



DESIGN AND ACCESS STATEMENT

DECEMBER 2023



PROPOSED CDC AND ENDOSCOPY UNIT AT HINCKLEY DISTRICT HOSPITAL
DBC1782-DBC-ZZ-XX-RP-A-0021 P05





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INTRODUCTION

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1. INTRODUCTION

1.1. This document comprises the design and access statement for the application seeking outline planning permission for the redevelopment of a Community Diagnostic Centre (CDC) and Endoscopy building (Use Class E(e) (access, appearance, layout and scale to be considered with landscaping reserved) at Hinckley and District Hospital, Mount Road, Hinckley, LE10 1AG.

1.2. This design and access statement has been prepared by Design Buro (Coventry) LTD on behalf of the applicant NHS Property Services. This document should be read in conjunction with the associated drawings and other documents submitted in support of the application.

1.3. Description of the proposal:

Outline planning permission for the redevelopment of a Community Diagnostic Centre (CDC) and Endoscopy building (Use Class E(e) (access, appearance, layout and scale to be considered with landscaping reserved)).

1.4. The context for the application for the proposed new CDC and Endoscopy unit comprises the following:

- Changes to clinical service delivery requirements of the Trust include the development of a new Community Diagnostics Centre (CDC) and Endoscopy building. The facility should comprise of MRI, CT, X-Ray Digital Imaging and Physiological Measurements.

- The site of the current temporary physio building has been identified as the optimum location for the provision of this facility by the Trust;

- Due to the constrained time-frames for the commencement of provision of the unit, the Trust intends to deliver the CDC and Endoscopy Unit facility via a fast-track pre-fabricated modular construction method.

1.5. The proposal constitutes an appropriate development of part of the site for the Trust's healthcare provision requirements to meet the evolving needs of the Hinckley and Bosworth community.



Location of New Unit



Rear of the Cottage Hospital



View from Mount Road Car Park

DESIGN PROCESS

2. DESIGN PROCESS

2.1. The requirement is to provide a Community Diagnostics Centre located on the ground floor, which will consist of:

- MRI
- CT
- X-Ray Digital Imaging
- Physiological Measurements

2.2. And an Endoscopy Suite on the First Floor which will consist of two Endoscopy procedure suites with private recovery rooms.

2.3. In 2021, it was announced by the Department of Health and Social Care millions will benefit from new Community Diagnostic Centres across the England. Hinckley District Hospital has been identified as such a site that can provide services. The aim of the centres are:

- Earlier diagnoses for patients through easier, faster, and more direct access to the full range of diagnostic tests needed to understand patients' symptoms including breathlessness, cancer, ophthalmology.

- A reduction in hospital visits which will help to reduce the risk of COVID-19 transmission.
- A reduction in waits by diverting patients away from hospitals, allowing them to treat urgent patients, while the community diagnostic centres focus on tackling the backlog.
- A contribution to the NHS's net zero ambitions by providing multiple tests at one visit, reducing the number of patient journeys and helping to cut carbon emissions and air pollution.

Stakeholder Engagement and Consultation

- 2.4. NHS Leicester, Leicestershire and Rutland Integrated Care Board (ICB) have undertaken public engagement between Monday 23rd Jan 2023 and Wednesday 8th March 2023. Details of the consultation process and the comments received from the local community are documented in the 'Consultation Report: Improving Hinckley Community Health Services – Leicester, Leicestershire and Rutland'
- 2.5. Statement of Community Involvement has been submitted as part of the outline planning application.

- 2.6. A number of stakeholder engagements and consultations were undertaken through the briefing and design stages. Members of staff were consulted during this process, and feedback from these sessions fed directly back into the design of the unit.

EXISTING SITE

3. EXISTING SITE AND BOUNDARY

Existing Site Characteristics

- 3.1. The Application site is located within the Hinckley Town Centre boundary and is circa 230m of the designated Primary Shopping Area at Castle Street, sitting west of the Cottage Hospital. Within the site, an access road bisects and connects Hill Street with Mount Road with most of the site's facilities located to the north and west of the access road. Parking is located to the west of the site, accessed from a road called Argents Mead.
- 3.2. The site is bounded to the south and east by an established residential area consisting predominately two to three storey terrace properties built in the early 1900s. While to the west, the site neighbours the rear of the newly built (2016) leisure centre and adjacent car park. To the north of the site, is the park Argents Mead and the War Memorial, that acts as a green corridor between the site and the rear of the properties located on Castle Street.



Immediate Site Context

- 3.3. The area the proposed application wishes to develop is located in the South-Western corner of the Hinckley and District Hospital neighbouring the roads Mount Road and Argents Mead. Currently the land is occupied by a temporary single-storey modular unit.

Existing Accommodation

- 3.4. Hinckley and District Hospital, originally built in 1900, has seen significant changes in healthcare over the past century. As the demands of patients and their needs have evolved, the hospital has become outdated and is no longer fit for purpose. The building's infrastructure and facilities are inadequate to meet modern healthcare standards, and there are limitations in installing and implementing the latest technology and medical equipment due to space constraints. The hospital has also struggled to meet the growing demand for services. In light of these challenges, there have been calls for significant investment to improve, expand or replace the facility to meet the needs and requirements of the local community for many years to come.

