

Barnhorn Green Health & Employment Scheme

1. The Site



Rosewood Park Masterplan

Background

The site forms part of the wider Rosewood Park development site which was granted outline planning permission in 2014. As well as housing, the scheme proposed a new doctors' surgery and employment space on the land shown edged red. The Council acquired this site in 2019 to deliver the surgery and employment space.

We have been working closely with Little Common GP Surgery and the Clinical Commissioning Group of the NHS to design a new medical centre to meet current and future need. The existing surgery at Little Common is operating beyond its capacity, lacks adequate parking, and presents difficulties for those with mobility issues. The role of the Primary Care Network, which includes GP's and other clinical services, is expanding but there is no scope to offer more services to patients from the existing surgery. A new medical centre built to modern standards is therefore needed to enable additional services to be offered alongside the GP surgery, and to future proof against additional need (such as a further pandemic).

The employment space will provide much-needed modern small workshops to accommodate both new and existing businesses. Bexhill suffers from a shortage of small, modern workshops and there is high demand locally for such premises from businesses who are constrained by a lack of suitable accommodation. The most recent development of this type in Bexhill was the Council's own scheme at Elva Way, which opened 12 years ago and is fully occupied.



View of care home on Brooklands Road



View of care home from within the site



View north on Brooklands Road



View south on Brooklands Road

Outline Programme

Planning Submission Autumn 2022

Planning Decision Spring 2023

Start on Site Autumn 2023

Completion Late Autumn / Early Winter 2024

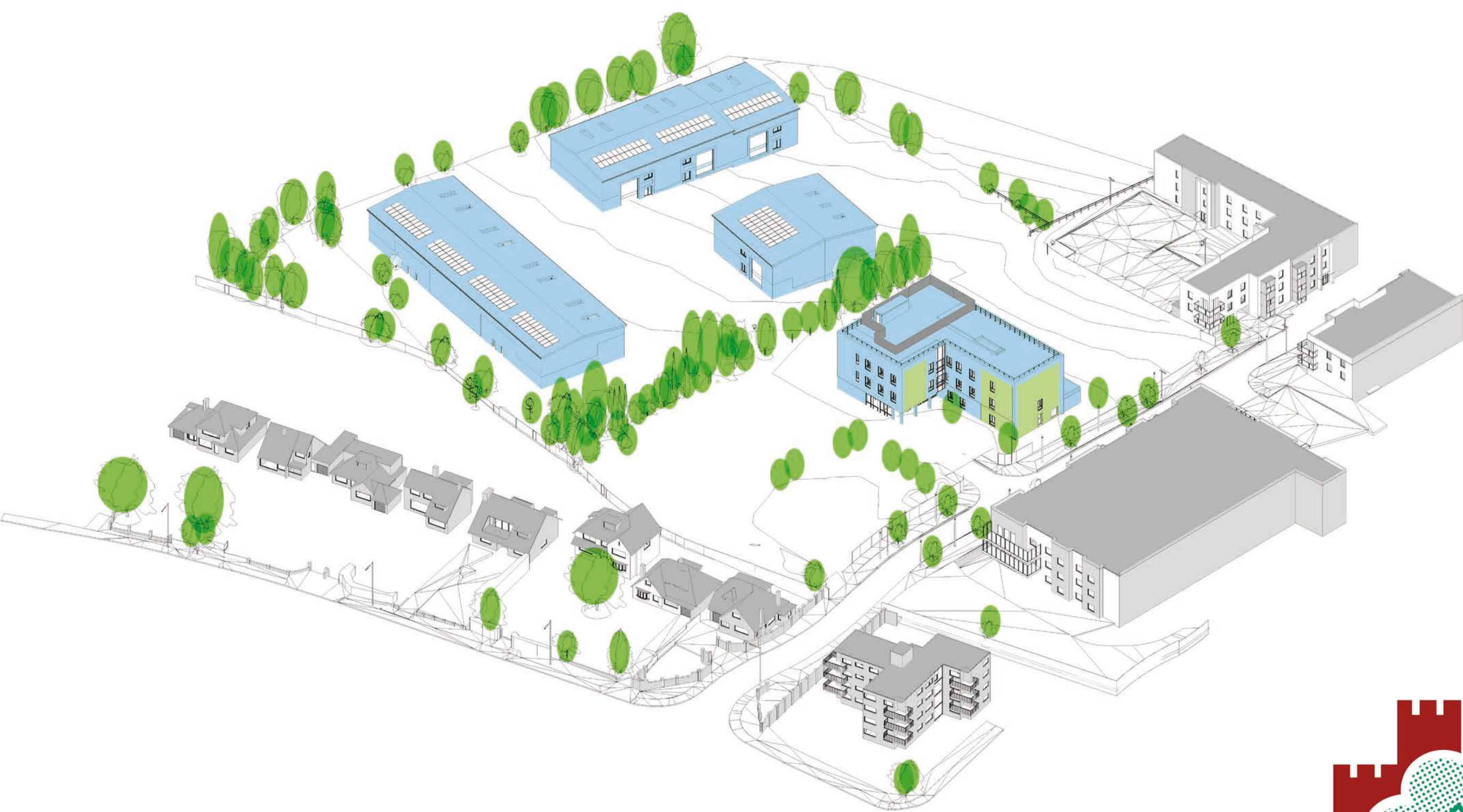
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2. Proposals



