

rhp

Phyllis Tuckwell Hospice
Design and Access Statement - Revision P1

Phyllis Tuckwell® Hospice Care

December 2022

r h partnership architects

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Phyllis Tuckwell®
Hospice Care

Introduction

Purpose of the Report

This Design and Access Statement has been prepared on behalf of Phyllis Tuckwell Memorial Hospice Limited and forms part of a full planning application for a part new, part refurbished hospice building to update and replace the existing hospice facilities on the site currently occupied by Phyllis Tuckwell Memorial Hospice Limited on Waverley Lane, Farnham.

This Design and Access Statement is to be read in conjunction with all documents submitted in support of this application.

Ministry of Housing, Communities & Local Government document, Circular 01/06 (Communities and Local Government): Guidance on Changes to the Development Control System, confirms that Design and Access Statements are required to cover the following:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access

Background

In March 2021, rhp was appointed by Phyllis Tuckwell Memorial Hospice Limited to undertake an initial appraisal of its current site in Waverley Lane, Farnham. The brief for the appraisal was to assess whether its existing site could accommodate a new facility which would re-provide existing services in line with current space standards and guidance (both clinical and workplace). The brief for this appraisal included the following requirements:

- 16 or 18-bed In-Patient Unit with en-suite showers
- Improved reception spaces both for the those arriving via the main entrance and for those arriving by ambulance
- Improved circulation and wayfinding
- Outpatient facilities for Living Well service
- A minimum of 100 desk spaces in a flexible open plan arrangement to accommodate a variety of work styles
- Provision of staff wellbeing including communal breakout spaces, showering and changing
- Flexible meeting spaces
- Support facilities including kitchens, plant areas, laundry etc.
- Landscape / garden retention for the benefit of patients, visitors and staff
- Two-storey Dove Wing, completed in 2011 to be retained.

The study was commissioned due to the compromises imposed on Phyllis Tuckwell's services due to the form, layout and environmental performance of the existing building.

The study considered options in the context of site constraints including retention of vehicle access, parking numbers and ancillary services (waste disposal, back-up generator and maintenance), Tree Preservation Orders (TPO) and immediate neighbours.

Two options were developed - 'Wing' and 'Courtyard' (see 'Design Options - Feasibility' below). The Courtyard arrangement emerged as the preferred option and a series of concept plans, massing models and precedents were prepared.

As a result of this work, Phyllis Tuckwell appointed a full design team to develop the preferred scheme to a full planning application. Further specialist consultant appointments and surveys have been put in place and commissioned to inform the design proposals. A full list of the consultants appointed and surveys undertaken is provided overleaf.

The Proposals

The proposals comprise the retention of the two-storey Dove Wing with demolition of the remaining buildings on site. The demolished element will be replaced with new hospice facilities (Use Class C2), adjoining the retained Dove Wing and accommodating improved and enlarged In-Patient and Out-Patient facilities, office space and meeting rooms, together with courtyard garden and external amenity areas and retained car parking and access.

Appointed Consultants

Baqus	Project Manager
Baqus	Cost Consultants
rh partnership	Architect / Lead Designer
Scott White & Hookins	Principal Designer
Scott White & Hookins	Civils and Structures
Scott White & Hookins	Transport
Cooper Homewood	M&E and Utilities Management
Cooper Homewood	Sustainability
Studio Loci	Landscape
Union4	Planning Consultant
Stanbridge Interiors	Interior Design
Firenta	Fire Engineer
RSK	Acoustics
Middlemarch	Arboricultural
Middlemarch	Ecological
SWECO	Approved Inspector
Aluco Ecology	Biodiversity

Supporting Documents

Planning Statement U0319 including:	Union 4
• Statement of Community Involvement	
• Infrastructure Statement	
Preliminary Ecological Assessment (PEA) June 2022 (ref: RT-MME-157953-04)	Middlemarch
Preliminary Bat Roost Assessment (PRA) June 2022 (ref: RT-MME-157953-05)	Middlemarch
Preliminary Arboricultural Assessment November 2022 (ref: RT-MME-157953-01 RevA)	Middlemarch
Biodiversity Checklist	Middlemarch
Bat Survey October 2022 (ref: RT-MME-158401)	Middlemarch
Arboricultural Impact Assessment November 2022 (ref: RT-MME-157953-02)	Middlemarch
Biodiversity Net Gain Assessment Summary November 2022 (ref: 2238-291122)	Aluco Ecology Limited
Biodiversity Net Gain Assessment Matrix November 2022 (ref: 2238-291122)	Aluco Ecology Limited
Sustainable Drainage Statement November 2022	SWH
SCC Surface Water Drainage Summary Pro-forma (2017)	SWH (completed by)
Phase II Geoenvironmental Report (incl. Land Contamination Assessment) Report No. 5535-2	AP Geotechnics
Lighting Assessment (ref: 5339-CHL-XX-XX-RP-MEP-0022 REV P02)	Cooper Homewood
Transport Statement November (ref: PTH 303725 Rev1)	SWH
Travel Plan November (ref: PTH 303725 Rev1)	SWH
Landscape Strategy Report (ref: 10302-DOC-02-P1 Nov 2022)	Studio Loci
Structural Survey (ref: Existing Dove Wing - Technical Note)	SWH
Sustainability, Energy and Overheating Statement (ref:5339-CHL-XX-XX-RP-SUS-0004 P03)	Cooper Homewood
Plant Noise Assessment (ref: 206/1046/R2)	RSK

Supporting Drawings

rhp drawings

Location Plan	P1034-RHP-PT-XX-DR-1010 RevP2
Existing Site/Block Plan	P1034-RHP-PT-XX-DR-1021 RevP2
Proposed Site/Block Plan	P1034-RHP-PT-XX-DR-1022 RevP3
Existing Ground Floor Plan	P1034-RHP-PT-XX-DR-2010 RevP2
Existing First Floor Plan	P1034-RHP-PT-XX-DR-2011 RevP2
Proposed Ground Floor Plan	P1034-RHP-PT-XX-DR-2020 RevP2
Proposed First Floor Plan	P1034-RHP-PT-XX-DR-2021 RevP2
Proposed Roof Plan	P1034-RHP-PT-XX-DR-2022 RevP2
Existing Elevations	P1034-RHP-PT-XX-DR-2110 RevP1
Existing Elevations	P1034-RHP-PT-XX-DR-2111 RevP1
Proposed Elevations	P1034-RHP-PT-XX-DR-2130 RevP2
Proposed Elevations	P1034-RHP-PT-XX-DR-2131 RevP2
Proposed Sectional Elevations	P1034-RHP-PT-XX-DR-2132 RevP2

Studio Loci Drawings

Landscape Masterplan	1302-GA-01E
Trees Retained and Removed	1302-GA-02

SWH Drawings

Drainage Strategy Layout	303725-SWH-XX-XX-DR-C-0500 P04

Surveys and Reports

The following surveys have been carried out on site:

Measured	Topographical and measured survey - Shaw Colegate
Transport	Scoping (submitted with pre-app)

The findings and recommendations of the information received from the available survey information will be reviewed and incorporated in the design where applicable.

Site

The site is located off Waverley Lane to the south of Farnham town centre and totals approximately 0.82 hectares in area.

The building, originally constructed as a cottage hospital in the 1930's, has been incrementally extended and adapted following its adoption to a hospice in the late 1970's.

These changes have been necessary to accommodate the expansion and changing nature of services Phyllis Tuckwell provides.

The existing site comprises a series of connected and extended single and two storey buildings linking to the original 1930's structure.

The main vehicle and pedestrian access to the site is gained from Menin Way to the west whilst service vehicles and ambulances access the rear of the building from Waverley Lane to the north.

The mature tree belt, which is subject to a 'blanket' Tree Preservation Order (TPO), is the predominant feature to the road-facing boundaries. The adjacent plan dated 1983 plan indicates the protected woodland.

The wider context is predominantly residential however the playing fields of South Farnham Junior School adjoin the southern boundary.

To achieve the brief of a new 21st century hospice facility, the proposals require an almost complete redevelopment of the building save for the retention of the two-storey Dove Wing. As far as practical, the existing car park arrangements are retained.



View to the main entrance and the protected woodland



The outpatient Dove Lounge with Trimmers Field housing beyond



The red brick west facing main entrance with the textured block work Dove Wing beyond.



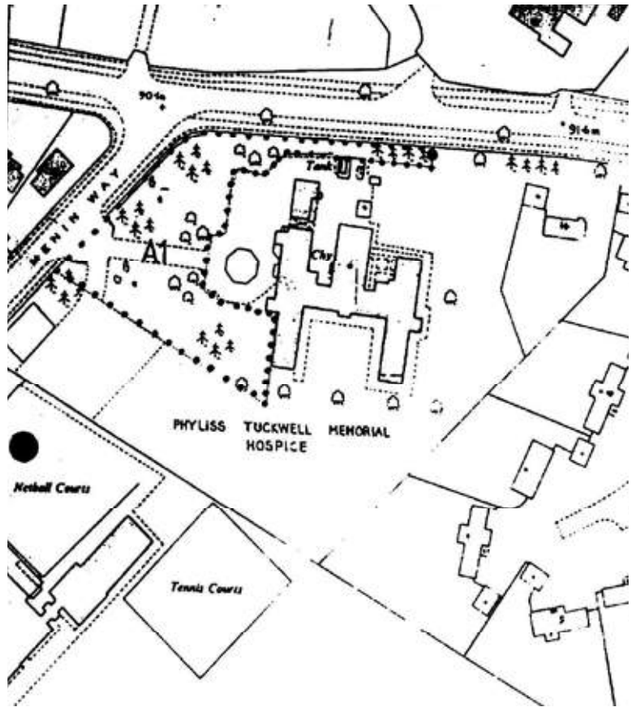
Looking south to the gardens and boundary beyond



The west facing aspect of the Dove Wing.



Historic image of the original 'cottage hospital' building



Extract of the 1983 Tree Protection Plan with protected woodland dotted.

Site Constraints and Opportunities

This existing site plan is annotated with features and details relating to current condition, in addition to aspects that require consideration when exploring design options. The constraints are described on the next page, with reference to the adjacent diagram.



Site Constraints and Mitigation

Residential neighbours. Consideration required regarding views, privacy and noise. Generally adjacent residential is of two storeys with pitched roofs.

No.42 Waverley Lane sits tight to the north east boundary of the application site. This adjacency has informed the new building placement and positioning (considerations including massing, overlooking, acoustics and privacy). The adjacent plan indicates these relationships.

Trimmers Field. To the west of the site, the proposals, whilst now two storeys (flat roofed) on the nearest corner rather than single storey with pitched roof as existing, follow the same footprint and are therefore no closer to the neighbour.

South Farnham Junior School with playing fields to the immediate south of the site. Potential impact of overlooking and noise associated with school activities has been considered in the positioning of the proposed building and the landscaped boundary proposals.

The retained Dove Wing building. For reasons of accessibility the ground floor levels of the proposed new building are consistent with those of the Dove Wing. However at first floor, the different floor-to-floor heights between the existing Dove Wing will be addressed via a platform lift and steps.

Existing trees and root protection areas as identified by the arboricultural survey. The retention of trees under the blanket TPO including tree groups fronting Waverley Lane, Menin Way and forming the boundary with Trimmers Field has been achieved save for the removal of one Category 'C' tree to facilitate the new substation (please refer to Studio Loci Drawing, 'Trees Retained and Removed 10302-GA-02).

