



**HEDDINGHAM MEDICAL CENTRE**

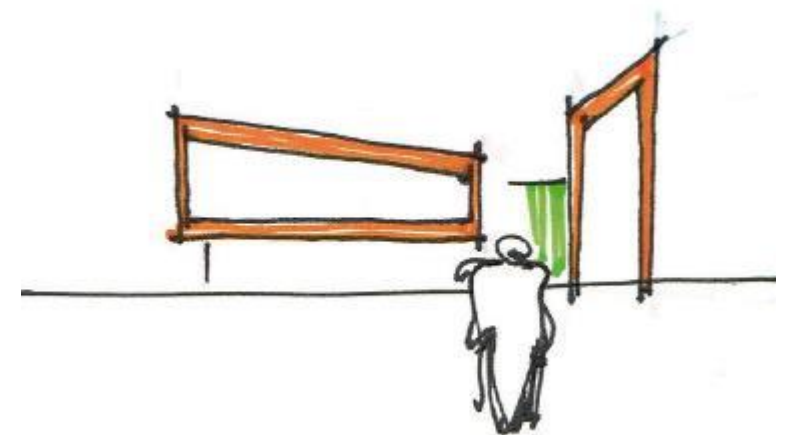


**OneMedical  
Property**

## Public Information Event

Date: 30.11.2021

Rev: 4\_30.11.21



Design Hub 21/112

## AGENDA

- Today's presenters
- Background to the scheme
- Site analysis
- Brief development approach
- Options explored
- Proposed plans
- Sustainability
- Key development dates
- Any questions?



**Rachel Beverley-Stevenson**  
**One Medical Group**  
**Co-Founder and Executive Chair**



**Alex Caruso**  
**Alessandro Caruso Architects**  
**Architect**



1



2



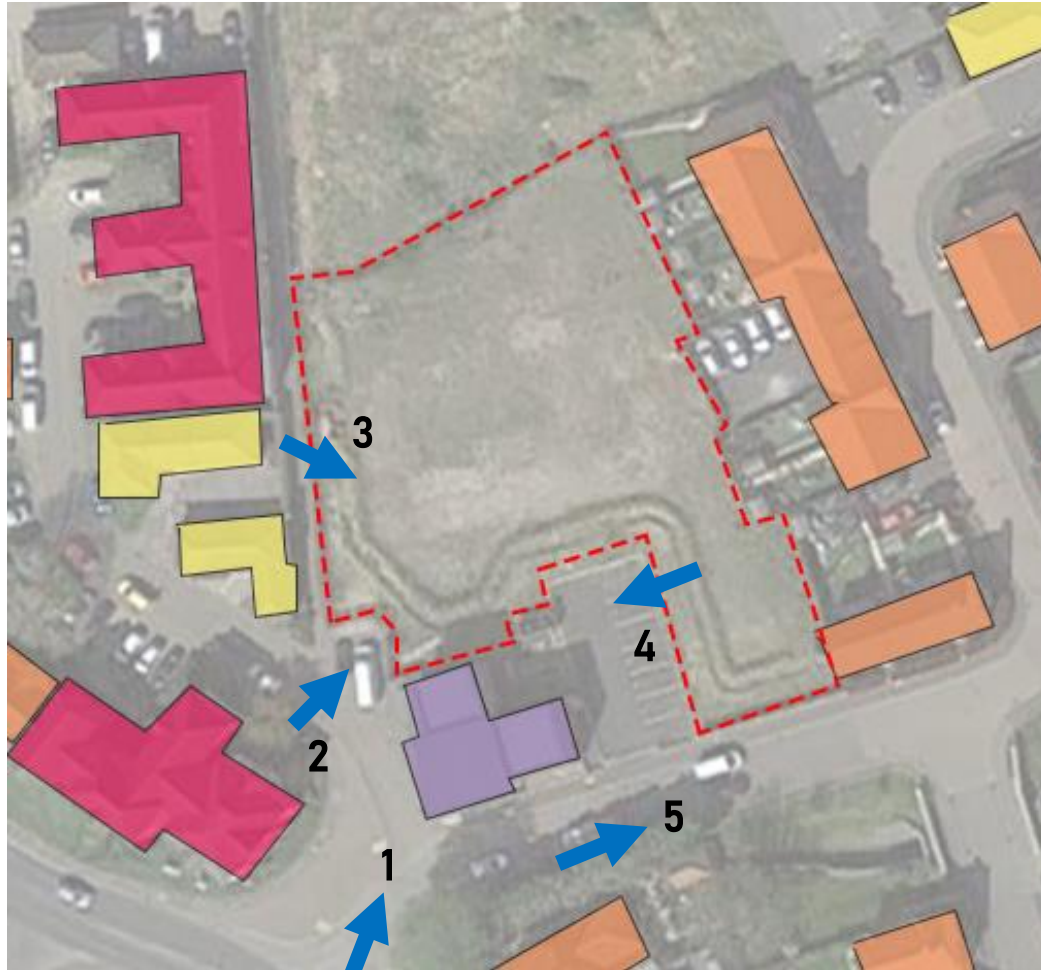
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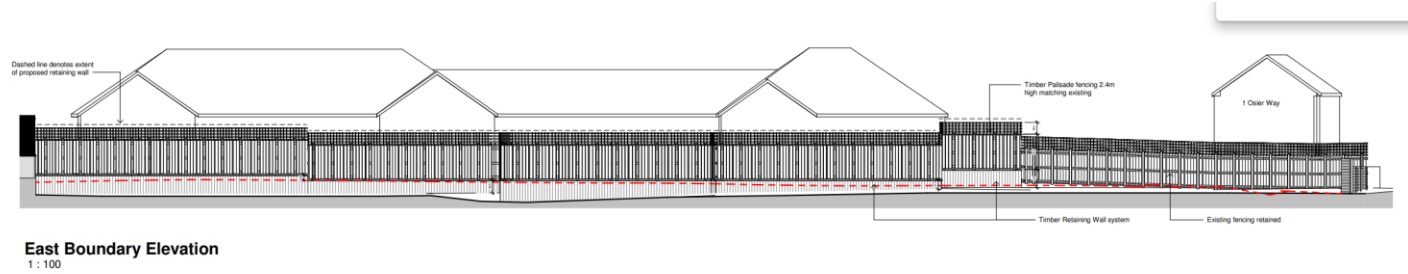
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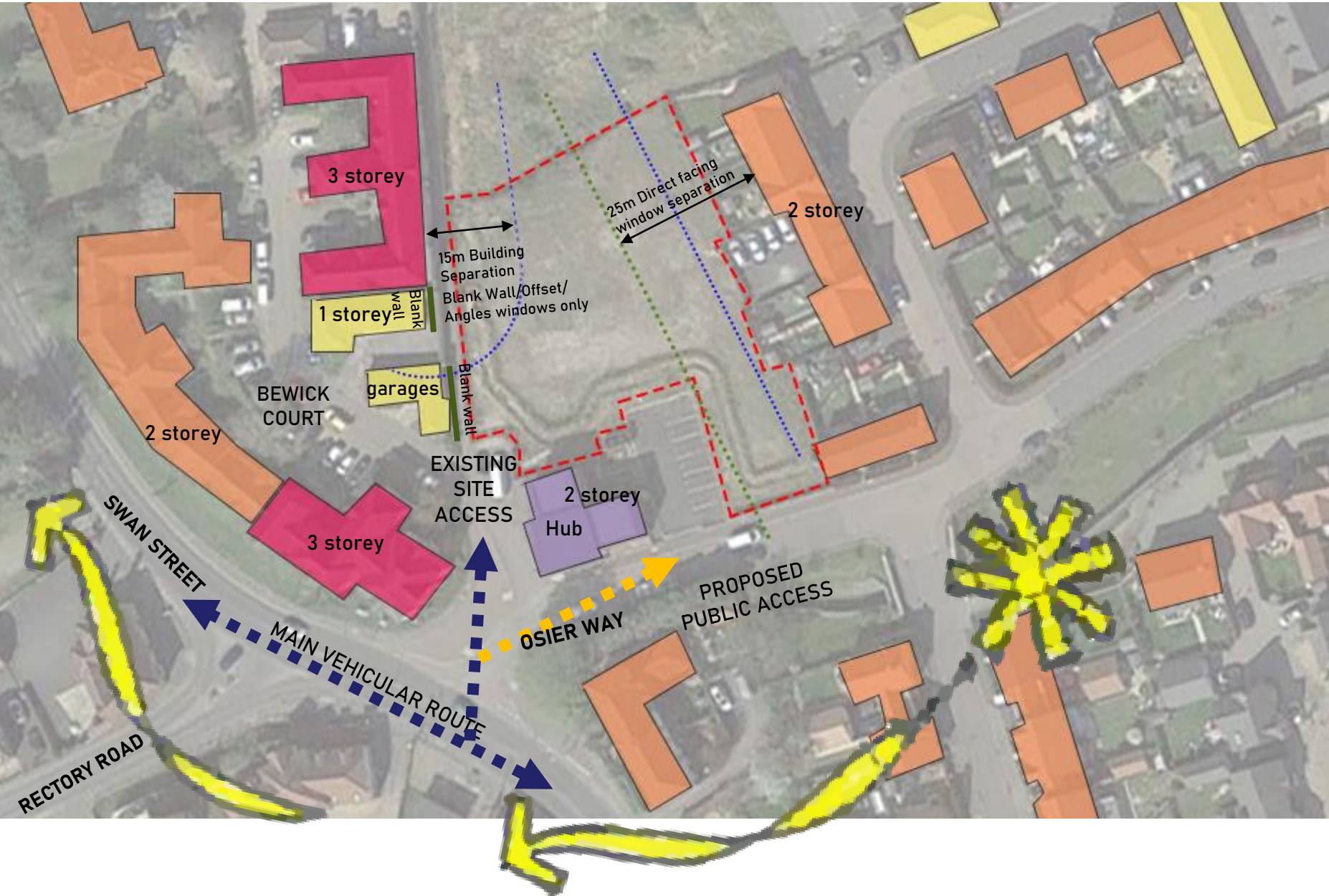
Background to the scheme



