



Darton Healthcare Facility, Barnsley

Design, Planning and Sustainability Statement

Date – 10<sup>th</sup> March 2009  
Rev A

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## **Section 1: Introduction.**

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### A. The Facility Client and Users

1. The proposal is to construct a new build Primary Care Centre in Darton.
2. The proposed scheme accommodates a wide variety of NHS Primary Care Facilities together with accommodation for the Barnsley M.B.C.

### B. The Building

The new facility will incorporate:

1. Primary and community care facilities.
2. Specialist community based services such as therapies and rehabilitation.
3. Facilities for the wider community including meeting space for local groups, voluntary sector organisations and community groups.
4. BMBC Cash Payment Facility.
5. Accommodation for local authority services.
6. The facility is to replace existing services.
7. The site has been selected because it is accessible to the catchment that the facility will serve.

## **Section 2: Consultation Process**

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A. Discussions were held with Barnsley Urban Renaissance Design Advisory Panel on 28<sup>th</sup> October 2008, showing them a preliminary scheme. Areas of the design they felt needed to be addressed more thoroughly were:-

- The clients request to retain the existing building on site whilst the new building is being built was an unreasonable requirement, resulting in the opportunity to use much of the existing buildings footprint.
- Use more Context in the images produced to show impact of the surrounding area
- A more detailed look at how the building could fit more comfortably on the site, looking at different ways of stacking the building and other landscape ideas.
- An external Play area for the children's centre is needed
- Create a more contemporary building.
- Expressive roof form, rather than giving it a domestic scale.

We consider each of the points raised have been addressed within the current proposals.

B. The Council's Urban Design Officer has reviewed the plans for development specifically in the context of the proposed design style, external treatment and layout for the development.

C. The scheme has been developed in continued liaison with user group consultation, Barnsley PCT as well as Barnsley MBC Planning Authority involving various sections such as Landscaping etc, and a full public consultation including exhibitions and open days.

- D. We have been working with MJM Highways and Traffic, to find the appropriate car parking provision, location of the vehicle and pedestrian access into the site.

### **Section 3:**

#### **Site Analysis,**

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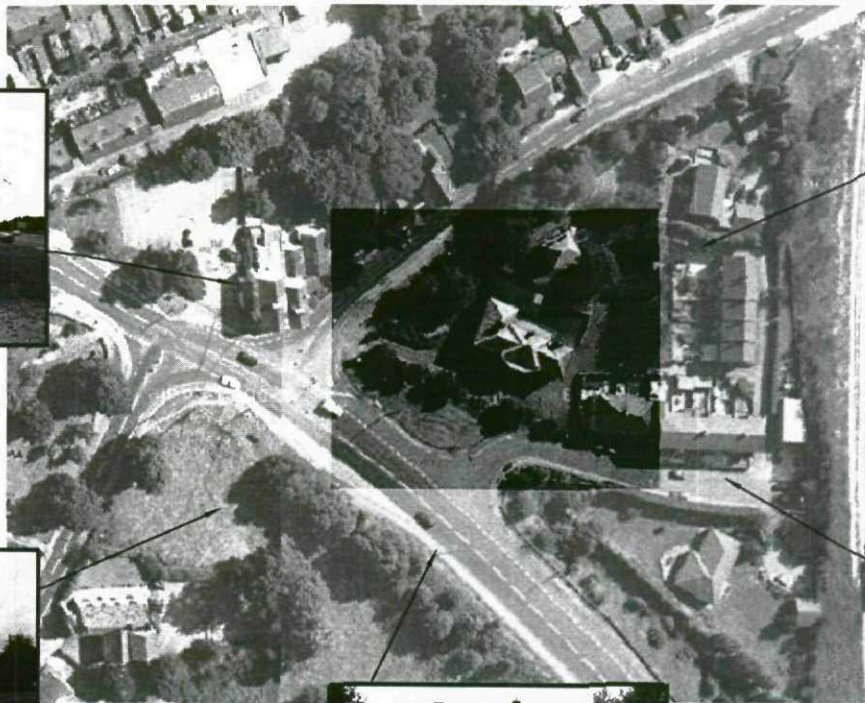
##### A. The Site

1. The site proposed is Council owned and currently accommodates the Darton Council office.
2. Huddersfield Road forms the North Eastern boundaries to the site and Churchfield Lane is to the South East. The boundary to the West is defined by 2 storey semi and terraced housing, in red brick and pitched roofs.



