



P+HS Architects Limited
www.pandhs.co.uk

84 Albion Street
Leeds LS1 6AG
T 0113 2454332

The Old Station
Station Road
Stokesley TS9 7AB
T 01642 712684

Page	Content
03	1.0 Introduction
05	2.0 Planning + Policy Guidance
09	3.0 Site + Local Context
13	4.0 Design Development
17	5.0 Community Consultation
21	6.0 Design Proposals
25	7.0 Access + Inclusivity
27	8.0 Sustainability
29	9.0 Scheme drawings

1.0 Introduction

1.1 Purpose of the Document

This Planning Statement has been prepared on behalf of Park Grove Medical Practice to support a detailed planning application for the development a new medical centre on Burleigh Street, Barnsley.

Please note that the document includes sections on consultation, sustainability, design and accessibility and therefore combines the requirements of the following documents:

- Design and Access Statement
- Planning Statement
- Sustainability Statement

1.2 Strategic Need

The current model of healthcare in the NHS is centred around primary care. Improvements to funding and infrastructure are a key target of the NHS

“one of the most important changes [over the next 5 years] will be to expand and strengthen primary and ‘out of hospital’ care”

NHS Barnsley CCG have an ambitious strategy for the further development of primary care in the area, as described in their Strategic Commissioning Plan 2014 to 2019:

“Our goal is to realise a wider model of out of hospital primary care in which patients and the public in Barnsley receive fast, responsive access to services, support to manage long term conditions, proactive and coordinated care, holistic and person centred care and consistently high quality care resulting in improved health outcomes.”

The CCG have a clear aim to *“invest in the Primary Care infrastructure to deliver high quality equitable services for Barnsley residents as close to home as possible”*

Both local and national strategies are united in promoting the integration and co-location of services in health/social care centres with an emphasis on providing care and enhanced services within the community.

Increasingly, greater emphasis is being placed on primary care and the investment and improvement of primary care infrastructure is designed to have a major impact on urgent and emergency care locally.

1.3 Existing Premises

Park Grove Surgery are currently based in accommodation in stone, end terraced house. The existing surgery has been heavily modified over the years to try and accommodate the clinical requirements of the Practice. Inherent compromises in the building mean that this can never achieve the current requirements for accessibility, infection control and clinical space, let alone cope with the ever widening range of clinical and community services which will ensure patients are treated locally, and with a range of care designed to be preventative and allow early intervention in accordance with the NHS future strategy.

The lack of suitable facilities, space and ability to deliver additional services has a direct effect on patient care.

1.4 Client Brief

The new building is required to provide a significant improvement over the current, inadequate accommodation used by the Practice. It will create better access for patients and visitors, and provide sufficient space for the delivery of modern healthcare services.

The GPs have worked with experienced healthcare development advisors and NHS England to produce a schedule of accommodation that matches the service requirements of the Practice. The level of accommodation is benchmarked against NHS primary care guidance and approved by the District Valuer as part of the development Business Case.

In addition to the basic accommodation required, the brief includes two additional areas: pharmacy, expansion accommodation.

Integrating the pharmacy on the ground floor allows the Practice to provide a seamless and cohesive primary care service to their patients.

As part of the funding model, the NHS ask primary care developments to include 15% additional floor space for future expansion of the Practice services. On sites which cannot feasibly allow an extension to the proposed building, the alternative is to build additional space into initial design. For this development, it was decided to locate the additional space on the first floor so as not to compromise the clinical layout at ground floor.

“Barnsley is ranked as the 47th most deprived borough of 326 English boroughs, with 32% of the population living in the 20% most deprived areas in the country [and] 24% of children in Barnsley currently live in poverty.”

There are substantial and persistent inequalities in the health needs and outcomes of local people compared to the rest of the country as a whole.”

2.0 Planning Policy + Guidance

2.1 National Planning Policy Framework ('NPPF')

The NPPF sets out the Government's economic, environmental and social planning policies for England, it supports sustainable economic growth and gives significant weight to supporting economic recovery through the planning system. The NPPF requires Local Planning Authorities to approve development proposals without delay unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits. The NPPF confirms that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

A number of sections within the NPPF are particularly relevant to this application:

Core Planning Principles

- "make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable"
- "encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value"
- "take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"

Promoting Sustainable Transport

- "Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised."
- Ensure that "safe and suitable access to the site can be achieved for all people"

- "The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel."
- "create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians"

Requiring Good Design

- "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people"
- "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles."
- "Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations."
- "Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability

because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design"

Promoting Health Communities

- "Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see."
- "Aim to achieve places which promote ... safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion"
- "ensure that established ... facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community"

Conserving and Enhancing the Natural Environment

- "encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value"

Health and Wellbeing

- Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population... including expected future changes, and any information about relevant barriers to improving health and well-being.

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

“For plan-making this means that... local planning authorities should positively seek opportunities to meet the development needs of their area”

2.0 Planning Policy + Guidance

2.2 Local Policy + Guidance

The scheme has been designed in accordance with the Local Development Framework. Following discussions with the Development Management, the following are considered to be the most relevant policies:

Core Strategy Policies

- CSP 01 Climate Change
- CSP 02 Sustainable Construction
- CSP 03 Sustainable Drainage Systems
- CSP 04 Flood Risk
- CSP 05 Including Renewable Energy In Developments
- CSP 08 The Location of Growth
- CSP 19 Protecting Existing Employment Land
- CSP 25 New Development and Sustainable Travel
- CSP 26 Development and the Highway Network
- CSP 29 Design
- CSP 35 Green Space
- CSP 36 Biodiversity and Geodiversity
- CSP 40 Pollution Control and Protection
- CSP 42 Infrastructure and Planning Obligations

Supplementary Planning Guidance

SPD: Parking

UDP Policies (saved)

TC58/13 Burleigh Street

The above policies cover a wide range of guidance which has been considered during the design development process.