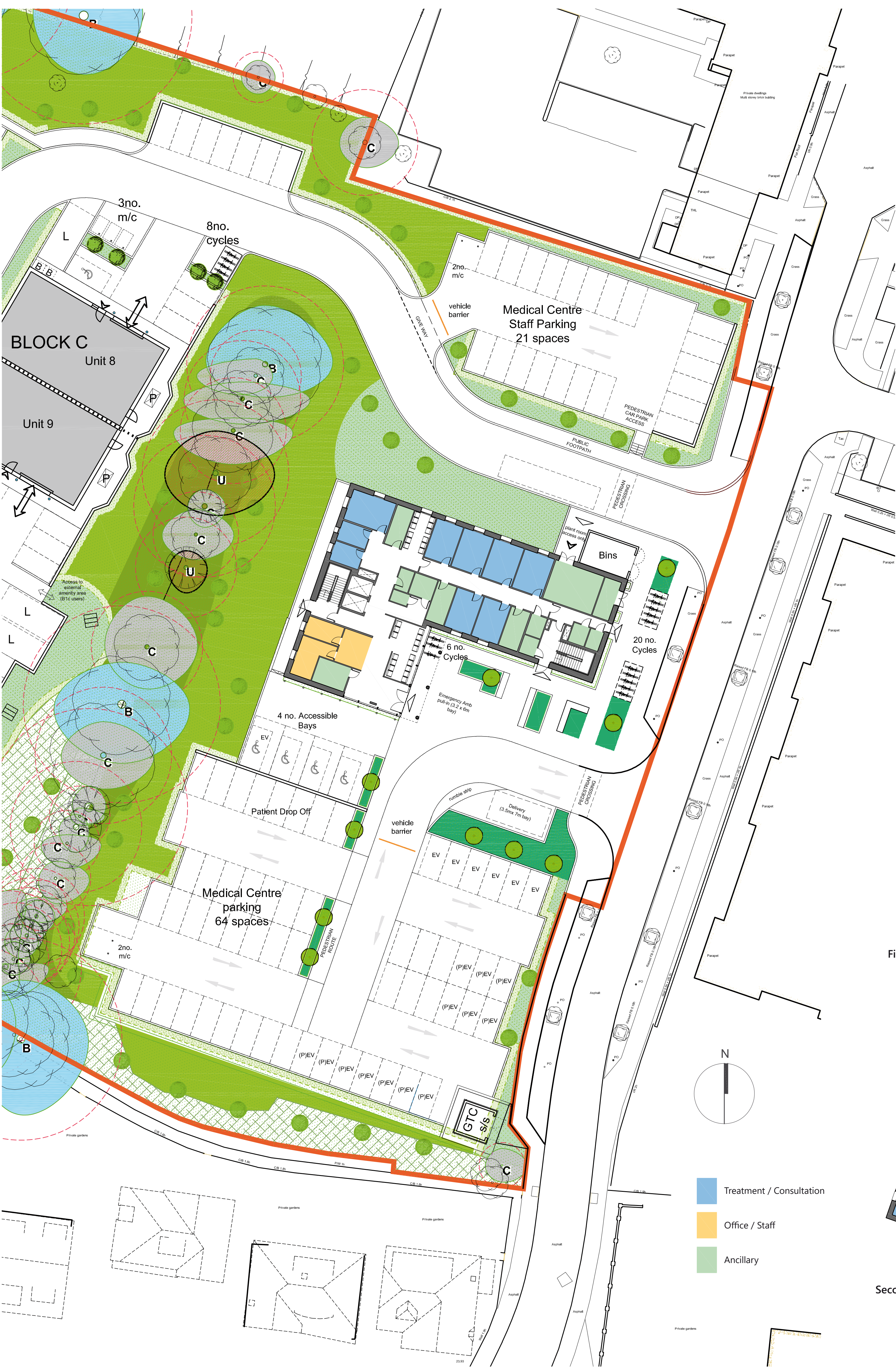
Site Strategy

- The central tree band divides the site into two parcels
- The Class E commercial units are located in the western parcel with the new Medical Centre in the eastern parcel closest to Brooklands Road
- The proposals avoid the tree root protection zones
- An existing bellmouth provides access to the Medical Centre visitor parking
- A new bellmouth to the north provides access to the Medical Centre staff car park and to the western parcel, avoiding the tree band
- The distinct points of access ensure that cross overs of Commercial and Medical Centre vehicle traffic are minimised promoting safe access
- The Medical Centre is clearly visible from Brooklands Road
- Accessible parking and drop off areas adjacent to reception
- Parking provision assessed on ESCC guidance and staff questionnaire
- Cycle parking is provided in shelters immediately in front of the building
- Public forecourt provides a landscaped amenity to both visitors and Medical Centre Staff
- Commercial buildings located in an area with greatest separation from the residential properties on Barnhorn Road (closest property 34m from the rear of Block A units)
- Commercial buildings arranged as a courtyard, minimising noise breakout
- Landscape strategy looks to reinforce site perimeter planting (see Landscape and Ecology proposals board)

