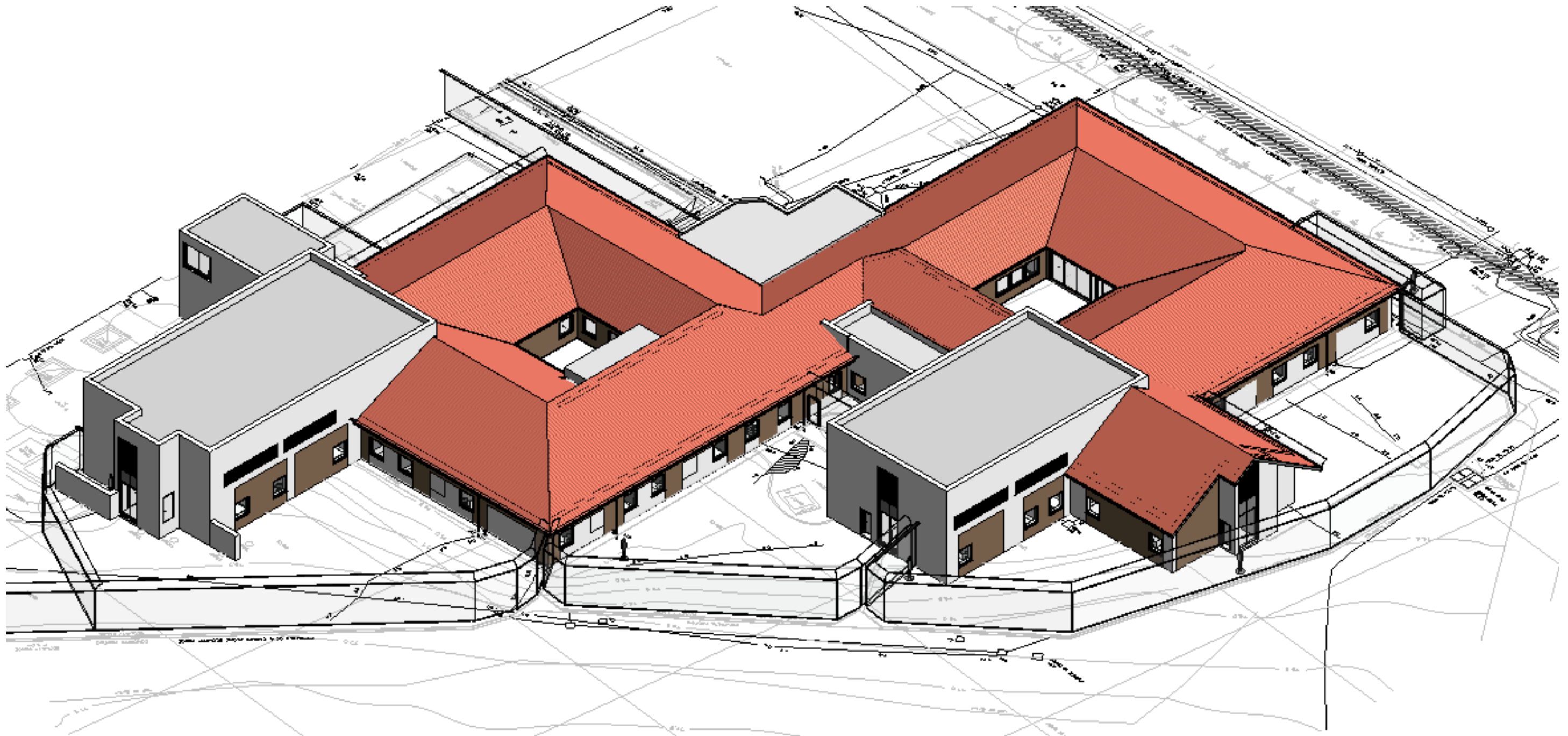


The Bretton Centre – Extension / Refurbishment, Sandal / Thornhill Wards, Wakefield

Planning, Design and Access Statement



Contents

SITE ADDRESS

South West Yorkshire Partnership NHS Foundation Trust
Fieldhead
Ouchthorpe Lane
Wakefield
WF1 3SP

PROPOSED WORKS

Construction of extensions of 2 Adult acute wards. A seclusion suite added to Thornhill and Sandal Wards. Both with associated therapy, support and ancillary spaces refurbished.

SIZE OF WORKS

Total Site Area: 154,817 m²
Site Area: 8193 m²
Building GIFA: 2195 m² (Including proposed)
Extension GIFA: 439 m²

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- 1.2 Proposal Overview
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1.

2.

3.

4.

1.1 Project Introduction

Project Background and Development

Introduction

This planning and consultation statement has been prepared to support the full planning application for the development of extensions / refurbishments at the Bretton Centre in Fieldhead Hospital site.

The application is being made by Gilling Dod Architects, working for South West Yorkshire NHS Foundation Trust.

This document should be considered together with the full submission, including the following supplementary documents:

- Application form
- Full set of architectural drawings
- Planning, Design and Access Statement (this document)
- Landscape Drawings
- Coal mining risk assessment
- Bat survey
- Drainage Philosophy

Project Need

The Bretton Centre was designed to provide a Low Secure Adult mental health service at Fieldhead Hospital . The centre is currently occupied by two acute mental health wards – Sandal and Thornhill.

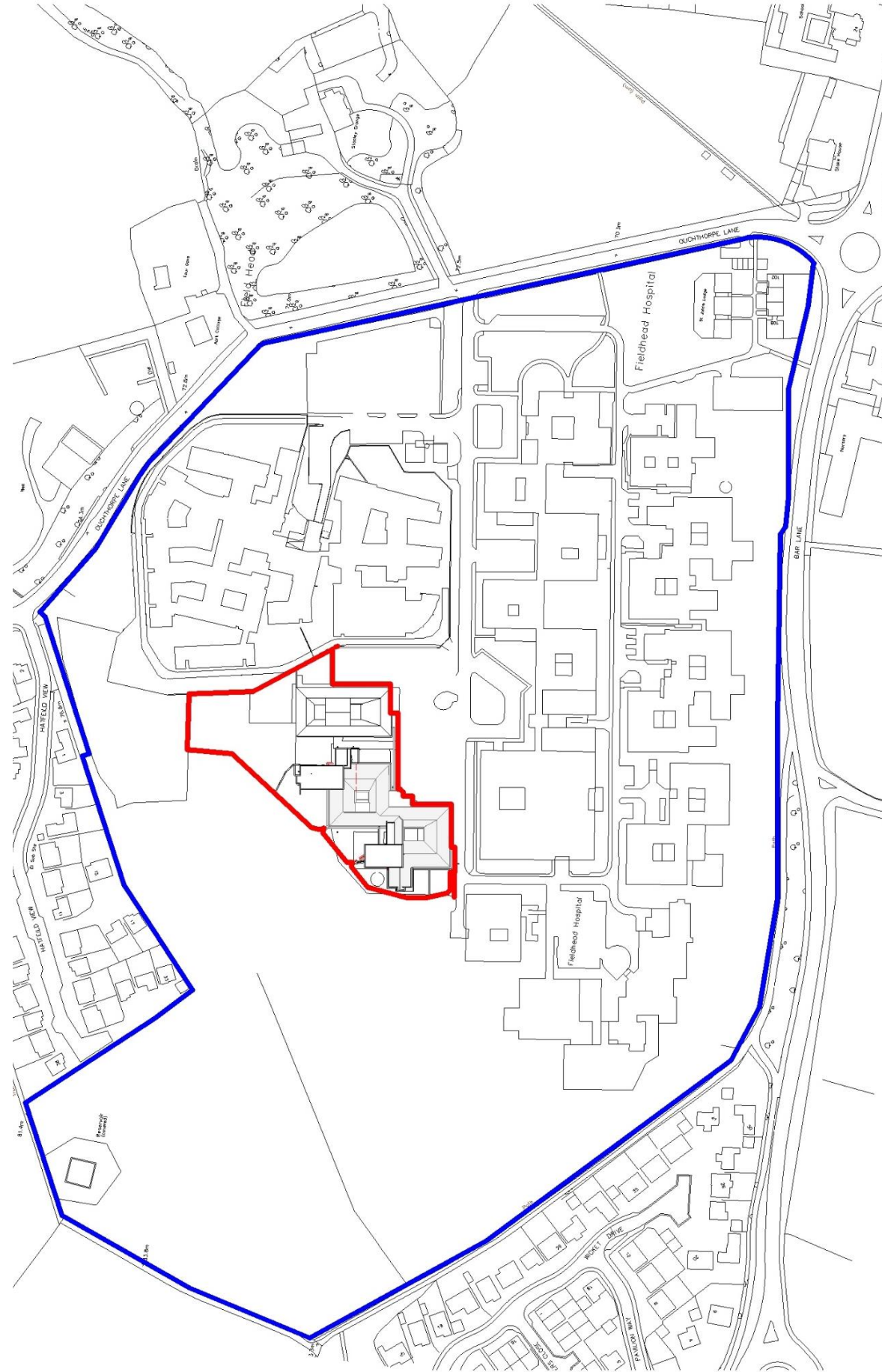
Due to a significant Covid outbreak which was blamed partly on the communal Bathrooms, the NHS Trust has been through an options appraisal to overcome this issue. The conclusion of this process is to add extensions to both wards to provide ensuite bedrooms and improved seclusion facilities as well as an additional extra care suite.



