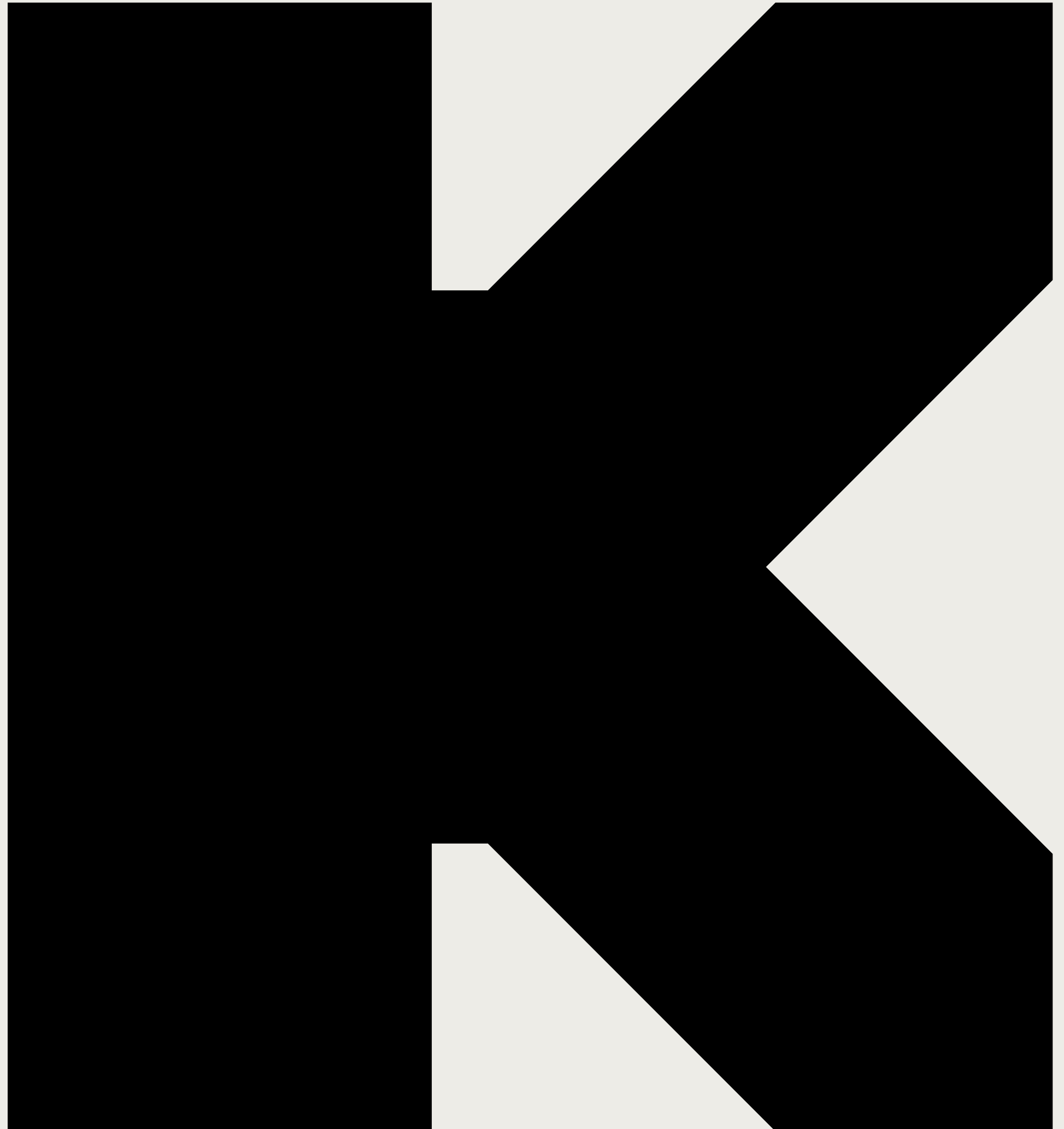


**Melksham Hospital
– Site Entrance
Reconfiguration**

**Design and Access
Statement**

November 2025



Document Control Record

Version	Date	Prepared by	Checked by
P01	17.09.2025	Harry Avis	Sam Forman
P02	23.10.2025	Harry Avis	Sam Forman
P03	07.11.2025	Sophie Atkinson	Sam Forman
P04	18.11.2025	Harry Avis	Adam Willis
P05	19.11.2025	Harry Avis	Adam Willis
P06	20.11.2025	Harry Avis	Adam Willis
P07	24.11.2025	Harry Avis	Ben Borkowski

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Introduction

The Brief

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Introduction

Brief

Kendall Kingscott have been appointed by NHS Property Services to review the existing turning circle and car-parking at the main entrance to Melksham Hospital. Kendall Kingscott undertook an initial feasibility study to review options for the remodelling which has subsequently developed into the proposal of this planning submission.

Car parking and the journey across the site from the existing car park to the main entrance is a cause of safety and operational concern at Melksham Hospital. NHS organisations should work with their patients and staff to ensure users can get to the site (and park if necessary) as safely, conveniently and economically as possible. The brief for this application is to rationalise the existing car-parking arrangement adjacent to the main entrance providing a betterment to the flows of pedestrian and vehicular movements with the aim of improving safety and operational efficiency.

With limited parking demarcation, the existing turning circle arrangement causes operational difficulties with cars parking informally around the ‘roundabout’. This causes congestion and presents health and safety concerns with conflicts between different flows of vehicular and pedestrian movements.

The new layout will provide designated car parking spaces and demarcated routes for pedestrians. In addition, a new ‘drop-off’ zone is proposed to provide a pull in space for visitors adjacent to the main entrance. New lighting will be provided within the remodelled areas. Areas of hardstanding will be resurfaced and soft landscaped areas remodelled with some new areas of soft landscaping provided.

Brief cont.

The specific site brief for the Melksham Hospital Site Entrance Reconfigurations:

- Provide safe access for pedestrians from the car park and towards the main entrance.
- Wayfinding improved for staff and visitors entering the site.
- Demarcated compliant car parking spaces.
- Accessible parking spaces located in close proximity to entrances.
- Drop-off zone for visitors adjacent to the main entrance.
- New lighting along routes.
- Betterment to main entrance and approach of the existing building.
- Simple signage to improve wayfinding.

The Applicant

NHS Property Services provides strategic estates services to help NHS organisations deliver the best patient care. Working across England, NHS PS maintains and adapts around 3,000 buildings, with projects including refurbishments and new builds. All projects support local NHS estate plans, identify and support regional priorities.

Melksham Community Hospital offers a range of services including Patient Advice and Liaison Service (PALS), Child and Adolescent Mental Health Services (CAMHS), wheelchair services, X-ray, podiatry and physiotherapy department. The Hospital no longer has any beds or a minor injuries unit. A team of community nurses, managed by Wiltshire Heath and Care (and NHS Partnership), are also based at the hospital.

Consultant Team

Architect / Lead Designer

Kendall Kingscott Ltd
Windward House
Fitzroy Road
Exeter
EX1 3LJ

Civils Engineer

JDL
27A Osprey Court
Hawkfield Way,
Hawkfield Business Park
Bristol
BS14 0BB

M&E Engineer

Houghton Greenlees & Associates Ltd.
Lower Barn,
Tickenham Road,
Somerset
BS21 6QY

Ecologist

Davidson-Watts Ecology Ltd
3
Hillside
Stapleford
Salisbury
SP3 4LG

Arboriculture

Hi-Line
Brookfield Yard
Tedburn Road
Exeter
EX4 2HD

Consultant Team cont.

Topographical and Utilities

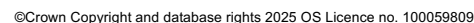
Dando Surveying Ltd
27-29 New St
Charfield
Wotton-under-Edge
GL12 8ES

Ground Investigations

Red Rock Geoscience Ltd
Hill House
Station Road,
Exeter
EX5 3AS

Application Site

Other land in NHSPS ownership



Introduction

Site Photos

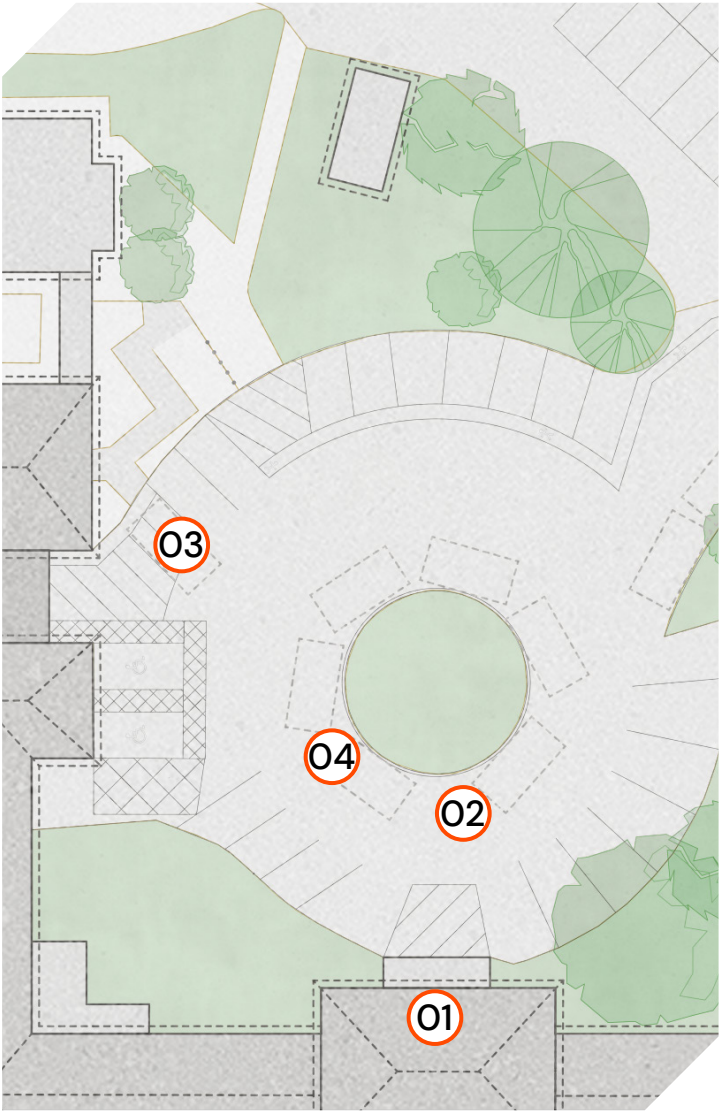
Photos of the extended site.

