Proposed Health Centre

Woodland Drive, Barnsley

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DESIGN - BUILD - DEVELOPMENT

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Proposed Health Centre, Woodland Drive, Barnsley

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1.0 - Introduction

This Design, Planning & Access Statement is in support of a full planning application by SJM Developments Ltd for a new health centre at Woodland Drive, off Dodworth Road, Barnsley.

The document explains the proposed scheme and contains a written description and justification of the planning application. Its purpose is to:

- Explain why the facility is urgently required;
- Summarise the appraisal of context that has led to the proposal, including assessment, involvement, evaluation and design;
- Identify key planning policy applicable to the site;
- Describe the principles and factors that have informed the design process;
- Explain how the principles have been applied during the design process; and
- Describe the key architectural, landscape and access parameters that have been considered as part of the design to date.

The need for the facility became apparent following a thorough review of the existing premises of Dr Ali at 91 Dodworth Road, Barnsley, S70 6ED.

An assessment was undertaken because in 2012 GP premises will be under the scrutiny of the Care Quality Commission (CQC), the new single regulator for health and social care in England. From the 1st April 2013 all GP practices in England will be required to register with the CQC and must be able to demonstrate compliance of 16 standards in order to maintain their registration. A Provider Compliance Assessment provided by CQC on Outcome 10 (Regulation 15) Safety and Suitability of Premises has been carried out and the premises will not reach the required standard for registration.

The Assessment has been reviewed with suitable qualified personnel and the outcome is that the existing premises cannot be brought up to the necessary standard. Following evaluation of the options, the conclusion is that the only alternative is to relocate to a purpose built premise which will allow the practice to progress to teaching status. As a result, SJM Developments Ltd has been approached by Dr Ali to provide a suitable premise for which this application relates.

General Description, as listed in the Planning Application:

"A single 4GP surgery with third party pharmacy and café and associated ancillary accommodation, car parking and landscaped areas."

This document forms one part of an extensive application pack and therefore should be read in conjunction with the other accompanying drawings and documents.

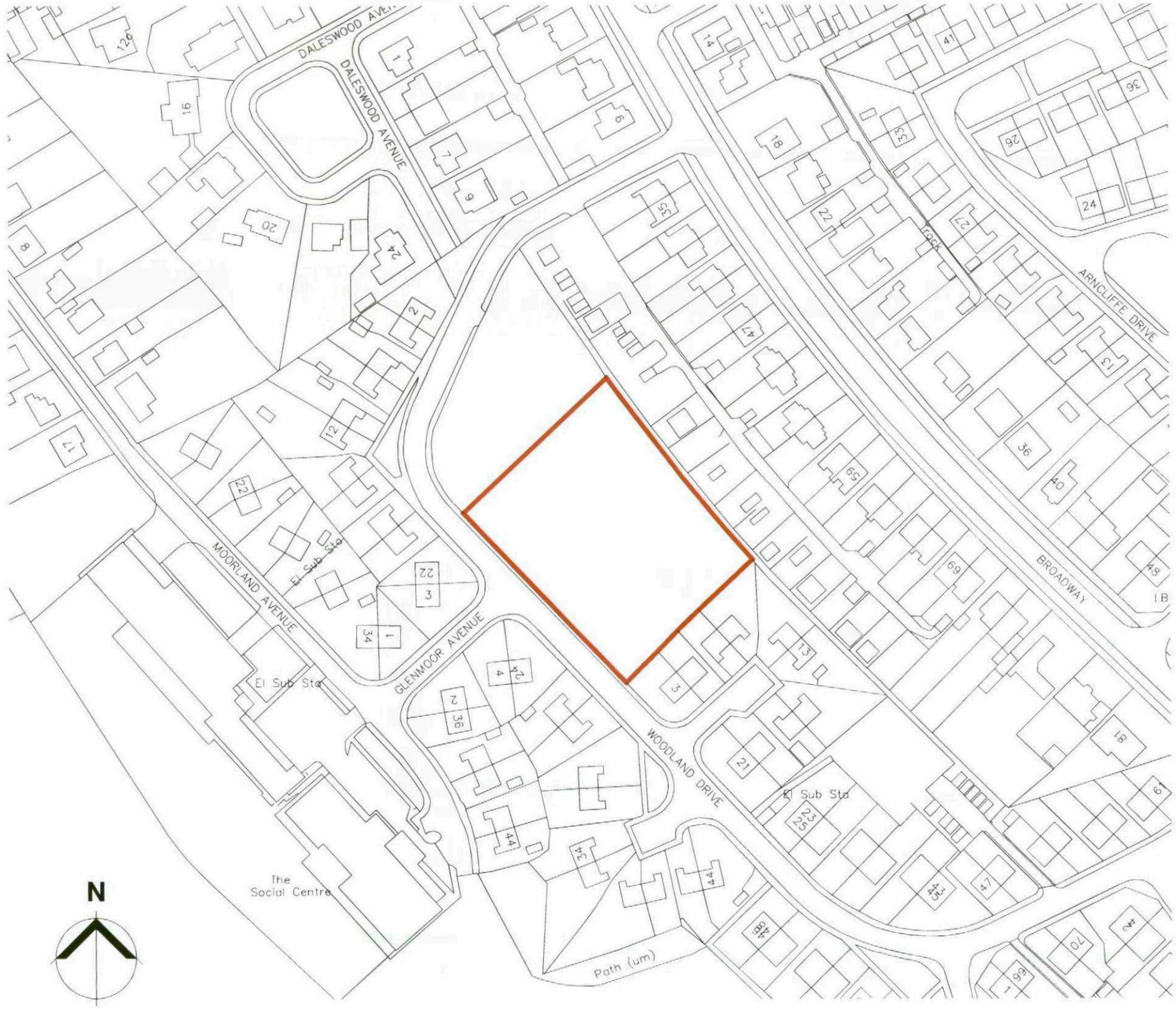


Figure 1 - Site Location Plan

2.0 - The Site

2.01 Background

Three potential sites within the GP catchment area were looked at. Two of which; the former Polar garage site and the former Gents clothing factory site both turned out to be too large and eventually unavailable. The only suitable site within the GP catchment area was the Woodlands Drive site.

The site is not in a conservation area or on green belt land. It is currently in Local Authority ownership and operates as green open amenity space, although there is little evidence that the space is being used extensively by the local community. Previously a health and social building occupied the central area of the green space but this was demolished approximately 3 to 4 years ago.

Approximately two thirds of the green space is being sold by the Local Authority to SJM Developments Ltd for this development. Initially it was agreed that the northern portion of the land would be sold. The remaining one third of the green space would have been retained by the Local Authority as urban green space. However, the site allocation recently changed; the proposed site now occupies the southern two thirds of the green space and the northern portion is to be retained by the Local Authority. The retained green space now addresses the curve of Woodland Drive and this was preferable to the Local Authority because it was felt that this would allow the space to be more formal, with additional benefits of better visibility, natural surveillance and connectivity with the houses opposite.

The site is allocated in the Local Authority UDP and interactive maps as an existing community facility, which will remain unchanged with the development. However, because it has been operating as a green space the site is now effectively classified as such. For this reason the site has been reviewed by Cabinet for change of land allocation and this has been approved, further details of how this is being dealt with are provided in the Planning Statement in section 3 of this report. The land sale to SJM Developments Ltd has been agreed but the site remains in Local Authority ownership at the time of this application whilst all legal matters are finalised.

2.02 Site History

A review of historical maps shows that the site was part of large scale agricultural land in 1895. What is now Dodworth Road (top left corner) appears to be the only main infrastructure developed at this time. By 1948, what is now Broadway has been constructed; some residential properties have been developed on Broadway to the north east of the site and more extensive residential development has occurred to the north west on Moorland Avenue and Dodworth Road. To the south west of the site there appears to be some larger scale non residential development but the site itself was still undeveloped.

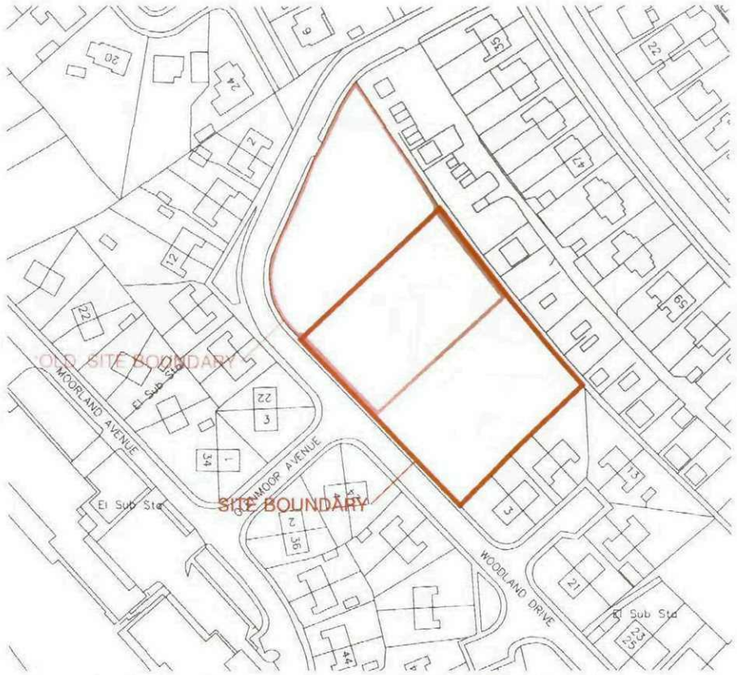


Figure 2 - Sketch Showing Current and 'Old' Site Boundaries



Figure 3 - Aerial Photograph (Today)
[Extract from Barnsley Council Interactive Maps]



Figure 4 - Historical Map (1895)
[Extract from Barnsley Council Interactive Maps]

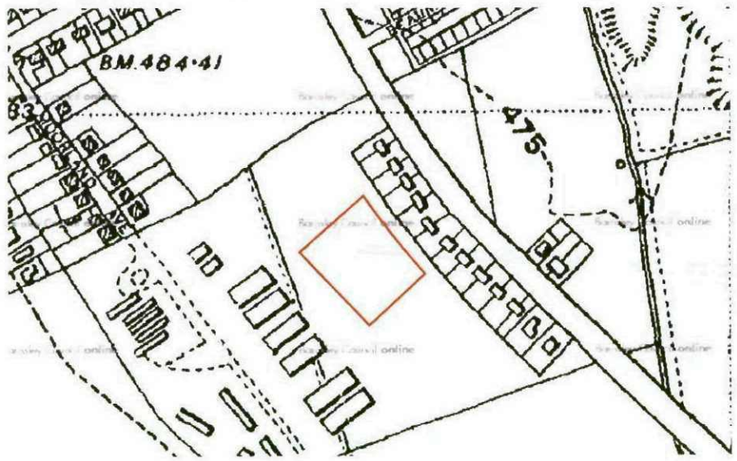


Figure 5 - Historical Map (1948)
[Extract from Barnsley Council Interactive Maps]

2.0 - The Site

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2.03 Site Appraisal

The site (red line boundary) is 0.4324 hectares in area and it is located approximately 1.3 miles west of Barnsley town centre. Barnsley train station is approximately 1.5 miles from the site. By road, the site is only half a mile off junction 37 of the M1 motorway and Woodland Drive is easily accessed via the A628 'Dodworth Road' and the A6133 'Broadway'.

