

# New Mills Surgery Design and Access Statement

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# New Mills Surgery Design and Access Statement

## 1.0 Site Context

1.1 The site of the proposed Surgery and Pharmacy is off Market Street adjacent to the public car park in the centre of New Mills.

1.2 It is currently occupied by a Community Centre that is in very poor condition and no longer in use

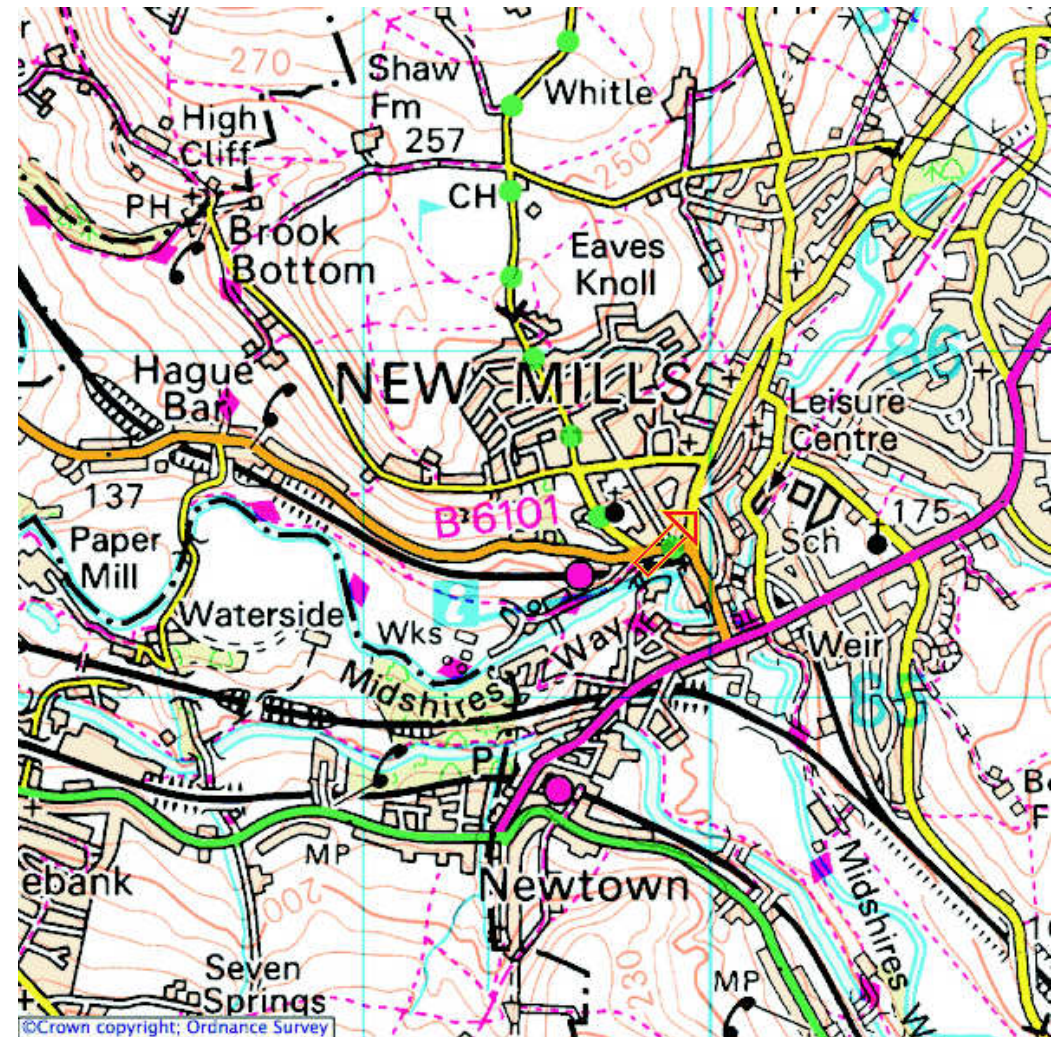
1.3 The Doctors have agreed to purchase the site from the current owners, New Mills Town Council and the new Surgery will replace the existing premises on Union Street.