*Aerial View of Site and surrounding area*

3. The levels on site rise from the junction of Huddersfield Road and Churchfield St to the East approximately 4 metres to our proposed boundary in the South West corner of the site.
4. The area of the site where the building is sits rises 3.5 metres, from front to back of our proposed building.
5. Opposite the site, across Churchfield Street, to the South East there is the Rose and Crown Public House which is finished in white render with pitched roofs.
6. The junction of Huddersfield Road and Churchfield Street forms an offset Crossroads. A Church and associate churchyard occupies space across the junction on the opposite side of Huddersfield Road and Church St.





## **Section 4:**

### **Identifying the Design Principles.**

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- A. The concept of the new health and social care centre is driven by the Tenant's commitment to making positive improvements to quality of life by focusing on health rather than illness.
- B. Focus the entire health and social pathway around the user, through the involvement of the voluntary sector, the health and social care professionals and carers, in what is envisaged as a 'state of the art' facility.
- C. The proposals provide public access into a central hub within the building to give immediate and quick access to all areas at Ground Floor. Public areas are split between the Ground and First Floor, with the Staff areas purely at First floor. There is a separate access at First Floor for the children's centre, via a curved path around the Children's external Play area.
- D. The aims for the development design are to bring together key facilities and services on one site; to maximise ground floor use and to use the topography of the site in the building design.
- E. The new facility is to accommodate services currently administered within the existing council building.
- F. Advice from the Local Planning Authority is yet to be sought although we anticipate their preference as follows:

1. The need for the main entrance to face Huddersfield Road and for the built form to reinforce the corner of the site and junction between Huddersfield Road and Churchfield Street.
2. Separate car parking to be provided for visitors/public and the staff.
3. The use of a quality palette of materials to that responds to the sites context including red brick and masonry.
4. The scheme provides a contemporary architectural approach to reinforce a modern and 'forward thinking' local authority and NHS service.

## **Section 5:**

### **Creating the Design Solution.**

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#### **A. Internally**

1. The accommodation has been developed as a two storey building, set into the site.
2. The public access areas are split between the ground and first floor, with the majority of the staff area located on the first floor.
3. A double height waiting area provides and an airy and light central space to the building which provides shared light into both floors.

#### **B. Ground Floor**

1. The main entrance leads to a central public information/waiting area with all other facilities on the ground floor pivoted off this central point
2. The Open plan nature of the ground floor gives both a natural and spacious feel to the building, whilst also increasing safety of all people within the building, with the meet and greet area, allowing views to everyone entering the building, and also all areas of the floor.

#### **C. First floor**

1. Staff accommodation is located centrally on the first floor, with 2 entry points, allowing easy access to the room from either end of the building.
2. The Adult Services and District Nurse Space encompass a large open plan office, to user's request.
3. The PCT have a separate Reception and Sub-Waiting area at First Floor

D. Externally.

1. The intention of the building form and its positioning on site is to create a prominent building whilst also addressing the existing topography of the site.
2. The layering and juxtaposition of external materials and low pitched roofs reduce the perceived massing of the building.
3. The double height, glazed area of the building provides an abundance of natural light into the building whilst also creating a feature on Entrance to the building.
4. The children centre has a separate access, to the south-west of the site, allowing a secure area for the children.

E. External Fabric.

1. A varied palette of materials is proposed for the elevations including brick artificial stone / architectural masonry, glazing and cedar cladding.
2. The roof system will be composite steel panel or aluminium standing seam solution that enables a shallow roof pitch.

3. The main areas of glazing are to the main public/waiting area of the building and the main entrance.

F. Pedestrian Access

1. Much of the proposed building is located on the existing buildings footprint, with the entrance to the site moving away from the Huddersfield road, Churchfield lane junction, to the North West corner of the site, off Huddersfield Road.
2. Car parking is spread throughout the site, allowing easy access to both the Main entrance, and the Children's Centre Entrance.

G. Vehicular Access

1. Vehicular access is solely from Huddersfield Road with a new vehicular entrance being formed in the North West corner of the site.
2. The existing vehicular entrance into the site is to be closed.

## **Section 6:**

### **External Works**

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#### A. Access

1. A single vehicular access point into the site is proposed in the North West corner of the site.
2. A single pedestrian access point is proposed directly into the building off Huddersfield Road.