Existing Design Character

- 3.5. The existing site is currently occupied by a single-storey Portakabin style building. This is clad in powder coated sheeting, coloured yellow, and with a flat felt roof.
- 3.6. Surrounding the site is the Victorian Cottage Hospital, which includes red brickwork and a tiled pitch roof.

Landscape Features

- 3.7. The site largely consists of tarmac car parks running east and west of the cottage hospital, and north of the physio unit. The site gradient does differ by almost 4 metres running West to East. Between the physio unit and cottage hospital there is a green lawn containing shrubbery and a memorial tree that is to be retained as part of the proposals.

Constraints

- 3.8. In order to provide new CDC and Endoscopy services, the current proposed location would minimise disruption to existing services currently operating out of the Cottage Hospital. It also means no disruption to access the plant space, car parking or altering underground utilities that could increase costs if the current proposed location were to go ahead.

- 3.9. It is not proposed that existing access road, which currently links Hill Street and Mount Road, will be affected by this development, but it may be appropriate to do so with the future phases.



DESIGN CONCEPT

4. DESIGN CONCEPT

Design Concept and Massing

- 4.1. The proposed building is located in the South-West corner of the Hinckley and District Hospital Site, to replace the existing temporary physio building.
- 4.2. The strategic placement of the of the proposed unit aligns with the existing site layout, working with the levels to reduce the perceived height of the building especially looking downhill on Mount Road. It will utilise the previous infrastructure whilst minimising disruption to utilities that serve the existing cottage hospital.
- 4.3. The orientation of the entrance facing the centre of the site cultivates an environment where privacy and dignity of users can be maintained. With the central site entry, users can access the facility without feeling overly exposed to the wider public. It is also noticeable for users who may approach the site from the existing Mount Road Car Park adjacent to the Hinckley and District Hospital Site. It helps minimise the potential for stigma or discomfort that some patients might experience when entering or exiting a medical building, promoting a sense of personal confidentiality.
- 4.4. Furthermore, the nature of certain pieces of equipment, like MRI and CT scanners, are to be housed in rooms without windows due to their specific operational requirements. This design choice also serves a double purpose - ensuring that neighbouring residential properties are not visually intrusive into the new unit. It reduces concerns about privacy from both sides and effectively maintains the unobtrusive character of the neighbourhood while providing an essential medical service. Thus, the design serves to harmonise the local residents' living conditions with the patients' needs, simultaneously promoting comfort, efficiency, and discretion.

Use and Amount

- 4.5. The accommodation will be principally two storeys comprising of a Gross Internal Area (GIA) of 1662 sq m of space for medical use, an internal plant area of 394 sq m of associated plant area set on the roof, and an additional 144.96 sq m of screened external plant.

Layout

- 4.6. The proposed CDC and Endoscopy building will sit on the existing grounds of Hinckley & District Hospital land on the southwestern boundary measuring a footprint of 863.90 sqm, on the site of the existing former physiotherapy service portacabin.
- 4.7. The layout of the proposed unit is compact yet carefully considered to provide all the necessary up-to-date accommodation to carry out diagnostic procedures. Careful consideration has been undertaken to provide the privacy and dignity of the users to shield them from outside view yet keep the building aesthetically pleasing from the outside in order to compliment its surroundings.
- 4.8. On the ground floor, users will enter and would have been informed wether to proceed to the first floor to Endoscopy reception, or to continue to the CDC reception. The reasoning for providing the CDC on the ground floor, is to give easy access to replace equipment such as MRI and CT scanners when the time comes, avoiding the need for a crane.
- 4.9. Accessible Change and Toilet Facilities are provided alongside the general changing on all floors.

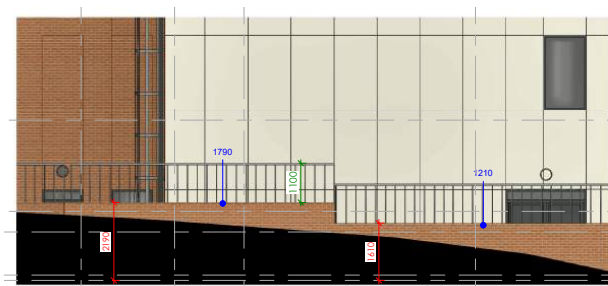
4.10. On the ground floor users are first welcomed by the reception and waiting area. Here they will go on to the departments of Physiological Measures, X-Ray, Ultrasound, CT or MRI. There are changing facilities and separate sub-waits beyond reception to provide privacy and dignity to users beyond the main wait.

4.11. The first floor, comprises of the Endoscopy department. Here users will report to reception, and then be lead to a private room. Here users will be briefed on the procedure, allow to be prepped, and then escorted to the procedure rooms. After the procedure, they are escorted back to their individual private room, allowed to recover and then leave.

4.12. The second floor continues to step back from Mount Road. It comprises entirely of plant space that will serve the entire unit and be kept separate from the public areas. The plant space will be enclosed and should shield view from the street level, as well as reduce the impact of noise to neighbouring residential properties.