The site benefits from being located on an existing bus route. Route 43/44 operated by Stagecoach starts and ends at Barnsley Interchange and runs via Barnsley District General Hospital. The nearest bus stops are on Woodland Drive at the junctions with Horsewood Close and Glenmoor Avenue. Both are within a couple of minutes walk of the site and in fact, the Glenmoor Avenue stop is directly opposite the site of the proposed development. Monday to Saturday services operate every thirty minutes during the day, whilst the Sunday service is hourly.

The site is bounded by Woodland Drive to the south west, the retained Local Authority run green space to the north west, and various trees, vegetation and boundary fences of neighbouring properties and garages to the north east and south east. The site is currently laid to lawn and falls generally from its highest point on the south east corner to the northern end of the site. There is a depression centrally within the grassed area where the previous building was located. Ground levels will generally be evened out across the site, tying into existing levels where necessary, to ensure ease of movement around the building and hard landscaped areas. Further details of the external works and landscaped areas can be found in section 5.

A Phase 1 ground investigation has been undertaken, the purpose of which was to review any historical, environmental and geological information on the existing site in order to determine the potential risks to the proposed development. In summary, the ground conditions are likely to comprise Made Ground overlying weathered Coal Measures strata (clay grading into mudstone). The Coal Measures strata may be disturbed due to the cumulative effects of mining subsidence from workings in 7 different coal seams. A site-specific ground investigation will be required to determine the nature and thickness of Made Ground beneath the site, and the presence of shallow mineworkings. Shallow pad or strip foundations are likely to be suitable for the proposed single-storey building. However, foundations are likely to require additional reinforcement due to the risk of residual subsidence from mineworking void migration. If mineworkings are considered to be within influencing depth of the proposed foundations then they will require treatment by drilling and grouting.

The site has been principally greenfield with the exception of the former building on site. There is a possibility that spoil from past mining activities has been placed on the site. No chemical testing data is available for the site. A ground investigation should be used to determine the presence of contamination in any made ground deposits. In particular, there is the potential for asbestos-containing materials to remain on site following demolition of the former building. There is also potential for hazardous ground gases from underlying mineworkings. The potential for radon has been identified and will need to be considered as part of the detailed design. Full details of the Phase 1 Geo-Environmental Desk Study are provided in the appendix including a review of historical and geological maps, and environmental information obtained from a Sitecheck Report. Intrusive surveys are currently on-going and full details of the Phase 2 Site Investigation, including details of any contamination, will follow separately.

All trees, hedges, vegetation and existing boundary fences will be retained around the perimeter of the site. A tree survey has been undertaken, which identities that all trees on the site and along the boundary are of low quality. These trees can be safely retained during the construction phase and have been allocated adequate space to allow future development. A consequence of the Local Authority moving the site boundary is that one tree within the site area does require removing to facilitate the proposed development. This has no Tree Protection Order attributed to it and the preliminary tree survey confirms that the tree (referenced T1) is of poor quality and its loss will not affect the local street scene. In addition, tree planting is proposed to the Woodland Drive frontage as part of a detailed landscape strategy for the site, which will in fact add character to the local area. The tree survey also highlights the removal of Tree T7 for reasons of sound arboriculture, however, as this tree is outside the site boundary no action will be taken as part of this development. Full details of the Tree Survey and Aboricultural Implication Assessment can be found in the appendix.



(1) View from the site looking North East



(2) View from the site looking South East



(3) View from the site looking South



(4) View from the site looking North West



(5) View of the site from the junction of Glenmoor Avenue and Moorland Avenue



(6) View of the site from Woodland Drive looking South East

Figure 6 - Site Photographs

2.0 - The Site

...continued

An ecological BREEAM assessment has also be undertaken; the site has been assessed by a suitably qualified ecologist as being of low value with little risk of contravening wildlife legislation. The assessment identifies the opportunity to enhance the site for wildlife by using plant species in the landscape plan which are native to the UK or those of proven value to wildlife. Detailed landscape proposals will be developed on this basis. Full details of the ecological BREEAM assessment can be found in the appendix.

The site is located within a low density residential area and all surrounding properties are relatively small in scale. Houses on Woodland Drive consist of typically semi detached bungalows and semi detached two storey houses. The bungalows have very low eaves levels, with the door and window heads being tight to the eaves soffit. Elevations generally comprise a reddish brown brick, with white window and door frames and pitched tiled roofs. The two storey houses appear to be 1960s or 1970s style system built panel and clapboard houses. Their elevations are banded; the ground floor comprises painted concrete panels to door/window head, with white timber or timber effect cladding above and tiled pitched roofs.

Houses on Broadway to the east of the site are relative large two storey red brick houses with tiled hipped roofs. These are set back a long way from the site and are separated from the site by large rear gardens, a vehicle track and garages, which are assumed to belong to the houses. The garages immediately abound the site; these are all single level and comprise a mix of brick and clad structures with both flat and pitched roofs. Due to their low profile, the garages are largely screened by the existing boundary fences, trees and hedges along this frontage.

To the south west of the site, separated by the residential units on Woodland Drive/Moorland Avenue is the Moorland Training Centre. Although a large building in terms of footprint, this is predominantly single level with only a two storey element towards the centre. Beyond this is a large area of green belt land.

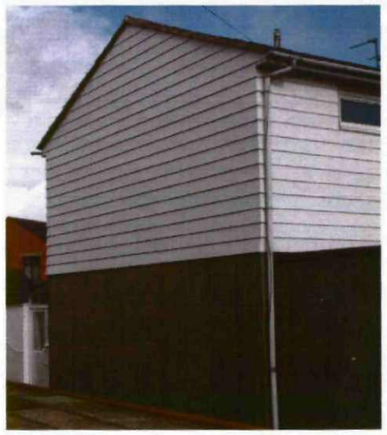
2.04 Site Constraints

The site is undeveloped, relatively flat and it appears the only services under the site are those that served the previous building. Therefore, site constraints are generally minimal.

The only issue that required careful consideration was the location of the site entrance because access to the site is limited from Woodland Drive only. The presence of an existing telegraph pole and specific requirements of the local highways department further limited potential locations for the site entrance. Two options were investigated either side of the Glenmoor Avenue in line with highways criteria; the best location which is indicated in the final proposals was south of Glenmoor Avenue because it optimised accessibility, vehicular movements and the efficiency of the car parking layout and allowed greater areas for hard and soft landscaping.



(1) Existing Bungalows



(2) Existing Two Storey System Built Houses

Figure 7 - Site Photographs

2.05 Site Opportunities

Although the site is currently an urban green space, this does not appear to be used by the local community and it is simply laid to lawn. It offers no variety, character or vitality to the area.

The nature of the proposed development will directly affect the local area because is will provide a valuable community facility at the heart of the local community. It will bring more activity and vibrancy to the area that appears to be lacking. The development will bring the site back into use with a facility that is appropriate to the area and it offers the opportunity to enhance the character of the area and the existing streetscape through well considered and diverse landscape proposals. The proposed development responds to this by providing soft landscape margins within and around the perimeter of the site as well as new tree planting along Woodland Drive.



Figure 8 - Site Appraisal Diagram

3.0 - Planning Statement

This section sets out details of any public and pre-application consultation and identifies national, regional and local planning policy that is particularly relevant to the proposed development. A general overview of each policy is provided and this is followed by an assessment highlighting the measures that have been taken to address the issues raised and/or whether these issues are ultimately not prevalent to the site/development. Details of specific design responses provided here are intended as a brief overview only. Full details can be found in sections 4, 5 and 6 of this report.

3.01 National Planning Policy

Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development

This policy generally covers wider sustainability issues. Broad objectives of the policy include:

- *Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;*
- *Ensuring high quality development through good and inclusive design, and the efficient use of resources; and*
- *Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.*

In addition the policy sets out aspects of 'good design' and highlights key objectives of development:

Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design should:

- *Address the connections between people and places by considering the needs of people to access jobs and key services;*
- *Be integrated into the existing urban form and the natural and built environments;*
- *Create an environment where everyone can access and benefit from a full range of opportunities available to members of society; and*
- *Consider the direct and indirect impacts on the natural environment*

Key objectives should include ensuring that developments:

- *Are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;*
- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *Respond to their local context and create or reinforce local distinctiveness;*
- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*
- *Address the needs of all in society and are accessible, usable and easy to understand by them; and*
- *Are visually attractive as a result of good architecture and appropriate landscaping.*

Design response:

The site is located within the GP catchment, offering ease of access to patients, staff and visitors. The site is served by an existing bus route and the proposal includes facilities for cyclists. The site and building layouts are fully inclusive and designed with principle building users in mind; namely the elderly, infirm and ill.

The proposal uses high quality, robust and durable materials, which will be sourced locally where possible. Massing, building form, materials and 'style' have been thoroughly reviewed so that the development relates well to the immediate context. Extensive areas of soft landscape, soft landscape margins around the perimeter and tree planting to the Woodland Drive frontage will add to the character of the local area and improve the existing streetscape.

Planning Policy Guidance 13 (PPG 13): Transport

PPG 13 looks at access and mobility and aims to promote the use more sustainable forms of transport.

New health facilities should be planned to maximise accessibility by non-car modes of transport, whilst at the same time providing good access arrangements for emergency vehicles and those who need to use cars. New intermediate health care facilities should, where possible, be located in town, district or local centres, where they will be highly accessible by non car modes of transport.

Design Response:

The site is located within the GP catchment area meaning the development will be accessible to a large number of people on foot. The proposed development includes secure, covered, well lit and visible cycle parking to promote the use of cycling and the site benefits from being served by an existing bus route. Bus stops are located close to the site on Woodland Drive.

The development type falls under use class D1 and because it will not have a significant impact on transport systems and infrastructure, a transport statement or travel plan document is not required. The only issue raised by the local Highways department related to siting of the entrance off Woodland Drive. This is positioned approximately 25m south of the junction between Woodland Drive and Glenmoor Avenue, in line with the recommendations of the Local Authority.

Once on site, the external hard landscaped areas and building layout have been designed to take full account of the needs of those with mobility issues. This is particularly important because of the building use, with the majority of users being elderly, infirm or ill.

