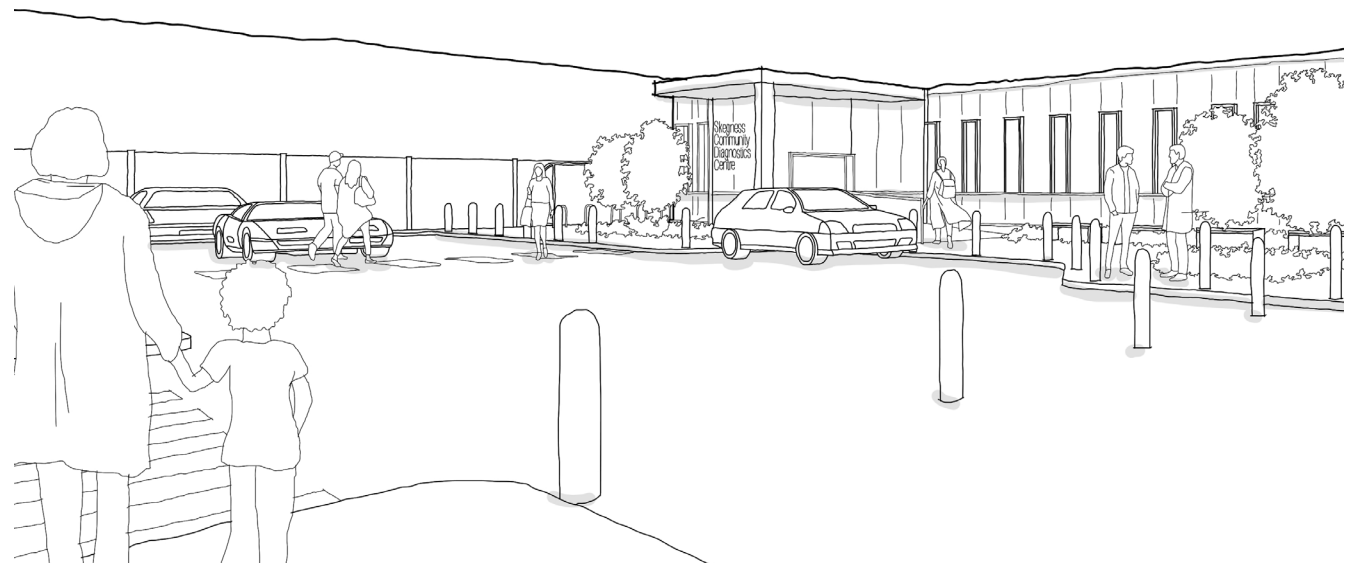
03 Design Development

Relevant Planning Policies

East Lindsey Council place high regard on the approach to design in new developments.

The overarching policy objective is listed as Strategic Policy SP10- Design. It dictates that the council will support well designed sustainable development that maintains and enhances the character of the District's towns, villages and countryside. The application is wholly in line with aspirations of this policy objective. The site is a vacant previously developed site, unused within a mixed commercial and residential area. Under policy S10 applications are subject to an 11 criteria and scheme should be assessed against this criteria where relevant. In particular the design delivers a compact and comprehensive low-level scheme, nestled to the rear of the application site, creating separation distance of the properties south. The building commands views from this position across the car park to the access which in turn enhances natural surveillance and site security, lighting is provided where appropriate to aid the safe movement of vehicles and pedestrians. At single storey the scale and massing sits comfortably within the existing built environment framework and supporting infrastructure, in turn, the waste storage and cycle store area appropriately located to aid usage.