Retaining Wall

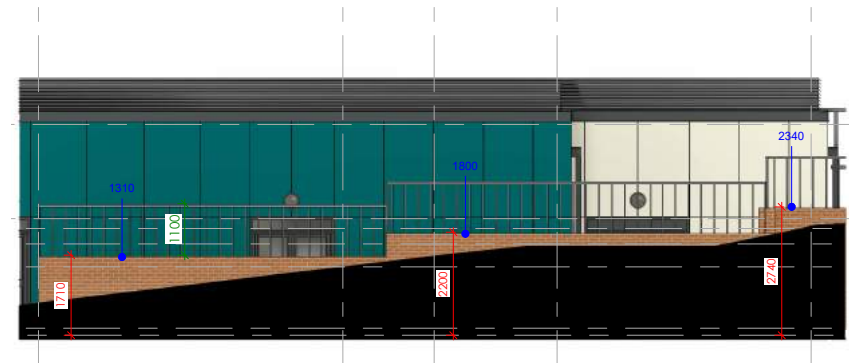
4.13. Due to the existing site levels varying at points, a retaining wall is introduced to address the level issues. The brick faced wall is proposed to match the brickwork style with railings for fall prevention.



Section 17
1 : 100



Section 22
1 : 100



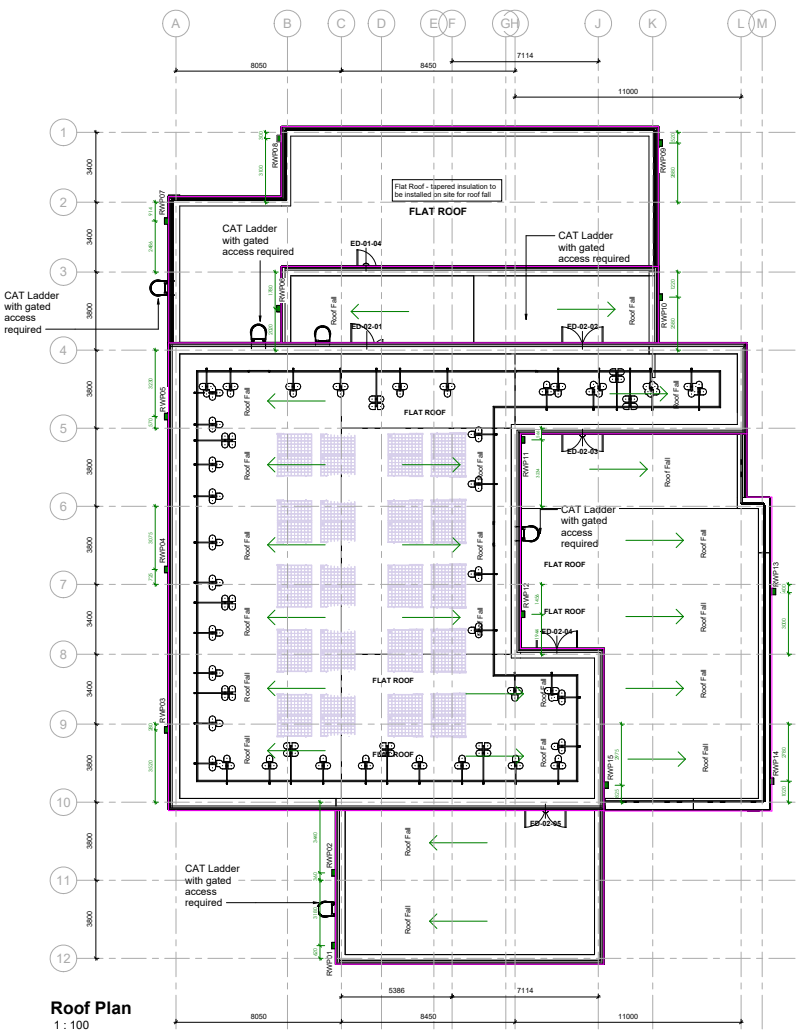
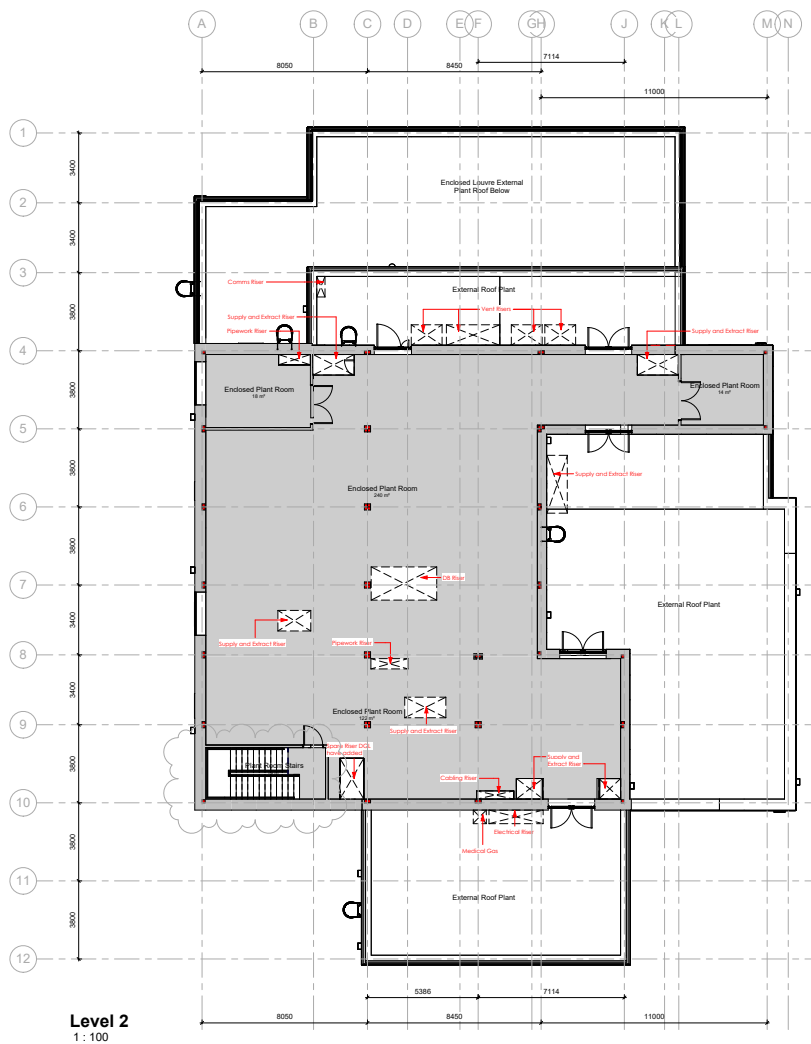
Section 21
1 : 100



