Athersley, New Lodge Health Centre
Design and Access Statement
July 2009

P+HS



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1.0 Introduction

1.1 Purpose of the Document

This Design and Access statement has been prepared on behalf of the Barnsley Community Solutions to support a detailed planning application for the development of a brownfield site in Athersley, New Lodge.

The application is for the creation of a new LIFT health Centre, a pharmacy and associated car parking.

This section introduces the project, local and national guidance which is relevant to the application, the development site and the client brief.

The Statement then identifies constraints and opportunities in the local development context and summarises the outcome of engagement with the local community, various consultations and Barnsley MBC.

The report then examines the way this information has been used to formulate key design principles, showing how these principles have been applied to the design of the submitted scheme – with particular reference to the proposed use, amount of development, layout of the scheme, access to the development, scale and massing, appearance and landscaping. Information is also provided on how sustainability objectives have informed the design process.

The aerial photo shows the proposed development site outlined in red.


Wakefield Road
Wakefield Road
Wakefield Road
Wakefield Road
Wakefield Road
Wakefield Road
Kingstone Road
Langsett Road
Langsett Road
Langsett Court
Langsett Road
Athersley Road
Athersley Road
Athersley Court
Athersley Road
Athersley Road
Athersley Road
Athersley Road
Gentry Place
Burn Place
Norton Place
New Lodge Crescent
New Lodge Crescent
New Lodge Crescent
Lathom Crescent
Lathom Crescent
Lathom

1.2 Physical Context – Site Description

The site is located to the northeast of New lodge, Athersley, 3km to the north of the centre of Barnsley.

The site is bounded by Wakefield road on the northeast which is a major through traffic route. There is no site access from Wakefield road.

Langsett road on the northwest and Wensley road on the southeast are local roads serving the residential areas as well as the site.

The proposed site occupies one acre of land fronting Wakefield road. This is part of the open grassed area owned by Barnsley MBC allocated for development of a LIFT health centre and parking.

To the northeast and southwest of the site is existing housing which is earmarked for renovation or redevelopment as part of the regeneration of New Lodge.

The provision of the Lift centre on this particular site is identified by Barnsley MBC *as being part of the wider context* of the regeneration of New Lodge.

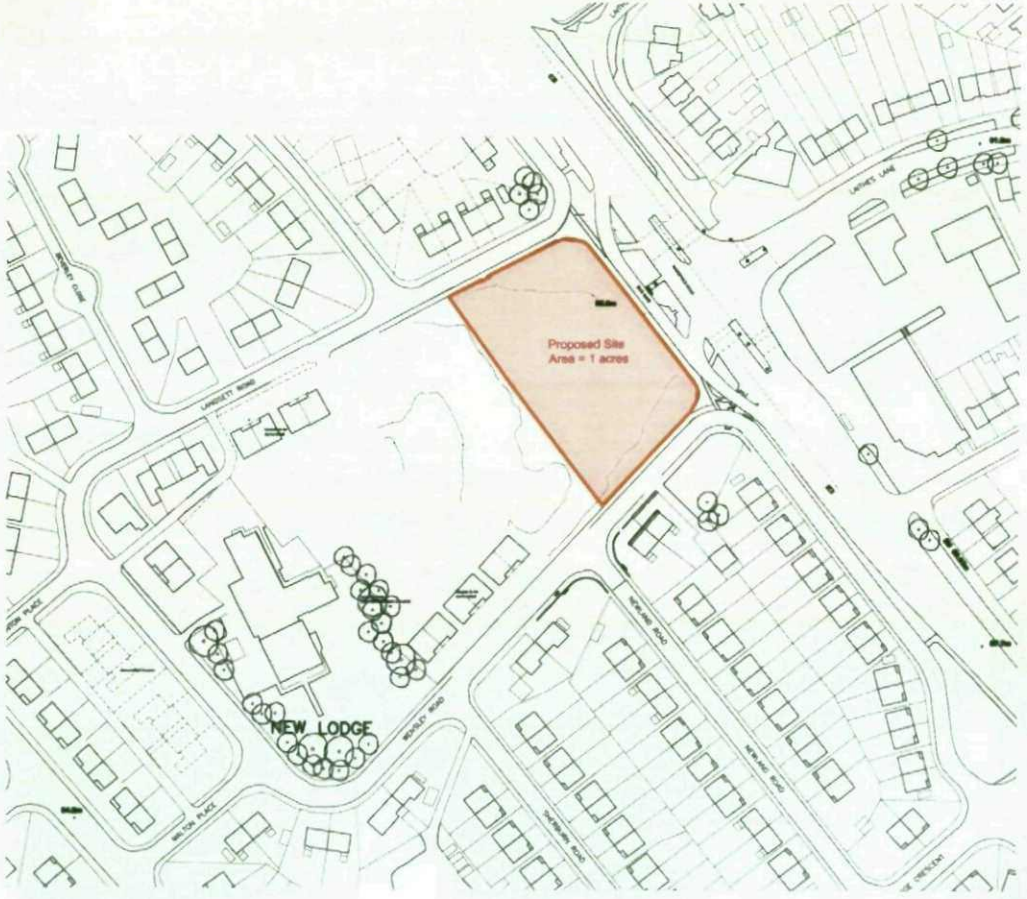
On the opposite side of Wakefield road is a well used neighbourhood shopping centre, which includes Barnsley Connects Centre, a supermarket and a post office.

The site is served by good public transport links. There is a bus lane running along the northeast boundary, with several bus stops which run frequently to both Wakefield and to the Barnsley Transport Interchange.

To the southwest of the site is a Grade two listed building known as New Lodge House. The building is partially obscured by recent extensions and a row of trees.

Part of the New Lodge house was a small gatehouse built at the entrance of the site , which was referred to as the Roundhouse. This has since been demolished. It's location was to the northeast of the site, approximately in the middle of Wakefield road.

After its demolition, the bus stop in front of the site is referred to as the 'Round house' bus stop. Refer to archaeological desk-based appraisal, *as part of the planning submission.*



OS Map showing proposed development site.

1.0 Introduction

The adjacent green space to the west serves as an important role however it is currently underused and lacks definition or character.

The surrounding 2-storey residential properties are currently being renovated as part of a regeneration project by Berneslai homes.

There are some existing community facilities such as New Lodge community centre and the community estate office. The New Lodge community House to the Northwest of the site is well used as a community meeting place

The area suffers from high unemployment however there is a strong sense of community. Crime within the area is an issue but it is hoped that through investment this will improve.



1. View across site towards Wakefield Rd.

Site Views

1.



3.



2.



1. View from bus lane towards Wakefield Rd.
2. View across Wakefield Rd looking onto site.
3. View onto site from corner of Langsett Rd

Site Views







1. Approach to site from Barnsley.
2. Approach from Laithes Lane.
3. View along bus lane towards Langsett Rd

Site Views

1.







1. View Across Wakefied Rd to site.
2. Residential properties New Lodge crescent
3. Residential properties Wakefield Rd

1.3 Client Brief

The brief for the project is to develop the site to provide a flexible and sustainable building to accommodate a new primary care facility.

The proposed LIFT Centre is required to provide Health services at a local level to the community.

The Client

The proposed building will be a LIFT centre. LIFT stands for 'Local Improvement Finance Trust'. The LIFT initiative was introduced into Barnsley by the National Health Service in 2003 as a means of bringing the public and private sectors together to improve the delivery of primary health and social care services within the community.

The local LIFT company in Barnsley is Barnsley Community Solutions which is a partnership between:

- Community Solutions for Primary Care.
- Department of Health.
- Barnsley Primary Care Trust.
- Barnsley Metropolitan Borough. Council.

In essence, a Barnsley LIFT centre is a joint primary and social care community facility that is provided and maintained in partnership with Barnsley Primary Care Trust, Barnsley Metropolitan Borough Council and the private sector.

Health Services Include:

Three GP Main Practices:
Dr Balac, Dr Pollock & Dr Ali.

Community Health Services:
District Nursing, School Nursing, Health Visiting

Enhanced Primary Care Services :
Diagnostic Services and Chronic Disease Management.

Minor Surgery Facilities

Pharmacy

Community Rooms:
A multipurpose room / baby clinic that may be booked for Community Groups.







Images of existing LIFT Buildings by Barnsley Community Solutions

1.0 Introduction

Improving Health Agenda

The proposed Health services within the new LIFT centre are specifically linked into the NHS agenda for improving Health provision in the community. The NHS has set a challenging agenda to improve the delivery of healthcare across the country, with a strong focus on the provision of locally accessible services. The vision is set out in the "NHS Plan 2000: a plan for investment, a plan for reform" and in the recent White Paper "Our health, our care, our say" which outlined in 2006 the direction for community services and the shift from secondary to primary care.

Much of the primary care in this country is delivered from small, independent GP surgeries, often out-of-date and in many cases far too small to enable practitioners to offer the widening range of services which will ensure patients are treated locally, and with a range of care designed to be preventative and allow early intervention to continue to improve the Nation's' health.

The challenge for the NHS now is to ensure that GPs have the capacity to expand their services and respond to new demands from patients.

The proposed building will accommodate three GP practices and PCT services in a modern well equipped building

The new building will provide better access for pedestrians and vehicles and will provide sufficient space for the delivery of modern healthcare services.