2.3 Healthcare Guidance

The Department of Health publish a full suite of documents to assist with the design and development of healthcare buildings. Grouped under two main document series, Health Technical Memoranda and Health Building Notes, the guidance forms an essential part of the design process for new healthcare facilities.

HBN 11-01 contains best Practice guidance on the spaces and facilities needed to deliver primary and community care services:

Guiding principles include:

- Integration of health and social care
- Location of care closer to where people live and work
- Ease of access by public transport or on foot
- Contribution to health lifestyles and neighbourhoods
- Adherence to robust strategic planning at regional level
- Responsiveness to local needs;
- Demonstration of robust and tested capacity planning
- Delivery of safe and effective services in appropriate environments

- Quality of patient, visitor and staff experience
- Investment in flexible facilities able to accommodate changes over time
- Resilient developments that respond to climate change



Facilities for primary and community care services: Planning and design manual

1183:0.7:England



from
spaceforhealth.nhs.uk

3.0 Site + Local Context

3.1 Site Identification

The GPs have spent a number of years identifying an appropriate and available site within reach of the existing site and patient group. Despite considerable efforts, suitable sites were extremely difficult to identify.

In 2012, a site on Racecommon Road was identified, but approval of NHS Estates funding was delayed and the practice were reluctantly forced to withdraw.

Following discussions with Barnsley council in 2014, 4 new sites were identified for possible development. An option appraisal, including liaison with all stakeholders (inc. patients, council and NHS Estates), identified the proposed Burleigh Street site as the preferred option.

The proposed site provides an opportunity to develop a modern, high-quality health facility to which will continue to provide primary care services to this area of Barnsley over the coming years.

The site is located within easy reach of the practice population attending the surgery.

3.2 Site Location

Burleigh Street
Barnsley
S70 1XY

3.3 Land Use

Urban green space, identified for B1(a) Business development within the UDP.

3.4 Site History

The character of the site has changed significantly since it was originally developed with terraced housing with a yard to the rear. The housing was cleared and replaced with light industrial units, before the site was cleared again in the mid-1960s for the construction of the West Way and Alhambra Roundabout junction with Sheffield Road.

In the 1970s, office buildings were built on the adjacent land overlooking the roundabout, although the site is designated for business use, it has so far remained vacant.

3.5 Topography

The site benefits from a prominent, raised position relative to Sheffield Road. There is a level change of approx. 5m between Sheffield Road and the north edge of the site, which are separated by a steeply banked retaining structure. The site is highest at its western edge, sloping more gradually towards the east and the Burleigh Street/Sheffield Road junction.