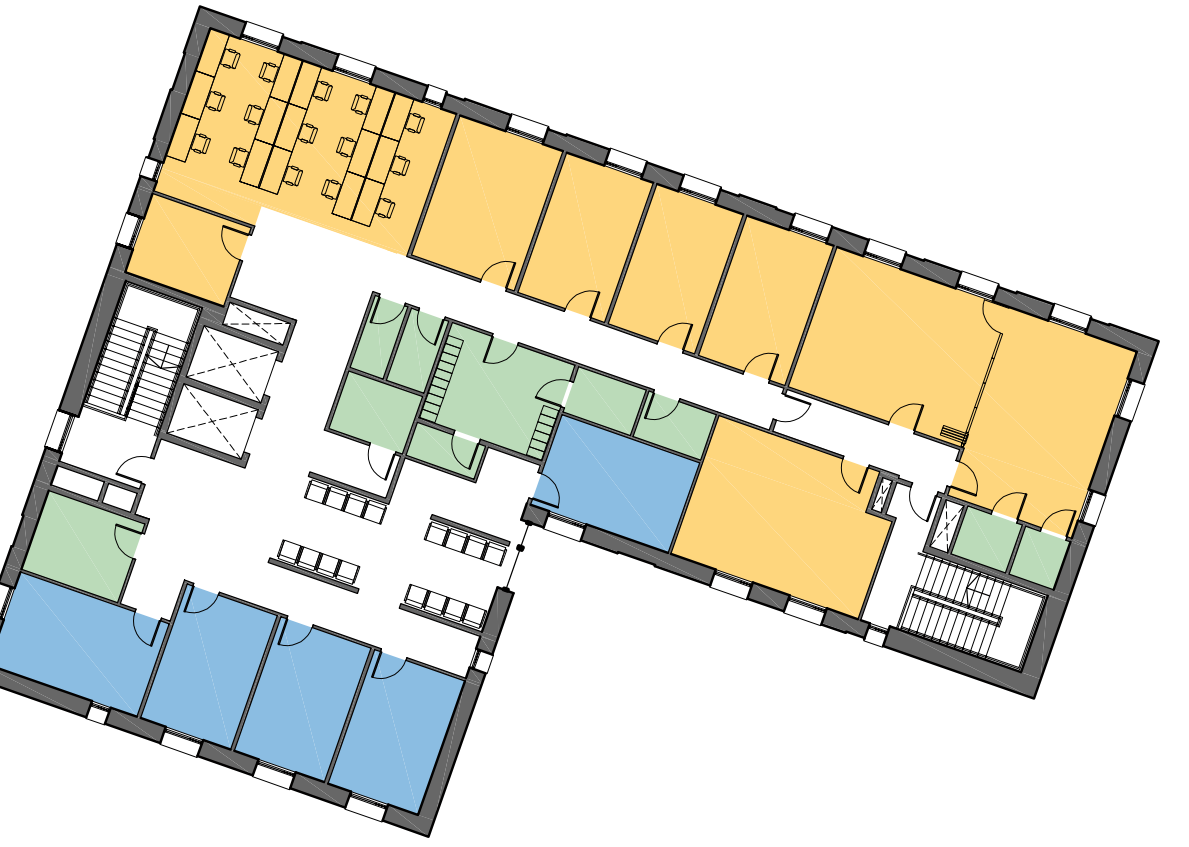


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3. Medical Centre



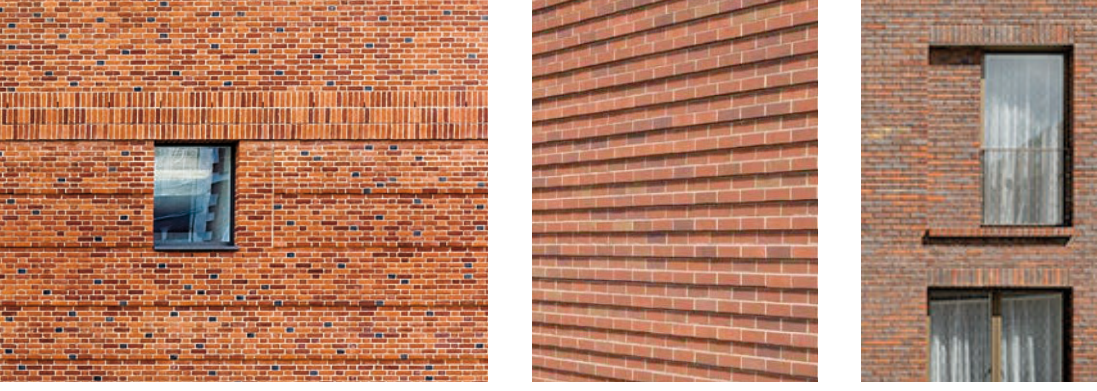
- 19 Consultation Rooms
- 6 Treatment Rooms
- Office Administration
- Changing Places Facilities
- Hot & Cold Zones – future proofing for other pandemics whereby those presenting with symptoms can access a distinct zone within the Medical Centre
- BREEAM Excellent
- All heating and hot water production utilises high efficiency air source heat pumps. All electrically driven in-line with the governments Net-Zero Strategy 2021
- On-site generation of electricity via Solar PV panels
- 91 parking spaces including:
 - 4 accessible bays
 - 21 staff spaces
 - 9 electric vehicle charging spaces
 - Motorcycle, ambulance and delivery bays
- 24 Cycle Spaces