1.4 The site already has Community planning approval and although it falls outside the Conservation area for New Mills it will have an influence on the surrounding area.

1.5 The site was previously going to be developed by Derbyshire County Council for a Nursery and Medical Centre but the overall site area was too small.

1.6 The site falls significantly from west to east and will be most prominently seen from the approach from Market Street

1.7 There is an alternative point of site access from Sett Close but this is very narrow and unsuitable for anything other than infrequent vehicular access. Sett Close currently has access to the adjacent Nursery school with 7 parking spaces and County Highways have stated that they do not want to see any increase on this number.



Site Location Plan



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## 1.0 Site Context Continued:

1.8 There are a number of trees on the site that will need to be removed to permit the development to take place. A tree assessment report has been prepared.

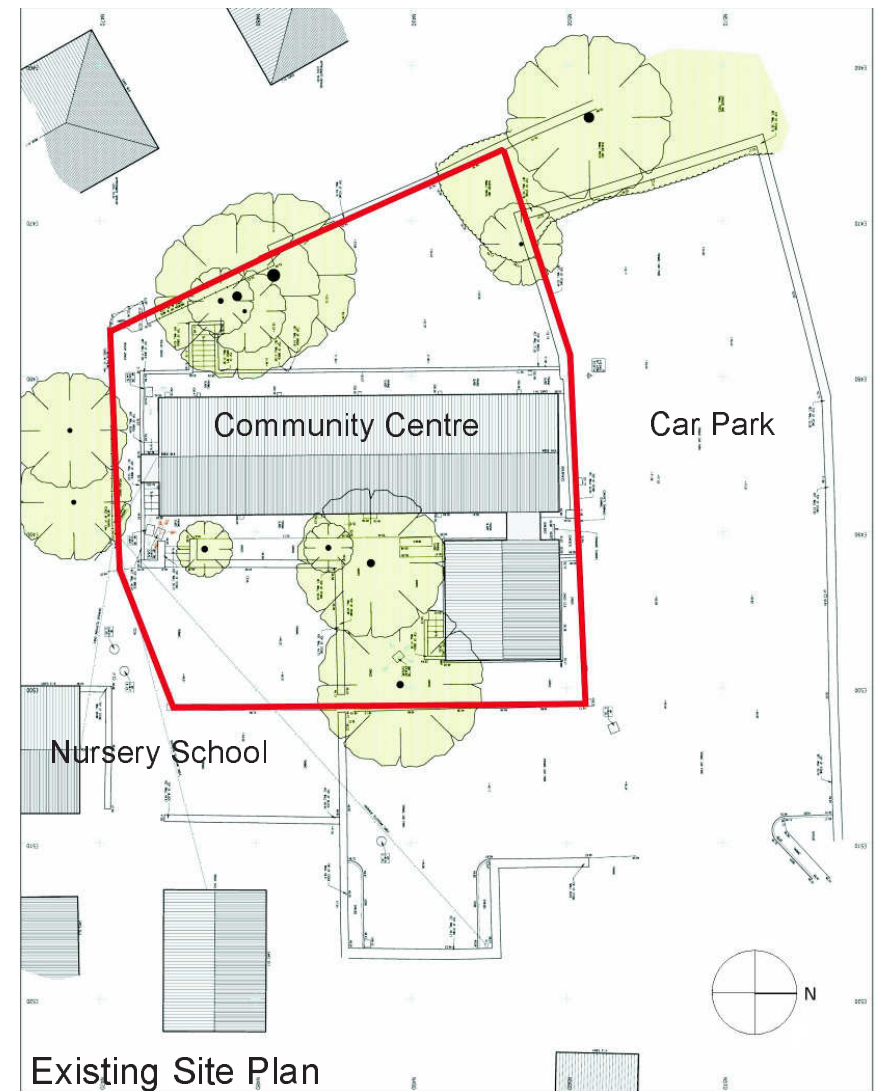
1.9 On site parking has been limited to 3 Doctor only spaces but the adjacent public car park will provide parking for patients and the pre-application correspondence with County highways did not raise any objections provided there was no increase in the use of Sett Close.

