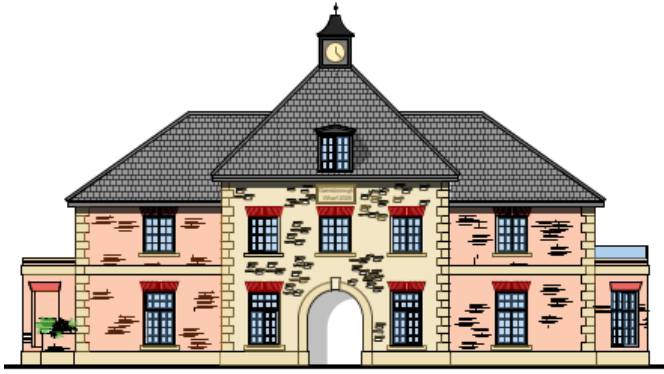




A P E X
P L A N N I N G
D E S I G N

DESIGN AND ACCESS STATEMENT

**A Reserved Matters Planning Application for part redevelopment of the former
Devizes Community Hospital site to provide up to 58 no residential dwellings
following Outline Planning Application approval ref PL/2022/08744
dated 30 January 2025.**

**At
Former Devizes Community Hospital
New Park Road
Devizes
Wiltshire
SP10 1EF**

For Gainsborough Group Construction Ltd

1. Introduction

The application seeks Approval of Reserved Matters following the outline approval PL/2022/08744 dated 30 January 2025 for the provision of up to 58 no residential dwellings.

The site consists of a mix of age of buildings which provided NHS health services to the community, all of which are no longer required following relocation to a new health centre.

The site lends itself to redevelopment to residential use through its position surrounded by residential development and the close proximity of the town centre.

This Design and Access statement will focus on the new build element of the site.



The site and surrounding area.

2. Location

The site is approximately 0.842ha and lies to the north of Devizes town centre and bound by New Park Road, Commercial Road and Couch Lane to the west with the Kennet and Avon Canal to the north.





Existing buildings as viewed from New Park Road to be converted.



Existing buildings as viewed from Commercial Road and Canal view showing existing chimney and former nurses home.



View from junction of Couch Lane with Commercial Road

View from canal showing existing chimney and former nurses home in background.

2. Compliance with outline parameters and conditions

The proposed new development brings together the thoughts and vision of the approved urban design and green infrastructure and ecology parameter plans.

The proposals address the restraints imposed by the Devizes Victoria Road conservation area with the retention of the existing Victorian part of the hospital buildings on the site.

No new residential buildings will be constructed within the restricted area.

The retained buildings will have their own communal areas together with cycle and refuse storage areas incorporated in single storey small ancillary structures.

To reflect the retained buildings which are a mixture of single to 2.5 storey buildings and the surrounding development massing, the new proposals will be a mixture of 2 and 2.5 storey to complement the existing build environment.

Careful consideration has been made to the layout design to incorporate cycle and pedestrian routes to link the existing development with the proposal.

The access strategy for the development is through the existing entrance off New Park Road and off Couch Lane which has been slightly modified to allow greater freedom of design but retaining the existing landscape. There is no vehicle link between New Park Road and Couch Lane only pedestrian and cycle routes to eliminate any “rat runs “ and to create a safe environment.

The brick Victorian chimney has been considered to be of worthwhile historic interest and a visual landmark and has been retained within the new proposals to create a focal point for the development old and new.

This also forms part of the communal green which will be carefully landscaped together with appropriate seating area and historic information signage of the sites history.

Passive surveillance from the existing converted “nurses home “ and the new building proposals will ensure a safe and pleasant environment for all including sensory planting and wild flower meadow planting.

The existing historic boundary walls will be retained and repaired where necessary.

Where the existing reservoir wall occurs at the north west corner of the site, the proposed building structure will echo the natural curvature of the existing structure.

The site is surrounded by existing green infrastructure in the form of hedge and tree planting which is linked to the conservation area and therefore much is protected.

The proposals are to maintain as much of the existing vegetation as practicable with minimum intrusion where new footpath and cycle links are proposed.

Extensive tree planting will be proposed to enhance the existing ecological framework within the new development area.

Where the proposals involve removing trees and vegetation of poor quality, this will increase natural light and wellbeing to the proposed and existing dwelling residences along the southern boundary.

New native trees of appropriate size and species will be incorporated together with reinforcement to the existing hedge line with native species to encourage habitat for wildlife.

