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design and access statement

Project: Barnsley NHS Hospital Foundation Trust
Proposed Car Park for Employees and Visitors at Helensburg Close, Pogmoor, Barnsley

Job No: 3133

Date: 7 August 2008

Design and Access Statement for demolition of 13 No. housing units together with their associated outbuildings (30 dwellings) and Nursery Building to allow formation of new car park for Barnsley NHS Hospital Foundation Trust Employees and Visitors at Helensburg Close, Pogmoor, Barnsley.

1. Introduction

The Design and Access Statement (DAS) accompanies an application for demolition of 13 housing units (30 dwellings) on Helensburg Close, Pogmoor, Barnsley. The DAS has been written to meet requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

The application site is located on land defined in the UDP as General Housing ref BA2. However initial discussion with Barnsley MBC have lead the hospital to believe this would not be detrimental to the application. No change is proposed in the LDF.

The proposal which is submitted in detail seeks planning permission for the development of a car park for sole use of Barnsley Hospital Trust Employees and Visitors.

1a. Site Assessment

The site is located at Helensburg Close, Pogmoor off Pogmoor Road, immediately adjacent to the main Hospital site access and egress to the site will be via Helensburg Close and egress on to Summer Lane. The West and East boundaries are adjacent to existing housing while the North is bounded by Pogmoor Road/Summer Lane. The South looking over the school playing field.

2. Use

The proposal is to alleviate the parking problems which both the Hospital Trust and Barnsley MBC agree needs to be addressed. Parking being severely restricted at the main hospital site. The aim is to improve and reduce local resident problems with cars parking in the surrounding streets.

3. Layout

The proposal is to demolish all buildings on the site, level the site following the natural contours of the land and Surface the site area in Macadam. The layout of the proposal is determined by its function ie. to provide car parking for the Hospital Employees and Visitors. A one way system and pedestrian walkways are incorporated within the scheme to ensure user safety.

4. Scale

The scale of the proposal is determined by the demand from the Hospital to allow it's employees and visitors to park safely adjacent to their place of work. The visual impact to the adjacent properties will be minimised by the layout and 2 stage operation of the parking.

5. Landscaping

The scheme has been designed to retain as far as possible all the existing mature landscaping. This will be supplemented by new landscape beds and screen fencing as shown on the proposals.

6. Appearance

The area will be finished with Macadam with appropriate security lighting facing into the site. The lighting scheme is to be agreed with the Council's Highway's offices.

7. Access

The site access via Helensburg Close will be maintained, with a new egress on to Summer Lane. The whole area will be controlled by a barrier control access system necessary to prevent unauthorised use of area.

8. Car Parking

Not applicable as whole use is car park.

9. Inclusive Access

The development will follow the natural contours of the land and will be hard surface, therefore access will be available to all areas for all people. The hospital will provide staff who have special need parking spaces on the main hospital site as well as increasing Patient and Visitor spaces when new facility comes online.

The design will therefore meet or exceed the standards set out in the following publications.

- The Building Regulations Approved Document Part M (2004)
- BS8400 (2001)
- Disabled Discrimination Act 1995