Parking numbers have been calculated based on guidelines set out in the parking standards and following assessment of the building use, list size and patient profile. Local policy in the form of 'Supplementary Planning Document: Parking' (SPD: Parking) sets out the criteria for calculation of the maximum number of parking spaces. The development is under 2500m2 and falls under use class D1 'Medical Facilities', so maximum car parking numbers are calculated on the following basis:

- Number of medical staff is 6 (existing surgery) = 6 car parking spaces
- Number of non-medical staff is 9 (existing surgery) = 5 car parking spaces
- Number of café workers will be 2 = 1 car parking space
- Number of treatment/consulting rooms in the development is 8 = 24 car parking spaces
- Two car dedicated car parking spaces are also being provided for Pharmacy Staff
- Maximum number of spaces = 38 [36 are being provided]

The SBD also states that generally 4% of spaces (in addition to those above) should be disabled parking. On this basis this would equate to 2 disabled spaces. However, due to the building use, 7 disabled spaces are being provided, which is also greater than that recommended in Traffic advice Circular 5/95 "Parking for Disabled People". These spaces are close to the entrance and well lit. A dedicated drop off area has also been provided, which allows safe transfer adjacent to the main pedestrian approach route.

Three cycle racks are proposed meaning 6 cycles can be accommodated. This is greater than the requirement set out in table 2 of the SPD for 'Medical Facilities/Doctors/Dentist/Health Centres/ Clinics' building uses.

3.0 - Planning Statement

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Planning Policy Statement 22 (PPS 22): Renewable Energy

This policy focuses particularly on renewable energy generation; local policy requirements have been developed by the local authority with respect to this document. Local Authority Core Strategy Policy 'CSP 5 Including Renewable Energy in Developments' states:

All development (either new build or conversion) of 10 or more dwellings or 1000sqm of non residential floorspace will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015, rising to 20% for applications submitted thereafter subject to such measures being practicable and not unacceptably prejudicing the viability of the development. Where it is not appropriate to incorporate such provisions within the development, an off site scheme, or contribution to such may be acceptable.

Design Response:

The proposed development is less than 1000sqm so the requirement above does no apply. However, environmental considerations are an important part of the design brief and options are being considered for the implementation of renewable technologies to provide a proportion of the developments energy needs. One such option that is being considered is the use of a ground source heat pump because this technology is very efficient and its production of low grade heat corresponds well with the requirements of the developments proposed underfloor heating system.

The Local Authority requirement for developments to achieve a BREEAM rating of 'very good' also does not apply because of the small scale of the development. However, this is a requirement of the design brief and although the project will not be formally registered with the BRE, a BREEAM assessment of the scheme will be undertaken and the scheme will achieve a rating of 'very good'.

Planning Policy Statement 25 (PPS 25): Development and Flood Risk

This planning policy looks at the avoidance, reduction and management of flood risk and it highlights the following responsibilities of developers and those proposing developments:

- *Demonstrating that it is consistent with the policies in this PPS and those on flood risk in the LDD;*
- *Providing a FRA demonstrating:*
  - *Whether any proposed development is likely to be affected by current or future flooding from any source;*
  - *Satisfying the LPA that the development is safe and where possible reduces flood risk overall;*
  - *Whether it will increase flood risk elsewhere; and*
  - *The measures proposed to deal with these effects and risks.*
- *Any necessary flood risk management measures should be sufficiently funded to ensure that the site can be developed and occupied safely throughout its proposed lifetime;*
- *Designs which reduce flood risk to the development and elsewhere, by incorporating sustainable drainage systems and where necessary, flood resilience measures; and*
- *Identifying opportunities to reduce flood risk, enhance biodiversity and amenity, protect the historic environment and seek collective solutions to managing flood risk.*

Design Response:

The site is located in Flood Zone 1 and has a "Low Probability" of flooding, meaning all development types are appropriate on the site. The Local Authority's 'Level 1 Strategic Flood Risk Assessment (SFRA)' also indicates the site as Flood Zone 1. No assessment of flood risk is available from the Environment Agency because the site is outside the floodplain. As the site area is less than 1Ha, a site specific flood risk assessment is not required.

[See further details provided under local policy CSP 4].

3.02 Regional / Local Planning Policy

National planning policies provide guidance for Local Authorities in the formation of local planning policy, some of which have been identified above. The principle regional planning policy applicable to the site is 'The Yorkshire and Humber Plan (Regional Spatial Strategy)'. This is a long term strategy and framework at regional level, the main mechanisms for implementing these strategies are the responsibility of the Local Authority through their Local Development Framework (LDF). As part of the Barnsley LDF, Core Strategy Polices (CSP's) and Supplementary Planning Documents (SPD's) detail key criteria applicable to future developments. Those most relevant to this site are highlighted below.

CSP 3 Sustainable Drainage Systems (SuDS)

All development will be expected to use Sustainable drainage systems (SuDS).

Only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted.

Planning applications must include an assessment to show that SuDS will work and be maintained.

Measures should be taken to avoid water contamination and safeguard groundwater supply.

Design Response:

[See details provided under CSP 4 below].

CSP 4 Flood Risk

The extent and impact of flooding will be reduced by:

- *Not permitting new development where it would be at an unacceptable risk of flooding or would give rise to flooding elsewhere;*
- *Requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate;*
- *Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3;*
- *Expecting proposals over 1000 m2 floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk;*
- *Expecting all development proposals on brownfield sites to reduce surface water run-off;*
- *By at least 30% and development on greenfield sites to maintain or reduce existing run-off rates;*
- *Requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CSP 3;*
- *Not culverting or building over watercourses and encouraging the removal of existing culverts wherever practicable; and*
- *Using flood resilient design in areas of high flood risk.*

Design Response:

As highlighted previously, the site is located in Flood Zone 1 and has a "low probability" of flooding. Therefore, it is likely that the greatest risk of flooding would be as a result of surface water run off. Previously the site was occupied by a similar scale building to that which is proposed, with areas of hard landscaping to service this. However, this was demolished approximately 3 to 4 years ago and the site currently functions as an urban green space, entirely laid to lawn. The proposed development will reduce the permeability of the site; however consultation is currently being undertaken with Yorkshire Water to establish acceptable surface water discharge rates that can discharge into the public sewer network.

3.0 - Planning Statement

...continued

The potential for sustainable drainage systems will be assessed once further details are obtained from the Phase 2 Site Investigation and any requirements for storage/attenuation of surface water will be indentified. This will lead to an integrated drainage strategy that complies with the allowable discharge rates for the site, all as agreed with the Local Authority and Yorkshire Water. Full details of this will follow separately.

CSP 26 New Development and Highway Improvement

New development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

If a development is not suitably served by the existing highway, or would create or add to highway safety problems or the efficiency of the highway for all road users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

Design Response:

[Refer to the details provided previously under Planning Policy Guidance 13: Transport]

CSP 29 Design

Development should:

- *Contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people; and*
- *Contribute towards creating attractive, sustainable and successful neighbourhoods*

This policy sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have. Design that reflects the character of areas will help to strengthen their distinctiveness, identity and people's sense of belonging to them.

Design Response:

The design proposal has developed with full consideration to the surrounding context. Building form, massing and scale is sympathetic to the existing buildings surrounding the site and the proposed material palette is appropriate to the area. Materials are high quality and 'familiar' in nature; combined with simple and crisp details, the building will be modern yet in keeping and be a positive addition to the area. A comprehensive hard and soft landscaping scheme and new tree planting will benefit the local area and further integrate the development into the site.

[Full details of the design proposal can be found in sections 4, 5 and 6 of this report].

CSP 35 Green Space

Green space refers to any land within or close to towns and village that has or could have demonstrable value for recreation or wildlife.

We will only allow development proposals that result in the loss of green space where:

- *An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or*
- *An appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves; or*
- *The development is for small scale facilities needed to support or improve the proper function of the green space*

Green spaces are green open areas which are valuable for amenity, recreation, wildlife or biodiversity.

Green space is an important green infrastructure asset which is essential for sporting and other social activities and helps improve the quality of life and living conditions in towns and contribute to tackling climate change, obesity and improving health and well being. They should generally be kept and not built on. In areas where there are not enough green spaces we will not allow development that would result in any further loss unless a suitable replacement facility is provided nearby.

Design Response:

The site was previously occupied by a similar health and social building, which was demolished 3 to 4 years ago. The site is allocated as community use in Local Authority plans, however, because it currently functions as a green open space the site is now effectively classified as such. Therefore the portion of green space being sold by the Local Authority to SJM Developments Ltd has been reviewed by Cabinet for change of land allocation and this has been approved. A compensation payment has been agreed with the Local Authority and this will be dealt with as a Section 106 Agreement in line with 'CSP 42 Infrastructure and Planning Obligations'. The remaining area of green open space (outside the site boundary) will be retained by the Local Authority for recreational use.

CSP 43 Educational and Community Facilities

We will support the provision of schools, educational facilities and other community facilities.

New schools, educational facilities and community uses should be located centrally to the communities they serve, in places where they will be accessible by walking, cycling and public transport.

Buildings and space for community use are important if we are to create sustainable communities where people want to live. The opportunity to take part in community life can help to engender community pride and spirit.

Design Response:

The building is located within the GP catchment area and the nature of the facility will benefit the local community and local area.

SBD: Parking

This document sets out parking standards that the council will apply to all new developments.

Design Response:

[Refer to the details provided previously under Planning Policy Guidance 13: Transport]

3.0 - Planning Statement

...continued

3.03 Public Consultation

It is intended to display the scheme in the current medical practice premises [91 Dodworth Road] to gain feedback from and provide information to, existing patients.

3.04 Pre-application Consultation

For the purposes of this application, the following documents have been incorporated in support of this application:

- Preliminary Tree Survey & Arboricultural Implications Assessment
- Phase 1 Geo-Environmental Desk Study
- Phase 2 Site Investigation and Risk Assessment - to follow
- Site Drainage Strategy - to follow

The above reports were identified by Planning Officer Steve Kirkham at a pre-application consultation meeting held on 19 January 2012. It was confirmed that a Transport Statement, Habitat Survey and Noise Assessment are not required. No further reports were identified by the Planning Officer, although a BREEAM Ecological Assessment has been undertaken to assess any impacts and opportunities for the development. Full details can be found in the appended report.