The retained chimney on site will be refuge for bats and additional roosting provisions to be provided in accordance with ecologist recommendations. A dark zone corridor to the north of the site along the existing hedgerow will also ensure a beneficial environment for bat activity.

3. Vision and Design Principles.

The brief for the site was to create a residential led development with a desirable mix of apartments and houses, appropriate to the site and town centre location.

All previous hospital buildings and structures will be demolished apart from the former nurses home and the historic former cottage hospital. These retained buildings will provide a mix of apartment types when converted.

The location is ideal for a balanced and sustainable regeneration strategy.

The historic hospital buildings are important landmarks as part of the conservation and Wharf area.

There is a strong community character in the Upper Wharf area and it has the potential to create a residential community with a local character and identity. It has easy access within walking distance of shops and leisure facilities in the centre of town, the hospital site is at the heart of the area.

The new design for the site will take all these important factors into consideration to make a development that enhances the area and creates a key development within the community.



Design inspiration principles



4. Detailed Proposals-Layout.



The proposed layout is based on the principles of the parameter plans as outlined in the outline planning approval taking on board the criteria established.

The design process behind the layout was to produce a development that was fitting for the site, to create a prestigious quality development to link the new with the old to include the existing retained hospital buildings as part of the overall scheme.

The principle of the design has to create an enclosed safe environment, but accessible to all with linking pedestrian and cycle routes to existing infrastructure with less reliance on the motor vehicle. No vehicle link has been provided through the development between Couch Lane and New Park Road. Access to the new development is via a double height “drive-through” off Couch Lane through the key apartment building fronting the development, which wraps around the site to create a focal building. The design providing the opportunity for key elevations at the junction with Couch Lane and Commercial Road to bring the development “into the town scape”. The north west elevation creates views over the canal with its panoramic elevation design with balconies.

The horse shoe design approach of the buildings opens up within the development with a variety of housing styles with an open space green at the end located adjacent to the iconic chimney feature as part of the centre piece for the development.

At the end of the shared surface road is a key building to create a focal point for both the new development and existing allowing pedestrian access through to the former hospital site and beyond to bring the development into the existing community.

New footpath links and cycle ways enhance the community bringing the new development within the public realm.

The layout has been designed to create a safe and secure environment with aspects over looking the enclosed space and communal green space. Dwellings located adjacent to the canal to have balconies and picture windows to take advantage of the views. Block E dwellings designed with first floor living with balconies to overlook the canal.

The layout creates a safe and vibrant place to live and work and will enhance the area bring prosperity to a thriving town centre.

5. Detailed Proposals-Scale.



Proposed Street Elevation from Couch Lane

The proposed development is a mixture of 2 and 2.5 storey dwellings to reflect the existing heights of the retained hospital buildings. The existing nurses home to the north east of the site is 2.5 storeys high with dormer windows in the steep sloping roof. The retained Victorian community hospital building is a mixture of 2 and single storey with central tower of between 2 and 3 storey in height.

The surrounding housing/retail on Commercial Road being primarily 2 storey in terrace form.

The apartment block fronting Couch Lane provides a key building to the site with vistas to Commercial Road and the canal to take full advantage of the site parameters and reflect the density of the existing building forms and massing. The 2.5 storey design minimises the overall massing of the building with dormer windows within the roof space to reduce the impact on the existing buildings.

The existing hedge around the perimeter of the site to remain and be reinforced to create a green buffer.



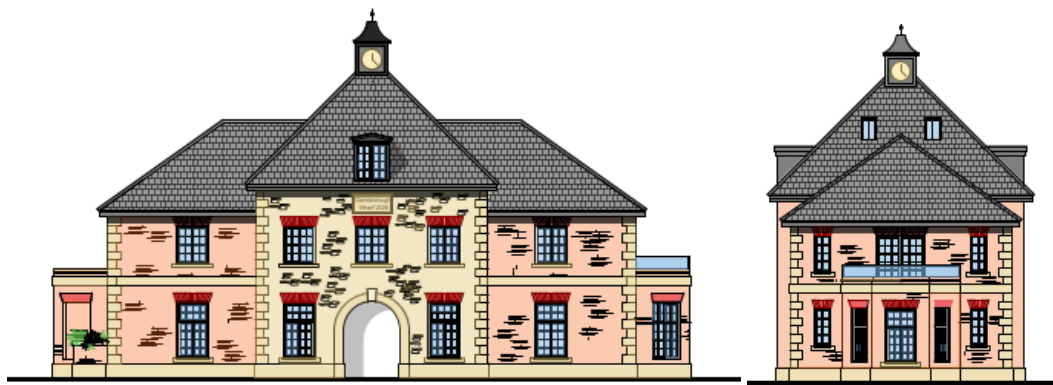
Proposed Street Elevation through development looking South

House blocks B and C are designed as 2 storey houses to reflect the existing scale of dwellings in Commercial Way at the south eastern edge and the retained hospital building.

