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**SUPPORTING PLANNING
APPLICATION STATEMENT
For New Glossop Primary Care Centre,
George Street, Glossop**



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1.0 INTRODUCTION

- 1.1 This statement is submitted in support of the proposed development for the new Primary Care Centre in Glossop.
- 1.2 The application has been submitted by CSPC on behalf of Bury, Tameside and Glossop Primary Care Trust.
- 1.3 The statement should be read in conjunction with the submitted application forms and documents which comprise:
- Covering Letter;
 - Planning Application Forms and Certificates;
 - Drawing Issue Sheet;
 - Drawing No.s:

AR-X-XX-PL-100-01	Location Plan
AR-W-XX-PL-010-01	Existing Site Plan
AR-W-XX-PL-010-02	Topographical Survey / Existing Site Plan
AR-X-XX-EL-100-01	Proposed Street-Scene Elevations
AR-W-XX-PL-020-01	Proposed Site Plan
AR-W-00-PL-251-01	Proposed Ground Floor Plan
AR-W-01-PL-251-02	Proposed First Floor Plan
AR-W-02-PL-251-03	Proposed Second Floor Plan
AR-W-00-PL-251-04	Proposed Security Strategy
AR-W-RF-PL-240-01	Proposed Roof Plan
AR-X-XX-EL-251-01	Proposed Elevations A & B
AR-X-XX-EL-251-02	Proposed Elevations C & D
AR-X-XX-EL-251-03	Proposed Materials Board
AR-X-XX-SE-251-01	Proposed Section A-A & B-B
AR-X-XX-SE-251-02	Proposed Section C-C & D-D
AR-X-XX-SC-200-01	Proposed 3D Visuals
 - Design & Access Statement prepared by Nightingale Associates
 - Parking and Servicing Details prepared by Sinclair Knight Merz

- External Lighting Details prepared by Brown & Co. (Electrical Engineers) Ltd
- Flood Risk Assessment prepared by Clancy Consulting
- Hard and Soft Landscaping prepared by Planit
- Transport Statement prepared by Sinclair Knight Merz
- Draft Travel Plan prepared by BTG Primary Care Trust
- Ecological Survey prepared by Watermans
- Tree Survey prepared by Watermans
- Community Involvement Report prepared by Turley Associates
- Sustainability Assessment / BREEAM report prepared by Clancy Consulting
- Conservation Area Appraisal prepared by Nightingale Associates

2.0 BACKGROUND

Introduction to the Primary Care Centre

- 2.1 Improving primary and social care services is a key priority for the government, for the providers of health and social care services and for the users of those services.
- 2.2 Of all patient contacts with the NHS, the overwhelming majority occur in general practice or other community based health care premises. The strategic plans developed by the Primary Care Trusts indicate how crucial the delivery of primary care services is to the health of the local population and how the NHS Plan will be implemented locally. The first stages of the Local Modernisation Review are well underway with the PCTs working towards meeting targets around access to GPs and community services and improving the quality of primary care premises.
- 2.3 The condition and suitability of the existing primary care estate for the delivery of modern health care services is variable. Current facilities do not always meet patients' expectations, with quality and access often being below an acceptable standard.
- 2.4 Service development is sometimes severely hampered by the limitations of the premises being used to deliver care.
- 2.5 Investments in primary care facilities in the past have tended to be on a piecemeal basis having not necessarily resulted from a strategic service need and have not been designed to achieve integrated service delivery.
- 2.6 GPs face significant disincentives to practicing in inner cities, including restrictive long-term leases, or the risks of negative equity, and the prospect

of practicing from existing premises which are often poor and inappropriate for modern delivery of primary care.

- 2.7 The fundamental challenge in primary care is to invest in infrastructure to meet the requirements for modern integrated health and social care which can be efficiently delivered.

3.0 THE APPLICATION SITE

Site Location

- 3.1 The site is located on George Street at the end of a cul-de-sac within the Norfolk Square Conservation Area in Glossop, in Derbyshire and is in the town centre of Glossop. The site comprises the existing Health Centre and an area of open land to the South of the Health Centre enclosed by the Glossop Brook to the South-East corner.
- 3.2 Although within the town centre the subject site is set in a predominantly residential neighbourhood, comprising stone built terraced properties. In the main, the site is secluded from view and can be seen from Philip Howard Park across the Glossop Brook. This also provides an attractive outlook to the park across the South boundary and the wider area of the town centre of Glossop including Philip Howard Road.
- 3.3 The existing site has perimeter fencing along most of its boundaries varying from close-boarded timber fencing to the North boundary, concrete posts and steel wire mesh fencing to the West and South boundaries adjacent to the Old Glove Works (which is a disused pub) and steel palisade fencing to the East boundary of the site. There is also a stone brook wall which defines the

East boundary adjacent to the Glossop Brook. This portion of the land close to the brook is overrun with Japanese knotweed.