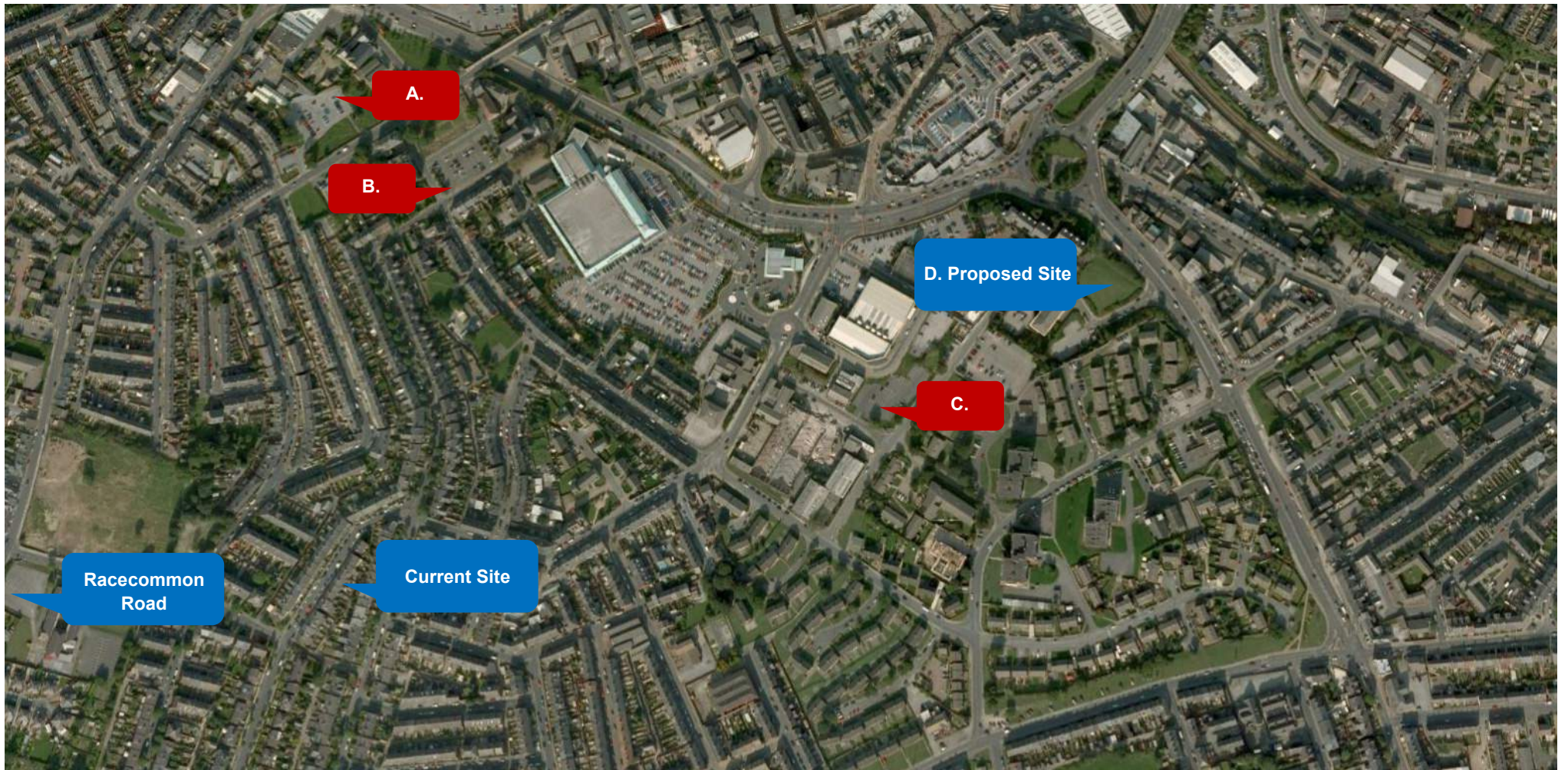
3.6 Character

The surrounding, sub-urban area is host to a wide range of buildings that vary in architectural style and size. Older buildings in the area are predominantly 2-storey brick houses and shops, although newer development close to the site has introduced the scale, materials and forms associated with modern, commercial schemes.

The immediate neighbours to the site demonstrate this juxtaposition, varying in scale from 6-storey red/buff brick offices on Burleigh Street down to 2-storey stone houses and shops opposite on Sheffield Road. Most buildings have a pitched roof form, but beyond this it is difficult to identify a vernacular style.

Right:

Aerial photo identifying the 4no. considered sites and existing surgery location



3.0 Site + Local Context

3.7 Key Features

In addition to the retaining structure described in 3.5, a sub-station is located between the site and adjacent offices. Underground services to this station are a design constraint.

3.8 Access and Connectivity

The site is accessed from Burleigh Street, which provides the main approach for vehicles and pedestrians. The majority of traffic is expected to arrive from the eastern end of the street, approaching from Sheffield Road.

The nearest bus stop is located on Sheffield Road, although the ground levels restrict the opportunity for a direct footpath link onto the site.

3.9 Biodiversity and Ecology

The site is identified as urban green space within the Unitary Development Plan, along with the adjacent area of car parking.

The majority of the site is grassed, with more diverse planting around the perimeter and down the banked retaining structure on the north east boundary.

An ecological survey of the site will be undertaken prior to any development and efforts will be made to maintain or improve the ecological quality.



Above:
View of site from
Sheffield Road



Left:
View from Alhambra
roundabout

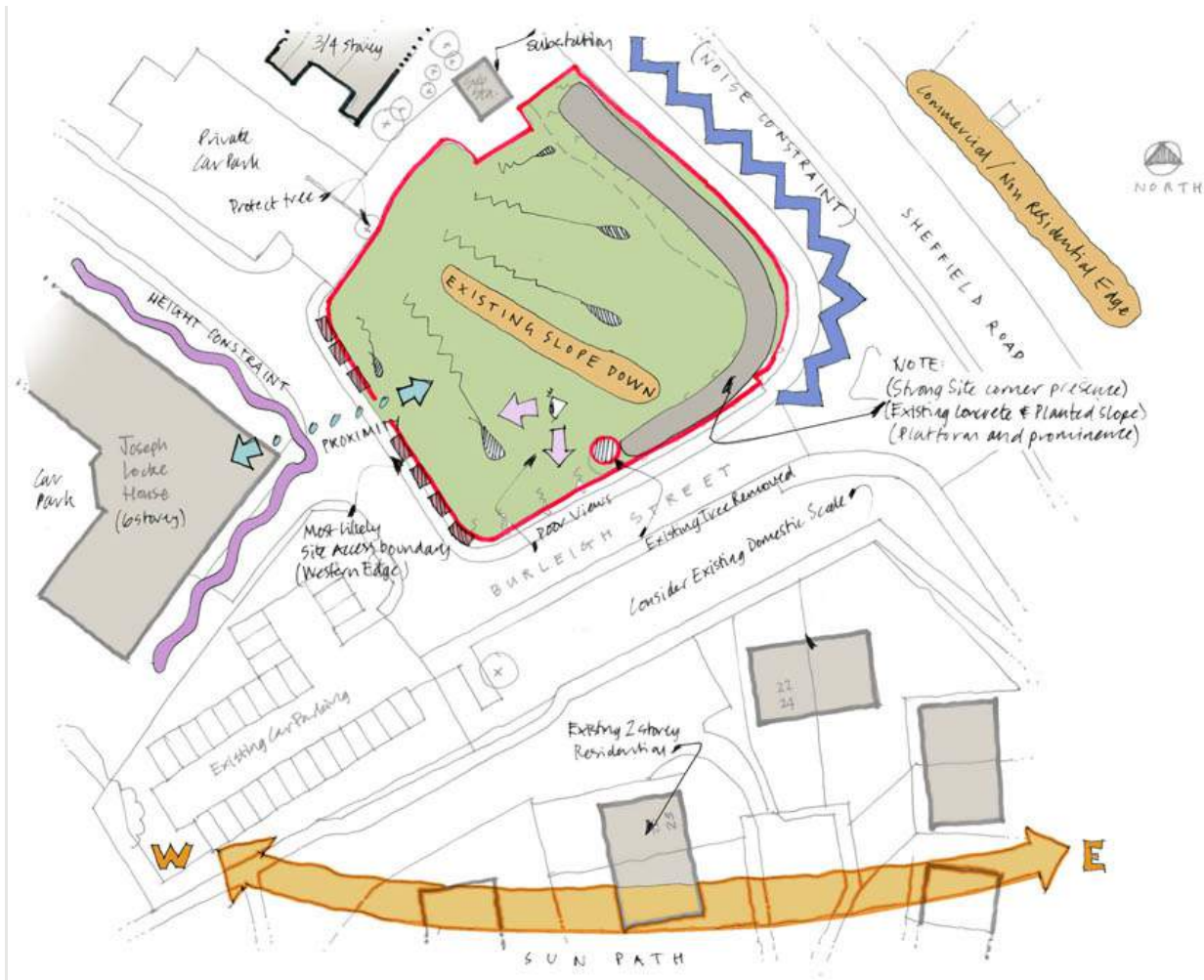
Street view images
courtesy of Google
Maps

