

DESIGN AND ACCESS STATEMENT

**FULL PLANNING APPLICATION FOR PROPOSED 7,200 SQ M
(GROSS EXTERNAL AREA) BLOOD ESTABLISHMENT
COMPRISING LABORATORY AND ADMINISTRATIVE/SUPPORT
FUNCTIONS**

**UNIT D CAPITOL PARK, CAPITOL CLOSE,
DODWORTH, BARNSLEY**

July 2017

1.0 Introduction

1.1 This Design and Access Statement is prepared in respect of a full planning application for a proposed 7,200 sq m (GEA) blood establishment comprising laboratory and administrative/support functions at Unit D, Land at Capitol Park, Capitol Close, Dodworth, Barnsley. This Statement should be read in conjunction with the suite of documents which comprises the submission as follows:

- Enclosed cover letter;
- Completed Planning Application and Certificates;
- 14120-100A_Location Plan_1250_A1;
- 14120-101A_Existing Site Plan_500_A1;
- 14120-102A_Existing Site Plan_200_A0;
- 14120-103A-Existing site sections_250_A0;
- 14120-110D_Proposed Site Plan_500_A1;
- 14120-111D_Detailed Site Plan_200_A0;
- 14120-112B_Proposed Site Sections_250_A0;
- 14120-115A_Proposed Building Ground_100_A0;
- 14120-116A_Proposed Building first_100_A0;
- 14120-117A_Proposed Building Elevations_100_A0;
- 14120-118_Bin Wash_50_A1;
- 14120-119A_Proposed Roof Plan_100_A0;
- Air Quality Assessment – Aecom;
- Planning Statement – CDP;
- Transport Statement – Aecom;
- Drainage and Flood Risk Assessment – JPG;
- Ecology Report – Erap;
- Landscaping Proposals – Vector;
- Noise Report – ENS; and
- Site Investigation and Ground Report including Coal Mining Risk Assessment – JPG

1.2 The purpose of this statement is:

- To describe the site and surroundings;
- Review relevant design policy and guidance, and
- Set out the concepts and principles behind the proposed development of the site.

1.3 The proposal is based on a thorough assessment of the immediate and wider context of the site. This has been undertaken through:

- Desk-based research
- Site visits and observations
- Consultations, and
- The information contained within the various technical documents accompanying the planning application.

1.4 This statement then draws conclusions in respect of the design process and sets out an assessment of the design and access arrangements.

1.5 This Design and Access Statement, which has been prepared in accordance with CABE guidance 'Design and Access Statements: How to write, read and use them', should be read in conjunction with the various other documents supporting the planning application.

2.0 Site Description and History

- 2.1 This section describes the sites location, its surroundings and sets out the previous planning history for the site.

Site Location

- 2.2 The site forms the second phase of the Capitol Park development to the west of Capitol Close. The approximate centre of the wider Capitol Park site is located at NGR SE3170006000. Earlier phases of the Capitol Park development, comprising a hotel and pub/restaurant built out in 2006, are located at the Whinby Road roundabout. Later phases of Capitol Park, comprising a mix of office and incubator units, are located to the north and east beyond Capitol Close which is the principal estate road.
- 2.3 The site is located with excellent access to the M1 motorway as it is located to the west of junction 37 on the M1. It is also approximately two miles west of Barnsley town centre.

Site Description and Surroundings

- 2.4 The site area of the second phase of development measures 2.3 hectares or 5.7 acres. It is located in the north-west part of the site adjacent to Higham Lane.
- 2.5 Socio-politically, the site is located in the Central Ward of the Barnsley District which is generally an urban seat and has a large majority of its population on middle or low incomes, with most of the large social housing contained within it. Based on Indices of Deprivation 2010, parts of Barnsley are found to be in the top 10% most deprived areas in England and overall 50 out of 326 areas in terms of % of population living in most deprived areas.
- 2.6 Whilst the development of new housing and wide-scale improvements to existing Council stock are important, improvements to the environment and support for local

employment, enterprise and training opportunities through investment by the private sector are also what will underpin the growth of the local economy.

