Planning Application for South West Yorkshire Partnership NHS Foundation Trust - Podiatry Unit

Design, Access and Sustainability Statement

2ND September 2013

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Section 1: Introduction.

This design statement has been prepared in support of a planning application BY SWYPFT. The current use of the property is as a home loans store including office accommodation and consulting rooms.





Section 2: Background for the need to the proposed development.

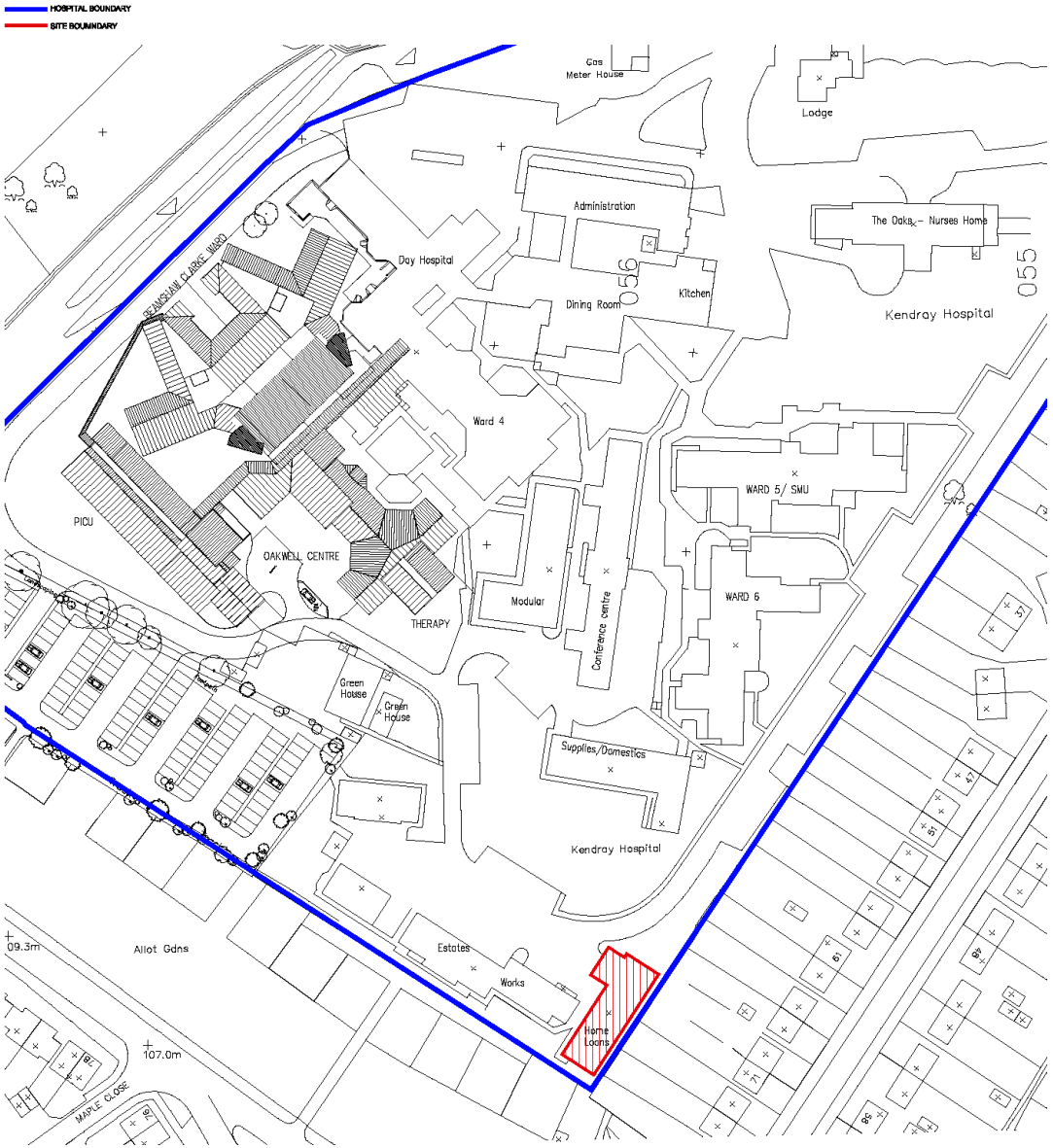
The background comes from the need to improve standards and to bring the service together into one building. The existing service provision has evolved over a number of years and has outgrown its current location at Silkstone. The need to locate the unit to Kendray provides the service in a central location within a purpose built property which will improve service delivery.

