
Ref 2021/0918 – Full Planning Application

Applicant: Barnsley District General Hospital

Description: Erection of single storey extension and associated roof plant within existing courtyard area located adjacent to the Outpatients Entrance to form new critical care unit

Site Address: Barnsley District General Hospital, Gawber Road, Old Town, Barnsley

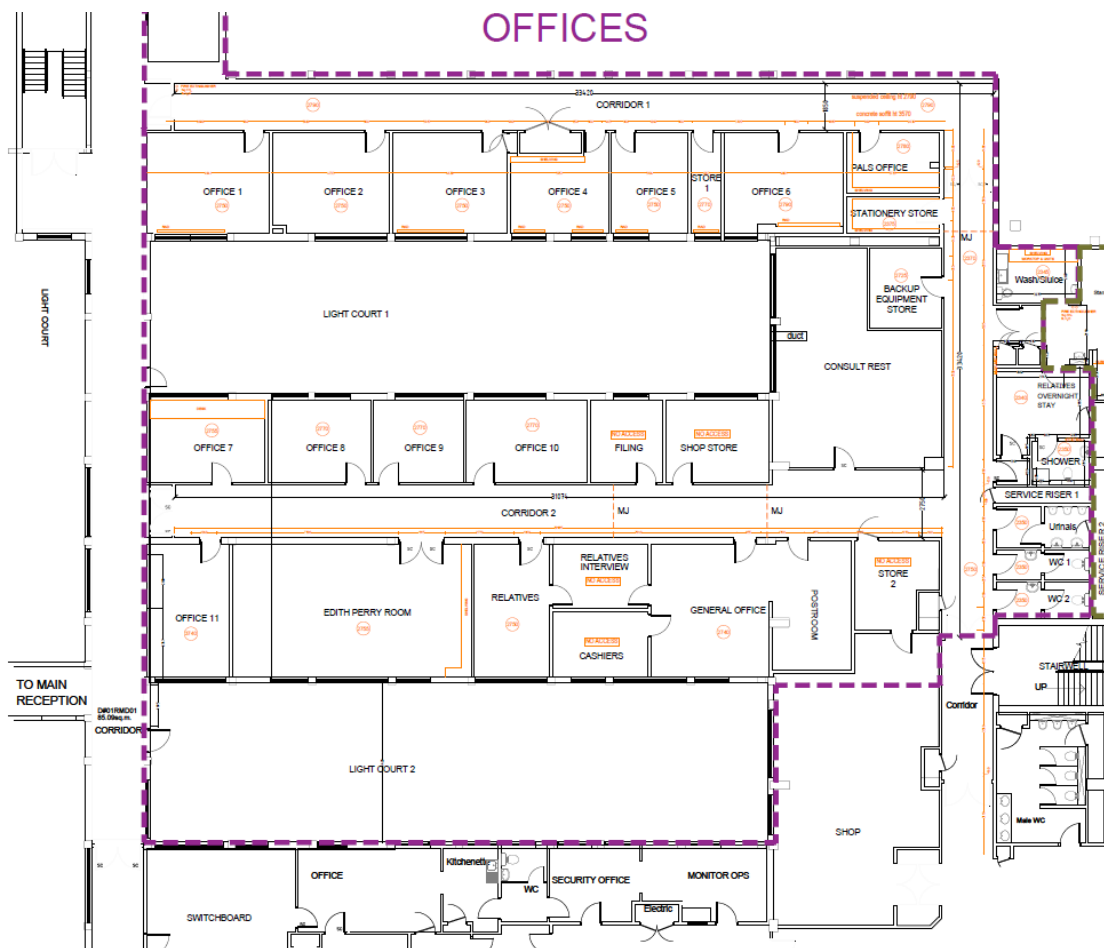
Site Description

The application concerns the area directly behind the Hospital's main entrance. The site includes 2no. light courts which are divided by a corridor that provides access to a number of office and ancillary rooms with a further corridor situated behind Light Court 1 which provides access to a further 6no. offices.