2.8 The aerial photograph below shows the site within its context.

Figure 1: Aerial Photograph of the site



Site History

2.9 Outline planning permission including means of access for industrial development for general industrial (B2) use and storage & distribution (B8) use with ancillary office (B1) use, ref 2016/0713, was granted on 7 October 2016, subject to conditions.

2.10 Subsequent to the outline planning consent reserved matters approval for Unit A was achieved on 20 April 2017 for a proposed 7,225 sq m (gross external area) industrial unit at Plot A for general industrial (B2) and storage and distribution use (B8) with

ancillary office (B1) at Unit A Land at Capitol Park, Capitol Close, Dodworth, Barnsley, ref. 2017/0248. This unit has an end user and construction of this unit has started.

2.11 Other successful planning applications at this or adjacent sites are Capitol Park:

- B/04/1998/DO – Outline employment development proposal comprising B1, B2 and B8 uses, Hotel, Park and Ride site and associated work. With Environmental Impact Statement. Approved 23 February 2005.
- B/04/2272/DO - Phase 1 employment development site – Reserved Matters details. Erection of Class B1/B2 hi-tech units, spine road, landscaping and levelling. Approved 23 February 2005.
- 2005/1636 – Erection of a four storey 117 bed hotel and a two storey public house and restaurant with associated works and car parking spaces. Approved 12 April 2006.
- 2005/1816 – Erection of class B1/B2 industrial units (Reserved Matters). Approved 5 January 2006.
- 2005/2073 – Erection of industrial unit with office space (Reserved Matters). Approved 23 April 2006.
- 2006/0334 – Variation of condition 1 of planning consent B/04/1998/DO relating to expiry dates for the Reserved Matters application. Approved 5 April 2006.
- 2006/2091 – Erection of two storey office unit (Reserved Matters). Approved 14 February 2007.
- 2007/0480 – Extension to footpath (Retrospective). Approved 5 June 2007.
- 2013/1239 – Construction of helipad. Approved 10 December 2013.

3.0 Design Policies and Guidance

- 3.1 This section sets out the relevant national and local planning policy framework upon which to assess the design and access arrangements of the proposed development.

National Planning Policy Framework (2012)

- 3.2 National planning policy is provided in the National Planning Policy Framework (NPPF), which was published in March 2012. This sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.
- 3.3 The NPPF sets out the Government's planning policies for England, with the presumption in favour of sustainable development (paragraph 14). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 14).
- 3.4 The NPPF contains 12 core principles for plan-making and decision-taking, which include the requirements for planning to be:
- Genuinely plan-led, empowering local people to shape their surroundings
 - A creative exercise in finding ways to enhance and improve the places in which people live their lives
 - Identifying and meeting the housing, business and other development needs of an area
 - Always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and building
 - Taking account of the different roles and character of different areas, including promoting the vitality of our main urban areas and protecting the Green Belt around them

- Supporting the transition to a low carbon future in a changing climate
- Contributing to conserving and enhancing the natural environment and reducing pollution
- Encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Promoting mixed use developments and encouraging multiple benefits from the use of land
- Conserving heritage assets in a manner appropriate to their significance
- Actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

3.5 Paragraph 56 of the Framework states the importance the Government attaches to the design of the built environment, stating that:

“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

3.6 Paragraph 59 states that:

“design policies should avoid unnecessary prescription of detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”

3.7 Paragraph 60 goes on to say that:

“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. It is, however, proper to seek to promote or reinforce local distinctiveness.”

3.8 Paragraph 61 also states that:

“planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

National Planning Practice Guidance on Design (2014)

3.9 In March 2014 the Government published further guidance on the implementation of national planning policy. The design section of the guidance establishes the importance of high quality design as part of wider sustainable development and considerations alongside NPPF policies. This guidance supersedes previous planning guidance such as ‘By Design’.

3.10 The guidance states that proposals should be responsive to the local context. However, it is established that highly sustainable, well-designed developments should not be refused where there are concerns about compatibility with existing townscape, unless proposals cause significant impact or material harm to heritage assets. In addition, great weight is given to outstanding design quality which raises the local design standard.

3.11 It also goes on to indicate that good design can help schemes achieve social, environmental and economic gain and that the following issues should be considered:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of green spaces (including parks) and public places
- Crime prevention
- Security measures
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods.