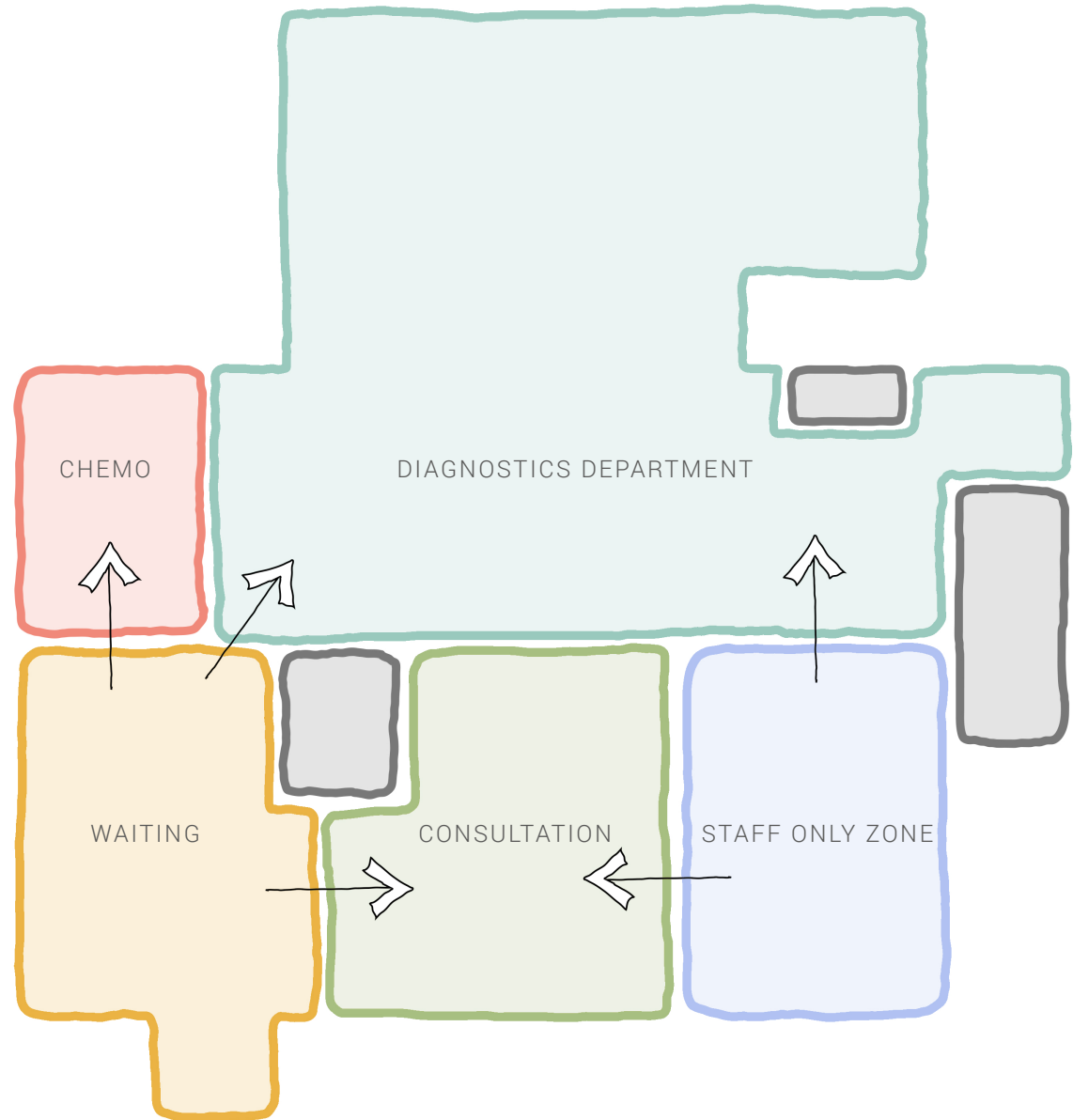
The materials palette chosen and deemed appropriate to the use, inoffensive and when viewed with the landscape to the rear, the natural tones blend connecting the edge of urban environment to the natural beyond. The building will be constructed using the modular concept method of building meaning that the proposed scheme is constructed and prefabricated quickly, reducing build time and resources on-site. The modular method of construction is an efficient and energy concept, with a fabric first approach coupled with being constructed off site there are less construction movements and on site wastage.