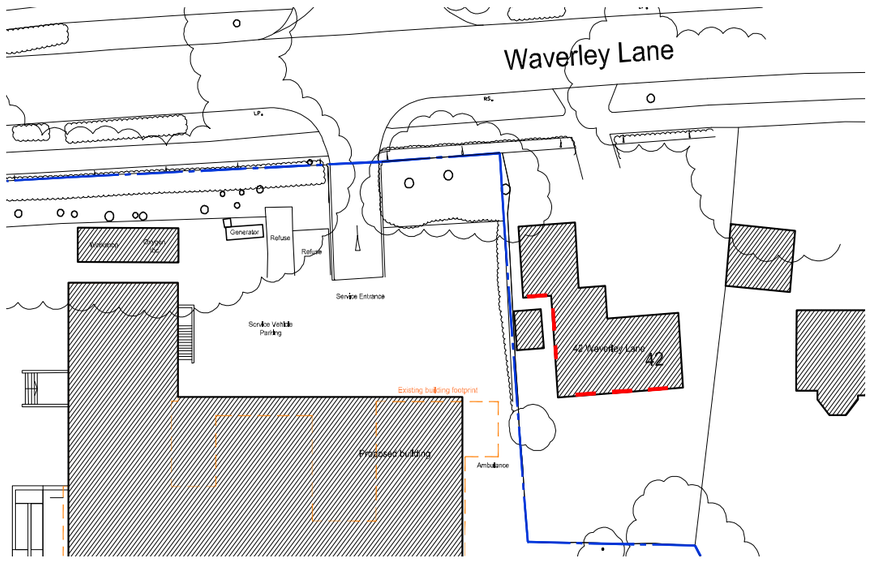
Acoustic impact of the development on neighbours. Service plant required to achieve improved internal environmental conditions has been selected so as not to exceed existing background noise levels. Air handling plant is proposed to be roof-mounted and set back in the footprint of the two-storey within a screened enclosure building to mitigate visual impact.

Existing wildlife habitats. Ecological surveys have been completed and suitable mitigation has been proposed. The site has been assessed in terms of its biodiversity and the proposals seek to achieve a biodiversity net gain via plant species selection.

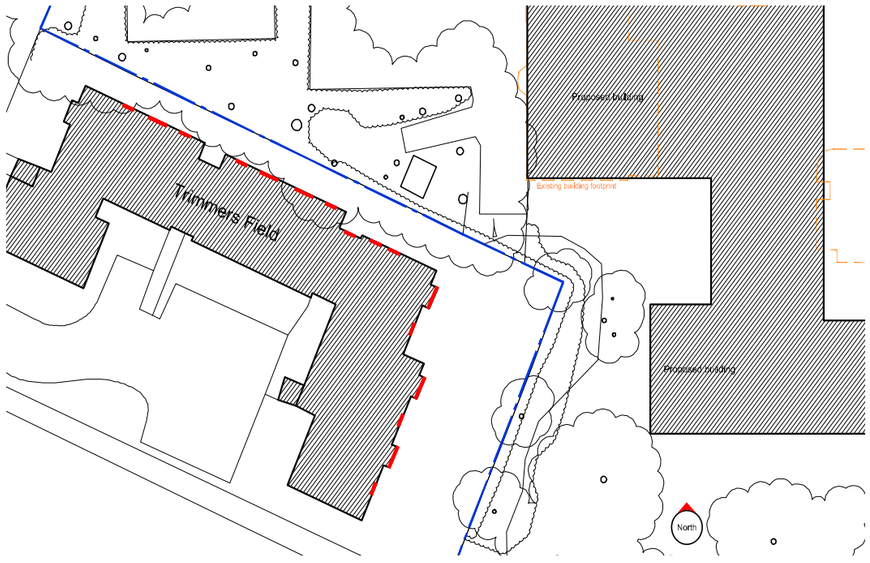
KEY

Existing building.

Approximate position of neighbouring windows.



Adjacencies to the north east area of the site including 42 Waverley Lane.



Adjacencies to the south west area of the site including Trimmers Field

Site Opportunities

Existing Building. The mass, scale, footprint and appearance of the existing building has informed the strategic response of the proposals.

Landscape. The existing landscape and established planted boundaries provide enclosure and 'structure' to the building setting which as far as practical have been retained.

Access. Two established points of access to the site provide discrete entry to cater for staff, visitors, patients and servicing.

Orientation. Opportunity to harness south facing aspect with solar capture technologies (e.g photovoltaic).

Location. The site's location benefits from established transport links.

Parking. Previously approved parking levels on the site secured for the new development.

The Project Brief

The proposals represent a development of the objectives set out by Phyllis Tuckwell at the feasibility stage; that is to provide a modern facility that meets Phyllis Tuckwell's assessed needs and vision of future care.

At Phyllis Tuckwell we believe that everyone who is living with advanced or terminal illness should be able to access free, specialist care and support they need. We can increase the possibility of good quality of life, supporting the whole family unit in the community and then, when the time comes, giving dignity and choice about where to spend their last days, whether on our In-Patient Unit (IPU) or cared for at home by our Community Team.

Planners Case for Support 'Phyllis Tuckwell Hospice Redevelopment Project' May 2022.

The redevelopment proposals seek to address the limitations imposed by the existing building on the charity's ability to achieve its strategic aims.

In considering the redevelopment of the site, Phyllis Tuckwell identified the following objectives:

- *a patient-led approach, looking at our services and how we want to deliver them in future.*
- *Invest in the IPU and our Community teams.*
- *The IPU should have en-suite rooms to accommodate equipment and families wishing to stay overnight (to modern standards). The rooms should be suitable for an increasingly frail cohort of patients, including those with dementia.*
- *Community teams should have flexible, modern office accommodation that facilitates multi-disciplinary teams working across Guildford and Farnham sites, so we can support as many people at home as possible.*
- *Community and Education teams are likely to grow over coming years.*
- *We would like to be able to have connectivity between the IPU and Living Well spaces to allow patients to move freely from the IPU into Living Well.*

Due to the limitations of the site and in the context of budget constraints, Phyllis Tuckwell has identified flexibility as a key priority. Therefore, wherever possible rooms and spaces have been designed to accommodate multiple functions to achieve efficient utilisation rates.

Furthermore, building systems (heating, cooling, ventilation) are to provide environmental conditions that meet the needs of the building users, especially the patients whose needs can vary considerably.. These systems need to achieve low cost in use and should be easy to maintain with minimal disturbance to the occupiers.

In-Patient Unit

18 In-Patient bedrooms with shower en suites.

Each room to provide sufficient space to allow a pull-out sofa bed for a family member or visitor to stay overnight.

Track hoists to 50% of bedrooms with required infrastructure for future installation in the remaining. Two bedrooms to be fitted out for bariatric care.

Bedrooms should provide a primary location for the bed with additional services located around the room to allow for alternative bed positions.

Clinical rooms sufficient to support the IPU (Utilities and Medicine/Drugs).

Assisted bathroom with accessible shower of a size to accommodate those with complex mobility needs.

Family room (incl, kitchenette and en-suite).

The IPU should have the ability to be divided into 'Hot' and 'Cold' zones in the event of a pandemic situation (the term 'Hot' being applied to an area of the IPU which can be isolated for those suffering from an infectious disease (e.g. Covid). The 'Cold' zone being the area accommodating those free of infectious disease).

Environmental controls for heating, cooling and ventilation should be easy to operate and provide each bedroom with individual temperature controls.

Visual connections and accessibility to the patient and wider gardens should be maintained throughout, with each bedroom having direct access to its own 'private' outdoor space. Door widths should allow for beds to be taken into the garden. External power points to be supplied. Daylight should be maximised.

Circulation should be limited in length, with both the architecture and interior design leading the wayfinding strategy.

Nursing stations should be distributed throughout the IPU to promote staff circulation and provide visibility of corridor routes.

The arrival at the IPU should be as equally welcoming to those arriving by ambulance as it is for those arriving via the main entrance.

Dementia-friendly design to be considered.

Staff areas for the IPU multi-disciplinary team should be provided locally at ground floor.

Accommodation and storage should consider co-location and proximity to reduce travel distances.

Living Well

Reprovision of the Dove Lounge area to provide a multi-purpose space for activities and group sessions.

The Lounge to be provided with a sliding folding wall to create two rooms of equal size.

Access to be achieved directly from the interconnecting rooms to a discrete garden area via bi-fold glazed doors.

Treatment rooms to be provided for therapies.

Multipurpose rooms to be provided in the new build areas and the ground floor of the refurbished Dove Wing. Rooms to be specified with appropriate fittings and finishes to accommodate both clinical and non-clinical use.

Smaller 'bookable' rooms for flexible use.
Reprovision of the Barnard Therapy Room (rehabilitation gym). Similar access requirements to the Dove Lounge. The space to accommodate group activities.

Independent wheelchair bathroom for Occupational Therapy.

Multiple storage locations to accommodate a variety of storage requirements.

A 'sanctuary' to be located so as to be accessible to all building users without needing to pass through the IPU, providing a flexible space for multiple uses. The design of this space should provide a contemplative environment with access and views into a private garden. Consideration should be given to sound attenuation.

Majority of office areas to be located at first floor.

Reception

Reception to be warm and welcoming and build on the successful work undertaken to the current Hospice reception area.

Travel distances between destinations to be kept to a minimum.

Reception desk to be provided. Soft seating areas to allow for visitor waiting.

Quiet rooms and spaces are required adjoining the reception area.

Cafe to be located adjacent to the reception area.

Retail and information display to be included in the reception space.

The reception area is to have good day lighting.

'Front door' be clearly identifiable from the car park.

Service Areas

Laundry to be enlarged providing two commercial washing machines and two commercial drying machines. Provision for ironing and clean linen storage.

Kitchen to be of a sufficient size to deliver meals throughout the day to the IPU and Living Well services.

Provision of staff changing and showering.

Service plant rooms generally to be located in suitable, accessible locations.

First Floor Accommodation

Approximately 100 desk spaces to be provided in a variety of work styles.

Open plan arrangement preferred.

Meeting rooms of varying sizes to be provided each with suitable AV/IT provision.

Additional breakout spaces to be allowed for small meetings/ informal discussions.

Dove Wing to be maintained with some partitions removed to create open plan team space.

Two large meeting/multi-use rooms to be provided with a sliding/folding partition to create one larger space.

Staff welfare areas including kitchenette and external space to be provided.

A variety of storage space to be allowed for.

Design Options - Feasibility

Two options emerged from the initial feasibility studies; 'Wing' and 'Courtyard'. Whilst the location and positioning of the Dove Wing, the new Dove Lounge and service areas to the north of the site remained consistent across both options, two responses were considered for the In-Patient Unit arrangement.

Wing Option

The option looked at accommodating 16 en-suite bedrooms split across two single-storey wings. The wing to the south contained 9 en-suite bedrooms, the wing to the north 7 en-suite bedrooms.

Support accommodation and the IPU reception (visible from the main entrance) are located towards the centre of the building footprint, whilst a large day lounge and satellite nurses station were provided at the end of each wing.

Whilst benefits associated with this format were recognised (including the ability to isolate each wing for infection control purposes) the option to extend the IPU to the ideal of 18 beds came with the compromise that the day lounge areas would be sacrificed.

