

Design & Access Statement

For a
New Substation
at Kendray Hospital



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I.0 DETAILS

I.1 Name & Address of site:

Kendray Hospital
Doncaster Road
Barnsley
S70 3RD

I.2 Name & Address of Applicant:

South West Yorkshire Partnership NHS Foundation Trust
Estates & Facilities
Fieldhead Hospital
Ouchthorpe Lane
Wakefield
WF1 3SP

I.3 Name & Address of Agent:

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2.0 INTRODUCTION

This Design & Access Statement has been prepared by T.A.D. Architects on behalf of The South West Yorkshire Partnership NHS Foundation Trust in support of a detailed Planning Application for a new Substation on their site.

3.0 ASSESSMENT

3.1 Site Description

The Site address is Kendray Hospital, Doncaster Road, Barnsley, S70 3RD. The proposed location is to the northern boundary of the hospital site adjacent to Doncaster Road.

The proposed location totals 0.032 Hectares (321m²), including the new Substation and access road. It is situated on the northern boundary of the hospital site adjacent to Doncaster Road.

The proposed location is ancillary to the previously developed hospital site and is therefore considered brownfield land.

The area of land comprising the site is maintained lawn with vegetation and some established trees.

The area to the south of the proposed location is the main hospital site, comprising buildings of various heights and car parking.

The area to the north, beyond Doncaster Road is composed of commercial car dealership and two storey dwellings.

The wider surrounding area of the site is predominantly commercial and residential, particularly to the east and west of the site.



Figure 1 – Site area from entrance road



Figure 2 – Slope down to boundary wall



Figure 3 – Trees to hospital boundary wall



Figure 4 – Vegetation to hospital boundary wall



Figure 5 – View of site from west

Figure 6 – View of hospital from boundary wall

3.2 Flood Risk

The site is located within Flood Zone 1 on the Environmental Agency’s Flood Maps, therefore no further assessment required.

The part of the site for the proposed building slopes downwards from the south to the north of the site. The area immediately surrounding the building is existing soft landscaping, little hard landscaping is proposed as part of the development and there is no record of surface water flash flooding. Finished floor level to the substation is designed to be slightly higher than the existing car parking level. As the car park currently slopes downwards towards the proposed substation, the proposal is to regrade the car park area and road away from the new substation. A new line of gullies will drain away surface water. Refer to drawing 2357-TAD-SS-XX-DR-A-PL-0001 for details.

3.3 Arboricultural

The As Existing Site Plan, drawing 2357-TAD-SS-XX-DR-A-EX-0003, identifies the trees known to exist on the site. Drawing 2357-TAD-SS-XX-DR-A-PL-0001 identifies those to be removed as part of the development of the site in red and those that are to remain in green.

A Tree Survey has been carried out on the site in accordance with BS 5837, the results of which are included as a separate document.

Tree protection will be provided for the retained trees in accordance with BS 5837: Trees in relation to Construction. This will be provided to all trees subject to conditions discovered on site.

Excavation will generally be kept outside the retained tree’s canopies, but where excavation must take place within the canopy it will be done by hand with the protective barriers maintained wherever practicable.

The site and adjacent areas are maintained lawn and areas of this will be stripped back to facilitate the works and the new building.

3.4 Landscape Features

There is a 1.3m rise between the level of the site fronting Doncaster Road and the hospital site road to the south of the proposed location. The majority of this rise is across the proposed building location area, with the remainder a slight slope to the site boundary.

3.5 Noise

The proposed use of the site is not affected by any external noise source and the proposed use itself has no moving parts to generate any significant noise that would disturb the continued use of the neighbouring properties.

3.6 Planning History

The hospital site has received approval for a number of developments since the original approval. There is no known specific history for this particular area of the site.

3.7 Rights of Way

There are no known Rights of Way across the site, however there is a Public Right of Way immediately outside the site boundary to the north, namely the footpath to Doncaster Road. This is not affected by the new Trust substation.

3.8 Ecology

The site is adjacent to a car park with maintained lawn to the proposed building location, therefore impact on the local ecology will be minimal.