The current premises were built in the 1980's and is a single storey building consisting of a brickwork façade and concrete tiled roof and at present is vacant awaiting refurbishment into the new Podiatry unit

- The current property consists of the following accommodation.
    1. Offices
    2. Home loans store
    3. Consulting rooms
    4. Sanitary accommodation
    5. Kitchen
    6. Stores
- Proposed accommodation
    1. Offices
    2. Consulting rooms
    3. Workshops
    4. Sanitary accommodation
    5. Kitchen
    6. Stores

In summary, the proposed refurbishment of the property offers the opportunity to make improvements to the service provision.

Location/Site Plan



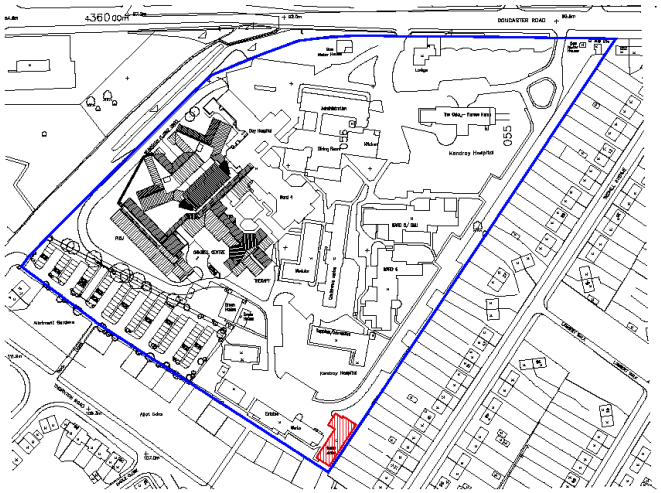
EXISTING LOCATION PLAN 1:500

Construction staff and operatives must ensure the principal contractor has provided thorough and accurate information on all health and safety aspects relating to the designs identified on this drawing including the residual:

- Designers risk assessments
- Method statements
- Permit to work
- Pre construction information

The designers note that the following health and safety risks relating to this drawing have not been eliminated during the design process:

ref	residual risk



EXISTING LOCATION PLAN 1:1250

revision	date	by	chk

All dimensions to be verified on site and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the CDM Co-ordinator.

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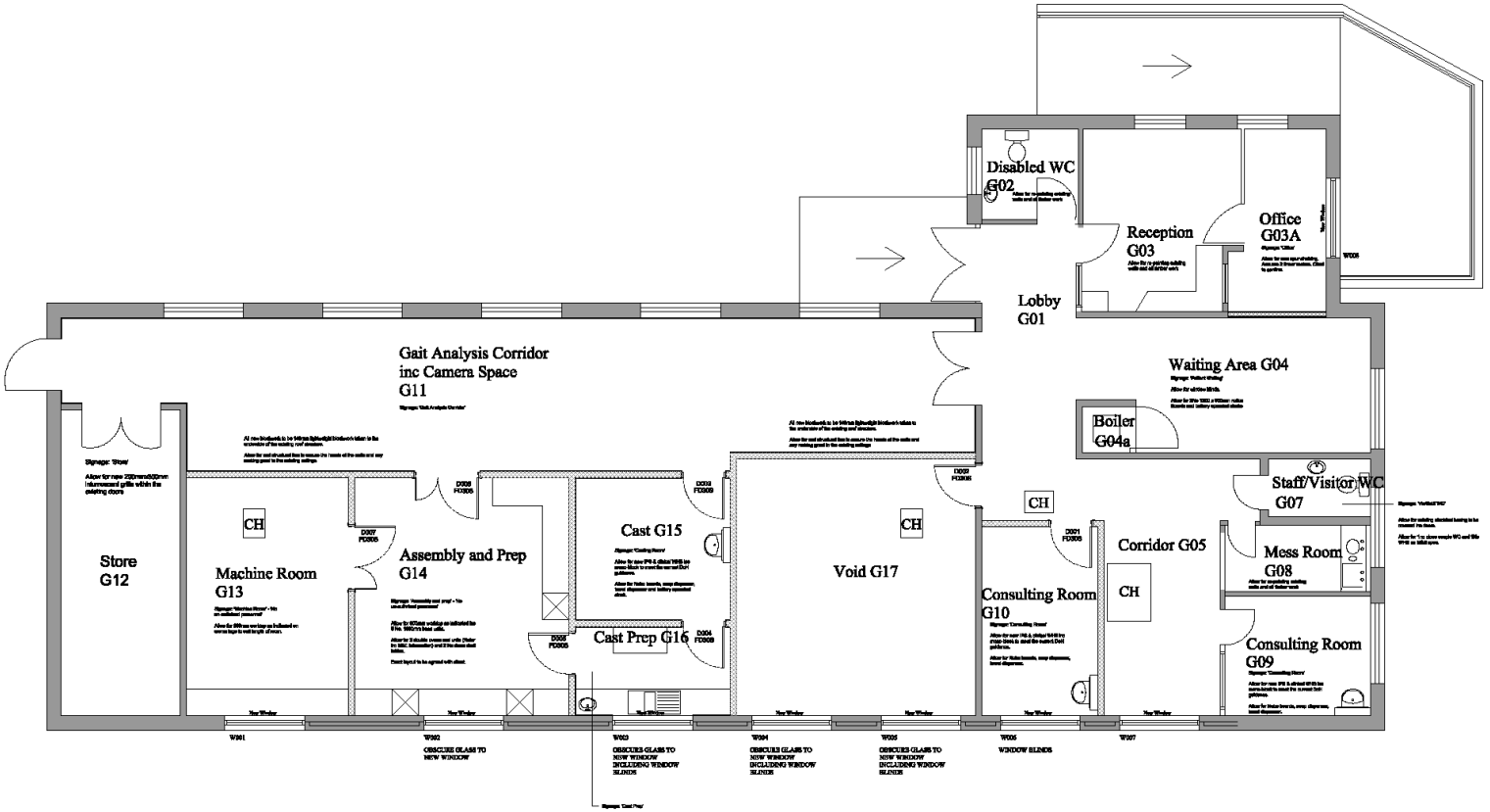
Podiatry Unit TP3/Task 02,
Kendary Hospital,
Barnsley,South Yorkshire