Right:
Birds-eye view of site

Image courtesy of
Microsoft Bing Maps



4.0 Design Development



4.1 Site Analysis

Classic 'constraints and opportunities' analysis diagrams were used to help generate the strategy for the site. This process established the building position and approximate footprint.

Key constraints:

- Steep banking to Sheffield road
- Substation position, with required build-off distance of 1m
- Adjacent apartments, in order to avoid overshadowing or encroaching on privacy

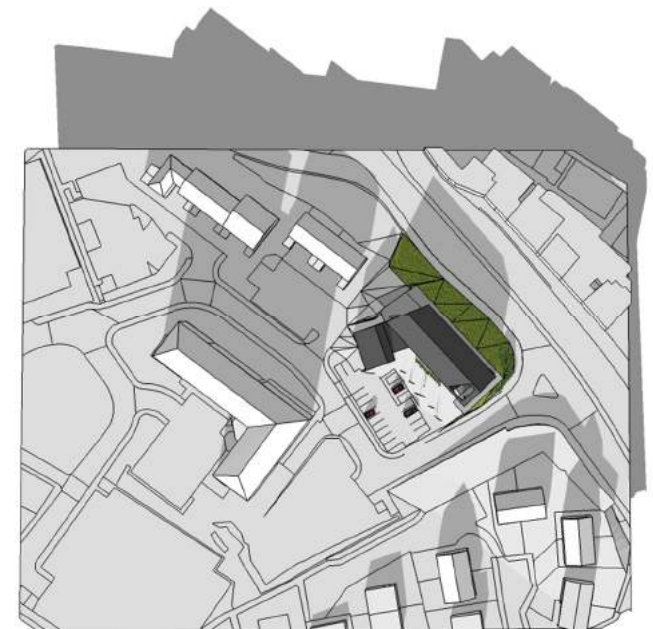
Key opportunities:

- Create landscape buffer between Sheffield Road and nearest elevation
- Strong site corner presence to assist with the 'Gateway'
- Welcoming entrance from car park located discretely to rear of building

4.2 Concept Design

Computer massing models were used to look at the impact of sunlight, shadows and relationships with the neighbouring buildings.

The 3D models also allow rapid prototyping of different forms and configurations.



4.0 Design Development

4.3 Materiality + Form

Alongside establishing the principles of the site and internal building layout, we reviewed multiple options for the external appearance of the building.

We identified that a pitched roof form was one of the few consistent features of the surrounding buildings, and therefore tried to develop a design language that integrated this traditional form into a contemporary style.

Precedent studies provided a means through which we could discuss materiality and form. This helps to establish a design palette which could be developed in tandem with the space planning process.



Above Right:
Largomore Primary School, BGA Architects

Above Far Right:
North London Hospice, AHMM

Right:
Ronald McDonald Building, Keppie

Far Right:
Hopewood Park, Medical Architecture

4.3 Materiality + Form continued

We will work closely with the planning authority to agree an appropriate material choice that meets appearance, cost, availability and maintenance requirements.

Below are a selection of the types of materials we are considering to use in order to achieve the Architectural appearance are as follows;

Lower walls;
Masonry brickwork in Light Grey
Masonry brickwork in white
Lignacite in weathered
Lignacite in split face

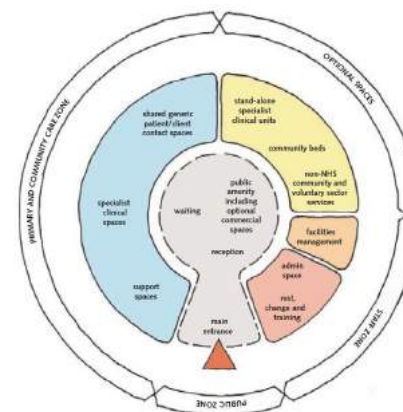
Upper walls;
Fibre Cement Cladding, Cembrit
Euroclad Vio Standing Seam
Redland Cambrian Slate

Roofing;
Redland Cambrian Slate
Kingspan Topdeck
Euroclad Vio Standing Seam
Kingspan Kingzip

4.4 Clinical Space Planning

The key purpose of a primary care facility is to provide a safe, effective and high-quality place that provides suitable accommodation for current healthcare services but is able to adapt for future changes in service provision.

The Department of Health HBN 11-01 document provides some guidance on general arrangements but it is important for each Practice to consider a layout which best suits their clinical delivery plan. Although there are many parameters and constraints to be considered in any building design, the basis for any successful primary care building is the clinical functionality.