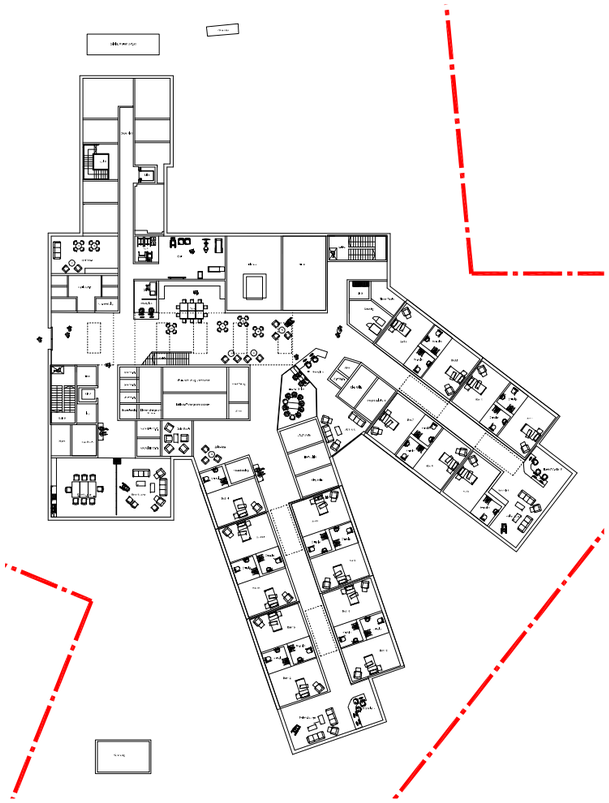
Courtyard Option

The diagram to the right indicates the development of the plan to an arrangement whereby the IPU is configured around a large central courtyard space. This follows a similar arrangement to St Wilfrid's, Eastbourne (see photograph opposite). A number of the bedrooms have direct access into this space with the remainder facing either to the east or south with views directly out onto gardens.

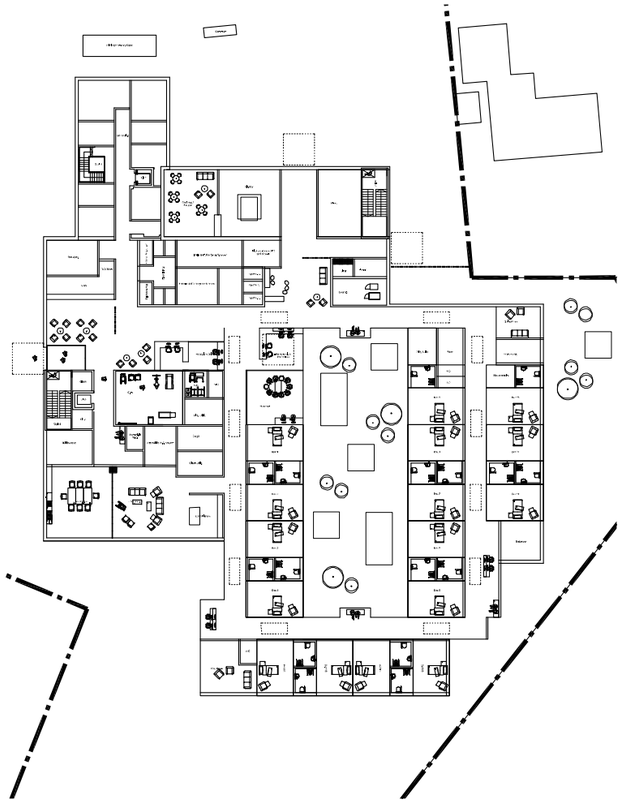
Support areas are located across the plan, localising activities and reducing staff travel distances.

Satellite nurses' stations provide 'touchdown' bases for writing-up of notes and are located to maximise visibility of corridor areas.

Following the visit to St Wilfrid's, Chichester, the benefits of its ambulance entrance location, adjacent to the IPU reception (matching Phyllis Tuckwell's desire to provide an equal quality of arrival experience to those arriving by ambulance), was incorporated into the proposals.



A further study was undertaken to test a configuration that allowed for future extension of an additional two en-suite bedrooms to achieve the brief of 18 rooms in total.





The IPU courtyard garden at St Wilfrid's Eastbourne.

Use

The use of the building will remain unchanged, with the same provision of hospice services as has been provided on the site since Phyllis Tuckwell opened over 40 years ago.

The building currently provides a 14-bedroom IPU and Outpatient accommodation comprising Day Hospice, Living Well and the Community Team. The building also provides office accommodation for Phyllis Tuckwell's administration staff as well as education spaces for internal training.

The new building will enable PTH to return to its pre-pandemic provision of an 18-bedroom IPU (following an ongoing reduction to 14 beds for social distancing reasons). The proposals will also provide for modern office and meeting space for the charity, improving its overall operations across its community care, fundraising and administration functions. This will enable more patients to be assisted, either in their homes or in the hospice.

Layout

The proposals have been developed on the basis of appropriate co-location of services within the constraints of the site. Given their location and Phyllis Tuckwell's desire to retain the level of parking secured under recent approvals, the main points of pedestrian and vehicle access remain unchanged. In addition, the Dove Wing is retained. The distribution of accommodation broadly follows that of the existing building with IPU and Living Well (plus service accommodation) at ground floor and administration and larger meeting rooms at first floor.

The two-storey elements of the building will be located away from the site boundaries as far as practical, and follow the footprint of the current building.

The single-storey IPU is formed around a newly created courtyard and will extend to the east and south of the two-storey building. More domestic in scale, all bedrooms are provided with direct access to a private garden area.

Whilst garden areas are reduced to the south and east, the addition of a large, landscaped courtyard at the centre of the IPU accommodation extends the benefit of immediate garden access to all bedrooms.

Service access and ambulance entrance remains to the north of the building and is accessed via the existing ramped approach from Waverley Lane.

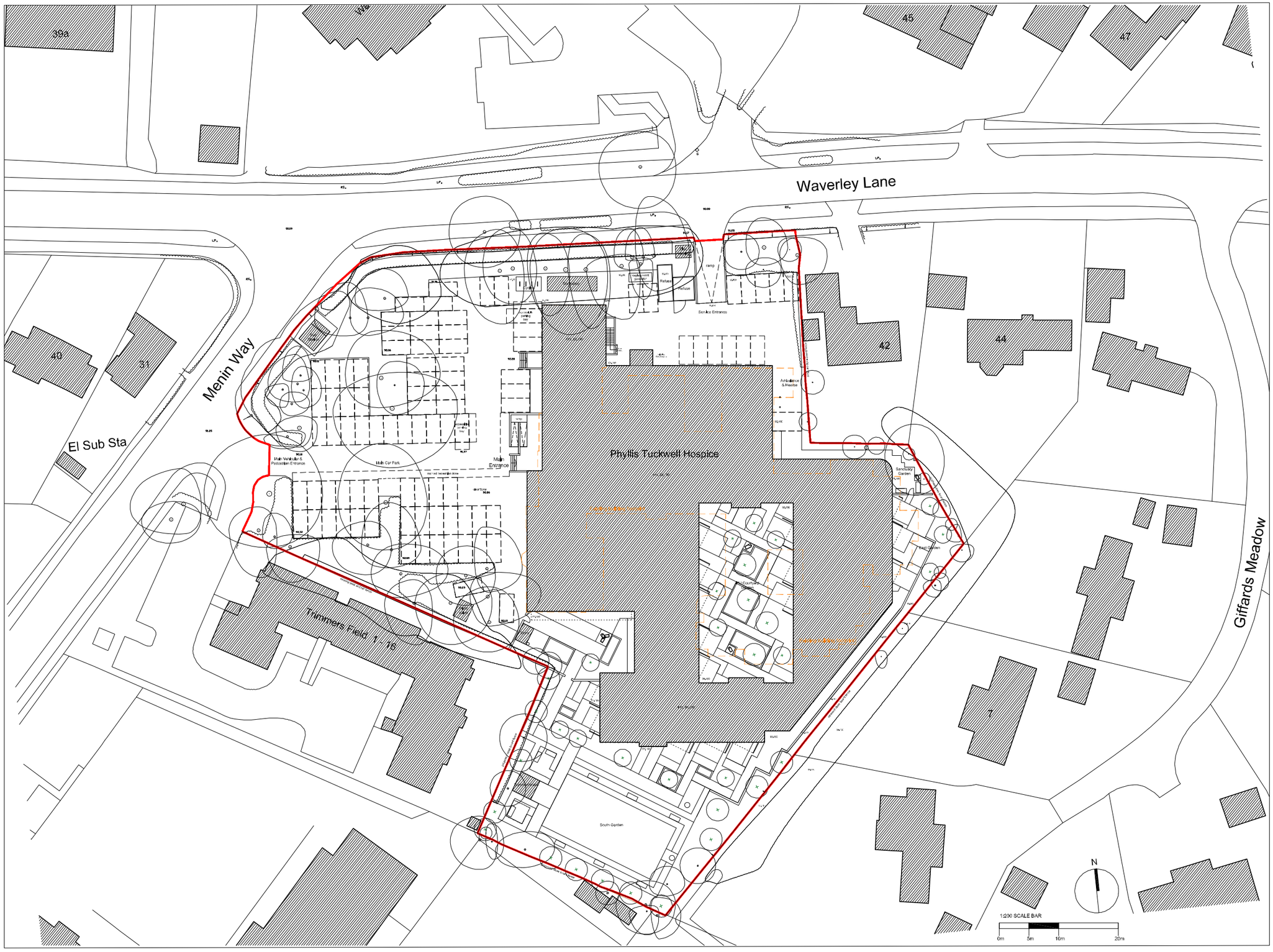
In summary, the accommodation requirements can be broadly defined as follows:

Ground Floor

- Reception
- Living Well
- In-Patient Unit
- Support Services (kitchen, laundry, plant room, staff change, etc.)

First Floor

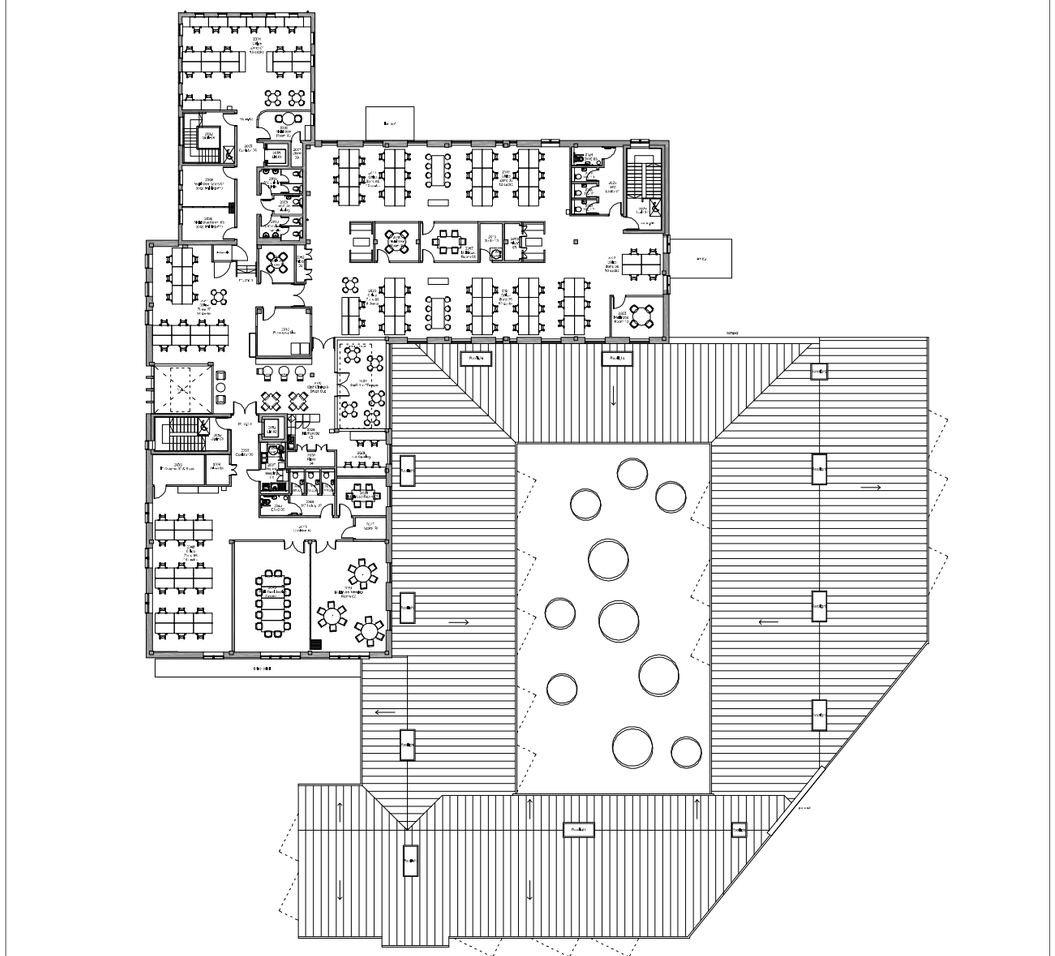
- Administration / Desk-based activities
- Meeting
- Staff Welfare



Proposed Site Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

Reception

From the car park the point of entry to the building is clearly 'sign-posted' by the vertical elements of the elevational treatment (see the Design Proposals section).