Project Context

PART 1 – PROJECT CONTEXT

- 1.1 Introduction
- 1.2 Proposal Overview
- 1.3 Site and Context
- 1.4 Existing Buildings and Uses
- 1.5 Site History
- 1.6 Client Brief



Site Location in Wakefield
(Image: Google Maps)

Adult Acute Wards
Planning, Design and Access
Statement – P01 May 2021



1.

1.2 Proposal Overview

Project Background and Development

Design Considerations

The overall requirement for the new development is to provide a therapeutic environment; the characteristics of which are that patients should be admitted to the ward for the shortest possible time and treated in a way which creates the least disruption to their lives with access to the most appropriate medication and treatment programmes.

The spaces within the development should be flexible to allow patients to engage in group and individual activities and at all-times ensure the patients privacy and dignity.

The design of each ward and the shared area should provide patients with informal spaces to sit and talk with staff. There will also be dedicated private rooms such as counselling rooms to allow discussion with patients who wish to speak with staff in a more private environment. The general atmosphere of the wards to be light and with a 'homely' feel.

External spaces are also required for patients to access. In some cases these should within the boundary of the building but others could be external to the building boundary for patients who can leave the ward either accompanied or unaccompanied, these areas should provide interest and space to sit.

The Trust believes the safety of patients, staff and visitors is their utmost priority in recognising its responsibilities and duty of care to ensure provision of safe and secure environments.

Due to the recently updated HTM 03-01 specialised ventilation for healthcare buildings, the trust have requested that improved mechanical ventilation should be provided not only to the proposed extensions but the existing unit as well. The requirement, following the pandemic, has significantly increased the amount of plant required for the scheme.

As the ground floor is limited for space the plant as to be located within the roof space. The existing building was a flat roof originally on which a trussed pitched roof was added at a later date due to on going maintenance issues. The structure and height of this roof has made it impossible to locate the plant with in this area. There is no other choice but to located these above the proposed extensions which has lead to their two storey appearance. Whilst usually avoided the precedent to this design has already been set on Newton Lodge an The Unity Centre which is in-keeping with the surrounding site.

Adjacencies

The brief was developed alongside the clinical and estates team at Fieldhead Hospital.

Project Timescale

Subject to a positive planning submission, the project is aiming to start construction in 2022.

1.3 Site and Context

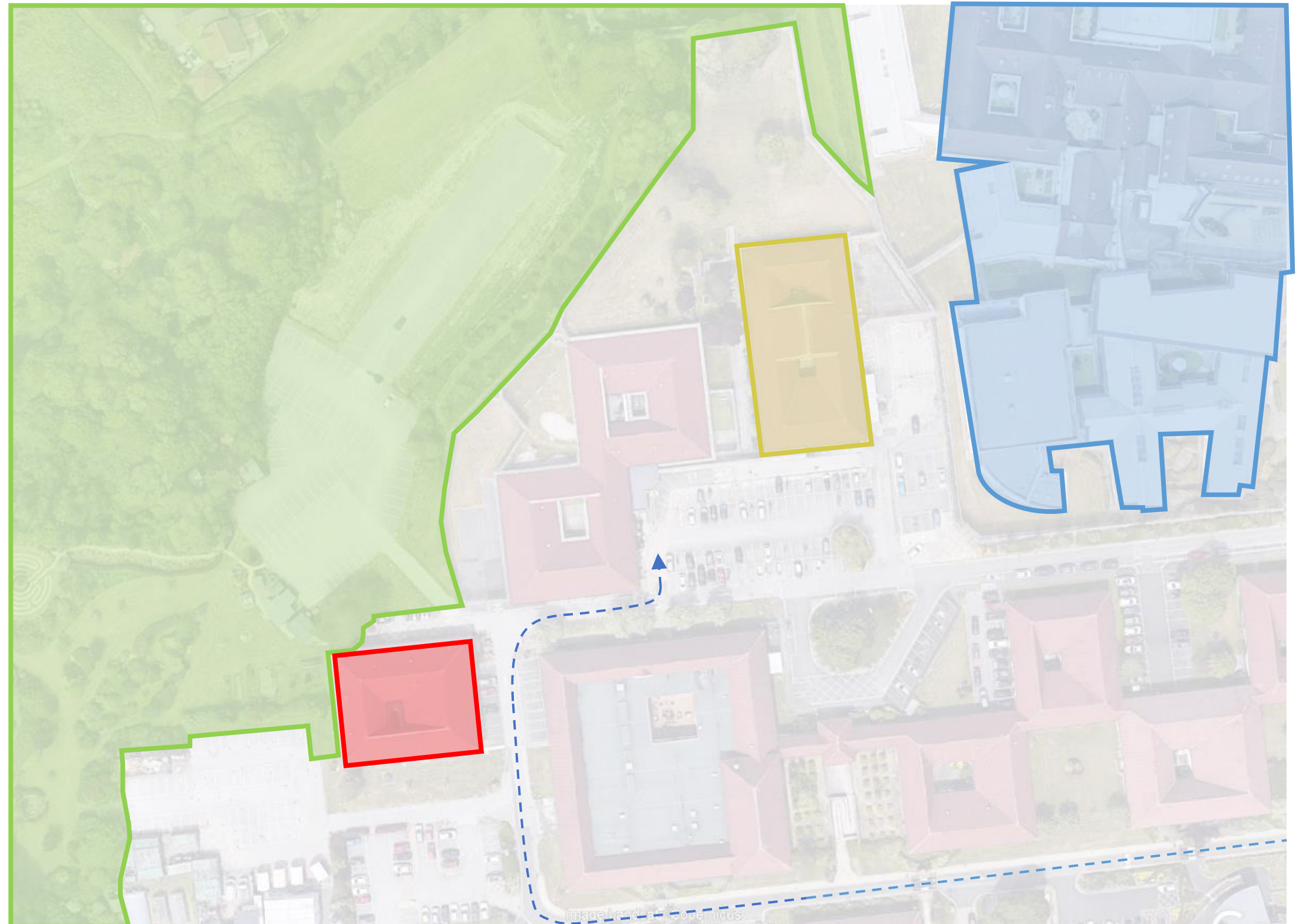
The Site Today

Adjacencies

The proposed site is located on Ouchthorpe Lane off Bar Lane, approximately one and a half kilometres North of the centre of Wakefield.