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Internal Zoning Diagram

The building has been designed with careful consideration towards user flows and department placement. The Main Reception / Waiting Room is held in the bottom corner to allow patients to have two clear routes into the required department. The diagnostics department has been placed towards the back of the building in the hope of enhancing patient privacy.



KEY

- Staff Only Zone
- Diagnostics Department (Inclusive of Ultrasound and X-Ray)
- Consultation Department
- Chemotherapy Department
- Reception / Waiting
- Plant / Store / Support Facilities

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Proposed GA Plan

KEY

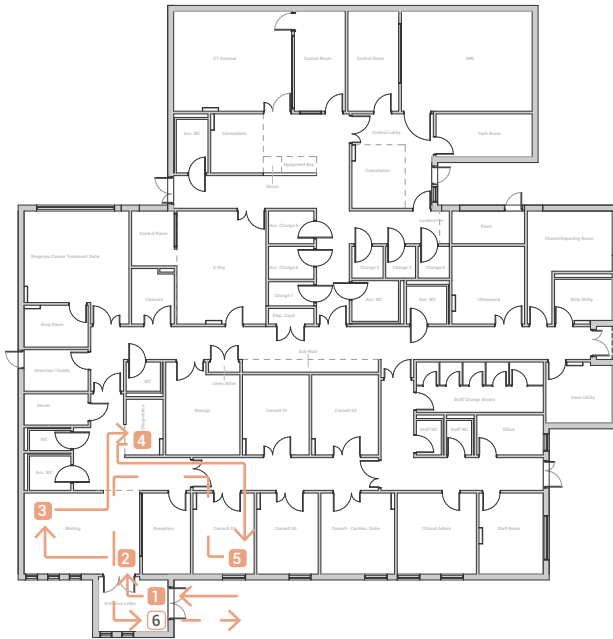
- Admin / Staff Support
- Consultation
- Chemotherapy Treatment
- Diagnostics Department
- Patient Facilities (Shared)
- Plant / MEP
- Reception / Waiting
- Storage / Ancillary
- Ultrasound
- X-Ray



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User Journey

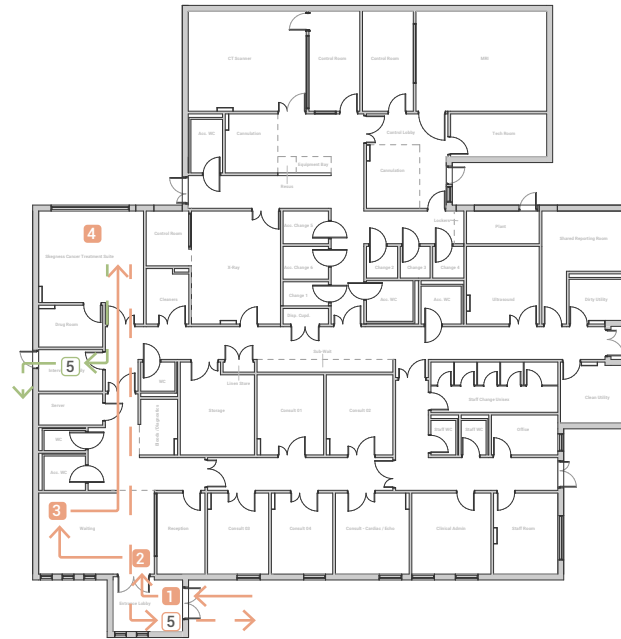
Proposed User Flows | Patient Consultation



- Journey into the Building
- Journey out of the Building

- 1 Patient enters through Main Entrance / Exit.
- 2 Patient signs in at reception.
- 3 Patient takes a seat in the waiting room until called in.
- 4 Patient may need to have bloods taken before Consultation.
- 5 Patient goes to one of the Consultation Rooms.
- 6 Patient leaves via Main Entrance / Exit.