LIFT Plus

The proposed building will be high quality and in addition to providing state of the art facilities, it will be an exemplar environmentally sustainable design which will focus on reducing energy consumption during construction and throughout the life of the building.

The building aims to achieve a BREEAM excellent rating which will inform all key decisions on design and specification.

New Lodge Regeneration

The new building will be the part of the first phase in the regeneration of New Lodge.

This includes the refurbishment and redevelopment of the surrounding houses and the creation of quality green space with a play area.—provided by others.

2.1 National Policies

The following are examples of national policy relevant to this application.

For a detailed list of local and national policies please see the planning statement submitted with the planning application.

Planning Policy Statements (PPS) and Guidance (PPG)

The following are national policies of relevance to the development:

PPS1: Delivering Sustainable Development
PPG13: Transport
Green Space - (Policy OS1) Parks & Open space.

PPS1 'Delivering Sustainable Development' contains key objectives in relation to the role of planning in developing sustainable communities. It states that "planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by ... making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life."

Guidance in PPG13 'Transport' seeks sustainable development patterns that minimise the need to travel and in particular to reduce dependency on the private car as a means of transport. New development should facilitate more walking and cycling, and use of public transport, through the co-location of housing, employment, and local services and amenities.

CABE/DETR: By Design: Urban Design in the Planning System - Towards Better Practice (May 2000)

The national design guidance 'By Design' is also relevant to the development. The aim of this guidance is to promote high standards in urban design. It stresses the importance of good design in delivering sustainable development and lists a number of important good design objectives which are set out below.

- Character: A place with its own identity.
- Continuity and Enclosure: A place where public and private places are clearly distinguished.
- Quality of the Public Realm: A place with attractive and successful outdoor areas.
- Ease of Movement: A place that is easy to get to and move through.
- Legibility: A place that has a clear image and is easy to understand.
- Adaptability: A place that can change easily
- Diversity: A place with variety and choice.

CABE/Kings fund: Primary Care-Making a Better Environment for Patients and Staff Conference Transcript (1st May 2000)

- Adaptability of layout, structure and lighting are all absolutely essential in health buildings.
- Space: The key briefing and design challenge is to have sufficient and versatile space, which used to be thought of as territory and now needs to be thought of as resource.
- The Sensory Environment: Design can heal; if we integrate art and design we effectively supplement the entire therapeutic effort. Common sense suggests that reduces stress assists recovery, calmly stimulating the senses and promoting well being

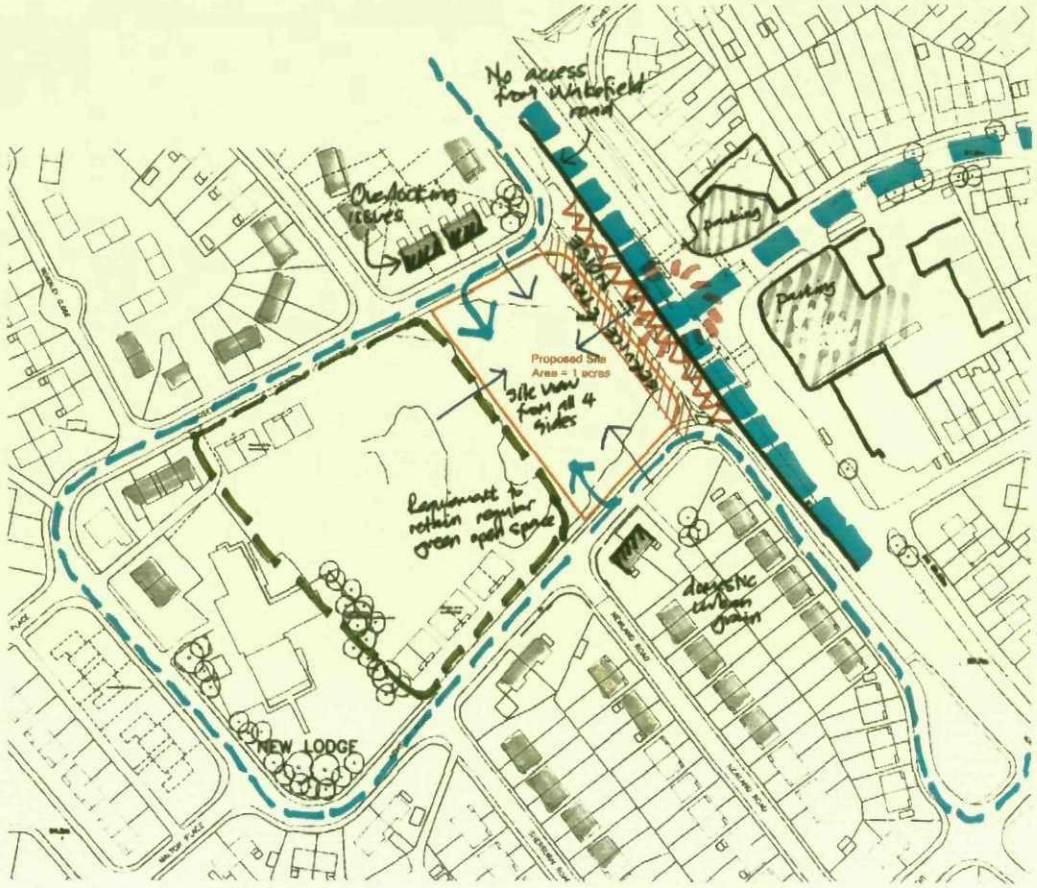
3.0 Site + Local Context Analysis

This section describes and assesses the physical, planning and socio-economic context of the development site as a basis for understanding the key issues and opportunities.
Site constraints are first identified followed by opportunities for the development.

3.1 Constraints

Principle constraints are:

- The site fronts Wakefield Road, at the busy junction between Laithes lane and Wakefield road
- Wakefield road is a major through traffic route, generating significant traffic noise and pollution.
- The site is surrounded on 3 sides by roads which limits privacy.
- The site cannot be accessed from Wakefield road due to the bus lane, therefore visitors need to approach the site from the local residential roads and access the site from Langsett road.
- The site is essentially open on all sides.
- The northeast, southeast and northwest are all visible from the surrounding roads and the southwest fronts onto an open green space. Therefore consideration of boundary edges and elevation treatment is important.
- There is high unemployment and problems with anti social behaviour and crime has been identified as an issue in the area. Therefore, where possible the proposal should create a safe and secure environment.
- The proposed building is bigger in comparison with adjacent residential development therefore careful consideration of massing and scale is required.
- A significant number of parking spaces will be required for visitors and staff therefore the location and distribution of parking needs to be carefully considered.
- Some overlooking issues from residential properties to the northwest need to be allowed for in the location of the proposed building.

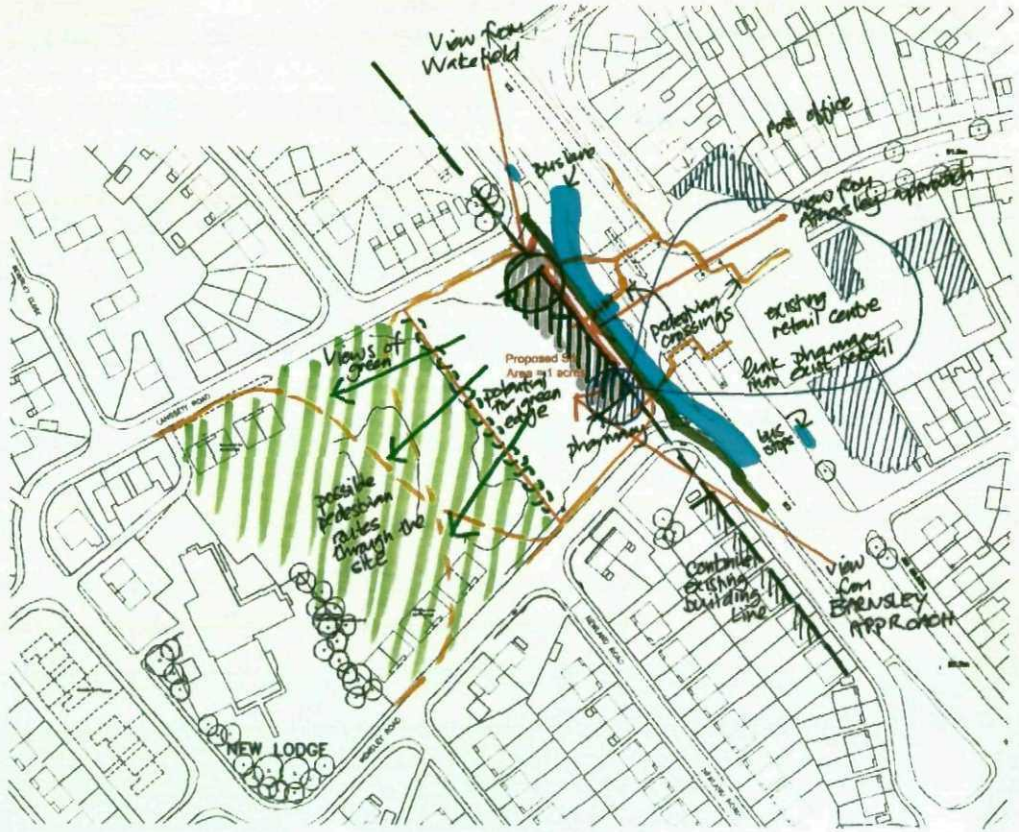


Site Constraints

3.2 Opportunities

Principle opportunities are:

- The site is well served by public transport. There is a bus lane with several bus stops on Wakefield road in front of the site. There is a dedicated cycle path past the site.
- Across the road is a busy retail and neighbourhood centre. There are two pedestrian crossing points linking the site with the retail centre, providing connectivity.
- The site is large enough to accommodate the proposed building and parking requirements.
- The site is visible from all sides and will have a strong visual presence in the community.
- Street frontage possible for pharmacy.
- Opportunity to create an active street frontage with the main entrance and pharmacy.
- Building will be an exemplar environmental design, achieving high levels of environmental performance.
- Opportunity to provide a building of scale and interest which will enhance the area.
- Relatively flat site allowing for ease of access for all users from all sides.
- The listed building provides a historic reference point close to the site.
- Historical interest on the site with particular reference to the 'Roundhouse' which was a popular community meeting point.
- Pleasant outlook onto the open green space to the southwest.
- No overshadowing from adjacent buildings.



