



## Proposed Community Diagnostic Centre



Image Credit: AD Architects

# Welcome to our public consultation

## Proposed Community Diagnostic Centre



The Princess Alexandra  
Hospital  
NHS Trust



**We are pleased to have the opportunity to share with you our development proposals for a proposed Community Diagnostic Centre and ancillary works at St Margaret's Hospital, Epping.**

**Our public consultation gives you an opportunity to find out more about the scheme and tell us what you think.**

**We welcome your feedback on the scheme, which will help us to develop our proposals. Any comments relating to the plans outlined here will be gratefully received.**

**The team working on the scheme proposals are:**



**Lawson Planning Partnership Ltd (LPP)**  
are co-ordinating the preparation & submission of the planning application.



**Gardiner & Theobald (G&T)**  
are the project managers, overseeing the project from inception to completion.



**AD Architects (AD-A)**  
are designing and preparing the scheme proposals.



**Morgan Sindall (MS)**  
are the main contractors who will undertake the construction and renovation outlined in the proposals.



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# Clinical need for development

## Proposed Community Diagnostic Centre



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St Margaret's Community Hospital is owned by NHS Property Services Ltd with The Princess Alexandra Hospital Trust (PAHT) leasing a large proportion of the site for healthcare purposes.

Significant investment in healthcare facilities and services is taking place by PAHT to improve care and experiences for patients in Harlow, Epping, Bishop's Stortford and the surrounding areas.

A strategic vision for the Trust which has been awarded government funding is to provide a Community Diagnostic Centre (CDC) at St Margaret's Hospital to improve services and increase the existing diagnostics capacity.

The creation of a CDC at St Margaret's Hospital will enable timely access to diagnostics for the local community, addressing health inequalities.



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# Site context

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# The proposed development

## Proposed Community Diagnostic Centre



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The provision of a new Community Diagnostic Centre at St Margaret's Hospital will support quicker and more local access to diagnostics tests close to patients' homes.

The new CDC will involve extended opening times and additional equipment including:

- Two additional computerised tomography (CT) scanners.
- Extended hours for X-rays.
- New ultrasound equipment.
- New cardiology equipment.
- New respiratory equipment.
- Relocated MRI scanner.
- More phlebotomists to be recruited – increasing the number of blood tests that can be carried out.



**New plans to offer quicker and more local access to diagnostic tests.**



The CDC will significantly improve the experience for patients accessing diagnostic services, enabling the community to be seen more quickly and closer to their homes, with more options for appointment times that are convenient for them.

This aims to have further benefits of contributing to the NHS's net zero ambitions by providing multiple tests at one visit, reducing the number of patient journeys and helping to cut carbon emissions and air pollution.





## Pre-application engagement has taken place with Epping Forest District Council and Essex County Council Highway Authority.

The main feedback received was:

- The principle of the development is considered acceptable;
- The proposed location of the CDC and the new building is considered appropriate;
- The scale and flat roofed design of the proposed building, with roof top plant is considered suitable;
- The loss of car parking spaces to facilitate the CDC is considered acceptable due to the remaining capacity at the hospital;
- Compensatory tree planting will be required as part of the proposed landscaping scheme;
- A signage strategy will be required to assist in directing patients to the new facility; and
- A Habitat Regulations Assessment will be required to be undertaken to support the planning application.

Further work following the pre-application engagement process has resulted in the scheme proposals shown within this public exhibition.