Site Size

- 3.4 The entire site is approximately 0.19ha (0.46 acres) and is currently owned by Bury, Tameside and Glossop Primary Care Trust.
- 3.5 The proposed Primary Care Centre, demarcated by the red line on the attached location plan will have a total internal floor area of 1300m².

4.0 PLANNING HISTORY

Discussions have been ongoing with the Local Planning Authority via telephone and email correspondence and various meetings have taken place to discuss the proposals in more detail. The following issues have previously been raised and taken into consideration as the design of the scheme has progressed and developed:

Planning Meeting dated 30 April 2008

- 4.1 Planners are encouraging a well designed stand alone building. They would welcome a contemporary scheme; however note that this must be sensitively delivered in the context of the Conservation Area and Glossop as a whole.
- 4.2 Requirement for 10% renewable energy generation on site is compulsory, however LPA recognise that this is completely dependent on local conditions / feasibility and confirmed that 10% is not an absolute target. Design team to keep LA informed of progress with proposals in this area.

- 4.3 Site should be made as accessible as possible, particularly for the disabled. Potentially explore the opportunity to improve the pedestrian access to the site and link in with access to the bridge and park beyond.
- 4.4 LA acknowledged that dialogue with Sinclair Knight Merz had previously taken place around the issue of making good / upgrading the existing private road adjacent to the site. It was envisaged that SKM would advise further on this. It is not a requirement to bring the road outside the site up to an adoptable standard; however improvements to the road would be advantageous.
- 4.5 Morgan Ashurst outlined the potential costs, timescales and lack of certainty associated with attempting a wholesale removal/eradication of the material which would impact on the affordability of the scheme. Morgan Ashurst advised that removal was considered to be the least environmentally friendly approach. As a result the proposals would be looking to locate the building so as to avoid the knotweed and to commence a long term Herbicidal treatment strategy. The Planners appreciate the issues regarding the Japanese knotweed infestation and the impact on the site. They informed the design team that Knotweed is a major problem along the whole of the brook.
- 4.6 The LPA confirmed that any sustainability technology such as solar panels should be integrated within the building's design as well as possible. Trees should be preserved wherever possible. If trees need to be removed they should be replaced on a one to one basis. Note that several of the existing trees on site will be directly affected by the Japanese Knotweed area. Arboricultural survey to be arranged by Morgan Ashurst and forwarded to LPA Arboricultural Officer.
- 4.7 Form of building needs to relate to the surrounding buildings. LPA would like to see the riverside presence to acknowledge the rhythm of the future
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residential development to the East of the health centre site however in the event that this was not possible due to the knotweed, would still require a presence on George Street. A main entrance to the building on George Street was not required. A vertical scale of two or three storeys on the site should not pose a problem.

Planning Meeting dated 09 July 2008

- 4.8 Brief discussion of suitable materials to be used and preferred as confirmed by LPA:
- Local sandstone / grit stone throughout the ground floor storey
 - Polished stone or smooth (Ashlar type) stone or an alternative contrasting material to the main entrance area and as a feature in other key areas
 - Render to first floor storey or an alternative contrasting material to break up the mass of stone
 - Aluminium curtain walling and glazing to main entrance and public areas
 - Pitched slate roof with aluminium / timber clad eaves and soffit
 - Materials generally appropriate to the area.
- 4.9 LPA confirmed that the adjacent mixed use development to the East of the site is based on mill architecture and has a strong vertical emphasis and suggested that the proposed primary care building may need more vertical emphasis, i.e. in the articulation, proportions and use of the proposed materials and windows.
- 4.10 LPA confirmed that proportions of window openings and depth of windows are to be reviewed, i.e. windows to be recessed and not flush with the external fabric of the building to create more depth in the elevations.

- 4.11 LPA requested a stronger and active presence to George Street – details to be provided of landscaping and boundary treatment of site to create presence along George Street. LPA also suggested providing a stone wall fronting George Street approximately 1.5 to 2 metres in height (allowing for standard visibility splays) and a gated entrance into the site.

