RACE COTTAM ASSOCIATES

DESIGN AND ACCESS STATEMENT
3301 03 – Proposed plant and maintenance building at Earlswood CAMHS Autistic Hospital, at High Royd Lane, Barnsley

Introduction

This Design and Access statement is to support the full planning application for the proposed construction of a plant room and maintenance workshop required to service the proposed Earlswood CAMHS Autistic Hospital located on land off High Royd Lane Shortwood Business Park Barnsley S74 9NW (reference code 2011/1200) The hospital was granted approved consent on the 27th September 2011

Use

The proposal is for a centralised Energy Centre to serve the 8 no proposed buildings forming the hospital facility The energy centre is required as insufficient plant space was included within the consented scheme The hospital cannot operate without such a facility and the proposal for a centralised Energy Centre is considered the most efficient and sustainable solution
The building will house boilers and gas fired combined heat and power (CHP) plant to provide hot water and heating to the proposed hospital complex A Maintenance Workshop is included within this application as the space originally allocated within the hospital Main Building is required for distribution plant

Location

The location for the Energy Centre has been selected as it provides the most discrete solution taking advantage of an approx 3 0m change in level in the remodelled site formed by a retaining wall to conceal the massing of the building from the street and entrance view The location is adjacent to the proposed service yard and maintenance area centralised and at the incoming side of services for efficient distribution

The gas supply is to be piped and no gas is to be delivered by vehicle No additional deliveries are expected and no further employment or traffic is expected to that stated within the main hospital approval

Technology

A renewable energies analysis has been conducted to determine the most environmentally and financially beneficial technology to be adopted to serve the hospital facility This has concluded that Gas fired CHP is the most efficient in terms of carbon reduction and payback period and would satisfy the requirements of Barnsley MBC s Planning Policy on Renewable Energy an Developments as set out in *condition 18 of the approved planning consent (ref* 2011/1200)

Condition 18 of the approved planning submission ref 2011/1200 stipulates *At least 15 % of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources*

Further details of the renewable technology data will be submitted under an application to approve details reserved by a condition

Amount

The 100m2 floor area and 4m clear internal height of the building has been dictated by an efficient layout of the plant housed within The plant size is dictated by the size and demand of the proposed hospital it is to serve

Layout

The overall building layout is dictated by the dimensions necessary to house the technology within Access doors are located on the east elevation providing easy access from the service yard A louvered vent grille is located to the North East elevation to provide sufficient ventilation to the equipment within 2 windows are located on the South East elevation to provide light to the Maintenance workshop

Scale

The proposed footprint and height of the plant building is determined by the technology housed within The building backs on to a retaining wall to North West and South West elevations to minimize its impact from the road and is effectively hidden from street view Flue heights of 2m above roof level are dictated by health and safety to ensure roof maintenance personnel are safe from flue gasses The proposed plant and maintenance building can be considered modest in scale in relation to the overall approved hospital complex

Appearance

The location of the proposed plant building adjacent the proposed retaining wall was selected to minimize the impact of the building within its context The external palette of materials has been selected to match the approved hospital complex Materials are robust and low maintenance suitable for the proposed function of the building and in keeping with the proposed hospital context Elevations are predominantly of flat brick from floor to door head height terminated with a soldier course of bricks and capped with composite cladding panels at high level Exhaust flues at roof top level are in a natural stainless steel finish All doors windows and ventilation grilles are of powder coated metal finish to harmonize with the approved hospital building complex

Landscape

In the context of the approved hospital complex the footprint of the proposed plant and maintenance building lies within a sheltered hard landscaped area of pavement adjacent the hospital service yard this is bounded on 2 sides with a retaining structure with 1100mm high parapet supporting a car park at the highest level of the site
The proposed building is located within the internal angle of the retaining structure effectively screening the building from view from the site boundary

Access

Access into the building is provided directly from the service yard area away from the highway on an internal access road Level door thresholds will be provided to both Energy and Maintenance areas to ease pedestrian access and servicing Access will be restricted to the Hospital maintenance staff and trained operatives with no public access allowed