Design & Access Statement to Support Planning Application -
Document date 05/08/2024

Rev -

Site Address:
SYGDC ***(South Yorkshire Group Data Centre)***
Tankersley,
Barnsley,
S75 3DJ

Figure 1 |
SYGDC Tankersley, South Yorkshire
(image from Google maps)

1.0 PROPERTY DESCRIPTION

1.01 The data centre site was designed by Whinney, Son and Austen Hall and was completed in 1981. The data centre was constructed using pioneering building materials of the time, as the building was clad in glass-reinforced cement (GRC). The cream pre-cast panels offer curvature and sleekness whilst the deep chamfered reveals and bronze-tinted glass sweep across each façade.

1.02 The main purpose of this building is to house computer servers. In addition to this, the building includes facilities for staff, storage, plant rooms and a loading bay.

2.0 ACCESS STATEMENT

2.01 Vehicular and pedestrian access to the site will be unchanged by this application.

3.0 DESIGN STATEMENT

3.01 Context;
The application site is located in Tankersley, surrounded by a range of other commercial , industrial developments. None of which hold any significant architectural merit.

The HSBC South Yorkshire Global Data Centre (SYGDC) comprises of two floors, with an extensive partial basement at the lower ground level, house computer rooms and ancillary plant and services with various mezzanine levels for additional plant. The ground floor has a significantly smaller footprint sitting above the semi-basement core and houses support offices, meeting rooms and some smaller computer rooms. The first floor reduces footprint again. All roofs to the building are flat and the basement roof is covered by extensive landscaping.

The site is located at HSBC SYGDC, Maple Road, Tankersley, Barnsley, S75 3DL

53°29'21.5"N 1°29'29.5"W | 53.489310, -1.491520

3.02 Proposals;

As part of the planned refurbishment of one of the larger basement Computer Rooms, the chiller plant is also scheduled to be updated. As part of the system, a chamber ‘Louvre Penthouse’ is required to intake external air and exhaust heated air, with the capability of mixing these air volumes throughout the year to minimise energy consumption. Located above the existing Computer Room Plant area the required external chamber requires a specific

minimum wall area, covered with louvres on two opposing walls. This Louvre Penthouse structure needs to be approximately 14.5 x 10.5 x 5.5 meters (length x width x height)

Additionally, as the development is well set back from the road and carefully positioned parallel to the west wing, the visible prominence of the Louvre penthouse on Maple Road and the surrounding area will be minimal.

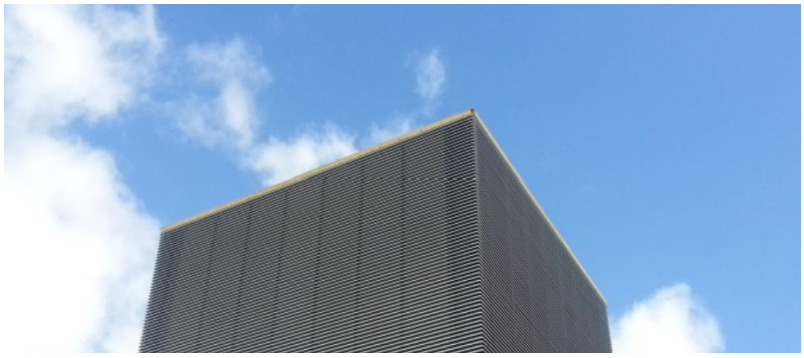
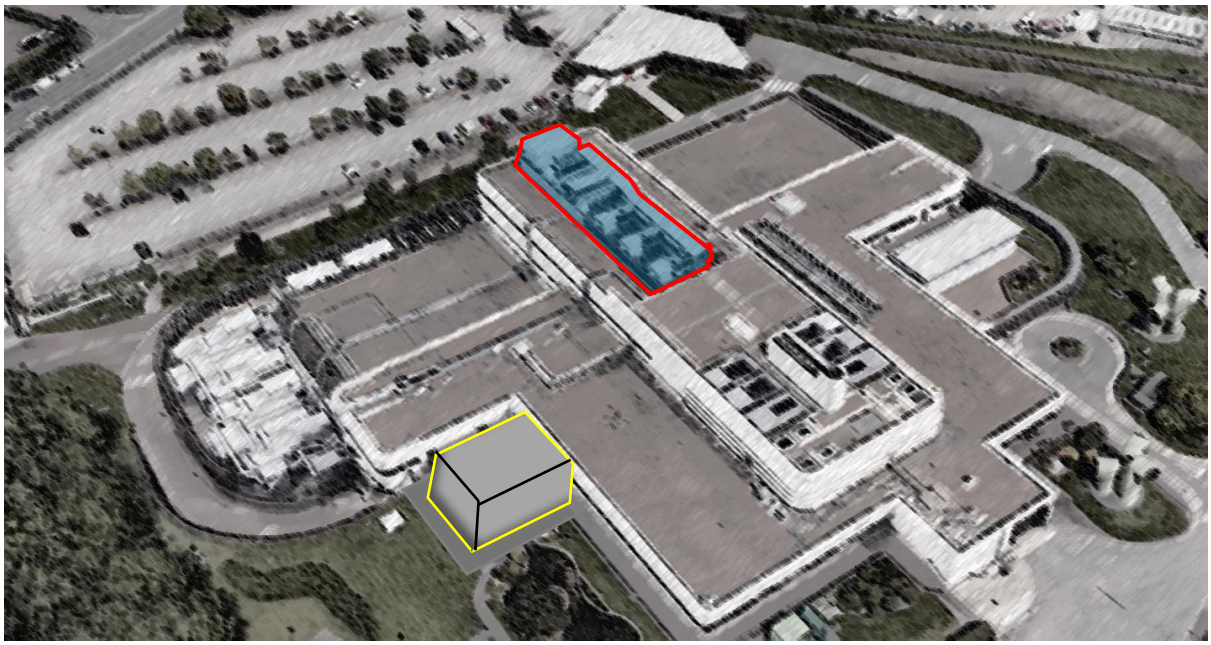


