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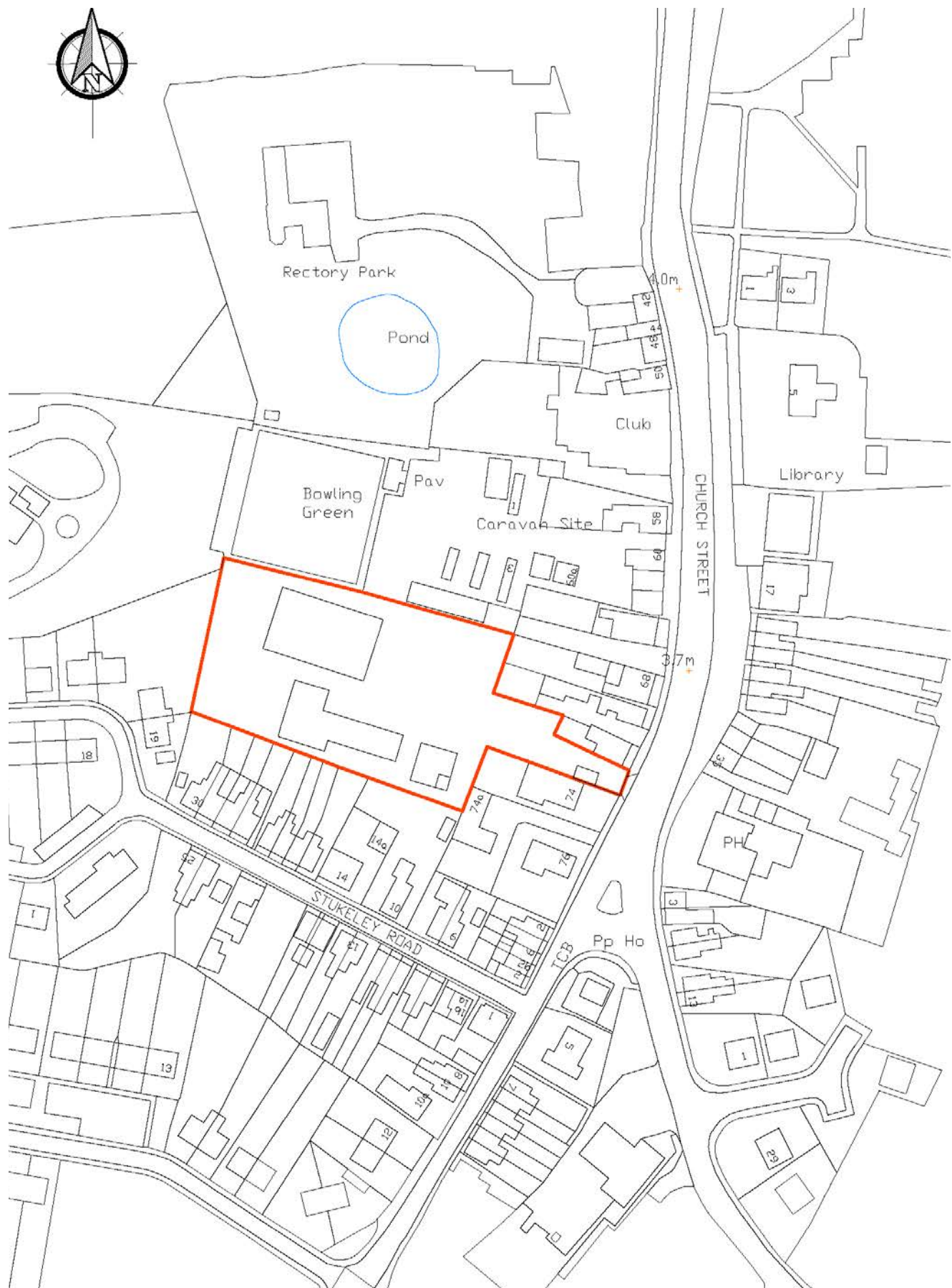
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**DESIGN & ACCESS STATEMENT for
PROPOSED NEW MEDICAL CENTRE at
CHURCH STREET
HOLBEACH**

THE SITE

The site is situated to the South of Holbeach centre, on the West side of Church Street just before the road splits between Station Road and Hall Gate.



The site is a builder's yard with an existing access off Church Street.



Existing access adjacent to number 74 Church Street. The access would be improved and the site visually opened up with the removal of the small single storey building.

Northward from the site access, to the west side of Church Street, there is a range of different building styles and materials.



Numbers 68 and 70 Church Street



Numbers 60 – 66 Church Street



Holbeach United Services Club.

To the East side of Church Street the variety of styles and materials continues



Former Public House immediately opposite the site access.



Library.

Within the site there are a number of existing buildings/structures, the majority of which are currently unused, with large areas of open ground with tarmac, concrete and other hard unmade surfaces. The whole yard area looks run down, and unmaintained and does not contribute to the 'visual amenity' of this area of Holbeach.





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By contrast, immediately to the north of the site is a well maintained bowling green.



The western edge of the site is bordered by mature tree planting.