SITE ANALYSIS



This design booklet has been prepared by ACA in collaboration with One Medical Property as result of the consultation carried out with Hedingham Medical Centre and the local Clinical Commissioning Group to ensure the proposed building fully meets their and their patient’s needs both now and in the future.



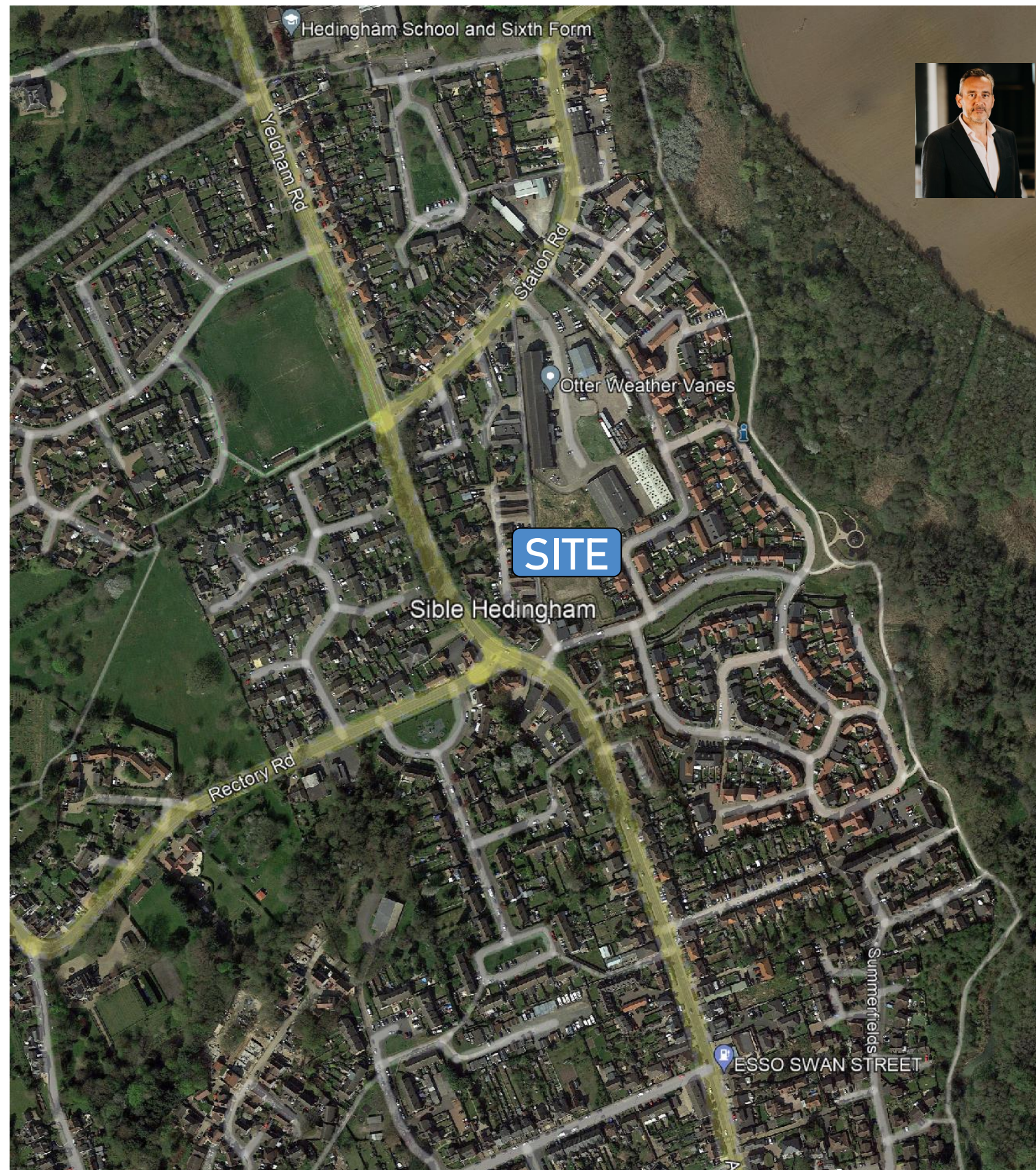


## TRANSPORT

The site is sustainably located within the village of Sible Hedingham, within close proximity to:

- Large residential area
- Regular bus service less than 100m west of the development;
- Off-road pedestrian footpath providing connections along the eastern side of Sible Hedingham

Over 30% of patients within the catchment area live within Sible Hedingham, less than a 10-12 minute walk away.