ement - First Floor

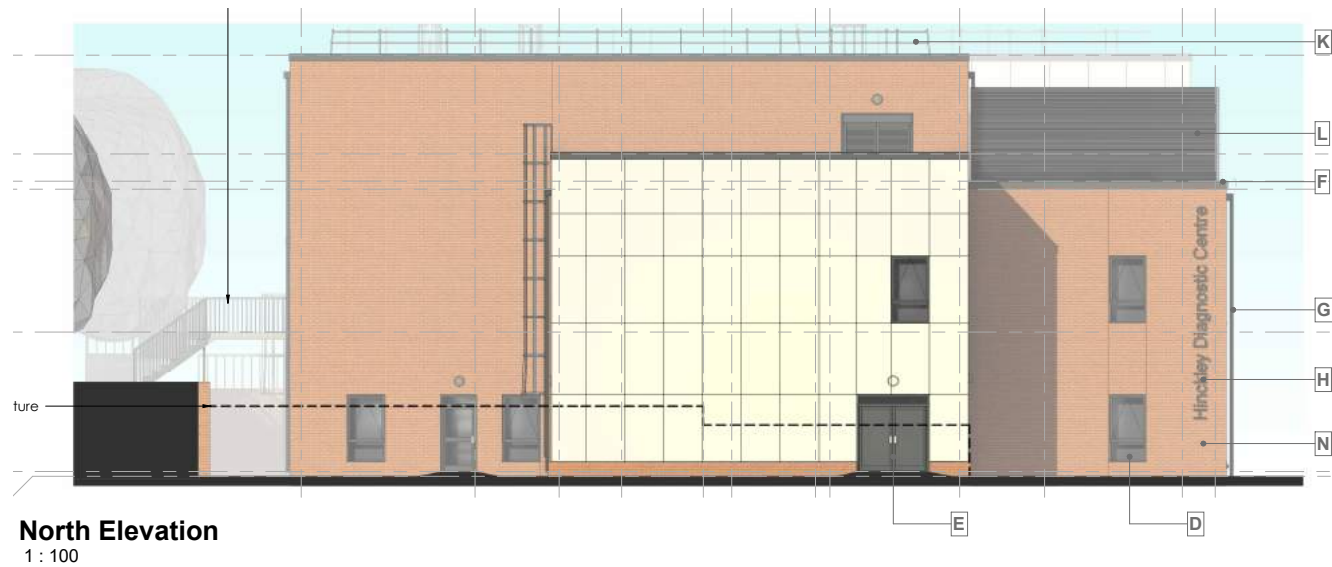


Drawing extracts from **180731-DGL-01-00-DR-A-2001** (P8)-General Arrangements First Floor