Site Opportunities

4.0 Consultations + Community Involvement

P+HS and Barnsley Community Solutions have been working with Barnsley PCT and Barnsley Council for a number of years develop the brief and the proposals in order to establish the preferred site for development and to set the parameters for what the scheme should achieve for New Lodge.

We also presented a preliminary scheme design to BURDAP who provided formal comments on our design ideas. The BURDAP comments were useful in establishing principles for the design and their comments informed the current proposals.

Consultation with Barnsley PCT, the Council, the Landscape Group, Councillors and BURDAP identified the following aspects that needed to be considered in the design:

- Building should enhance the adjacent green space and create a better image for New Lodge.
- The scale and massing of the building should be utilised to make an impact as a landmark building within the otherwise domestic scale of New Lodge.
- The building will promote health and well being and therefore attention should be paid to the experience of visitors within the building, particularly in waiting areas.
- Reference should be made to the historical value of the site, in particular memories associated with the now demolished Roundhouse, which served as a popular meeting point. As well as partial views of the listed building to the west of the green space.
- A building that is easy to maintain and that is robust is important to maintain a positive image now and in the future.
- An urban analysis study will help to establish parameters for the design, for instance views from various approaches, pedestrian links, and relationship to open space, existing uses and the existing grain.
- Parking is extremely important, in particular the amount provided and its siting and the impact on the adjacent green space.
- Art should be an integral part of the design, not an add-on and an art co-ordinator should be commissioned to work with the community to develop ideas.
- Landscaping within the site and the boundary treatment is to be carefully considered as to enhance the quality of the adjacent green space
- Following the BURDAP presentation we have explored numerous options on how to best site the building and its associated car park in relation to the greater context of the regeneration of New Lodge.
- This included several meetings with the Council, the Landscape Group and BURDAP. An agreement was reached to restrict the site development to the front of the green space leaving a regular shaped space (outside of the site) for future landscape proposals. It was also agreed that the building should orientate itself along Wakefield Rd which maximises its visual impact from the three approaches.

Public Consultation Event

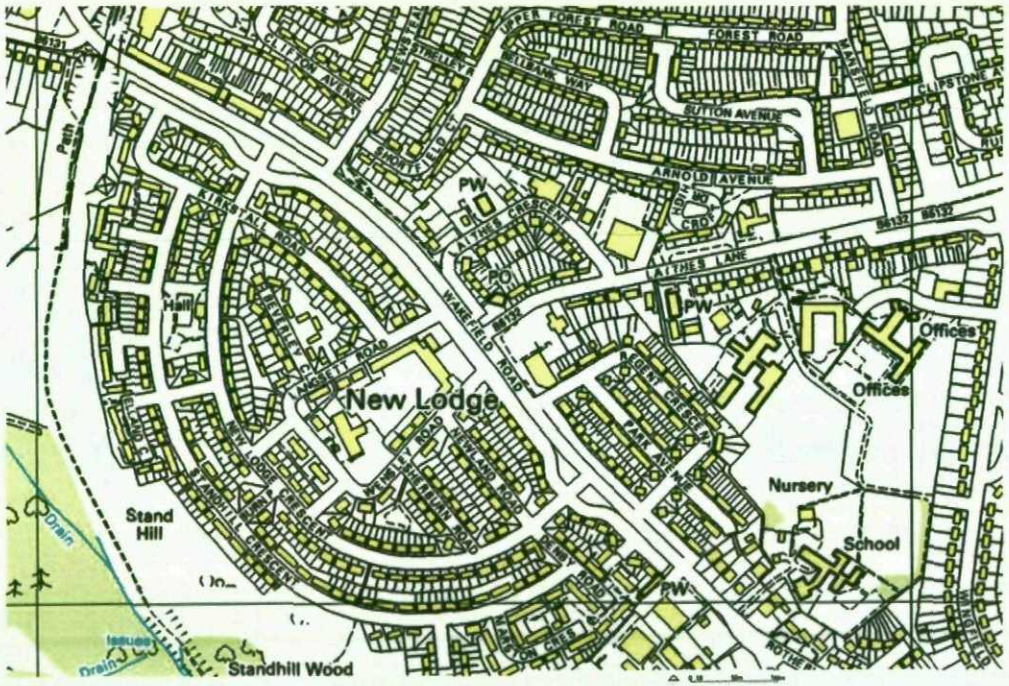
The client team have undertaken many community focussed presentations throughout the duration of the design phase to keep people informed of the scheme intentions.

Most recently a public consultation event was held at Athersley Retail Centre on 26th and 28th, March 2009 which was well publicised and very well attended. In addition the project was presented to the New Lodge Residents Group at the New Lodge Community House on the 1st April.

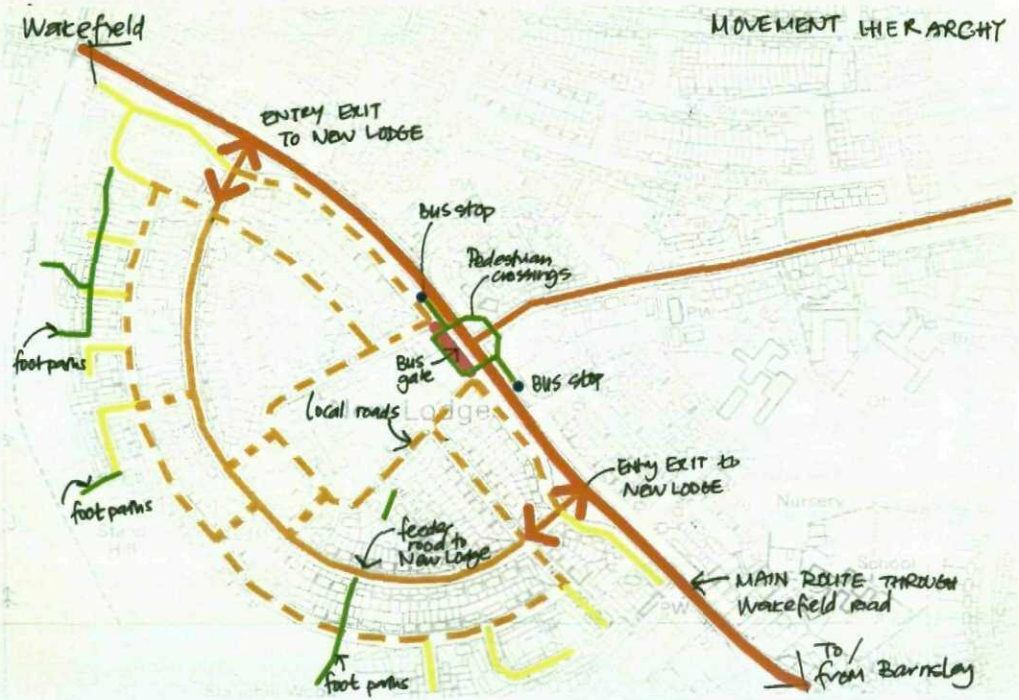
P+HS

5.0 New Lodge Urban Analysis

The sketches show the work we undertook, following the BURDAP Design review to assess the greater context of New Lodge



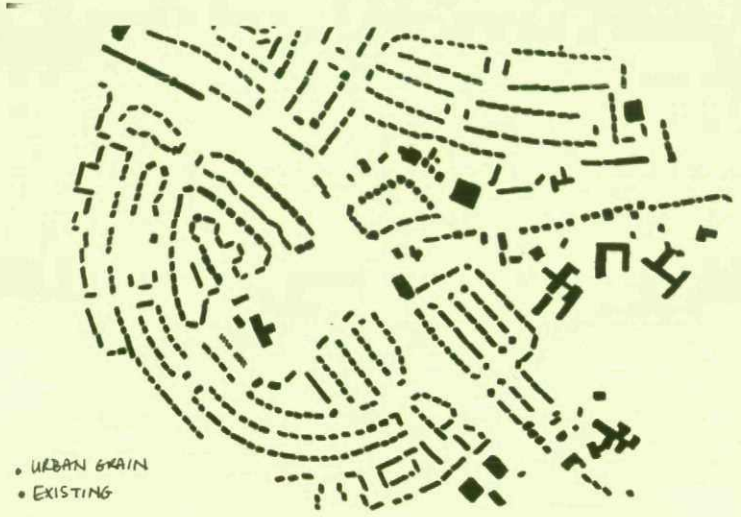
OS map of New Lodge.