To the North of the Bretton Centre is the Normanton Golf club. Green buffer to the West of some open fields and heavy foliage/undergrowth. Finally to the South and East is the rest of Fieldhead Hospital and the neighbouring Oasis Centre. The hospital has a one way system as shown by the arrow on the drawing below for access to the Bretton Centre through Fieldhead Hospital.

-  Newton Lodge
-  Green Buffer
-  Oasis Centre
-  Ryburn Unit
-  Site Access



1.4 Existing Site Views

Site Analysis

The site for the extension / refurbishment is an existing unit located within Fieldhead Hospital.

The wider area surrounding the unit is the fieldhead hospital to the East and South, with a green belt buffer to the West and North

The existing building on site is The Bretton Centre managed by South West Yorkshire NHS Foundation Trust which has two gender specific inpatient ward.

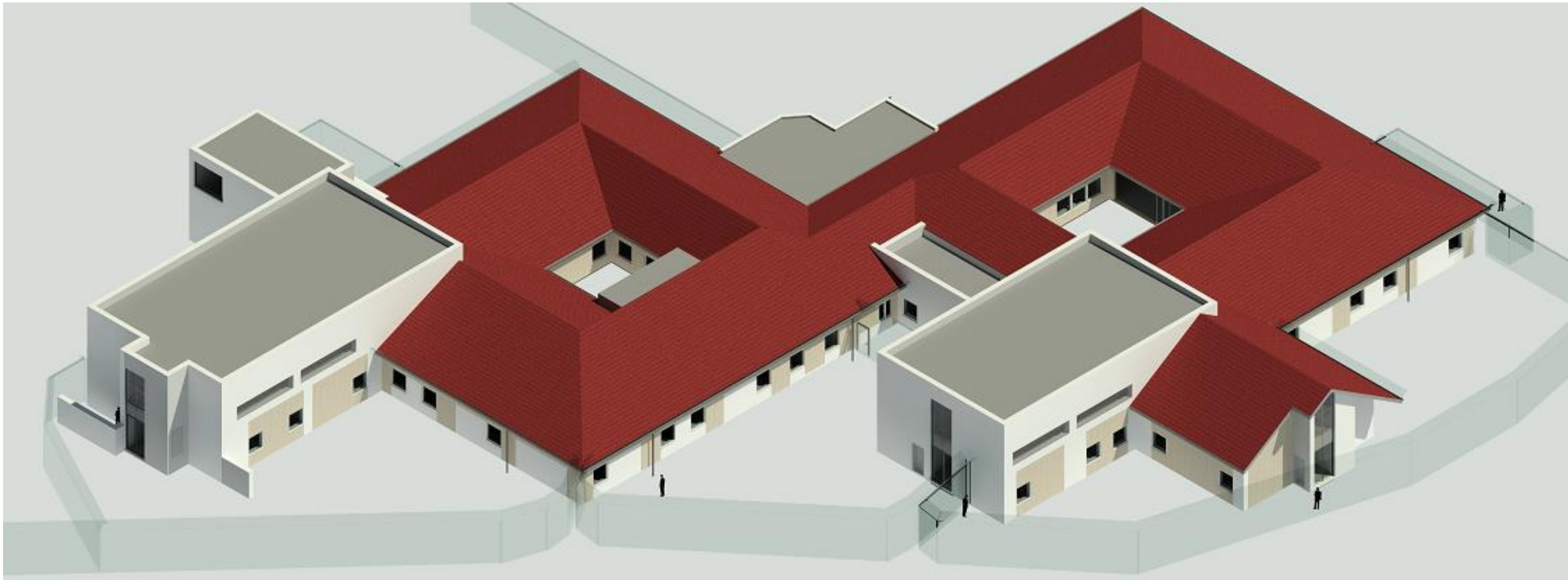
The hospital provides inpatient services, specialist assessment, care and treatment to people experiencing mental health difficulties.



2.1 Building Design

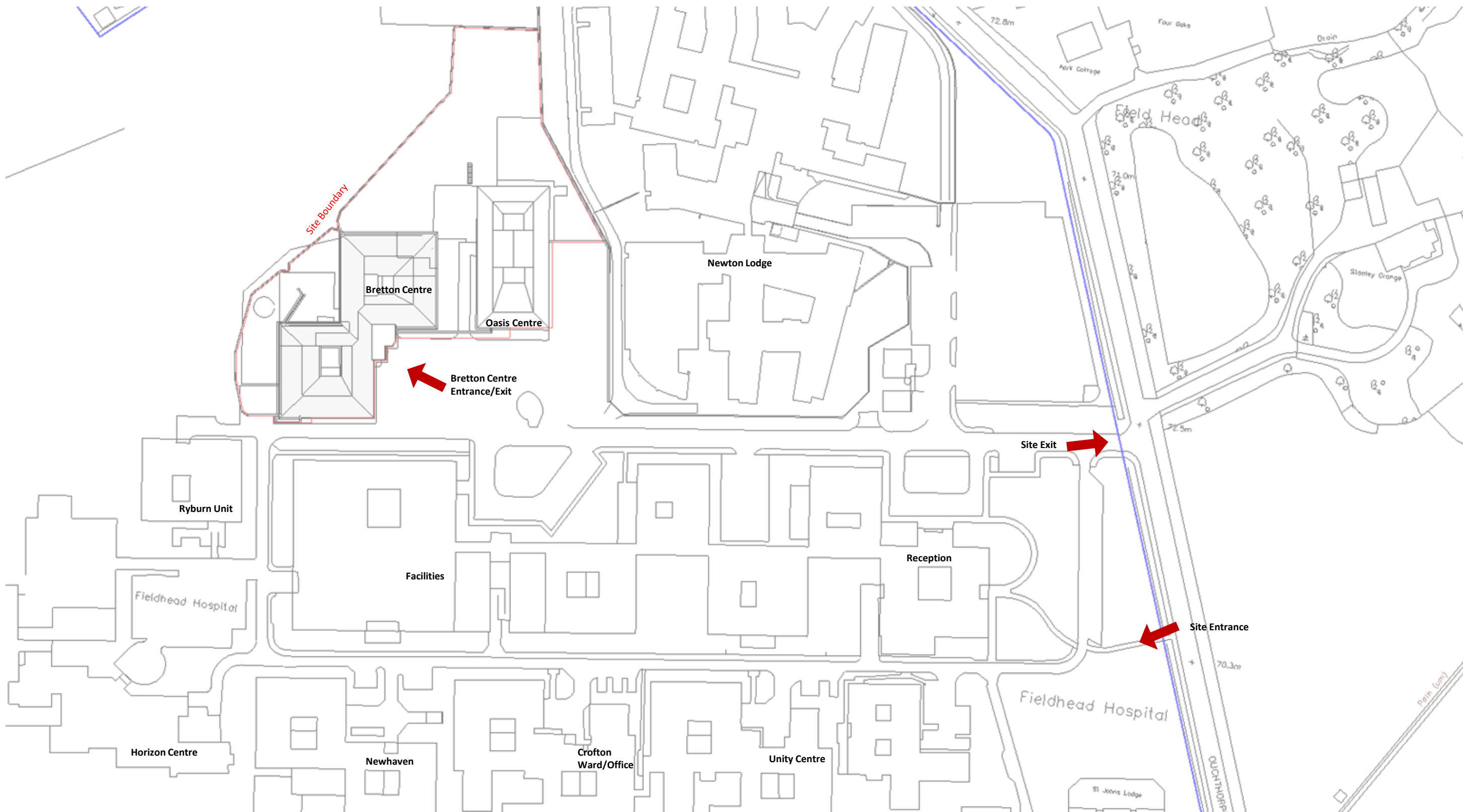
Pre-Planning Consultation

2.