Figure 2 |
Typical louvre penthouse arrangement

Supplementary works to the site have been granted conditionally under '***application no. 2024/0464'***. The works included the removal of an array of air-cooled chillers and a large plantroom, located on the first-floor roof, approaching their end of life. . The proposal saw two smaller air-cooled units installed over a gantry system to assist with secondary cooling and contributions to the plants carbon reduction policies.

The applicants agents, AXIS Architecture, are seeking advice on the necessary planning consents to Barnsley Metropolitain Borough Council for the updating of the elements of the cooling systems described in this summary.

Figure 3 | Arial view of the existing plant to be removed (Red outline), now granted conditionally under '***application no. 2024/0464'*** and the proposed Louvre Penthouse location on the basement roof (Yellow Outline)



The proposed works are staged to maintain the operational function of the centre.

In the first instance, new chilled water pipework will be installed across the roof from an existing rooftop louvre cowl on top of an existing riser through to the existing rooftop plant room with temporary roof edge protection to safely allow the pipework to be installed and the subsequent phased alterations as the plant is decommissioned and removed.

Figure 4 | Site Boundary Plan

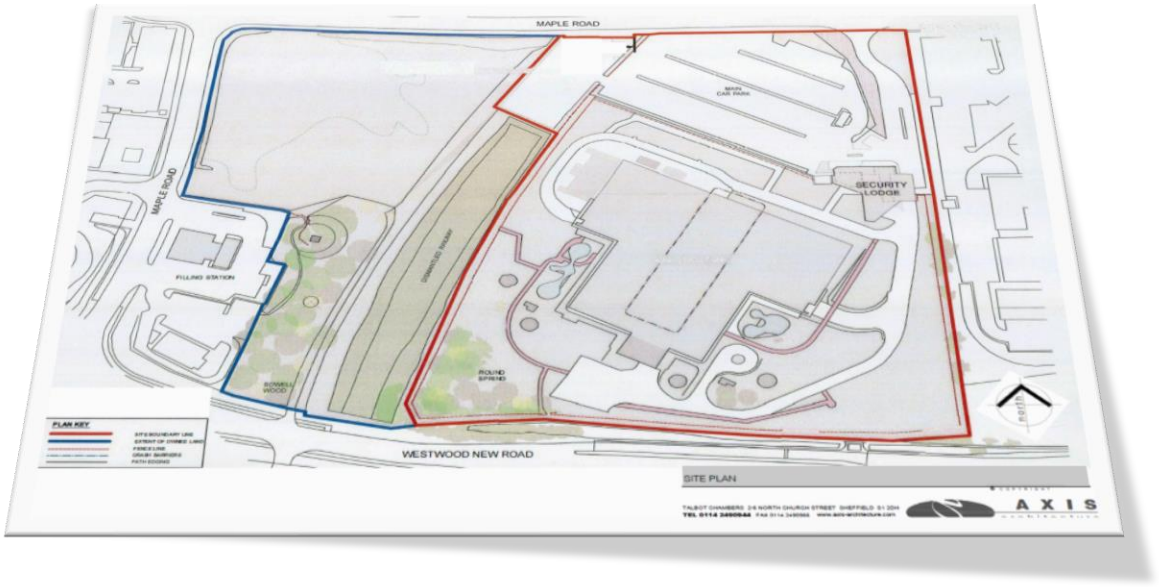


Figure 5 | Required massing of Roof plant and Louvre plantroom

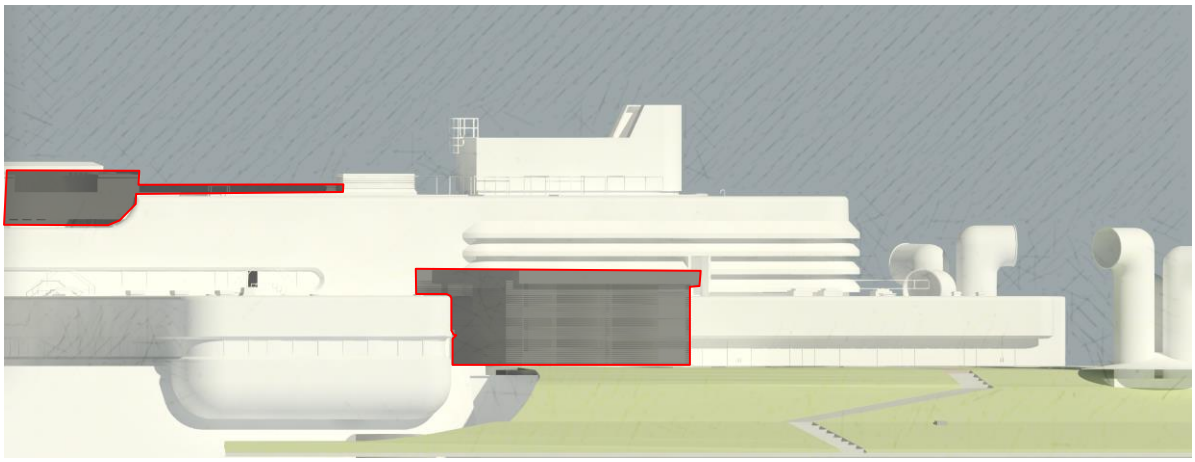


Figure 6 | Extent of the existing ornamental pond. Proposed extent of the development (Red Outline)

3.03 Scale;
The scale of the building will be unchanged by this application.

3.04 Layout;
The layout of the site will be unchanged by this application.

3.05 Landscape;
The landscape treatment of the site requires the partial removal of the ornamental pond, raised grass surround and a few decorative shrubs, which are to be replaced with the Louvre Penthouse and surrounding hardstanding for access and maintenance. Ground-level planting and designated areas of retained landscaping are also allowed for in the proposed landscaping design.

3.06 Appearance;
The appearance will not be negatively affected by this application as stated previously.