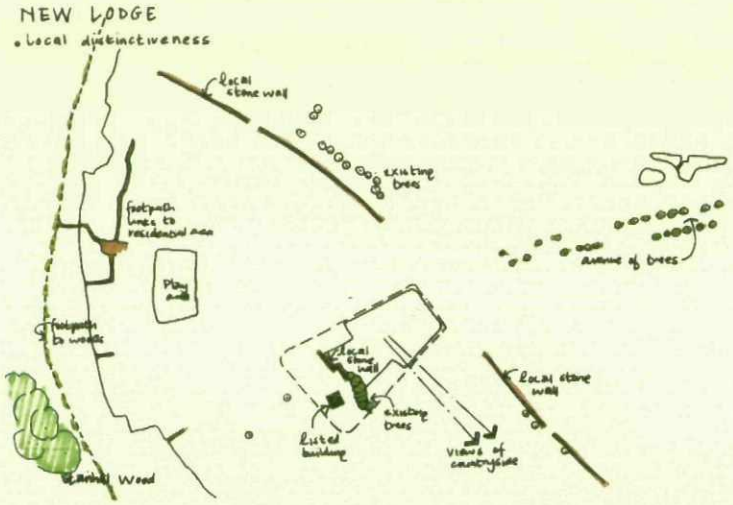


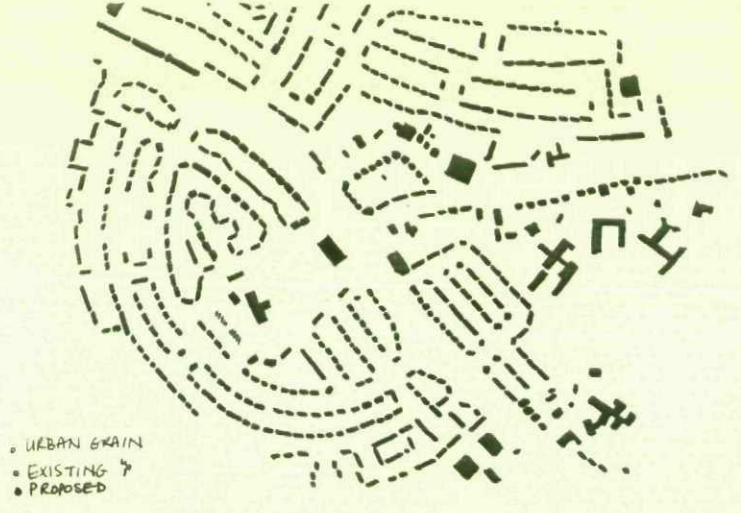
Analysis of movement routes

New Lodge Urban Analysis









The analysis show our early attempts to understand uses, grain and local distinctiveness of New Lodge

5.1 Design Principles

This section sets out the key principles which have been applied to the design of the proposed health centre.

Following the research, guidance and consultation outlined in Sections 1 to 4 the following broad design principles in respect of the development of the site have been formulated:

- A building that promotes Health and wellbeing throughout its design and construction.
- Sustainability, and the desire to minimise the use of resources in the way the building is accessed, its construction, operation and overall energy consumption.
- The design should meet the requirements of a modern healthcare facility to enable ease of access for all.
- Provide a quality building that enhances its surroundings paying attention to legibility of building form and location of private and public space.
- Integration of artwork to enhance the experience for users of the building contributing to the healing environment.
- Creation of adequate parking areas and that have consideration for the existing traffic in the area. The need to ensure parking provision is balanced and is discreet where possible.
- Consideration for the scale and massing of the development to ensure it fits into its context.
- To ensure the building addresses the street in a positive way whilst respecting the privacy of patients and users of the building.
- To provide good street frontage to the pharmacy for commercial and functional reasons.
- To consider and enhance where possible key pedestrian links within New Lodge and Athersley.
- To take into consideration the greater regeneration of New Lodge.
- Location of building and its mass to consider residential properties that are close to the site..
- Consider its impact as a landmark building from several approaches.
- Opportunity to create a public meeting point on the southeast corner, possibly drawing inspiration from the history of the 'Roundhouse', dependant on findings from the community art workshops.
- Use of natural light, views out and landscaping to create a positive experience for building users.
- Use of hard and soft landscaping to articulate the boundaries.

6.0 Design + Access

6.1 Introduction

The following section introduces and describes the proposed scheme and illustrates how the design principles outlined in Section 5 have been applied to the design.

The proposal is for the creation of a predominantly two storey LIFT centre with associated car parking.

Full details of the layout, access to the site, appearance and scale are provided in the application.

6.2 Use

The proposal is fully consistent with the local land use criteria and will contribute significantly to the aims of sustaining and enhancing New Lodge

The building will be a primary care facility and will accommodate GP and PCT services with associated administrative spaces. There will also be a commercial pharmacy, accessed independently from outside for out-of-hours use.

6.3 Amount

The proposed overall external gross area for the building (all floors) is 1880.5m2.

Ground floor accommodation totals 1056.5m2 (external gross) which includes the pharmacy at 100m2 (Internal gross area).

The first floor accommodation totals 868m2 (external gross area). This excludes an area of plant on the roof of the single storey wing which totals 92m2

The building is highly efficient in its distribution of space to ensure the design is practical and affordable to maintain. Care has been taken to ensure the building allows for sharing of spaces wherever possible and for the reduction of unusable or excessive circulation.

6.4 Layout

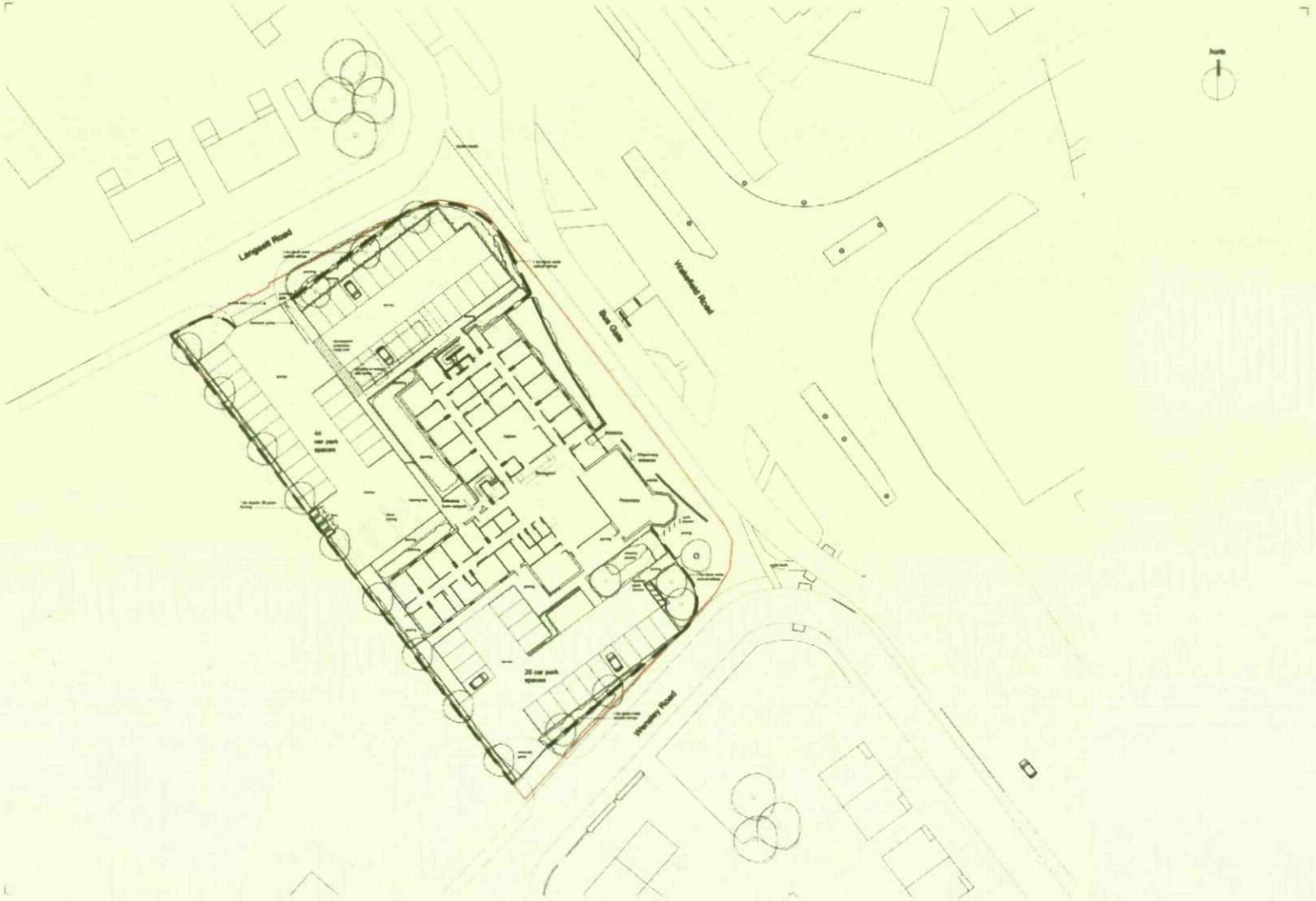
Full details in respect of layout are provided with the planning application

The layout applies the best practice set out in the latest Department of Health Building Notes (HBN) and Health Technical Memoranda (HTM) guidance on the design of new health centres.

