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Fig.1 Front of Holbrook Surgery

DESIGN, ACCESS & PLANNING STATEMENT

Project:

Proposed Extension to

Holbrook Surgery, Bartholomew Way, RH12 5JL

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1. Site and Surroundings

- 1.1. Holbrook Surgery lies within the Bartholomew neighbourhood centre. Built in the late 1990's to serve the then new housing development of North Horsham, it stands end on to the road facing towards the neighbourhood centre with parking at the rear which is separated from the main building by an area of grass that has been left open.
- 1.2. Associated landscape planting has now matured
- 1.3. Now over 20 years old the changes in GP practice, demography and now with further housing expansion in North Horsham, the surgery building needs to expand to accommodate the increased pressure on its services. Currently its list size is 16,400.
- 1.4. Of traditional build with brick cladding under a tile roof, it has weathered well with the original landscape scheme having matured.

2. Summary of Need

- 2.1. Holbrook Surgery is seeking permission for an extension to increase clinical room capacity in response to ongoing space constraints. At present, limited accommodation means that a number of staff are required to work from home on a rotating basis. While this varies day to day, a minimum of six staff members are routinely working remotely across the week.
- 2.2. With additional clinical rooms, these staff would be able to work on site and use their time more effectively for direct patient-facing activity. The proposed extension would therefore increase appointment availability, improve continuity of care, and maximise use of the existing workforce to meet patient demand. This investment would support improved access, productivity, and service delivery in line with ICB priorities.
- 2.3. The proposal is therefore based on providing adequate space for existing clinical staff. No new staff result from this proposal.
- 2.4. The increased need has derived from a number of factors including providing service cover for the North Horsham housing development. With a first phase built and second phase nearing completion (and further phases to cover totalling more than 2500), and no service provision in place until a new planned (branch) surgery is built (likely beyond 2029), patients are registering with Holbrook Surgery.

3. Proposal

- 3.1. The proposal comprises:

- A single-storey extension to the existing medical centre.
- Provision of two new clinical consulting rooms.
- Provision of one treatment room.
- A small patient waiting area.
- Associated circulation space.
- External alterations necessary to integrate the extension with the existing building.

- 3.2. The extension has been designed to integrate with the existing surgery whilst providing modern healthcare accommodation compliant with current NHS design requirements.



Fig.2 Area of proposed extension

4. Design

- 4.1. The design of the extension has been carefully considered to sit comfortably next to purpose built late-1990s Surgery Building.
- 4.2. Details and materials shall match the host building, with brick in a matching Flemish Bond and a contrasting brick used to highlight door and window openings.
- 4.3. A flat roof is proposed to ensure that existing first floor windows are not affected by the proposed extension, and also to allow for the potential expansion at first floor (subject to a future planning application).
- 4.4. The footpaths near the extension have been rerouted to ensure a good flow and accessibility around the building.

5. Town Planning

Planning Policies

5.1. Horsham District Planning Framework

- Policy 1 Sustainable Development
- Policy 31 Green Infrastructure and Biodiversity
- Policy 32 Development Principles
- Policy 35 Climate Change
- Policy 36 Appropriate Energy Use
- Policy 37 Sustainable Construction

Policy 39 Infrastructure (as it relates to Policy 15 3(a) Land North of Horsham?)
Policy 41 Parking
Policy 42 Inclusive Communities
Policy 43 Community Facilities, Leisure and Recreation

5.2 Planning Considerations

Principle of development
Quality of Development
Other matters

Principle of development

- 5.3 The proposal seeks to address a pressing need to support existing and proposed future housing expansion in North Horsham.
- 5.4 The layout of the site was designed to accommodate a future extension as the needs of populations changed and grew.
- 5.5 As an existing facility extension to improve services to the existing population represents a good use of existing resources. There is a bus stop about 200m away and with the other facilities within the neighbourhood centre, this amounts to sustainable development in accordance with Policy 1 and thus the proposal is acceptable in principle.
- 5.6 In addition Policy 43 supports improved community facilities. In this case this meets a specific identified healthcare need and is supported by NHS England.
- 5.7 The proposal to extend the existing surgery on the site also complies with Policy 42 which seeks to adapt to the changing needs of the local community. The need for future extension was foreseen so the site is able to adapt to changes.

Quality of development

- 5.8 As a surgery providing medical care for all, the building has to be accessible, safe and functional to fulfil its purpose.
- 5.9 The proposal seeks to meet an immediate and pressing need for more ground floor clinical space. As set out in the design statement above, the approach has been to meet that need in the most economic way possible and thus a single storey addition is proposed which has provision for the future addition of a first floor.
- 5.10 It is accepted that a flat roof design is less pleasing than a pitched roof but at this point neither the space nor the funding is available from the public purse.
- 5.11 The result design seeks to follow the material palette for walls and windows. The flat roof is a functional element which allows for the gable end windows to be kept clear to provide natural daylighting to first floor administration offices.
- 5.12 The resulting extension is designed as far as practicable, to sit with the host building in a discrete way.
- 5.13 The single storey extension allows for future extension upwards with a first floor, if and when required.