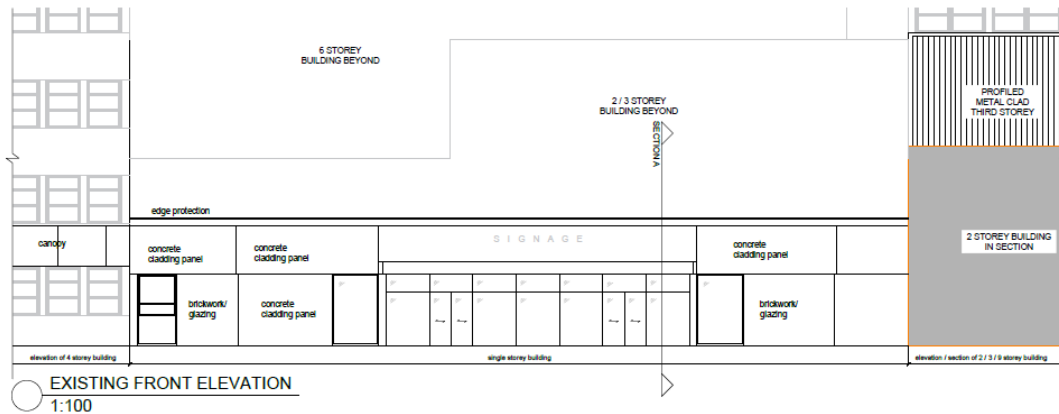




Existing Floor Plan



*Existing Front Elevation
(Looking towards main reception entrance)*

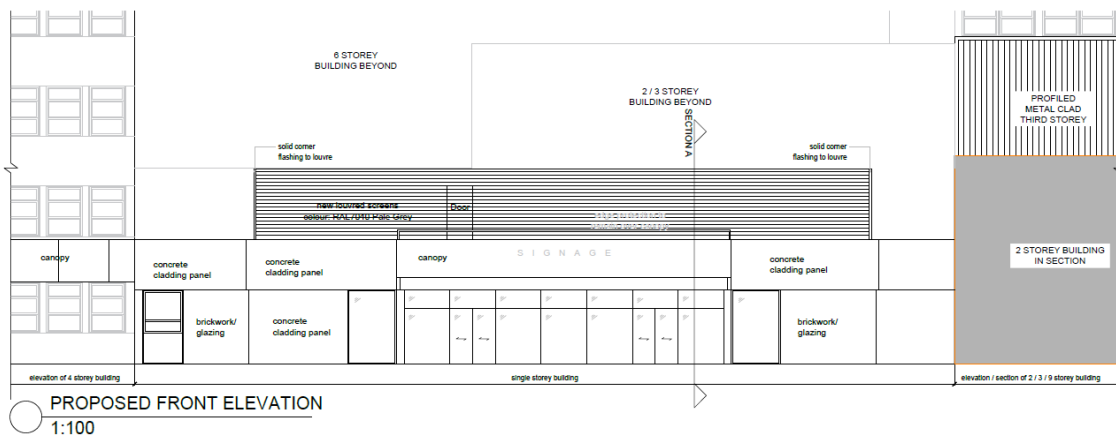


Proposed Development

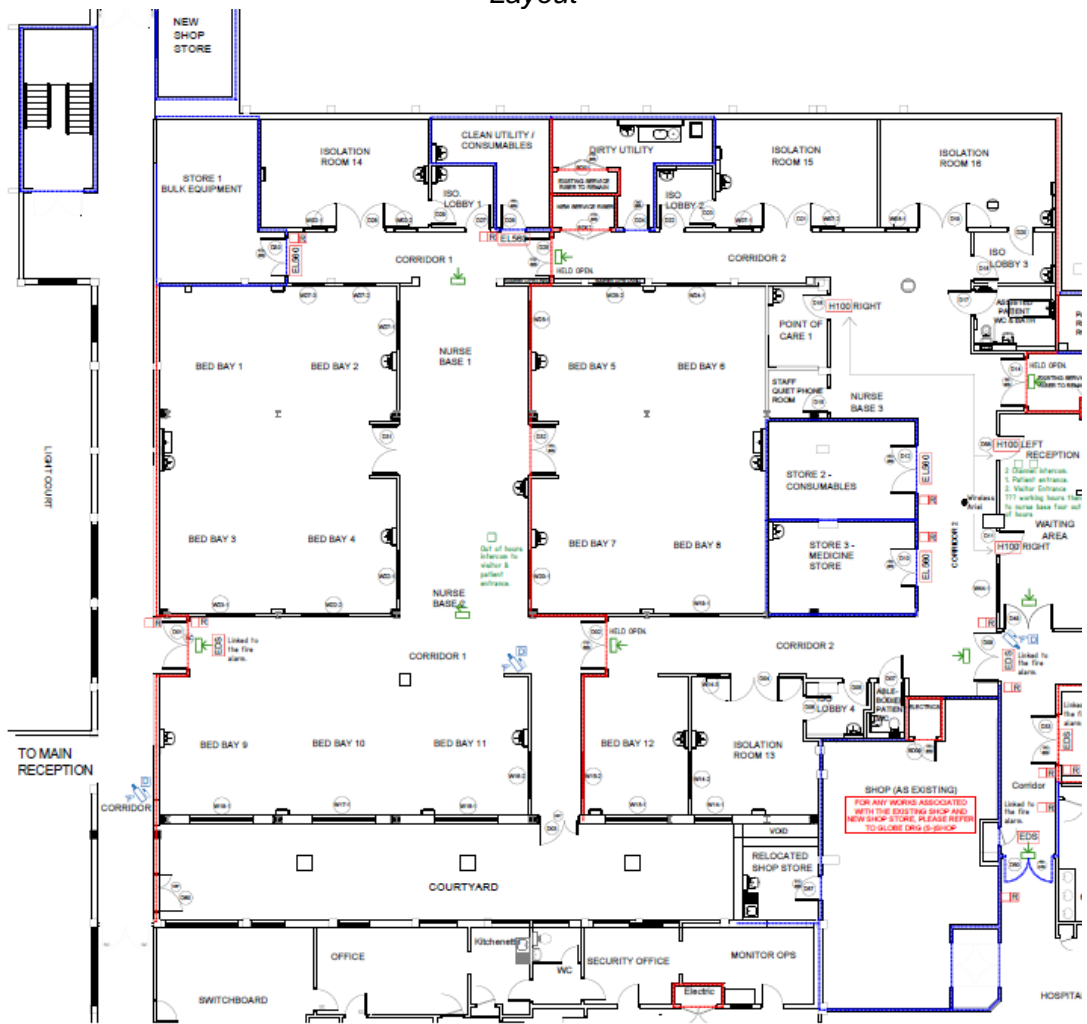
The application proposes development to the Hospital Campus for the purpose of creating a Critical Care Unit (CCU) with a 12 bed capacity alongside 4 isolation rooms. The site area is 600m² (net additional floor space is 242m²) and the works initially require demolition of the single storey offices and corridor area between Light Courts 1 & 2. A new single storey structure will infill the upper courtyard, the newly demolished middle area and a portion of the lower courtyard. A smaller lower courtyard will be retained which is currently a part of Light Court 2.