1.10 A Travel Plan will be prepared and agreed prior to occupation of the new premisses.

1.11 The site is outside the Conservation area and has to the West a number of semi detached houses and to the North a BT Telecoms building that are not in keeping with the stone buildings in the centre of New Mills.

1.12 To the South is a stone built Nursery school that has some architectural quality and the views to the West from the site give some visual link with the older part of New Mills.

1.13 The existing system built timber community centre that is to be demolished does not contribute to the appearance of the town centre.



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### **2.0 The need for a Medical Centre in New Mills**

- 2.1) Arden House Medical Practice has 2 partners and a part time salaried GP. It operates from a main surgery at Arden House Medical Practice, approximately 500 metres from the centre of Hayfield village. The practice also has a branch surgery in New Mills village some 3 kilometres away. Our catchment area spans approximately 15 kilometres. The practice employs a full range of professional and ancillary staff including two practice nurses, receptionists, administrative staff and two part time practice managers. A full range of attached community staff also use the premises.
- 2.2) The practice serves a population of mainly social classes 3 to 8. It is also recognised as stated by the Department of Health's profile of the High Peak 2006 that one of the wards within the practice area is one of the most deprived areas in the High Peak. It has a higher than average number of elderly patients supported to live at home. All of these contribute to creating a greater demand on GP's.
- 2.3) New Mills is situated approximately 25 kilometres from the city of Manchester. It is a small town, which is becoming an ever-increasing popular area for commuters to the cities of Manchester and Sheffield to move to. There has been a recent increase in development of the area and it has been recognised by High Peak Borough Council as an area requiring investment to help combat the deprivation prevalent in parts of New Mills. New Mills in particular has seen a significant increase in population over the last ten years
- 2.4) Arden House Medical Practice is historically based in Hayfield but expanded in 1995 with the addition of Union Road Surgery. We now operate as a dual site surgery as our New Mills site is open full time and is able to provide a full range of general medical services. Union Road Surgery was converted from a shop in 1997 to form part of Arden House Medical Practice enabling us to have 2 surgeries servicing Hayfield, New Mills, Whaley Bridge, Chinley, Rowarth and Buxworth. The layout of these premises is no longer adequate for the services of modern general practice. Due to the restrictions of the building it has meant we are now stretched to and beyond its capacity. With our involvement with the community drugs team, alcohol team, health visitor and counselling services, all having to share one office we simply no longer have the room to accommodate all of these services let alone offer any further services.
- 2.5) Hot desking, waiting for rooms to become free, and lack of space for meetings, training and other important activities, has become a routine frustration of the working day for doctors and staff at the practice. In order to address these problems, improve services to patients and embrace the opportunities of the new PMS contract, we have been given a unique opportunity to purchase a plot of land currently owned by New Mills Town Council, within a short distance from the train station and bus stops, enabling us to provide better access to our deprived and elderly patients. We will also have the addition of on site Boots pharmacy enhancing services already received by our patients. The new building will be able to accommodate all our requirements for now and in the foreseeable future.

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## **2.0 The need for a Medical Centre in New Mills continued:**

### **2.6 Range of Services**

Patients are offered a range of services by appointment and home visits. At nights, bank holidays and weekends the North Peak Urgent Care Centre covers emergencies. Other services include:

Minor surgery

Cervical cytology

Family planning, including pregnancy testing and contraceptive implant insertion

Child health surveillance and immunisations

Chiropody

Counselling

Near-patient testing

Overseas travel immunisations

Immunisation for those over 65 and other risk groups

Services for people who misuse alcohol and drugs

Clinics for asthma and chronic lung disease

Chronic Disease Management

Weight Management Clinic run by community staff

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### 3.0) Design Brief

#### 3.1 Design Objectives

The design of new Primary Care facilities is always site specific but there are a number of key design criteria that need to be achieved wherever possible, some of which are highlighted by CABI whilst others have been developed by James Totty Partnership over many years and over 400 Healthcare projects

- A building of architectural quality.
- A welcoming and non-institutional feel to the building.
- Natural light and ventilation to all principal rooms.
- A feeling of space to the main public areas
- Doctor and staff private access to the clinical suite.
- Reception with clear observation of the entrance(s), and waiting room(s)
- Access to clinical suite controlled by reception.
- Disabled access throughout.
- Doctors access to reception/records without going through the waiting area.
- Interview/counselling room linked to waiting room for patient privacy.
- Ambulance bay for collecting patients from a rear exit door
- Secured by design approach for staff safety

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### **4.0) Design Constraints**

There are numerous design constraints on the building and these need to be considered along with the design objectives in any Primary Care building.