# The proposed development

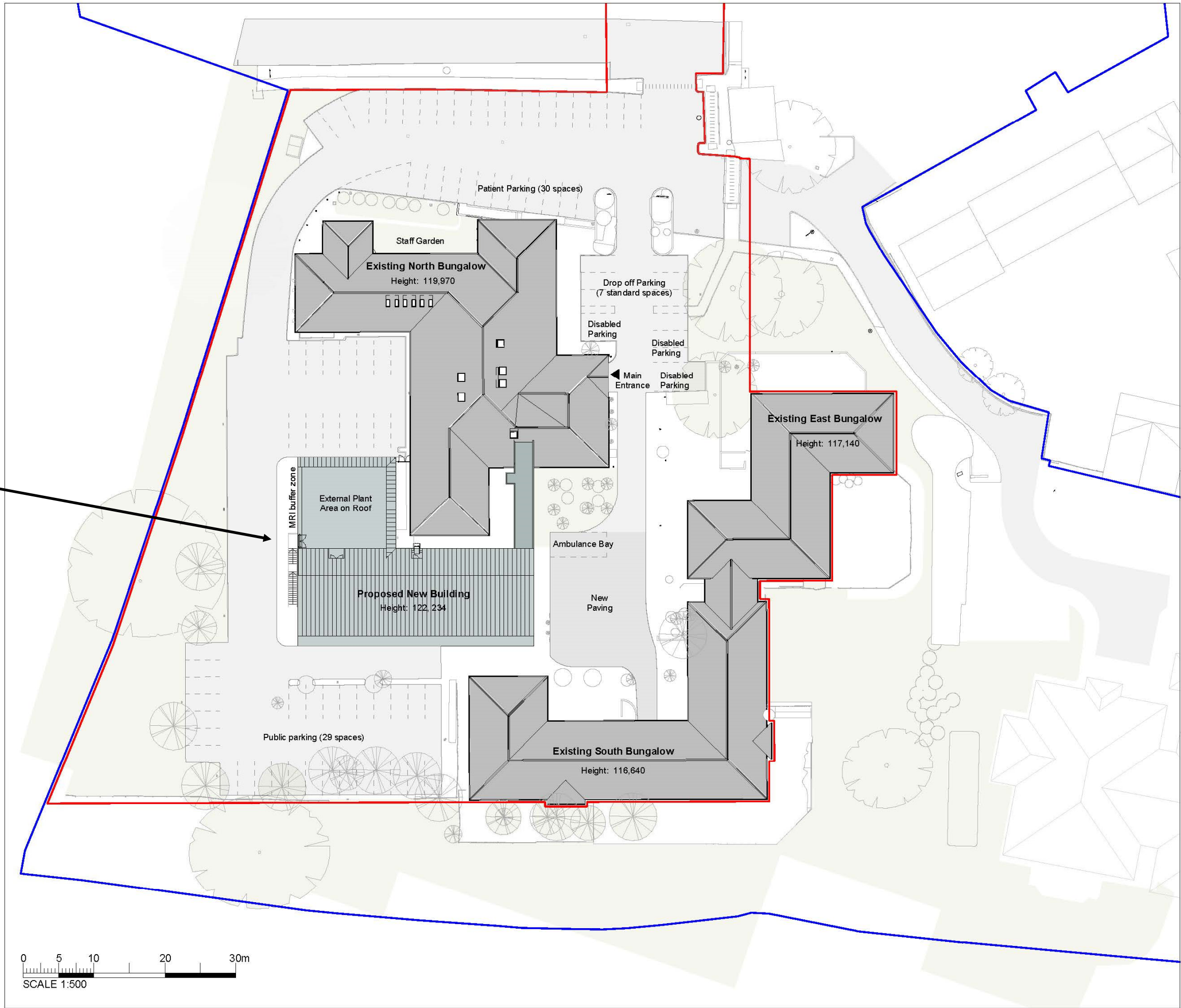
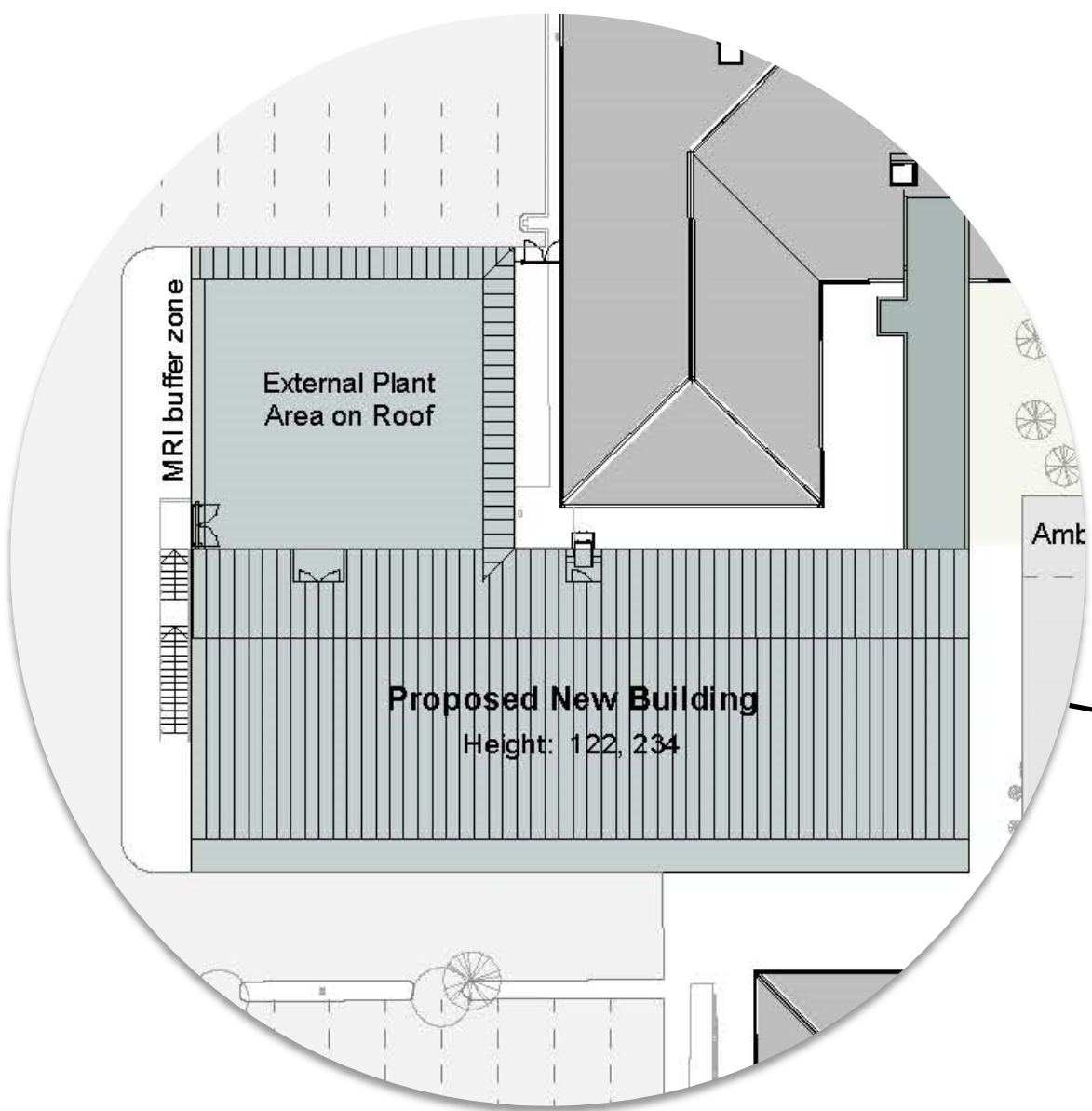
## Proposed Community Diagnostic Centre