Planning Meeting dated 05 August 2008

- 4.12 Architectural Liaison Officer requested visual permeability across the site and endorsed the railings and dwarf stone wall arrangement along the front of the site and metal railings to the south boundary adjacent to the Old Glove Works. LPA requested a solid stone wall as the extent of metal rails indicated along the front of the site is not in keeping with the Conservation Area and also confirmed the metal rails to the south boundary will be acceptable as indicated.
- 4.13 LPA suggested that the building still needs more vertical emphasis as stated previously, i.e. window proportions and use of stone header and cills to punched windows and the introduction of more vertical mullions to glazed areas to stairwells and curtain walling.
- 4.14 Nightingale Associates confirmed that solar shading will be required to the south elevations along with solar photovoltaic panels on the roof adjacent to the Old Glove Works to satisfy the sustainability requirements. LPA confirmed this should be acceptable subject to detail and can agree locations and composition of these elements in due course.
- 4.15 NA highlighted that the amended roof line to the building means that the condenser units on the roof adjacent to the plant room will be exposed and visible to a certain extent from the South from across the Brook.
- 4.16 NA also advised that a substation is required to meet the electrical requirements for the new building; the location of the substation will be at the

site entrance as indicated on the ground floor / site layout plan. The location is dictated by United Utilities as they require 24hr access to the substation, ideally without entering into the site. The substation will be enclosed by a solid stone wall and timber gates along the site frontage. The rest of the enclosure is proposed to be in a close boarded timber fence.

All the issues listed above have been implemented and significantly influenced the design of the proposed scheme.

5.0 THE DEVELOPMENT PROPOSALS

- 5.1 The proposed development comprises the demolition of the existing Health Centre and the construction of a new Primary Care Centre. Works on site are proposed to commence in April 2009. The overall construction period is anticipated to last 12 months.

External Works

- 5.2 The building is set back from George Street to provide the building with some external circulation space around the building away from the road and offers safe and secure access for the users of the building.
- 5.3 Two disabled parking spaces have been proposed adjacent to the main entrance to provide as direct access as possible for physically impaired users of the facility. Further parking spaces are provided along the North boundary of the site.
- 5.4 Vehicular drop-off has been proposed immediately adjacent to the main entrance to the new building.

- 5.5 The proposal includes a large canopy over the main entrance doors to signify the buildings presence and provide shelter from the weather. The canopy also helps to clearly identify the main entrance into the new building.

Primary Care Centre

- 5.6 The proposed new primary care centre will offer a wider range of facilities including modern consulting rooms and clinics, facilities for minor surgery and dental services, together with local community group rooms and outpatient services within a single building to consolidate the delivery of primary health care within the Glossop area.
- 5.7 The plan of the building consists of a central hub with two wings spreading out from this providing an efficient plan and reducing patient travel distances. The building is arranged over three storeys, two floors have an area of approximately 600m² each with a reduced second floor for plant above the central area and east wing.
- 5.8 The building uses a palette of carefully chosen materials, the use of which is dependant upon its suitability and its function. The key identifying element is the glazed curtain walling, providing a clear distinction of the main entrance and allowing light to permeate deep inside the building. A natural grit stone plinth wraps around the building at ground floor level, blending with the surrounding stone-built properties, with split faced stone cladding used on the upper floors. This is broken up with brise-soleil over the fenestration to the South elevations. Solar photovoltaic panels have been proposed on the roof adjacent to the Old Glove Works.

Massing

- 5.9 The massing of the building has been determined through a combination of achieving the best balance between the clinical functionality and the amenity of the local residents.

- 5.10 The building varies in height with the wings facing West onto George Street and East onto the Glossop Brook arranged over two storeys with the remaining central area stepping up to three storeys in height.
- 5.11 The higher part of the building has been kept towards the front and more central part of the site where it is more appropriate. The lower wings have been positioned along the site to echo the scale of the surrounding residential properties.
- 5.12 Due to the presence of Japanese knotweed, the proposed building line along the Glossop Brook has been set back behind the line of the existing landscaped area, as the wholesale removal of the Japanese knotweed is not sustainable.

Mobile Diagnostic Unit

- 5.13 The proposed Primary Care Centre will also offer a diagnostic service for the community.
- 5.14 Breast screening diagnosis will be housed in a mobile vehicle which is the size of a medium articulated vehicle, with the truck departing once the trailer has been delivered and positioned on site.
- 5.15 The trailer is to be located to the North of the site, within the car park area. Access is gained from George Street - please refer to the proposed site plan drawing number AR-W-XX-PL-020-01 for more details. A tracking study has been undertaken to ensure there is sufficient space for the vehicle to manoeuvre both in and out of the site without interfering with the residential parking on the opposite side of the road along George Street. Please refer to the Transport Assessment for further details.
- 5.16 The current service proposal is for the BSV to be on site for one day per week.
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- 5.17 The operating hours of the unit will be between the hours of 8am to 8pm.
- 5.18 Under these proposals there will be a total of two movements of the truck and trailer per week, one delivering the trailer to site and one collecting it.
- 5.19 The infrastructure set up time for the trailer will be a maximum of one hour but, more likely to be less than 30 minutes.
- 5.20 The noise levels once the trailer has been delivered and while it is in operation are minimal.