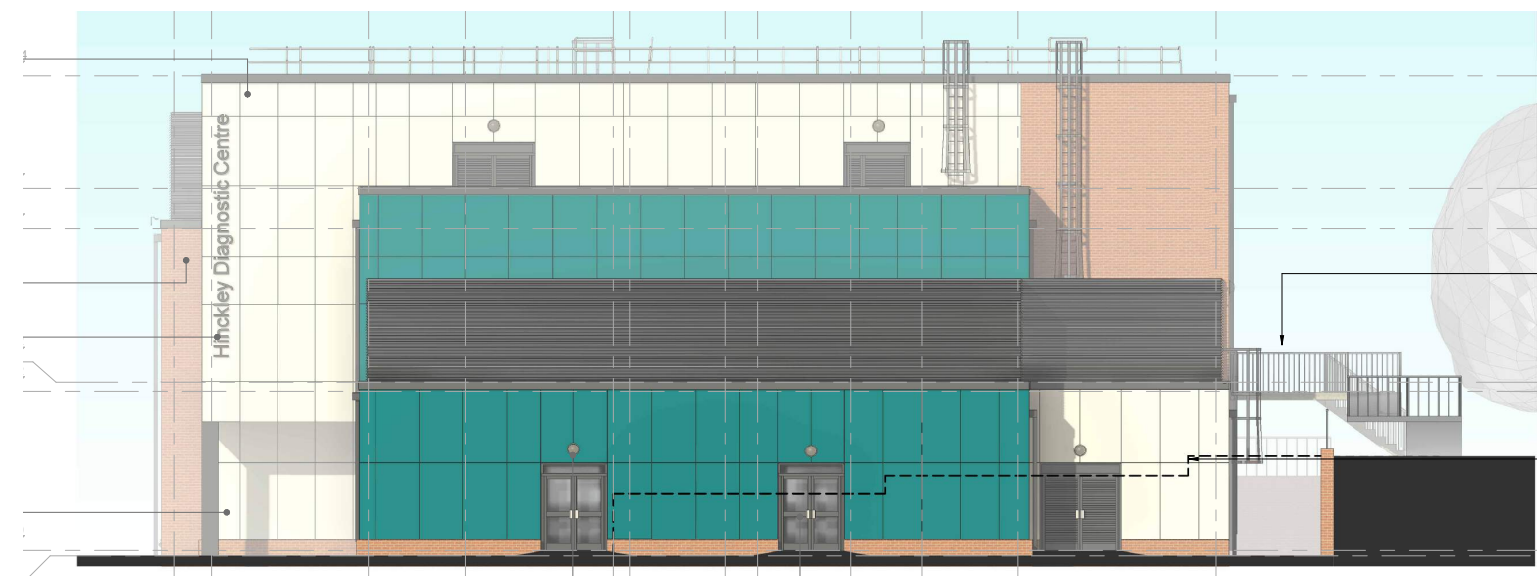


Drawing extracts from 180731-DGL-01-00-DR-A-2002 (P7)-General Arrangements Second Floor

Drawing extracts from 180731-DGL-01-00-DR-A-2010 (P3)-Roof Plan



Drawing extracts from 180731-DGL-01-00-DR-A-2101 (P2)-Elevation North & East



South Elevation



West Elevation

1 : 100

E N D G
Drawing extracts from 180731-DGL-01-00-DR-A-2100 (P2)-Elevation South & West

Scale

- 4.14. The proposed CDC and Endoscopy building will be of two storeys with a plant on the second floor/roof level.
- 4.15. The building has an approximate length of 39.5 metres and width of 28.5 metres. The highest point of the building (including the plant room) is approximately 11.9 metres above ground level.
- 4.16. The proposed CDC and Endoscopy building Gross Internal Floor Areas (GIFA) are broken down as follows:
- Ground Floor: 901.1 sqm
 - First Floor: 761 sqm
 - Second (Plant) Floor: 418 sqm

Landscaping

- 4.20. A memorial Red Leaf Maple located in the centre of the site, has been identified as a Category B tree, and should be retained if possible. The current proposed works intend to preserve the memorial Red Leaf Maple.
- 4.21. It is intended that the proposals will preserve the natural green barrier between Mount Road and the site.
- 4.22. The site has undergone a arboricultural survey, which has identified two Category A trees. These trees are outside of the site application zone.

Conservation & Heritage

- 4.17. The site neighbours the Hinckley Town Centre Conservation Area. The Cottage Hospital is not listed, and is not presently included as a Local Heritage Asset. Please refer to the accompanying Heritage Impact Assessment.
- 4.18. The development should enhance the character of the local area and compliment the surroundings. The design statement should survey and define the character and then demonstrate that the proposal preserves or enhances that character.
- 4.19. The site is adjacent to the Scheduled Ancient Monument of the remains of Hinckley Castle Mound. Any development will need to respect and not harm this statutory heritage asset.

Accessible Parking / Cycle Storage

- 4.23. The total proposed (including spaces retained) are 29 car parking spaces total of which 4 disabled parking allocation. 9 new cycle parking spaces (6 long-stay, 3 short stay).
- 4.24. Cycle parking will be located near the entrance with secure covered staff parking in the service area.
- 4.25. Access from the Accessible parking to the entrance is via the existing pedestrian access road and a graded path at less than 1:20 gradient from the existing paths in the park. A controlled dedicated lift has also been integrated into the proposals to provide access from the lower to the upper ground level and the entrance for disabled users. This creates a shallow access route and avoids ramps that can hinder access for some users. Steps are provided as an alternative.

Access/ Service Access / Deliveries/ Highways

- 4.26. The existing shared access route from Mount Road will be used to provide access to a new car park designed in accordance to meet modern day parking standards to reduce pressure from surrounding public car parks. It will also allow a secure service area for deliveries and service access to the new Health Centre. Delivery access will be scheduled to protect the general public access and the main pedestrian routes to provide a safer servicing strategy.
- 4.27. Provision will be made for 24 hour emergency access to the service area and the perimeter of the proposed building.

- 4.28. A secure bin store will be provided in the service area at the rear of the building for general waste and recycling. Refuse collection will be from Mount Road.