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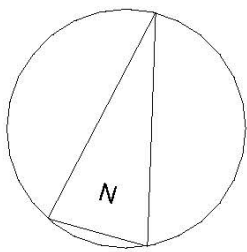
### Proposed block plan



- Land owned by NHS Property Services Ltd
- Site
- Existing Buildings
- New Buildings

Total parking spaces:  
67 + 3 disabled parking (lost 49 spaces)

Note:  
- North Bungalow GIFA = 894m<sup>2</sup>  
- New Radiology Building GIFA = 684m<sup>2</sup>



Proposed Site Plan

1 : 500

**AD ARCHITECTS**  
PART OF SWECO



# The proposed development

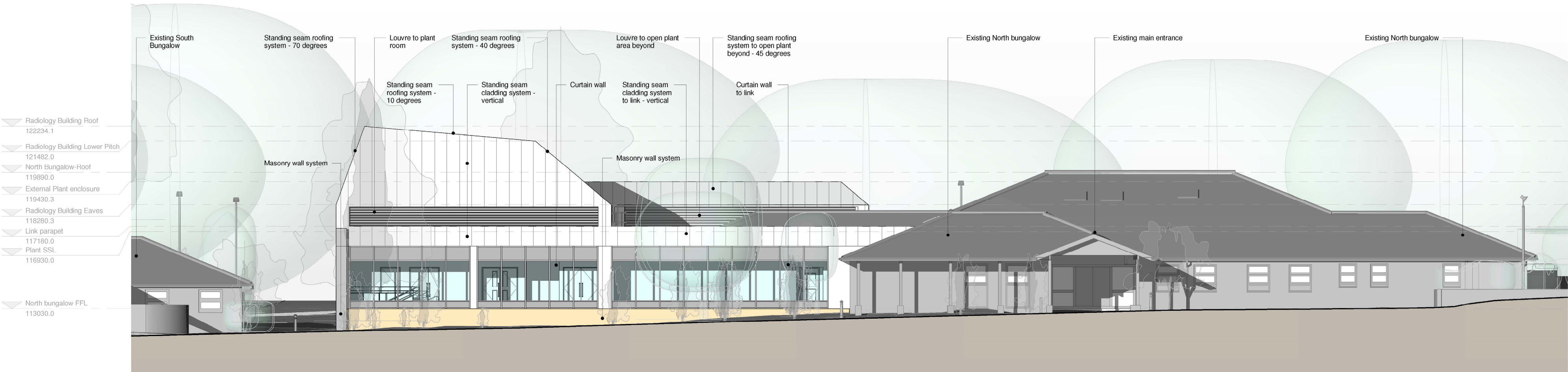
## Proposed Community Diagnostic Centre



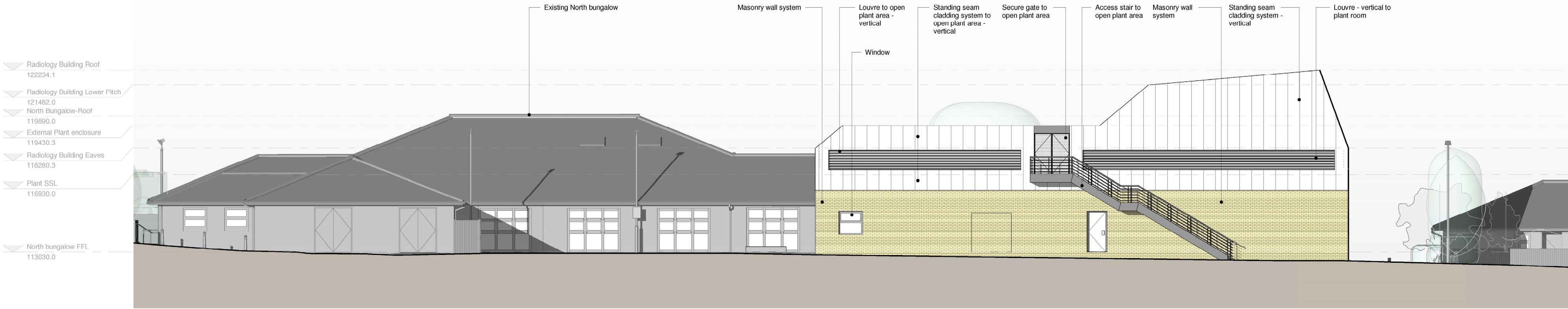
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## Proposed elevations



**1 East Elevation**  
1:100



**2 West Elevation**  
1:100

Work in progress - east and west elevational views



# The proposed development - phasing

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The development is  
proposed to be undertaken  
in three phases.