Image 01 – Looking towards the main entrance. Shows informal parking around the central island.

Image 02 – Informal parking within the yellow box junction (Keep Clear).

Image 03 – Informal parking within ambulance only bays.

Image 04 – Informal parking within the yellow box junction (Keep Clear).



Site Appraisal

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Site Appraisal

Site Analysis

The existing site provides car parking for 19no. parking spaces, 4no. of which are accessible. There is a separate parking bay for 1no. Ambulance. It should be noted that the application boundary forms part of the whole site car parking provision at Melksham Hospital. This application deals with the areas immediately adjacent to the Main Entrance and vehicle turning area.

Informal parking is evident around the 'roundabout' and within the cross hatched no-parking areas designated for access, drop-off and ambulance parking. This presents a health and safety risk between vehicles using the area to park and turn, and pedestrian moving through the site.

Pedestrian routes from the car park are limited to the painted demarcation on the road surface through the centre of the site. Safety for pedestrians has been noted as a key issue.

Use

The area is currently used as a car park and turning area. No additional members of staff or visitors are proposed as part of the proposals. The proposal aims to provide a safer and more efficient space at the Main Entrance top Melksham Hospital.

Area

Planning Application Site Area:
2545m2/0.25ha

Current Parking Arrangement

1. 1no. x Ambulance Bay
2. 4no. x Accessible Parking
3. 15no. x General Parking
4. Various Informal Parking



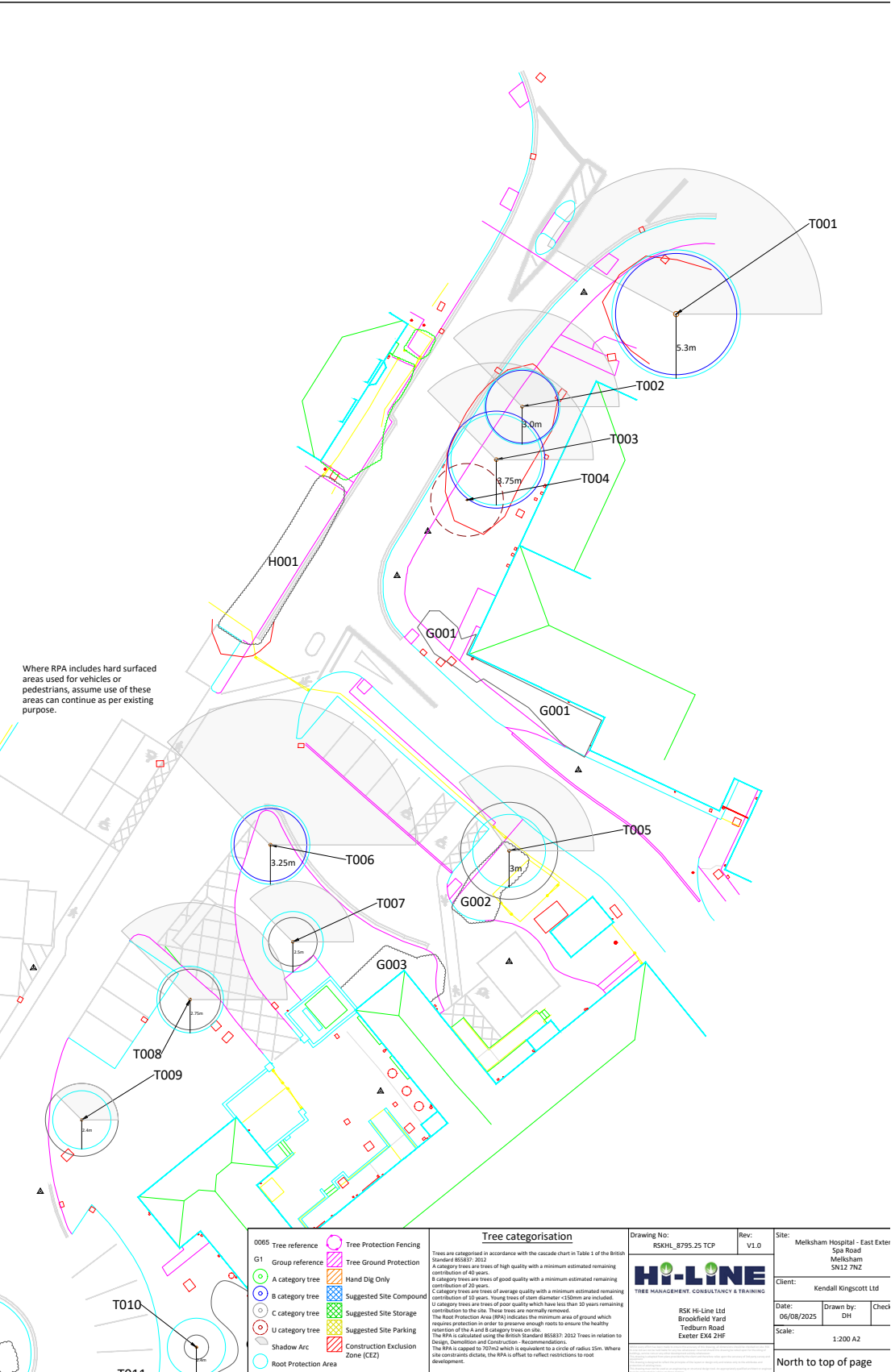
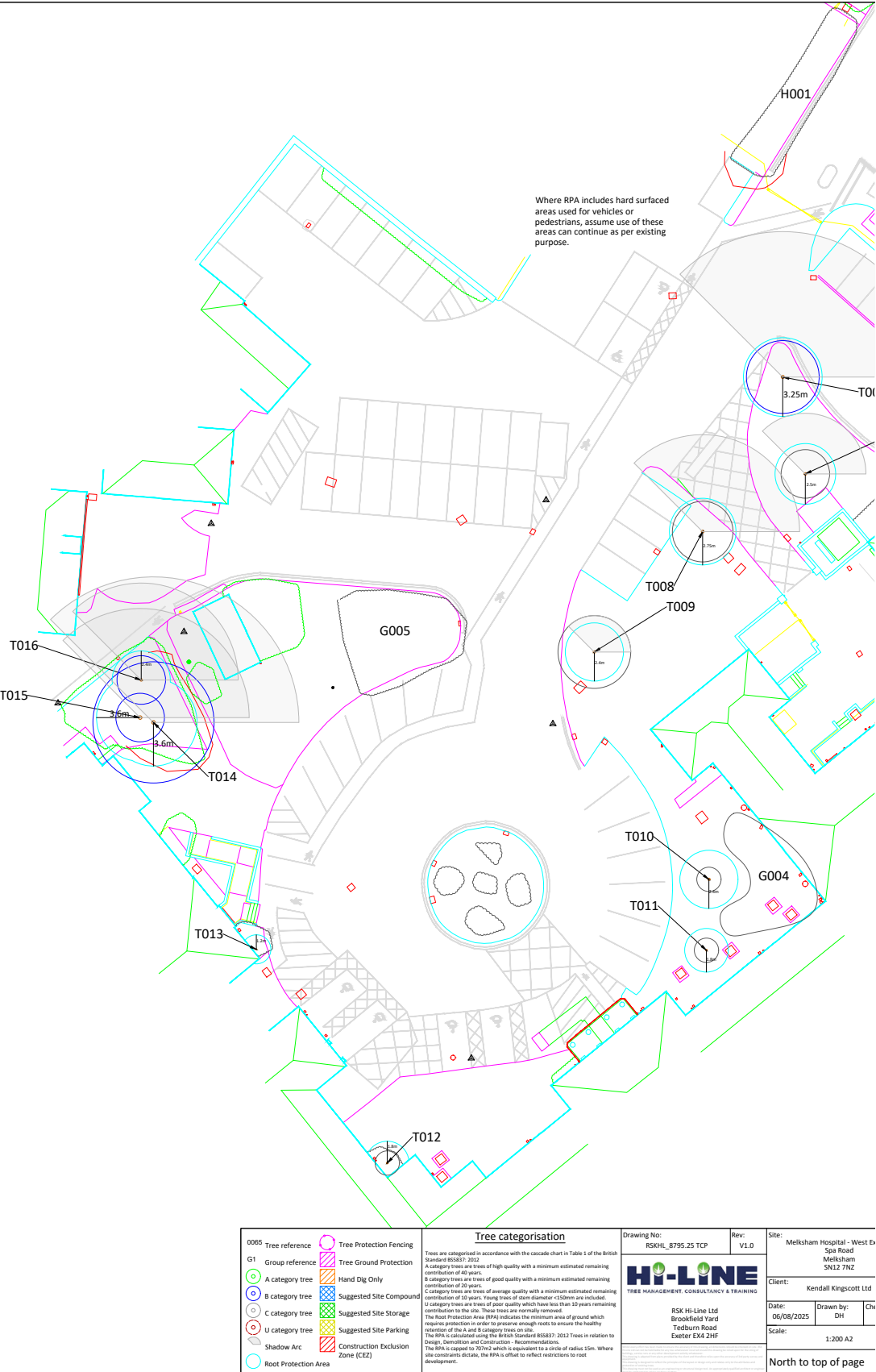
Arboriculture

An arboriculture report has been submitted alongside this application, provided by Arboriculturist, Hi-Line. Please refer to the following plans and documents for full details:

- RSKHL_8795.25 v2 TCR AIA Report
- RSKHL_8795.25 TCP East
- RSKHL_8795.25 TCP West

Summary & Recommendations

- The site benefits from areas of grass and shrubs around the site with numerous small trees.
- Despite the close proximity of trees, the proposed scheme’s buildability is not significantly constrained.
- The proposals will require the removal of two individual category C trees along with a small cluster of three category C trees. The removal of trees has been kept to a minimum and in line with recommendations by the Arboriculturist.
- Tree protection fencing and ground protection measures as necessary will be required to protect trees and root protections areas during construction.