## TRANSPORT: Trip generation

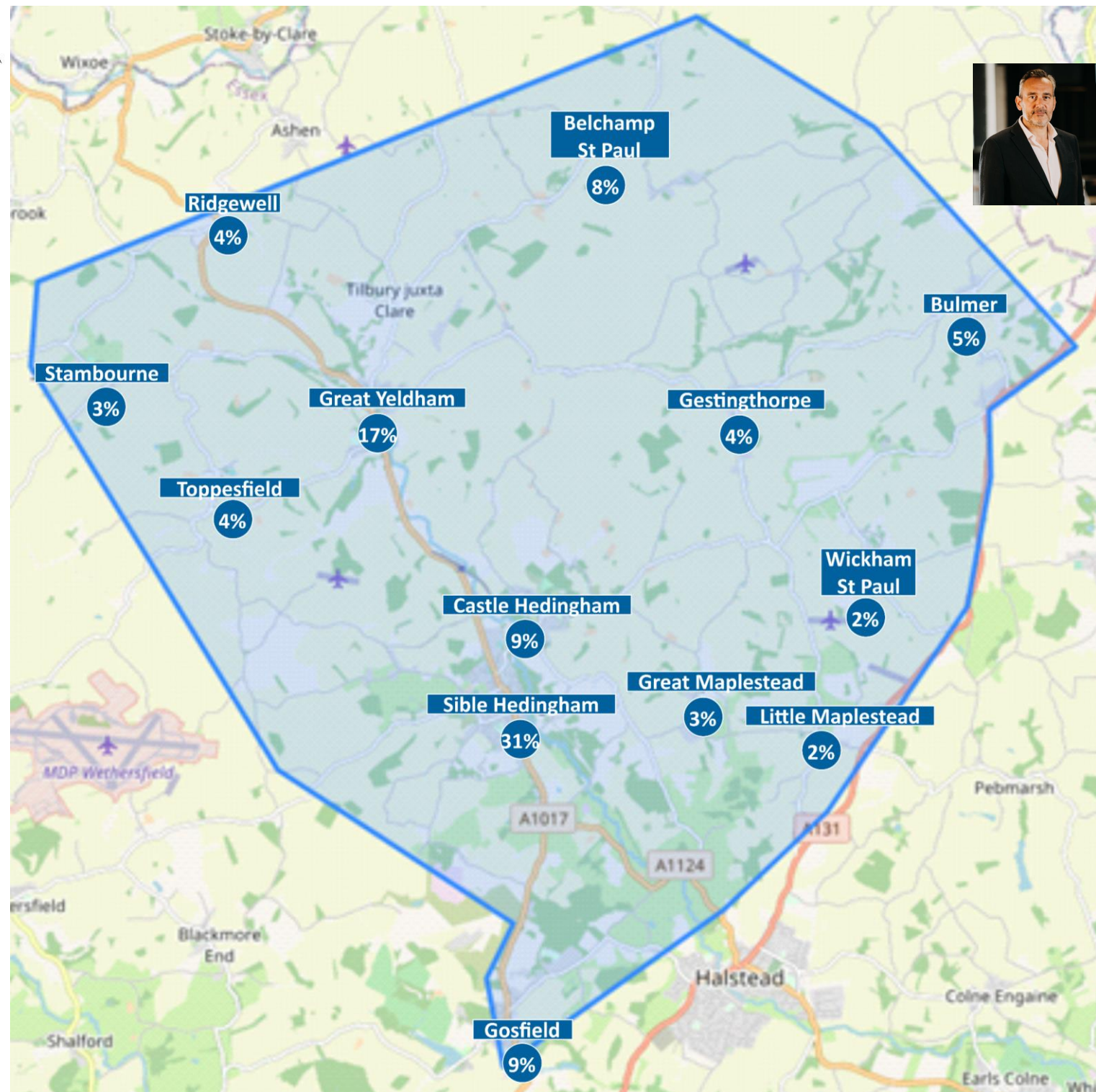
The scope of the Transport Statement has been agreed with Essex Highways and is based on a first principles approach to predict trip generation and mode of travel (with a check comparison with a national database).

This used information from the existing Medical Centres on:

- Staff in the Centre on any day
- Patient visits per day
- Number of consultations
- Duration of consultations
- Postcode data on patient catchment
- Staff home postcode data

Traffic generated by the Medical Centre was considered as part of the planning application for the residential development. This assessment, which was approved by Essex Highways, found that the surrounding road network has sufficient capacity to accommodate traffic generated by the Centre.

As part of the residential development, junction and pedestrian crossing improvements were provided at the Swan Street junction and along Swan Street.



## Extensive Stakeholders Engagement including:

- **Hedingham Medical Centre**
- **Mid-South Essex Clinical Commissioning Group**
- **Local Authority**
- **Planning Department**
- **Hedingham and Sible Parish Council**

