



# Design & Access Statement

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**Barnsley Hospital NHS Foundation Trust**  
Fenestration replacement works & Rooftop Plant

Rev: P1  
Nov 2025



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**Contents**

**Introduction .....5**

**Assessment of Existing Site .....6**

**Use.....8**

**Layout.....8**

**Scale .....8**

**Landscaping .....8**

**Appearance.....9**

**Access & Carparking .....10**

**Inclusive Access.....10**

**Supporting Documents.....10**



**Barnsley Hospital NHS Foundation Trust**  
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## Barnsley Hospital NHS Foundation Trust

Fenestration replacement works & Rooftop Plant

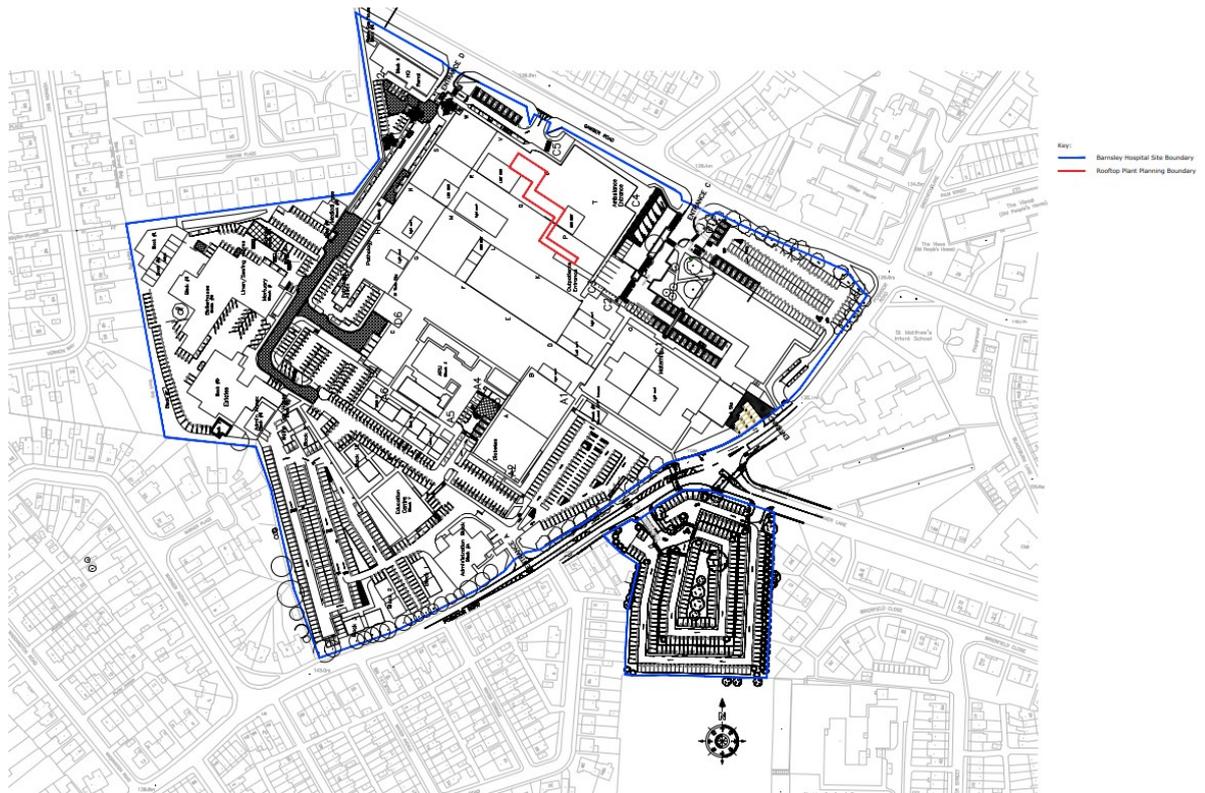
### 1.0 Introduction

- 1.1 Barnsley Hospital NHS Foundation Trust is located on Gawber Road, Barnsley. S75 2EP. The project partially replaces existing windows of the hospital's Blocks V & P (see site plan for location and extent of works).
- 1.2 The design works to the fenestration involve the removal of existing single-glazed windows on two sides of the building and the widening and replacement of an entrance door (refer to the extent of works below). The window types generally consist of PPC aluminium casement windows with openable top lights. The windows are proposed to be replaced with new modern PPC aluminium framed casement windows to closely match the existing size and type of recently replaced windows carried out on other parts of the hospital. The new entrance door will be a PPC aluminium framed and glazed door to match others on the estate.
- 1.3 These works are in relation to an internal refurbishment project to relocate the existing Fracture Clinic and the development of a purpose-built Frailty Same Day Emergency Care (SDEC) facility at Barnsley Hospital. These works will include some new rooftop plant which is included as part of this application.
- 1.3 The works are considered minor development.