North East 3D View

Drawing extracts from **180731-DGL-01-00-DR-A-2100** (P2)-Elevation South & West

Design Development

- 4.29. Pre-Application Enquiry was submitted on 11th May 2023. A response was provided by Hinckley and Bosworth Borough Council reference: 23/10067/PREHMO
- 4.30. Following the concerns raised during pre-application regarding the scale and mass of the development and the potential overbearing on the highway location. The proposal now incorporates a stepped design, leaning back from Mount Road to reduce the overbearing presence along the highway. This has reduced the footprint on the first floor and second floor plant area.

Sustainability

- 4.31. The requirement for a sustainable approach to the design, construction and management of the unit is clear to all parties involved. The proposal hopes to achieve a BREEAM grade of “Excellent”, working alongside the BREEAM assessor to ensure this is achieved.

ACCESS



5. ACCESS

Site Access and Car Parking

- 5.1. Vehicle access will be in and out via the existing entry point on Argents Mead Access Road. A reconfigured patient parking layout will be provided as part of the application proposal. A widening of the existing junction is proposed, to improve the access in and out of the site. Please refer to the transport assessment with respect to the impact of the development upon parking capacity.
- 5.2. The reconfigured vehicle arrangement includes standard visitor parking spaces, a drop-off zone lay-by in front of the main entrance.
- 5.3. Pedestrian access points to the site will remain unchanged. However some routes through the car park will be reconfigured to allow pedestrian access to the new building.

Access within the CDC and Endoscopy Building

- 5.4. General public and staff access to the new CDC and Endoscopy Unit will be at ground floor from the western side. Deliveries and waste disposal for the first floor Endoscopy can be accessed externally on the eastern

side. Emergency exits are also provided from each floor which lead to the car park. Lifts will be enabled for emergency use in the event of a fire because of the high-dependency of some patients.

- 5.5. Access within the building will occur through the entry lobby into the main circulation corridor which links up with the reception and waiting area for CDC on the ground floor and Endoscopy on the first floor. Access control will be provided to separate public access, clinical, and staff only areas.
- 5.6. The arrangement of space is highly legible as all clinical rooms are located directly off the main circulation route and strategically placed signage will allow enhanced way-finding. Access to the first floor will be primarily via lift and optionally via staircase. The roof top plant space is accessible by maintenance staff via a secured staircase located on the first floor.

Accessible Facilities

- 5.7. Disabled WCs are incorporated to Part M and/or HBM standard, at each location where sanitary facilities are provided.

Approach

- 5.8. The proposal has been designed to comply with the Building Regulations

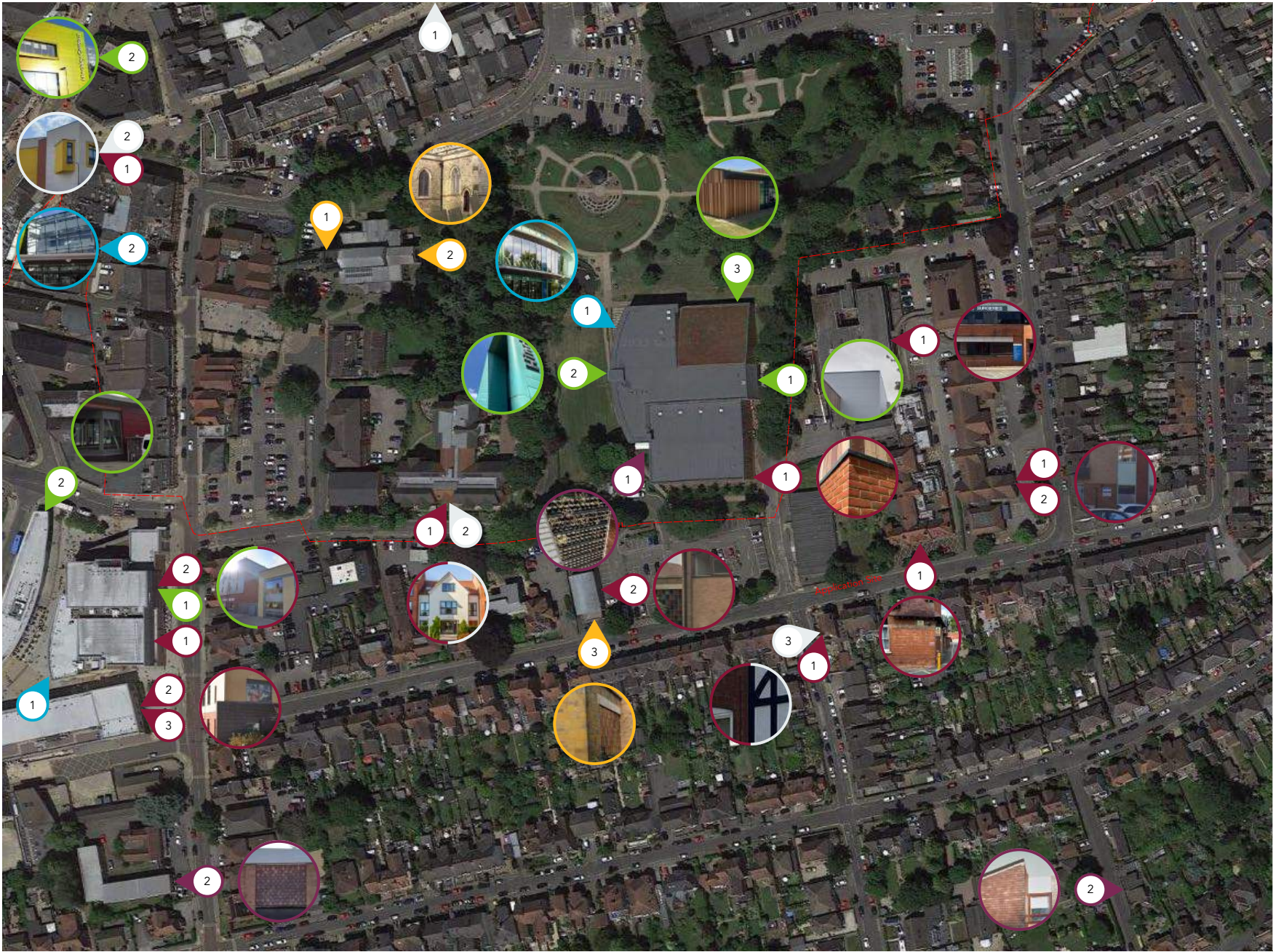
Approved (Document Part M; Access to and the use of buildings) with reference to BS8300 (Design of buildings and their approaches to meet the needs of disabled people), and guidance set out in various Health Building Notes and Health Technical Memoranda.