Material Palette

External Walls

Brick - Red- standard and textured

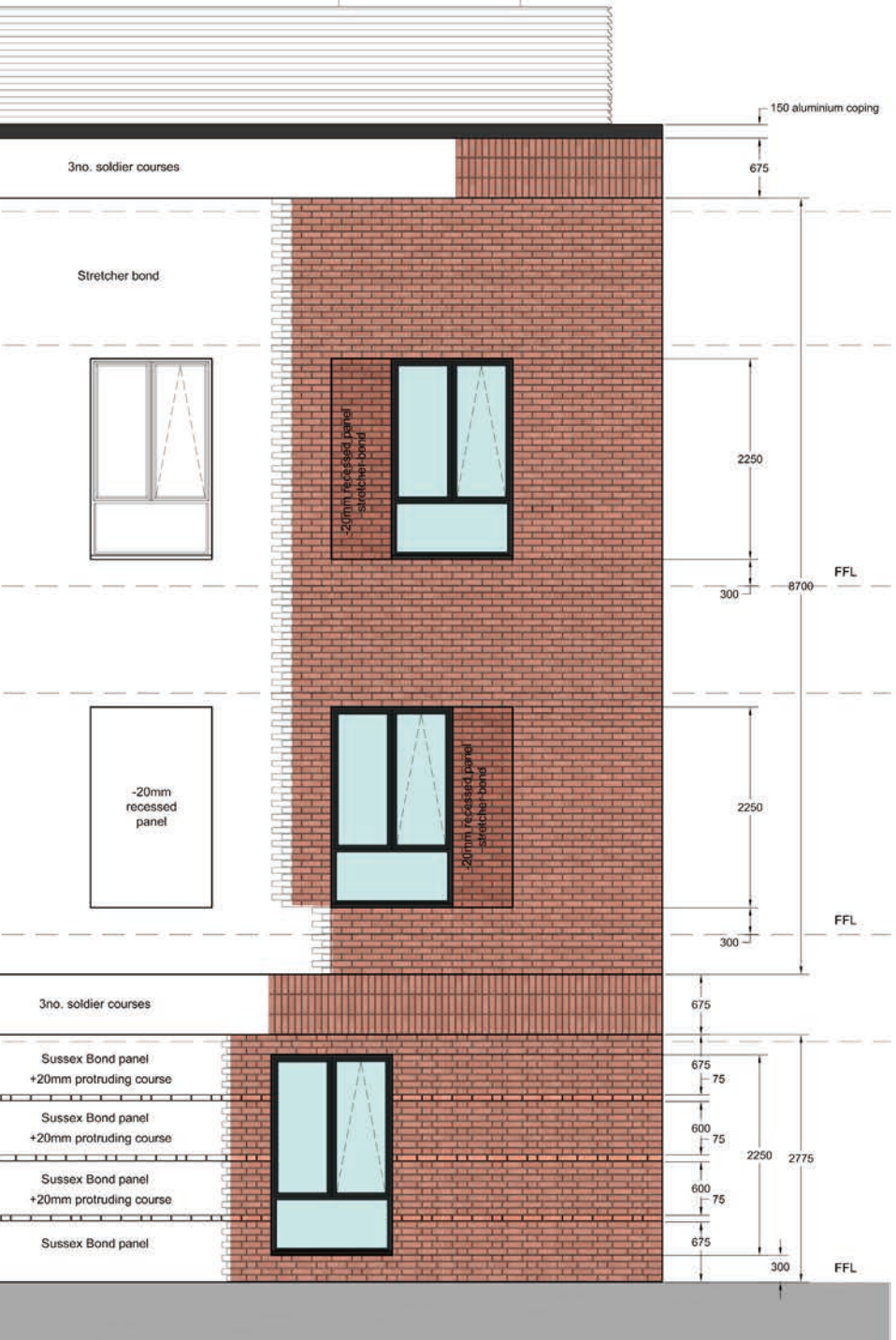


Green Living Walls - Cassette System



Roofs

Green Roofs combined with Photovoltaics - Biosolar



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4. Employment Space (Class E)

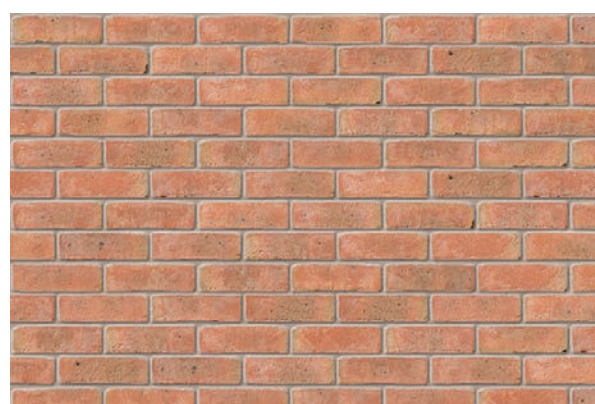


- Up to 9 units
- c2000sqft – 2500sqft (units can be configured to allow a single tenant to take up to 10,000sqft)
- Air Source Heat Pump ready for tenant fit-out
- Energy efficient - exceeding current Building Regulations
- 63 parking spaces including:
 - 9 accessible bays
 - 6 electric vehicle charging spaces
 - 9 van bays
 - 3 motorcycle bays
 - 14 Cycle Spaces