From a stepped and ramped approach to the building, visitors will enter via a draught lobby. The reception space contains the reception desk (immediately across from the lobby), as well as a cafe and waiting area. A variety of seating spaces are provided to encourage use by both visitors and staff.

The reception desk is located centrally allowing good visibility of the entrance, cafe and seating areas. Its proximity to the IPU reception addresses the issues of extended travel distances currently experienced in the existing building.

A double-height space rises adjacent to the reception seating area and is reflected in the two-storey glazed screen to the front elevation. The volume serves two purposes. The first is to provide a visual link between ground and first floors. The second is to allow daylight to flood the reception at ground floor and the corresponding break-out space at first floor.

A stair and new lift are located immediately to the south of the reception desk rising to first floor accommodation.

Living Well

The proposed Living Well spaces seeks to replicate and enhance the current accommodation.

Leading directly from the reception, the ground floor Dove Wing will be refurbished to provide a suite of rooms. The rooms will be specified to either enable a range of clinical activities or to provide 'bookable' multi-use rooms (quiet rooms that can be used for counselling or as staff meeting spaces).

Both the existing lift and the staircase (accessible directly from the car park) remain as part of the proposals.

Accessed from the opposite (south) side of Reception, the new Living Well spaces reprovide the Dove Lounge and Barnard Therapy Room (rehabilitation gym).

The Lounge area is divisible by a sliding/folding wall with each sub-room provided with glazed bi-fold doors accessing the Living Well garden. The lounge includes a kitchen area as well as an activity space with storage.

The rehabilitation gym has a similar bi-fold door arrangement with access to the shared garden. Provision for a kitchenette (to assist with occupational therapy) and an adjacent store for large equipment (shared with the IPU) has been allowed for.

Further accommodation includes a multi-functional clinical room (similar to those in the Dove Wing) and general storage.

A key element of the brief was to allow direct access to the Living Well spaces from the IPU so that, when not occupied by Living Well, areas can be shared - the Lounge for example could be used as a breakout for nursing staff and/or a patient evening room.

The requirement to provide a 'Changing Places' room (adult showering and change) has become mandatory under the Building Regulations for public buildings. Whilst not allowed for in the plans, ongoing discussions with the Approved Inspector may determine that the regulations can be satisfied by other facilities (i.e. the assisted shower (fitted out to Changing Places principles) or independent bathroom).

In-Patient Unit

The IPU reception is clearly visible from the main reception desk with the distance between the two significantly reduced when compared with the existing building. The IPU reception also has clear visibility to and from the rear ambulance access.

Waiting areas are provided adjacent to reception and a variety of seating is proposed.

Nursing staff and the multidisciplinary team are provided with office space on the IPU.

Circulation is generous and is day lit from large roof lights. Due to the width of corridors (required for bed movement), the proposals include intermediate seating areas for rest or for discrete discussions to be had outside the patients' bedrooms.

Satellite nurses stations (or touchdown bases) are provided in two locations promoting staff circulation around the IPU and providing visibility of corridors.

The IPU provides 18 en-suite bedrooms. Bedrooms are of a larger size than the minimum required under NHS health guidance. Rooms have been sized to accommodate a patient bed, associated reclining chair and a pull-out sofa bed for family overnight stay. The space also allows for a patient wardrobe to include drugs safe, and a clinical wash hand basin (located out of sight of the patient).

The rooms have been arranged to provide direct views from the bed towards the garden. Garden areas are accessed via bi-fold doors suitably sized to allow beds to be brought out into an external 'private' terrace (see landscape proposals).

Quiet rooms are located around the IPU serving as multi-functional spaces for meetings, discussions, patient overnight stay with a larger room intended to be used as a 'sanctuary space'. This room has direct access to a private garden and can be accessed without entering the IPU bedroom corridors.

Support rooms - including utilities, medicine, housekeeping and ward pantry - have been located in the preferred positions as defined by the Phyllis Tuckwell team. Two dirty utilities have been provided, one to each side of the IPU to reduce travel distances for staff.

Service Accommodation

Due to the location of the existing access from Waverley Lane, service accommodation has been located to north side of the building plan.

The area is also shared with ambulance and hearse access via a new canopied entrance to the east.

Vehicle tracking has been undertaken by SWH to test manoeuvrability sweeps. See section on 'Access' below.

The service accommodation includes the main hospice kitchen, laundry, and plant areas including water storage and electrical intakes.

Office Administration, Desk-based Services, Staff Wellbeing and Meeting

The first floor is accessed from 3no. Stairs and 2no. lifts. The Dove Wing stair and lift being retained. The two new stair positions have been determined by the fire strategy.

Due to the mechanical ventilation requirements of the new building the floor to floor heights are greater than from those in the existing Dove Wing. Therefore a short flight of stairs and platform lift will be required to accommodate the level change between the existing and the new building.

Within the Dove Wing, it is proposed to remove some partition walls to allow for an open plan office space. All other areas will be lightly refurbished as required.

The remainder of the floor area forms part of the new build. Desk spaces are zoned into groups or 'neighbourhoods'. Each neighbourhood will share central services - meeting spaces, reprographics and breakout. In addition to these, a variety of working environments have been provided - hot desks, seating booths, shared tables.

Whilst these neighbourhoods have yet to be designated to specific teams, the arrangement is intended to be adaptable to changes in the working environment. A framed structural solution allows for all internal partitions to be 'lightweight' non-load bearing. This solution lends itself more readily to future adaptations/re configurations rather than a load bearing structure.

Meeting rooms have been provided, accommodating a variety of seating numbers, from small 1-to-1 spaces to groups of six.

A large multi-use room (similar to the current Barnard Meeting Room) is located to the south of the building. The room is provided with a sliding/folding partition, allowing a 50/50 split. Each room can accommodate boardroom style seating arrangements, and in combination can accommodate seminar-style seating. AV/IT requirements of the space are to be defined during Stage 3. The existing meeting room in the Dove Wing is to be retained.

In addition to formal meeting spaces, breakout spaces - group tables and acoustic seating booths - have been identified in various locations across the plan. We understand that it is Phyllis Tuckwell's intention to trial mobile meeting 'pods'.

Staff Wellbeing

An important element of the brief, staff facilities have been provided at the heart of the plan. At the workshops, staff identified the wellbeing benefits of having a space away from desks for rest and relaxation. Further benefits discussed included facilitating communications and knowledge sharing across teams. The area is intended for use by all staff members.

The area extends to an external terrace, however the views (towards the patient courtyard) and possible noise spill needs to be considered further at Stage 3 design.

Amount

The existing building including the basement, ground and first floor has a Gross Internal Area (GIA) of 2614sqm.

The proposed building has a total GIA of 3684sqm split as follows:

- Basement Dove Wing (retained) 120sqm
- Ground Floor Dove Wing (retained) 175sqm
- First Floor Dove Wing (retained) 175sqm
- Ground Floor (new build) 2262sqm
- First Floor (new build) 952sqm

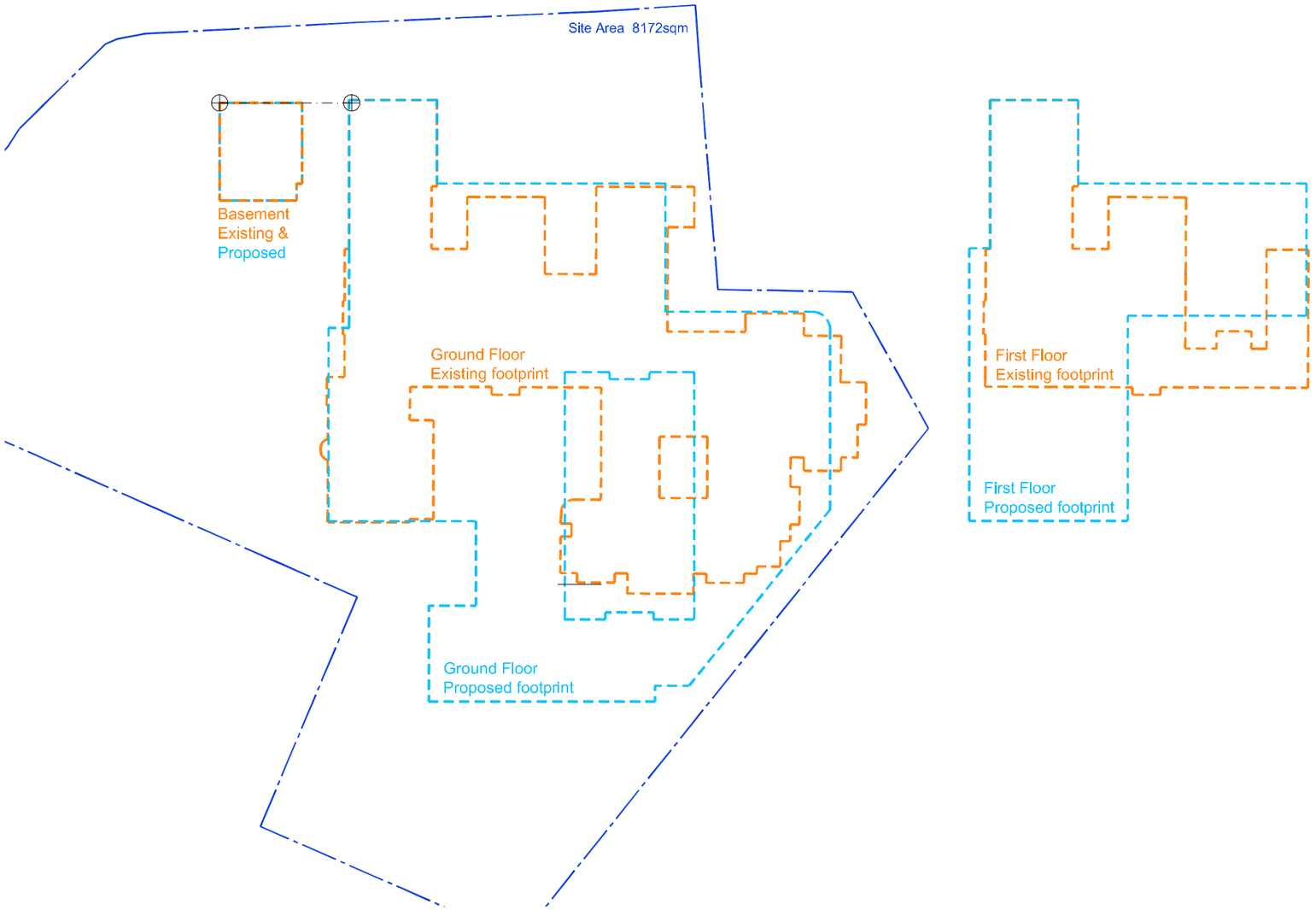
Ancillary accommodation includes:

- Retained workshop
- Retained bin enclosure
- Replacement generator
- New oxygen (medical gases) compound
- New laundry cages
- New GRP enclosed substation facing and accessed from Menin Way.