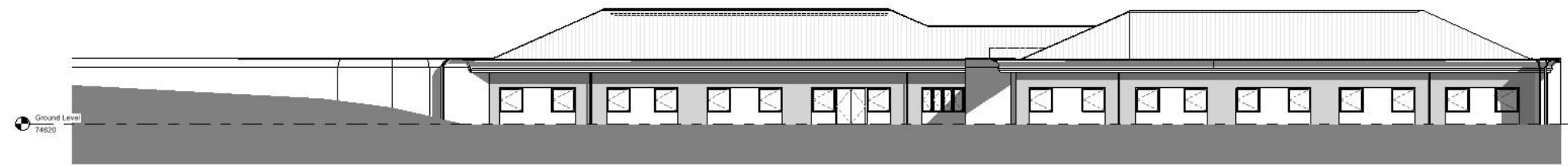
2.2 Building Design

Existing Building

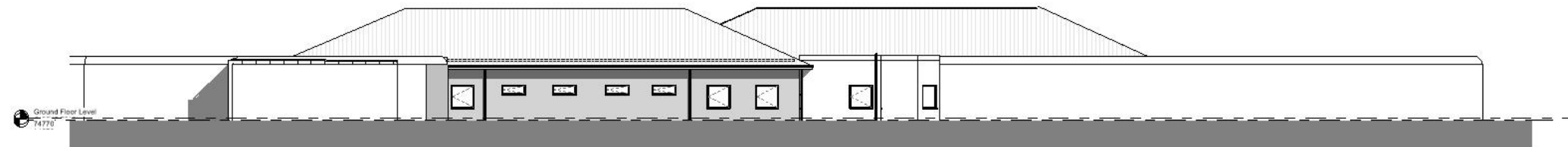


2.2 Building Design

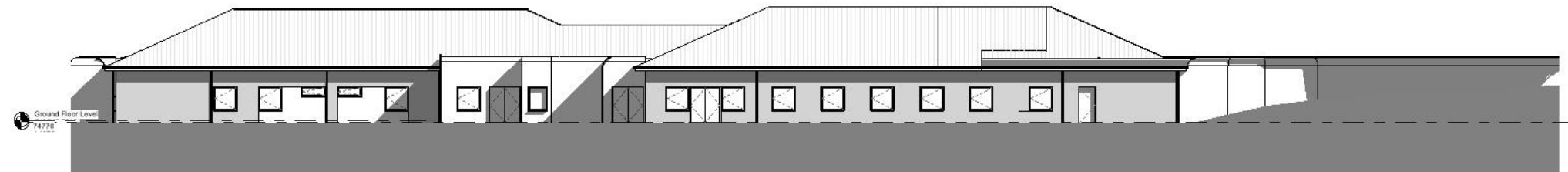
Existing Building



Existing West Elevation BW
1:100



Existing Southern Elevation BW
1:100



Existing Eastern Elevation BW
1:100



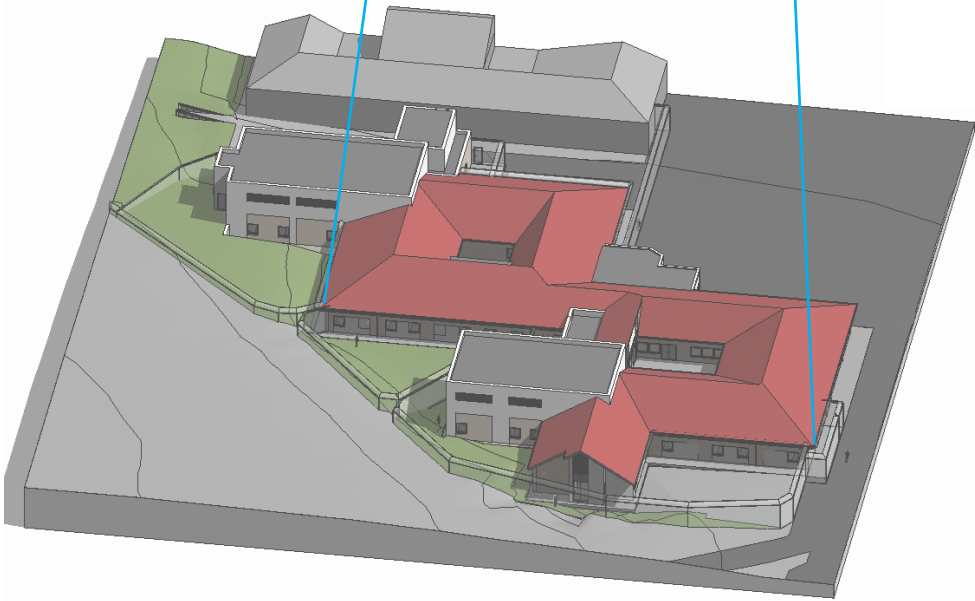
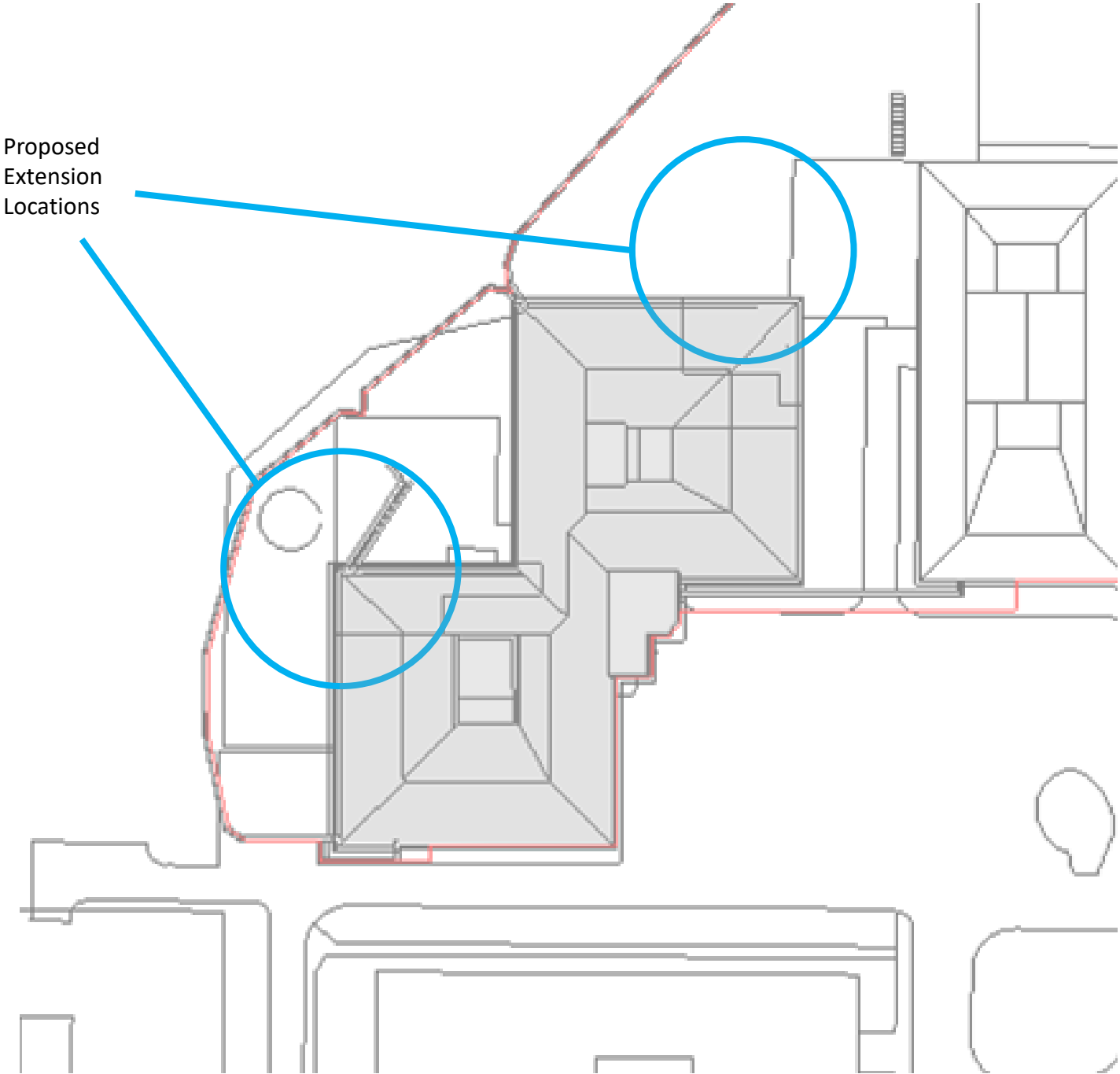
Existing North Elevation BW
1:100