- 4.1) NHS Design guidance - there are a large number of design guides available on the NHS web site or in HTM and HBN publications that the building must comply with to establish the size, shape and functional content of the rooms.
- 4.2) Schedule of Accommodation - the schedule of accommodation sets the Gross internal area of the building as well as individual room sizes and for Primary Care buildings an allowance of 35% is normally given for “circulation”. This may at first seem generous but circulation includes not only the corridors, lifts and stairs but also the internal wall thickness which is around 6%-7% and is hard to achieve whilst maintaining the quality special feel of the building. In some of the high profile examples of Primary Care design the circulation has in fact been as high as 60% which results in the loss of Clinical space
- 4.3) Value for money - the Primary Care Trust engage a specialist adviser (normally the District Valuer) to report on the design and overall financial appraisal for the project. The report takes into account land cost, construction cost and efficiency of design layout and the development is expected to be “signed off” as value for money to the Public. It does not mean that the building should be built for as low a cost as possible but balance quality and finance.

### **5.0) Site specific considerations**

The location of the Medical Centre on the corner of the elevated site adjoining the car park off Market Street provides the ideal opportunity to create a “landmark” building but as a consequence there are some design aspects to be considered even though the site is outside the Conservation area.

- 5.1) The North and East elevations will be the most prominent and are the obvious side of the building for a public entrance into both the Surgery and Pharmacy with easy access from the public car park.
- 5.2) The building is contemporary in style but reflects the older parts of New Mills with the materials of stone and render. It was felt inappropriate to have a “domestic” feel to the building. The selection of a “green” roof gives a strong visual indication of the many environmentally and sustainable aspects of the design and provides a good visual amenity to the adjacent properties as well as enhancing the biodiversity of the site.

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- 5.3) The corner of the site nearest to the car park is subject to the greatest road noise so all the Clinical rooms have been grouped to the other side of the building which also offers the greatest amount of privacy.

### **6.0) Design Approach**

- 6.1) The design of the Medical Centre has taken into account the significant fall across the site and the town centre location. Although there are domestic properties nearby, the scale and function of the building differs from the rest of the surrounding buildings and it was felt to be totally inappropriate to have a “domestic” aesthetic and a therefore a contemporary style of architecture that reflected the clean, modern healthcare facilities has been adopted. There are however opportunities to have some visual relationship to the adjacent properties by having similar facing stonework and render.
- 6.2) The design has been largely dictated by the functional content and clinical needs of the Surgery and the schedule of accommodation is attached as an Appendix to this report. It was apparent that all the accommodation could not be provided on one level and therefore the non patient rooms are at first floor.

### **7.0) Sustainability**

- 7.1) The building has taken account of sustainability in the overall design development and a key aspect is the provision of natural light and ventilation to almost all areas. The PCT have stated that the building will be assessed and require a BREEAM rating of excellent. As a consequence the energy consumption will be low and an improvement of at least 20% on current u-values in the Building Regulations (Part L) will be achieved. Consideration is currently being given to various renewable energy sources and wherever financially possible these will be incorporated into the design. The selection of all materials will be used in conjunction with the “Green guide to specification” by Anderson, Shiers and Sinclair an accepted design tool to be used with the BREEAM assessment.

### **8.0) Future Development**

- 8.1 The development of any Healthcare building should take account of the possible future changes to the delivery of healthcare locally and avoid the possibility that the building has to be relocated to another site due to the inability to expand. It is however acknowledged that should future expansion become necessary this would be subject to a separate planning application at the time.



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### **9.0) Car Parking, Access Issues and Public Transport**

The provision of parking to the Medical Centre and Pharmacy is limited but the adjacent public car park and town centre site with good public transport has been taken into account.