5.0 Consultation Supporting Statement

5.1 Consultation Process

Park Grove Surgery recognise the importance of consultation and the benefits it can bring to a development.

The design process has been heavily influenced by consultation with the local community, and from a variety of stakeholders. A consultation plan was formed early on, with reference to Barnsley MBC online guidance, so that relevant discussions could be held with the appropriate people. This is an on-going process, and one which will continue to help refine the design and services.

5.2 Stakeholders

Key stakeholders identified for consultation included:

- Practice staff
- Patients
- Local residents
- BMBC planners
- BMBC highways
- NHS Infection Control

5.3 Staff Consultation

The first consultation process was carried out with staff of the existing Park Grove Medical Practice. This was essential for developing the brief and design ethos for the scheme.

Principles established during the consultation:

- The building form should be derived from the function, and not an arbitrary or contrived design
- Some clinical accommodation could be located above ground floor, providing there was sufficient access
- Patient flow through the building is critical
- Public areas should maximise views and light to give a sense of wellbeing
- The building should be welcoming and friendly
- The design should be contemporary but sensitive to Barnsley
- Consideration of staff security

5.4 Planning Consultation

From the outset of the scheme we have worked with Barnsley MBC Planning and Highways to create a scheme that is consistent with local policy planning and advice.

The formal pre-consultation enabled an understanding of the important issues effecting the site, in particular the building position within the site, access, and more detailed elements of the scale and massing. The scheme submitted for approval reflects these initial comments, which were used to underpin the rest of

The images below shows the design development during the initial consultation with Barnsley MBC Planning department. The scheme was well received with design principals established. Taking these into account and in developing the client brief to increase the provision of consultation rooms the design has evolved from a single storey pharmacy with two storey medical centre to an integrated ground floor pharmacy with expansion space above.

We carried out further vehicle access and topographical surveys which highlighted the need to reposition the building and car park entrance.

Principles established at pre-consultation:

- The site occupies a strategic 'gateway' location close to the Sheffield Road approach to the Alhambra roundabout and the design would need to reflect this positively.
- The proposal should be sustainable
- The scheme should provide a desirable landmark building
- Landscaping throughout the site and across the embankment. Existing shrub beds which provide a natural buffer to the site, the retention of a natural barrier should be considered.
- The design is to have sustainable credentials and should be designed to meet BREEAM standard very good
- Maintain a depth and rhythm to window openings
- Waste storage management
- Site security
- Boundary treatment to the parking area
- External treatment to pharmacy



5.0 Community Consultation

5.5 Community Consultation

A public event was co-ordinated between the design team and The Park Grove Medical Practice, they were held in order to gain valuable feedback on the proposed scheme. In order to maximise the number of people who could attend, the event took place in the evening.

Media messaging to patients of the practice were distributed in order to notify users of the surgery in advance of the consultation.

5.6 Consultation Content

The design team presented the scheme on three large boards, illustrating the design process and the latest scheme.

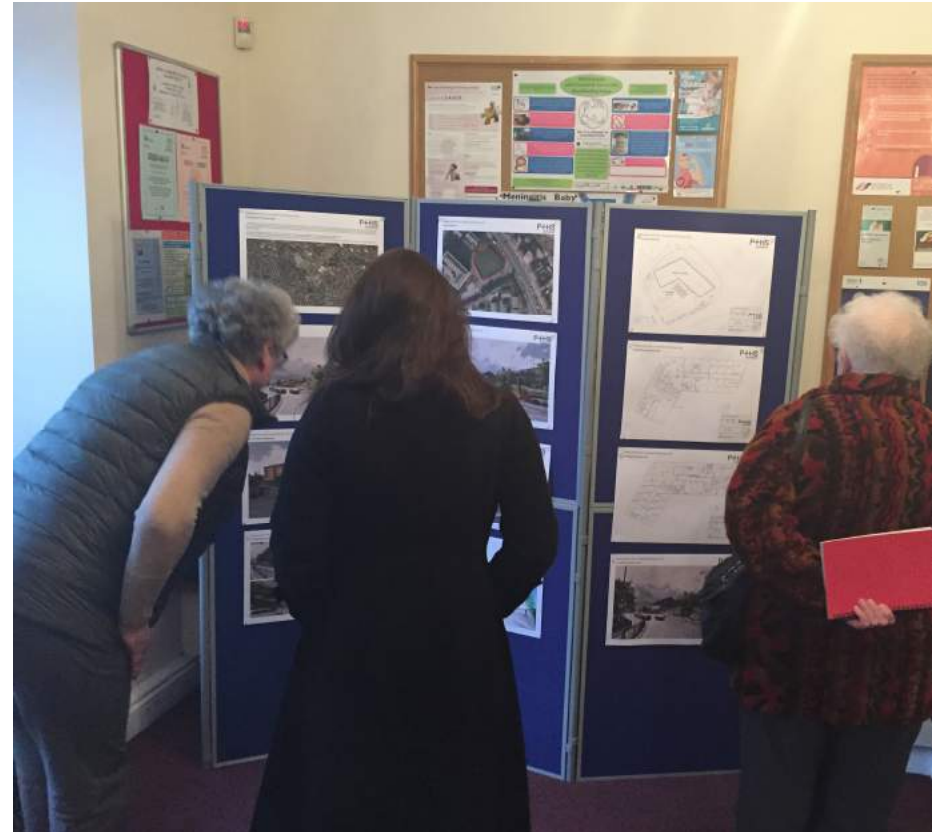
Members of the surgery and the design team were present to answer questions, explain any of the proposals and describe future services it may be possible to provide.