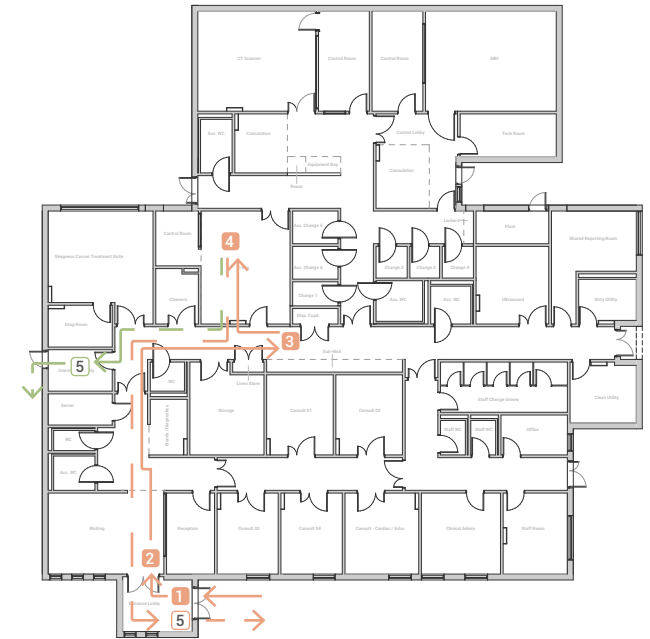
Proposed User Flows | Chemotherapy Treatment



- Journey into the Building
- Journey out of the Building
- > Alternative Journey out of the Building

- 1 Patient enters through Main Entrance / Exit.
- 2 Patient signs in at reception.
- 3 Patient takes a seat in the waiting room until called in.
- 4 Patient taken into the Cancer Treatment Suite
- 5 Patient exits via the Main Entrance / Exit
- 5 Patient exits via Interview / Family Room if receiving bad news.

Proposed User Flows | X-Ray (No Change)



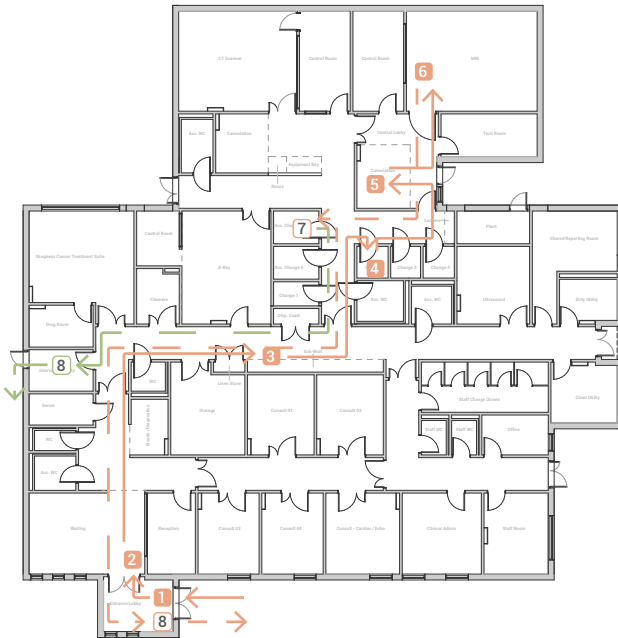
- Journey into the Building
- Journey out of the Building
- > Alternative Journey out of the Building

- 1 Patient enters through Main Entrance / Exit.
- 2 Patient signs in at reception.
- 3 Patient taken to Sub-Wait Area.
- 4 Patient taken into X-Ray.
- 5 Patient exits via the Main Entrance / Exit
- 5 Patient exits via Interview / Family Room if receiving bad news.