6. Access and parking

- 6.1. The site is currently served by 51 parking space and 2no.cycle parking racks. There is no staffing increase as a result of this proposal.
- 6.2. Currently 2no. staff cycle to work
- 6.3. There is a bus stop within 200m of the surgery. Being located within a residential area, patients also walk to the surgery.
- 6.4. A footpath allowing patient pedestrian access to the surgery on foot through the boundary wall to the northwest into Highdown Way (and so encourage walking), will be relocated to accommodate the extension, but will have no impact on accessibility as it is no further to walk. This is a gated footpath to allow access to the surgery when it is open.

7. Ecology and BNG

- 7.1. An ecologist has undertaken a preliminary ecological appraisal and prepared the accompanying report along with the BNG metric spreadsheets.
- 7.2. This recommends BNG on site and the proposal includes the additional hedgerow and mixed scrub in accordance with the metric submitted.
- 7.3. The Preliminary Ecological Appraisal concludes there is negligible suitability for roosting bats.

8. Energy Statement

8.1. Policy Context

- 8.2. This Energy Statement has been prepared in support of the proposed single-storey extension to the existing medical centre and demonstrates how the proposal accords with Policy 36: Climate Change of the Horsham District Planning Framework.

8.3. Energy Efficiency

- 8.4. The proposed extension comprises approximately 82m² of additional floor space and has been designed to minimise energy demand through a high standard of fabric performance. The external walls, roof, floor, windows and doors will be constructed to meet or exceed the energy efficiency requirements of the current Building Regulations (Approved Document L), incorporating high levels of insulation, good airtightness and thermally efficient glazing.
- 8.5. The extension will also benefit from low-energy LED lighting and energy-efficient building services, reducing operational energy consumption.

8.6. Heating and Hot Water

- 8.7. Space heating and domestic hot water for the extension will be provided by the existing gas-fired boiler serving the main medical centre. As the proposal represents a modest extension to an established building with an existing heating infrastructure, extending the current system provides the most practical and proportionate solution while avoiding unnecessary duplication of plant.

8.8. The high thermal performance of the building fabric will minimise additional heating demand and improve the overall energy efficiency of the extended accommodation.

8.9. Compliance with Policy 36

8.10. The proposal supports the objectives of Policy 36 of the Horsham District Planning Framework by reducing energy demand through a fabric-first approach and ensuring that the extension is designed to achieve a high standard of energy efficiency. Given the limited scale of the development and its integration with the existing building, the proposal represents a proportionate and sustainable form of development that will minimise additional energy consumption and associated carbon emissions.

9. **Arboricultural**

9.1. As part of the original landscape proposal a London Plane (*Platanus x hispanica*) was planted in front of the building as indicated on the site plan. Planted as a street tree, this lies over 10m from the building well outside the root protection zone and is regularly pruned back to maintain it at a manageable size. As such it does not represent a constraint to this proposed extension.



Fig 4 Looking west toward front of survey with pruned London Plane tree on RHS as indicated.

10. **Other Matters**

10.1 The extension will displace two air conditioning units. These will be refitted about 600mm above their current position as shown on the submitted elevations. These face towards the surgery car park which backs on to No.20 Highdown Way. This slight change in position, a distance of over 20m and the presence of the car park, will have no change to the residential amenity.

- 10.2 For the sake of clarity the surgery is open until 18.30 on Monday, Thursdays and Fridays, with only Tuesday and Wednesday open until 20.00.

11. Summary

- 11.1. Holbrook Surgery is suffering from a lack of space for clinicians to practice.
- 11.2 Pressure is increasing with the new patients being added, particularly from the expansion at North Horsham, for which there is currently no specific provision.
- 11.3 The proposal for a single storey extension is considered sufficient to accommodate existing staff in the additional consulting rooms, avoiding a need for rotation of staff and working from home which is suboptimal for efficiency.
- 11.4 The proposal has the support of NHS England who have agreed to fund the extension.
- 11.5 Extending the existing surgery is a sustainable form of development making good use of an existing resource which forms part of the neighbourhood centre, with good levels of accessibility.
- 11.5 The design adds a subservient extension following the material palette of the existing building, albeit the flat roof is of necessity within constraints.
- 11.6 The extension will provide a better working environment for staff in serving the needs of the local community.