Site Appraisal

Ecology

A Preliminary Ecological Appraisal and further Bat Emergence Surveys have been undertaken, along with a Biodiversity Net Gain Assessment for the development site.

Please refer to the following document for full details:

- DWE 1072 Melksham Community Hospital PEA & BNG Report_Revision 10-11-2025
- DWE 1072 Melksham Community Hospital Bat Survey Report

Bat and Bird Survey

- No emerging bats were recorded during the emerging survey and only a very small number of light tolerant bats passed over the site. Therefore, there are no lighting restrictions relating to bats.

Biodiversity Net Gain On-Site Baseline

- The statutory Biodiversity Net Gain Metric has been completed for the site. Please refer to the DWE 1072 Melksham Community Hospital PEA & BNG Report_Revision 10-11-2025 report and Melksham Hospital Statutory BNG Metric_Revised for full details.

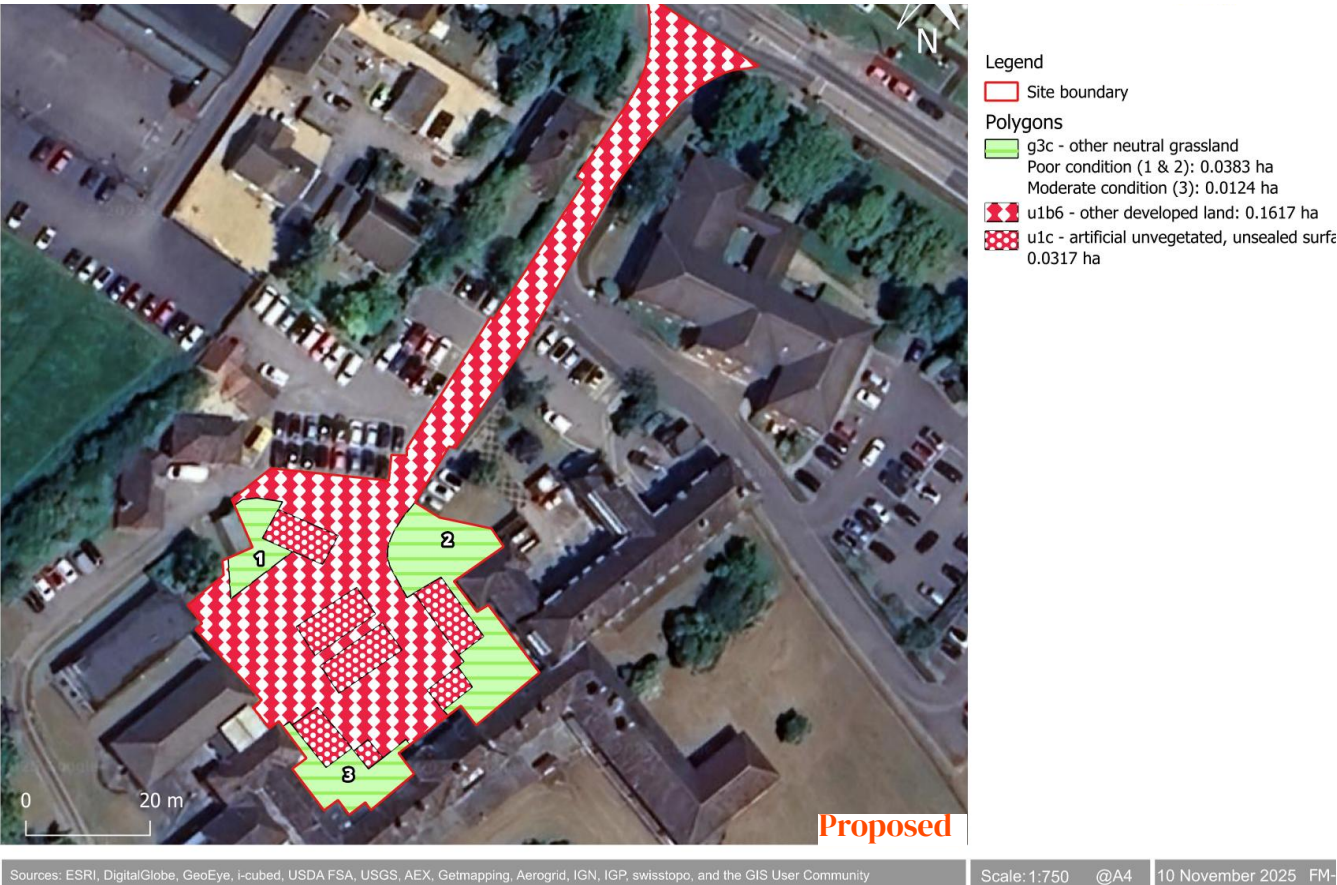
On Site Proposed Development

The on-site proposed habitats, as illustrated in Figure 10, include:

- Moderate condition Other neutral grassland g3c – 0.0124 ha,
- Poor condition Other neutral grassland g3c – 0.0383 ha, and
- Artificial unvegetated, unsealed surface u1c – 0.0317 ha
- The creation of moderate condition Other neutral grassland (Figure 10: Grassland 3) and poor condition Other neutral grassland (Figure 10: Grassland 1 & 2) is proposed in place of some of the existing Modified grassland, with a total area equating to 0.0507 ha. No Modified grassland will remain
- The creation of Artificial unvegetated, unsealed surface relates to the new parking bays, which will be permeable tarmac.

Headline Biodiversity Net Gain

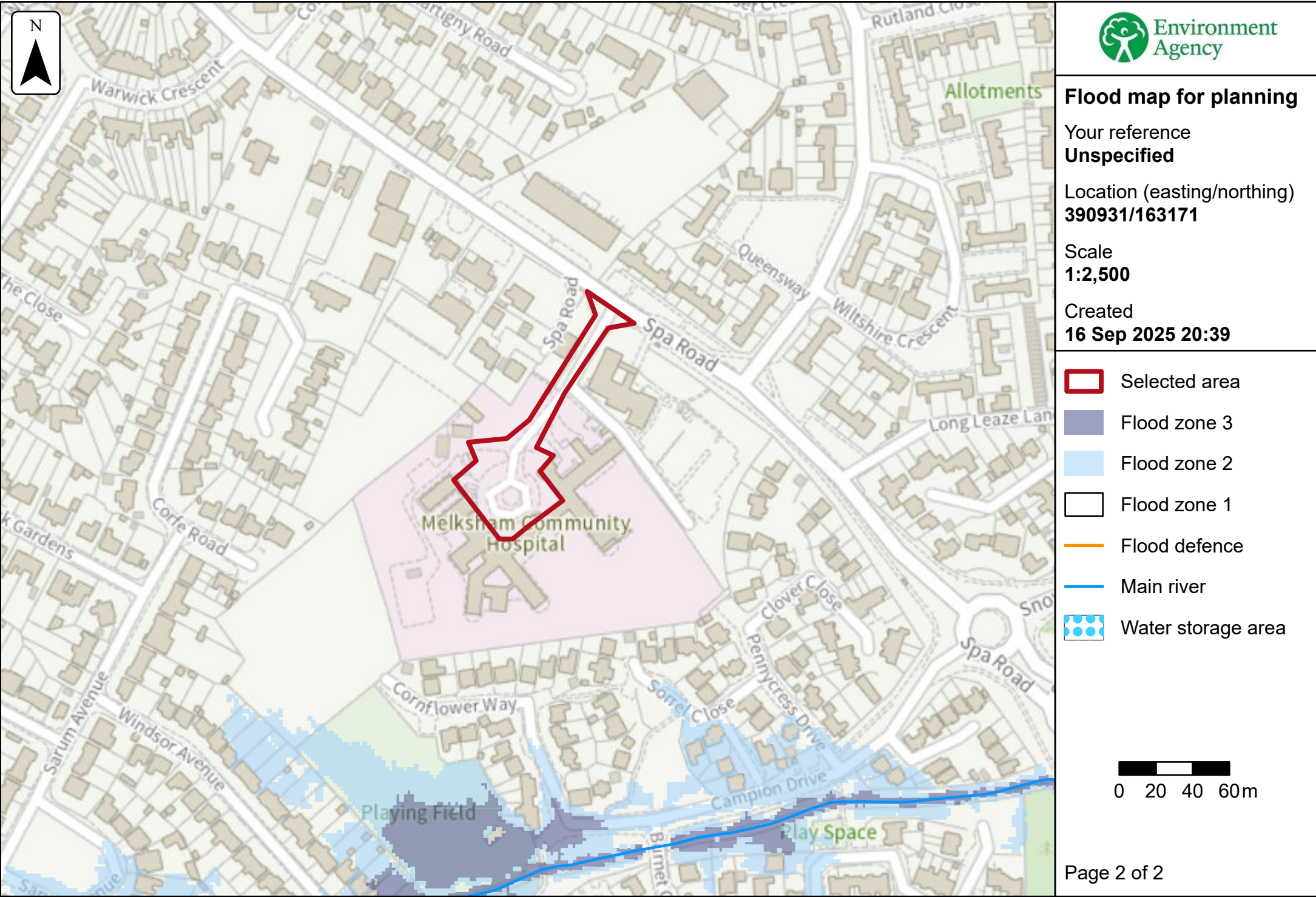
- The outcome of the biodiversity metric calculations for the proposed development equate to 10.3% net gain of habitat units with trading rules satisfied.