The proposals do not provide for increased levels of parking on site.

- Existing parking - western car park, 76 spaces, northern car park 16 spaces. Total 92 spaces utilised.
- Proposed parking - western car park 79 (of which 2 no. provide accessible parking bays) northern car park 13. Total 92 spaces.
- 5 no. existing electrical vehicle charging bays will be re-allocated.
- 15 no. passive electrical vehicle parking bays have been allowed for.
- Ambulance drop off (accessed from Waverley Lane)
- Patient / minibus drop off (accessed from Menin Way)

The diagram below shows a comparison of existing and proposed footprints.



Scale

The proposals follow the principles of the existing building's massing and footprint, with a transition from two-storey accommodation into a more domestic single-storey arrangement for the IPU.

The pitched roof of the IPU presents low eaves to both the courtyard and garden-facing elevations, reducing the overall impression of scale and mass.

The two-storey element allows for suitable floor-to-floor heights to accommodate the servicing demands of a modern workplace and care facility. This results in an increase in the building scale (when compared with the existing Dove Wing), but, similar to the current hospice building, mass is concentrated towards the centre of the site away from the sensitive boundaries.

A flat roof is maintained throughout the two-storey element, consistent with the original building and the retained Dove Wing. Pitched roof alternative arrangements have been explored but discounted due to increased bulk and height.

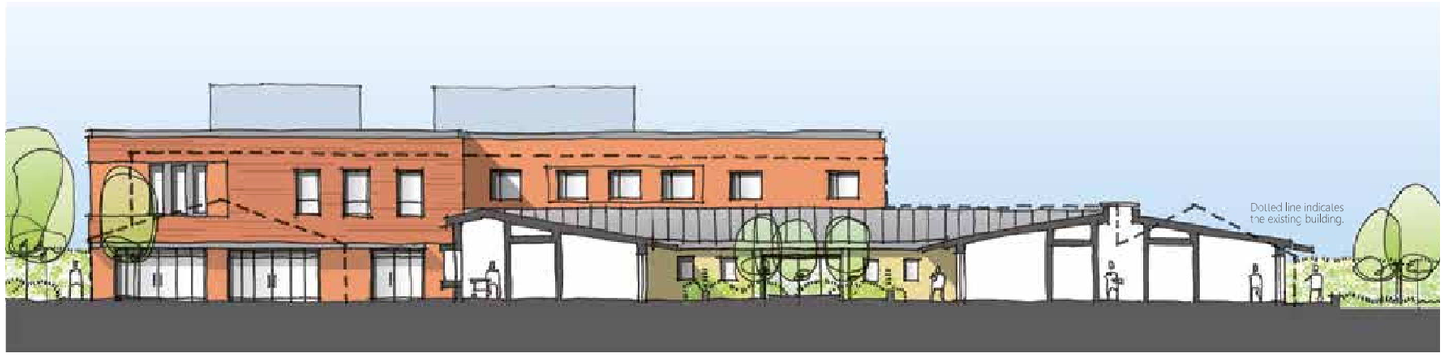
The roof perimeter has been detailed with no parapet - again to keep the overall height to a minimum.

The flat roof arrangement also has the advantage of accommodating roof plant deep in the plan, thereby reducing significantly impact on scale and appearance. The roof plant enclosure will be formed of acoustic louvres which will both visually screen and attenuate noise breakout from the air handling and condenser units mounted on the roof.

The adjacent design sketch elevations (included with the pre-application submission) approximates the existing building's profile as a dotted line.



WEST ELEVATION



SOUTH SECTIONAL ELEVATION



NORTH ELEVATION

Sketch studies submitted for pre-app

Appearance

At the heart of the existing building remains the 1930's-built cottage hospital.

As funds have become available and the service developed, the building has been added to incrementally with a variety of extensions in a number of styles.

The proposals seek to restore some clarity and consistency to the building's appearance and integrate the retained Dove Wing into a single cohesive building.

The proposed material palette is limited to brick for elevations, and metal standing seam for visible roofs.

Two-Storey Building - brickwork

The proposed brick is to be of a deep red similar to the existing building, typical of the historic buildings in Farnham.

The primary western elevation is proposed to be 'split' horizontally with alternate projecting coursing distinguishing first floor from ground. Within the first floor elevational zone, 'traditional', non projecting coursing defines the southerly grouping of windows. The arrangement returns around the corner to the south facing elevation. This arrangement accentuates the linearity of the building form, reducing the impression of height.

A complementary, but inverted arrangement of brick detailing defining the first floor window zones is used for the north and east elevation.

Two-storey elevations for the remainder of the building are of simple brickwork consistent with the ground floor treatment of the main elevation.

Two-Storey Building - glazing

The main entrance is clearly marked by a glazed 'slice', cutting vertically through the ground and first floor brickwork 'bands'. Deep aluminium louvres (extensions of the curtain walling capping) face the glazing throwing shadow relief on to the elevations.

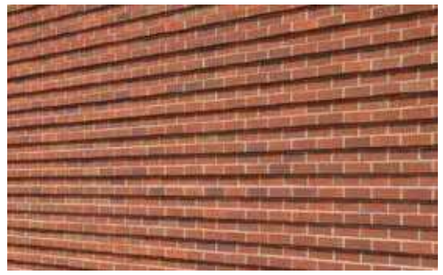
The ground floor is set back at the entrance, allowing the first floor to oversail and create a protective overhang to the ramped and stepped approach from the car park. Curtain walling extends under the overhang providing a clear visual link into the building's reception and cafe and benefits the internal spaces with natural daylight.

Windows on primary elevations include an external aluminium frame mimicking the white reveals that characterise the historic brick-faced buildings of Farnham. The external frame protrudes beyond the facing brick assisting with solar control.

The arrangement extends to the east-facing elevation. However, here, windows are to be glazed with obscured glass allowing light transmittance but restricting views out into/over the neighbouring property (no.42 Waverley Lane). Furthermore, a grid of stainless steel trellising will promote the growth of a flowering climber, relieving the extent of brickwork visible from the adjacent property.



Brickwork detailing of the existing building



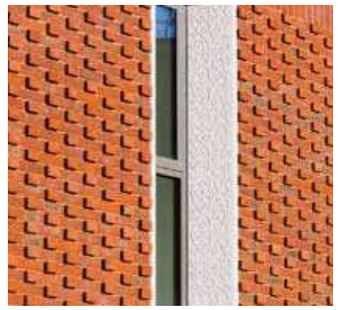
Projecting alternate coursing proposed for the west-facing entrance elevation



Deep aluminium louvres poposed for the double-height curtain walling on the west elevation



Redbrick with white window reveals found in Farnham



Patterned brickwork



External frames to windows



Sketch study of east elevation facing the neighbouring residential property at No.42 Waverley Lane.

Single-Storey IPU - brickwork

The single-storey IPU is proposed to be faced in brickwork in the buff/sand colour similar in tone to the Dove Wing elevations.

Window frames and architectural metal work are finished in a mid-grey polyester powder coated aluminium.

The shallow pitched roof is of a metal standing seam.

An external vertical to horizontal frame for climbers provides a shading device and privacy screen between patient gardens.



Sketch study of IPU external elevations.



The existing textured block work of the Dove Wing.



Examples of standing seam roofing for the in-patient unit.



Brickwork to echo the sandstone block colour of the Dove Wing.

Consultation and Engagement

Staff Workshops

As part of the briefing process, the project team has undertaken a programme of workshops with staff from each of Phyllis Tuckwell's services. The purpose of the workshops was to identify key areas of the existing building that were either successful and should be adopted in the proposals, were not as required and could be improved in the new building, or that simply were no longer needed in a new hospice.

31 Jan 2022 IPU Workshop

17 Feb 2022 Office Space Workshop

21 Feb 2022 Catering & Facilities Workshop

22 Feb 2022 Community Spaces Workshop

30 Mar 2022 Project Board

4 April 2022 Community Spaces Workshop

4 April 2022 IPU Workshop

9 Mar 2022 Design Elevations Presentation

3 May 2022 M&E Services Presentation

26 May 2022 Landscape Presentation

8 June 2022 Interior Design Presentation

1 August 2022 IPU Workshop

1 August 2022 Living Well & Community

4 April 2022 Facilities Workshop

8 August 2022 Office Spaces Workshop

10 August 2022 Clinical Support Rooms

12 August 2022 Catering Workshop

Public Consultation

Phyllis Tuckwell has undertaken to consult with neighbours and groups from the local community regarding the proposals through letter drops, door-knocking to immediate neighbours, discussions with political and other stakeholders, and in hosting four informal neighbour consultation events at the hospice.

Phyllis Tuckwell has also created a website (A growing demand – Phyllis Tuckwell New Hospice (pthbuild.org.uk)) which sets out details of the proposed development and the reasons for the proposals.

Members of the consultant team have also committed to undertaking a presentation event for pupils at South Farnham Junior school regarding the proposals.

Neighbourhood Consultations

14th, 15th and 16th July

South Farnham Residents Association (SOFRA)

1st November

Local Neighbours

17th & 19th November

Phyllis Tuckwell has consulted with NHS

Please also refer to Union4's Planning Statement for further details of information provided and feedback received.

Local Planning Authority

Waverley Borough Council (WBC) encourage applicants to engage in a pre-application advice service prior to submitting a formal application. They suggest this process is followed so that the quality of the information at submission assists in determining the application.

Pre-application advice was sought from WBC. A submission was undertaken by Union4 with the following supporting information:

- Planning Statement (Union4)
- Case for Support (Phyllis Tuckwell)
- Transport Scoping Note (SWH)
- Mini Design and Access Statement (rhp)
- Supporting Drawings (rhp)

Following the validation of the pre-application submission on 25th May (Pre-application no PRE/2022/00126), Tracy Farthing (WBC Planning Officer), visited the site on 17th June.

A formal written response was issued to Union4 on 15th August 2022. Please see Appendix 1. Please also refer to Union4's Planning Statement for further details.

Phyllis Tuckwell also presented the proposals to Farnham Town Council Planning Department on 28th November 2022.

Stakeholder Engagement

Phyllis Tuckwell has consulted with NHS colleagues in Guildford & Waverley (Surrey Heartlands ICS) and Frimley (Frimley ICS) about the proposals.

Phyllis Tuckwell has gone to great length to engage with its patients, families, and volunteers by means of questionnaires, face-to-face feedback, and targeted correspondence to find out what they think about the facilities, provision offered, and quality of care. Their feedback has formed part of the decision to provide continuity of spaces (updated and approved), and enhancement of the quality of care they receive and value.

Design Proposals



Elevational studies

Design Proposals





Rendered studies of the proposed West (entrance) elevation

Access

The site is accesible by foot, car, bike and public transport. Farnham railway station located 0.4 miles from the site (an estimated 10 minute walk) and a bus route and stop located immediately outside the site on Menin Way.

Cycling access to the site is good with National Cycle Network Route 22 running through the southern parts of Farnham, passing close to Waverley Lane.

The main vehicular link from the site to the local highway network is via Waverley lane (classified as the B3001).

The principal vehicle and pedestrian access points from Menin Way are proposed to remain for general use. Similarly, service access from Waverley Lane is to be maintained for vehicles providing general deliveries, collection and for those arriving by ambulance.

The tracking diagrams to the right show the swept paths of the larger vehicles expected to access the site.