- 9.1) The car parking has been designed to separate Doctors spaces from the main public parking.
- 9.2) An ambulance collection point has been provided to allow a patient to be taken out of the building by the door on the East elevation without going through the main waiting area. This door is also to be used as a staff/doctor entrance and exit.
- 9.3) An application will be made for Building Regulations approval to Building Control or an approved agent as specified in accordance with the 2004 edition of Approved Document M. The main approach for disabled people will be from the car park side of the building. However for those arriving by foot or public transport provision will be made for the footpath to the entrance doors. Tactile surfaces will be provided at pavement edges, ramps will be wherever possible less than 1:20 gradient and where this cannot be achieved will be designed to Part M.
- 9.4) A disabled refuge is provided on all upper levels of each staircase. As part of the management plan any disabled occupants will be escorted by a member of staff either directly to open-air or to a staircase. Disabled staff will be allocated a colleague to ensure their safe evacuation.
- 9.5) The reception counters will be provided with a lower section for disabled use and will have a hearing aid loop. Disabled wc's and shower facilities will be provided in accordance with Part M throughout the building. For the partially sighted there will be contrasting colours for doors/lining/walls; walls/floors; door furniture; light switches and sockets/walls; edges of doors on hold open devices; sanitaryware.
- 9.6) Electrical sockets to be at heights indicated in Part M (lower limit 400mm, upper limit 1200mm). Doors generally to be 800mm clear (926 doors) with a 300mm leading edge. Doors not meeting this criteria are limited to stores, cleaners rooms and doors not for disabled use (wc's) where space is restricted.

### **10.0) Landscaping and Ecology**

- 10.1 A tree assessment report and preliminary landscaping proposals is to be submitted with the application
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### Appendix A

#### Schedule of Accommodation

ROOM	AREA	ROOM	AREA
Lobby/Prams	8	Plant Room ( Boiler)	8
Waiting/Play area	30	Practice Manager/Office	12
Reception	12	Computer Room	6
Administration/Records	25	Staff Room/Kitchen	15
Disabled WC/Nappy change	6	Meeting/Training room	20
Patients WC x 2	6	District Nurses/Health Visitors Office	20
Staff WC x 2	6		
Interview/Counselling	8	<b>Sub Total</b>	<b>278</b>
GP Consulting/Exam	15		
GP Consulting/Exam	15	Additional (non GMS rooms)	
Practice Nurse Consulting/Exam	15	Multi-Purpose/Consulting	15
Treatment Room	20	Multi-Purpose/Group Activity Room	25
Dirty Utility	8		
Clean Utility	8	Circulation at 35%	111.3
Clinical Waste/Baby feed etc	2	<b>Surgery Total</b>	<b>429.3</b>
Cleaners Store	5	Pharmacy	120
General Store	8	<b>Overall Area</b>	<b>549.3</b>

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## Appendix B Site Photographs



Upper section of the site looking South



Lower section of the site looking South



Telecoms building to the North of the site



Rear of the site looking West



Approach from Market Street to the East



Nursery School to the South



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## Appendix C Design Development and Materials