Site Appraisal

Flooding

Flood risk data, obtained from <https://flood-map-for-planning.service.gov.uk/map?cz=390939,163127,15> indicates the site is not located within a flood zone.

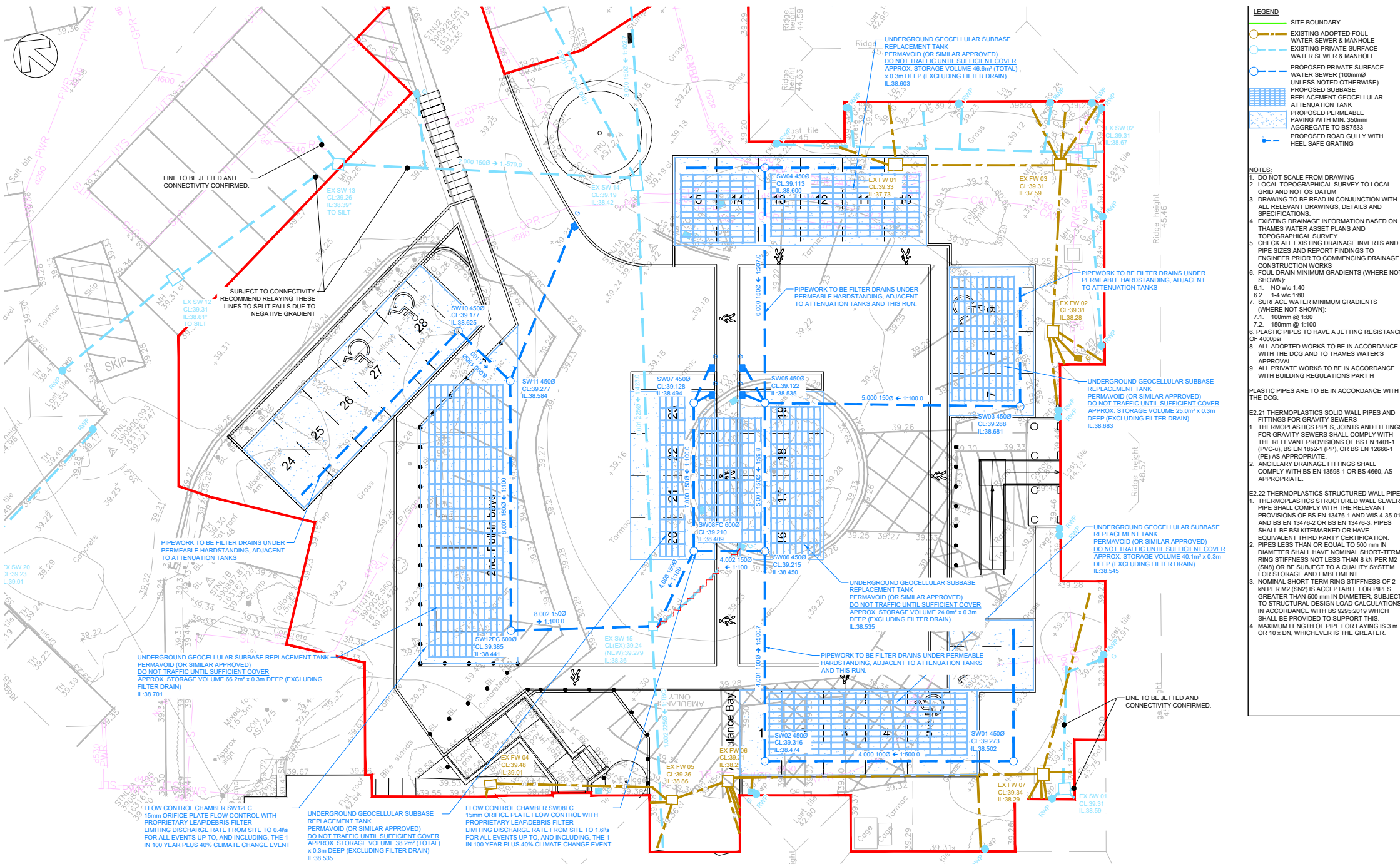


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Surface Water

Surface water will discharge into the new proposed drainage through a combination of permeable finishes and gullies into attenuation and on in the existing drainage system.

The proposal provides for surface water as per the planning requirements and is outlined in the plan opposite.



Site Appraisal

Ground Investigation

A Ground Investigation has been undertaken for the site. Please refer to the following document for full details:

- 13010_Melksham Community Hospital_GIR

Soakaway Potential

- Due to high levels of perched water encountered during the testing, the report finding state that in the view of the relatively slow rate of percolation, soakaways are unlikely to form an effective method for surface water drainage for this site.

Contamination

- The report findings indicate that the likelihood of extensive contamination on the site is low and unlikely to pose a risk to human health in view of the expected ground conditions and the development proposals. The site is generally considered low risk and remedial measures are not required with respect to risks to soils.
- In the event of unexpected ground conditions or signs of contamination are encountered soils should be tested and assessed.



Site Appraisal

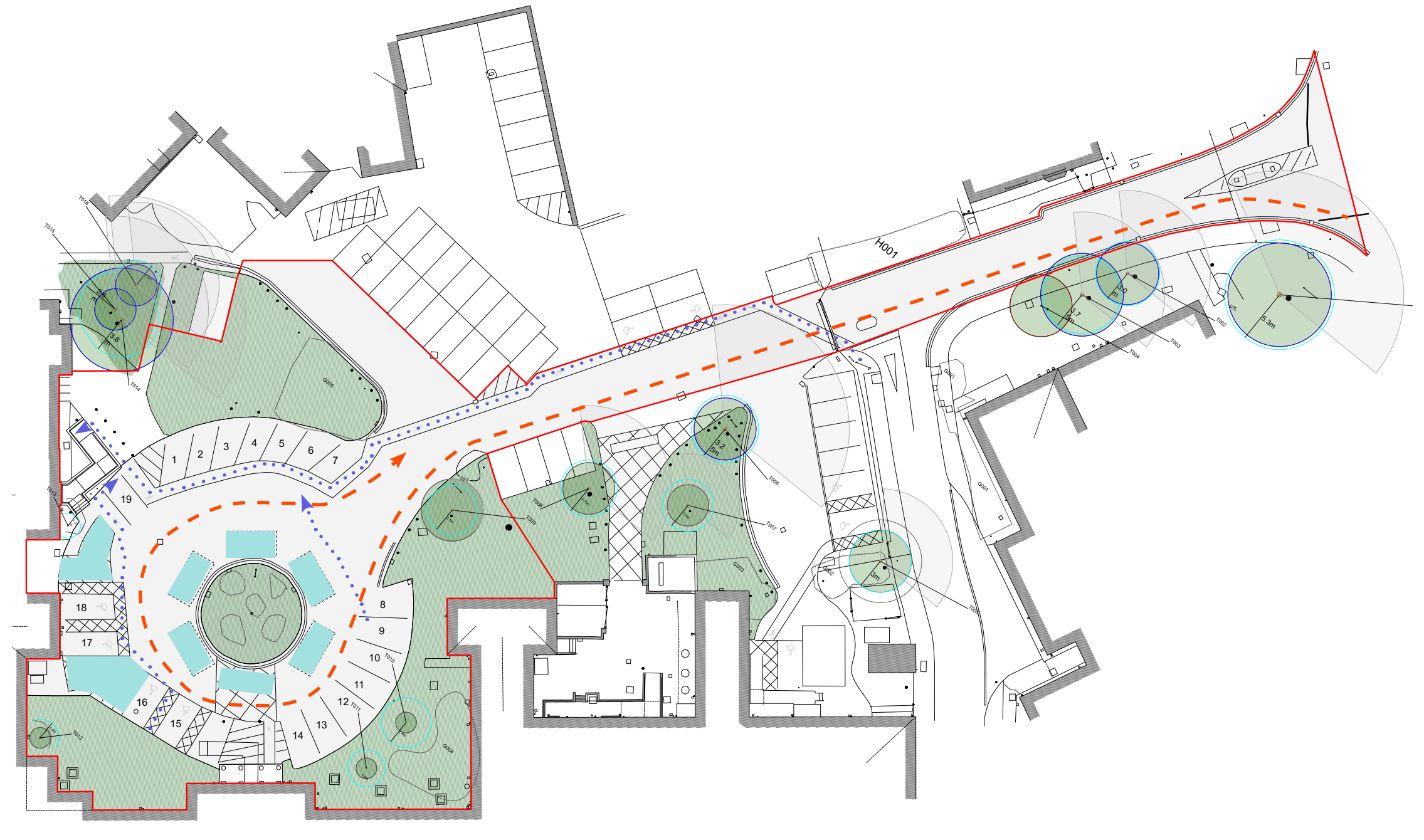
Opportunities and Constraints

Constraints

- Existing 'roundabout' not fit for purpose.
- Limited and unclear pedestrian route causing danger to pedestrians.
- Informal parking around 'roundabout' and within accessible spaces/ ambulance bay.
- Ambulance route constrained by informal parking.
- Limited areas of usable green space.
- Vegetation may have to be removed for more parking area to meet needs.
- Limited site area to remodel between existing buildings and site roads.