The meeting also allowed the opportunity to clarify the reasoning behind the change in site, review the design proposals to date and confirm the basis of the application and fee. No other members of the Local Authority were present at the meeting, however, layouts had been sent approximately two weeks in advance of the meeting and the Planning Officer had consulted with various stakeholders. Any issues raised through this were highlighted in the meeting. The following is a summary of the meeting:

- It was felt that the layout on site generally works well with the building set back from Woodland Drive and soft and hard landscaped areas between;
- Concerns were raised over the size of the hardstanding forecourt immediately adjacent to the main entrance. This has been addressed in post consultation design, further details of which can be found in section 4, 5 and 6 of this report;
- Landscape margins around the perimeter were considered a positive addition to the scheme because they would act as a natural buffer to existing boundaries. New tree planting was recommended within the landscape strip along the Woodland Drive frontage. This has been addressed in post consultation design, further details of which can be found in section 5;
- Concerns were raised over the 'bland elevations' and it was acknowledged that the simple black and white elevations that were presented did not sell the scheme. Presentation drawings were subsequently forwarded to the Local Authority and further comments were raised by Senior Urban Design Officer Nick King. Recommendations included a bolder and more striking approach should be adopted to the elevations and it was suggested that the main entrance lacked legibility. In response the elevations have been re-worked; the building form has flipped so that the mono-pitch falls towards the rear elevation. This better addresses the adjacent properties as well as increasing the presence of the building from Woodand Drive, which was felt to be required because it is set back from the street. A larger area of glazing is provided at the entrance to offer views in and out and express the volume of the double height waiting area beyond. The material palette has largely remained the same except that coloured render panels have been introduced over windows. These coloured elements 'kick out' to form canopies over the health centre and pharmacy entrances. The main entrance is further articulated through the use of external paving materials and lighting at the entrance and approach, further details of which can be found in sections 4 and 5 of this report.



Figure 9 - South West Elevation - Comparison of Pre-Consultation Design (top) and Post Consultation Design (bottom)

4.0 - The Design Solution

The need for the facility was established following assessment of the existing surgery of Dr Ali at 91 Dodsworth Drive. It was concluded that the current premises could not be brought up to meet the standards identified by the Care Quality Commission, which will be mandatory for registration of all GP practices from 2013 onwards.

The resultant brief was to provide accommodation for a single 4GP surgery with third party pharmacy and café and associated ancillary spaces, car parking and hard/soft landscaped areas.

4.01 Design Development

Earlier briefs included for a larger schedule of accommodation which led to the development of a 2 storey building design to allow for sufficient parking and landscaping on a restricted site. Due to the 2 storey massing, differing materials were suggested at ground and first floors to mitigate the height of the building in the low rise surroundings. Following changes to the brief, a single storey was pursued to provide an affordable and accessible facility for all users.

Different materials palettes were investigated, including red brick with coloured spandrel panels to areas of glazing, however, in design development meetings, it was decided that a lighter, brighter colour of external facing would be more appropriate, referencing the white timber cladding in the two storey houses opposite. Further changes to the building elevations were then made to address Local Authority comments identified through pre-application consultation.

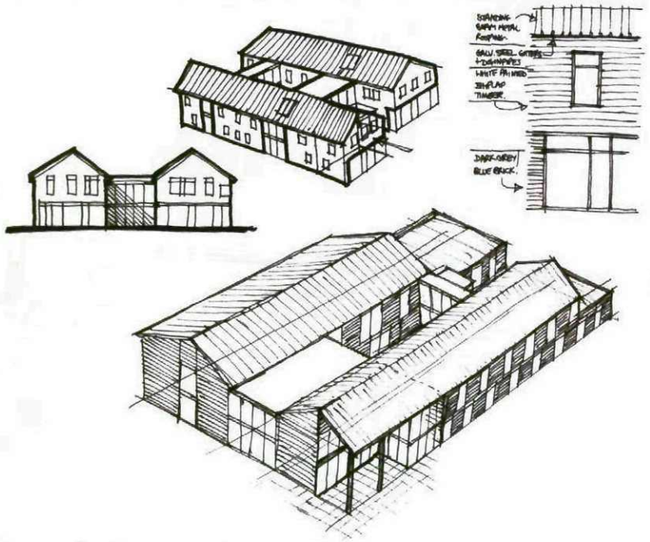


Figure 10 - Early Development Sketches

4.02 Building Layout

The building has a GIA of approximately 680sqm, with all accommodation on a single level. Accommodation comprises:

- Consultant and treatment rooms and group assessment;
- Associated ancillary spaces including clean and dirty utility rooms, samples wc and disposal hold;
- Patient facilities including waiting area, WC's/shower and baby change;
- Staff and administration spaces including reception, office space and stores, meeting and interview rooms, staff room and staff WC's;
- Third party shell only pharmacy;
- Third party operated café; and
- Support services including plantroom, medical gas store and external bin store.

In addition to the building, a cycle shelter is provided along with an access road and car parking and areas of hard and soft landscaping.

The building is organised in an 'L' shaped arrangement with the main entrance, waiting area and café located centrally. These 'public' areas of the building separate the consultant rooms and clinical support spaces, located to the southern end, from the staff areas and offices to the North. The waiting area acts as a linking space between the two functional blocks of accommodation.

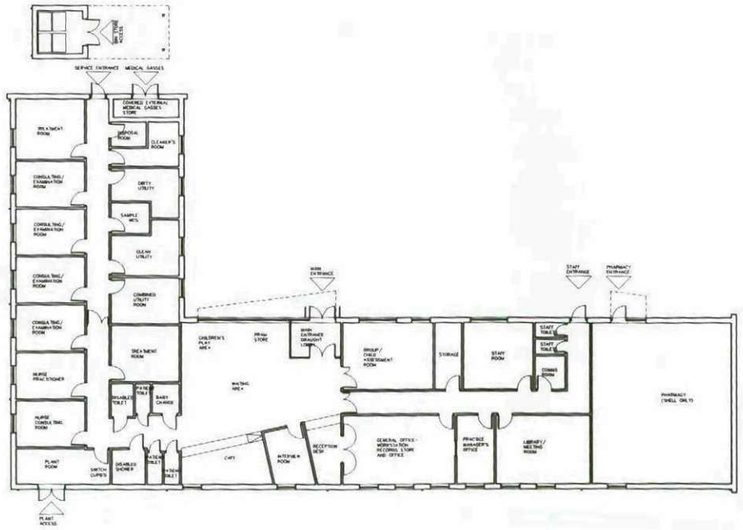


Figure 11- Proposed Ground Floor Plan

The pharmacy is a stand alone unit with its own external door and no direct link to the health centre. Should requirements change in the future, the internal arrangement and position of the pharmacy means that this space can easily be re-configured and incorporated within the main building.

Within the health centre, rooms are accessed from the waiting area via central corridors, which benefit from natural light because of the introduction of rooflights to these areas. The acoustically sensitive consultant rooms, offices and meeting and interview rooms have been located along the rear elevations to offer appropriate levels of privacy and quiet. These spaces do however benefit from short views to areas of soft landscaping at the perimeter.

Areas that do not have the same requirement for sensitivity are generally located to the front, including the waiting area, which is clearly visible from outside because of the large area of glazing to this space. The waiting area and café also benefit from natural light via a large rooflight positioned centrally within the depth of the plan, illuminating the large space and offering views of the sky.

The layout and provision and size of rooms are all in compliance HBN 11-01 and a particular emphasis has been placed on ease of cleaning, internal finishes and the provision of hand washing facilities.

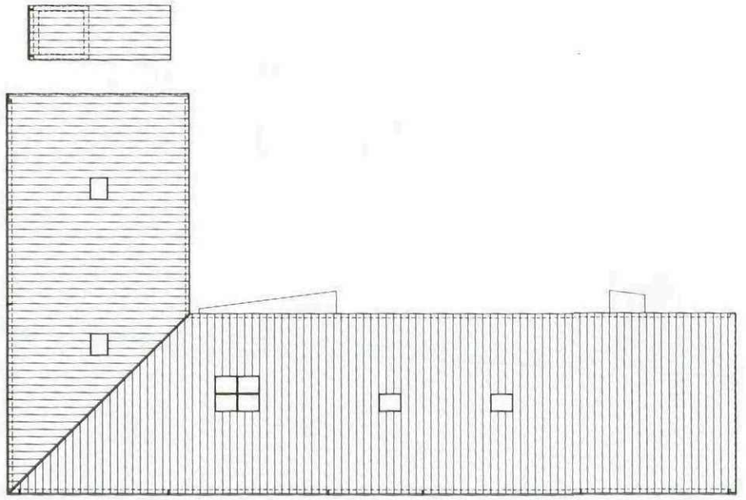


Figure 12- Proposed Roof Plan

4.0 - The Design Solution

...continued

4.03 Form and Massing

Following various sketch proposals, a single storey 'L' shaped building form was felt to be the most appropriate response to the site and surrounding context. The 'L' shape configuration:

- Creates a generous forecourt area on the main approach;
- Follows existing boundary lines and street and residential patterns;
- Allows the building to sit well back from Woodland Drive, creating intimate, private and secure areas of soft and hard landscaped areas at the rear and larger more generous landscape design and car parking areas at the front; and
- Helped to generate a strategy for the internal layout to separate public, semi public and private spaces.

The building is single level with monopitched roof. The eaves height along the rear elevations is approximately 2865mm above finished floor level, similar to the single level garages opposite. The highest point of the development is the ridge height at the front of the building, which is approximately 5550mm above finished floor level.

Heights of surrounding properties vary; the ridge heights of the two storey houses on Woodland Drive are generally between 0.1m and 2.3m above the ridge level of the proposed development, the highest being those to the south and west of the site where ground levels are higher. The bungalows are slightly lower but the building mass, form and position on site mean the proposed developed is of appropriate scale, responds to its urban context and sits well within the existing and proposed landscape. The proposal will have no detrimental effects on surrounding spaces and will be a positive addition to the local area.

4.04 Detailed Proposals (Construction, Elevational Treatment, Materials and Colours)

The building is proposed as a concrete slab with strip footings (subject to full details of the Phase 2 Site Investigation), with load bearing masonry walls and timber trussed rafters forming the monopitch roof. External walls are typically cavity construction, predominantly faced in a white brick to the front elevations and a light coloured render to the rear.

A white brick to the front elevations is proposed to compliment the two storey houses opposite as well as providing a strong contrast to the coloured vertical render panels that are proposed above the windows to the Woodland Drive frontage. Various shades of green are proposed for these render panels to reflect the natural setting, with the brightest colours over the main entrance of the health centre and pharmacy so these are most legible. At the entrances the colour 'kick's out to form feature canopies, offering further opportunities for integrated lighting and signage.

The gable ends, feature 'frame' and monopitch roof are proposed as an anodised aluminium standing seam, which creates a dynamic surface that effectively wraps around the front and rear elevations and unifies the building as a whole. The surface of these elements will offer ephemeral qualities because they will each reflect light differently because of their respective orientations and their appearance will vary depending on the time of day, season or prevailing weather conditions.



