



Jordans Brook Development – Hucclecote Surgery

Overview

The proposed development involves the demolition of the vacant Jordans Brook House and the construction of a new doctors' surgery, a new entrance off Upton Lane, soft landscaping works along and an outline consent application for residential purposes. Detailed plans for the proposed development have been provided in this report. These indicate the proposed locations and footprints of new buildings, road and parking layouts and associated hard and soft landscaping.

The primary accommodation provided by the scheme is :

- GP Surgery (over two storey's)
- 21 Clinical spaces (made up of consult rooms, Nurse treatment rooms, HCA treatment rooms, training rooms & clean/dirty utilities)
- Ancillary Accommodation (made up of changing places facilities, reception, staff offices, staff rest and change facilities)
- New access road, new parking spaces (3 Disabled, 4 EV, 3 motor-cycle, 6 staff, 2 car shares & 11 visitor parking bays offering 29 in total excluding ambulance bay), bin and cycle storage.
- New hard and soft landscaping.

Outline consent application area;

- Consists of 8 number detached and 2 number semi-detached residential units.
- Associated off street parking (consistent with local authority parking standards), roads and footpaths, and soft landscaping.

Vision

The proposed development vision is to provide modern, HBN & HTM compliant GP facilities that meet the needs and patient numbers of the local community. This vision has been built around relocating the current Hucclecote GP surgery to address the need for more clinical space and additional treatment rooms whilst utilising the good transport links and connections to the surrounding area from the proposed site. The outline permission associated with the residential use is to ensure maximum use and redevelopment of the site.

Project Team



Surgery – Client End User



GCC



KIER Construction – Contractor



Quattro – Architects



Adams Fletcher & Partners – Quantity Surveyor/Life Cycle Assessor



EXI – Mechanical & Electrical



Hydrock – Civils & Structures



Cook Brown – Building Control Surveyor



Helios – Fire Consultant



RAPPOR – Transport Planner



MACH– Acousticians



Wild Services – Ecologist



MHP – Arboriculturist/Landscape Consultant



SOL Environments – BREEAM Assessor

Site Overview

Address

N Upton Ln, Barnwood, Gloucester GL4 3TL

Current Use

There is an existing vacant two storey building which is to be demolished to make way for the development

Vicinity

Centred on approximate National Grid Reference 386358, 217603 the site is located in the Hucclecote suburb of Gloucester, approximately 3km east of the city centre, within the parish of Barnwood. The site lies 200m south of Barnwood Road.

Beyond the site boundaries to the north is the James Hopkins Trust, a childrens' respite centre with a wooded area beyond; to the east, south and west the site is surrounded by residential properties. Access is off North Upton Lane on the eastern boundary.