### Phase one

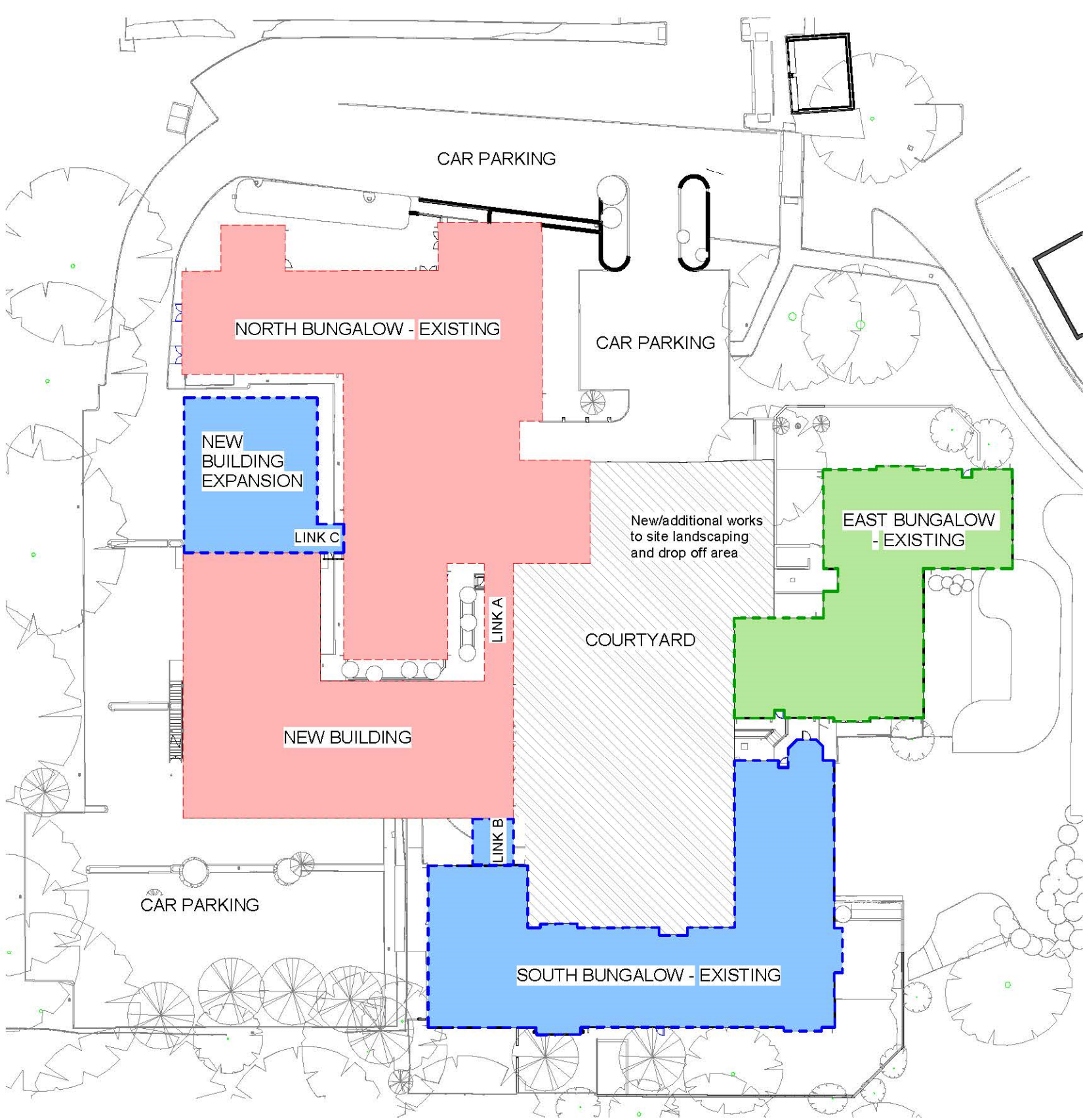
Proposed new building with roof top plant and internal refurbishment works to North Bungalow with associated link. Supporting infrastructure and landscaping provision.

### Phase two

Proposed additional new build element and associated link to South Bungalow and internal refurbishment of part of South Bungalow.

### Phase three

Internal refurbishment of the remainder of South Bungalow.



#### DEVELOPMENT PHASES

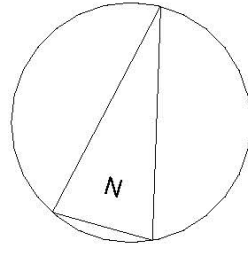
- PHASE 1
- PHASE 2
- PHASE 3

#### PHASE 1 BUILDING GROSS INTERNAL FLOOR AREAS (GIFA)

NORTH BUNGALOW Refurbished Existing Total	893m <sup>2</sup>
NEW BUILDING INC. LINK New Build Total	680m <sup>2</sup>

#### FUTURE PHASES BUILDING GROSS INTERNAL AREAS (GIFA)

NEW BUILDING EXPANSION New Build Total	TBC
SOUTH BUNGALOW Existing Total	671m <sup>2</sup>
EAST BUNGALOW Existing Total	401m <sup>2</sup>



Proposed - Phasing Plan

1 : 500

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# The proposed development - phase one

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The development proposals for phase one of the scheme are as follows:

- Erection of a building and link to the North Bungalow comprising approximately 600sqm of floorspace to provide a relocated radiology facility.
- Reallocation of existing car parking area to the east of North Bungalow to provide a drop off zone for patients/visitors and dedicated disabled parking.
- Staff and patient/visitors' car and cycle parking.
- Potential dedicated ambulance parking.
- Reconfiguration of western and northern car parks for patients/visitors and staff.
- Provision of rooftop plant.
- Provision of supplementary landscaping.