(1) Proposed South West Elevation



(2) Proposed North West Elevation

Figure 13 - Context Elevations

4.0 - The Design Solution

...continued

Standard windows modules are generally proposed with top hung double glazed upper and lower level opening windows in anodised aluminium frames to match the roof and side walls. Window configurations are designed to optimise natural ventilation. At the main entrance, full height anodised aluminium curtain walling is proposed to define the entrance, offer views in and out and express the dynamic form of the double height waiting space beyond. All rainwater goods are proposed as square profile anodised aluminium to compliment the windows, side walls and roof.

An external bin store is provided and this is detailed and finished in facing materials to match the main building. The roof extends beyond the bin store and is supported on slender columns to form an integrated cycle shelter with cycle stands underneath. It is proposed to line with the soffit with a green coloured metal panel to visually connect the structure to the main building. The cycle shelter offers weather protection and is well lit from the soffit.

The proposed building is of an appropriate scale to the surrounding area and elevations have been developed to provide well defined/ strong lines through form, projection and contrasting materials. Through simple and effective detailing, there is a clarity to the design and the interface between each element is distinct and clearly expressed, creating elegant and well proportioned forms.



Figure 14 - Material and Colour Precedents

4.05 Detailed Proposals
(Environmental Design and Sustainability)

Local Authority Core Strategy Policy 'CSP 5 Including Renewable Energy in Developments' requires that developments of more than 10 dwellings or 1000sqm of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, rising to 20% from 2015. The proposed development is below the 1000sqm threshold and therefore not required to meet the renewable or low-carbon targets, however, SJM Developments Ltd are committed to providing a proportion of required energy demand, in the region of 10%, from renewable or low carbon sources.

Various available technologies have been considered and it is concluded that photo-voltaics and ground source heat pump would be practically viable. It is estimated that the Centre will consume circa 90,000kWh/year of energy, thereby suggesting that 9,000kWh/ year should be generated from renewable or low-carbon sources. Approximately 100sqm of photo-voltaic array correctly mounted on the south facing roof would achieve the required energy levels. With an initial capital cost of around £35,000, taking in to account the Feed-in-Tariff, the PV would result in a payback period of 9-10 years.

A domestic style ground source heat pump (5kW) will also provide the required output to achieve 10% of the total energy. Utilising a 'slinky' type coil beneath the car park to reduce borehole costs, for an initial cost of around £10,000 the payback would achieved in approximately 16 years.

The ground source heat pump is considered more practical and will compliment the use of underfloor heating. On this basis, it has been recommended as the preferred renewable technology for the project.

The size of the development also means the Local Authority requirement for proposed developments to achieve a BREEAM rating of 'Very Good' is not applicable. Similarly to above however, SJM Developments Ltd are committed to providing a scheme that does achieve this criteria. Although the project will not be formally registered with the BRE, a BREEAM assessment of the scheme will be undertaken and the scheme will achieve a rating of 'very good'.



Figure 15 - Proposed 3D Perspective View looking East

4.0 - The Design Solution

...continued

4.06 Drainage Strategy

The site is currently a grassed area following demolition of the former health and social building that previously occupied part of the plot. It is unlikely that the original connections to the public sewer(s) will be located, nor the original rates of discharge of surface water and sewage estimated. Therefore the site will need to be considered as a new development and a new connection to the public sewer will be made.

Separate foul and surface water systems will be provided within the site boundary. If the public sewer in the adjacent highway is a separate system then separate connections will be made. However, if the public sewer is a combined system then the on-site drains will be combined at the last manhole on site, approximately 1m from the boundary with a single connection made.

The surface water disposal / management system will be designed in accordance with the hierarchy defined in the Building Regulations Approved Document H. Where possible, sustainable methods of surface water management will be utilised, and adequate protection against pollution from the car parking and access road areas will be incorporated. The surface water system will be designed using a "Simulation" method of calculation using MircroDrainage's computer analysis programs "Network". The site will be designed not to surcharge the pipes for a 1 in 1 year return period design storm and no surface flooding for a 1 in 30 year return period design storm. The external surfaces will be utilised for controlling local flooding in the design for "exceedance" of up to a 1 in 100 year design storm. It will ensure the building will not be flooded by surface flow. The design will also include an allowance for climate change that is appropriate to the design life of the development.

A site specific ground investigation is being undertaken to provide information on the site conditions. This information and consultation with Yorkshire Water will be used to evaluate an appropriate method of surface water disposal and a suitable rate of discharge of surface water to the public sewer, if the soil types are not favourable for infiltration. A drainage strategy statement outlining the drainage proposals and any relevant restrictions and constraints will be provided to support the planning submission in due course.

4.07 Services Strategy

Statutory Authority discussions are ongoing but we do not believe that utility diversions or network reinforcements will be required. It is envisaged that the medical centre will be fed from YEDL's low voltage network. The maximum demand of the centre will be approximately 35kVA Three Phase and Neutral (400/230V).

The Pharmacy will have a separate low voltage feed from YEDL. The gas and water supplies are envisaged to be taken from the local mains within Woodland Drive.

The Heating of the building will be provided by underfloor heating with heat supplied by 2No domestic combination gas fired boilers. Cooling of the building is not thought necessary except in the IT/ Comms rooms where local cooling units may be required. Ventilation will be provided through manually openable windows.

The lighting installation will be compliant with CIBSE LG2:2008 and it is envisaged that all lighting will be high frequency fluorescent with some LED sources being considered. Lighting will be controlled via presence and absence detection.

All servicing spaces (plantroom, medical gas store and bin store) have direct access via dedicated external doors with the exception of the IT comms room, meaning waste collection, maintenance of plantroom equipment and gas bottle collection, delivery and changeover can occur without having to access the surgery. Similarly, principal service runs are within the roof space meaning maintenance works can occur without disrupting the continued use of the health centre. Access would only be required within rooms to resolve any 'point of service' issues. Services in the roof space are accessed by way of a fixed CAT ladder internally. The monopitch roof design creates sufficient headroom along the front elevation for the integration of a mezzanine walkway within the roof space, providing easy access for maintenance personnel to all service runs.

4.08 Interior Design

A full interior design proposal will be developed for the development to meet criteria outlined in Building Regulation Approved Documents and Healthcare Technical guidance. The interior will be modern and fresh, benefitting from lots of natural light. Materials and colours will be provided in clinical areas that are appropriate to use and to offer a calming environment.

The café, waiting area and children's play area offer more opportunities for bold, colourful and fun responses to the interior design. These spaces will be of a grander scale because of their open nature and as a result of a raking ceiling, ceiling bulkhead and large skylight. The angled spine wall and reception counter provides the perfect opportunity for expression through the use of a strong accent colour or contrasting material, feature lighting and signage. This will be clearly legible from the entrance foyer and external forecourt areas.



Figure 16 - Interior Precedents

5.0 Landscaping/External Works

5.0 Landscaping/External Works

The building is set back from Woodland Drive in order to accommodate car parking and generous areas of hard and soft landscape areas to the front. The quality of the external spaces is a key part of the development proposals; all street furniture, lighting, fencing and paving materials will be fully coordinated to provide a variety of visually appealing, usable and safe spaces. A variety of elements are part of the landscape strategy for the site:

- Soft landscape margins are provided around three sides of the site perimeter to act as a natural buffer to the adjacent properties and street. Areas will generally comprise low level, low maintenance plants, shrubs and bushes. Native species will generally be chosen to suit the proposed location, create variety and improve the ecological value of the site;
- New tree planting to the Woodland Drive frontage with trees planted at regular intervals to provide an attractive frontage to the street. Further trees planting is proposed along the principle pedestrian approach to the main entrance;
- Integrated raised planters/seating in a brick to match the main building and timber slats;
- A grassed area to the north western boundary, which will be profiled to bank gradually down from the building paved area and car parking to tie in with existing levels at the site boundary;
- Footpaths around the perimeter of the building in flag paving. It is thought these will coordinate in colour with the block paviors proposed on the main pedestrian approach route;
- A principal pedestrian approach from Woodland Drive to the main entrance, defined through the use of concrete block paviors and feature lighting. Pedestrians are separated from vehicle routes by landscape margins both sides and pedestrian crossings are provided at cross over points. One landscape margin has been replaced by a demarcated zone to create a vehicle drop off area, which allows safe transfer to the adjacent footway;
- Car parking spaces and service roads surfaced in bitumen macadam, with precast concrete kerbs;
- External lighting to suit location including feature lighting along the main entrance approach and to the underside of the entrance canopy, lighting columns to illuminate the car park and building mounted downlighters to the rear/secure footpaths; and
- Nominally 2m high weldmesh type perimeter fencing with matching pedestrian and vehicular gates. A weldmesh type fence is proposed because it is highly transparent whilst still providing the level of security required. It will not affect the character of the area because it will not be visually intrusive. Along the rear two boundaries, the proposed fence line is inset from the existing fences/hedges. To the Woodland Drive frontage, the fence line is set to the rear of the landscape margin because this increases the sense of space for those using the existing pavement as well as further softening its visual impact.

It is our intention to submit detailed landscape proposals at a later date and we anticipate that these would initially be dealt with by way of a planning condition, with approval subsequently sought through a planning conditions application.



Figure 17 - Proposed 3D Perspective View from the Existing Footpath on Woodland Drive