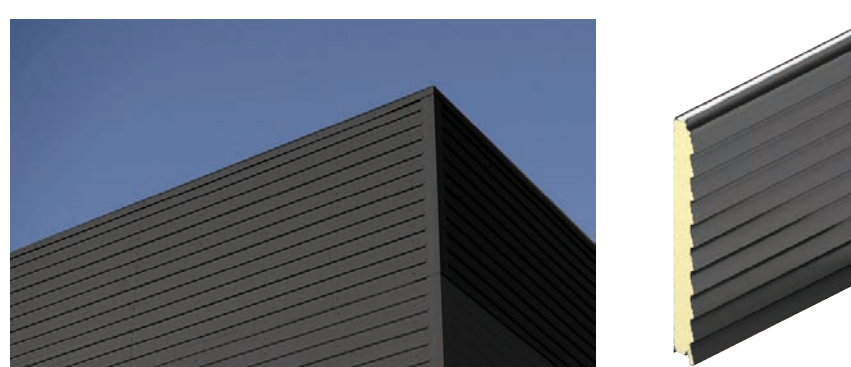
Material Palette

External Walls

Brick - Red

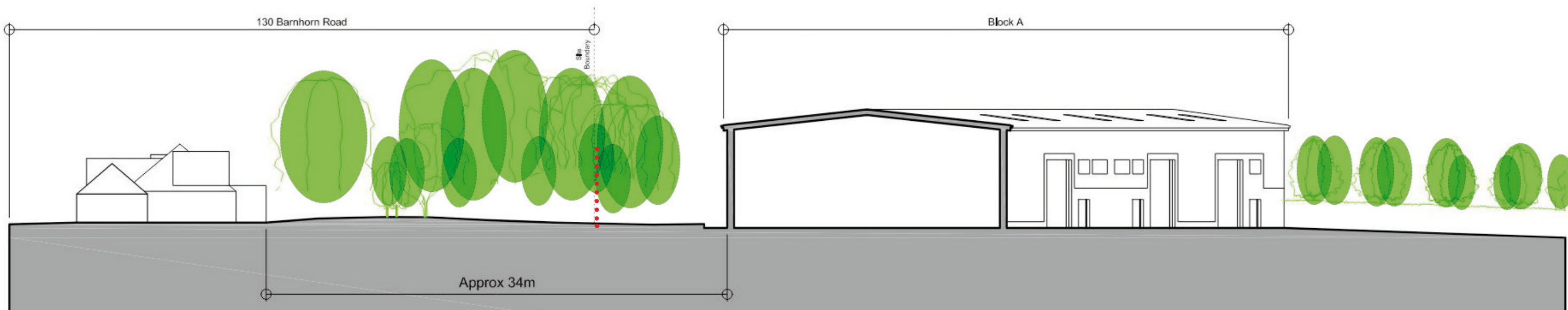


Insulated (composite) cladding: steel faced, horizontal profile - Dark Grey/Black