The existing North Bungalow will also be subject to internal refurbishment to provide the following healthcare services:

- Blood tests
- Main reception
- Outpatient services
- Staff support and changing facilities



Work in progress - Phase 1 3D view

The planning application proposals relate to phase one only and meet the Trust's immediate needs and the challenges posed by elective recovery rates.



# The proposed development - key benefits

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### Some of the key benefits associated with the development include:

Timely access for all patients (who have cancer and who do not have cancer) including early diagnoses.

Reduced travel for local residents.

Situated within an optimum location on the site, minimising impact on local residents.

Reduction in acute hospital visits and waiting times for test results.

Achievement of the 28-day Faster Diagnosis Standard.

Improved patient and staff experience of the physical environment within a modern diagnostic setting.

Contribution to NHS net zero ambitions for carbon emissions and air pollution.

Effective co-location of diagnostic services and streamlined diagnostic pathways.

Repurposing of vacant land and buildings.

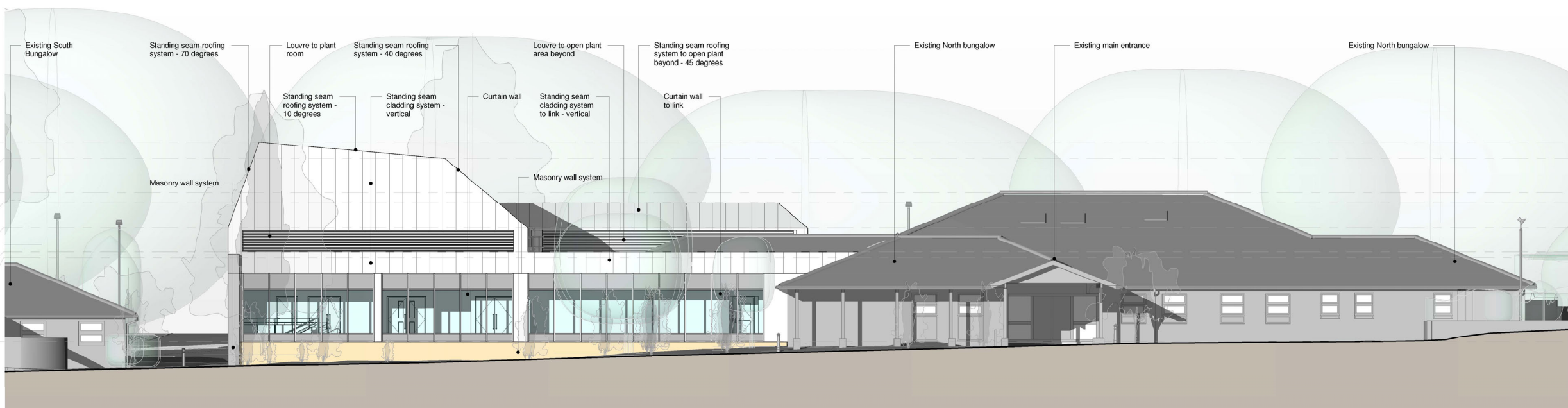
Improvements to the healthcare provision for the community.

Development integration with the existing hospital campus.





The new building is detailed and designed to sit comfortably with the surrounding structures.



The roof shape is designed to resonate the existing pitched roofs of the buildings in Spencer Close. The new building houses large diagnostic equipment that requires a larger floor to ceiling height.

The location for the phase one development has been carefully considered by the Trust, having regard to the strategic vision for its estate.

Patient experience is a key consideration here. The interior design strategy will consider patients with visual impairments and dementia-like conditions, providing a fully accessible, safe, but also pleasant environment to visit.

The appearance of the existing North Bungalow will remain largely unchanged. The existing main entrance will be retained, and minimal changes will be made to existing windows and doors.

The proposed development is considered to be the optimum position due to the existing building being vacant, being capable of accommodating an extension and related clinical adjacencies. The plans shown are 'work in progress'.

The roof shape is designed around the mechanical plant room servicing the diagnostic equipment, but configured to minimise the impact of the new building from the predominant views from the north, the entry to the Community Diagnostic buildings' site and from the nearest residential houses away to the west of the site.





