



Great Houghton Healthcare Facility, Barnsley

Design, Planning and Sustainability Statement

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Rev. A

Rev B – 09/04/09

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Section 1: Introduction.

A. The Facility Client and Users

1. The proposal is to construct a new build Primary Care Centre in Gt Houghton.
2. The proposed scheme accommodates GP and NHS Primary Care Facilities.

B. The Building

The new facility will incorporate:

1. GP clinical and NHS Primary care administrative facilities.
2. The facility is to replace existing services.
3. The site has been selected because it is accessible to the catchment that the facility will serve.

Section 2: Consultation Process

- A. Discussions are to be held with the Local Planning Authority and Highways Authority about the design.
- B. The Council's Urban Design Officer has reviewed the plans for development specifically in the context of the proposed design style, external treatment and layout for the development.
- C. The scheme has been developed in continued liaison with user group consultation, Barnsley PCT as well as Barnsley MBC Planning Authority involving various sections such as Landscaping etc, and a full public consultation including exhibitions and open days.
- D. We have been working with Highways and Planning, to find the appropriate car parking provision, location of the vehicle and pedestrian access into the site.
- E. A public consultation was held on the 18th March 2009 at Great Houghton.

Section 3: Site Analysis

A. The Site

1. The site proposed is Council owned and currently accommodates the existing Gt Houghton surgery.
2. Oak Haven Avenue forms the North Western boundary to the site. To the North East the site abuts a petrol station whilst to the South East and South West the boundary adjoins open space.



Aerial View of Site and surrounding area

3. There are no significant changes in level on the site.
4. Opposite the site, across Oak Haven Avenue, there are recently constructed semi detached bungalows constructed using red brick with pitched roofs.
5. To the South of the site there is further housing. A row of red brick terrace houses are nearest to the site.
6. Our proposed building sits 16.5m away from existing dwellings.



Section 4:

Identifying the Design Principles.

- A. The concept of the new health and social care centre is driven by the Tenant's commitment to making positive improvements to quality of life by focusing on health rather than illness.

- B. Focus the entire health and social pathway around the user, through the involvement of the voluntary sector, the health and social care professionals and carers, in what is envisaged as a 'state of the art' facility.

- C. The aims for the development are to provide modernised facilities to the local community; whilst also reflecting the size and scale of the surrounding areas.

- D. The new facility is to accommodate services currently provided within existing buildings on the site.

- E. Advice from the Local Planning Authority is yet to be sought although we anticipate their preference as follows:
 - 1. The need maintain a frontage onto Oak Haven Avenue to ensure the building has a community presence.

 - 2. Provide car parking for visitors/public and staff.

 - 3. The use of a quality palette of materials to that responds to the sites context including red brick and masonry in a contemporary design that remains sympathetic to its residential context.

 - 4. The scheme provides a contemporary architectural approach to reinforce a modern and 'forward thinking' local authority and NHS service.

Section 5:

Creating the Design Solution.

A. Internally

1. The accommodation has been developed as a one storey building with a L shaped plan.
2. The main entrance leads into a reception/ waiting area which offers access to a largely cellular surgery rooms towards the rear of the building.
3. The internal design solution gives a compact building which is economic and reduces internal travel distances whilst enabling simple control of access between public and private areas.

B. Externally.

1. The intention of the building form and its positioning on site is to retain a presence to the street frontage whilst also providing adequate space for vehicular entrance into the site and associated car parking.
2. The layering and juxtaposition of external materials and low pitched roofs reduce the perceived massing of the building.
3. The glazed corner of the building provides an uplifting entrance into the building whilst also creating a feature defining the entrance and enhancing the building as a focal point as it address addresses the street and as approached from the main road.

C. External Fabric.

1. The building is made up of mainly Brick, with a glazed corners around the entrance.

2. The roof system will be composite steel panel or aluminium standing seam solution that enables a shallow roof pitch.
3. The main areas of glazing are to the main public/waiting area of the building and the main entrance. The glazing, facing North West, acts as a natural way finder and focal point to the building.
4. Windows are to a minimum on the North-West Elevation due to Privacy of surrounding buildings.

D. Pedestrian Access

1. Pedestrian access is directly from Oak Haven Avenue.
2. Car parking is located adjacent to the building and a visitors arriving by car are to enter the building through the same entrance as pedestrians.

E. Vehicular Access

1. Vehicular access is solely from Oak Haven Avenue with a new vehicular entrance being formed in the Northern corner of the site.
2. The Car Park will be open to Normal Office Hours.

Section 6: External Works.

A. Access

1. A single vehicular access point into the site is proposed in the Northern corner of the site.
2. A single pedestrian access adjacent the vehicular access is proposed off Oak Haven Avenue.

B. Car Parking

1. The car parking provision in total is 9 car parking spaces of which a minimum 5% provision of disabled spaces, 1 in total.
2. The car parking is split between visitor parking of 7 car spaces including 1 disabled car space and 2 staff car parking spaces designated by white lining.
3. The disabled space is located to enable a route solely designated for pedestrian traffic from the space to the entrance to the building.
4. Secure covered Cycle parking spaces are provided for use by both visitors.

Safety and Security

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

1. A perimeter security fence, providing a secure car park.
2. A secure bin store is located within the boundary of the site but on the North Eastern boundary to enable refuse to be collected directly from the street as the site cannot accommodate a turning head for service vehicles.
3. The ground floor windows will have security shutters built in to the window heads.
4. Good external lighting and CCTV if considered necessary will be provided to the external areas.

Section 7: Access of All

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

Section 8: Sustainability.

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

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

A. External Materials.

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

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

B. Building Enclosure

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

C. Cycles

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

D. Waste Storage and Management

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

E. Car Park

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

F. Mechanical and Electrical Strategy

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

G. Renewable Energy

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

Section 9: Conclusions.

The proposed new health care centre at Gt Houghton aims to provide a modern facility for the benefit of the local community, and address the health, and social needs of the area.

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