Ambulance access will be maintained to the rear of the building. However, this is to be significantly improved to provide a dedicated canopied entrance distinct from other service areas. It is proposed that the entrance will be shared with undertakers' pick up.

Please refer to SWH Transport Statement.

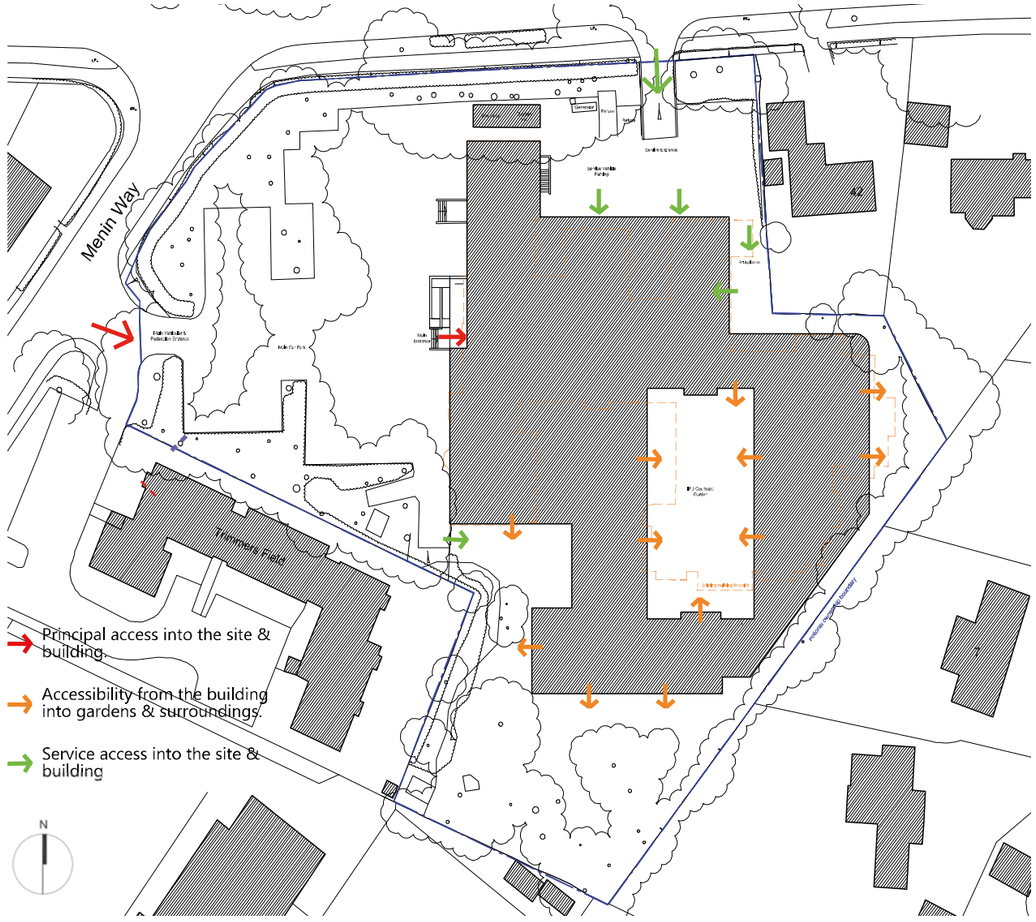
Inclusive Access

Inclusive level access is provided into and around the building in accordance with the principals of Building Regulations and NHS guidance. The proposals provided for both a stepped and ramped approach with all entrances to be constructed with 'flush' thresholds. An additional wheelchair lift is proposed adjacent to the reception area providing wheelchair access to the first floor. The original lift located in the retained Dove Wing is maintained, with a further platform lift provided to facilitate the transition between the 'step' in first floors of the existing and proposed elements of the building for wheelchair users.

Wheelchair and accessible W.C.'s are located around the building at both floors. Additionally, a shower room based on the principles of a 'Changing Places' facility is provided at ground floor.

Waste Management Strategy

The existing facilities for general waste and recycling are contained within an uncovered open enclosure. Clinical waste is in a gated and lockable, uncovered ventilated adjacent enclosure. The current arrangement for vehicle waste collection is to be maintained (see vehicle tracking below).

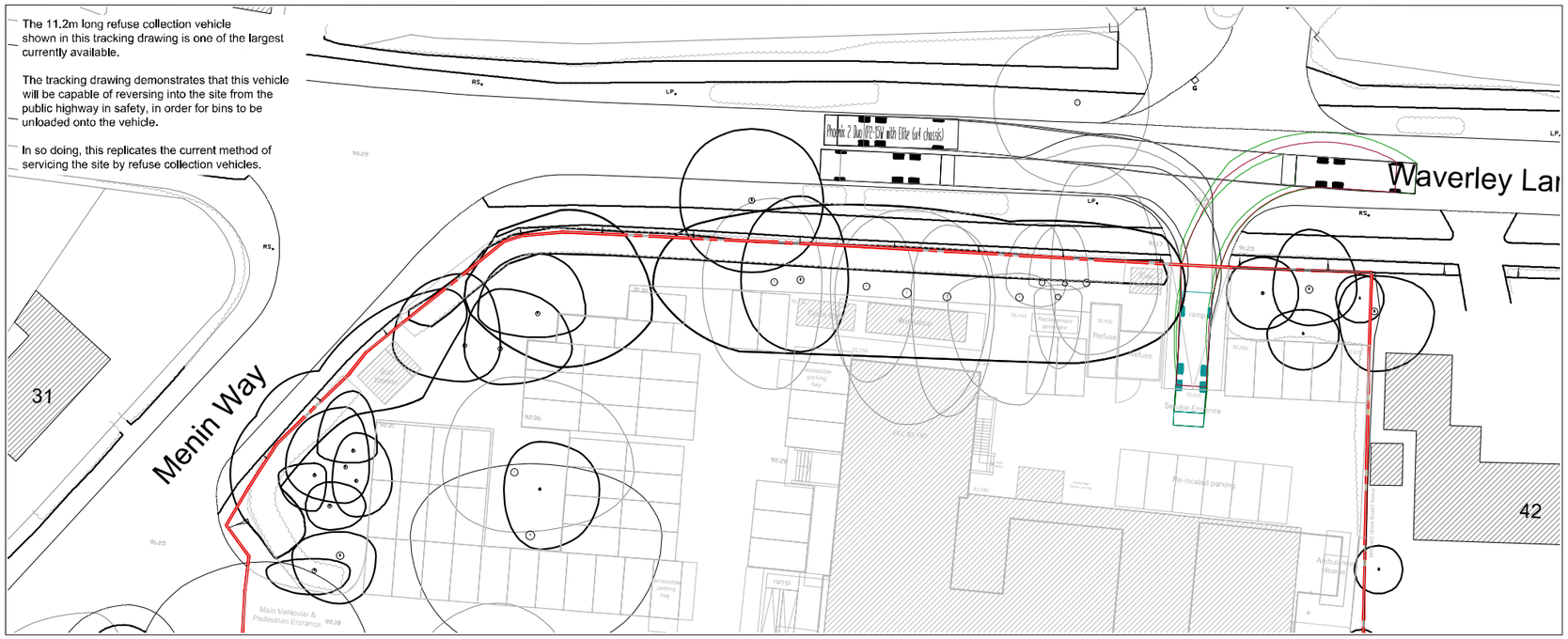


Vehicle tracking - refuse and ambulance

The 11.2m long refuse collection vehicle shown in this tracking drawing is one of the largest currently available.

The tracking drawing demonstrates that this vehicle will be capable of reversing into the site from the public highway in safety, in order for bins to be unloaded onto the vehicle.

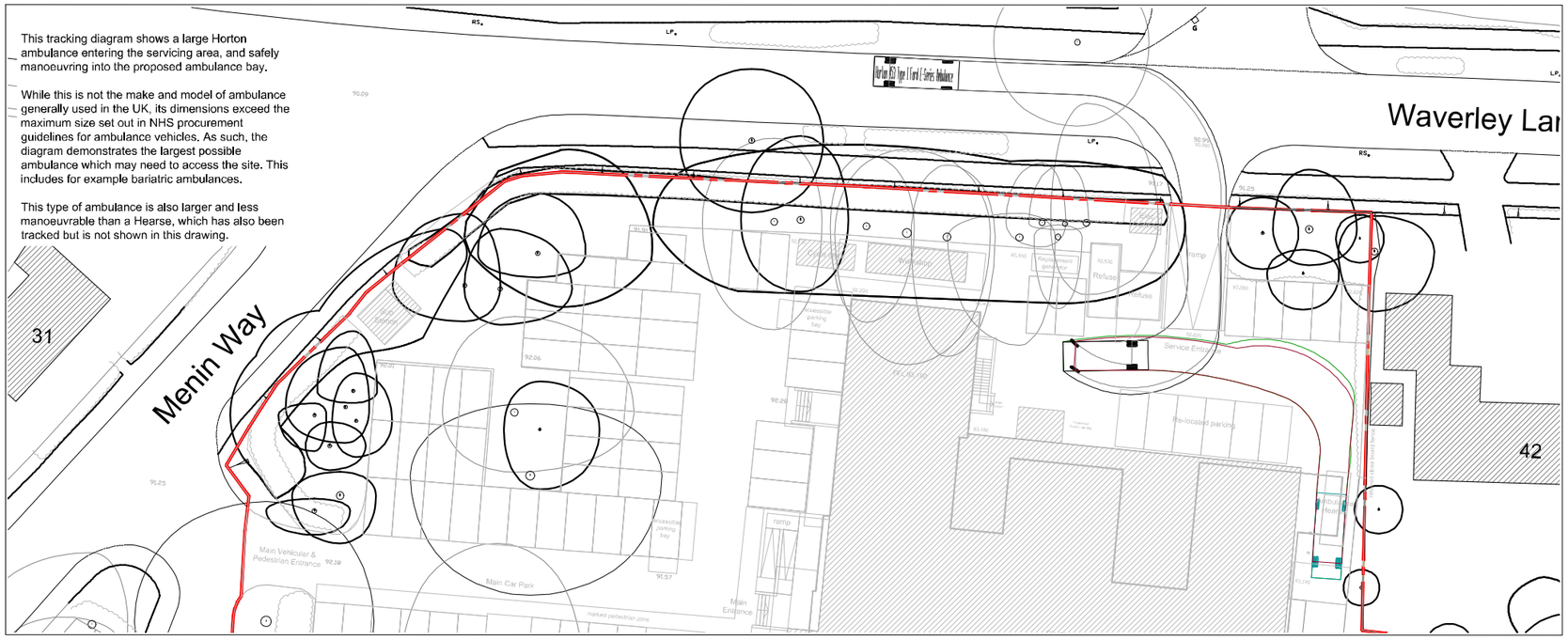
In so doing, this replicates the current method of servicing the site by refuse collection vehicles.



This tracking diagram shows a large Horton ambulance entering the servicing area, and safely manoeuvring into the proposed ambulance bay.

While this is not the make and model of ambulance generally used in the UK, its dimensions exceed the maximum size set out in NHS procurement guidelines for ambulance vehicles. As such, the diagram demonstrates the largest possible ambulance which may need to access the site. This includes for example bariatric ambulances.

This type of ambulance is also larger and less manoeuvrable than a Hearse, which has also been tracked but is not shown in this drawing.

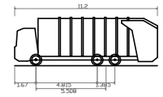


DO NOT SCALE FROM THIS DRAWING

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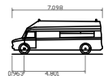
GENERAL

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- For setting out refer to Architects drawings.
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- Contractor to check/scan for services prior to construction to avoid any damage during works.