Opportunities

- Rationalise parking arrangement to provide clear parking spaces.
- Provide better wayfinding and improved safety of users.
- Provide additional accessible parking bays and pull-in/drop off bay.
- Provide biodiversity net gain uplift can be provided on-site.
- Provide improved lighting to provide safe routes for vehicle and pedestrian flows.
- Provide efficient parking layout within existing area.



Informal Parking – Indicative and varies

..... Pedestrian routes

----- Vehicle route

Design Development

Option 01	17
Option 02	18
Option 03	19

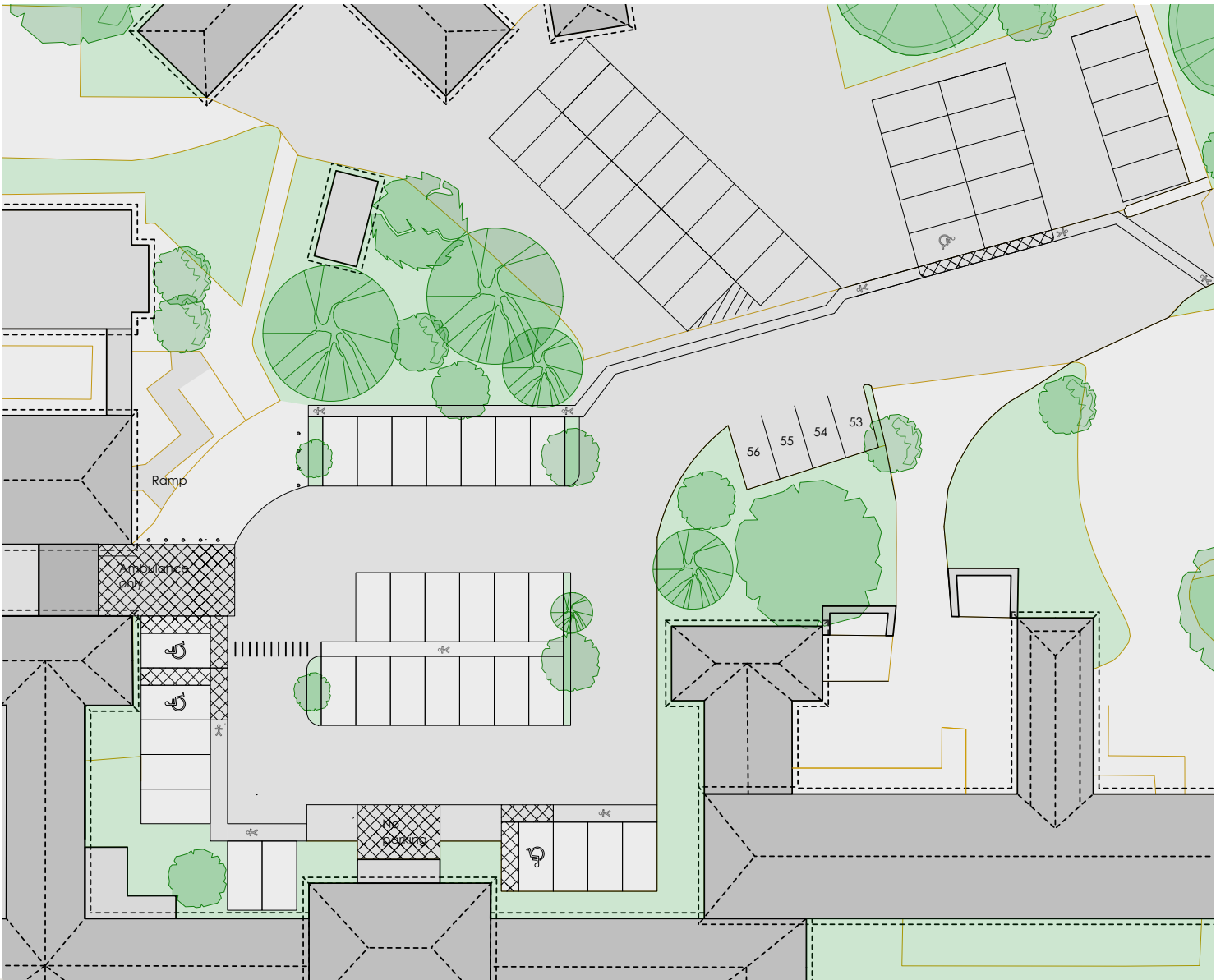
Option 01

Option 1 - Establishment of pedestrian routes

This arrangement tucks a pedestrian route behind general parking towards the entrance and introduces walkways throughout. Accessible parking and parking is separated into two main zones for the departments (General & CAMHs).



- 19 General Parking
 - 1 Ambulance Bay
 - 13 CAMHs Parking
- Total: 33 Spaces**



Option 01 Plan

Pros

- More parking spaces than existing (+1)
- New walkways (painted demarcation)
- Zoned Parking
- Entrance zone introduced
- No informal parking in-front of entrances

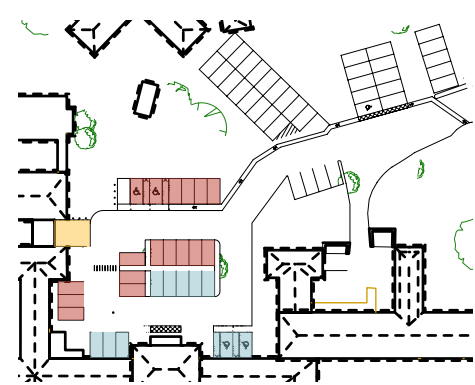
Cons

- Roads and walkway are shared surface
- Existing green space is used
- Walkway by vegetation will have to be maintained

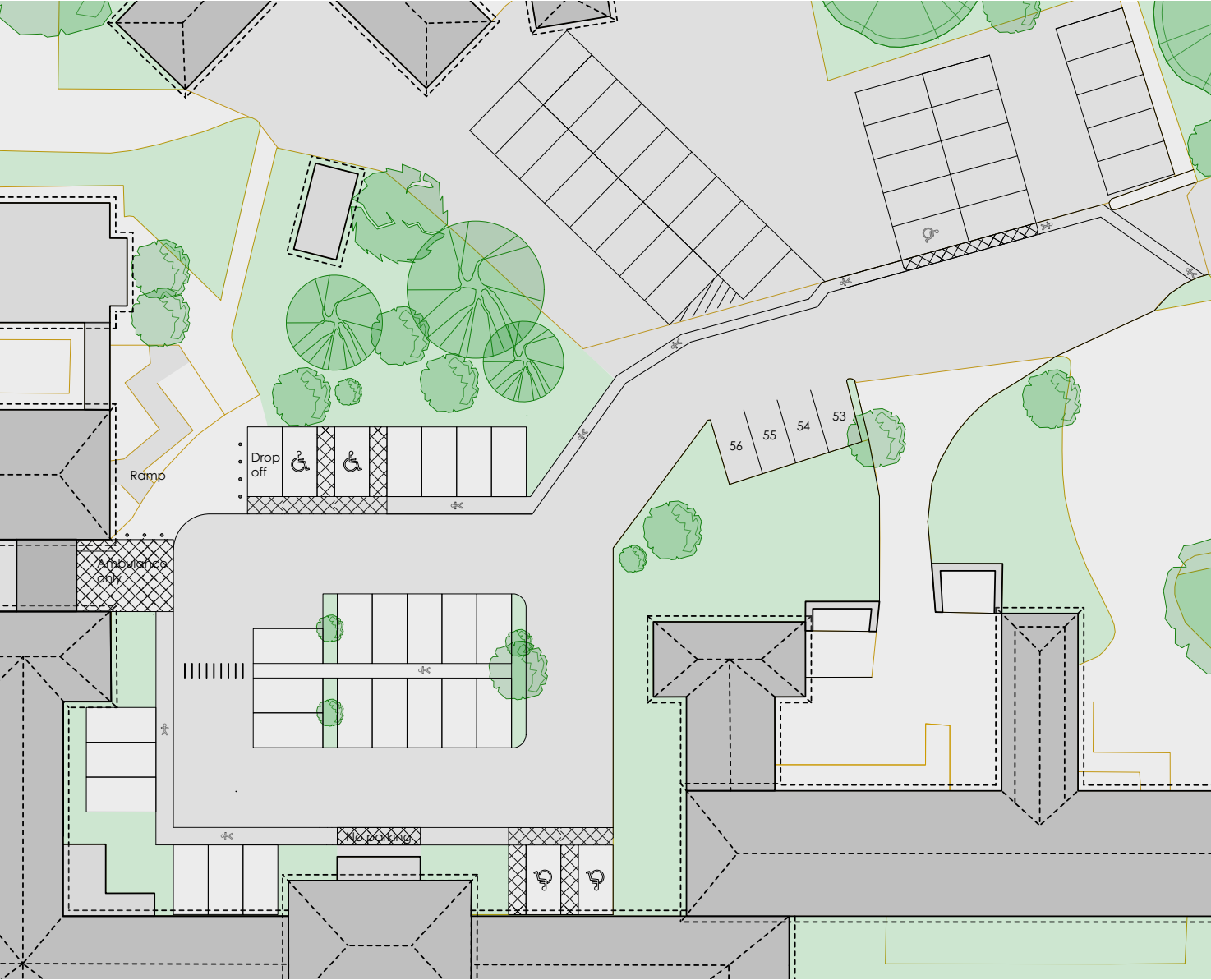
Option 02

Option 2 - Defined department parking

This arrangement places pedestrian routes in-front of all general parking introducing walkways throughout. Accessible parking and parking is separated to two main zones (General & CAMHs). This option reduces the amount of green-space used.