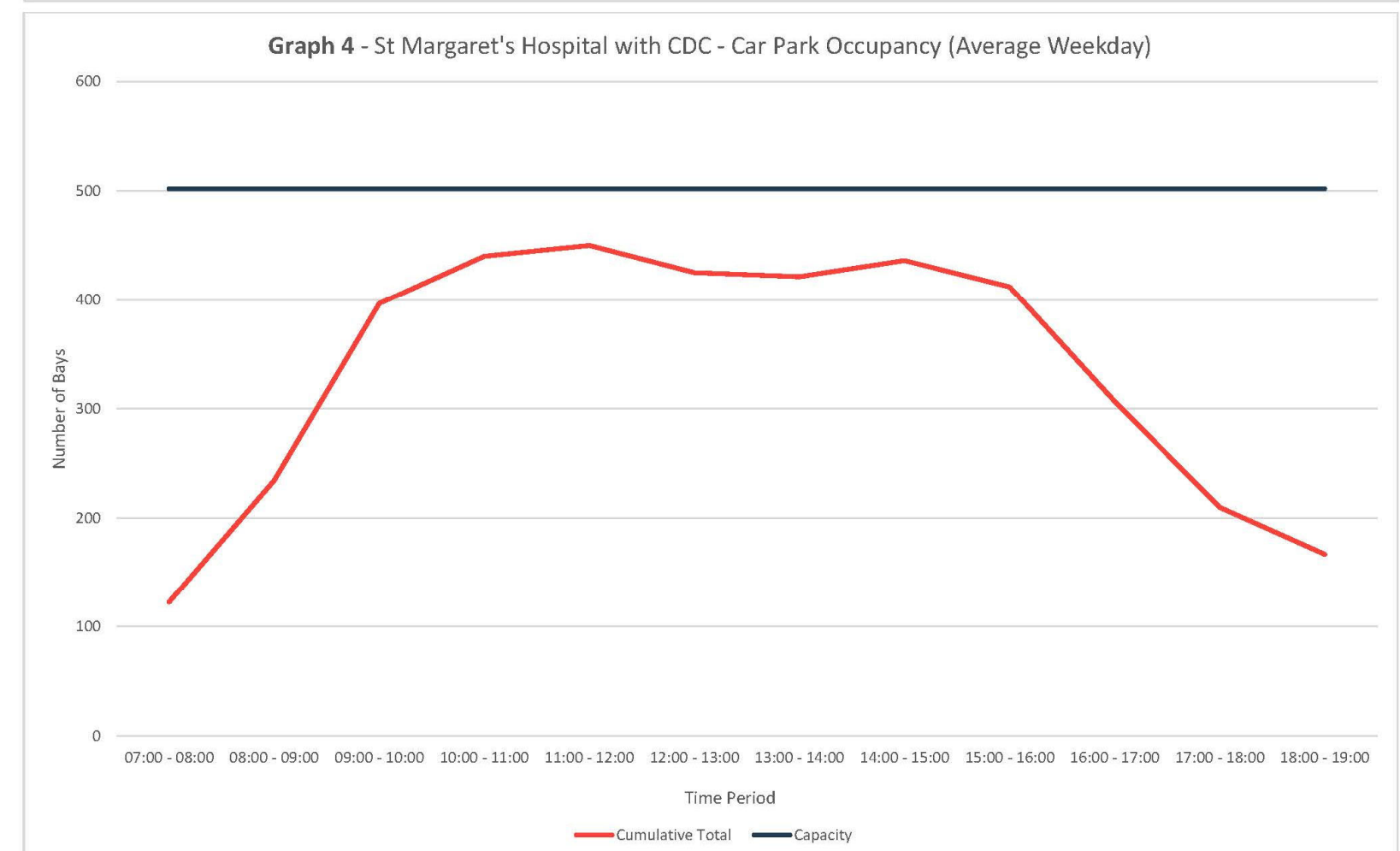
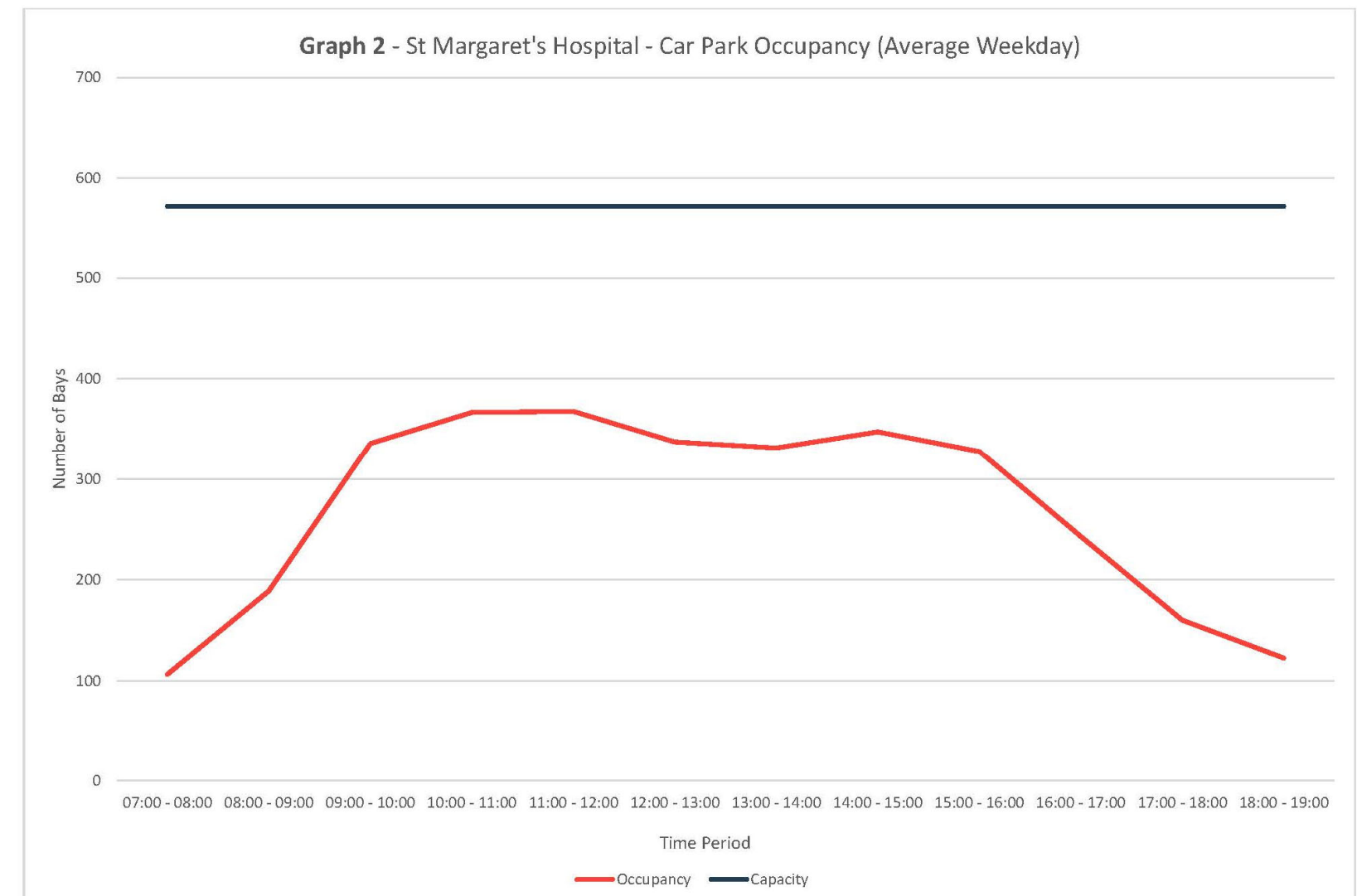
**The proposed scheme will deliver disabled parking provision, a drop off zone and ambulance parking as well as patient/staff car and cycle parking.**