03 Design Development

User Journey

Proposed User Flows | MRI



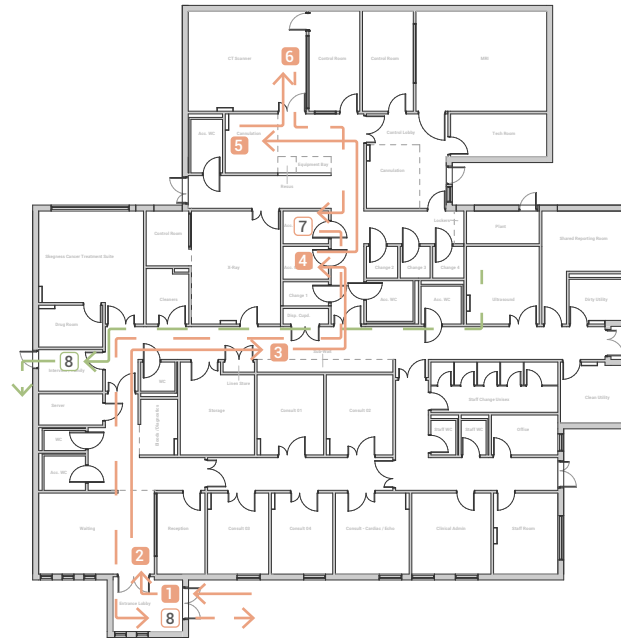
→ Journey into the Building

→ Journey out of the Building

-> Alternative Journey out of the Building

- 1 Patient enters through Main Entrance / Exit.
- 2 Patient signs in at reception.
- 3 Patient taken to Sub-Wait.
- 4 Patient taken to Changing Room.
- 5 Patient taken for Cannulation.
- 6 Patient goes to MRI.
- 7 Patient goes back to Changing Room
- 8 Patient exits via the Main Entrance / Exit
- 8 Patient exits via Interview / Family Room if receiving bad news.

Proposed User Flows | CT Scanner



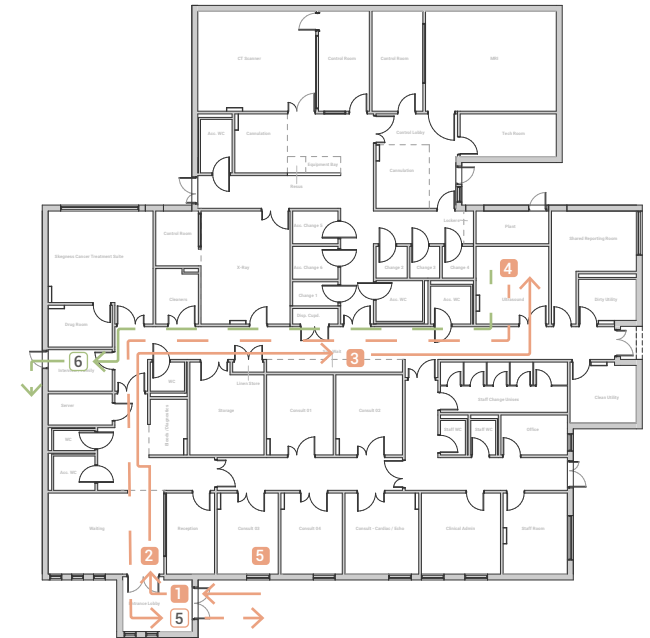
→ Journey into the Building

→ Journey out of the Building

-> Alternative Journey out of the Building

- 1 Patient enters through Main Entrance / Exit.
- 2 Patient signs in at reception.
- 3 Patient taken to Sub-Wait Area.
- 4 Patient taken to Changing Room.
- 5 Patient taken for Cannulation.
- 6 Patient goes to CT Scanner.
- 7 Patient goes back to Changing Room
- 8 Patient exits via the Main Entrance / Exit
- 8 Patient exits via Interview / Family Room if receiving bad news.