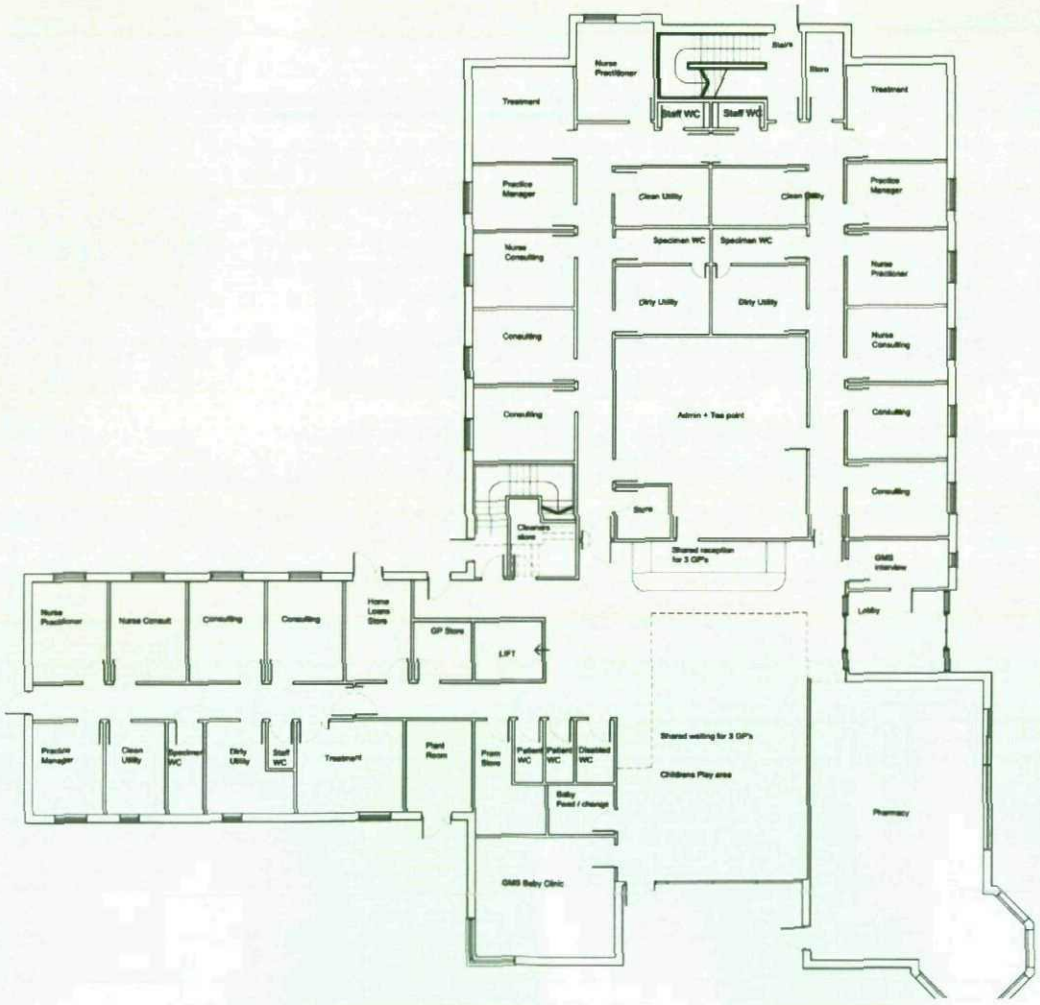
The principles informing the layout are:

- From detailed discussions with the end user, all 3 GP's are located on the ground floor. Two GP's are sited back to back along the length of Wakefield road, forming the main wing of the building. The third GP is at right angles to this wing, resulting in what is essentially an L-shaped building.
- A shared reception and waiting area has been located centrally to serve each GP practice. The shared waiting area has a double height scale and also enjoys views out into the Landscape.
- The majority of consulting rooms are sited away from Wakefield road as protection from traffic noise.
- The building footprint splits the parking into two discreet areas, one accessed from Langsett road and one from Wensley road. The car parks are linked by footpaths.
- The proximity of the building to Wakefield road is determined by existing services along Wakefield road.
- The pharmacy has been sited on the southwest corner opposite Athersley retail centre, which is linked by two pedestrian crossings at the traffic lights.
- The principle entrance faces onto Wakefield Road and is clearly identifiable when approaching the site from Athersley, Wakefield and Barnsley. The bus gate, cycle path and pedestrian crossings along Wakefield road make this the ideal location for visitors arriving on foot, bicycle and by bus. The provision of cycle stands, covered waiting areas, landscaping and paving all contribute to ease of access for visitors not arriving by car.
- There is a second entrance from the main car park with disabled parking and demarcated pedestrian routes for visitors arriving by car.
- Bins have been sited as discretely as possible whilst ensuring easy of access by both staff and bin lorries.
- The site plan also takes into consideration the need for future expansion and the location of a MRI facility.
- A baby clinic / multipurpose room is located at ground floor adjacent to the waiting area so that it can be easily accessed by the community.
- WC's and the visitor staircase and lifts are located centrally for ease of use by all.
- Buffer planting outside consulting rooms will help to provide privacy.
- The first floor plan contains the majority of the PCT accommodation with its own reception and waiting area.
- The majority of shared areas and staff facilities are located on the first floor and their location taken into consideration for ease of use by staff.
- The First floor reception and waiting area is located centrally which acts a reference point for all the rooms at first floor, this helps with orientation and way finding. It also views down through the double height space visually linking both spaces together.
- All habitable rooms have the opportunity for natural light and ventilation.