## Barnsley Hospital NHS Foundation Trust

### Fenestration replacement works & Rooftop Plant

## 2.0 Assessment of Existing Site



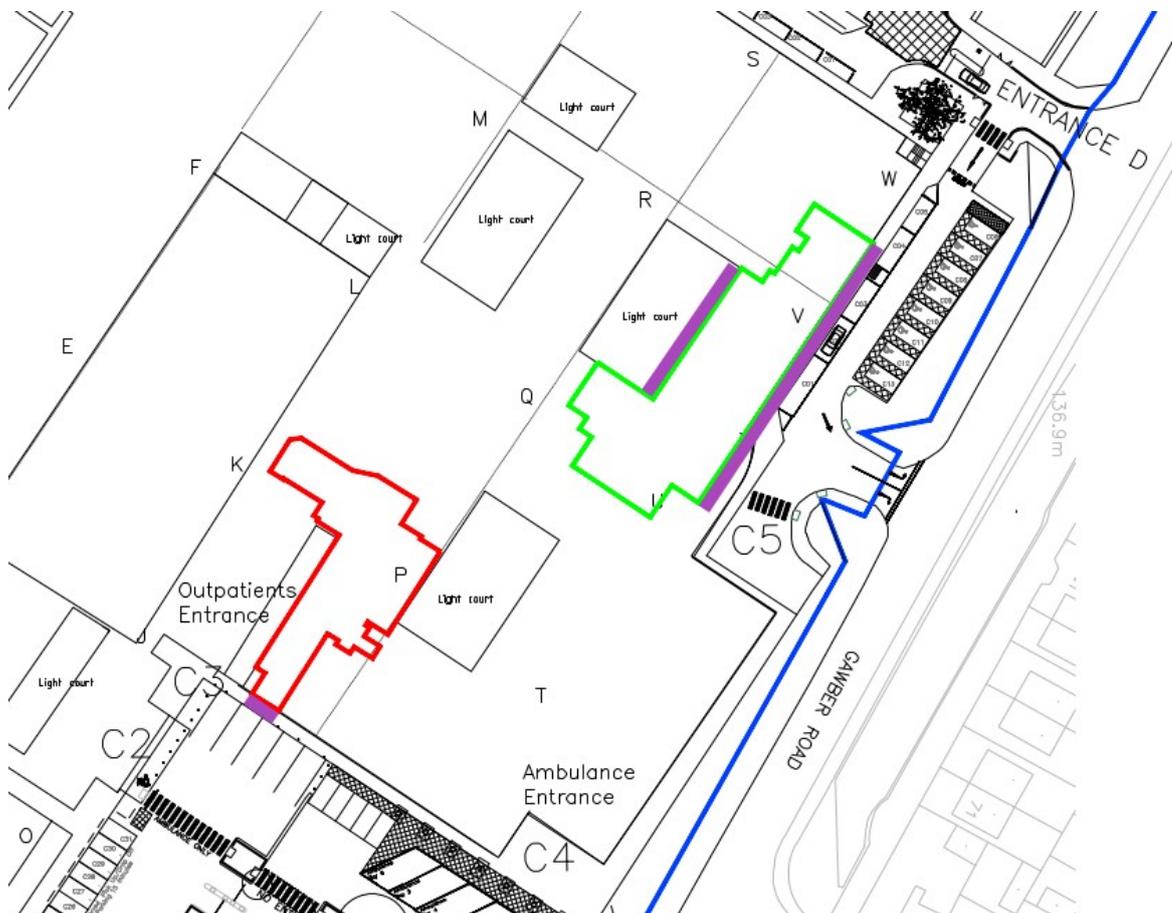
*Site Location Plan*

- 2.1 The Hospital is located with entrances along Gawber Road and Pogmoor road, Barnsley. The surrounding area is generally surrounding in a residential area.
- 2.2 The window and door replacement works are along the elevation of Block V which fronts Gawber road, the internal courtyard facing elevation of Block V which cannot be seen from outside of the site and the door replacement located to the entrance of Block P facing Car Park C.
- 2.3 The new roof mounted plant is located on the roof of blocks V and P as shown on the enclosed drawings as part of this application (red boundary). The roof is already utilised for roof top plant.

## Barnsley Hospital NHS Foundation Trust

### Fenestration replacement works & Rooftop Plant

- 2.4 Blocks P and V are located to the Northern part of the Hospital site and the extent of the window replacement works can be seen below as highlighted by the purple line:



*Window replacement works location plan*

## Barnsley Hospital NHS Foundation Trust

Fenestration replacement works & Rooftop Plant

### 3.0 Use

- 3.1 The proposal is to enable Barnsley NHS Foundation Trust to provide a modern and comfortable environment in which they can provide care and service for the people of the Barnsley area which will be of benefit of the whole community.