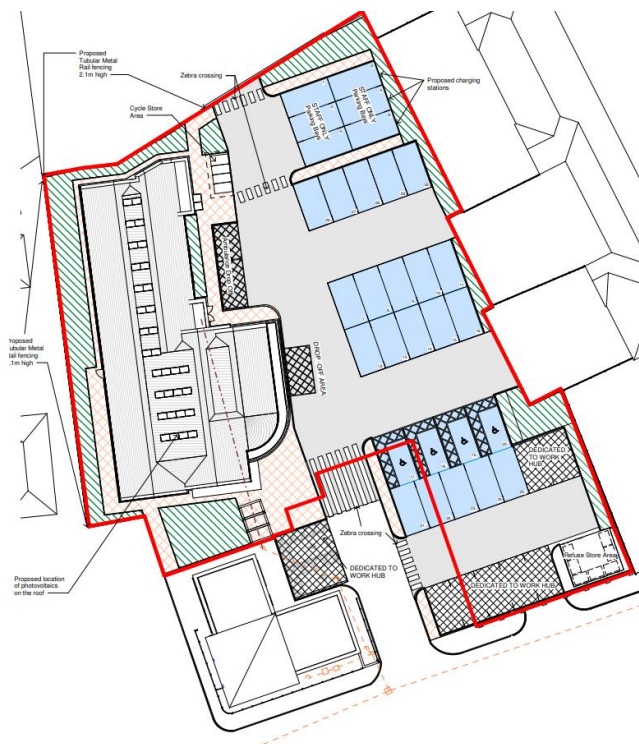


- 18/08/2021: Virtual patient and stakeholder meetings both with recordings enabling circulation for those both in and not in attendance
- 25/08/2021: Parish Council newsletter and social media circulation regarding the new build
- 26/08/2021: Local newspaper coverage sharing the development of the building and involvement of local Councillors
- 27/08/2021: Outreach to inclusivity groups and sensory champions
- 02/09/2021: Extensive Parish Council consultation
- 15/09/2021: Parish magazine submission to inform the local community of the new buildings impact
- 06/10/2021: Microsite published for staff, patients and community to gather further information regarding the site development
- 11/10/2021 - Meeting with Parish Council (Sible Hedingham and Castle Hedingham)
- 11/10/2021 – In person visits with local community services such as the Baptist church and the local library
- 11/10/2021 – In person visits with local community services such as the Baptist church and the local library
- 30/11/2021 – On line Public Information Event
- In speculation:
- Informative site development notice board visible for patients across the practices
- Informative communications pack prepared to be distributed to local stakeholder groups
- Continuous practice social media circulation of site updates
- Informative links on prescriptions

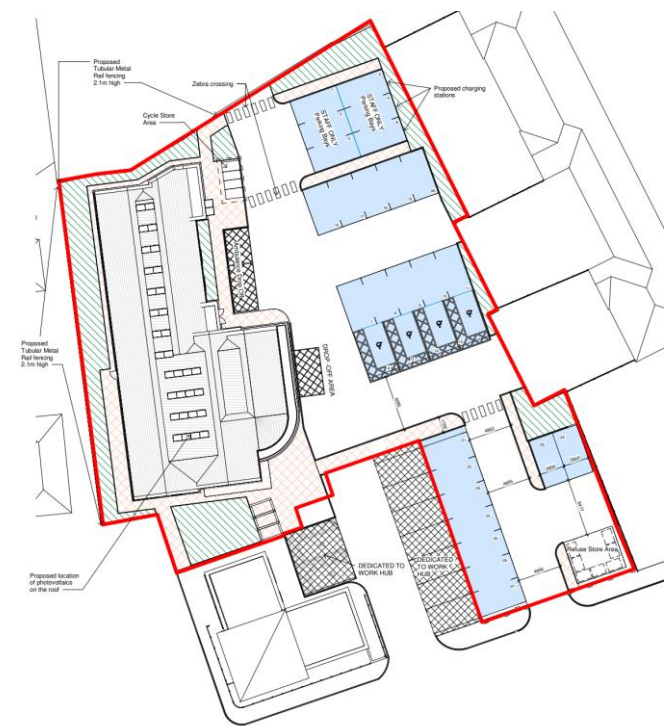




Option 1

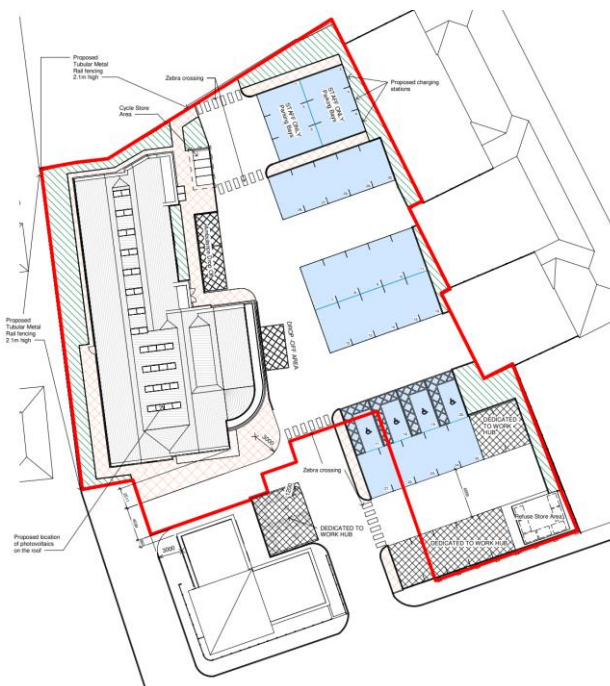


Option 2



Option 3

With exception of Option 1 and 3 all options explored required a new legal agreement for the boundary line.



Option 4











## TRANSPORT: Parking

As part of the development, it is proposed to provide a total of 38 car parking spaces including:

- 12 staff bays
- 26 bays for patients (including three accessible spaces) and motorcycle parking