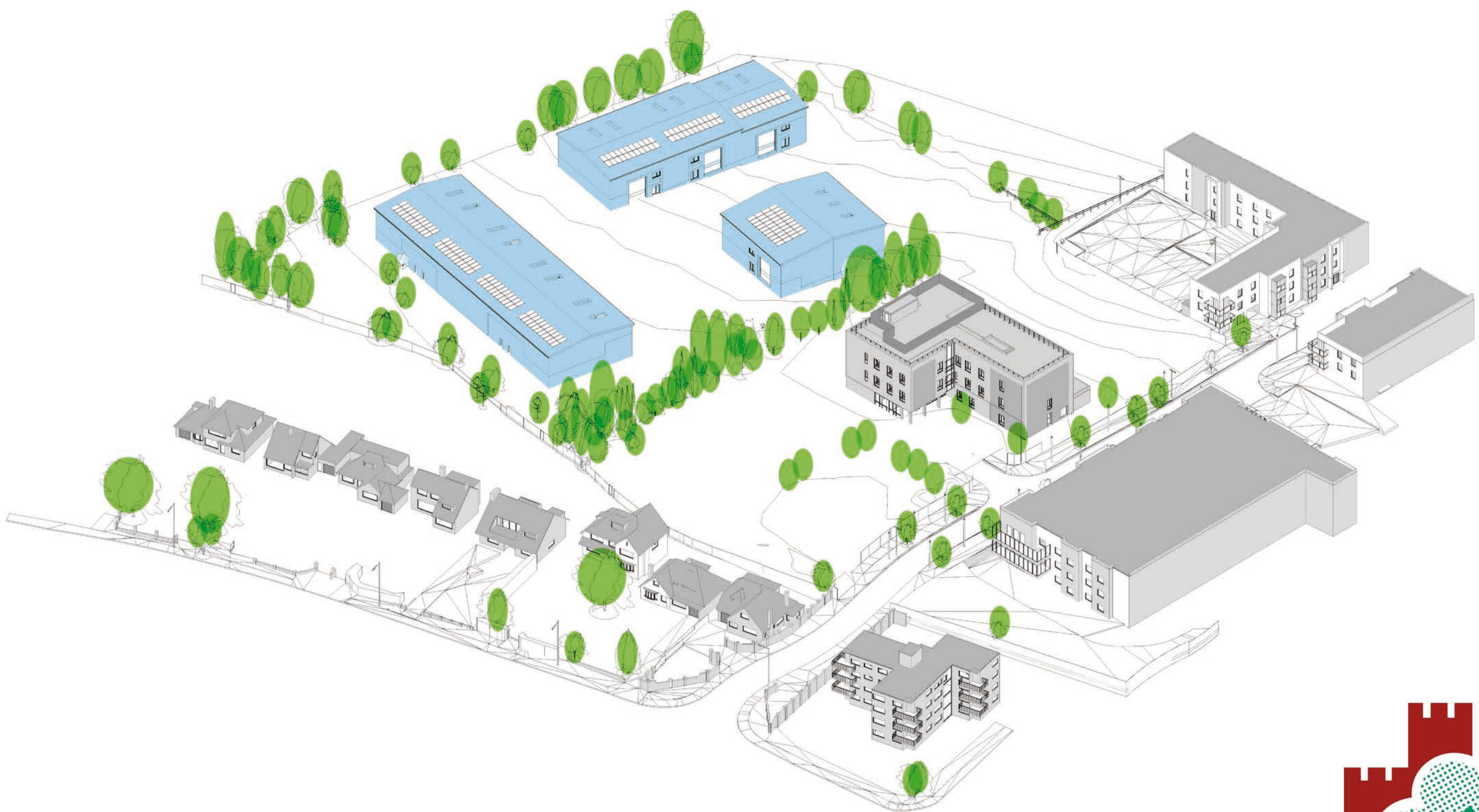