The new structure is a steel frame, with a new concrete single storey flat roof. The new insulation and weather proofing will be formed to give rise to a low-pitched roof with roof lights which bring daylight down into the two central nurse bases. On this roof there will be significant dedicated external plant areas with dedicated CCU ventilation systems. The roof top plant (circa 5m in height) will be screened from view from the hospital's main entrance with a grey Levolux screen (RAL 7040).

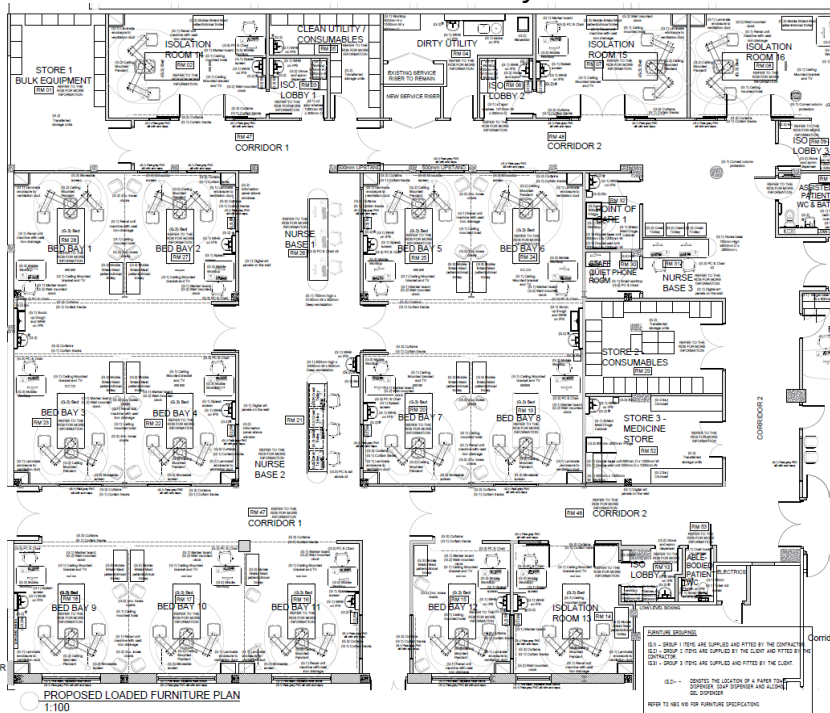
The offices are re-instated in a refurbishment of another department on the first floor of an adjacent building to provide new staff offices, changing rooms and on-call sleep rooms, in direct conjunction with the CCU below.