### Patient parking

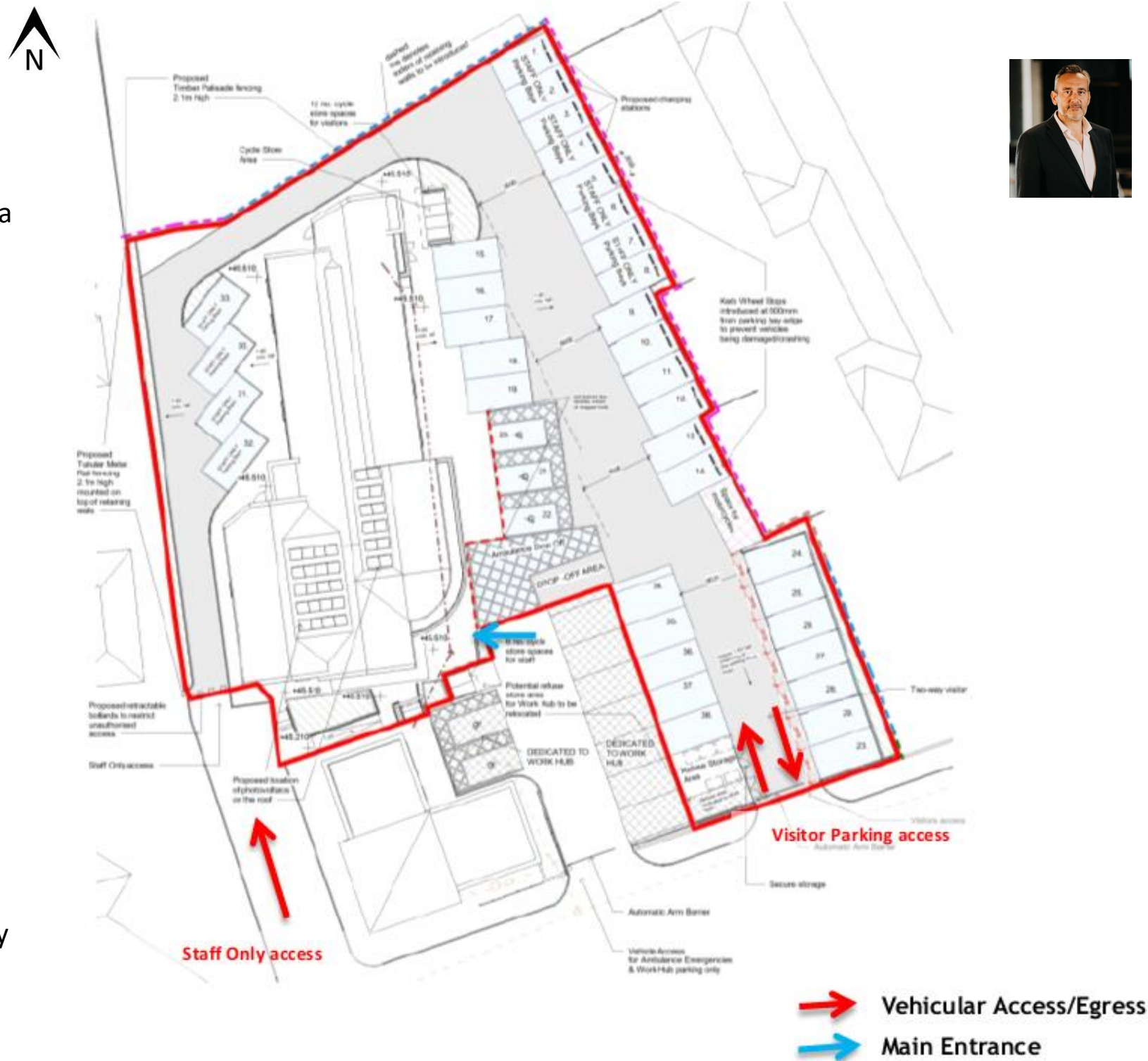
Based on:

- Essex Parking Standards on requirements for consultation rooms
- Assumptions regarding the use of other treatment rooms
- Conservatively assumes that over 90% of patients will drive to the centre

### Staff parking

It is likely that staff will generate a parking demand of up to 20 spaces, although a Travel Plan with measures to encourage car sharing is being provided.

Discussions are being carried out with both the Library and the Baptist church to provide car parking spaces off-site to accommodate any shortfall.



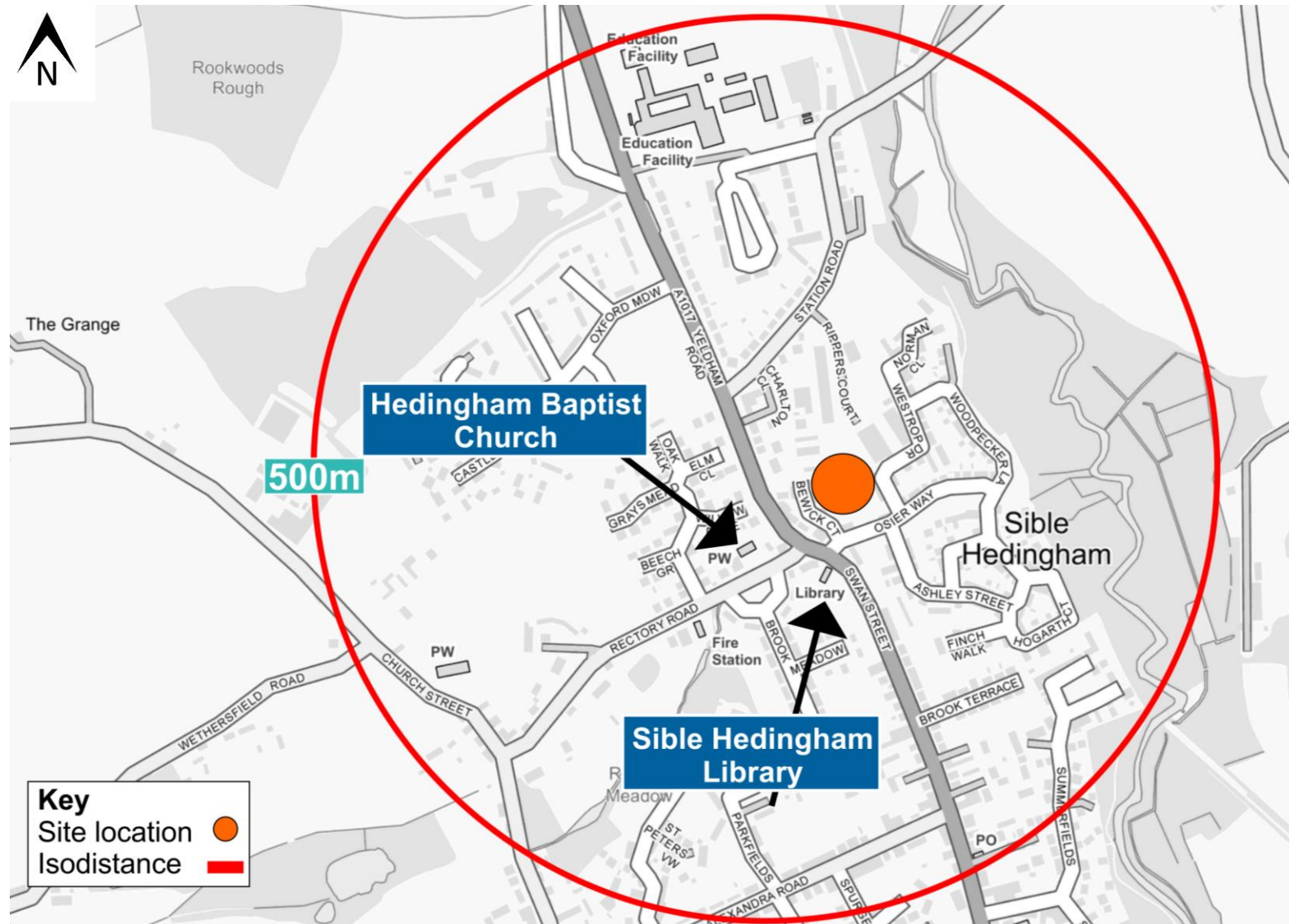




## TRANSPORT: Staff parking

Typically, people are prepared to walk approximately 500m from their parked car to their place of work.

(Ref: Chartered Institution of Highways and Transportation (CIHT) guidelines 'Providing for Journeys on Foot')



- Off-site parking for staff is being considered within this area including at the Library and the Baptist Church.
- Both are located within an easy 2-minute walk for staff to the Medical Centre.