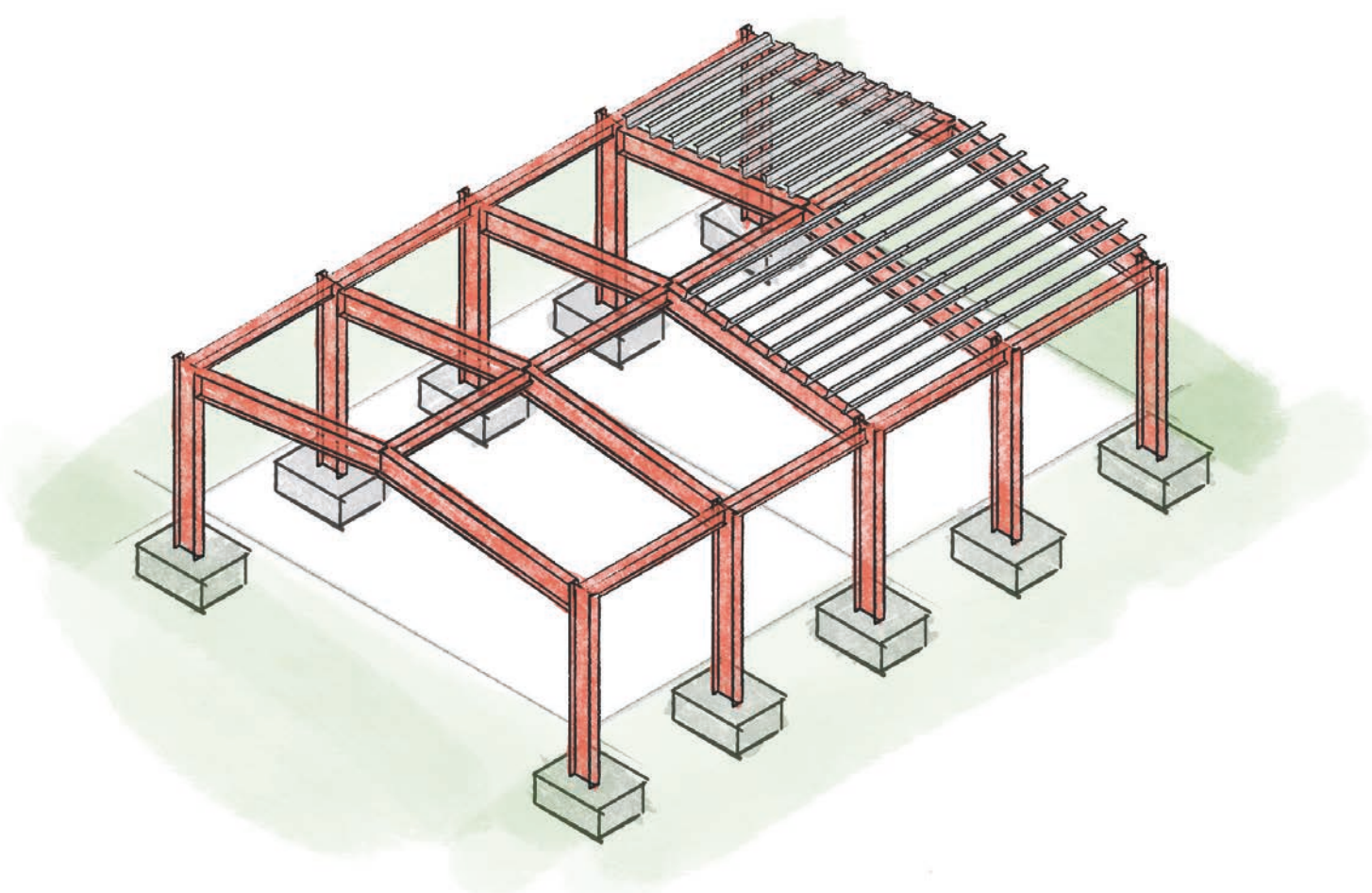