3.9 Geo-Environmental Desk Study

Due to the nature of the proposed development, no Geo-Environmental Desk Study has been completed at this stage.

3.10 Community & Services

The location of adjacent facilities and services is not applicable / relevant to this type of development.

3.11 Transport, Vehicular and Pedestrian Access

There are bus services immediately outside the hospital site, however they are not relevant to the nature of this application.

The site itself is accessed by a short service road from the main perimeter road to the hospital site, which in turn is accessed from Doncaster Road. The service road provides access to the existing car park and will serve the new substation located on the same side of the road. Pedestrian access is also present adjacent to the site.

4.0 Planning Policy

The nature of the proposed development is ancillary to, but an essential part of the infrastructure for the General Hospital. The proposed building location, sits within the boundary of the existing hospital site and is therefore deemed appropriate development.

The nature of the “activities”/ function of the building are such that the proposed development will have little or no impact on neighbouring properties.

5.0 Consultation

5.1 Planning

No previous pre-application advice has been sought.

5.2 Equality

The specific function of the building means it will not be readily accessible to the public and therefore other than meeting Approved Document M there are no other requirements.

5.3 Environment Agency

Data has been sought in relation to the flood zone of the site to inform the Flood Risk Assessment, the recommendations of which have been incorporated into the design. As no further issues have been highlighted at this stage no further consultation has been carried out.

6.0 Evaluation

The evaluation of the site against the National Planning Policy Framework and the LPA's Core Strategy has not identified any policy provision that would not allow this development in principle.

Assuming that the design takes into consideration all the issues identified in the previous sections it is considered that the proposed development would represent sustainable development in accordance with national and local planning policy.

7.0 Proposal

The proposal is for the construction of a new HV Substation to the north of the hospital site adjoining Doncaster Road.

8.0 DESIGN STATEMENT

8.1 Layout

The location of the proposed building is driven by the constraints of the site and the need to locate it adjacent to the existing similar facility and the site boundary of the hospital to facilitate the connections and maintenance by Northern Power Grid of their equipment.

The size of the building is dictated by the equipment it needs to contain, plus safe working room around. This combined with the topography of the site led to the proposed location and orientation of the building.

Topography

The existing topography of the site slopes down from the south to the northern boundary. No significant changes in the topography are proposed apart from the regrading of the existing car park and road to ensure rainfall drains away from the substation.

A level path has been shown to either side of the building, with low level retaining wall and guardrail to facilitate access.

Landscape Features

The area of the proposed building and its surrounds is generally soft landscaping overgrown with self-set vegetation. There are no notable landscaping features other than the mature trees to the principal site boundary of Doncaster Road.

No specific boundary treatments are required to the building, as it sits within the primary boundary of the hospital. The compound adjacent to the substation is to be bounded by anti-climb wire mesh fencing.

The soft landscaping around the building will be retained as part of the development. With the removal of 3 number trees for this application and also as part of the hospital's bid to enhance green space within the hospital complex, a significant number of new trees are to be planted elsewhere in 3 locations of the overall site. Therefore, the new tree planting scheme fulfils the requirement for **10% Biodiversity Net Gain** - Refer to Landscape drawing N1149-(96)001 for details.

Site access

The main access remains unchanged from the existing. A new short service road from the hospital perimeter road is introduced as drawing 2357-TAD-SS-XX-DR-A-PL-0001.

8.2 Scale

The scale of the development refers to the height, width and length of the buildings in relation to their surroundings.

The proposed is a single storey building. The slightly raised height of the building is a necessary requirement to minimise the risk of flooding from the existing car park and takes precedence over any design requirement in this quiet, isolated corner of the hospital site that is screened from all surrounding buildings by vegetation and walled boundary.

8.3 Appearance

The appearance of the scheme is to reflect similar materials and styles used in the existing building adjacent. Refer to drawing 2357-TAD-SS-ZZ-DR-A-PL-0004.

8.4 Waste Management

This remains unchanged.

8.5 Tree Management

Refer to 8.1 for details of removal of trees and BNG proposal