- 5.9. It is recognised that there is a diverse community with specific requirements that will be using the facilities. The design takes in to consideration the use of facilities by disabled users, children, young and older users and other minority and vulnerable groups.

Signage and Way Finding

- 5.10. Signage and way finding is an important part of the design to ensure all visitors can safely and successfully navigate their way around the building. Signage will be designed in accordance with Building Regulations and NHS Identity Guidelines.
- 5.11. Contrasting colours, large/ clear typefaces, pictograms and braille will complement other signage to overcome visual and language difficulties that some visitors may experience with text only signage. Both statutory safety signage and way finding will be designed and located to enhance the strong concept of the building and internal coloured feature walls to create a readily identifiable means of orientation.

MATERIALS



Exterior Materials Palette

Brickwork

- 1. Red Brickwork
- 2. Buff Brickwork
- 3. Blue Brickwork

Cladding

- 1. Metal Cladding
- 2. Composite Cladding
- 3. Timber Cladding

Render

- 1. Cement Render
- 2. Silicone Render
- 3. Lime Render

Stonework

- 1. Ashlar
- 2. Rubble Masonry
- 3. Veneer Masonry

Curtain Walling

- 1. Curtain Walls
- 2. Structural Glazing

Miscellaneous

- 1. Greenwalling
- 2. Decorative Vertical Shingling



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The Design Buro (Coventry) LTD
Client: NHS Property Services

Status: 50
Purpose For Issue: Preliminary Issue

Job: Hinckley Daycare & CDC Business Case Support

Title: Exterior Materials Palette

Drawn By: BCP
Date: Jun 2023

Checked By: MH
Date: Jun 2023

Scale: N/A @ A2

Drawing Number: 1782-DBC-ZZ-XX-DR-A-0070
Revision: P02

Rev	Date	Description	Author
P01	04.08.23	Added Site Boundary	BCP
P01	20.06.23	Initial Issue	BCP

Notes:
This drawing is to be used in conjunction with all other consultants engineers and specialist sub contractors drawings.
All items are to be cross referenced through design, tender & construction.
Any discrepancies whatsoever, discovered must be reported to the Main Contractor or Contract Administrator (CA) as soon as they become apparent.
The Main Contractor is responsible for checking all dimensions prior to commencement of work.
All specified manufacturers are OBR to be used unless otherwise stated or not. Any equivalent product or manufacturer must be approved by the Main Contractor or Contract Administrator (CA) as soon as they become apparent.
All drawings are to be made in consultation with project specific HSE (Safety & Health) specifications.
25 of 30

6. MATERIALS

- 6.1. As part of the design development, an assessment into local materials was undertaken to identify potential external materials that harmonise with the local Hinckley aesthetic.
- 6.2. The site is surrounded by a wealth of varying materials, ranging from 13th Century ashlar Sandstone located on Grade II* listed St Mary's Church, to iridescent composite cladding located on the Hinckley Campus of North Warwickshire and South Leicestershire College. All located with Hinckley's Town Centre Conservation Area.
- 6.3. A dominating feature of the local area is the use of red brick and render facades. Which can be found on the 20th Century terrace houses along Mount Road, as well new builds such as the Churchmead Court complex.
- 6.4. Following the assessment, the following exterior materials are to be include:
- Red Brick To Match Brickwork used across the site (eg: Dorking Red Brick)
 - RAL7016 Aluminium Framed Glazing, Aluminium Glazed Doors, RAL7016 PPC Aluminium Copings, RAL7016 PPC