- 17 General Parking
 - 1 Ambulance Bay
 - 10 CAMHs Parking
 - 1 Drop off Bay
- Total: 29 Spaces**



Option 02 Plan

Pros

- New walkways (painted demarcation)
- Zoned parking
- Space around Main Entrance introduced
- Small 'Drop-off' bay provided
- Two accessible parking for each department
- Least amount of green-space used
- Road doesn't interfere with walkway
- No informal parking in-front of entrances

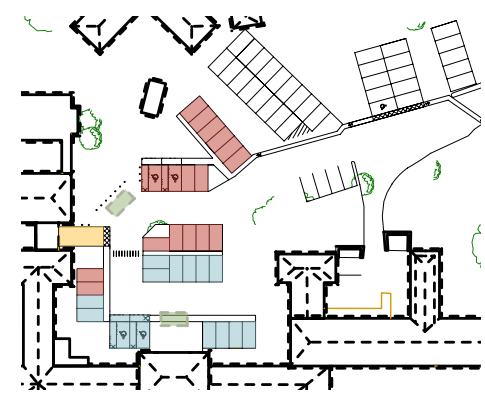
Cons

- Some of the existing green-space is used
- Less parking spaces than before (-3)

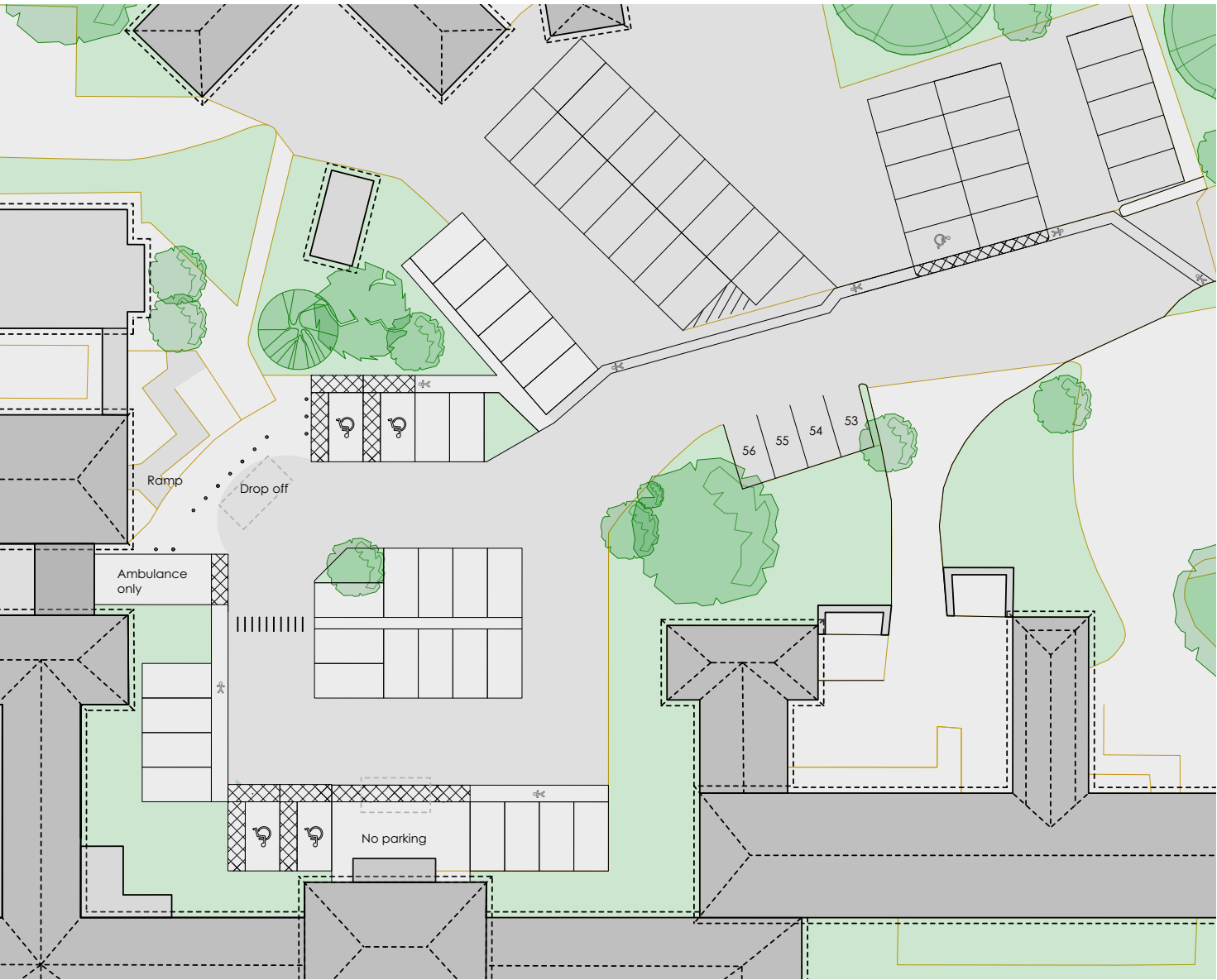
Option 03

Option 3 - Drop off bays for each department

This arrangement introduces walkways throughout. Accessible parking and parking is separated to two main zones (General & CAMHs). This option cuts into the green-space above but provides 2 drop off bays for each department.



- 17 General Parking
 - 1 Ambulance Bay
 - 14 CAMHs Parking
 - 2 Drop off Bay
- Total: 33 Spaces**



Option 03 Plan

Pros

- Rationalisation of parking spaces
- New walkways (painted demarcation)
- Zoned parking
- Entrance zone introduced
- Two drop off points with larger Main Entrance 'Drop-off'
- Two accessible parking spaces for each department
- Least amount of green-space used towards CAMHs
- Road doesn't interfere with walkway

Cons

- Some of the existing green-space is used
- Walkway by vegetation will have to be maintained

Proposed Scheme

Proposed Site Plan

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Access

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Proposed Scheme

Proposed Site Plan

The proposed site plan has been developed with using principles from the Health Technical Memorandum 07-03.

Summary

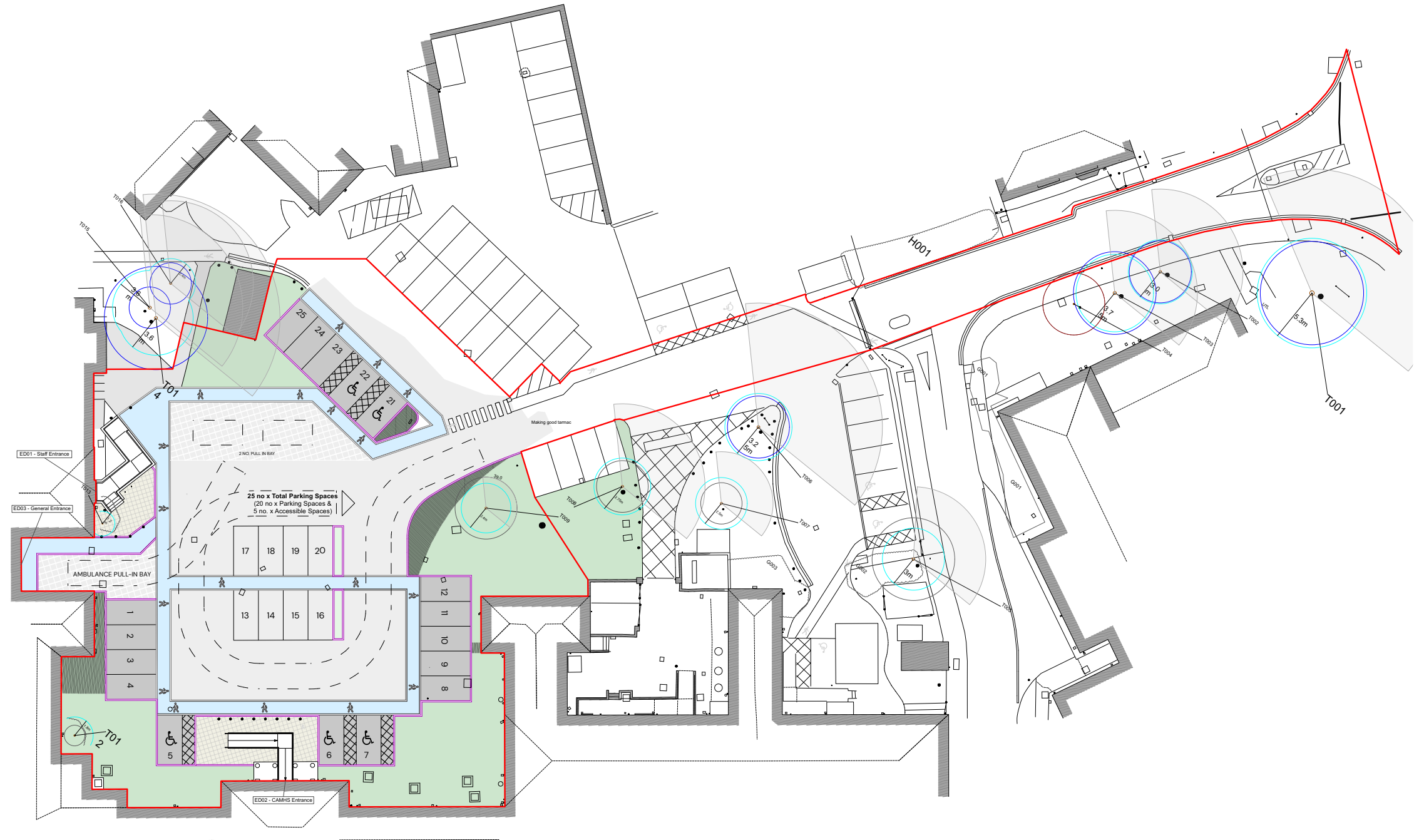
- New compliant parking spaces are proposed around a one-way vehicular circulation route providing a one-way flow of vehicles in and out of the site.
- A new pull-in drop off bay provides a temporary parking space for visitor patient drop-off.
- A new clearly demarcated pedestrian route is proposed, linking all new parking spaces, providing a clear route for pedestrians through the site towards the main entrance. This will be clearly demarcated in contrasting surface colours.
- Parking space perimeters are detailed with hard kerbing to provide a safe edge between hard and soft landscaping.