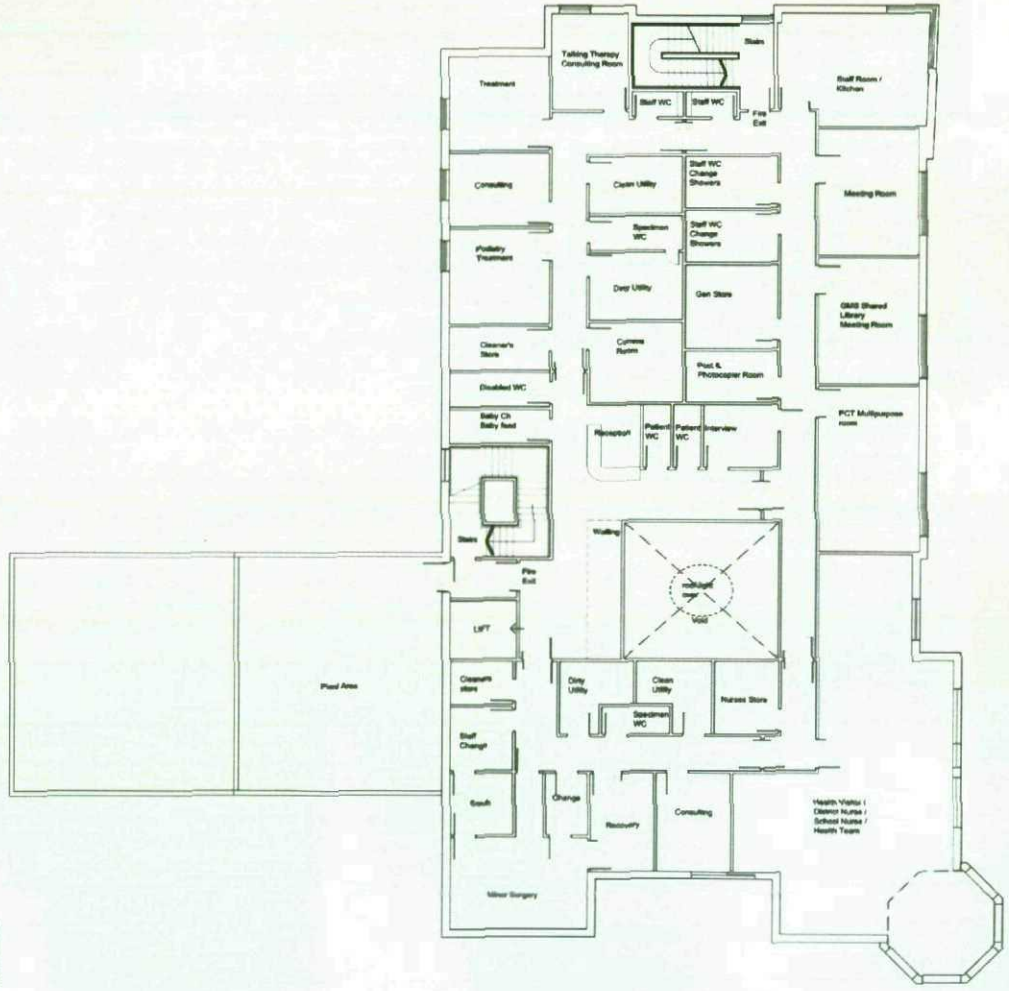
Proposed Site Plan



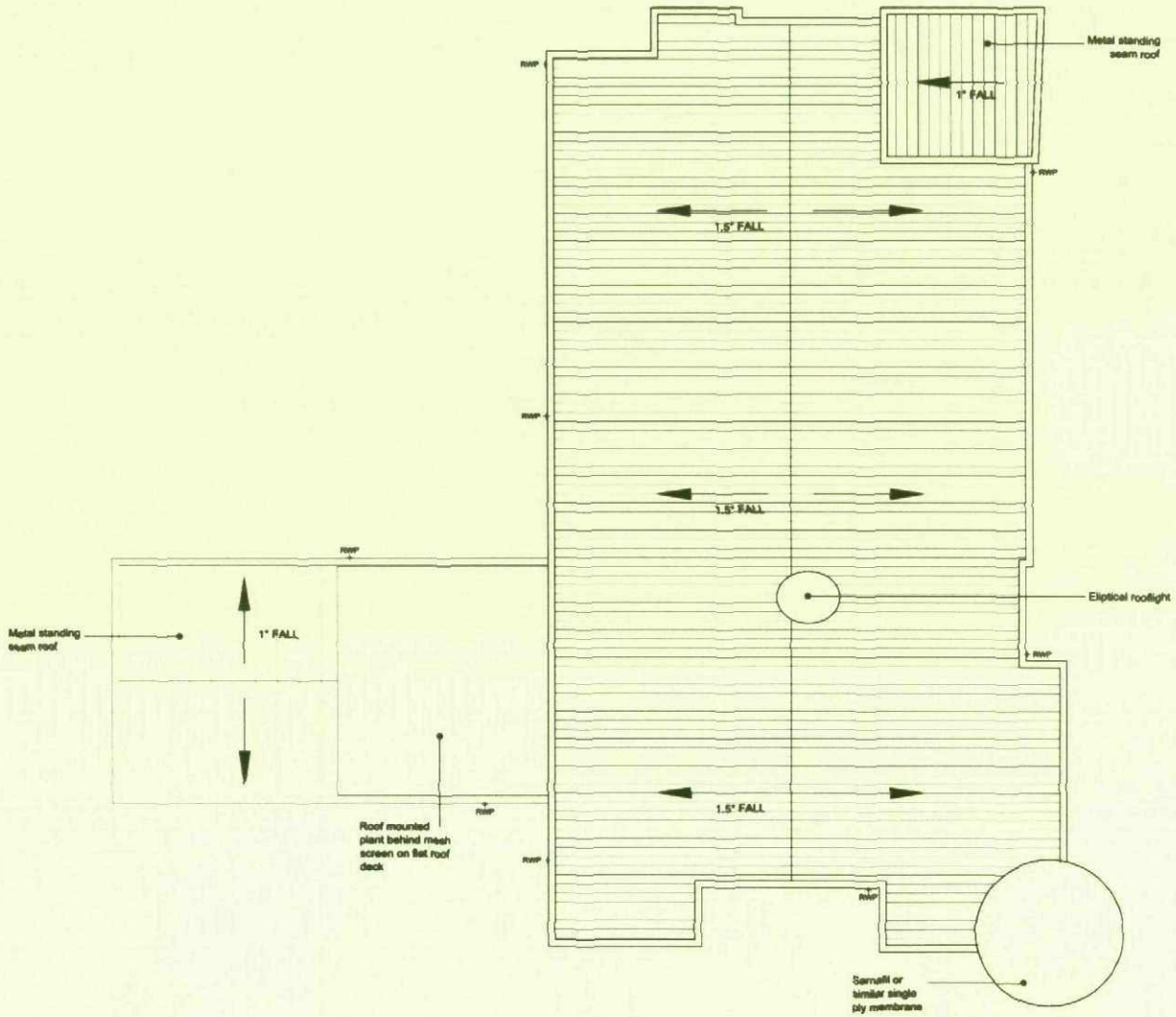
Proposed Ground Floor Plan



Proposed First Floor Plan



Roof Plan


Metal standing seam roof
1° FALL
RWP
1.5° FALL
1.5° FALL
Eliptical rooflight
Metal standing seam roof
1° FALL
Roof mounted plant behind mesh screen on flat roof deck
1.5° FALL
Sarnafil or similar single ply membrane

6.5 Access

Full details of access arrangements are submitted with the planning application.

The site is relatively level, allowing for ease of access for all.

The design of the building is based on a fully inclusive development that allows access to everyone regardless of disability. As such the design is based on the current recommendations of the 1995 and 2005 Disability Discrimination Acts.

As designers of the development we will work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people) and Part M (Access to and use of buildings).

The design of the development will promote free movement around and through the site for all, including disabled people and older people.

All pedestrian routes will be clearly defined and well lit. Pedestrian movement within the site will be given priority. Access routes will be constructed from firm, durable and slip-resistant material

The layout is designed to ensure a clear separation between vehicles and pedestrians with a priority for pedestrians.

The internal floor finishes to all areas of the building, adjacent to the threshold will be of slip-resistant material, which does not impede the movement of wheelchairs or create a trip hazard.

Highly visible and appropriate signage is to be provided to the building to ensure visitors are clearly directed to principal entrances.

A central area containing a lift and toilets links the two floors. Disabled toilets are provided for staff and visitors.

There are two pedestrian entrances, one from the car park for visitors arriving by car. Disabled spaces are sited near the entrance.

The other entrance is off Wakefield road for visitors arriving on foot, bicycle or bus.

The existing site levels allow for wheelchair access to both entrances.

Vehicular access into the central site is afforded from the local roads, the main access is from Langsett Road.

Colour and texture within the building will ensure there is the requisite colour contrast for visitors who have visual impairment.

6.0 Design + Access

6.6 Scale + Massing

One of the recommendations from the BURDAP panel was to consider the 3 approaches to the site. This has been a key design principle during the design development process.

The building is positioned so that the two storey element faces onto Wakefield Rd and addresses both approaches.
A single storey wing extends to the rear which helps to break up the car park into two discreet zones. The single storey height is also sympathetic to the green open space.

Architectural interest is focused on the two corners seen from the Wakefield and Barnsley approaches.
The principle focus is a faceted glazed corner on the south east elevation which refers to the memory of the roundhouse in its form.

The Langsett Rd corner is expressed with a cantilevered timber bay.

The principle entrance is located at the intersection of two forms which identified in brick and render. The entrance is further identified by a canopy and signage.

The building has a varied roofline to provide interest to the elevations - this is achieved by varying the height of the individual forms.

The mass of the building has been broken up by changes in material and by the way the overall form is expressed.

6.7 Secure by Design Principals

Concealed spaces, which are not secured, are designed out.

An 1800 high fence is located at the perimeter of the site but is stepped back along Wakefield Rd to maintain a welcoming image. The fence will also be designed in conjunction with planting to soften its impact.

High visibility of the site frontage reduces the need for excessive security measures and deterrent planting and good lighting design will be used to create a safe pleasant environment.

Roller shutters to the ground floor windows will be carefully considered to minimize a fortified aesthetic.



Proposed Massing



The images show how ....

Each element of the form is differentiated by material and roofline to create visual interest and to address the approach from Wakefield and Barnsley.

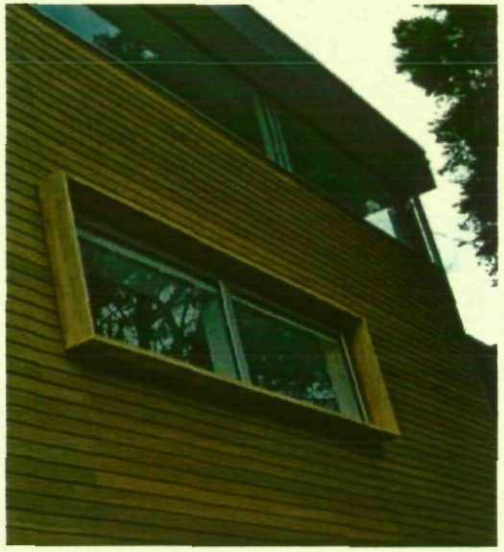
6.0 Design + Access

6.8 Appearance

The decisions that have informed the appearance are as follows:

- The appearance of the building will be representative of a modern health and community building and therefore will aim to be welcoming and also forward thinking.
- The materials chosen for the elevations respond to the colours and textures of the surroundings.
- Natural materials wherever possible will be preferred to respond to the buildings sustainable and environmental credentials. Materials include white render and brick - found on many buildings in the context and timber cladding to soften the appearance.
- Glass is used extensively to create a visual connection between inside and outside and to direct visitors to main entrances. Its also used to animate the façade and provide active street frontages (where internal functions permit).
- The elevations will provide a distinctive image to all sides and will avoid blank or lifeless facades.
- Building forms are detailed with a common theme and language to provide a unified image.
- All materials chosen will be robust and will have a long life expectancy. Preference will be made for materials that weather well and those that retain their appearance without ill effect from the elements.
- Lighting will be designed to enhance the elevations to create drama and to assist with creating a sense of arrival. This will be balanced by a necessity to avoid any light disturbance to residents close to the site.
- Roof materials will be predominantly standing seam metal roofs (for practicality) however the detailing will aim to limit the visibility of these.