5.7 Consultation Feedback

All attendees were asked to write down their feedback on a form. This complete record of the feedback received is available on request, but the key themes have been summarized below:

- The overall proposal to re-locate the medical practice and to co-locate a pharmacy in a new building was well received
- The change of use of the site was well received
- The relocation of the surgery would not effect how patients would travel to the surgery or pharmacy.
- Feedback from the group was that the scale, positioning and the appearance of the design fitted with the surrounding area.
- The materials and the appearance of the building was appropriate
- The public commented that the combined pharmacy and medical practice would be beneficial
- The public commented that the building appeared to be accessible to all.

Right:
Photograph of the presentation boards and public
consultation event



6.0 Design Proposals

6.1 Introduction

The following sections describe the proposed scheme and illustrate how the design principles outlined earlier in the document have been applied to the design.

We have carefully considered the scale and appearance of the surrounding built form and designed a scheme which is creates a welcoming, civic presence which remains respectful of the local architecture.

The elevations present a strong façade and legible silhouette, delivered in a contemporary style that exemplifies the delivery of high quality, modern healthcare by the NHS.

6.2 Use

The proposal is for the creation of a 2-storey health centre accommodating a range services, including primary medical care with associated administrative spaces and expansion space (Class D1); together with a pharmacy (Class A1).

The current opening times operated by the practice are in the [table 1](#). although it is important that the practice are able to vary their hours in accordance with

changes in government strategy for primary care services. The building has been designed to allow the practice and the pharmacy to open independently from each other. Pharmacy opening hours are not currently known.

6.3 Amount

The site has an area of approximately 0.78 ha. The footprint of the building including all perimeter external walls is 620m².

The internal accommodation includes approx. 123m² pharmacy and 288m² expansion at first floor, All remaining space is associated with the Surgery.

External works include 18 new parking spaces, of which 3 are accessible. An additional area of existing parking provides 28 spaces. Cycle parking spaces will also be provided in accordance with the Travel Plan.

Full details of the layout, access to the site, appearance and scale are provided in the application drawings.

Day	Medical Practice	Pharmacy
Monday	08:30 - 20:00	09:00 - 18:30
Tuesday	08:30 - 18:00	09:00 - 18:30
Wednesday	08:30 - 18:00	09:00 - 18:30
Thursday	08:30 - 20:00	09:00 - 18:30
Friday	08:30 - 18:00	09:00 - 18:30
Saturday	Closed	09:00 - 12.30
Sunday	Closed	Closed

Table 1

Proposed opening hours for Park Grove Surgery and pharmacy

6.3 Site Layout

The building has been positioned on site to create a strong, gateway presence on Sheffield Road with an entrance facing south-east away from the main road. The entrance is easily accessed from the car parking which is sited away from the main frontal elevation.

The setting out has been influenced by the existing steep banking and landscape buffer. However, the constraints have been used as a generator for the building form, the plinth of which appears to rise out of the ground.

By splaying the footprint of the building a welcoming entrance from the car park has been created.

The car park is accessed from Burleigh Street, which is currently unadopted. The car park provides parking for staff and disabled visitors/patients.



6.0 Design Proposals

6.4 Internal Layout

The layout applies the best Practice set out in the latest Department of Health Design Guides relevant to primary and community healthcare, whilst also incorporating the working Practices and practical experience of the healthcare staff.

The principles informing the internal layout are:

- Practice and Pharmacy entrances are located together to simplify wayfinding and minimise travel distances.
- The pharmacy space is positioned at ground floor, with separate access.
- A centrally positioned staircase provides patient and staff access to first floor, with a separate stair provided for future occupation of the expansion space.
- The floor plans have minimal columns and a regular structural grid which promotes future flexibility and in turn sustainability.
- Private and public space within the building is clearly defined with public spaces on entry and private spaces beyond.
- The internal layout is simple to

improve way-finding for visitors.

- Functions of the building that have an interdependency are located close to each other to reduce travel distances for staff and improve efficiencies of operation.
- Clinical rooms have been designed to a standard size, allowing future reconfiguration of the functions without amending partitions and the internal layout.
- The first and second floors are linked with a double-height void, creating a spatial connection and improving light penetration into the waiting area.

6.6 Scale and Massing

The building is two-storey, with a floor-to-floor height of 3.450m. The building massing is appropriate for the site - smaller than the surrounding office buildings but larger than the 2-storey housing on Sheffield Road.

The footprint for the building is split into two distinct 'wing's, so the design uses roof form and materials to unify the massing into a cohesive entity.

Each of the wings has a pitched roof, in keeping with the majority of buildings in the area. This creates a distinct profile for the building, and a strong, welcoming presence.

6.6 Appearance and Materiality

Buildings in the area do not share a common palette of materials, the most frequent use of materials are brick and slate roof. The design has therefore sought to utilize materials appropriate to use and location of the building.

All elevations in particular the elevation nearest the Alhambra roundabout is clad with fibre-cement panels. These provide a durable, stain resistant finish which will provide a crisp, contemporary

appearance that is robust enough to withstand the build up of dirt from the adjacent traffic.

A masonry plinth is formed around the remaining elevations which rises up Sheffield Road creating a dynamic appearance to the elevation.

Polyester powder coated aluminium windows and doors contribute towards a contemporary aesthetic whilst providing high thermal performance. The rhythm of window openings is determined by the function of the internal spaces.