Car Parking Spaces

- 5no. Accessible Spaces
- 23no. Standard Car Parking Spaces
- **28 Total Parking Spaces**

Additional Spaces

- 2no. Pull-in Bays
- 1no Ambulance Bay (as existing)



Proposed Site Plan

Proposed Scheme

Access

HTM 07:03 section 3.26 sets out the guidance for user journey safety from car-park to NHS Building. These points are set out below.

HTM 07:03 Requirement

1. Sufficient footway widths for wheelchairs and pushchairs.
2. Safe, clearly identified walkways within car-parks.
3. Guard railing around blind corners and areas with reduced visibility.
4. Dropped kerbs for wheelchair users, pushchairs and trolleys.
5. Suitable lighting throughout the site.
6. Zebra crossings at crossing points.
7. Reduced speed limits – no greater than 20 mph.
8. Parking restrictions around key areas of the site.

Proposed Design Response

1. 1200mm minimum path provided, linking all new parking spaces.
2. New demarcated pedestrian surfaces provided.
3. Bollards provided around drop off areas.
4. Dropped kerbs will be provided as required.
5. Please refer to lighting design ref: 7391es301T2 contained within Appendix A.
6. Zebra crossings provided.
7. Existing speed limits is 05mph.
8. As existing.

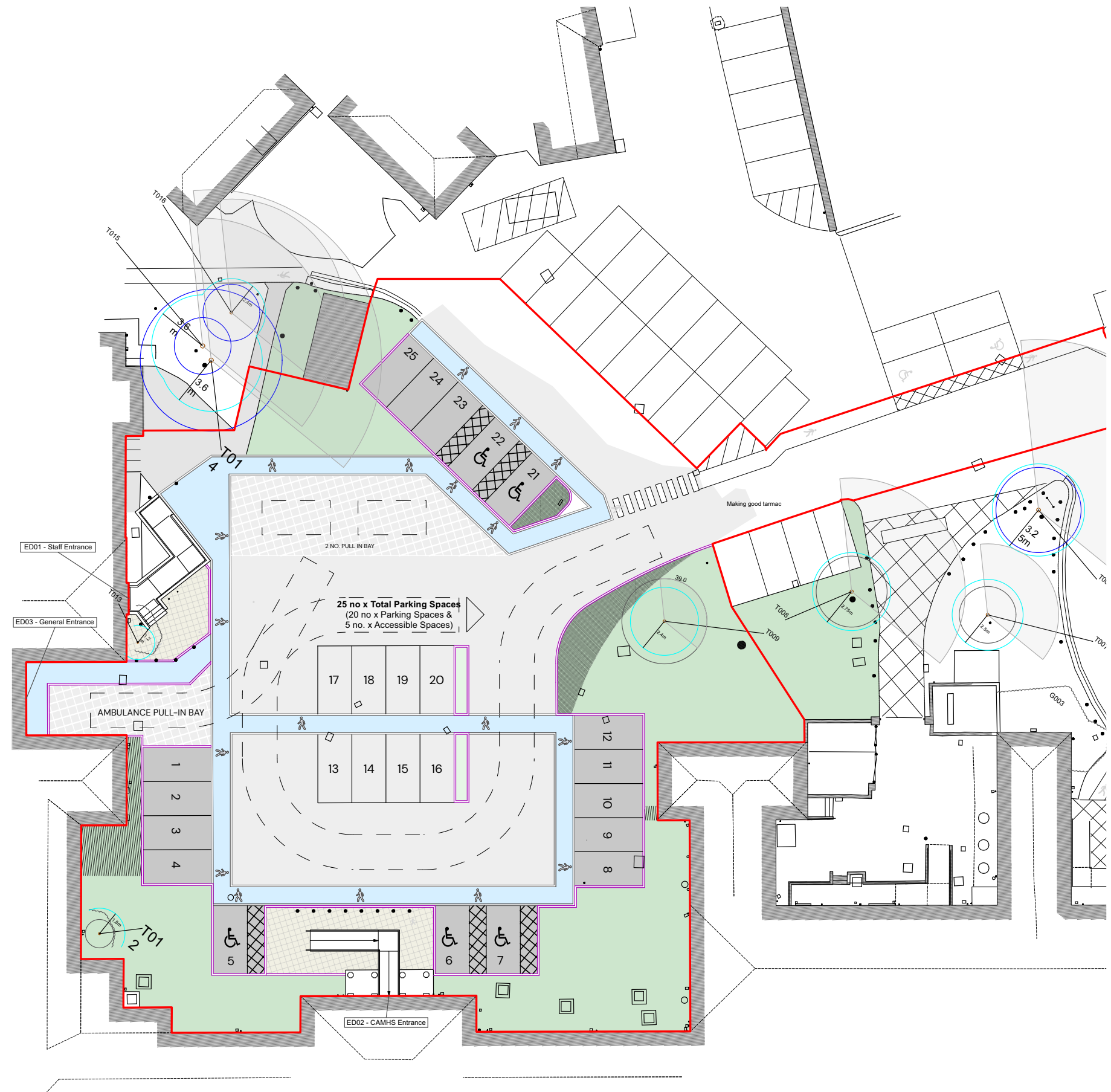
Surface References

Existing tarmac surfacing and new tarmac surfacing	
Car parking space: Existing tarmac surfacing and new tarmac surfacing	
Existing grassed areas	
New grassed areas	
Kerbed edging	
Pedestrian route (painted surface)	
Flag paving	

Tree Key

Tree reference	0065
Group reference	G1
A category tree	
B category tree	
C category tree	
U category tree	
Shadow Arc	
Root Protection Area	

Proposed Site Plan



Conclusions

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Summary

Conclusions

This application seeks approval for the remodelling of the car parking and turning area at the Main Entrance to Melksham Community Hospital.

Currently the area is congested due to informal parking, lack of designated bays and conflict between vehicle and pedestrian access and parking which present a risk to the health and safety of users and inefficiency of hospital operations.

The aim of the proposal is to provide a safe and welcoming environment for all users with adequately sized parking spaces and further betterment through the inclusion of a drop-off bay and clear pedestrian demarcation. The entrance has a large bearing on people’s experience of the Hospital and there is significant benefit to all users by remodelling the external area of the Main Entrance.

Supporting Information

The supporting information listed below has been submitted alongside this application:

Architectural

- 241046-MHR-KK-XX-XX-DR-A-1000-P05 Location Plan
- 241046-MHR-KK-XX-XX-DR-X-1001-P03 Existing Site Plan
- 241046-MHR-KK-XX-XX-DR-X-1001-P03 Resurfacing Plan
- 241046-MHR-KK-XX-XX-DR-X-1101-P05 Proposed Site Plan

Electrical

- 7391es301T2 – Proposed Lighting Layout
- 7391 Melksham Hospital Site Entrance Reconfiguration – External Lighting Statement V1

Arboriculture

- RSKHL_8795.25 v2 TCR AIA Report
- RSKHL_8795.25 TCP East
- RSKHL_8795.25 TCP West