The proposed new building will be sited on an existing car park, resulting in the loss of 70 parking spaces. Parking surveys were undertaken in June 2023 which demonstrate that parking at St Margaret's Hospital will continue to have sufficient car parking capacity during peak periods.

Therefore, car parking will be available at the site at all times once the development has been completed.

**A Transport Statement, Parking Study and Travel Plan will be provided to support the planning application for the development.**

**The Travel Plan will contain a number of initiatives to promote sustainable travel modes and various associated initiatives to encourage the use of sustainable transport modes by patients, visitors and staff.**



This graph has been prepared based upon the scheme proposals and identifies the capacity on site following the loss of 70 spaces and the proposed increase in staff/patient numbers.

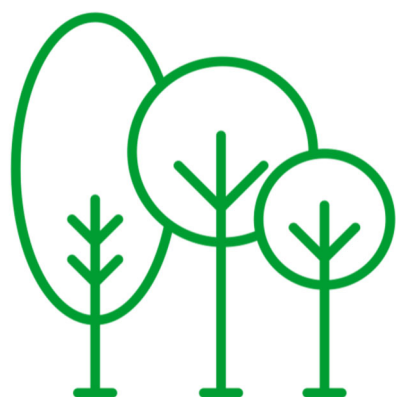


# Biodiversity, trees and landscaping

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**New soft landscaping will be provided to enhance the site.**

A small number of trees within the existing car park will be removed to facilitate the development. Any loss of existing vegetation will be minimised with replacement planting where appropriate.

There will be no loss of existing perimeter trees and hedgerows or impact on St Margaret's Wood, the Local Wildlife Site or Stonards Hill Recreation Ground.

A soft landscaping scheme around the North Bungalow and proposed new building will be included to enhance the quality of this part of the hospital site.



View of development site and tree belt to the south.



View from public footpath to the south of the development site.



View of western tree belt between Stonards Hill Recreation Ground and development site.