To further emphasize the contemporary appearance, it is suggested that hidden gutters and internal rainwater drainage are being utilized.

All the materials chosen will be robust and have a long life expectancy. Preference will be made for materials that weather well and those that retain their appearance without ill effect from the elements.

Lighting will be designed to enhance the elevations, assist with way-finding and add drama to the design.



Left:
3D Model of Building in context

7.0 Access + Inclusivity

7.1 Access

The design of the building is based on a fully inclusive development that allows access to everyone regardless of disability. As such the design is based on the current recommendations of the 2010 Equality Act.

As designers of the development we will work to the latest legislation and good Practice guidance on accessibility available at the design and construction stages. These will include for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people) and Part M (Access to and use of buildings).

The design of the development will promote free movement around and through the site for all, including disabled people and older people.

All pedestrian routes will be clearly defined and well lit. Pedestrian movement within the site will be given priority. Access routes will be constructed from firm, durable and slip-resistant material.

The layout is designed to ensure a clear separation between vehicles and pedestrians.

The internal floor finish to entrance areas will be of slip-resistant material, which does not impede the movement of wheelchairs or create a trip hazard.

Highly visible and appropriate signage is to be provided to the building to ensure visitors are clearly directed to principal entrances. Key circulation routes will be colour coded to ease navigation for those with impaired vision or poor reading.

Disabled WC facilities are provided on each floor and a lift are included to ensure wheelchair users can access facilities on the first floor.

The main entrance lobby is oversized to allow space for pram and/or wheelchair storage.

Children's play areas will be included to both the ground and first floor waiting areas. Seating will be varied to allow patients of varying strength and movement to sit and stand in comfort.

The reception area will be fitted with a hearing loop system to aid those with restricted hearing.

“Healthcare is in a period of rapid transition as a result of the UK’s ageing population, higher public and policy expectations, technological advances affecting medical procedures and information systems, and the demand for more effective care.

“The need for the built environment to provide safe, effective and high-quality places that can adapt to changing care delivery patterns has never been as clear.”

Future Health
Sustainable places for health and well being
CABE



8.0 Sustainability

8.1 Policy Context

The proposed scheme has been designed from the outset with sustainability at the heart of the scheme.

Various guidance has been considered in developing the sustainable strategy for the building, including:

- Sustainable Development in the NHS (NHS Estates)
- Developing an Estate Strategy: Modernising the NHS (NHS Estates)
- Facilities for primary and community care services: Planning and design manual (Department of Health)
- Sustainable design, climate change and the built environment (CABE)

The design ethos is in line with the National Planning Policy Framework, which states that “*At the heart of the [NPPF] is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*”

The sustainability of the scheme also demonstrates compliance with the Core Strategy, and particularly policies CS63 and CS64. See Section 2.0 for more details.

8.2 Sustainability Strategy

A pre-assessment has been carried out to establish which practical elements of the BREEAM criteria could be applied to the building.

The pre-assessment showed that the building could achieve ‘Very Good’ without additional improvements, illustrating the inherent sustainable qualities in the design.

These include the following criteria from the BRE assessment:

Health and Wellbeing

- Ensure daylight, artificial lighting and occupant controls are considered at the design stage to ensure best Practice visual performance and comfort for building occupants.
- Provide a healthy internal environment by minimising sources of air pollution and installing appropriate ventilation.
-
- Ensure that appropriate thermal comfort levels are achieved through design, and controls are selected to maintain a thermally comfortable environment for occupants within the building.

- Minimise the risk of water contamination in building services and ensure the provision of clean, fresh sources of water for building users.
- Ensure the buildings’ acoustic performance, including sound insulation, meet the appropriate standards for its purpose.
- Provide effective design measures that promote low risk, safe and secure access to and use of the building.

Energy

- Provide a building designed to minimise operational energy demand, consumption and CO₂ emissions.
- Install energy sub-metering that facilitates the monitoring of operational energy consumption.
- Specify and install energy-efficient light fittings for external areas of the development.

Transport

- Encourage building users to cycle by ensuring adequate provision of cyclist facilities in accordance with the Travel Plan
- Encourage the use of alternative

means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion associated with the building’s operation.

- Accommodate a range of travel options for building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact

Materials

- Use construction materials with a low environmental impact over the full life cycle of the building.
- Specify materials for boundary protection and external surfaces that have a low environmental impact.
- Use thermal insulation which has a low embodied environmental impact relative to its thermal properties and has been responsibly sourced

- Adequately protect exposed elements of the building and landscape to minimise the frequency of damage and replacement

Waste

- Provide dedicated storage facilities for the building's operational-related recyclable waste streams, so that this waste is diverted from landfill or incineration.

Land Use and Ecology

- In line with national and local planning policy, the proposed site has been previously developed, thereby avoiding development of greenfield land.
- Minimise the impact of the building development on existing site ecology.
- Minimise the long term impact of the development on the site and the surrounding area's biodiversity.

Pollution

- Avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, therefore minimising the risk of localised flooding on and off site, watercourse

pollution and other environmental damage.

- Ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.
- Reduce the likelihood of noise from the new development affecting nearby noise-sensitive buildings.