3.12 Acknowledgment is given to the value which is attributed to well-designed places. The criteria establishing what a “well designed place” should seek to achieve are as follows:

- Be functional
- Support mixed uses and tenures
- Include successful public spaces
- Be adaptable and resilient
- Have a distinctive character
- Be attractive
- Encourage ease of movement.

3.13 Guidance is given on how buildings and the spaces between buildings should be considered. In terms of layout, developments should promote connections with the existing routes and buildings, whilst providing a clear distinction of public and private space. Care should be taken to design the right form for the right place, but the extent to which this is achieved can depend on architectural and design quality. In terms of scale of buildings, consideration should be given to size and massing and how they can impact upon surrounding spaces. Individual elements of detailing should be developed with specific consideration to how they act independently and how they come together. Materials should be practical, durable, affordable and attractive whilst having a clear function.

By Design (DETR/CABE)

3.14 'By Design' highlights that good design is important everywhere and the creation of successful places depends on the skill of designers and commitment from those who employ them, as well as input from the planning system. It focuses upon the design of buildings and spaces, landscapes, roads and movement systems. It seeks to enhance the quality of urban development through a move from reliance on prescriptive development standards towards a more design led approach with a positive emphasis on place making.

3.15 'By Design' states that successful streets, spaces, villages, towns and cities tend to have characteristics in common. These factors have been analysed to produce principles or objectives of good urban design. They help to remind us what should be sought to create a successful place. 'By Design' lists the objectives of urban design as follows:

- Character – a place with its own identity
- Continuity and enclosure – a place where public and private spaces are clearly distinguished
- Quality of the public realm – a place with attractive and successful outdoor areas.

Local Planning Policy

Barnsley Core Strategy

- 3.16 In September 2011, Barnsley Council adopted their Core Strategy and as a result some of the previously saved policies in the UDP were replaced. Policies CSP1 and CSP2 relate to climate change and require developments to (inter-alia) minimise resource and energy consumption and be located on previously developed land. Policy CSP3 relates to sustainable urban drainage design. Policy CSP29 requires high quality design which contributes positively towards the environment.

Barnsley Unitary Development Plan

- 3.17 Barnsley's Unitary Development Plan was adopted by the Council in December 2000. No relevant design policies were saved in 2007 and decision making reverts to guidance contained within the NPPF and NPPG.

4.0 Opportunities and Constraints

- 4.1 The site, context and policy appraisal undertaken above has provided a thorough understanding on the issues surrounding the site. These can be identified as opportunities and constraints that can be applied to the site which, in turn will influence the nature of the development proposed. These are summarised below:

Opportunities

- 4.2 The key opportunities presented by the site are as follows:

- Creation of new jobs and investment, which will have both direct and indirect positive effects on the local economy;
- An opportunity for an existing business to relocate within Barnsley to support its forward growth strategy;
- An opportunity to bring forward a development that will enhance the wider industrial surroundings in terms of design, materials and detailing;
- The relatively flat nature of the site;
- The site's accessibility by major transport infrastructure, including access to the M1;
- The site has a prominent roadside frontage to Whinby Road and Higham Lane;
- An opportunity to introduce landscaping to the industrial estate, improving visual amenity and improving biodiversity;
- The ability of the site to accommodate development with limited landscape and visual impacts to round off the Capitol Park development.

Constraints

- 4.3 There are a trees around the perimeter of the site should be preserved.

Design Principles

4.4 The opportunities and constraints provide a context for a series of principles that have been adopted in arriving at the design solution now proposed. In summary, these are:

- Modern building design which meet the occupiers requirements;
- Using a consistent materials palette to ensure the development fits into the wider industrial estate whilst also being uniform with the occupiers' own branding;
- Maintaining legibility and security of the site; and
- Introducing landscaping to soften the appearance of the building and to improve the site's biodiversity value particularly along the northern boundary