**The scheme layout has been informed by ecological and tree surveys.**



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# Residential amenity

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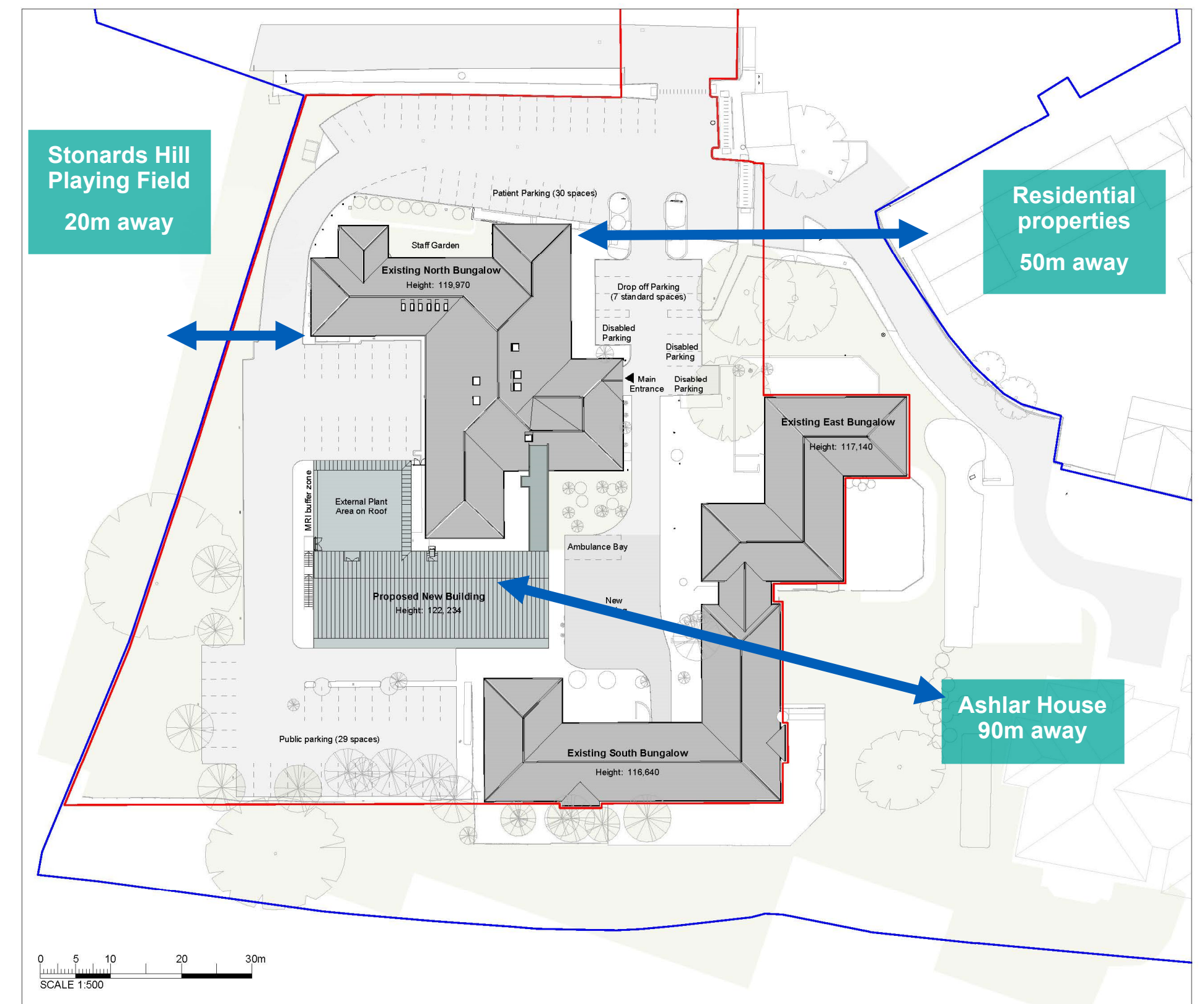
The location for the CDC has been carefully considered by the Trust following a site appraisal process.

Careful consideration has been given to the amenities of local residents, with the siting of the proposed building in a location away from all nearby residential dwellings and Ashlar House Care Home.

The new building will be sited in the only viable location for the hospital, as Spencer Close is currently vacant, and is capable of accommodating an extension and related clinical adjacencies.

There will be a distance of approximately 70m between the new building and the nearest residential area to the north east which is located on the opposite side of the existing North Bungalow.

**Any rooftop or associated plant would be attenuated, and a noise assessment will be provided to support the planning application.**



Note: Distances are approximate



# Timescales and next steps

## Proposed Community Diagnostic Centre

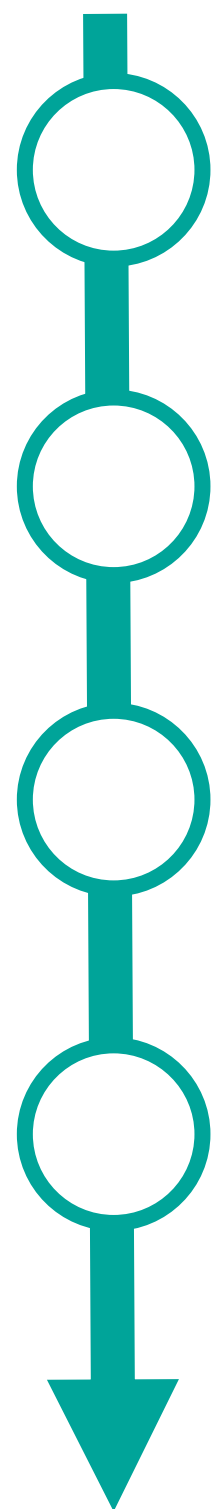


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**A planning application will be submitted for phase one of the CDC development covered by this public consultation.**

### Next steps:



Review and consideration of public consultation comments and include updates to scheme proposals.

The planning application will be submitted to Epping Forest District Council in **February 2024**.

Subject to securing full planning permission, the proposed development is due to commence construction in **September 2024**.

It is estimated that the project will be completed and operational in **Summer 2025**.





# Public consultation: we welcome your views

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## Thank you for viewing our public consultation.

Your views are important to help us develop the proposal, and we welcome your comments on the scheme.

You can also give your feedback online.

Our online  
consultation will  
be open from  
10 January to  
24 January 2024.

Link to online  
comments form:

[Click here](#)

The consultation boards will be available to view online at [www.lpppartnership.co.uk](http://www.lpppartnership.co.uk) or [www.pah.nhs.uk](http://www.pah.nhs.uk).

You can provide your comments on the scheme proposals in the following ways:

Online form: (<https://www.surveymonkey.co.uk/r/9GN6T63>)

Telephone: 01206 835150

Email: [consultation@lpppartnership.co.uk](mailto:consultation@lpppartnership.co.uk)

Post: Lawson Planning Partnership, 884 The Crescent,  
Colchester, Essex, CO4 9YQ

*With thanks to the creators on The Noun Project for use of their icons.*



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