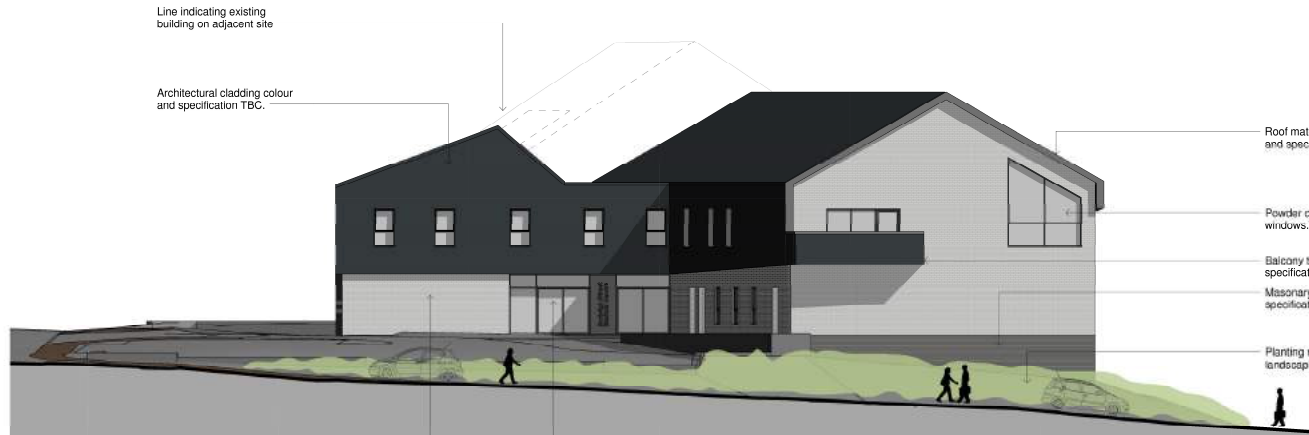
8.3 Sustainability Good Practice

In addition to the measures documented through the BREEAM scheme, the design incorporates a number of additional strategies that increase the sustainability of the project.

- The floor layouts ensure future flexibility and the option of future change of use if required.
- Room sizes will be standardised to ensure that rooms are flexible and can be used for a variety of purposes within the medical centre.
- Use of steel-framed construction with lightweight partitions ensures that the internal space can be easily reconfigured to accommodate unknown future uses of the building.

The GPs are exploring the option for installing photovoltaic panels on the roof to try and improve the building further.

"For the purposes of Planning Consent the following applies to any copy of this drawing made by the Local Authority:
 This copy has been made by and with the authority of the person required to make the plan and drawing open to public inspection pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. If any copy is made under the authority only the whole drawing including the copyright holder's name and this notice, is to be copied."



1 South East Elevation
1 : 100

Line indicating existing building on adjacent site

Architectural cladding colour and specification TBC.

Roof material colour and specification TBC.

Powder coated aluminium windows. Colour TBC.

Balcony to staff room. Colour & specification to match cladding.

Masonry plinth. Colour & specification TBC.

Planting refer to landscaping strategy

Masonry plinth colour & specification TBC

Powder coated aluminium glazing & doors to main entrance. Colour TBC. Security Roller shutter to pharmacy



2 North East Elevation
1 : 100

Powder coated aluminium windows. Colour TBC.

Architectural cladding Colour and Details TBC. Hidden gutter detail. Internal RWP's.

Cable and feature window surround. Powder coated aluminium window. Colour & specification TBC.

Glazed curtain walling to waiting area. Colour TBC.

Planting refer to landscaping strategy

Masonry plinth colour & specification TBC.

Issue Purpose: **PLANNING APPLICATION**

Project Information

By: Alison Elwell
 Date: 15/11/2016
 Project: Park Grove Surgery
 Title: Elevations sheet 1

For: The Health Authority
 Design: 2016
 Date: 15/11/2016
 Scale: 1 : 100 up A1



Drawing Number

2562 - D - 20 - 001

Revision

~ ~ ~

"For the purposes of Planning Consent the following applies to any copy of this drawing made by the Local Authority:
 This copy has been made by and with the authority of the person required to make the plan and drawing open to public inspection pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. If any copy is made under the authority only the whole drawing including the copyright holder's name and the notice, is to be copied."



3 South West Elevation
1 : 100



4 North West Elevation
1 : 100

Issue Purpose: **PLANNING APPLICATION**

PHS Architects		P+HS architects
84 Abdon Street Leeds LS1 6AS 0113 245 4332 www.p+h.s.co.uk	The Old Station Gibson Road Sheffield S10 7AP 01142 710864 0114 4662885	
Client: Park Grove Surgery	Design From: Leeds	
Project: Burleigh Street Health Centre	Date: March 2016	
Team: 3 architects listed 2	Scale: 1 : 100 up A1	
Drawn: TCP	Auth: AMG	
Drawing Number: 2562 - D - 20 - 002	Revision: ~	
<small>Do not scale from the drawing. Refer to the accompanying CAD drawings. Drawn to scale unless otherwise stated. Single A1 format - Design: V. Construction: V.</small>		



2 First Floor
1:100

1 Ground Floor
1:100

Issue Purpose: PLANNING APPLICATION			
P+HS Architects			
64 Abson Street Leeds LS1 4AG 0113 245 4302 www.p+hs.co.uk	The Old Station Gardens Road Goleworthy, TOS 7AB 01642 712884	Design Works Hazel Street Goleworth NE10 0LP 0191 4602895	P+HS architects
Client: P+HS Group Surgery	Project: Burleigh Street Health Centre	Title: Proposed floor plans	Issued From: Leads
Date: March 2016	Scale: 1:100 @ A1	Drawn: AMO	Auth: AJG
Drawing Number: 2562 - D - 22 - 001	Revision: -	<small>Do not scale from this drawing. Scan to 300dpi resolution. Do not print to scale. For large scale changes email: am@p+hs.co.uk</small>	
<small>Design: Architecture Design Construction C</small>			