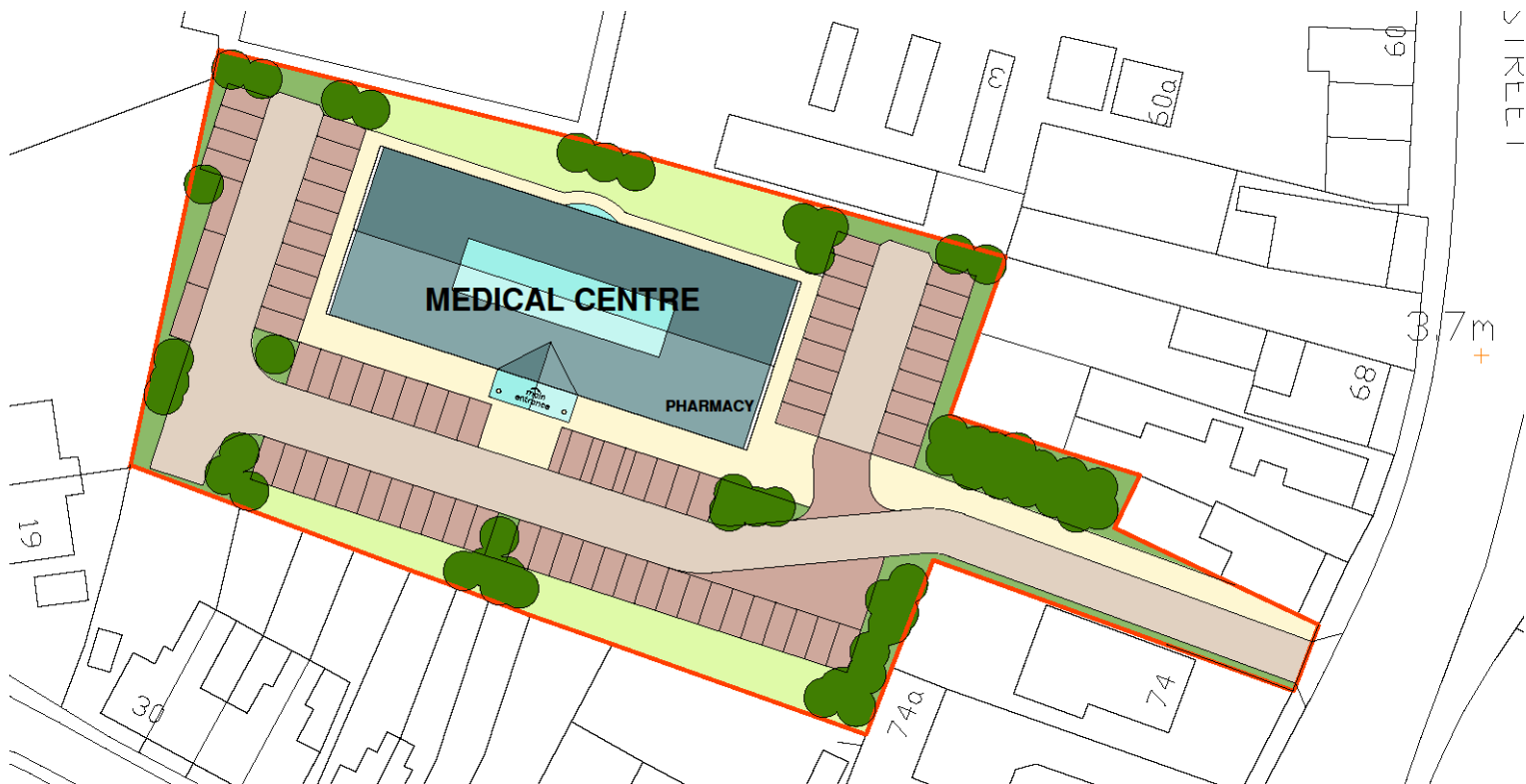


Giving way at the south west corner and along the southern edge, to residential back gardens.

THE PROPOSED DEVELOPMENT

It is proposed to construct a new Medical Centre and associated car parking on the site. The Centre would be new accommodation for Doctors' Surgeries, together with a retail pharmacy. It is also intended that the building would incorporate an element of expansion space in order to ensure that the facility remains a sustainable, long-term location for primary care..

The new Centre, would provide approximately 1,500 sq.m. of accommodation within a two storey building. It is proposed that the Centre be positioned running east to west to the north of the site, with visitor and doctor/staff parking for up to 80 vehicles to the east south and west. External works to be high quality hard and soft landscaping with particular emphasis to the landscaping adjacent the site edges. Cycling to the Centre will be encouraged with the provision of both patient and staff covered cycle parking.



Design + Context.

The final design of the building is yet to be determined, but it is suggested that the external walls of the building would be predominantly red multi-facing brickwork, with cast stone detailing. Pitched roofs to be covered in blue/black interlocking 'slates'. The building would be to a maximum of two storeys, a scale appropriate to the area.



Front Elevation.

The above elevation illustrates a possible approach to the design.

Sustainability

The Centre will be designed to comply with standards in excess of Building Regulations (Part L). Additionally the Surgery will target a BREEAM very good to excellent rating.

Access Statement

Access to the Centre will be for all people regardless of their ability or disability. The building will employ the following criteria in order to provide inclusive design.

- 1 Inclusive external landscaping to include tactile surface and signage, tapping rails leading to entrances, barred paving, gentle inclines where necessary to change level, clearly defined areas for parking and un-loading, clear signage and directional advice and clearly marked entrance points.
- 2 All internal floors to have level access.
- 3 Simple internal arrangement to give clarity of plan and ease of use.
- 4 Use of colour to provide contrasts between walls floors and doorways.
- 5 Wide internal corridors.
- 6 All single door sets to be 1000mm structural opening.
- 7 WC accommodation to be DDA compliant.
- 8 Portable hearing loops.
- 9 13 person lifts to the upper floor with correct control pads & internal arrangement.
- 10 Signage to include tactile signs.
- 11 Dedicated members of staff to provide assistance.
- 12 Well designed room layouts to give wheelchair access to all where necessary.