Proposed User Flows | Ultrasound



→ Journey into the Building

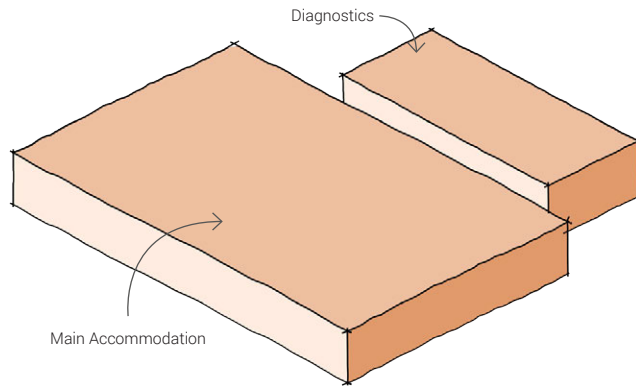
→ Journey out of the Building

-> Alternative Journey out of the Building

- 1 Patient enters through Main Entrance / Exit.
- 2 Patient signs in at reception.
- 3 Patient taken to Sub-Wait Area.
- 4 Patient taken into Ultrasound.
- 5 Patient exits via the Main Entrance / Exit
- 5 Patient exits via Interview / Family Room if receiving bad news.

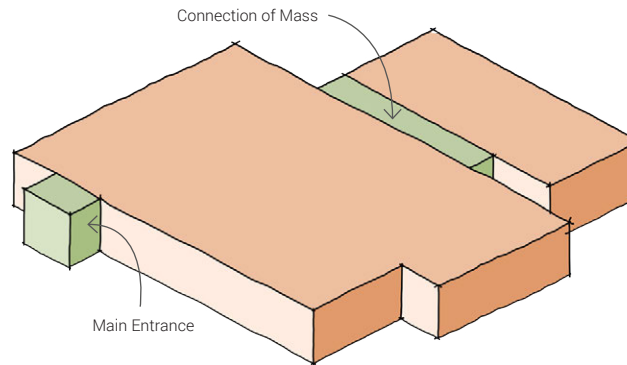
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Design Development Sequence



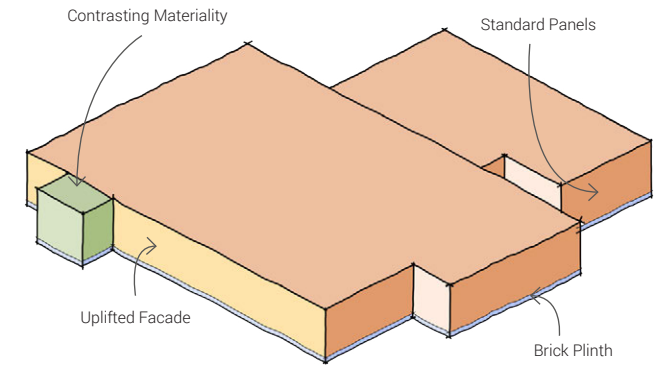
Main Mass

The mass is split into two parts; main accommodation and diagnostics area.



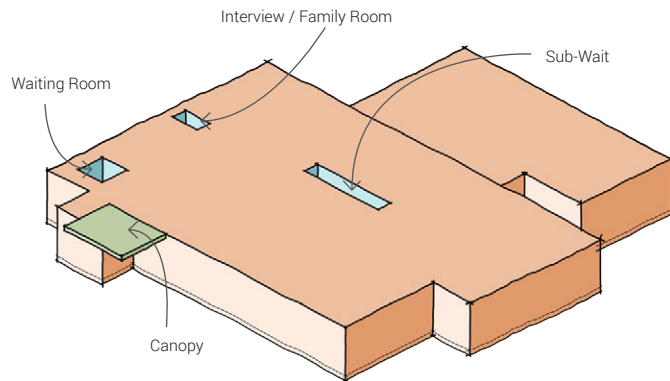
Refined Building Mass

Mass is cut back to add more depth to the building. A link is created to ensure a seamless connection from main accommodation to diagnostics. The entrance protrudes out to create a prominence along the main facade.