"Green" roof



Cedar Boarding



Natural Stone

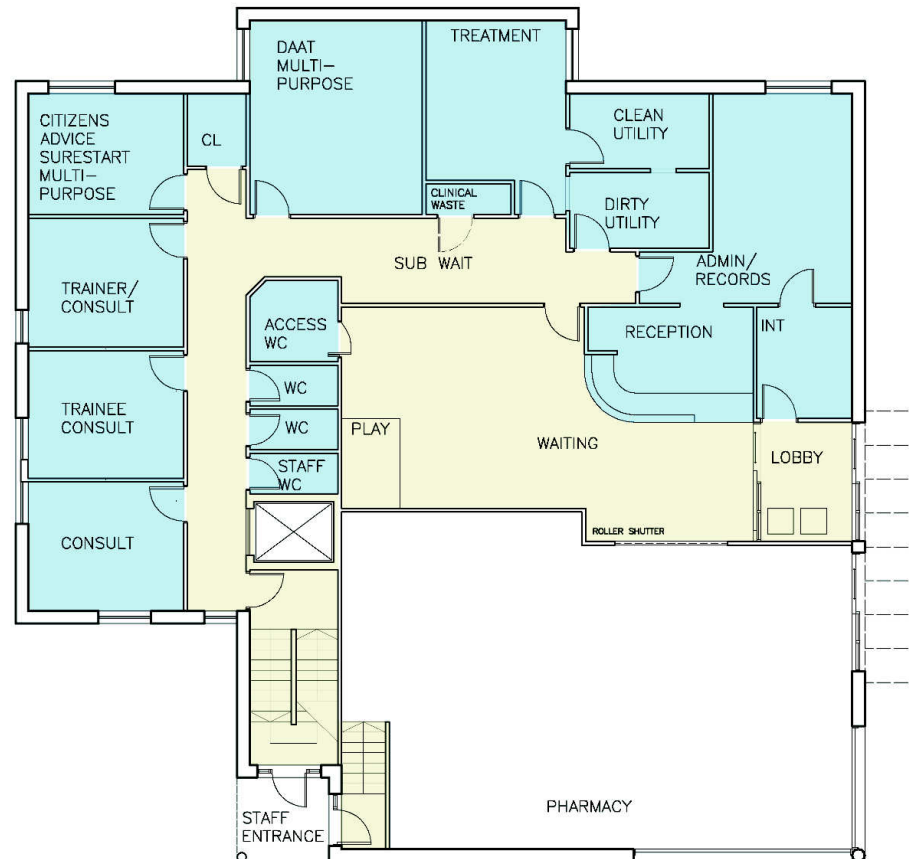


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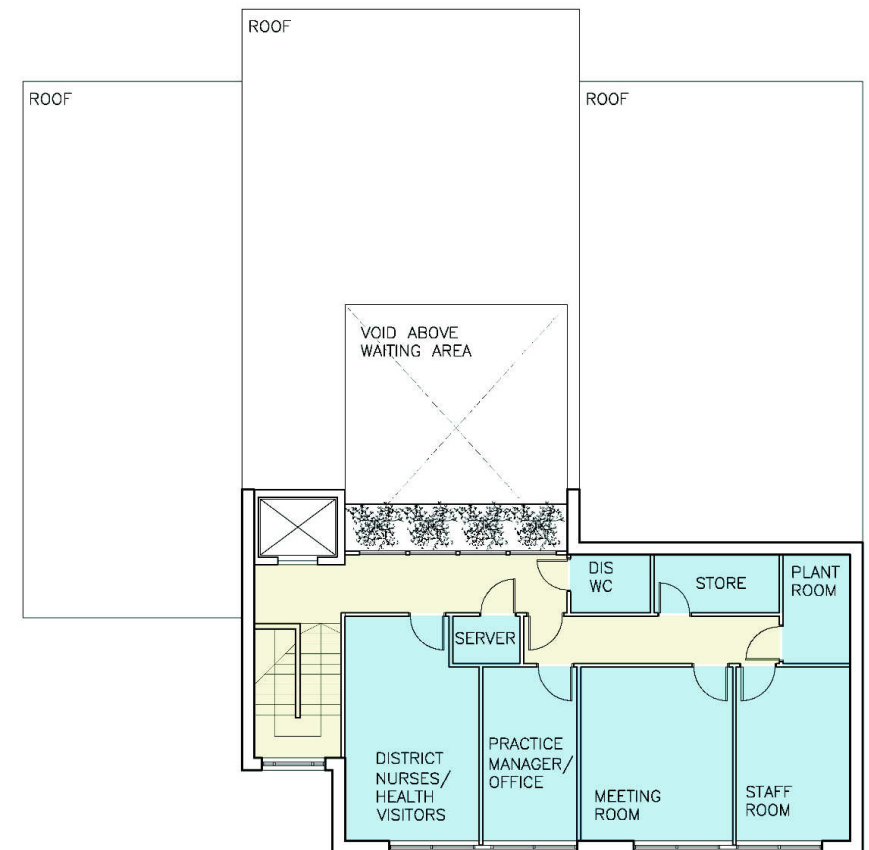
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## Appendix C

### Floor Plans



Ground Floor Plan



First Floor Plan