Existing Building



2.3 Building Design

Layout, Amount & Scale

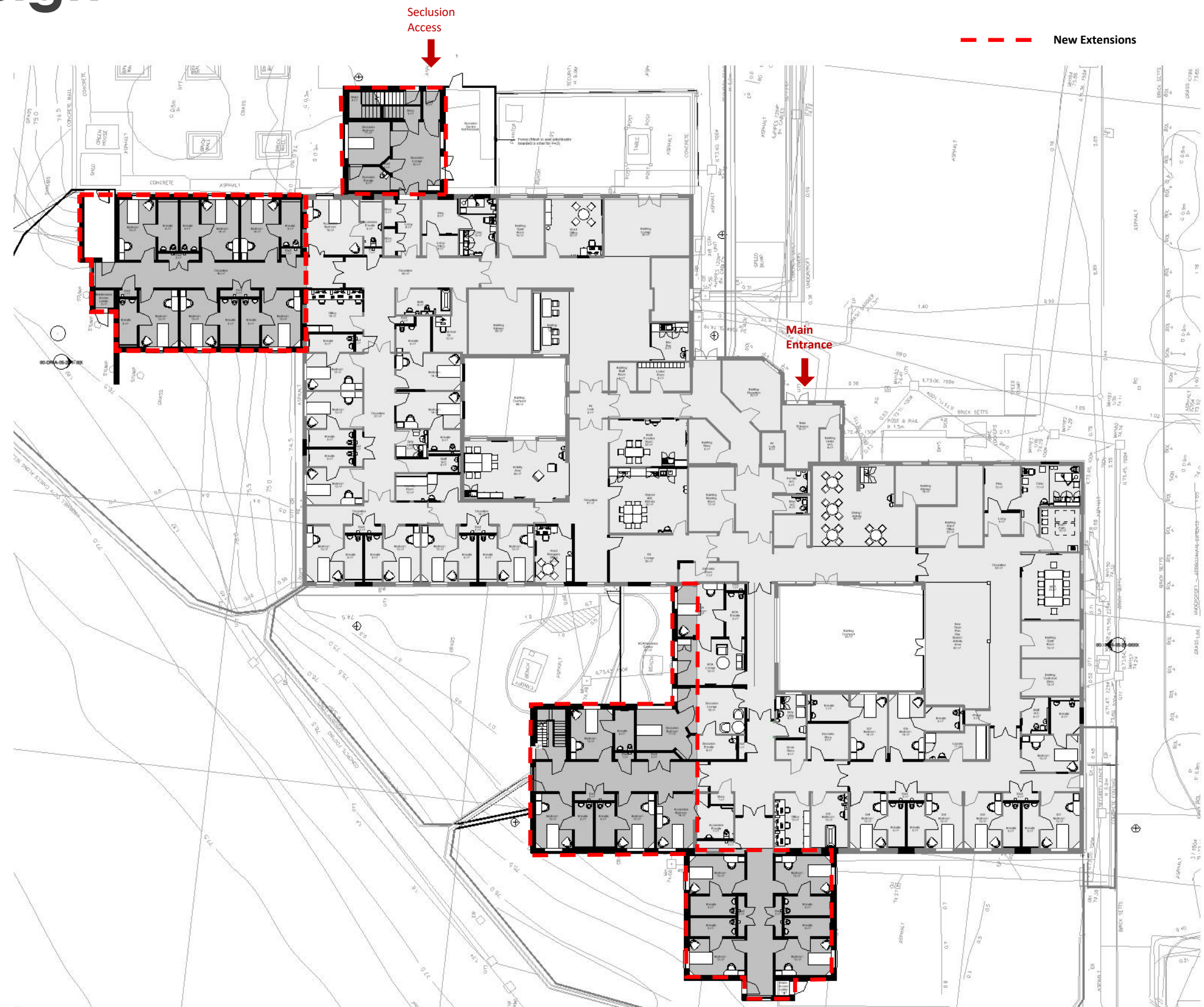


2.4 Building Design

Access

This drawing shows how access in to the seclusion suite areas is controlled:

- External access door and plant access stair case added to East elevation for seclusion suite maintenance.
- An external access door has been added to the seclusion suite itself with the intention of being used for discrete admissions should a service user need to be in an area of safety upon arrival to the centre.
- The main entrance is to remain as existing, denoted on the drawing to the right.