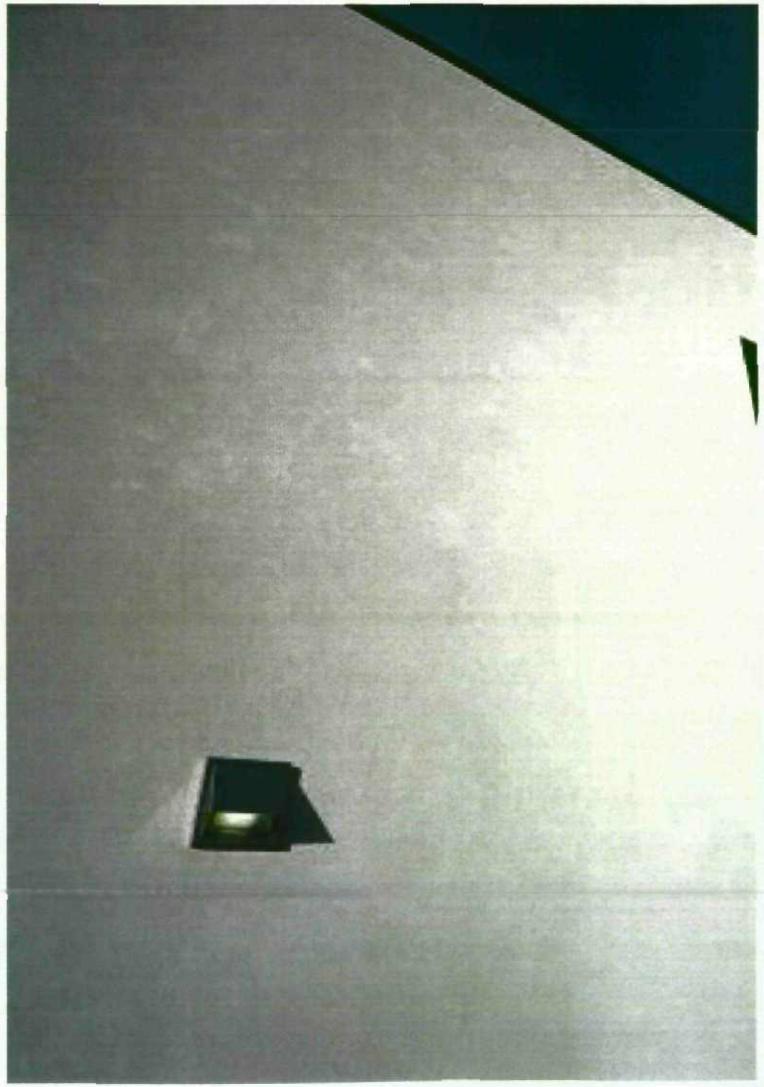
The following images show materials and detailing which we feel responds to the local context:

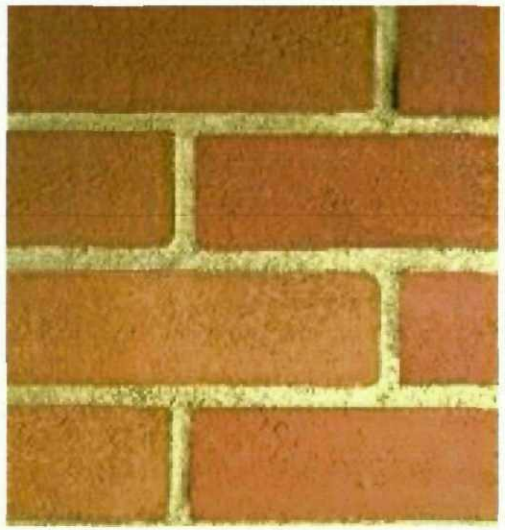


Timber cladding is used to soften the elevations.

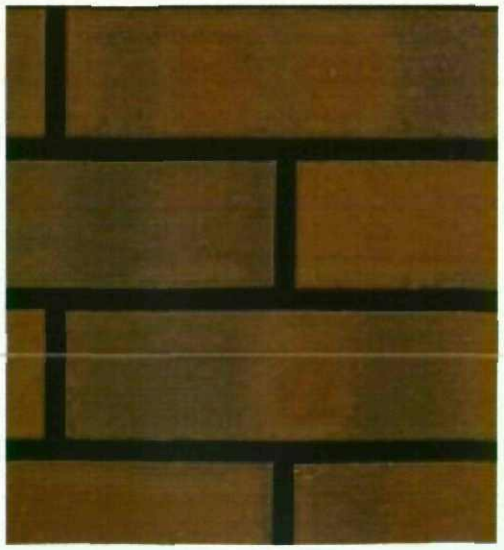


Glazing is used to create a welcoming entrance - it also links internal spaces to external spaces such as the waiting are to views of the landscape.





Brickwork is chosen to provide a robust and maintenance free material. Brick colours will be selected to blend with the local context - or as a contrast dependent upon further detailed discussions with the client



White render is chosen as a simple canvas which will help to reinforce the buildings health orientated image.

6.0 Design + Access

6.9 Artwork

Art is to be an integral part of our proposals to enliven the building internally and externally.

We are exploring various ideas and these will develop as we engage with our chosen artists.

An art co-ordinator has been appointed to work on the project and they will be working with the community of New Lodge to create a brief for the art commission.

The chosen artist can then work with the community to develop ideas for art integration with the building.

For this building we may choose to draw inspiration from the history of the site, such as the memory of the 'Roundhouse' . Ultimately it will aim to be a community informed decision.

At the community consultation held on the 26th March, 28th March, significant interest from the community was shown to be involved with the community art project.





6.10 Landscaping

Please see landscape plan for detailed proposals.

Soft and hard landscaping is essential to the success of any development and forms an integral part of the scheme's design.

Where new planting is possible it will be located to soften the edges of the building and to provide privacy and security. Local species will be preferred that are easy to maintain and that provide year round impact.

The car park sites will be landscaped to provide a safe and secure area with some soft landscaping where appropriate and practical. The focus will be on creating as efficient and functional parking as possible.

There is also the need for the creation of an MRI parking area and turning zone

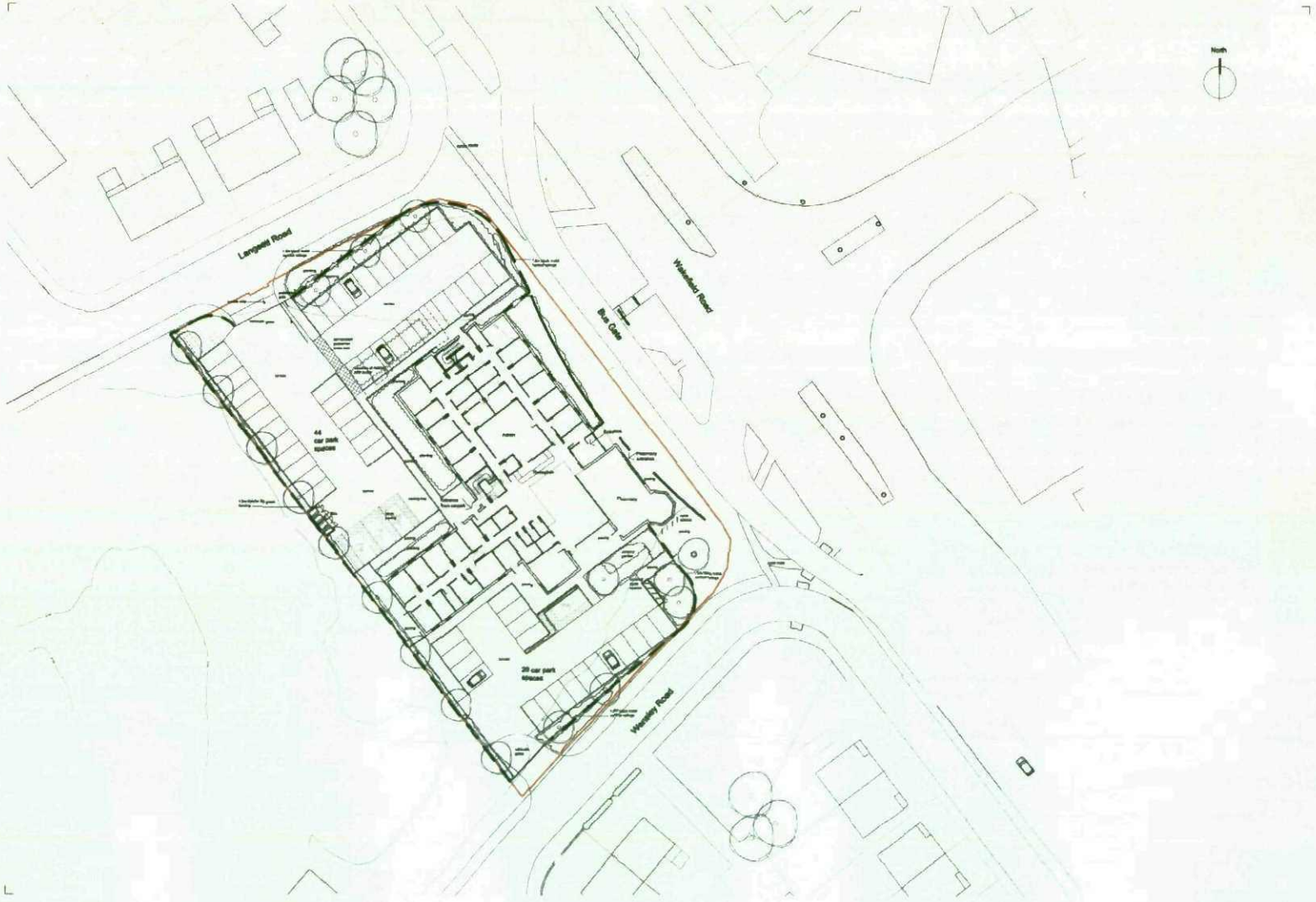
Low level planting and trees along the southwest, northwest and southeast boundary serve to soften the impact of the car parking.