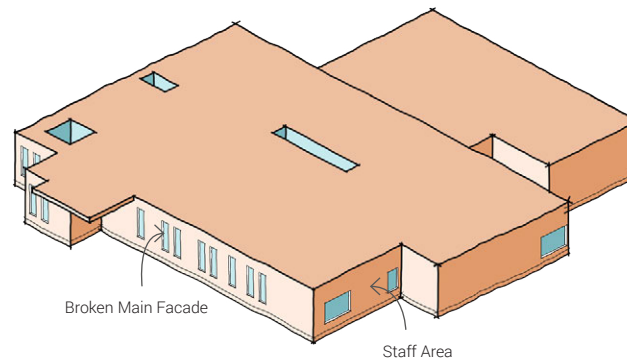
Materiality

A brick base is added to ground the building. The main facade is uplifted whilst the rest of the building is treated in standardised panels. The entrance has a different material to allow it to stand out more so that patients can easily orientate themselves.



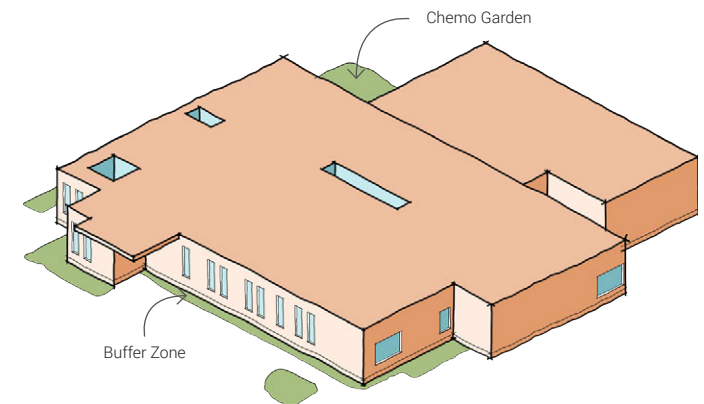
Canopy and Roof Lights

Additional features are implemented to create a nicer environment for the patient. The roof lights allow connections to the outdoors in areas with limited / no windows. The canopy over the entrance provides cover for patients waiting to be collected from the site.



Facade Relief

A simple rhythm has been added along the main facade with additional windows along the east elevation for staff areas. There is no relief within the diagnostics area; it is hoped that patients will not be held there for a long period of time.