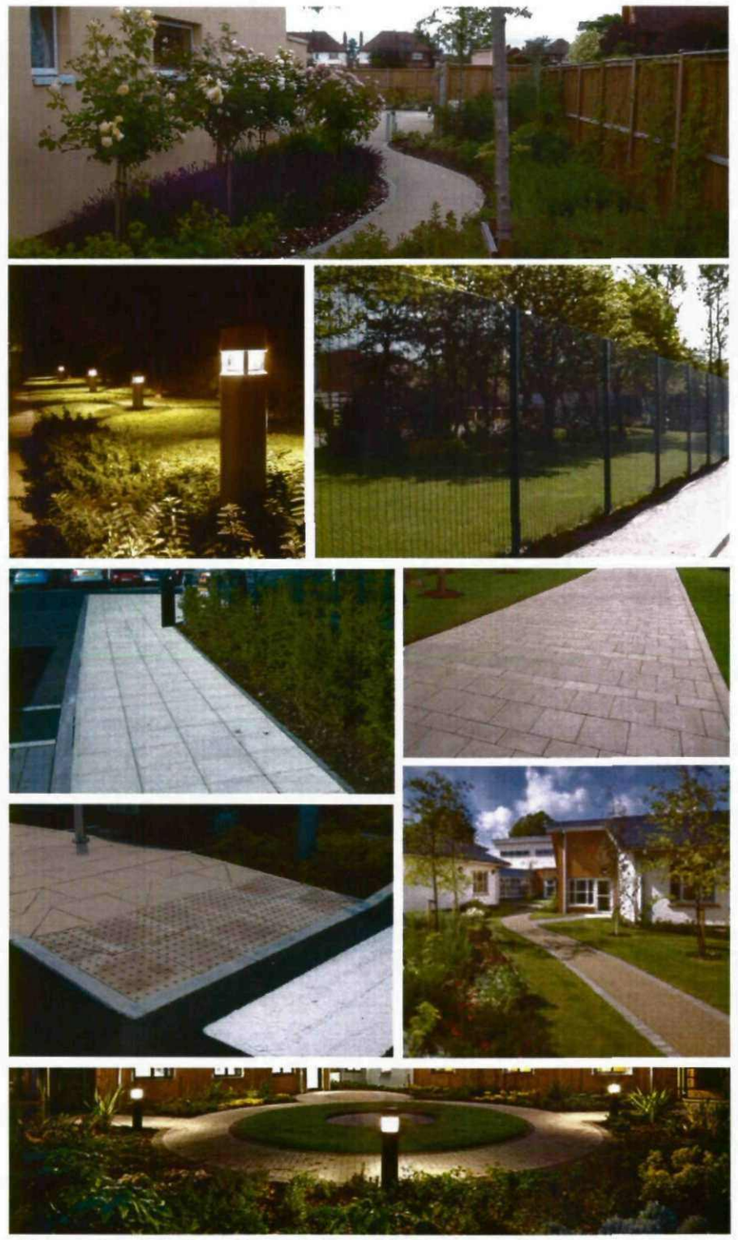


Figure 18 - Landscaping / External Works Precedents

6.0 Access and Security Statement

6.01 Access Statement

The building and site areas need to cater for a variety of people including staff, visitors, patients and children. Due to the nature of the development, a large number of people using the site are likely to be elderly, infirm or ill, meaning ease of access is vital.

The approach from the site boundary will be 'level' and unobstructed. This is defined through the use of concrete block paviors and feature lighting, and landscape margins either side frame the main entrance. Pedestrian routes are generally distinct from vehicular routes and all external areas are spacious and well lit. Where the main pedestrian route crosses the entry/exit from the car park, pedestrian crossing markings and blister paving are provided.

Car parking numbers have been determined in line with policy requirements and 7no disabled parking spaces are provided directly adjacent to the main entrance. A drop of area is also formed adjacent to the main entrance approach to allow safe transfer to the footpath. This is defined by painted markings on the bitumen macadam surface and this does not impinge on the clear width of the access road. Provision is made for secure cycle storage under a building integrated cycle shelter, which is weather protected, well lit and positioned so that it is visible from the main entrance.

A forecourt area is provided outside the main entrance with seating provided as part of an integral approach with the raised planters. All external paved areas are 'level' with maximum cross falls of 1:40 and are a minimum of 1800mm wide. Thresholds at all external door positions are 'level'. Windows opening out onto perimeter footpaths will be restricted to 100mm opening.

The health centre has one entrance; this is overlooked from reception and the waiting area and is clearly legible externally by way of a feature canopy/render panel, which offers weather protection, a large area of glazing and feature lighting. The entrance will be further identified by external signage at the site boundary and at the main entrance, either mounted on the canopy or vertical render panel directly above the entrance doors. Signage requirements are not indicated as part of this application and it is proposed that these will be submitted by way of a separate planning application. The pharmacy will operate as a stand alone unit and therefore has its own entrance, canopy/render panel and signage to define this.

Internally, the design is in line with the requirements of Building Regulations Approved Document M and the latest Healthcare guidance documents (in particular HBN 00-04 and HBN 11-01). A fully compliant disabled WC and shower is provided. All rooms are on a single level, meaning access is simple and there is no requirement for a lift or stairs.

Corridor widths are a minimum of 1500mm wide and all 'accessible' doors are at least 800-850mm clear opening. Corridors are designed so that there are no obstruction/projections. Materials and finishes will be selected that are appropriate to the use of the space in terms of infection control, robustness and ease of cleaning. A matwell will be installed in the entrance foyer and finishes proposed to ensure appropriate levels of colour contrast are achieved between different elements and surfaces. A detailed interior lighting scheme will be developed to ensure spaces are suitably lit to the appropriate levels.

The scheme is fully inclusive and designed in accordance with all relevant legislation.

6.02 Security Statement

A safety and security strategy has been developed for the building/ site and this will be reviewed further through consultation with the local Architectural Liaison Officer (Secured by Design). The following measures are proposed within the development:

- Nominally 2m high weldmesh type fencing with matching gates is proposed around the entire site offering the level of security required without being visually intrusive;
- All windows will comprise security/safety glass with a toughened outer pane and laminated inner pane;
- Fixed CCTV cameras are proposed to cover the entire building exterior and car parking area. Internal cameras will be provided to corridor areas and the waiting room, including coverage of the external doors and reception;
- An intruder alarm is proposed covering all external doors and windows;
- A programmable proximity detection access control system is proposed, with controlled access to treatment rooms, consultation rooms, utilities, interview room, staff corridor and all external entrances;
- Call systems are proposed to all patient accessible areas, including treatment rooms, consulting rooms and WC's; and
- Staff attack alarms will also be incorporated into the call system, extending also to the interview room and reception.



Figure 19 - Proposed Site Plan

7.0 Conclusion

7.01 Conclusion

A new facility is urgently needed because the existing surgery facilities of Dr Ali at 91 Dodworth Drive cannot be brought up to the standards required by the Care Quality Commission, which will become mandatory for registration in April 2013.

The proposal has shown to accord with national, regional and local planning policy and its proposed use compliments the residential area in which the site is located. The building layout, room allocation and room sizes address the relevant healthcare guidance documents and are clinically compliant.

The building design is of appropriate scale to the immediate context and incorporates materials that are traditional and familiar in a modern way through well considered detailing. It is highest at the front to address the set back from Woodland Drive and generate an appropriate presence at the street line. The building is expressed as a whole and entrances are clearly legible. External areas are generous, well lit and safe and these spaces have been carefully considered to offer variety and legibility. A full and detailed landscape strategy for the site, including new tree planting, will add character to the area and improve the existing streetscape.

The development will provide a much needed and much improved facility that will benefit the local community.

7.02 Acknowledgments

This document forms one part of an extensive application pack and information has been provided by the following organisations:

- SJM Developments Ltd – Developer
- SJI Consultants – Project Manager
- JF Finnegan – Design & Build Contractor
- Arup – Consulting Structural/Drainage and Mechanical and Electrical Engineer
- BE Brooks Ecological Ltd – Ecologist and Aboriculturalist
- Race Cottam Associates – Architect



Figure 20 - Proposed 3D Perspective View along the Pedestrian Approach to the Main Entrance

8.0 Appendices

8.01
A3 drawings (Not-to-scale) - Race Cottam:

- 2128-21 (PL)001/A Site Location Plan
- 2128-21 (PL)002/A Existing Site Plan
- 2128-21 (PL)003/A Proposed Site Plan
- 2128-21 (PL)004/A Proposed Floor Plans
- 2128-21 (PL)005/A Proposed Elevations (Sheet 1 of 2)
- 2128-21 (PL)006/A Proposed Elevations (Sheet 2 of 2)

8.02
Preliminary Tree Survey & Arboricultural Implications Assessment ref BE-R-0998-03 January 2012
[Provided in the planning pack as a separate document]

8.03
Phase 1 Geo-Environmental Desk Study ref REP/REV/01 Issue I 10 February 2012
[Provided in the planning pack as a separate document]

8.04
Phase 2 Site Investigation and Risk Assessment
[To follow separately]

8.05
Site Drainage Strategy
[To follow separately]

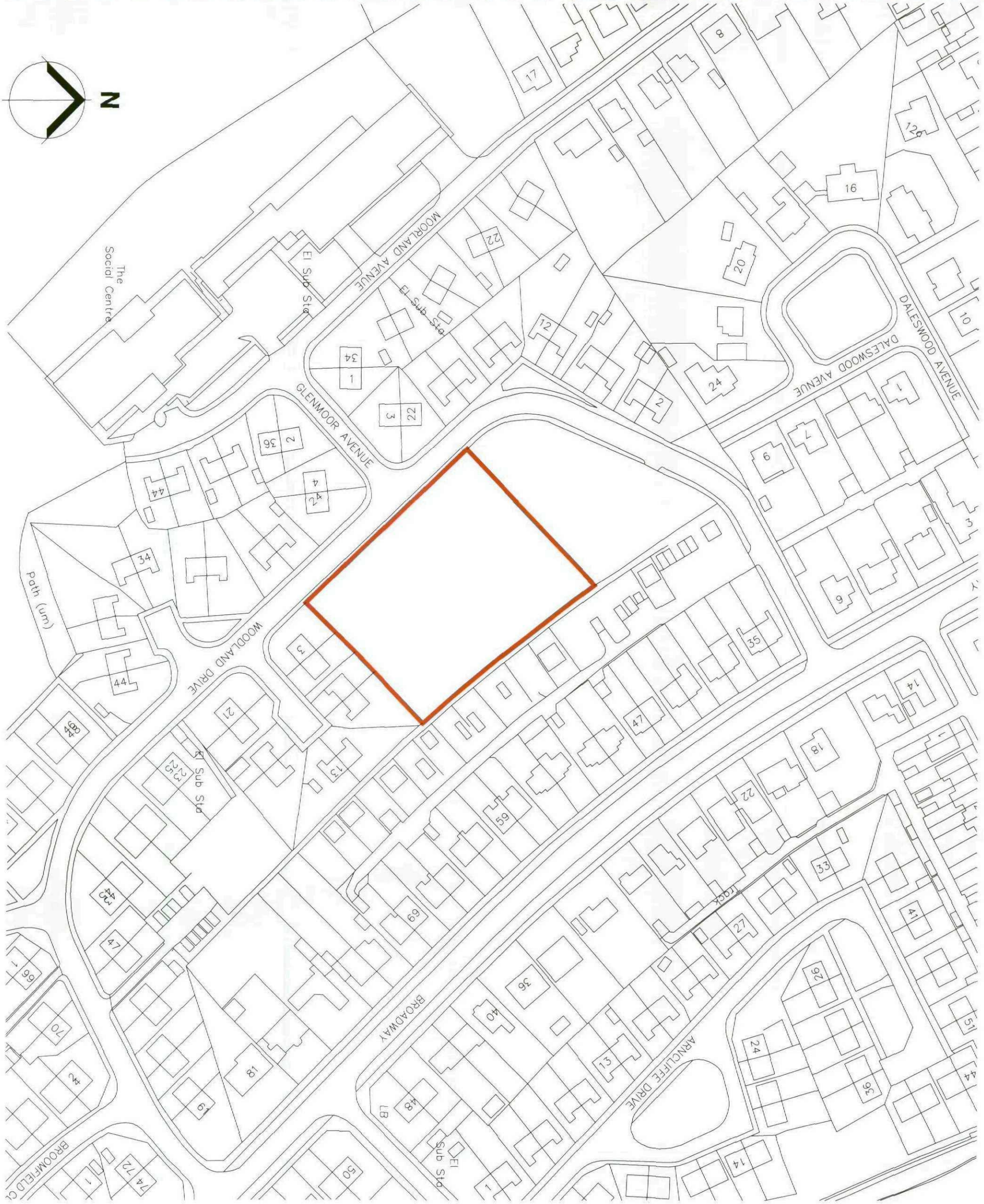
8.06
BREEAM Ecological Assessment ref BE-R-1176-01 January 2012
[Provided in the planning pack as a separate document]