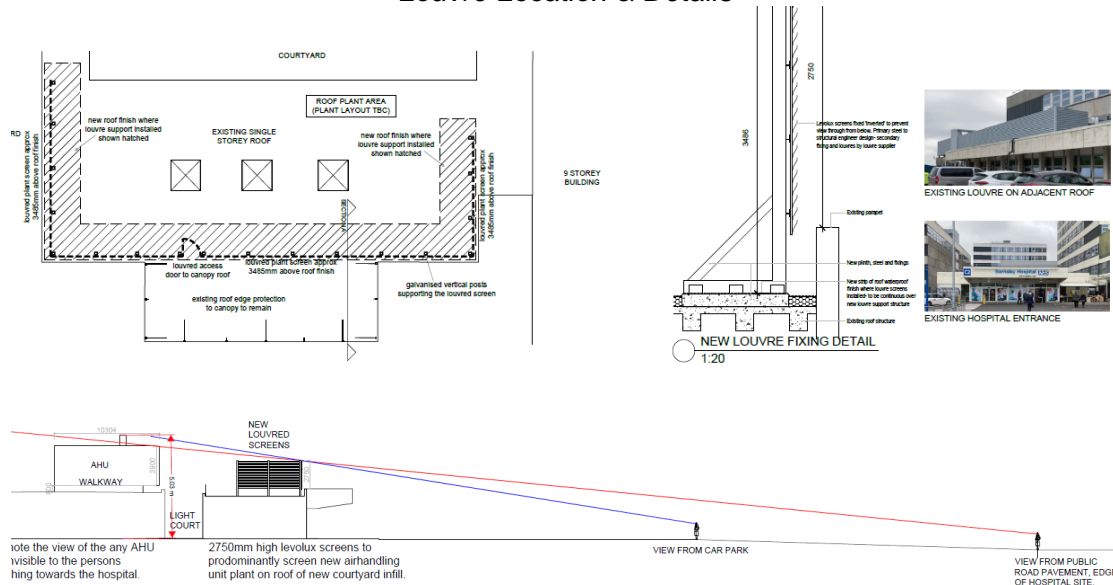
New Floor Layout



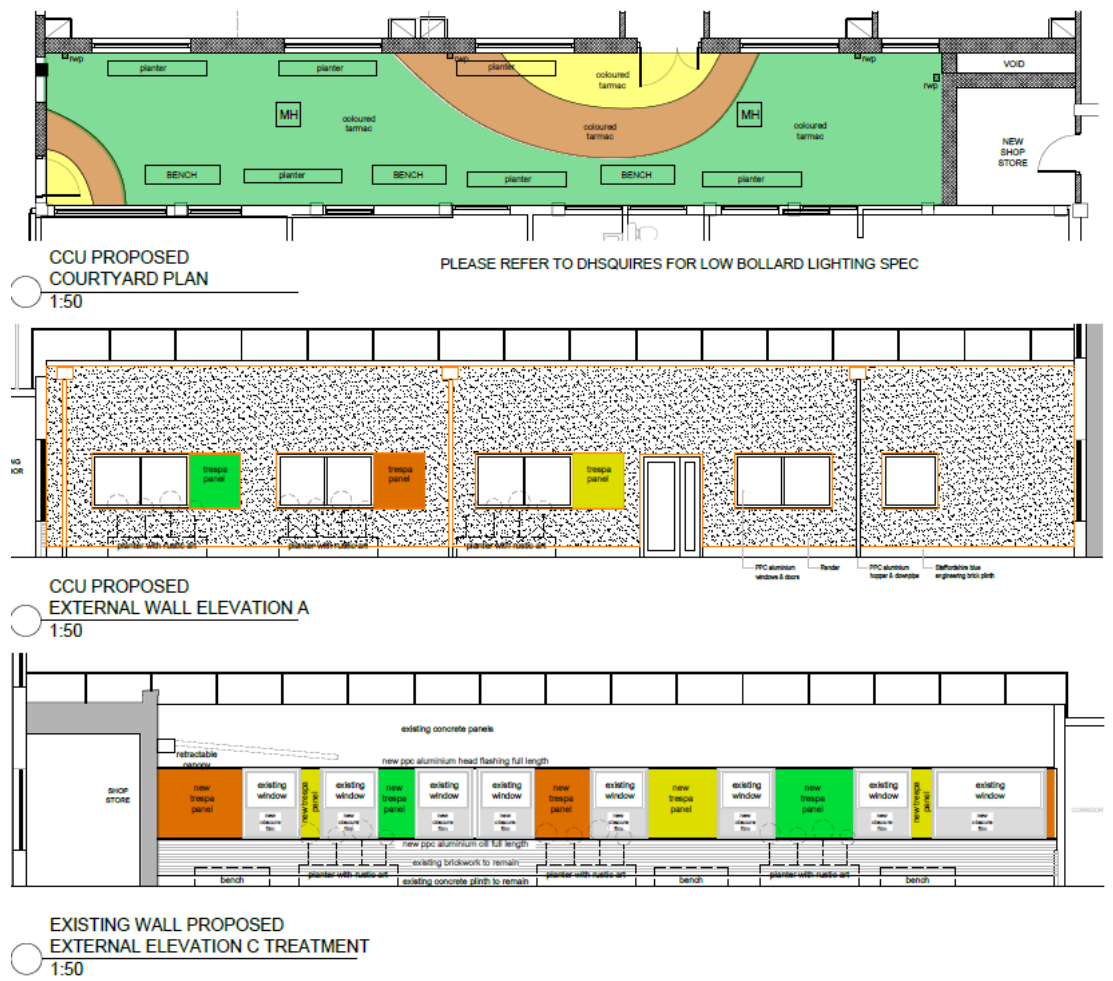
Loaded Furniture Layout



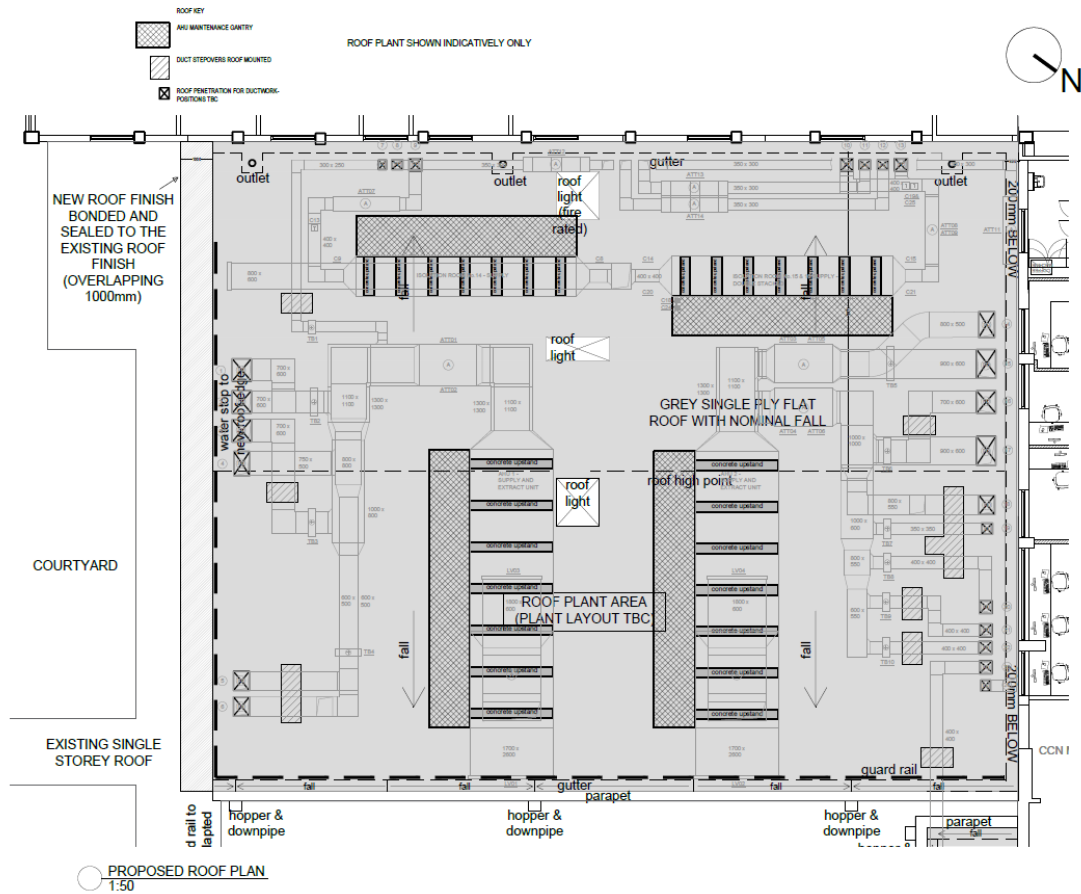
Louvre Location & Details



New Courtyard Layout/Design



Indicative Rooftop Gas/Utility Services Layout



History

There have been a large number of previous applications at the site. The list of applications includes:

2020/0994 - Erection of single storey modular unit to the Light Court of the Acute Medical Assessment Clinic, single storey infill development to Light Court of Surgical Admissions Unit, access prevention measures to external staircase and mezzanine records store with double access door within the gymnasium roof – Granted – 21/01/2021

2020/0443 - Erection of canopy roof structure for ambulance drop off area and associated sheltered walkway to the new children’s emergency department blue light entrance – Granted 03-07-2020

2019/1070 - Single storey front extension to contain paediatric emergency department and clinical assessment unit – Granted 20-11-2019