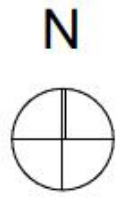


Proposed Site Plan

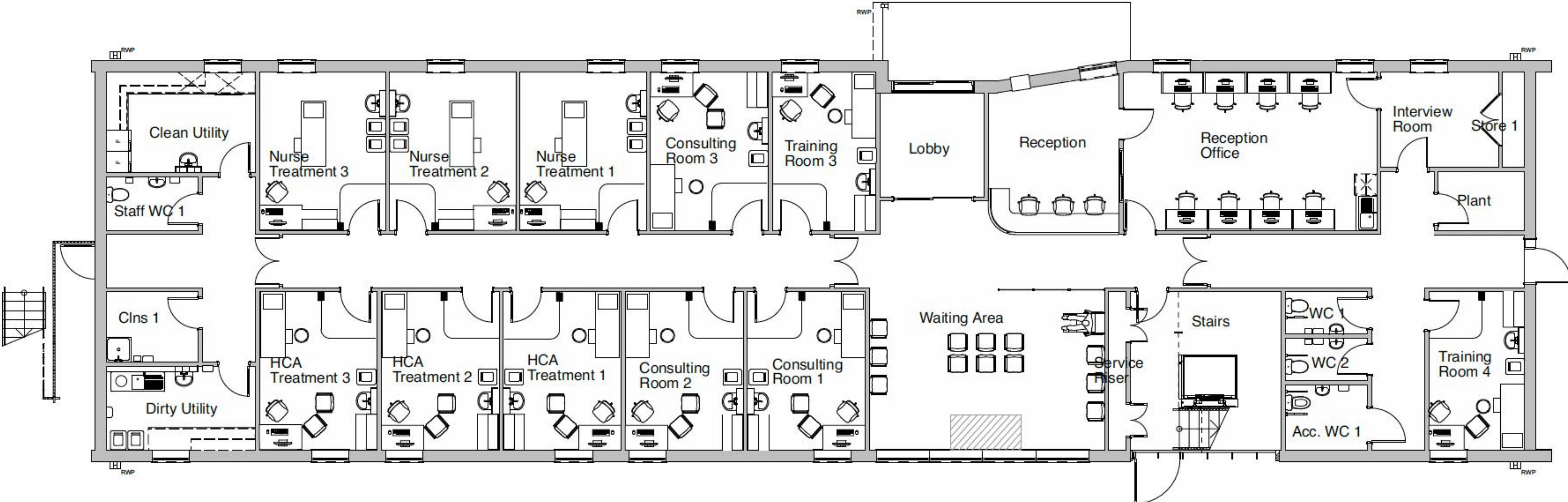


LEGEND:

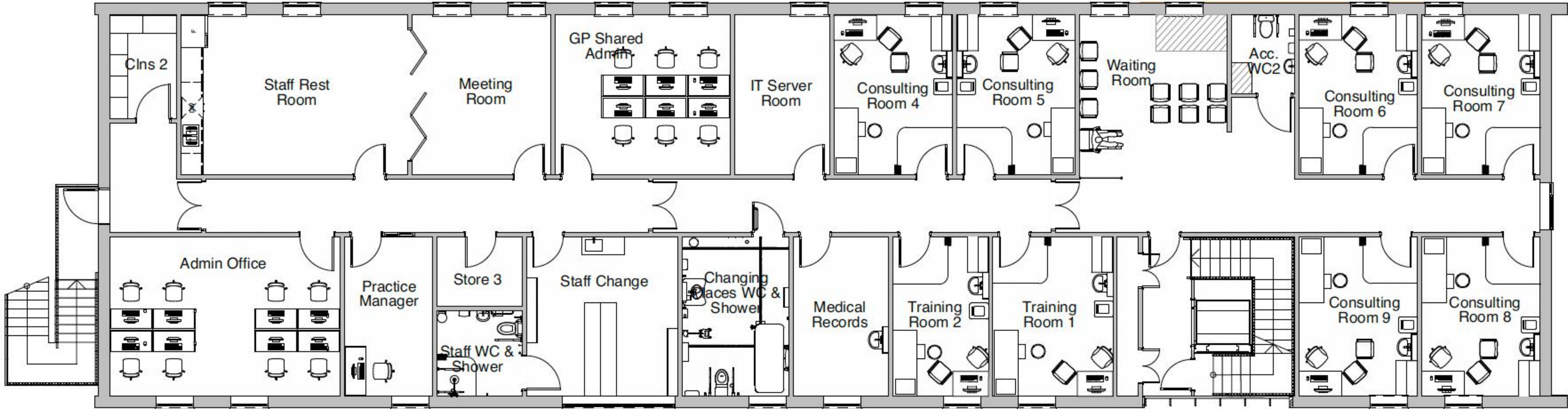
- SITE BOUNDARY
-
- SOFT LANDSCAPING**
- PROPOSED TREES
 - EXISTING TREES TO BE RETAINED
 - TREES AND VEGETATION TO BE REMOVED
 - TREE PROTECTION SPEC
 - GRASS
 - RETAINED HEDGEROWS/VEGETATION
 - PROPOSED HEDGEROWS/VEGETATION
-
- HARD LANDSCAPING**
- NEW ROAD - TARMAC
 - NEW PAVEMENT - TARMAC
 - NEW SHARED SURFACE ROAD - BLOCK PAVING
 - NEW PRIVATE PARKING BAYS - CONTRASTING PERMEABLE PAVING
 - PROPOSED FOOTPATH - MATERIAL TBC
 - EXISTING FOOTPATH
 - PARKING & LINING
-
- TOTAL No. OF BAYS**
- DISABLED PARKING BAYS: 3
 - ELECTRIC CHARGING BAYS: 4
 - MOTOR CYCLE BAYS: 3
 - STAFF PARKING BAYS: 6
 - VISITOR PARKING BAYS: 11
 - DESIGNATED CAR SHARE PARKING BAYS: 2
 - TOTAL NO PARKING BAYS: 29
-
- FENCING**
- Proposed 2000mm Close-Boarded Timber Fence
 - Proposed 1800mm Close-Boarded Galvanised Fence
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- STORE PROVISION**
- VISITOR SPACES: 18
 - STAFF SPACES: 6
 - SPEC AND CAPACITY:



Proposed Ground Floor Plans



Proposed First Floor Plans



Proposed Elevations



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

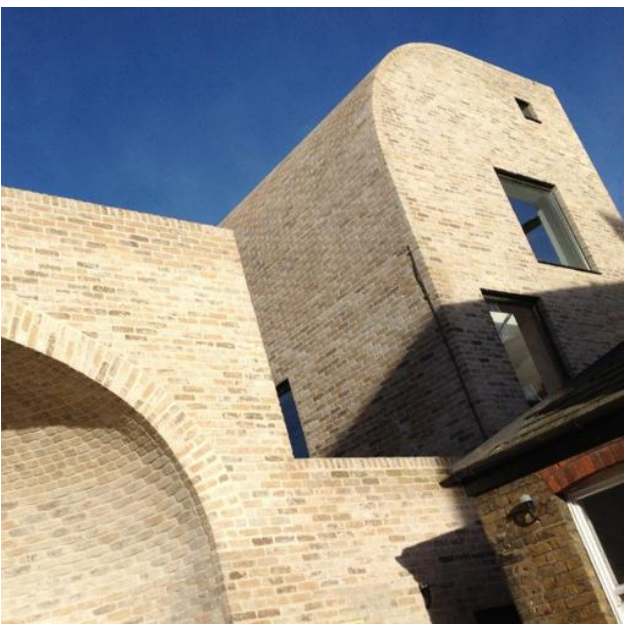
Elevations Precedent Board

Rhinestone Oak



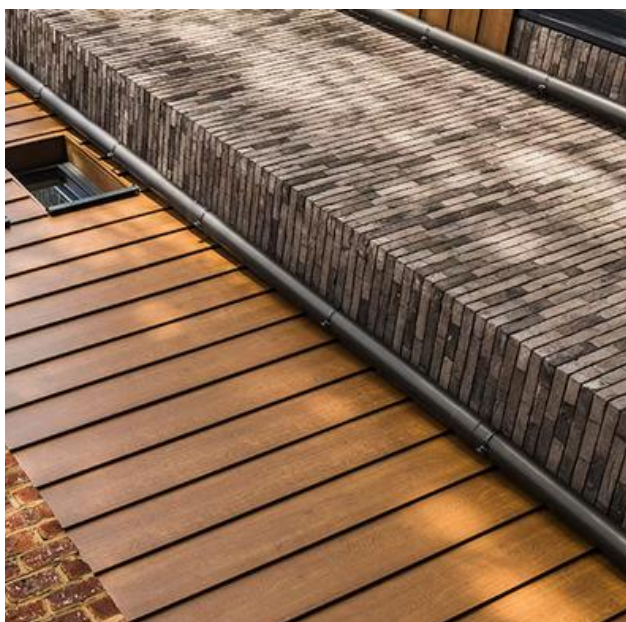