SITE LOCATION PLAN

(scale 1:1250 @ A3)

PLANNING APPLICATION SITE BOUNDARY

[Site Area = 4,324sqm / 0.4324 Ha]



Revision	Date	Drawn	Approved
A Issued for Planning.	17.02.12	PF	TR

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Client : JF Finnegan

Drawing Title : SITE LOCATION PLAN

Project : Woodlan Drive Health Centre

Project No. : 2128-21

Drawing No. : (PL)001

Rev : A

Scale : 1:1250 @ A3

Drawn by : PF

Date : 30.01.12

Status	Preliminary	Presentation	Tender	Construction	Last Issue
Date :	X 30.01.12				
Approved by :	TR				

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EX. HOUSING

EX. HOUSING

GLENMOOR AVENUE

EX. HOUSING

EX. HOUSING

EX. HOUSING

EX. HOUSING

WOODLAND DRIVE

WOODLAND DRIVE

FOOTPATH

FOOTPATH

FOOTPATH

EX. HOUSING

EX. HOUSING

GRASS BANK

TREE TO BE REMOVED

TREES / VEGETATION TO BE RETAINED

FENCE TO BE RETAINED

GRASS

GRASS

GRASS

VEGETATION

FOOTPATH

WOODLAND DRIVE

N

EXTENT OF WORKS / SITE COMPOUND AREA

FENCE TO BE RETAINED

TREES / VEGETATION TO BE RETAINED

TREES / VEGETATION TO BE RETAINED

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EXISTING SITE PLAN (scale 1:200 @ A1)

Graphical Scale 1:200

Drawn by	PF		Date	30.01.12	Scale	1:200 @ A1
Status	Preliminary	Presentation	Tender	Construction	Last Issue	
Date	30.01.12					
Approved by	TR					

Revision	Date	Drawn	Approved
A Notes added. Issued for planning.	17.02.12	PF	TR

Client: J F Finnegan

Drawing Title: EXISTING SITE PLAN

Project: Woodland Drive Health Centre

Project No	Drawing No	Rev
2128-21	(PL)002	A

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Graphical Scale 1:200

Drawn by PF		Date 30.01.12		Scale 1:200 @ A1	
Status	Preliminary	Presentation	Tender	Construction	Last Issue
Date	☒ 30.01.12				
Approved by	TR				

Revision	Date	Drawn	Approved
A Entrance canopies amended. Raised planters added. Soft landscape border added adjacent to car park.	17.02.12	PF	TR



PROPOSED SITE PLAN (scale 1:200 @ A1)

EXTERNAL MATERIALS:

CONCRETE FLAG / BLOCK PAVING

CAR PARKING AND INTERNAL ACCESS ROAD TO BE SURFACED WITH CLOSE GRADED / DENSE BITUMEN MACADAM. DISABLED CAR PARKING BAYS AND DROP OFF AREA TO BE DELINEATED WITH PAINTED ROAD MARKINGS.

NEW FENCING WITH MATCHING VEHICLE AND PEDESTRIAN GATES TO BE NOM. 2m HIGH WELDMESH TYPE, COLOUR TO BE CONFIRMED.

FEATURE LIGHTING TO BE PROVIDED TO THE PRINCIPLE FOOTPATH FROM WOODLAND DRIVE. CAR PARKING AREAS WILL BE LIT WITH DOUBLE HEADED LIGHTING COLUMNS, NOM. 6M HIGH. SECURE PEDESTRIAN ACCESS ROUTES AT THE REAR OF THE BUILDING TO BE LIT BY WAY OF BUILDING MOUNTED DOWNLIGHTERS. EXACT DETAILS OF ALL EXTERNAL LIGHTING PROPOSALS TO BE CONFIRMED.

EXTENT OF WORKS / SITE COMPOUND AREA

Client: J F Finnegan

Drawing Title: PROPOSED SITE PLAN

Project: Woodland Drive Health Centre

Project No.	Drawing No.	Rev
2128-21	(PL)003	A

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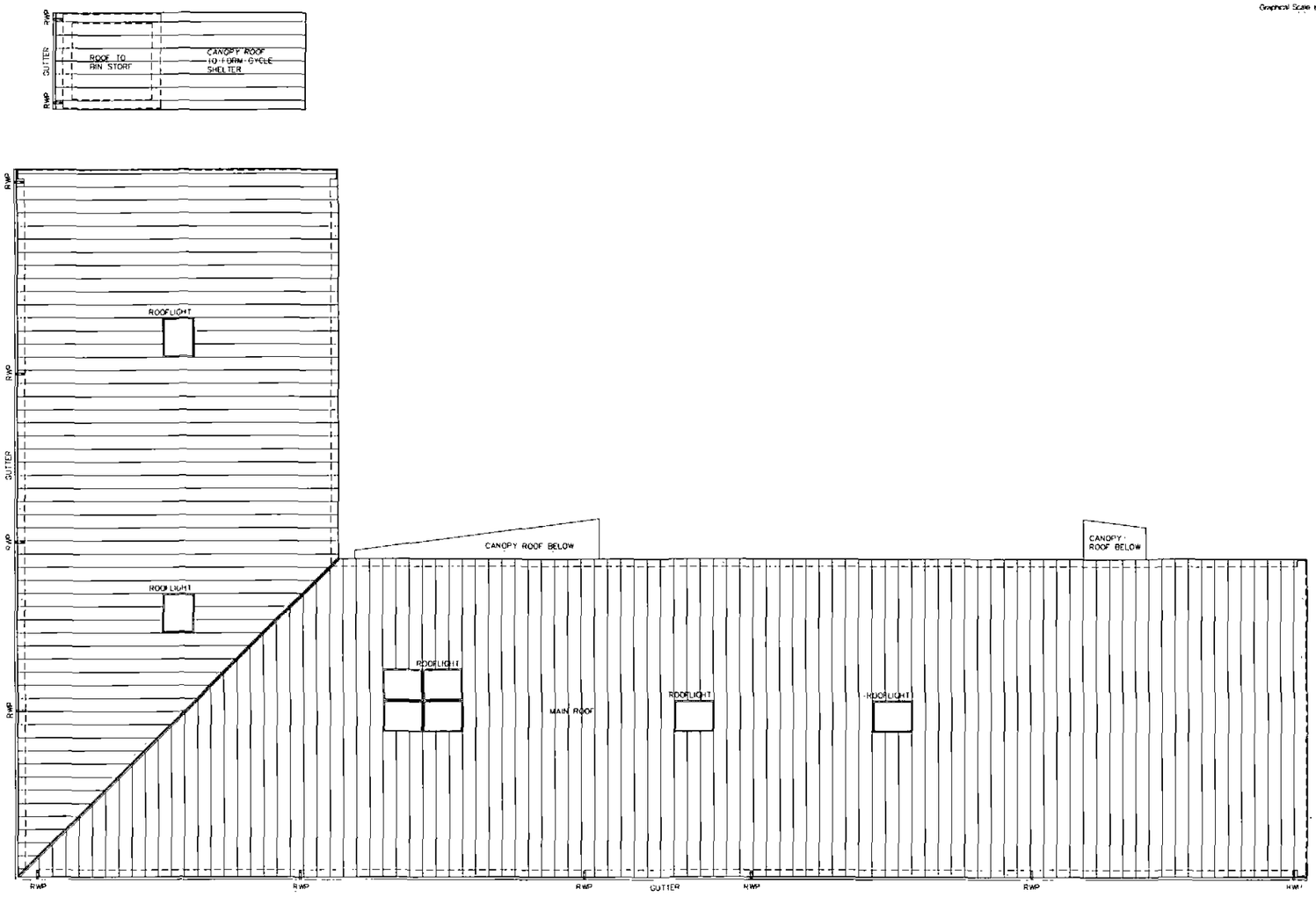
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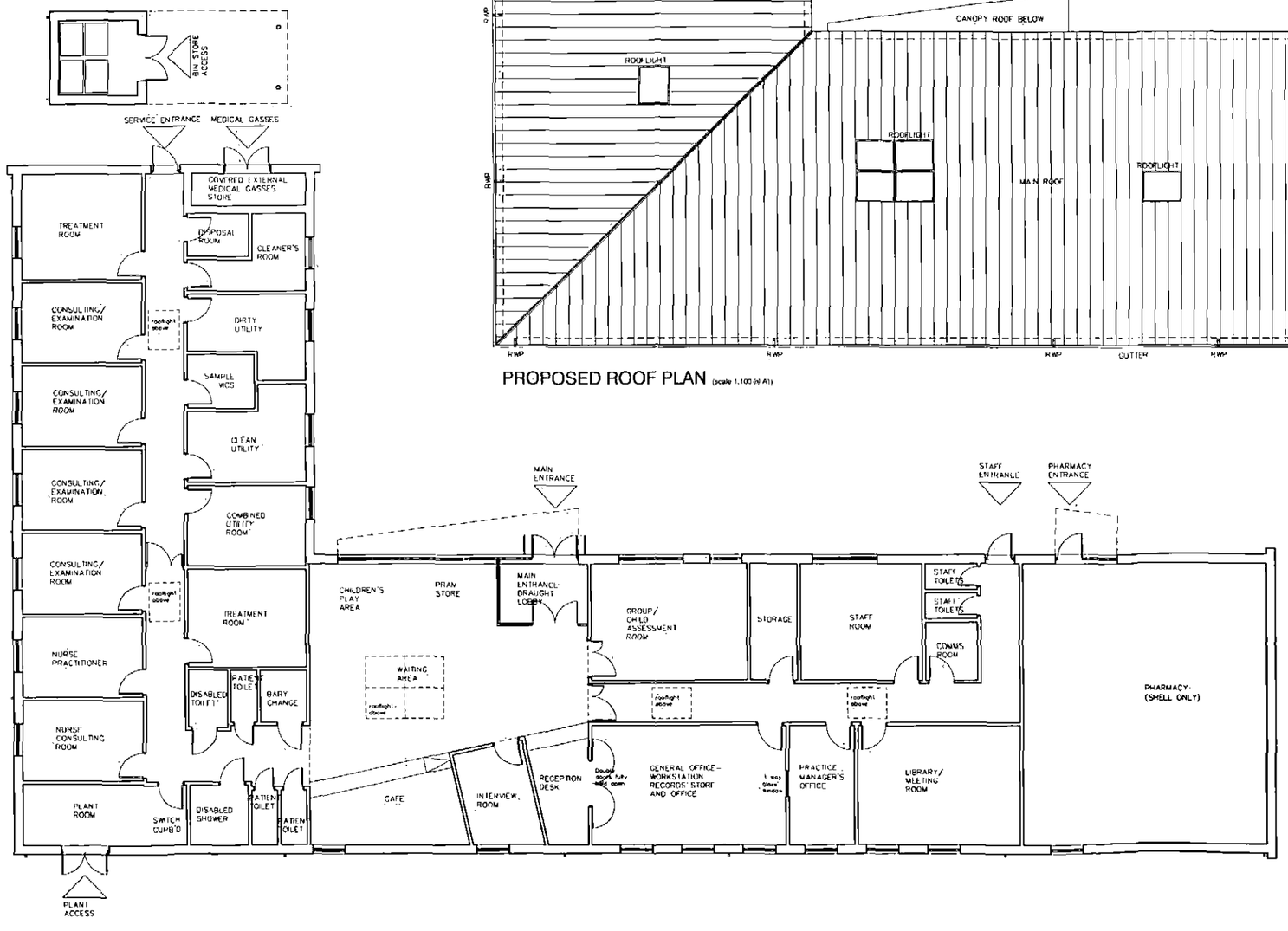
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Drawn by	PF		Date :	30.01.12	Scale :	1:100	@ A1
Status		Preliminary	Presentation	Tender	Construction	Last Issue	
Date :		30.01.12					
Approved by		TR					

