Western Sussex Hospitals NHS
NHS Foundation Trust

Southlands Hospital
Upper Shoreham road
Shoreham by Sea
BN43 6TQ

Design & Access Statement

Proposed Removal of Boiler House (with fuel store) On North side of Harness Building

Job Ref WSHT/008

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0406/14
DATE VALID	11 APR 2014

INTRODUCTION:

The Western Sussex Hospitals (NHS) Trust is main provider of primary health care to the West Sussex area and consists of Worthing Hospital in Worthing, St Richards Hospital in Chichester & Southlands Hospital in Shoreham-by-Sea. This statement has been prepared in support of the removal of the existing Boiler House at Southlands Hospital in Upper Shoreham Road. The boiler house was completed in 2002 and was subject to Planning Application SU/24/02/TP/19672 permitted by Adur & Worthing Local Authority.

REQUIREMENTS:

Over the past few years, the Trust has maintained a policy of upgrading & modernization to fulfill its requirements to provide high quality care to its patients. At present, the existing site at Southlands Hospital is entering a period of radical change to both, renew, revitalise & improve the level of service to the patients attending the hospital. This change is being made possible by a combination of the disposal of a large area of the existing site, including the buildings and/or rationalizing services with Worthing Hospital nearby. This process of change is at present the subject of consultation by both the Trust and Adur District Council.

In order to progress with these planned changes, the existing Harness building is being progressively emptied and closed down. Therefore, the Boiler House will become surplus to requirements.

PROPOSAL:

The building is of steel framed construction clad with profiled, galavanised sheeting to the exterior walls and roof, on a concrete base. (See yellow building within photographs 1-3 enclosed). The boilers within the building, the building itself and the fuel tanks adjacent are in an excellent, well maintained condition and are suitable for many more years' service. Therefore, the Trust has been making enquiries over the last few months to find a prospective buyer for the structure & contents. This process has been completed with some success and a buyer has been found.

The boilers, once decommissioned will be removed and taken away from site along with all its associated pipework and ancillaries. The same process will also apply to the fuel tanks adjacent. Once that process is complete, the external shell of the building will be dismantled and removed from site.

It is intended that the building will be reduced to ground level, with all service supplies such as M&E and Electricals capped and/or disconnected where appropriate and all excavation holes & trenches filled to ensure that the site returns to a safe condition.

The buyer that has been found is experienced in this process and has carried out many similar operations with great success. Should the Local Authority require documentation and/or suitable Health & Safety documentation, then this can be supplied if required.

SITE & SURROUNDINGS.

The site area lies within an existing car parking area which in turn lies well within the boundaries of land owned by the Western Sussex Hospitals Trust. The Southlands site covers a total area of some 4.24ha. And serves Shoreham-by-Sea and its surrounding areas.

The site has been updated on a regular basis to keep up with the growing needs of the local community and also the requirements of the NHS and Local Health Authority, with the most recent being the refurbishment of the Day Services Unit.

It is envisaged, that after the now redundant buildings on the Western side of the site are disposed of, the remaining buildings, i.e. R&R North & South Blocks, The Day Services Unit, Theatres & Pharmacy will be re-furbished to improve an already high standard of care.

The Western Sussex Hospitals Trust has a policy of continuing to evolve and adapt to suit future needs.

SITE PHOTOGRAPHS:

1. Car park & Boiler House, facing West



2. Car Park & Boiler House, facing South



3. Car Park & Boiler House, facing East