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)

Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.781m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m



Horton 453 Type I Ford E-Series Ambulance

Overall Length	7.098m
Overall Width	2.445m
Overall Body Height	2.743m
Min Body Ground Clearance	0.328m
Track Width	2.445m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	8.352m

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Amendment	Drn.	Chkd.	Apprd.	Date
P03	Revised Site Layout Added	JH	-	-	23.11.2022
P02	Revised Site Layout Added	JH	-	-	15.11.2022
P01	Preliminary	JH	-	-	29.04.2022

Project
Phyllis Tuckwell Hospice
Waverley Lane/Menin Way, Farnham
Redevelopment of HQ Site

Drawing
Tracking diagrams for refuse collection and for ambulance access to rear service vehicle parking court

Client
Phyllis Tuckwell Hospice

Scott White and Hookins
Structural Engineering | Civil Engineering | Sustainability and BREEAM | CDM Consultancy

Harman House, Andover Road, Winchester, Hampshire SO23 7BS
T. +44 (0)1962 844855 W. www.swh.co.uk E. info@swh.co.uk

Scale at A1 - 1:200

303725-SWH-ZZ-XX-DR-C-0700 P03

Project | Originator | Zone | Level | Type | Role | Number | Rev.

CP004-01_FM_ST_008_D

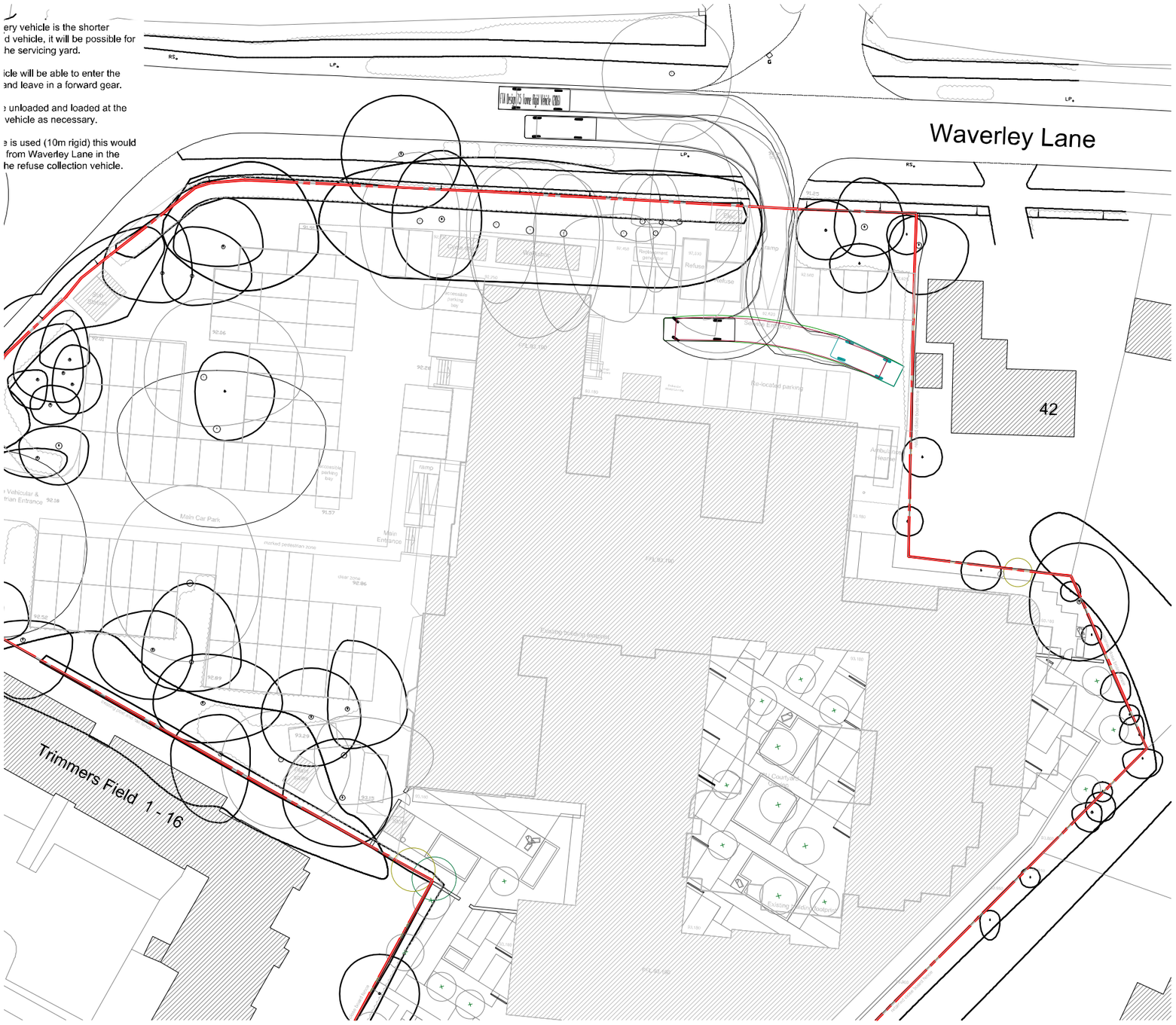
Vehicle tracking - oxygen

ery vehicle is the shorter
d vehicle, it will be possible for
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icle will be able to enter the
and leave in a forward gear.

unloaded and loaded at the
vehicle as necessary.

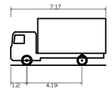
is used (10m rigid) this would
from Waverley Lane in the
he refuse collection vehicle.



Notes

GENERAL

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FTA Design 7.5 Tonne Rigid Vehicle (2016)

Overall Length	7.170m
Overall Width	2.300m
Overall Body Height	3.580m
Min Body Ground Clearance	0.375m
Track Width	2.160m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	7.000m

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Amendment	Drn.	Chkd.	Appd.	Date
P03	Updated Site Layout Added	JH	-	-	23.11.2022
P02	Updated Site Layout Added	JH	-	-	15.11.2022
P01	Preliminary	JH	-	-	03.05.2022

Project
Phyllis Tuckwell Hospice
Waverley Lane/Menin Way, Farnham
Redevelopment of HQ Site

Drawing
Tracking diagrams for oxygen deliveries vehicle access to rear service vehicle parking court

Client
Phyllis Tuckwell Hospice

Scott White and Hookins
Structural Engineering | Civil Engineering | Sustainability and BREEAM | CDM Consultancy

Hannan House, Andover Road, Winchester, Hampshire SO23 7BS
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Scale at A1 - 1:200

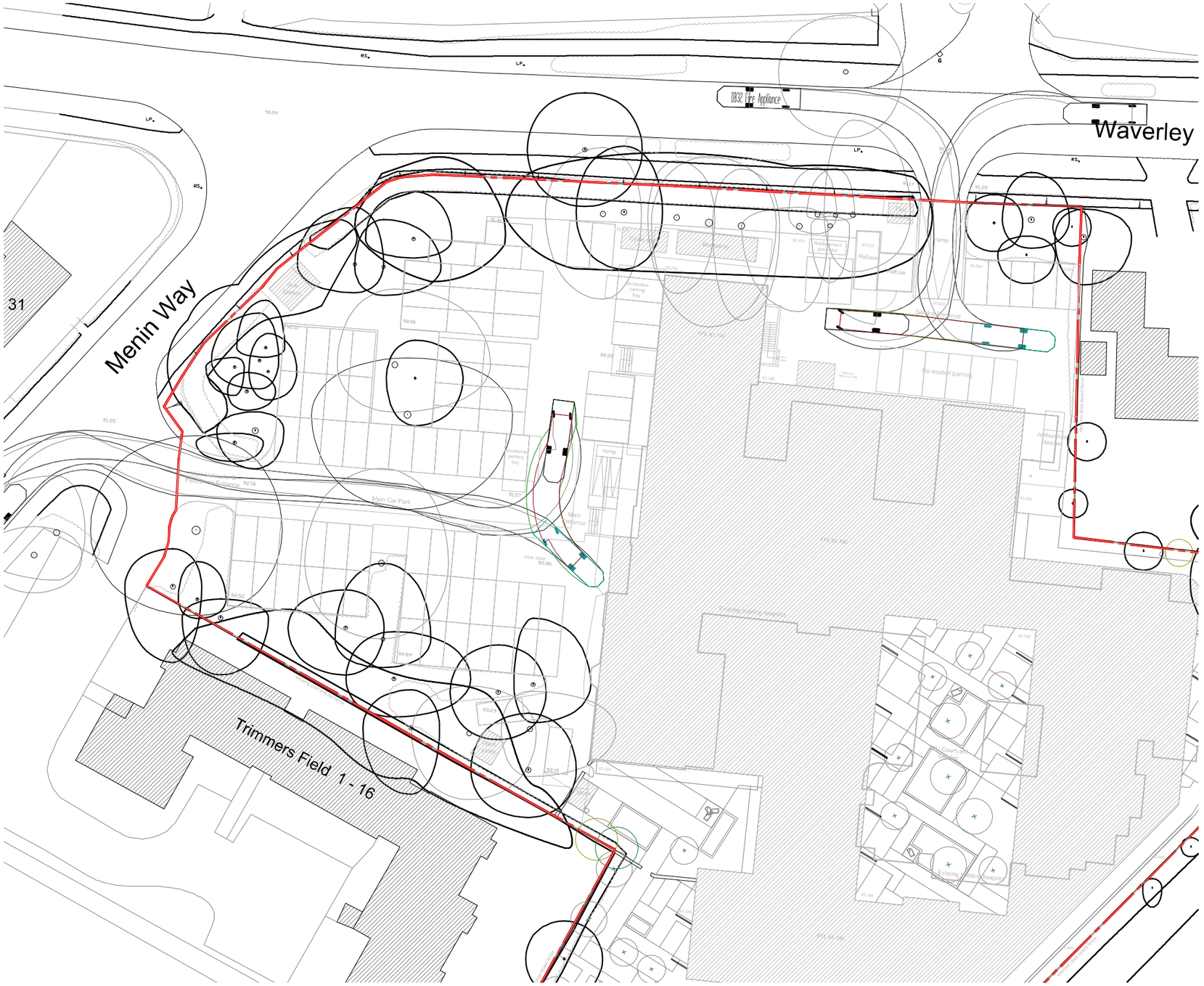
303725-SWH-ZZ-XX-DR-C-0701 P03

Project | Originator | Zone | Level | Type | [Role] | Number | Rev.

CP004-01_PM_ST_008_D

WING

Vehicle tracking - fire applicance



Notes

GENERAL

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- Contractor to check/scan for services prior to construction to avoid any damage during works.

DB32 Fire Appliance

Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	7.910m

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Amendment	Drn.	Chkd.	Appd.	Date
P03	Updated Site Layout Added	JH	-	-	23.11.2022
P02	Updated Site Layout Added	JH	-	-	15.11.2022
P01	Preliminary	RD	MC	RH	08.08.2022

Project
Phyllis Tuckwell Hospice
Waverley Lane/Menin Way, Farnham
Redevelopment of HQ Site

Drawing
Tracking diagrams for Fire appliance vehicle access to front car park and to rear service vehicle parking court

Client
Phyllis Tuckwell Hospice

Scott White and Hookins
Structural Engineering | Civil Engineering | Sustainability and BREEAM | CDM Consultancy

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Scale at A1 - 1:200

303725-SWH-ZZ-XX-DR-C-0703 P03

Project | Originator | Zone | Level | Type | Role | Number | Rev.

CP004-01_FM_ST_008_D

ROM THIS DRAWING

Landscape

Concept

The concept is based on a traditional walled garden. A key precedent is that of the secret garden within the town centre of Farnham. Here, glimpsed views are encouraged through garden rooms.

The areas will be broken down into semi private areas, communal areas, the courtyard, car park and servicing and transition links. All spaces must be intrinsically linked with the internal use of the building.