Ecology

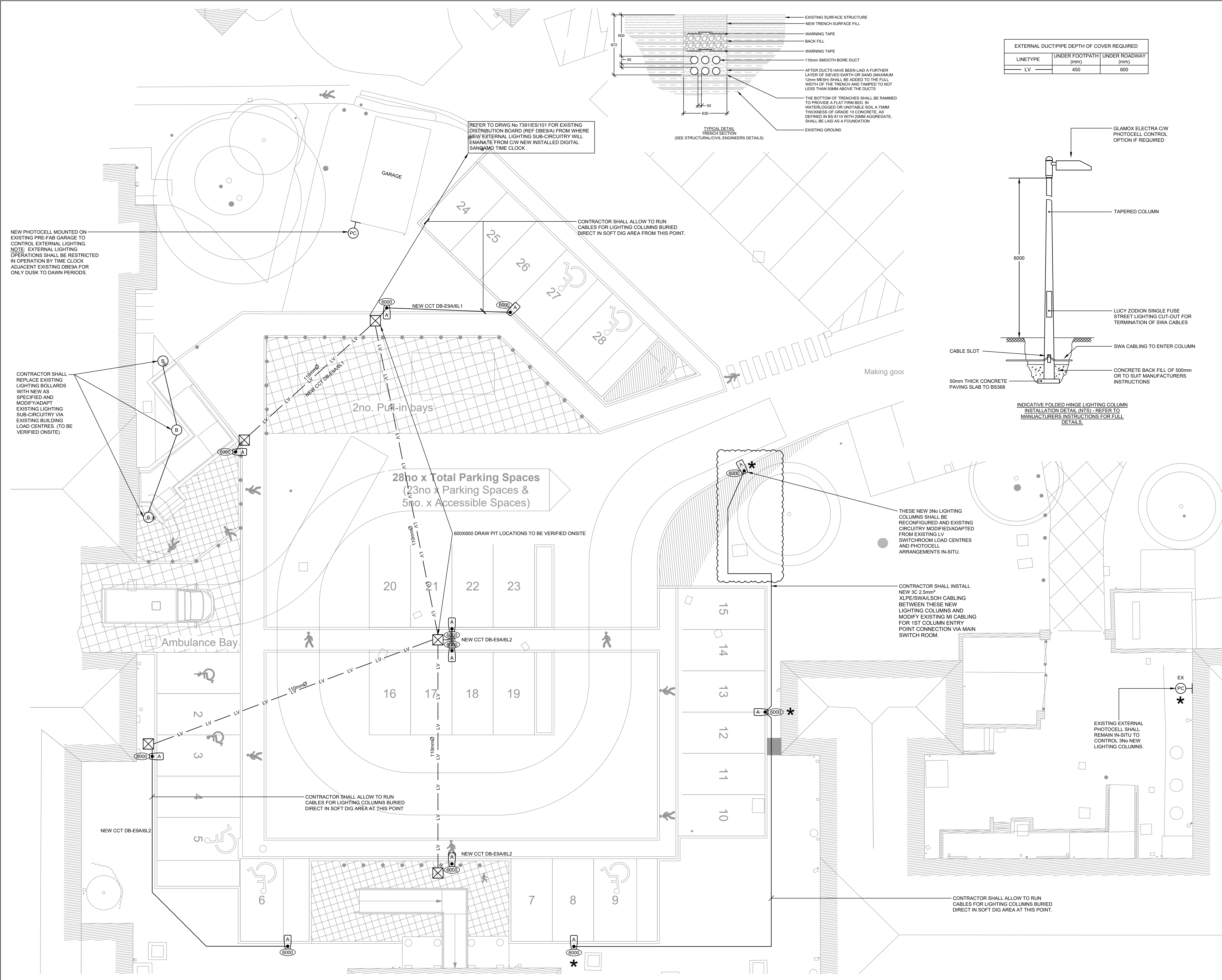
- DWE 1072 Melksham Community Hospital PEA & BNG Report_Revision 10-11-2025
- Grassland 1 condition assessment-Poor
- Grassland 2 condition assessment-Poor
- Grassland 3 condition assessment-Moderate
- Grassland 4 condition assessment-Poor
- Melksham Hospital Statutory BNG Metric_Revision 10-11-2025
- DWE 1072 Melksham Community Hospital Bat Survey Report

Ground Investigation

- 13010_Melksham Community Hospital_GIR

Appendix A

Proposed External Lighting Layout 7391es301T2



EXTERNAL DUCT/PIPE DEPTH OF COVER REQUIRED		
LINETYPE	UNDER FOOTPATH (mm)	UNDER ROADWAY (mm)
LV	450	600

HEALTH AND SAFETY INFORMATION

IN ADDITION TO THE HAZARDS AND RISKS USUALLY ASSOCIATED WITH THE TYPE OF BUILDING SERVICES DETAILED ON THIS DRAWING, WHICH A COMPETENT CONTRACTOR CAN ADEQUATELY MITIGATE, PLEASE NOTE THE FOLLOWING SIGNIFICANT HAZARDS

ALL WORKS SHALL BE CARRIED OUT BY QUALIFIED AND COMPETENT CONTRACTOR. APPROVED RISK ASSESSMENTS AND METHOD STATEMENTS SHALL BE ISSUED PRIOR TO ANY WORKS COMMENCING

1

EXISTING LIVE SERVICES

LEGEND:

FLOOR MOUNTED BOLLARD LUMINAIRE

FLOOR MOUNTED BOLLARD LUMINAIRE C/W INTEGRAL EMERGENCY TO LUMINAIRE

PC

NEW PHOTOELECTRIC SENSOR

EXTERNAL COLUMN MOUNTED LUMINAIRE

TC

TIMECLOCK

2000

DENOTES MOUNTING HEIGHT TO UNDERSIDE OF LUMINAIRE AFFL.

DRAW PIT. SIZE SHALL BE 600 X 600mm UNLESS NOTED OTHERWISE. DEPTH TO SUIT INSTALLATION DEPTHS OF DUCTS. TYPICAL CLARK DRAIN D400 LID & INSPECTION CHAMBER TO STRUCTURAL ENGINEERS DETAIL.

LV

LV

LV

LV DUCT 110Ø TWIN WALL CABLE DUCT. SIZES STATED ARE FOR INSIDE DIAMETER

LUMINAIRE SCHEDULE:

A - 19W, 2747 LUMEN, 3000K, POLE MOUNTED IP66 LUMINAIRE. DIE-CAST ALUMINIUM HOUSING & TEMPERED GLASS COVER. WIDE BEAM ASYMMETRIC OUTPUT AS GLAMOX ELECTRA PART NO: ELECTRA 1 3000 HF 830 WBA - CONTRACTOR TO ALLOW TO SUPPLY A 6 METER FOLDING TYPE COLUMN.

B - 11W, 759 LUMEN, 3000K, ROUTE MOUNTED BOLLARD. ALUMINIUM BODY FINISHED ANTHRACITE GREY WITH 180 DEGREE OUTPUT AS GLAMOX 034 G2 PART NO: 034-G2-H970-ANTHRACITE-800-HF-830-180

NOTES:

1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH HGA SPECIFICATION REFERENCE: HGA/7391/ESS.

2. ALL WORKS SHALL FULLY COMPLY WITH THE 18TH EDITION OF THE WIRING REGULATIONS BS 7671:2018 INCLUSIVE OF ALL AMENDMENTS.

3. THE POSITIONS OF EQUIPMENT SHOWN ARE SUITABLE FOR TENDERING PURPOSES ONLY. DO NOT USE THIS DRAWING FOR SETTING OUT.

4. HGA DRAWINGS ARE DESIGN DRAWINGS ONLY. THE CONTRACTOR SHALL PRODUCE THEIR OWN WORKING DRAWINGS AND DETAILS TO CONFIRM ALL DETAILS AND POSITIONING OF EQUIPMENT.

5. THE MAIN CONTRACTOR AND ELECTRICAL CONTRACTORS ARE RESPONSIBLE FOR THE ONSITE CO-ORDINATION OF ALL NEW AND RETAINED SERVICES.

6. THE ELECTRICAL CONTRACTOR SHALL IDENTIFY & TRACE ALL EXISTING EXTERNAL LIGHTING PRIOR TO INSTALLATION & DIVERT/REWORK AS NECESSARY TO MAINTAIN ALL SUPPLIED NETWORKS TO BE RETAINED & UNAFFECTED AS PART OF THIS PROJECT. ALL AREAS OUTSIDE PARTICULAR WORK 'PHASE' MUST REMAIN FULLY OPERATIONAL. THE ELECTRICAL CONTRACTOR SHALL ENSURE THAT CIRCUITS ARE MADE SAFE BEFORE WORKS COMMENCES ON THIS SITE.

7. ADAPT/MODIFY EXISTING INSTALLATIONS AND REWIRE POINTS OUTSIDE OF WORKS AREAS TO MAINTAIN EXISTING SERVICES. INSTALLATIONS IN WORK AREAS SHALL REMAIN UNLESS OTHERWISE STATED ON THE TENDER DRAWINGS.

T2

EXTERNAL LIGHTING CABLEING AMENDED TO SUIT ROOT PROTECTION ZONES FOR PLANNING

18.11.25

T1

TENDER ISSUE

03.10.25

ISSUE

MODIFICATIONS

DATE

STATUS

TENDER ISSUE

TITLE

MELKSHAM HOSPITAL SITE
ENTRANCE RECONFIGURATION
PROPOSED EXTERNAL
LIGHTING LAYOUT

CLIENT

NHS PROPERTY SERVICES

ARCHITECT

KENDALL KINGSCOTT

Houghton Greenlees
& Associates Ltd.

Consulting Building Services Engineers

Established 1963

HGA

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Tickenham Road, Clevedon,
North Somerset, BS21 6DQ
01275 866920
mail@houghtongreenlees.co.uk
www.houghtongreenlees.co.uk

DRN: SG

DATE: SEPT 25

CAD: CR

DRAWING NO:

7391/ES/301

REV: T2

SCALE: 1:100 @ A1

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DO NOT SCALE. USE PEARED DIMENSIONS ONLY.



Thank You

For taking the time to
read this document