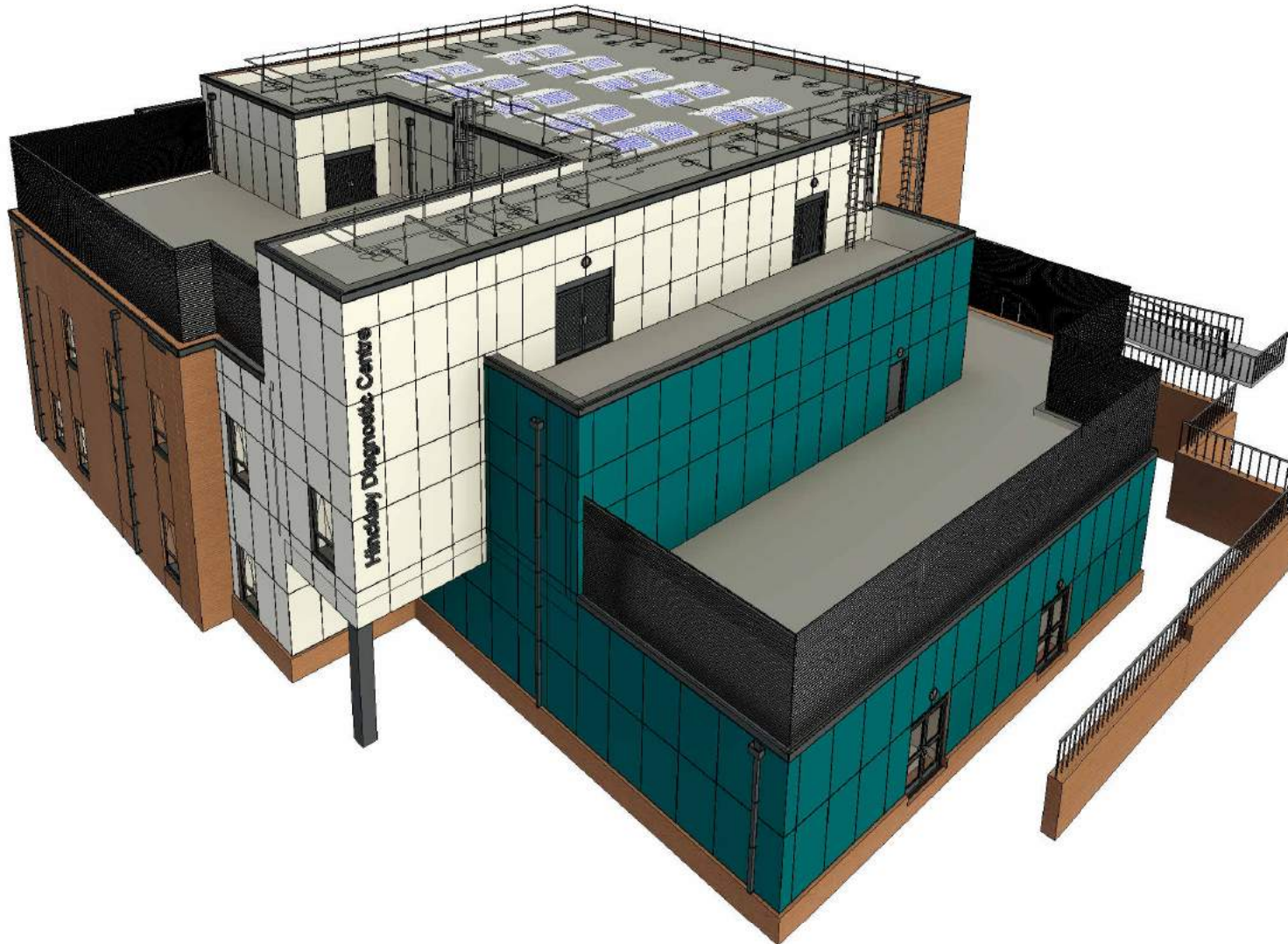
- Aluminium Louvres (located on the Crescent Commercial Centre and Hinckley Leisure Centre)
- Rockpanel RAL9016 (White)
- Rockpanel RAL 210 30 30 (Green/Blue)



RAL9016



RAL 210 30 30



South West 3D View

Drawing extracts from **180731-DGL-01-00-DR-A-2100** (P2)-Elevation South & West

CONCLUSION

7. CONCLUSION

- 7.1. This application proposal seeks Outline planning permission for the redevelopment of a Community Diagnostic Centre (CDC) and Endoscopy building (Use Class E(e) (access, appearance, layout and scale to be considered with landscaping reserved) at Hinckley and District Hospital, Mount Road, Hinckley, LE10 1AG.
- 7.2. The accommodation will be principally two storeys comprising of a Gross Internal Area (GIA) of 1662 sq m of space for medical use, an internal plant area of 394 sq m of associated plant area set on the roof, and an additional 144.96 sq m of screened external plant. The scheme will involve enabling soft and hard landscaping works including reconfiguration of vehicle access, parking and landscaping, as well as provision for a new ambulance drop-off.
- 7.3. The Trust's current accommodation is not fit for purpose, and will only deteriorate in the coming years and need replacing. A new build would help keep services running within Hinckley providing much needed services and care to the local populous.
- 7.4. The application proposal represents an essential piece of development for the

successful provision of the hospital's day surgery services. This application sets out how this proposal will deliver the required objectives as well as the considered design process and proposal.

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