Particular attention was paid to the southwest boundary to the open green space. A row of trees and low planting with transparent Nylofor 3D fencing create a 'green' boundary.

Wide curved planting beds along Wakefield road aid in creating a privacy and security to rooms facing onto Wakefield road. As well as creating an attractive edge along Wakefield road.



Proposed landscape plan



6.0 Design + Access

6.10 Sustainability

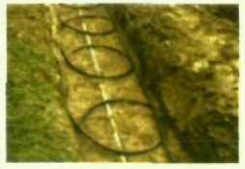
The proposed building has been designed from the outset with sustainability at the heart of the scheme.

The following principles are considered:

- The aim is that the building will achieve a BREEAM excellent rating. This rating will ensure the building achieves very high standards for energy usage thus reducing the impact the building has on the environment.
- The floor layouts and steel frame construction ensure future flexibility.
- Room sizes will be standardised to ensure that rooms are flexible and can be used for a variety of purposes within the health centre.
- The proximity of local bus stops and established footpaths and cycle paths makes the chosen site highly accessible and therefore sustainable.
- The building is orientated to maximise natural light and natural ventilation to habitable rooms throughout the day thus reducing the buildings heating, lighting and ventilation energy requirements. Where necessary mechanical ventilation may be required however the ultimate goal will be to minimise this.
- The building will have high standards of insulation as required by the new building regulations
- The building will benefit from the latest energy efficient heating systems and, if practical, will incorporate additional environmental design elements to reduce its energy footprint. These may include solar water heating, biomass boiler and PIR lights as required to meet the BREEAM excellent rating.
- Materials have been selected for their environmental properties as much as their aesthetic value so materials with a low embodied energy value and having a long life expectancy with minimal need for maintenance are chosen.







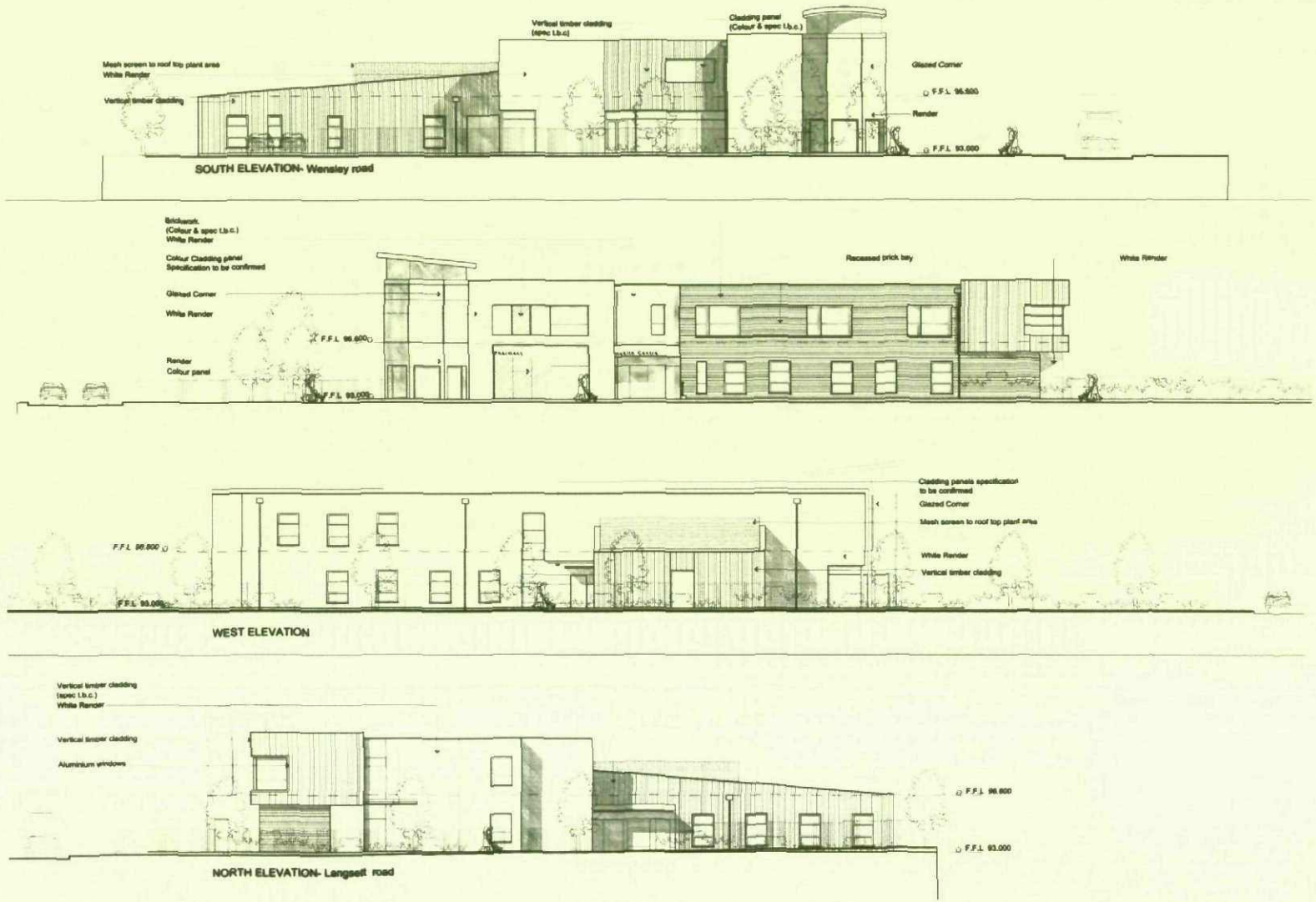


8.0 Conclusion

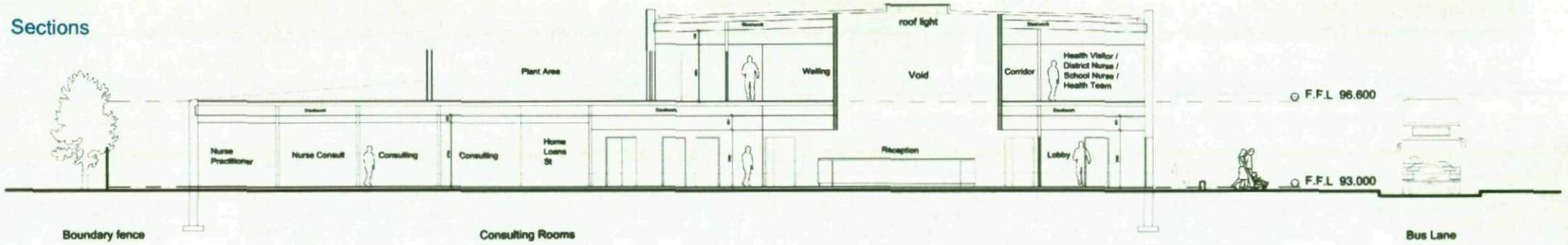
- The proposed development of the central site in New Lodge will radically improve the image and services offered in New Lodge and North & South Athersley.
- The development will provide a boost to the local environment and will be a significant investment for the community of New Lodge.
- The designs has been produced as a result of extensive community, design panels consultations and user consultation.
- The building considers a future vision for the centre of New Lodge and responds to this vision in its positioning and distribution of space.
- The building represents the latest best practice for the design of Health Centres and public buildings and follows local and national guidance.
- The building will be highly sustainable and is designed to reduce energy consumption in its construction and throughout the life of the building.
- The location follows best practice *guidance for accessibility—having* excellent public transport and pedestrian links to the surrounding area. This will reduce the amount of journeys made by car.

Appendix

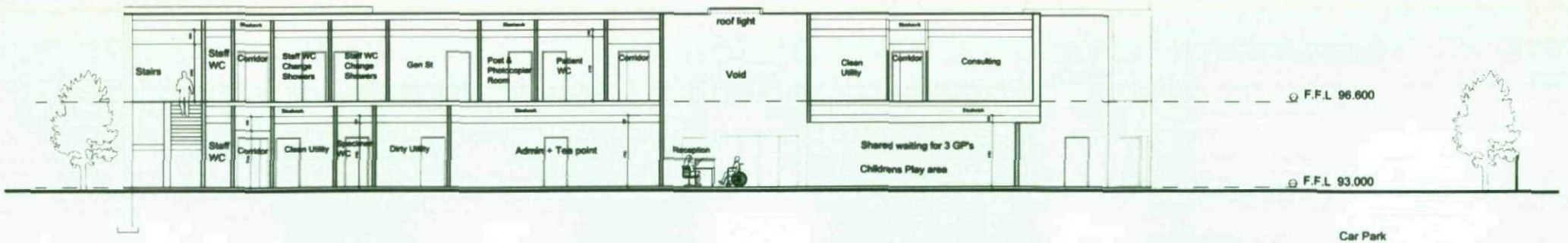
Elevations



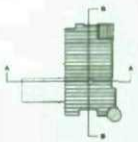
Sections



SECTION A-A



SECTION B-B



P+HS