3.07 Biodiversity & Ecology;

The proposal is for the partial development of the ornamental pond site to construct a Louvre penthouse. This structure is intended to intake external air and exhaust heated air, with the capability of mixing these air volumes throughout the year to minimise energy consumption on site. The planned development involves building the Louvre penthouse on a portion of the pond's perimeter. The development is designed to enhance the property's energy efficiency while maintaining most of the pond's aesthetic and ecological benefits.

Given its size and function, the impact of the pond on the overall environment is minimal. The proposed Louvre penthouse will be designed and constructed to ensure minimal disruption to the pond. The proposed landscape plan also highlights the reshaping of the surrounding landscape and replanting of low-level vegetation.

Furthermore, the development will comply with all relevant local regulations and guidelines, such as the local water management strategy, to mitigate any adverse environmental impacts.

I believe that a de minimis exemption is appropriate for this planning application. Granting this exemption will allow for the enhancement of the property's energy efficiency and utility while preserving the beneficial aspects of the existing ornamental pond.

3.08 Attenuation;

To ensure the continued sustainability of the ornamental pond and the proposed louvre penthouse, the installation of a surface water attenuation tank will be positioned below the proposed landscaping works. This tank will manage and control the surface water runoff, thereby preventing potential flooding and maintaining the water levels within the pond. The attenuation tank will be designed to capture and temporarily store rainwater, releasing it gradually to mitigate the risk of overwhelming the pond and surrounding areas during heavy rainfall. The introduction of the surface water attenuation tank, along with the louvre penthouse, will be executed with care to ensure minimal disruption to the pond's current ecosystem. Furthermore, the development will comply with all relevant local regulations and guidelines to ensure there are no adverse environmental impacts.