6. Detailed Proposals-Appearance.

The external appearance of the buildings have been carefully considered to take into account the existing architectural vernacular and material pallet of both the retained Victorian hospital buildings and the buildings associated around the wharf.

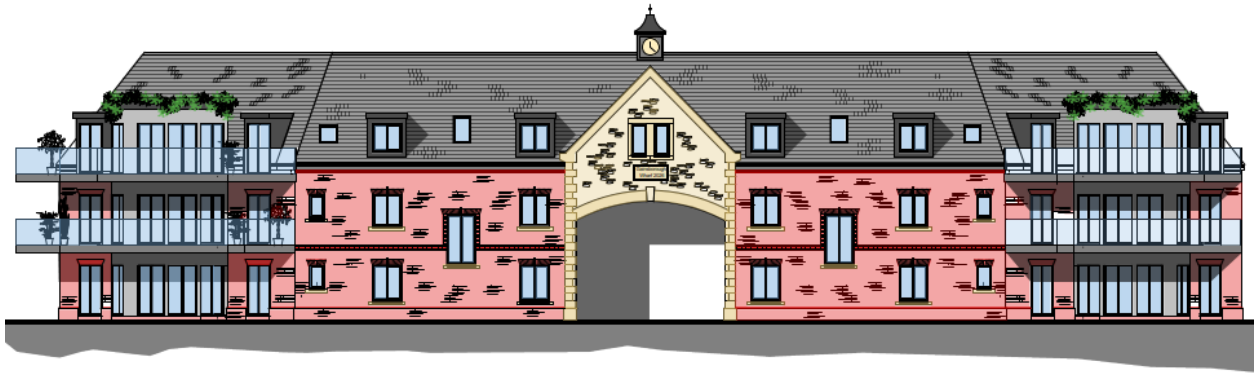
The design of the development was created purposely to bring the new and old together to create an all encompassing development with the old hospital as the key building and influence for architectural style and detailing but bring aspects of the wharf and industrial heritage into the design.



The theory was to create a key “entrance building” from the existing hospital site into the new development. A gate house to frame the existing buildings, with pedestrian access through into the new development, sighted deliberately to mask the structures beyond to provide a tantalising glimpse what may lie beyond. The style of the building to reflect that of a Georgian style gate house with deep windows, with reconstone quoin detailing and band courses to pick up the detailing reflected within the existing former nurses building and the community hospital.

The central projection entrance finished in natural stone with faced brickwork wings under a slate roof. The scale of the building to complement that of the former nurses home with feature dormer windows. The approach for the apartment building design fronting Couch Lane was to create a “wrap round” structure to enclose the development, combining traditional local vernacular styles with a contemporary feel in a symmetrical design. This would become the main entrance into the development for vehicle traffic through the double height drive-through entrance. The gable entrance reflecting that of the gate house using similar natural stone facing and detailing. The natural stone finish to complement the wharf building backing onto Couch Lane.

The remaining materials for the building in faced brickwork to match existing properties with detailing in red engineering brick for the band courses and soldier courses with plain casement style windows with black finish .



West Elevation (Couch Lane)

As the building wraps around the site the fenestration becomes more contemporary in design to reflect a more industrial style with steel and glass balconies and full height windows with rendered circular central towers with “living green roofs” as key features both to take advantage of the canal views and on the corner of Couch Lane with Commercial Road to create a symmetrical design and a focal point to draw the public from New Park Street, down Couch Lane though the arch to The Wharf Centre, with a glimpse of the development beyond.



Views of existing canal buildings

Canal View Block E

Showing Canal inspired architectural detailing.





Typical building inspired detailing.

Building styles within the “court yard “ development will be of traditional construction of faced brickwork or render with red brick detailing to soldier courses, band courses and eaves detailing together with plinth courses, under a slate effect roof. Windows will be plain flush fitting casement types with black finish.

Some buildings will incorporate areas of weatherboarding to echo the Wharfs industrial heritage.



Typical Building Designs withing development.

7. Detailed Proposals-Access



The main access to the new development is from Couch Lane using the same original access route as the existing hospital, but with a modified entrance position to create better access and visibility.