5.0 The Proposed Development

Amount and Use

- 5.1 The proposal is a 7,200 sq m (gross external area) or 7,000 sq m (gross internal area) blood establishment comprising laboratory and administrative/support functions. The intended occupier is NHS Blood and Transplant (NHSBT) which is a Special Health Authority, dedicated to saving and improving lives through the wide range of services provided to the NHS.
- 5.2 The proposed building at Unit D Capitol Park, Barnsley will be inspected and authorised by the Medicines and Healthcare products Regulatory Agency (MHRA). The site license requires NHSBT to work to the principles of Good Manufacturing Practice (GMP).
- 5.3 The facility will provide blood components to hospitals in Yorkshire, Derbyshire, Nottinghamshire and Lincolnshire from the Hospital Services function operating 24 hours per day, 7 days per week and 52 weeks per year.
- 5.4 Through the use of a Bulk Movement Vehicle, they will move samples and raw material to their Manchester Blood Centre for processing and testing.
- 5.5 Other operational activities on site will include but are not restricted to:
- A Red Cell Immunohaematology reference laboratory providing a complex blood grouping referral service for resolution of complex cases referred from hospitals, including the provision of cross matched blood.
 - A Stem Cell and Immunotherapies Laboratory which collects, processes, cryopreserves and issues stem cells and cord blood cells throughout the region.
 - A Histocompatibility and Immunogenetics Laboratory which supports haematopoietic stem cell and solid organ transplant programmes for the region and beyond, plus providing immunogenetic services for a wide range of diseases.

- A Tissue and Eye retrieval team will also be based on site covering retrievals for the region.

5.6 Other services which will operate from the facility include, but are not restricted to, Transport, Clinical, Quality, IT, Finance, Communications & Marketing, Facilities and Estates and the Yorkshire Organ Donation Transplantation Team.

Layout

5.7 The Site Layout Plan ref. 14120 111 Rev D provides a layout of the development which is proposed.

Scale

5.8 The building will be two storeys and the height will be approximately 13.5 metres from the finished ground floor level.

Landscaping

5.9 The site already contains trees and structural landscaping around the perimeter of the site edged in red on the site plan will enhance the overall appearance of the development, with additional planting of trees and natural grassland being proposed in order to enhance the appearance and biodiversity of the natural environment.

Appearance

5.10 In terms of the external appearance of the industrial buildings, this has, by necessity, been driven by function and operational requirements. The unit will be of steel framed construction and the external materials will be a mixture of composite micro-rib panels, horizontal profiled twin skin cladding, vertical profiled twin skin cladding, powder coated aluminium curtain walling and windows and facing brickwork.

6.0 Access

- 6.1 The main access to the site would be obtained from Capitol Close. From the new access road there will be secondary accesses into the car park and service yard.
- 6.2 The accompanying Transport Assessment prepared by iTransport provides an assessment of the accessibility of the site and concludes that the site is highly accessible as it is located on a major transport corridor with good connections to the town centre and the motorway network.
- 6.3 Disabled car parking spaces will be provided close to the entrances, and level access thresholds will be provided into all of the buildings. Where applicable lift access will be provided to any upper floor office units and all the buildings will be designed to be fully DDA compliant in respect of internal facilities, including stairs, lobby areas, WC's, door widths etc.
- 6.4 The front entrance points to each building will be located close to the car parks and will therefore be legible and visible to all site users. The buildings entrances will have a canopy or covered recess to provide protection from the elements and help to make the entrance more identifiable on the façade.

7.0 Summary and Conclusions

- 7.1 “Good design” is embedded within National, Regional and Local Planning Policy. This is reflected in the provisions of the NPPF in particular and local development plan policies.
- 7.2 It should be noted that there are circumstances where building design, scale and massing are largely dictated by operational needs. In this instance, good design can still be achieved through appropriate layout and landscaping, thereby ensuring accessibility to, and the legibility of, the development for users of the site.
- 7.3 The proposed building is sited to take account of wider site conditions such as existing trees around the sites perimeter. Landscaping will also be incorporated into the development to enhance both the development itself and biodiversity opportunities on site.
- 7.4 In terms of accessibility, the proposals make provision for both vehicular and non-vehicular access. The location of the proposal is such that the development is highly accessible by public transport although a good standard of parking is required to meet occupier requirements.
- 7.5 Overall, it is considered that the design approach represents a positive balance between supporting the operational requirements of the business and mitigating any adverse impacts on its surroundings. The development can therefore be considered to comply with local and national planning policy in design terms.