Location Plans

project number	drawing number	revision
1216	001	-

cad reference: Q:_HD Projects\#1216 - Podiatry Unit - Kendray Hospital, Barnsley\1216 - 03 Cad\2000 Existing, Preservation, Planning\001 Existing Site Plan.dwg

Proposed Plan



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- Designers/contractors risk assessments
- Method statements
- Permit to work
- Pre construction information

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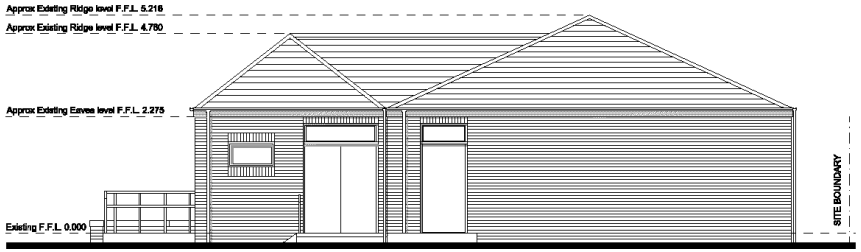
Podiatry Unit TP3/Task 02,
Kendary Hospital,
Barnsley,South Yorkshire

Proposed Plan

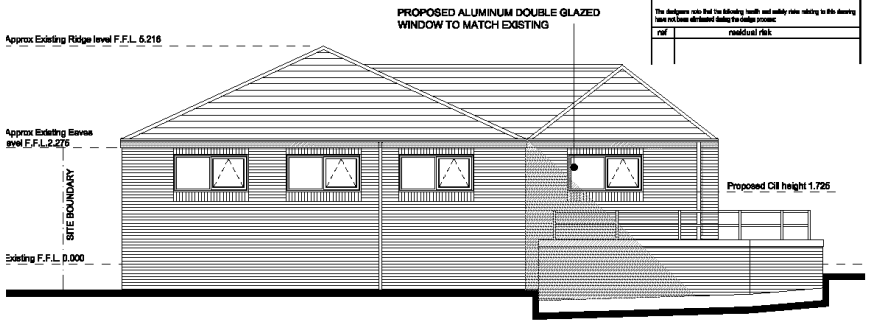
project number	drawing number	revision
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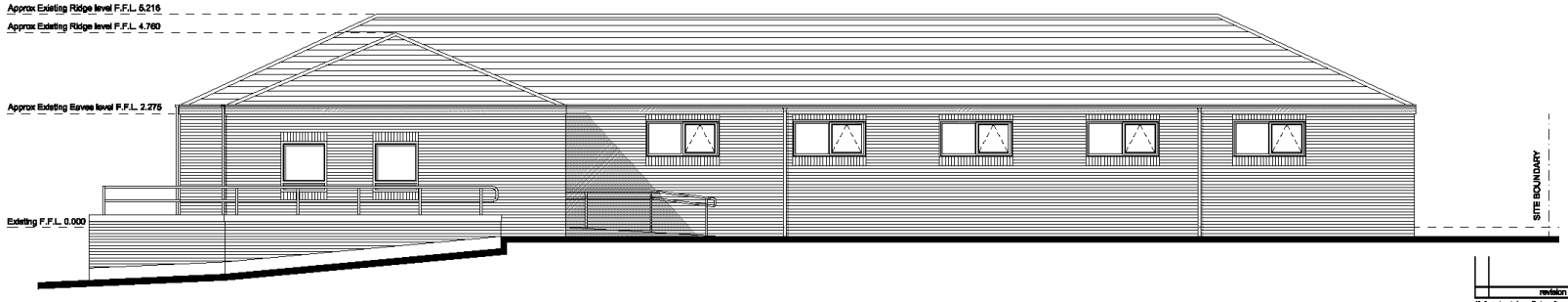
Proposed Elevations