#### B. Car Parking

1. The car parking provision in total is 34 car parking spaces of which a minimum 5% provision of disabled spaces, 2 in total.
2. All disabled spaces are located close to entrances.
3. Secure covered Cycle parking spaces are provided for both visitors and staff at a point close to their point of entrance in to the building.

#### C. Safety and Security

The Darton Health Care Facility will be designed in accordance with the principles of Secured by Design Guidance. We will review the schemes with the Barnsley Police Liaison Office, and take on board the principles of their recommendations. The review will aim to provide the optimum solution. There is a fine balance between total security and the overall appearance and feel of the building and surroundings. Amongst a range of security measures envisaged the building will have:

1. A perimeter security fence, providing a secure car park.

2. A secure bin store is located in the car park with a turning head for service vehicles.
3. The ground floor windows will have security shutters built in to the window heads.
4. Good external lighting and CCTV if considered necessary will be provided to the external areas.

## **Section 7: Access of All**

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An Access Statement has been prepared under separate cover. This provides full details of the way in which the *principles* of inclusive design have been incorporated into the proposed development and how the development has been designed to accord with Part M of the Building Regulations.

## **Section 8: Sustainability.**

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There is no formal requirement to comply with environmental legislation other than Building Regulations. However, environmental issues are taken seriously in the design and construction phases and we carry out our own environmental assessments of the design based on BRE Environmental Assessment Method (BREEAM) and/or NHS Environmental Assessment Tool (NEAT). This is generally carried out in conjunction with the main contractor and mechanical/electrical designer and is, therefore, undertaken at the detail design stage prior to construction.

Environmental considerations/decisions at initial design stage (up to Planning) can be summarised as follows:

### **A. External Materials.**

1. Selection of materials for the external building fabric and hard landscape includes reference to the Green Guide to Specification. This assesses materials and constructions against environmental issues such as ozone depletion, waste disposal, mineral extraction, climate change, ecotoxicity etc. as well as re-cyclability.
2. Materials and constructions are rated A, B & C with A being of no/low environmental impact and C being high environmental impact.
3. We aim to achieve A ratings on all materials and constructions (with the exception of tarmacadam) and, therefore produce an environmentally good fabric.

4. Any existing buildings to be demolished which may have asbestos and other hazardous material will be removed and disposed of in accordance with relevant legislation.
5. All materials will be assessed for their suitability for re-use.

#### B. Building Enclosure

1. The building will be designed to meet or exceed the insulation values stipulated by the current Part L of the Building regulations and will be pressure tested as required by Building Control.
2. The building will, therefore, be highly insulated and airtight thus reducing heat loss and emissions and saving energy.
3. Glazing will incorporate brise soleil and / or low E glass and solar control glass (to prevent heat build up) as required.

#### C. Cycles

1. Space for staff and patient cycles will be included together with showers and lockers for staff use. These facilities will provide the opportunity to cycle or walk to work and for patients to cycle to the centre.

#### D. Waste Storage and Management

1. A secure covered external waste area will be provided and will be segregated into three areas:- domestic waste, clinical waste, re-cycling.

#### E. Car Park

1. Petrol interceptors will be included in the car park areas as necessary. These will prevent pollution of water courses.

#### F. Mechanical and Electrical Strategy

1. This will be resolved at a later stage in the project but environmental considerations are always a priority in determining the strategy and components.
2. General principles are that heating is likely to be provided by gas fired condensing boilers, the building will be zoned to reduce energy wastage and air conditioning will not be used except in the IT server room.

#### G. Renewable Energy

1. Together with other environmental issues, alternative sources of energy (inc.solar panels, wind turbines, photovoltaic etc) will be investigated and payback periods calculated during the course of the detail design process.
2. These points provide only a brief summary of the environmental considerations that have been and will be taken into account but they demonstrate that the building will be designed and constructed to a very high environmental standard.
3. The main focus will be on ensuring that the building fabric is highly insulated and airtight and by designing efficient mechanical and electrical systems.

## **Section 9: Conclusions.**

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The proposed new health care centre at Darton aims to provide a 'state of the art' facility for the benefit of the local community, and address the health, and social needs of the area.

The proposed development and building design will provide a visible and attractive contribution to the town.