Landscaping

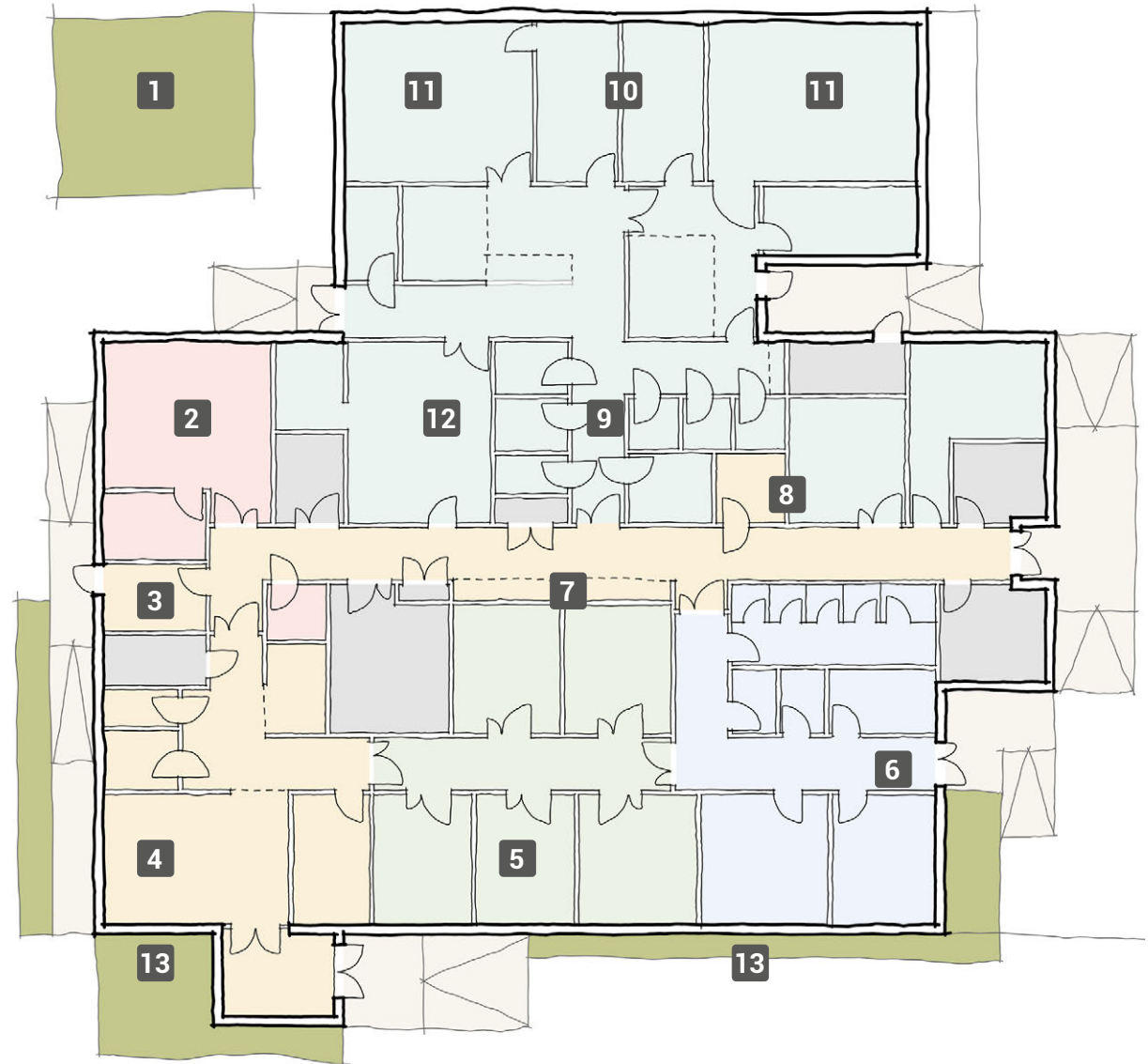
A landscaping strategy has been developed to create a buffer zone to the building to enhance the feeling of privacy for the patient and create a welcoming environment. A chemotherapy garden is implemented at the back of the building for patients to enjoy whilst in the cancer treatment suite.

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Key Design Principles

The building has been designed the patient experience at the forefront.

- 1** Garden situated at the back of the scheme for chemotherapy patients to look out at.
- 2** Cancer Treatment Suite located deep into the plan when natural light can be utilised whilst not compromising a patients privacy.
- 3** Interview / Family Room held in a main location to be used by all departments. A separate exit door has been included should the patient receive bad news.
- 4** Main waiting is located in the bottom corner for the plan to help aide patient flows; consultation and diagnostics. Associated WC's and Bloods Room are within the same zone. The space will benefit from natural light along the main elevation and a roof light.
- 5** Consultation rooms have been designed within a cluster, closest the entrance / exit as this department is expected to have the quickest turn-around of patients.
- 6** Staff have their own zone that will be swipe card access only. All staff facilities are clustered around the dedicated staff entrance.
- 7** Shared sub-wait for all diagnostics activity (mainly X-Ray and Ultrasound).
- 8** Ultrasound located with a WC adjacent.
- 9** Changing facilities are in the diagnostics department to ensure no gownned patients will pass any un-gownned.
- 10** Two control rooms; one with a glazed screen to increase patient observation.
- 11** CT and MRI are located at the back of the building for easy maintenance.
- 12** X-Ray is dual access depending on if the patient is gownned or not.
- 13** Landscaping has been used as a buffer zone to increase patient privacy.



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Sketch Visuals



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