The approach and access

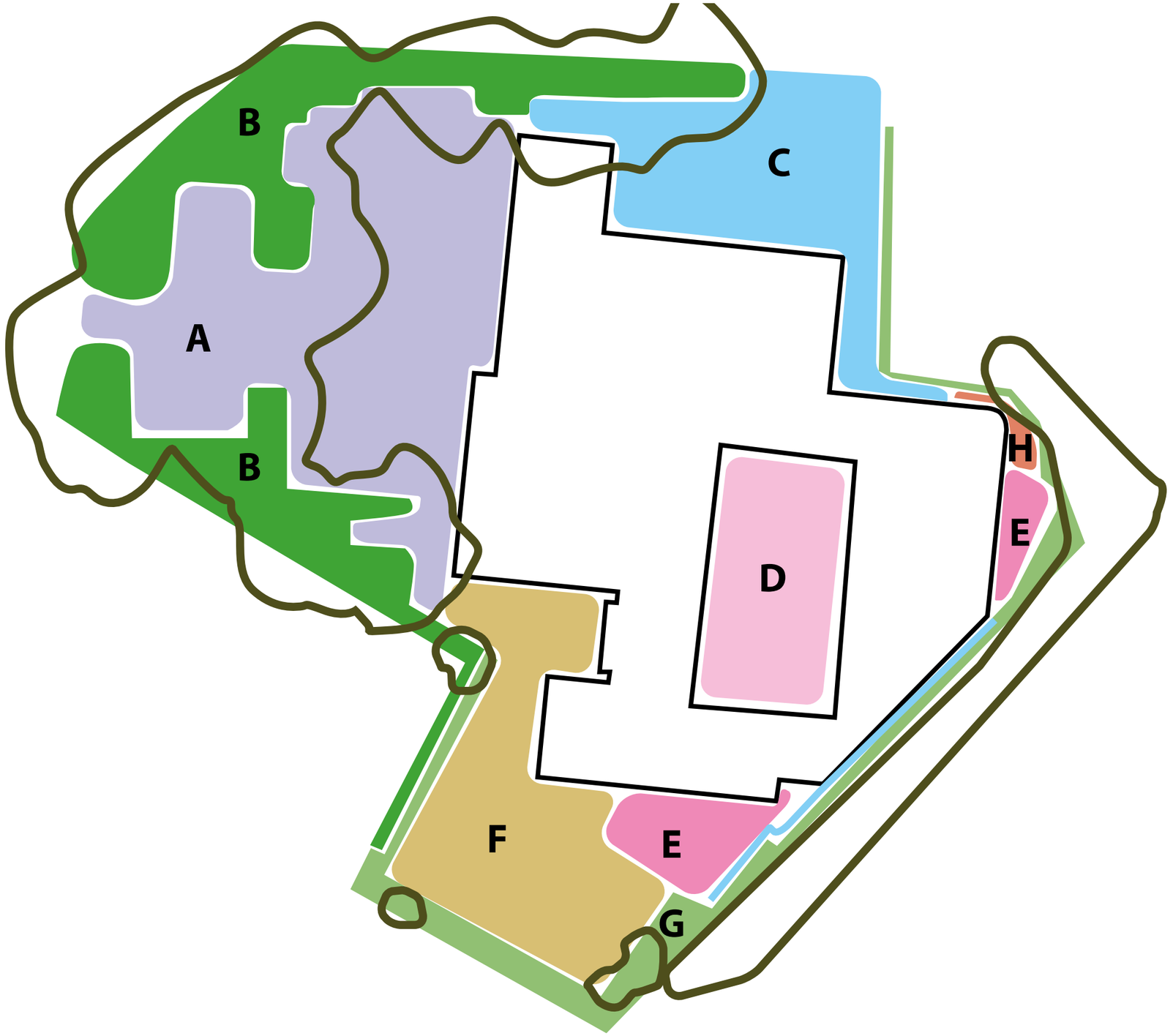
A - Parking and Approach to main entrance improvements
B - Existing tree canopies and boundary planting all retained
C - Service Area

Courtyard

D - Internal courtyard where patients have direct access to a private secluded garden

Gardens

E - Semi-private spaces. Direct access from rooms
F - Communal garden areas
G - Existing planting boundaries improved
H - Sanctuary Garden



Strategy Plan

The layout is inspired by the forms of a Mondrian painting. This design style uses a grid as basis to work from. This helps to create and define the varying elements within the garden. An organic layer will be laid on top of this, with clear access routes defined.

- Water features in an organic natural setting - Tactile qualities essential
- Swathes of perennial/shrub planting with an emphasis on using high pollinators at varying heights to reinforce privacy when needed
- Space for quiet relaxation and covered seating
- Higher network of hanging planting over structure
- Height through retained and new tree planting and reinforced screening to the boundaries
- Sloping screening/partitions in-between private rooms.
- The use of traditional gates and walls help to define and create a series of garden rooms. Glimpse views can be maintained by punctuating through such features ie portals, emphasising the lush verdant 'Secret garden'
- The other critical area is the front, which must define a sense of arrival (Something that is currently lacking)
- The front area will retain the parking spaces, but will be improved visually through the use of subtle changes to the hard material palette, as opposed to the sea of tarmac that currently stands.

Please refer to Studio Loci Landscape Strategy and Character report and Landscape Masterplan 10302-GA-01E.



Ecology & Biodiversity

Following completion of a desk study and site walkover, the following recommendations are set out in the supporting Preliminary Ecological Assessment prepared by Middlemarch (RT-MME-157953-04). References are included to relevant supporting documentation submitted with this planning application.

Habitat Retention and Protection: The development proposals should be designed (where feasible) to allow for the retention of existing notable habitats including mature and semi-mature trees. Refer to Studio Loci Landscpae Strategy Report, Trees Retained and Removed drawing 1302-GA-02, and Middlemarch Tree Survey and Arboricultural Imapact Assessment (ref: RT-MME-157953-02).

Biodiversity Enhancement: In accordance with the provision of Chapter 15 of the National Planning Policy Framework (Conserving and Enhancing the Natural Environment) and Local Planning Policy, biodiversity enhancement measures should be incorporated into the landscaping scheme of any proposed development to work towards net gain for biodiversity (see below).

Bats: All recommendations made within the Preliminary Bat Roost Assessment Report should be adhered to. Refer to Middlemarch report RT-MME-157953-05.

Reptiles: The clearnace of suitable reptile habitat such as compost heaps and log piles, should be undertaken under the supervision of an experienced ecologist.

Nesting Birds: Vegetation clearance should be undertaken outside the nesting bird season.

Terrestrial Mammals including Hedgehog: Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter greater than 120mm must be covered at the end of each work day to prevent animals entering/becoming trapped.

Invasive Plant Species: The works must not cause rhododendron, montbretia, or cotoneaster to spread in the wild. They must either be left in-situ or removed with care during vegetation clearance and disposed of in an appropriate manner.

Biodiversity Net Gain (BNG)

The BNG has been assessed to provide 10% net gain, with new vegetated garden habitats, new tree planting to replace that lost by the scheme proposals and an area of boundary mixed 90% native scrub planting to provide a new semi-rural habitat in the wider garden margins. In addition, there is a substantial gain in hedgerow habitats within the proposed scheme. Refer to Aluco report Biodiversity Net Gain Assessment Summary November 2022.

Sustainability, Energy and Overheating

The strategy has been established following the Energy Heirarchy: Be Lean, Be Clean and Be Green. One of the key objectives of the strategy is to maximise the reductions in Regulated CO2 emissions whilst providing a cost-effective and viable approach.

The proposed building will seek compliance under Building Regulations 2021, and has been modelled in IES VE software to determine the energy strategy for the site.

Energy effciency measures have been considered throughout, including enhanced building fabric, insulation, high-performance glazing, low energy lighting, and high efficiency ventilation systems. They have enabled the proposed devlopment to meet Part L 2021 Target Emissions Rate (TER) and Primary Energy Rate (PER) standards.

The Be Clean measures have been carefully examined to establish the feasibility of decentralised energy production. There are no identified existing district networks in the proximity of the site and therefore onsite energy generation is required.

An extensive range of renewable technologies have been considered and, on balance, the assessment has deemed that use of ASHP to provide heating, hot water and colling throughout the site is the most effcient option. In addition, available flat roof space is to be used for the installation of PV panels.

Overall, the proposed development shows a 23% reduction in emissions over a Building Regulation 2021 compliant baseline design.

Wider sustainability issues have been addressed as part of the overall site design and layout with water use, ecology, transport, materials and pollution considered as part of the design process.

Low impact, sustainable materials will be used within the construction where it is feasible to do so, and low VOC content internal finishes will also be selected to ensure ongoing internal air quality.

Overheating within the current building is prevalent, and is leading to discomfort for both residents and staff, and whilst cooling is proposed within the new building, Phyllis Tuckwell is keen for this to be used as little as possible, with the design of the building reducing overheating potential, incorporating solar shading (IPU bedrooms) and enhanced glazing specification.

The site has utilised the Cooling Hierarchy to reduce overheating within the space, with dynamic modelling showing that for an extreme, 2050 weather scenario, overheating is minimised in line with the Hospice's aspiration for passive design measures.

Please refer to Cooper Homewood report, Sustainability, Energy and Overheating Statement.

Waste Minimisation Strategy

During the construction phase the main contractor should be committed to delivering the building under 'The Considerate Constructors Scheme'.

The aims/aspirations during the construction phase will be to minimise any waste on site by ensuring only the correct quantities of any material to be used in the works are ordered, supplied or batched with any over-supplied material stored separately to prevent accidental damage. The main contractor, where possible, will request that all suppliers deliver their materials/goods on recyclable pallets.

Where possible, existing building material will be re-used in the specification of the proposals. For example, bricks will be salvaged for re-use in the formation of raised beds. Where not of sufficient quality, and following testing, existing building material will be utilised as aggregate for ground works.

Transport

The proposed development at PTH is designed not to accommodate an increase in facilities but instead to significantly improve the existing facilities in line with current healthcare guidance.

The proposed alterations to the office spaces for the charity will not lead to an increase in staffing levels, albeit the focus of the charity will include additional community services and outpatient services, which may mean a modest increase in daily traffic to and from the development site.

PTH operates a sophisticated site parking policy which makes it clear to all staff that their ability to park on-site and their access to and from the car park is dependent on operational need, and that the site can only operate as it currently does with the cooperation of all staff.

The proposed development will lead to improved servicing facilities with detailed consideration given to access and manouevring for the operational vehicles which need to visit the site, including ambulances, hearses, oxygen delivery vehicles, food delivery vehicles and waste collection vehicles.

As the proposed development will not have a severe cumulative impact on the local highway network and will not cause or exacerbate highway safety issues in the local area, planning permission should be granted from a Transport Planning perspective.

Please refer to SWH Transport Statement (ref: PTH 303725 Rev1).

Conclusion

This Design and Access Statement has been prepared to accompany a full planning application by Phyllis Tuckwell Memorial Hospice Limited for a redevelopment and refurbishment proposals for a new hospice facility on Phyllis Tuckwell's existing site on Waverley Lane, Farnham.

The architectural and landscape design takes reference from the character of the locality incorporating materials and themes found in the Farnham area. The design and layout, together with the landscaping proposed, secure a high quality and safe environment which will make a positive contribution to the area and provide much-needed, improved energy efficient, state-of-the-art facilities to meet Phyllis Tuckwell's current and future needs.

For the reasons set out in this statement and the accompanying documents submitted in support of this full planning application, the proposals submitted are considered to be fully acceptable in design and access terms.

Phyllis Tuckwell®
Hospice Care