These works are to upgrade facilities to modern standards.

### 4.0 Layout

- 4.1 Refer to proposed architectural drawings (Windows) and Proposed MEP consultant drawings (Rooftop Plant) for proposed layout and arrangements

Architectural Drawings:

2790-JSA-Z2-XX-DR-A-01002 – Site Location Plan

2790-JSA-Z2-XX-DR-A-04001 – Existing GA Elevations

2790-JSA-Z2-XX-DR-A-04201 – Proposed GA Elevations

MEP Drawings:

JPL-2025-118-JSA-P1 – Proposed Rooftop Layout Packaged Plant Room & Chiller

### 5.0 Scale

- 5.1 The scale of the proposed window replacement is determined by the existing building structure. The windows are to be replaced in the original openings therefore will be the same scale as the existing windows.
- 5.2 The scale of the proposed rooftop plant has been designed such that it minimises and visual or acoustic impacts on neighbouring properties.

The new chiller plant will be installed in a manner which blocks it visually by another ventilation plant, ensuring that there is no change to the established visual profile or operational impact currently present on the site. The two new ventilation plants will also be positioned in this service area, set back from public view and away from any locations where overlooking could occur. Their placement has been carefully selected to ensure that they remain unobtrusive and effectively shielded from plain sight as much as possible.

### 6.0 Landscaping

## Barnsley Hospital NHS Foundation Trust

Fenestration replacement works & Rooftop Plant

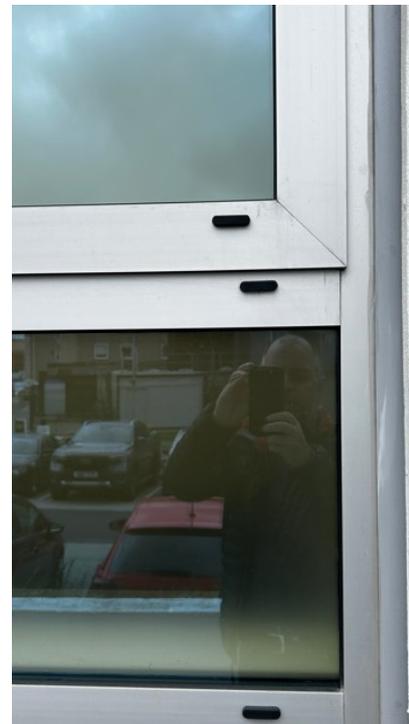
- 6.1 Existing landscaping is remaining and unaffected by the works and no new landscaping proposed.

### 7.0 Appearance

#### Windows:

- 7.1 The specification of the windows is such that it is in-keeping with the existing modern windows that had been previously replaced on the hospital site.
- 7.2 The proposed windows are to be Satin anodised aluminium metal framed casement windows with either top hung opening lights or fixed lights (refer to elevations). The design of the fenestration and transom locations etc are to match the existing.
- 7.3 Photographic appearance:

Windows are to match the existing modern windows previously replaced on the hospital which are as below:



#### Rooftop Plant:

## Barnsley Hospital NHS Foundation Trust

### Fenestration replacement works & Rooftop Plant

- 7.4 The rooftop plant has been designed to minimise any adverse visual or acoustic impacts on neighbouring properties or public viewpoints.
- 7.5 The new chiller plant will be installed in a manner which blocks it visually by another ventilation plant, ensuring that there is no change to the established visual profile or operational impact currently present on the site. The two new ventilation plants will also be positioned in this service area, set back from public view and away from any locations where overlooking could occur. Their placement has been carefully selected to ensure that they remain unobtrusive and effectively shielded from plain sight as much as possible.

In addition, the new package plant will be located close to the chiller plant, again within an area that is naturally screened. This location ensures that the equipment will have minimal impact on visibility from surrounding properties or general public areas.

All new plant will incorporate appropriate acoustic treatment. The package plant will be housed within an insulated enclosure to minimise noise breakout.

## 8.0 Access & Car parking

- 8.1 Existing access and carparking arrangements would not be altered as part of these proposals.

## 9.0 Inclusive Access

- 9.1 The proposed designs will not impact the existing inclusive access arrangements of the hospital.

## 7.0 Supporting Documents

- JPL-2025-118-JSA-P1 – Proposed Rooftop Layout Packaged Plant Room & Chiller
- 2790- JSA-Z2-XX-DR-A-04001 Existing GA Elevations
- 2790-JSA-Z2-XX-DR-A-04201 Proposed GA Elevations