2.5 Building Design

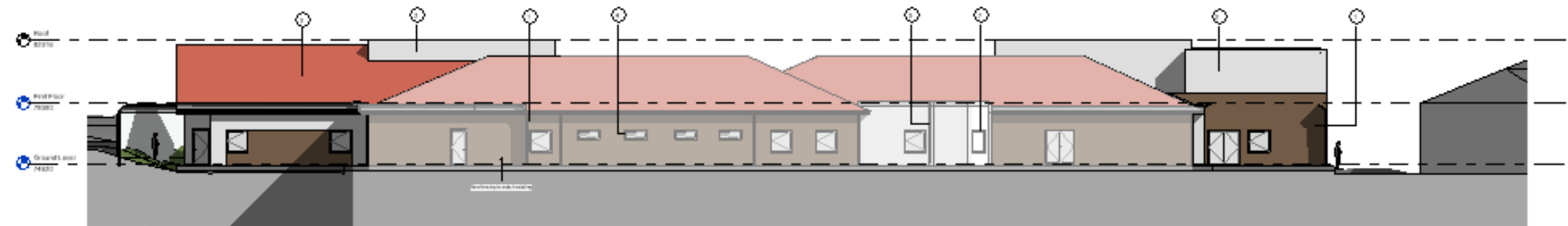
Materiality - Proposed

Proposed Materials

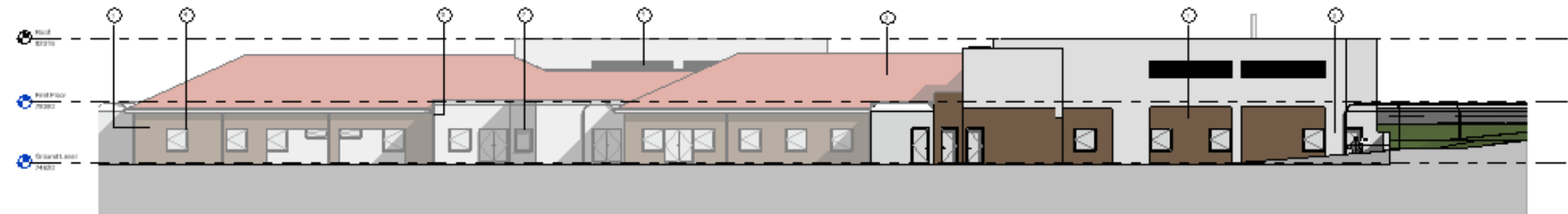
1. Wall - Brick to match existing
2. Wall - White Render
3. Standing Seam Roof – Red Aluminium
4. Window Frame – White PVC
5. Rain Water Pipe – Black PVC
6. Window Frame – PVC Dark Grey
7. Louvre – Grey Aluminium



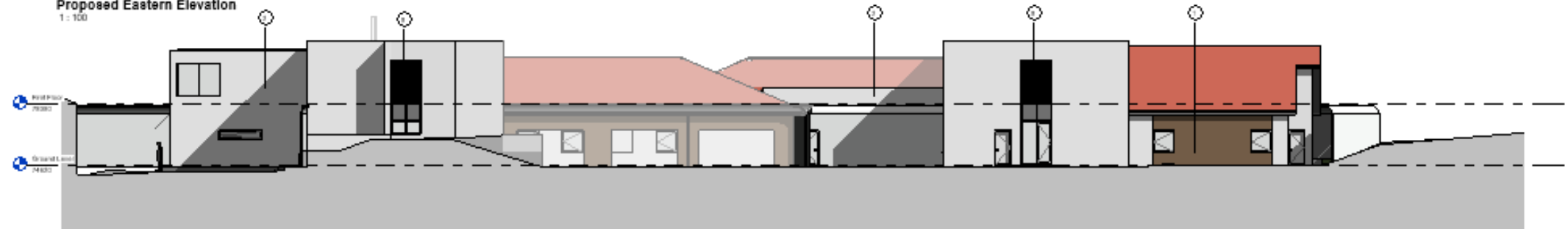
Proposed West Elevation
1:100



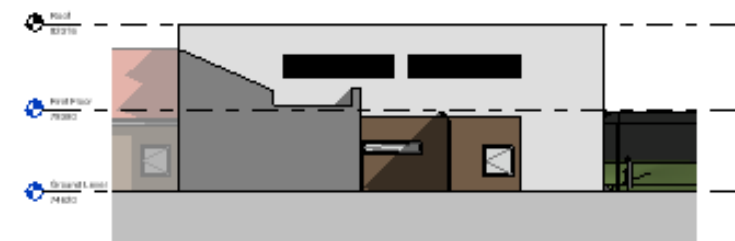
Proposed Southern Elevation
1:100



Proposed Eastern Elevation
1:100



Proposed North Elevation
1:100



Proposed Eastern Elevation 2
1:100

2.5 Building Design

Materiality - Existing



3.1 Site

Landscape Design

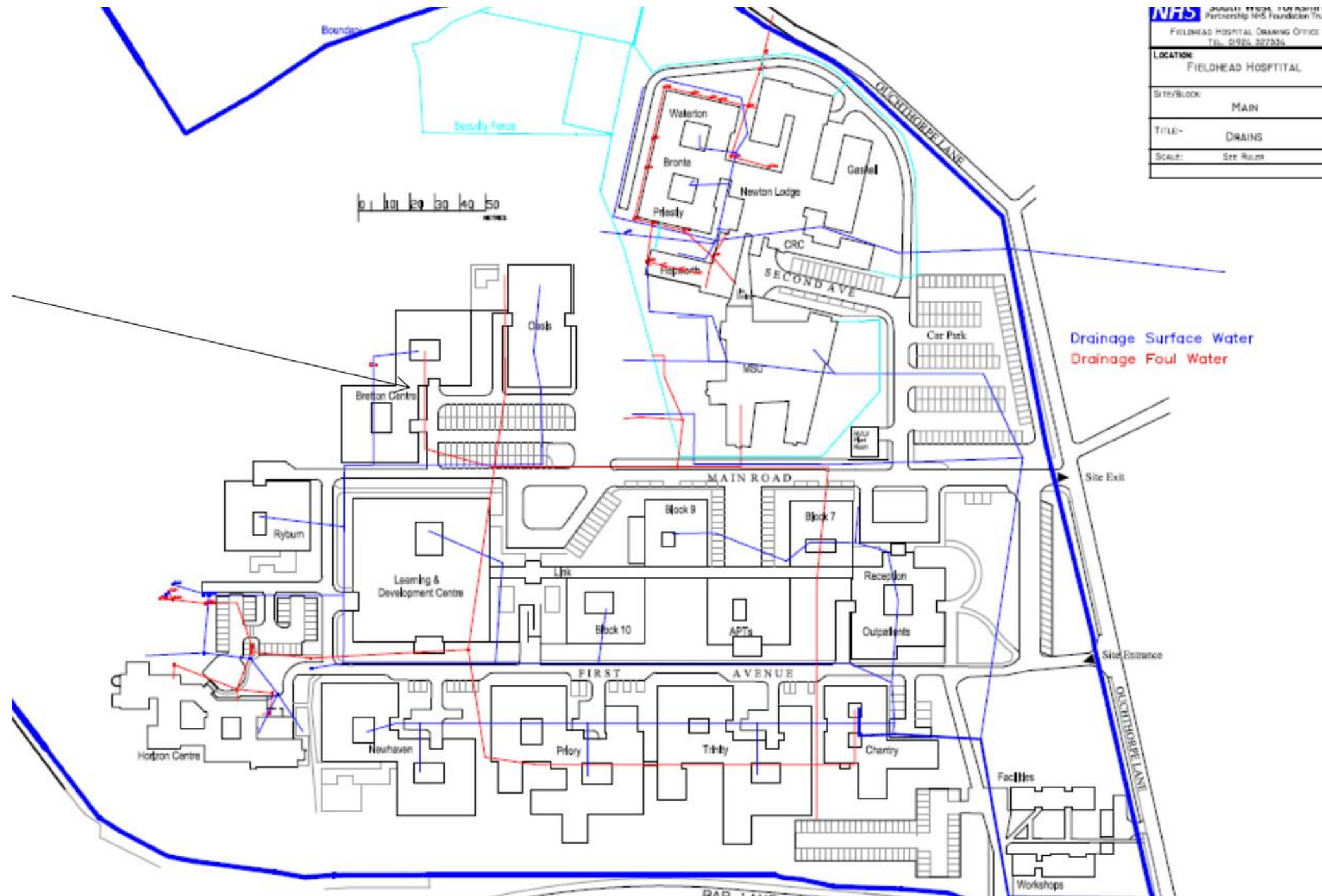
Legend:

1. Main entrance
2. Existing hard standing / car parking area
3. Proposed fire escape to new extension
4. Existing perimeter fence treatment
5. Tiered screen / buffer planting
6. Realigned external social space
7. Resurfaced access route
8. Resurfaced access route to northern external spaces
9. Southern courtyard
10. Northern courtyard
11. Western seclusion garden
12. Eastern seclusion garden
13. Growing garden
14. Stepped access from lower building level to upper landscape
15. Pedestrian access route from airlock space
16. Reinforced grass space for fire tender access and parking
17. 1:21 slope from lower building level to upper landscape
18. Social / gathering focal space with potential shelter structure
19. Meandering 'wander loop' / exploration route
20. Stepping stone route
21. Small informal seating spaces
22. Low mounded landforms
23. Visual focus / boulder formation
24. Orchard trees
25. Proposed retaining wall to building extension
26. Proposed fence line from building extension
27. Relocated greenhouse / shed
28. 1m wide 'stand-off' / search zone from perimeter fence



3.2 Site

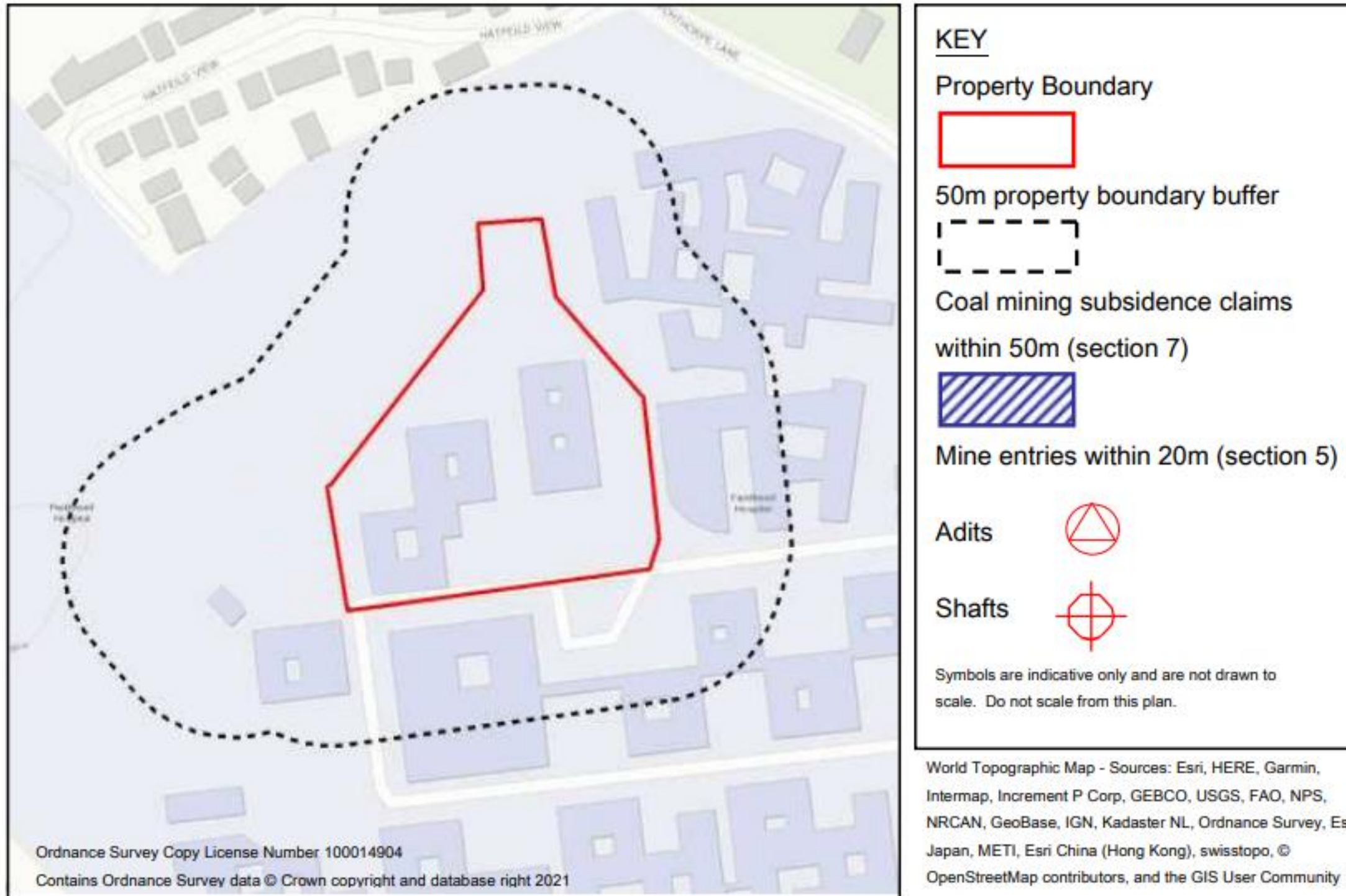
Drainage Philosophy



To be read in conjunction with FHHBRE_BGP_20210902_Bretton Centre - Drainage Philosophy.pdf Document.