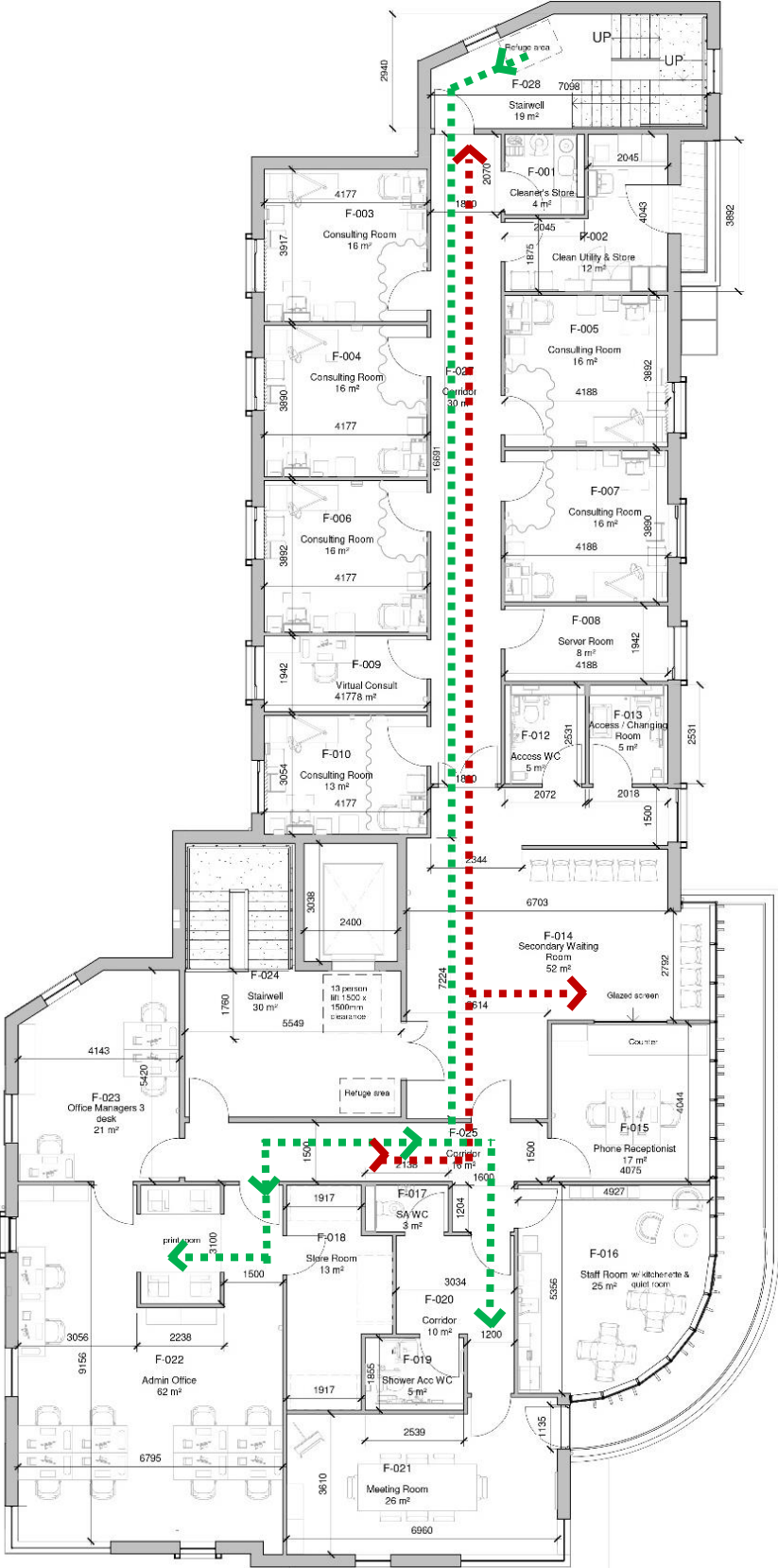






FIRST FLOOR PLAN

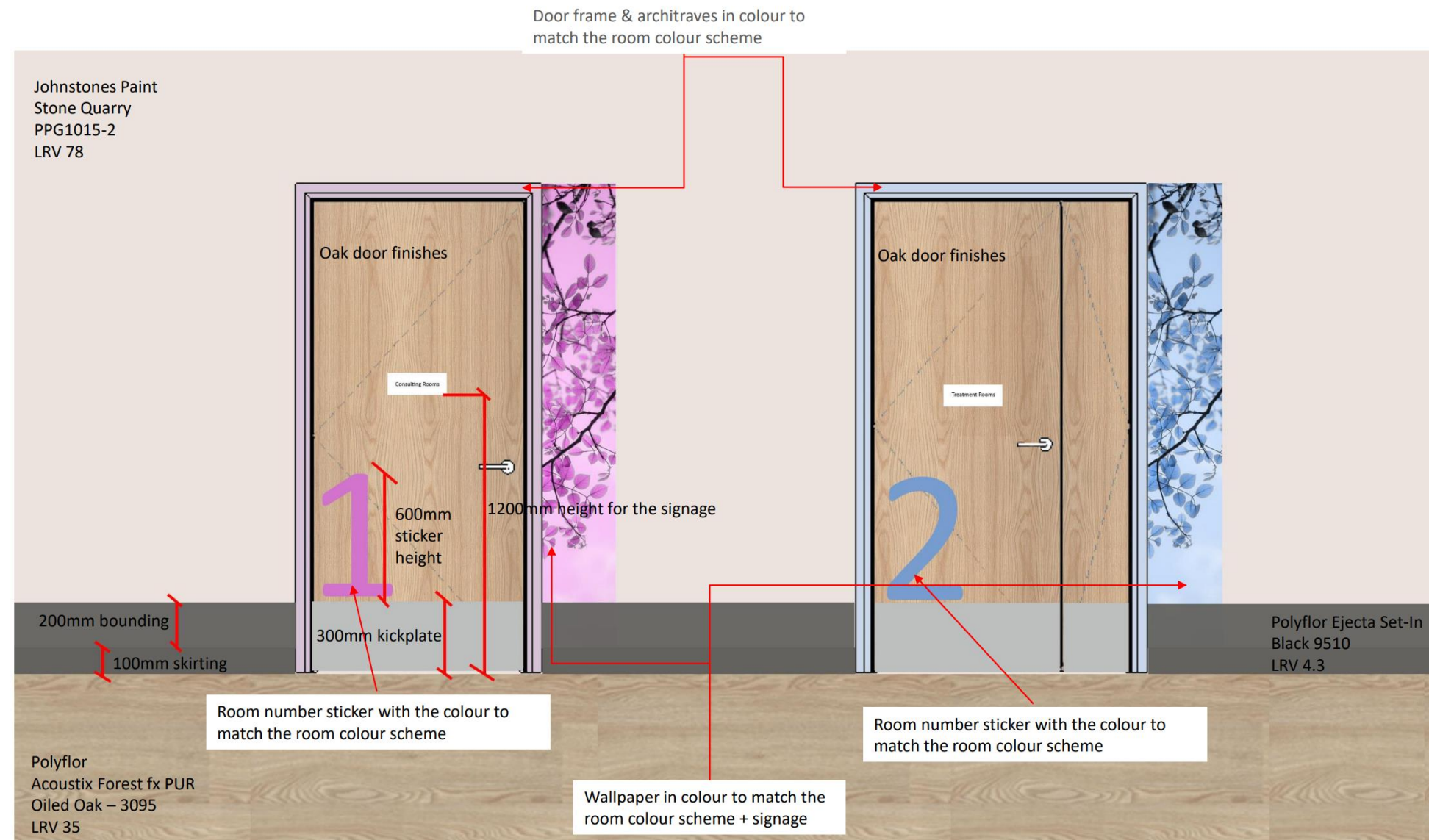
- Secondary waiting room and services
- 7 Consulting rooms
- Staff and Admin area
- Ancillary accommodation
- Canopy accessible for maintenance