Roofs

Insulated (composite) cladding: steel faced, trapezoidal profile, with integrated rooflights - Light/ Mid Grey



Proposed Section A-A



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5. Landscape & Ecology



Character and Identity

The landscape scheme proposals would seek to reflect and enhance the local landscape context while providing identity and character to the proposed development.

Ecological design of the site will be to enhance the local ecological features around the site. This will include retaining the central tree belt, with known bat roosts. Arisings will also be retained and stacked onsite.

Habitat Creation and Biodiversity

The planting scheme would incorporate native species habitat creation providing structural ecological connectivity and biodiverse species-rich planting beneficial to local wildlife. Planting would be informed by specific ecological recommendations in order to benefit protected species such as birds, bats, and reptiles.

Ecological design of the site will involve the creation of native hedgerows, native wildflower grassland, biodiverse green roof, and green walls, which will provide ecological connectivity to the wider ecological areas. The habitats created will use a % of native species, which will be species-rich planting, beneficial to local wildlife.

Health and Wellbeing

The scheme would include feature planting areas to the scheme frontages and areas of circulation with safe, attractive, accessible amenity space for those employed or visiting the site, promoting health and well being. Existing vegetation surrounding the site is to be retained and protected reinforcing continued sense of place while maintaining features of ecological value.

Ecological design of the site will include wildflower grassland, trees, and green roofs which will provide an accessible amenity space for those employed or visiting the site, promoting health and well being. Plus, the site will include bird and bat boxes, which will also promote health and wellbeing.