2019/0736 - External alterations within the site including the provision of hard surfacing and soft landscaping works and new surface markings/crossing points to enable reconfigured drop off areas for ambulances and patient transfer vehicles (Lawful development certificate for a Proposed Development). Granted 26/07/2019.

2018/0918 - Single storey front extension to contain paediatric emergency department and clinical assessment unit (Outline seeking approval over scale of development). Granted outline planning permission with conditions 25/09/2018.

2013/0850 - Demolition of two to three storey staff accommodation blocks. (Prior Notification). Decision: Prior approval not required 09/09/2013

2012/0344 - Replacement of existing windows. Approved 01/05/2012

2011/0713 - Replacement windows and associated alterations to elevations of blocks A and B. Approved 10/06/2011

2011/0572 - Erection of single storey extension to existing Emergency Department. Approved 04/07/2011

2010/1436 - Erection of extension to existing canopy. Approved 10/01/2010

2010/1116 - Erection of security fence. Approved 10/01/2010

2008/0512 - Replacement of existing cladding and windows to the Accident and Emergency and Outpatients Department. Approved 06/05/2008

B/03/2001/BA - Provision of an additional 65 No. car parking spaces. Approved 16/01/2004.

B/02/0622/BA - Siting of a two-storey modular building for use as office accommodation. Approved 13/06/2002

B/00/0072/BA - Formation of additional car parking areas. Approved 22/02/2000

B/92/1522/BA - Erection of combined heat and power plant room to hospital. Approved 07/01/1991

B/91/1549/BA - Formation of new access to classified road. Approved 09/01/1999

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric & Existing Community Facility

Relevant policies include:-

I2 Educational and Community Facilities

LG2 The Location of Growth

GD 1 – General Development

D1 – High Quality Design and Place Making

Poll1 – Pollution Control and Protection

Supplementary Planning Document

Residential Amenity and the Siting of Buildings
Parking

NPPF

The revised National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Pollution Control – No objections.

Ward Councillors – No response

Representations

The application was advertised by neighbour notification letters and a site notice. No representations have been received.

