



THE SCOTTISH OFFICE

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National Health Service in Scotland Management Executive

St. Andrew's House
Edinburgh EH1 3DG

Dear Colleague

SCOTTISH HOSPITAL PLANNING NOTE 45 EXTERNAL WORKS FOR HEALTH BUILDINGS

Summary

1. This letter announces the publication by the Scottish Office of Scottish Hospital Planning Note (SHPN)45. SHPN45 is the lead document to be used in association with its Health Building Note (HBN) counterpart published by the Department of Health. Copies of the SHPN and HBN are enclosed for your information and use. Further copies are available through HMSO priced at £4.95 for SHPN45 and £50.00 for HBN45.

2. Annex 1 to this letter describes the scope of SHPN 45 and provides an explanation of costs appropriate to this Note. Annex 2 is a Cost and Area Guide for "therapy and amenity areas".

Action

3. Health Boards and NHS Trusts should ensure that the guidance in SHPN45 is taken into account when briefing and planning hospital projects.

Yours sincerely

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Director of Estates

20 December 1992

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SCOTTISH HOSPITAL PLANNING NOTE (SHPN)45: EXTERNAL WORKS FOR HEALTH BUILDINGS

Scope

1. SHPN45 focuses on all hard and soft landscape works outside the external envelopes of the principal buildings on a health building site and provides guidance on:

- site survey and appraisal
- access, circulation and vehicle parking
- social and medical use of grounds
- landscape and maintenance.

2. This Note comprises amendments to certain paragraphs in Health Building Note 45 and 5 replacement pages. SHPN45 must be read in association with its counterpart HBN 45, published in 1992 by the Department of Health.

Cost Guides

3. The costs of external works are regarded by "Health Building Procurement in Scotland - Principles of Cost Control" as on-costs. On-costs are "the costs arising from the site and its use" and consequently they are far less predictable than the Departmental Cost Allowances set for the pre-determined functions carried out in hospital departments. The design and provision of access roads, car parks, footpaths, retaining walls, fencing, drains, engineering services and the like depend very much on the layout of the buildings and site conditions which will vary considerably from site to site.

4. With such variation in provision it is not possible to set meaningful cost allowances for external works. Instead, estimates should be prepared for each element of external works taking account of specific project requirements and the guidance set out in "Principles of Cost Control".

5. Particular mention is made in the counterpart Health Building Note of the benefits to be gained from "therapy and amenity areas". These areas are important functions in certain hospital departments therefore they are given cost guidance status rather than being part of a departmental cost allowance. The therapy and amenity areas, shown in the exemplar sketches and described in Appendix 8 of HBN45, have been costed to provide guidance on the recommended level of provision and are at the same cost index as Departmental Cost Allowances.

6. Because of the constraints of site and buildings it is recognised that the final form of the therapy and amenity areas could be very different from what is shown in the exemplar sketches, but the general level of provision, and hence the cost guides, should hold good for a wide range of situations.

7. The areas derived from the exemplar sketches and quoted in Annex 2 do not represent recommended sizes, maximum or minimum, nor are they to be regarded in any way as specific entitlements. Health Boards and NHS Trusts should be aware that if they decide to provide

accommodation and services at a greater level than that envisaged by the SHPN, then penalties in the form of excessive capital and running costs will be incurred.

8. The cost and area guides for therapy and amenity areas are given in Annex 2 and are at SPSBTP Index Value 134.

EXTERNAL WORKS COST GUIDES

SPSBTPI VALUE 134

Therapy and Amenity Area (as described in Appendix 8 of Health Building Note 45)	Area m ²	Cost £
General, close to buildings	375	26,500
Therapeutic environment	3060	74,000
Rehabilitation garden, small scale	475	22,000
Rehabilitation garden, large scale	875	36,000
Domestic style garden, standard	450	23,000
Domestic style garden, low maintenance	300	15,500
Industrial style horticultural unit (considered a commercial development)		not costed
External treatment, standard	1280	37,500
External treatment, long-term patients	1070	30,000
External treatment, children	360	27,500
External quiet area for children)		
External play area for children)		
External active play area for)		
children)	840	55,000
External assessment area for)		
children)		