Eric Manders

St Ives Cream



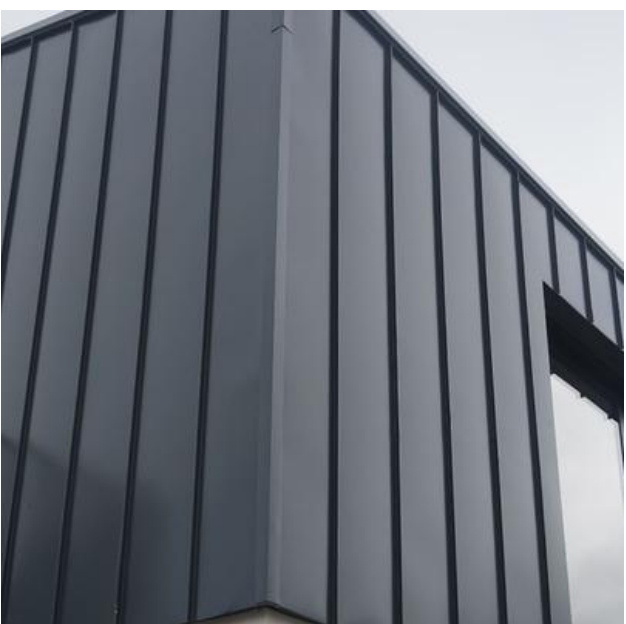
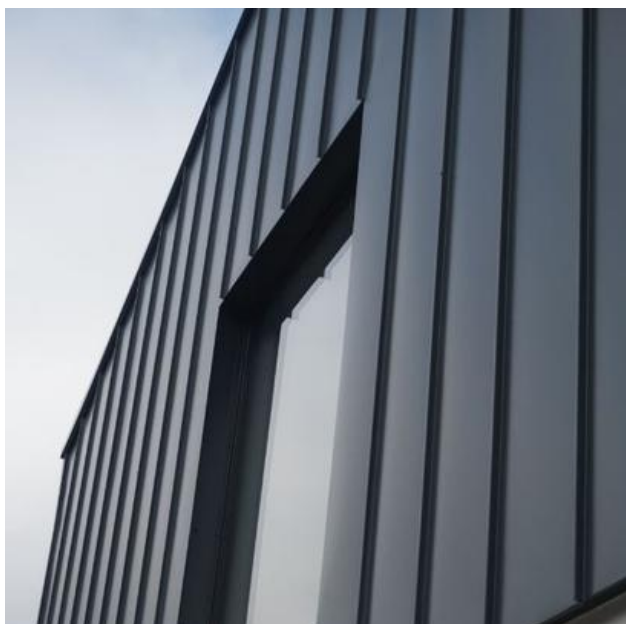
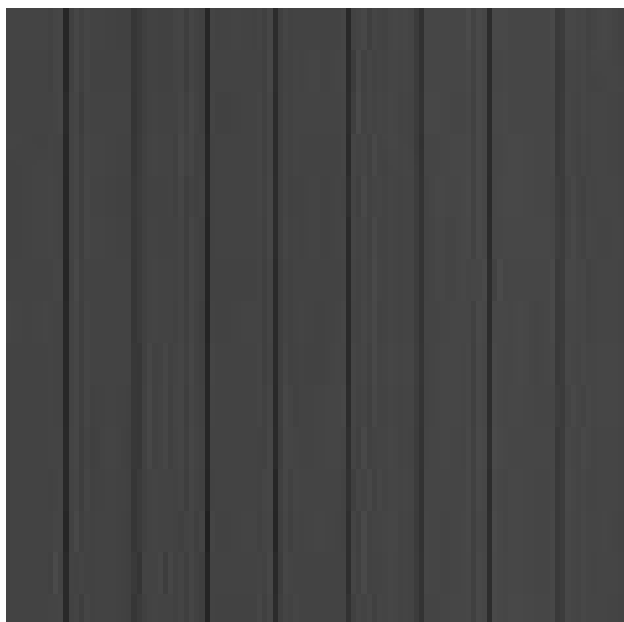
The employment

Teak - Rockpanle



De Pijl Hoeilaart

Euroclad Vieo



Stella Maris