G.I.A. First Floor  
489.3 sqm

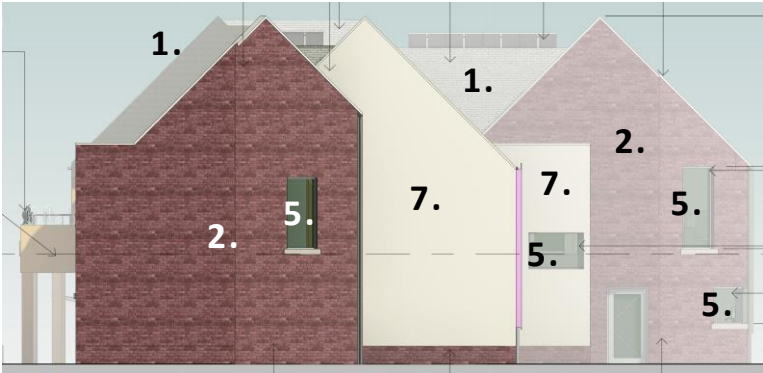
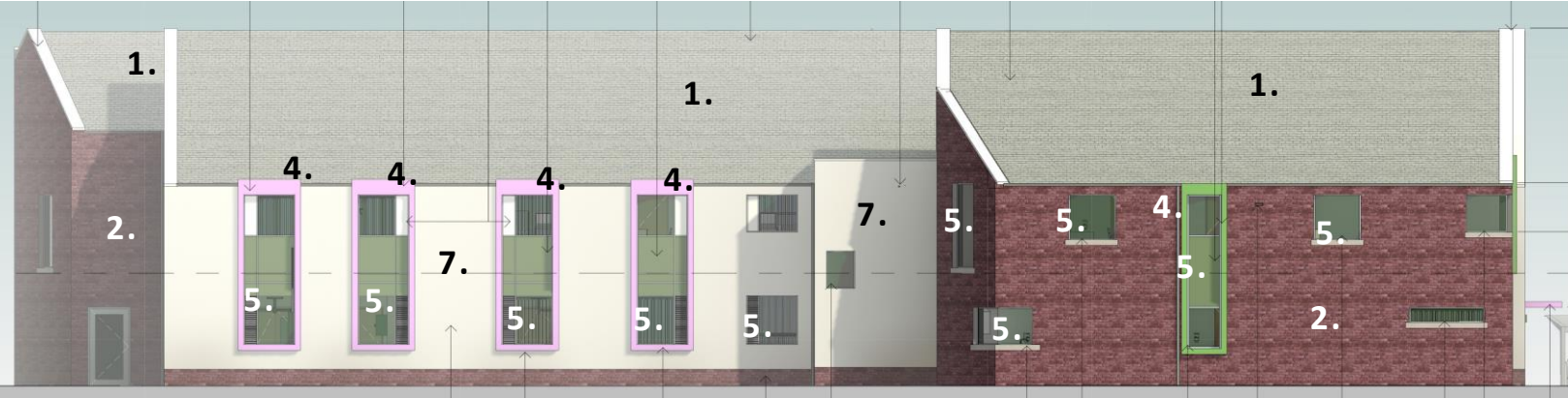


- Welcoming and non-clinical environment in accordance with Dementia Friendly design principles.
- Interior Design developed in conjunction with local artists.
- The project main elements include design choices associated to nature, sound absorbing surfaces and materials, natural daylight and increased natural ventilation.
- A healthier environment and more enjoyable experience for patients, visitors and staff.





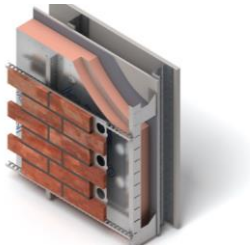
MATERIALS PALETTE



1. Roof Marley  
Reconstituted slates



7. White Render



2. SFS red brick  
system



3. Timber Structure



4. Rockpanel  
cladding: Green &  
Magenta



5. Aluminium frame  
around openings



## MASSING MODEL VIEW 1 - Entrance



The main entrance is expressed with a welcoming canopy with open and inviting glazed curtain walling.

The use of natural timber for the canopy structure and first floor vertical louvres convey the perception of a building designed to achieve a higher level of sustainability. Bat and bird boxes have been introduced to support the local biodiversity. External landscaping includes an attractive community garden.



## MASSING MODEL VIEW

- The proposed appearance of the building is **in keeping with the nearby Work Hub Building and the residential context.**
- The building appearance is characterized by **contemporary design**. Materials have been selected to respect the context yet introducing an innovative take in the use and proportion of the proposed materials to convey its own civic presence.



North-West view



North- East view



South- East view



## MASSING MODEL VIEW 2



The building appearance works in harmony with the existing surrounding buildings, proposing an elegant take in the traditional architectural character of the area.



The building is targeting a BREEAM rating of 'Excellent' – a sustainability performance level attained by only the top 10% of UK new non-domestic buildings.