The access provides both vehicle and pedestrian access, and has been designed as a shared surface road due to the limited number of dwellings it serves. The road is designed to limit vehicle speeds due to traffic calming measures with a maximum speed of 20mph, with minimal gradient apart from the access off Couch Lane which raises up to the site through the drive-through. All surface and gradients to be design to accommodate wheelchair and disability use. The road is terminated within the development with a turning head. Likely materials for the road will be a block paving system to help reduce speeds and help drainage. Access to the existing hospital retained buildings will be by a dedicated footpath through the feature gate house building at the end of the turning head. Access will lead to New Park Road beyond.

A new pedestrian access will also be provided to the canal running parallel to the new open space green, and pass the existing historic retained chimney. A new opening to be created within the existing hedge for the footpath to join the existing tow path footpath. Cyclists are also catered for with a dedicated combined cycleway/footpath link with access to both Commercial Road and New Park Road.

8. Detailed Proposals-Landscaping



The proposed site is surrounded by existing hedgerow and trees, brick and stone boundary low walls to the existing building frontages are to remain.

The proposals seeks to retain much of the existing hedge row as possible and reinforce with native species, where gaps appear and reduce the height to a more manageable height for better maintenance, especially along the frontage to Commercial Road. It is proposed to improve the ecology of the site by approx. 70% with new tree and shrub planting. Where possible existing boundary trees to remain and where necessary crown thinning carried out to maintain shape and reduce over shading to the development. The group of existing trees along the boundary of Commercial Road are considered too large and only of fair condition, becoming a liability and subject to damage in high winds, the majority non-native to the area which have been left to grow too tall, causing overshadowing to the existing development on both sides of Commercial Road. The proposals are to introduce new semi -mature trees along the boundary to create enhanced ecological environment. The proposals are to introduce at least 50 new trees within the development together

with new hedge and shrub planning, which will significantly increase the ecology of the area and provide habitation for the existing, and also encourage new wild life.

The existing boundary walls fronting New Park Road to be repaired and reinstated back to their original form. New entrance piers to be constructed to the site entrance in materials to match the existing to create a defined entrance to the development.

The existing stone walls will also be preserved and repaired where necessary as frontage boundaries. A new open space will be created within the site to create a safe communal green for all to enjoy, including dedicated seating and landscaped area with wild flowers, including sensory planting for the partial sighted to enjoy. Interpretation boards will provide historical information about the former use of the site and surrounding area, to further enhance the proposals with the existing chimney as the focal point.

The existing retained chimney will become a bat roost, with integral and external roosting areas provided. Bat and bird boxes will be incorporated within house walls where required by the ecologist to encourage further wild life.



Existing boundary wall and hedge to be retained.

9. Sustainability

Sustainability has been a major consideration for the new development. New buildings will be constructed to the highest insulation standards, with modern energy efficient heating and hot water systems.

Green roof technology will be introduced in key areas of roofing design, to the apartments and bin and cycle storage areas. All dwellings to be constructed to meet the minimum standards as defined by Part G of the Approved Documents to the Building Regulations, to limit the water consumption to 110 litres per person per day to help conserve water stress to the area. Where possible, water efficient systems will be fitted to the homes including dual flush toilets, water Butts, water saving tapes, showers and baths. Also greywater recycling and rainwater harvesting to be implemented where possible.

10. Conclusion

This statement together with the detailed drawings and reports proved have evolved from the outline planning approval application PL/2022/08744 and address the conditions within.

The proposals are in accordance with National Planning policy framework and Wiltshire Councils vision for new and sustainable development, to create an improved economic, social and environmental area on a disused site within the town of Devizes.

The development has been carefully considered and designed to meet the expectations of the outline approval, to create a unique development within a restricted site.

With a mixture of accommodation from one bedroom apartments to four bedroom family homes of 2 and 2.5 storeys the proposals cater for all people, young and old, and families looking to settle in an attractive environment and town of Devizes.

The layout design creates a community atmosphere where residents take pride in their property and surroundings. Houses have private garden areas. Many of the apartments have balcony access providing the opportunity for open air living. The open space will be an attraction for all providing a meeting place and communal area to relax and unwind. Also allowing access to the wider environment of the canal tow paths and beyond for both pedestrians and cyclists alike.

The scale and form of the proposals do not overpower the surrounding neighbourhood and will become part of the community and enhance the area.

Therefore the proposals put forward should be considered for approval.

It is considered that the proposal accords with national and local policy and represents the optimal use of the site and existing retained buildings.



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