Assessment

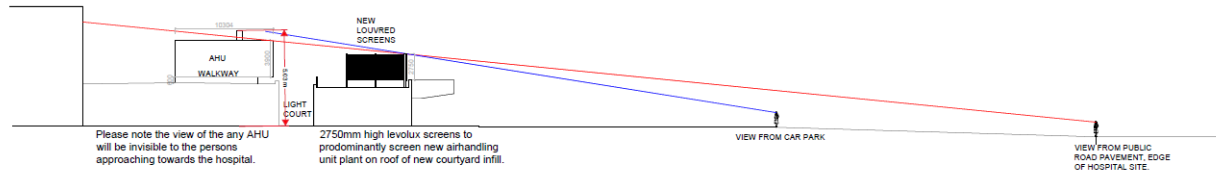
Principle of development

The site is located in Urban Barnsley and so the proposals accord with policy LG2. The developments would be of substantial health care provision benefits to the local community which needs to be afforded substantial weight. On this basis the application also conforms with LP Policy I2 for community facilities.

Visual amenity

The hospital site is made up of a large complex of buildings which appear to have been built in the time period between World War 2 and the 1980's. Architecture and facing materials are typical of that period with most buildings being flat roof rectangular blocks that are white or light or dark grey in colour. More recently an application was approved in 2008 to re-clad the exterior of the A&E department which uplifted its appearance. However there are no architectural features of note to protect as far as the existing buildings are concerned and, in any case, it's the functions within the hospital that assume the greater importance.

The proposed works that shall be visible from the streetscene are those concerning the placement of plant on the in-fill building and the creation of a 'Levolux' across the roof of the reception entrance to screen it from public view. The diagram below presents the view of the plant from the car park (blue line) and from the site entrance with Gawber Road (red line).



The plant on the roof will be partially visible from the road side behind the louvred panels, however this will not be to an excessive extent and will replicate situations present with roof-top plant on the Women's Services building to the south east and will be an improvement relative to plant upon the the Accident and Emergency building directly to the north as pictured below, which is clearly visible from public vantage points:



Overall the Levolux screens and plant are of a utilitarian design which matches the style of the building upon which they are situated. It is not determined that the proposed design is harmful to the visual amenity of the area given its distance from the public highway nor its height at first floor level set against taller buildings to the east and west.

The courtyard re-design to Light Court 2 significantly improves its visual appeal and will be a far more stimulating area regardless of its size relative to the existing Light Court's which are currently barren and monochromatic spaces.

Given the above, the development is considered to be in accordance with LP Policy D1 – High Quality Design and Placemaking.

Residential Amenity

The developments proposed create new floorspace within the confines of the existing buildings and shall not increase the outside envelope/footprint of the site which prevents a decrease in separation standards to surrounding properties from occurring. Taking these considerations into account the proposal easily satisfies the Residential Amenity and the Siting of Buildings SPD.

No objections have been received from Pollution Control concerning noise considerations, although the standard conditions would need imposing to limit disturbance during the construction phase and to review the technical specifications associated with the proposed roof plant.

The loss of Light Court 1 and a section of Light Court 2 to make way for the building are not considered significant loss to amenity of users of the hospital given the low quality of these spaces (covered in concrete paving and subject to a number of external plant). The renovation of the remainder of Light Court 2 is a welcome addition that, despite its smaller size, is significantly more attractive and of higher amenity value than the existing Light Courts cumulatively.

On the basis of the above, the proposed development of a new critical car unit within the existing building is considered to be in accordance with LP Policy GD1 – General Development.

Highways

The cycle area (10 spaces) to the east of the reception is to be temporarily re-located during the construction phase and the spaces are to be retained as indicated in the application form.

The size of the development is lower than the threshold in the SPD Parking where the standards are applicable in respect of the volume of parking spaces. Irrespectively, consideration has been given to the layout and capacity of car parking on the site during the construction phase.

Conclusion

In summary the proposed developments are being made to increase capacity and improve performance within this NHS Hospital. Given that the works have a negligible impact upon visual and residential amenity, the development is determined to be consistent with the requirements of policies LG2, GD1, D1 and Poll1.

Overall the officer recommendation is one of approval subject to the conditions listed.

Recommendation

Grant planning permission with conditions