Revision	Date	Drawn	Approved
A Blockwork plans to main entrance canopy removed. Entrance canopies amended. Glazing amended to entrance and pharmacy. Roof profile and RWP/gutter locations updated	17.02.12	PF	TR



PROPOSED ROOF PLAN (scale 1:100 @ A1)



PROPOSED GROUND FLOOR PLAN (Scale 1:100 @ A1)

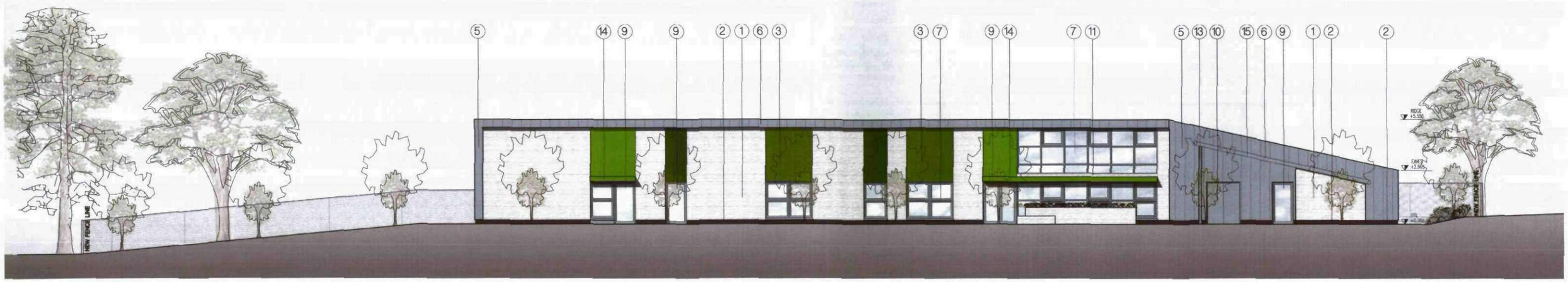
Client	J F Finnegan
Drawing Title	PROPOSED FLOOR PLANS
Project	Woodland Drive Health Centre
Project No.	2128-21
Drawing No.	(PL)004
Rev.	A

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Graphical Scale 1:100 0 1 2 3 4 5 10m

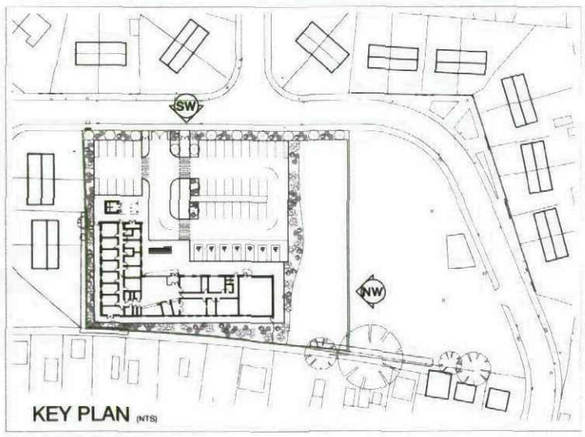
Drawn by PF			Date 30.01.12		Scale 1:100 @ A1		
Status	Preliminary	Presentation	Tender	Construction	Last issue		
Date	30.01.12						
Approved by	TR						
Revision				Date	Drawn	Approved	
A Elevations redesigned to address BMBC comments. Raised planter indicated. Contexs added.				17.02.12	PF	TR	



PROPOSED SOUTH WEST ELEVATION (scale 1:100 @ A1)



PROPOSED NORTH WEST ELEVATION (scale 1:100 @ A1)



KEY PLAN (NTS)

MATERIAL KEY:

1. Facing brickwork - Laid half lap stretcher bond with matching recessed mortar joints
   Manufacturer/Range: TBC
   Colour/Finish: White/smooth
2. Brickwork plinth - Laid half lap stretcher bond with matching recessed mortar joints
   Manufacturer/Range: TBC
   Colour/Finish: Dark grey/black/smooth
3. Render
   Manufacturer/Range: TBC
   Colour/Finish: Greens (various)/smooth
4. Render
   Manufacturer/Range: TBC
   Colour/Finish: Light colour (details TBC)/smooth
5. Wall cladding - aluminium standing seam
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized

MATERIAL KEY (cont)

6. Monopitch roof - aluminium standing seam roof
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized
7. Windows/curtain wall - aluminium/double glazed
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized
8. Rooflights - double glazed aluminium rooflights
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized
9. External glazed doors - double glazed aluminium doors
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized
10. External louvred doors - aluminium louvred doors
    Manufacturer/Range: TBC
    Colour/Finish: Natural anodized

MATERIAL KEY (cont):

11. Flashings - aluminium
    Manufacturer/Range: TBC
    Colour/Finish: Natural anodized
12. Gutters/RWP's - aluminium square section gutters and rainwater downpipes
    Manufacturer/Range: TBC
    Colour/Finish: Natural anodized
13. Steel columns - circular
    Manufacturer/Range: N/A
    Colour/Finish: External grade paint: colour TBC
14. Canopy - metal panel, secret fix
    Manufacturer/Range: TBC
    Colour/Finish: Green: to match corresponding render colour
15. Canopy soffit lining - metal panel, secret fix
    Manufacturer/Range: TBC
    Colour/Finish: TBC

Client: J F Finnegan

Drawing Title: PROPOSED ELEVATIONS (SHEET 1 OF 2)

Project: Woodland Drive Health Centre

Project No.	Drawing No.	Rev.
2128-21	(PL)005	A

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Graphical Scale 1:100 0 1 2 3 4 5 6m

Drawn by	PF	Date	30.01.12	Scale	1:100	@ A1
Status	Preliminary	Presentation	Tender	Construction	Last Issue	
Date	30.01.12					
Approved by	TR					

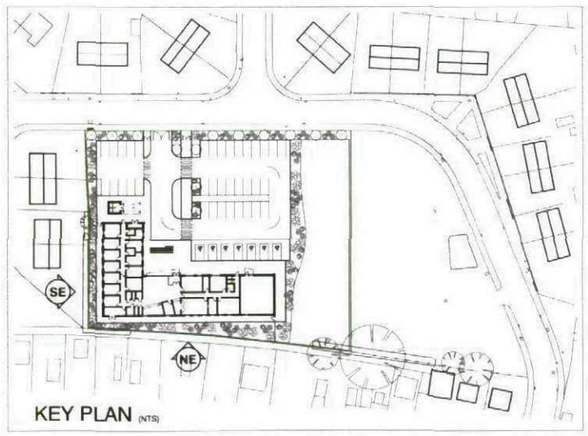
Revision	Date	Drawn	Approved
A Elevations redesigned to address BMBC comments. Context added.	17.02.12	PF	TR



PROPOSED NORTH EAST ELEVATION (scale 1:100 @ A1)



PROPOSED SOUTH EAST ELEVATION (scale 1:100 @ A1)



KEY PLAN (NTS)

MATERIAL KEY:

1. Facing brickwork - Laid half lap stretcher bond with matching recessed mortar joints
   Manufacturer/Range: TBC
   Colour/Finish: White/smooth
2. Brickwork plinth - Laid half lap stretcher bond with matching recessed mortar joints
   Manufacturer/Range: TBC
   Colour/Finish: Dark grey/black/smooth
3. Render
   Manufacturer/Range: TBC
   Colour/Finish: Greens (various)/smooth
4. Render
   Manufacturer/Range: TBC
   Colour/Finish: Light colour (details TBC)/smooth
5. Wall cladding - aluminium standing seam
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized

MATERIAL KEY (cont)

6. Monopitch roof - aluminium standing seam roof
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized
7. Windows/curtain wall - aluminium/double glazed
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized
8. Rooflights - double glazed aluminium rooflights
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized
9. External glazed doors - double glazed aluminium doors
   Manufacturer/Range: TBC
   Colour/Finish: Natural anodized
10. External louvred doors - aluminium louvred doors
    Manufacturer/Range: TBC
    Colour/Finish: Natural anodized

MATERIAL KEY (cont):

11. Flashings - aluminium:
    Manufacturer/Range: TBC
    Colour/Finish: Natural anodized
12. Gutters/RWP's - aluminium square section gutters and rainwater downpipes
    Manufacturer/Range: TBC
    Colour/Finish: Natural anodized
13. Steel columns - circular
    Manufacturer/Range: N/A
    Colour/Finish: External grade paint: colour TBC
14. Canopy - metal panel, secret fix
    Manufacturer/Range: TBC
    Colour/Finish: Green: to match corresponding render colour
15. Canopy soffit lining - metal panel, secret fix
    Manufacturer/Range: TBC
    Colour/Finish: TBC

Client: J F Finnegan

Drawing Title: PROPOSED ELEVATIONS (SHEET 2 OF 2)

Project: Woodland Drive Health Centre

Project No: 2128-21 | Drawing No: (PL)006 | Rev: A

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