- Increased levels of insulation
- Better air tightness
- Fabric efficiency
- Ultra efficient heat recovery
- Intelligent passive design

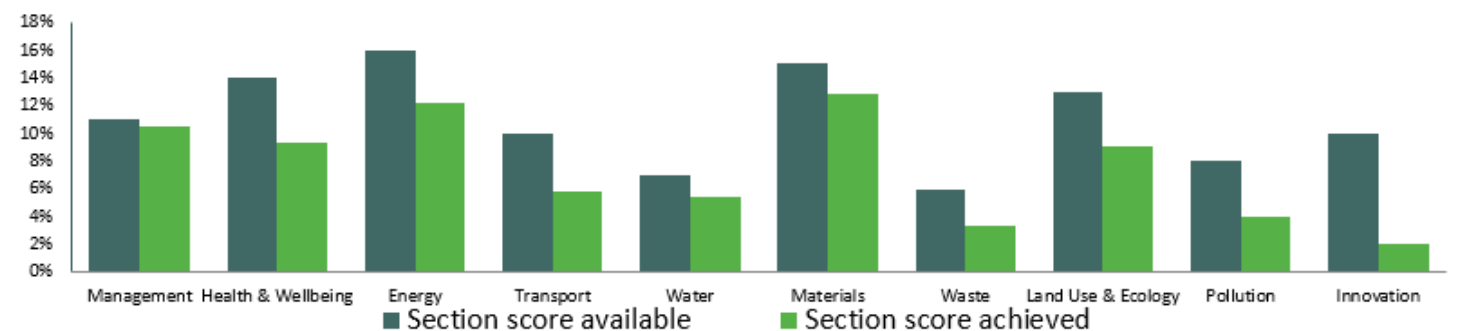
## BREEAM® UK delivered by bre

BREEAM UK New Construction 2018 Assessment Report: Rating & Key Performance Indicators

### Overall Building Performance

Building name	Hedingham Medical Centre
BREEAM rating	Excellent
Total Score	74.40%
Min. standards level achieved	Excellent level

### Building Performance by Environment Section



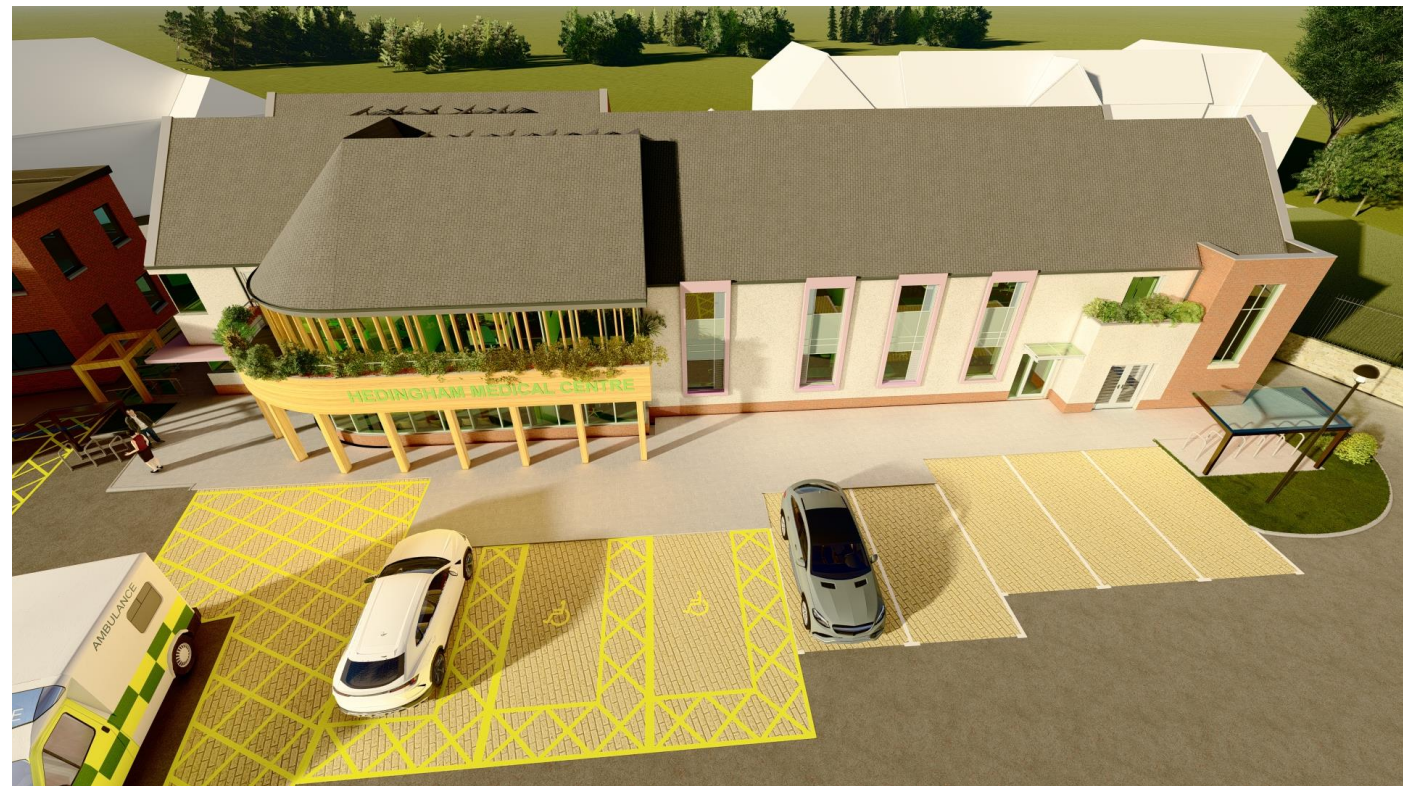
Environmental Section	No. credits available	No. credits Achieved	% credits achieved	Section Weighting	Section Score
Management	21	20	95.24%	11.00%	10.47%
Health & Wellbeing	18	12	66.67%	14.00%	9.33%
Energy	21	16	76.19%	16.00%	12.19%
Transport	12	7	58.33%	10.00%	5.83%
Water	9	7	77.78%	7.00%	5.44%
Materials	14	12	85.71%	15.00%	12.85%
Waste	9	5	55.56%	6.00%	3.33%
Land Use & Ecology	13	9	69.23%	13.00%	9.00%
Pollution	12	6	50.00%	8.00%	4.00%
Innovation	10	2	20.00%	10.00%	2.00%





## Key development dates:

- Planning Application – October 2021
- Planning Determination – January 2022
- Tender – February 2022
- Appoint Contractor – April 2022
- Start on Site – May 2022
- Practical Completion - Spring 2023.





## Questions & Answers:

1. How many members of staff will there be and are 7 parking spaces enough to accommodate all the administration staff, nurses and doctors?
2. What would prevent anyone parking over night to use the electric vehicle charging points?
3. How are pedestrians going to cross the road to get to the surgery?
4. What traffic calming measures will be used to control the traffic through Sible Hedingham and give users the time to turn into and out of the junction, as well as residents of the housing estate?
5. Will the building be served by either an air pump or ground source heating?
6. Who is going to pay for the planting at first floor level and the cost of maintaining this? And how will this be carried out at the proposed level?
7. Who will be paying for and maintaining the bird and bat boxes?
8. Will there be enough parking to serve 10,000 patients?
9. Will construction traffic be sharing the same entrance whilst building it?
10. Will this new facility be able to offer services/appointments to more patients than it currently does from separate sites?
11. Will there be lift access to the first floor for people who cannot manage the stairs?
12. Have the doctors and staff been fully consulted on the building's suitability?
13. Can the surgery be accessed via public transport?
14. What locations are being considered for off site staff parking?



# Thank you



Link for the video: <https://youtu.be/ONu69JXfFnY>