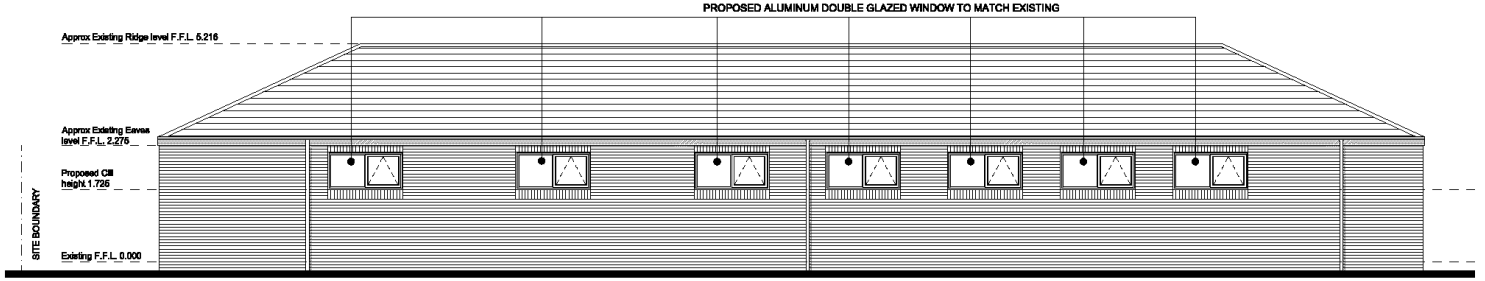
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Construction staff and operatives must assume the principal contractor has provided thorough and accurate information on all health and safety aspects relating to the designs identified on this drawing including the risks on:

- Designers risk/zero risk assessments
- Method statements
- Permit to work
- Pre construction information

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ref	residual risk

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Podiatry Unit TP3/Task 02,
Kendary Hospital,
Barnsley,South Yorkshire

Proposed Elevations

project number	drawing number	revision
1216	301	-

cad reference: 02_HC Projects\HC1216 - Podiatry Unit - Kendray Hospital, Barnsley\1216 - 02 Cad\[301] Sheets\sht301 Proposed Elevations.dwg

Section 3: Consultation Process

To date there has been no formal consultation with the planning department.

Section 4: Site Analysis

There are currently various car parks within the Kendray Hospital site and it is not anticipated there will be the need for any additional spaces as part of this project.

Section 5: Identifying the Design Principles.

In terms of planning and design principles these appear to comprise the following:-

- Additional windows to the rear boundary some of which are to have obscure glazing.

Section 6: Creating the Design Solution

A. Internally

- There will be a general up-grade of the interior with new services, heating, lighting and fixtures and fittings.
- New walls will be built to provide the required rooms.
- New floor finishes
- Decorations through out

Section 7: Access for all

Due to the nature of the building it is important to look at inclusive design. With this in mind we have incorporated various aspects which will improve access in accordance with Part M of the Building Regulations and other legislation such as BS8300. The design will be developed as part of the design process.

Section 8: Sustainability

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). 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. Materials.

1. Selection of materials for the 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 where ever possible (with the exception of tarmacadam) and, therefore produce an environmentally good fabric.

4. Any existing sections of work 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. 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.

Section 9: Conclusion

The need to improve standards and service provision is the reason for the proposed devilment by providing a purpose built property to current day standard while bring the service under one roof.