3.3 Site

Coal Mining Risk Assessment



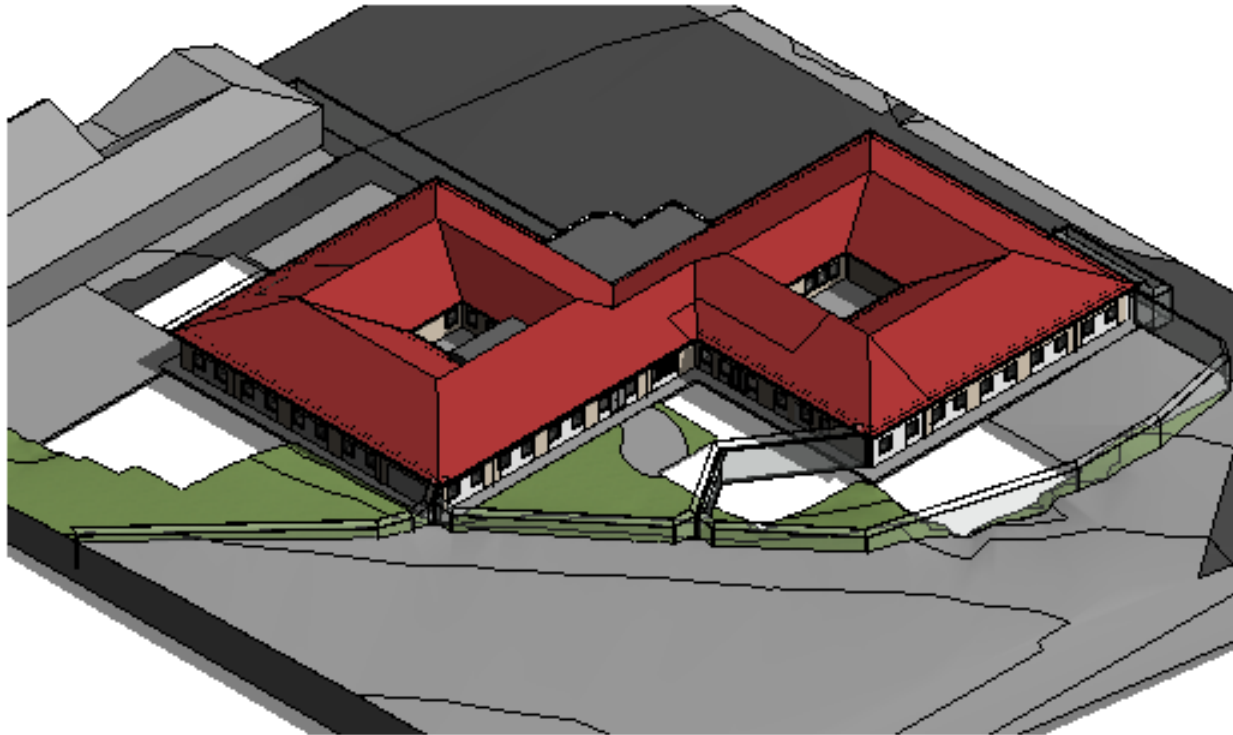
4.0 Visualisations

Proposed Visuals

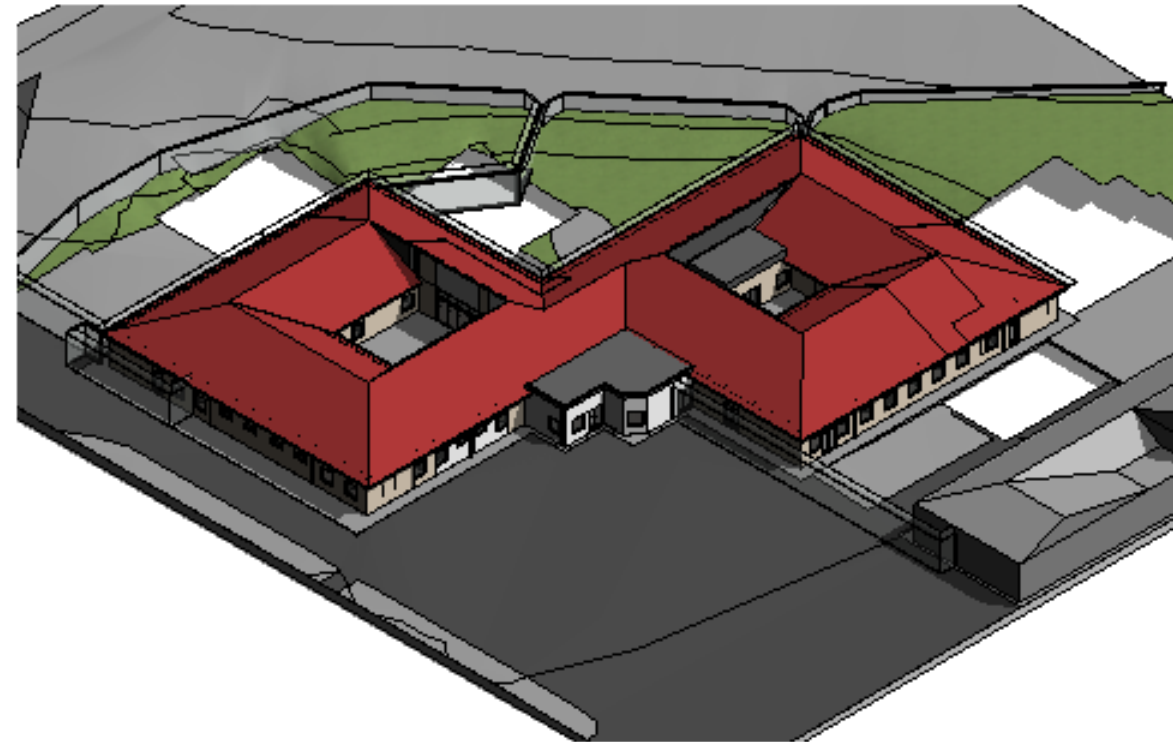


4.1 Visualisations

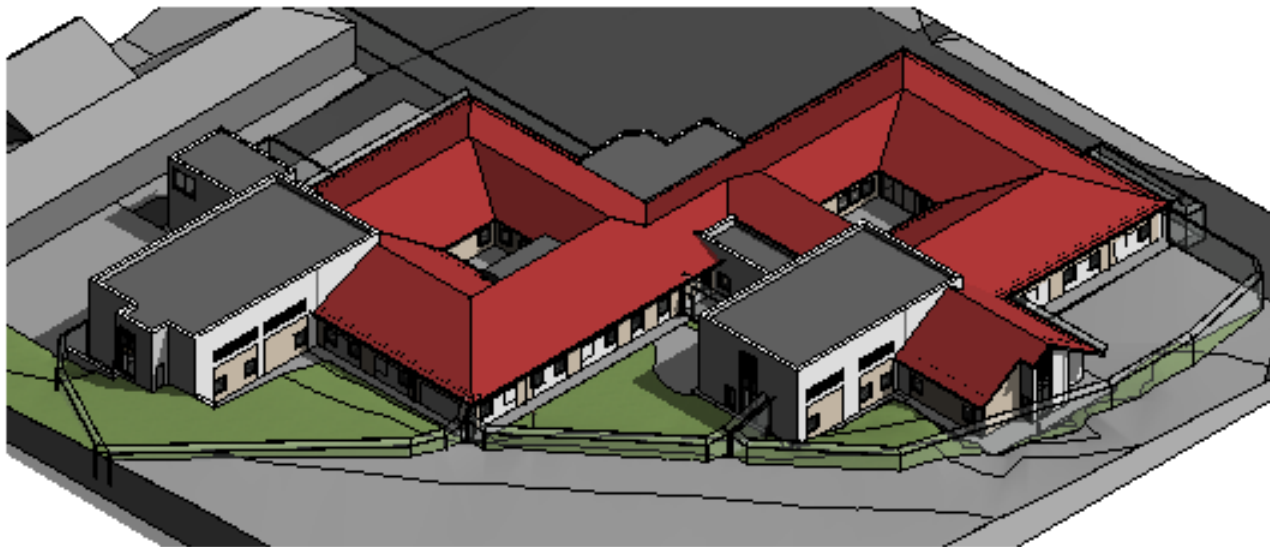
Existing & Proposed Axonometrics



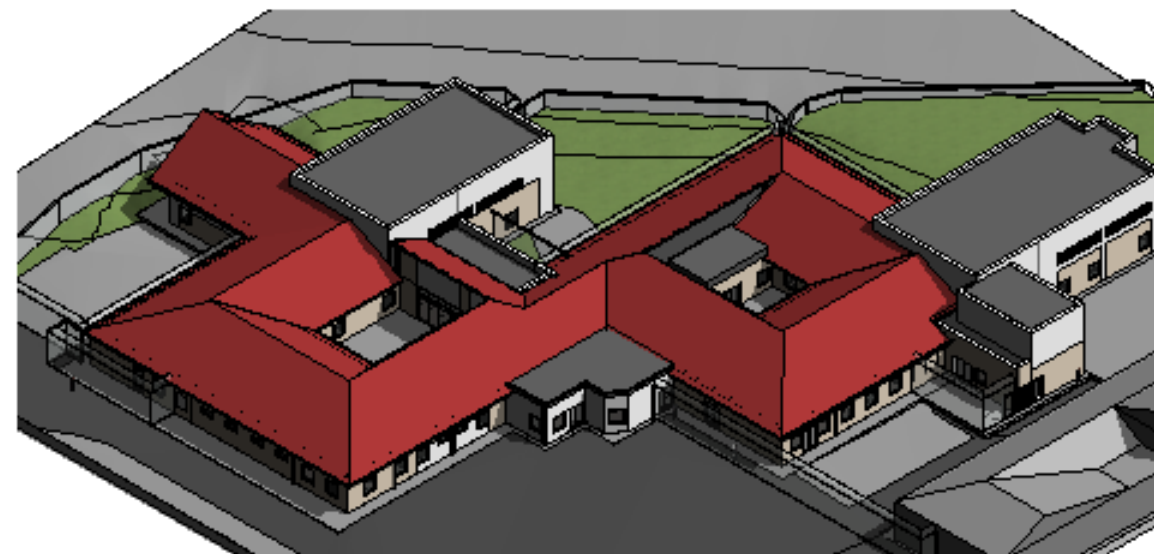
Existing Axonometric 1



Existing Axonometric 2



Proposed Axonometric 1



Proposed Axonometric 2