Security

- 5.21 Discussions with the Derbyshire Constabulary Crime Prevention Design Advisor have taken place prior to the planning submission to ensure that the proposals are compliant with Secured by Design guidelines. A letter confirming the details of the earlier consultation is appended to this document. Please also refer to drawing no. AR-W-00-PL-251-04 and the elevation drawings, which illustrate the strategy adopted for providing security to the site and ground floor windows of the building.
- 5.22 To provide the necessary security to the centre, the large areas of glazing and exposed public areas will have anti-bandit glass with a 9.5mm laminated glazing inner leaf, to BS 5544 and a toughened outer leaf on the ground floor to maintain a sense of openness.
- 5.23 The windows on the ground floor to the rear of the building (South elevations) will have discreet shutters concealed in the lintels.
- 5.24 The area to the rear of the building will have a 2.0 metre high security fence to prevent unauthorised access.

5.25 CCTV cameras will also be in operation around the building.

5.26 The building will be suitably illuminated externally to remove areas of darkness.

Sustainability

5.27 In addition to the low and zero energy technologies proposed within the scheme, the building will also incorporate:-

- 14.8m² of solar thermal panels, which will provide the centre with up to 40-50% of its hot water requirement.
- 42.0m² of solar photo voltaic panels providing the centre with up to 16% of its electricity requirements.
- A ground source heat pump offering a 1950 kg per annum saving on carbon emissions.

Community Involvement

5.28 The PCT have taken great care to include the local community as the plans for the new primary care centre have developed. Included within the application as a stand alone document is the PCT's formal consultation report entitled 'Record of Community Involvement' prepared by Turley Associates.

Car Parking

5.29 Details of existing and proposed parking provision including cycle parking are indicated on the submitted plans.

Deliveries

5.30 The building will be serviced from the East (rear of the site) within the secure service yard.

5.31 The loading and unloading of vehicles will occur through the service access point of the building away from the public car parking area.

Summary

- 5.32 Overall, the development proposals for the Primary Care Centre will serve to improve the delivery of healthcare within the surrounding community. It will significantly improve the current site and its integration into the surrounding area. It will also hopefully act as a catalyst for the regeneration of the Glossop area.

6.0 PLANNING POLICY CONTEXT

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the prevailing development plan, unless material considerations indicate otherwise.
- 6.2 This section seeks to establish the development plan context that is applicable to the assessment of these development proposals. It also sets out the national, regional and strategic planning context that is material to consideration of the application.

NATIONAL PLANNING POLICY GUIDANCE

PLANNING POLICY STATEMENT 1: DELIVERING SUSTAINABLE DEVELOPMENT, 2006

- 6.3 Planning Policy Statement 1 provides a set of key principles for ensuring that development meets sustainability criteria. Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:
- i) Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*
 - ii) Contributing to sustainable economic development;*
 - iii) Ensuring high quality development through good and inclusive design, and the efficient use of resources; and*
 - iv) 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.*
- 6.4 The proposals for the Primary Care Centre are in line with this policy guidance by virtue of their role in ensuring increased opportunities for all members of society through the provision of enhanced local facilities.
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PLANNING POLICY GUIDANCE 13: TRANSPORT, 2001

6.5 The principle aim of national planning policy guidance on transport is to integrate planning and transport at the national, regional, strategic and local level to:

1. ***Promote more sustainable transport choices for both people and for moving freight;***
2. ***Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and***
3. ***Reduce the need to travel, especially by car.***

6.6 The Primary Care Trust implements a number of green travel initiatives which are aimed at reducing car use. In addition, the development proposals at the Primary Care Centre will not result in an increase in parking around the site. As such, the proposed scheme is considered to be fully compliant with the aims of PPG13.

Regional Spatial Strategy: East Midlands Region

6.7 Following the enactment of the Planning and Compulsory Purchase Act 2004, Regional Planning Guidance (RPG) has become part of the statutory development plan and has been re-named as Regional Spatial Strategy (RSS). RPG8 has therefore become RSS8.

6.8 The document provides a broad development strategy for the East Midlands up to 2026. It covers the scale and distribution of new housing, priorities for the environment, transport, infrastructure, economic development, agriculture, mineral extraction, waste treatment and disposal.

6.9 Glossop is located within the High Peak, Derbyshire, East Midlands region, and as such, local planning policy must adhere to RSS8: East Midlands. However, consideration is also given to the regional guidance published for the North West as the Borough has close links to this region.

Section 1: Core Strategy

- 6.10 The Core Strategy sets the Regional Plan firmly within the framework of the Region's Integrated Regional Strategy and outlines 10 regional Core Objectives. These establish the context for the delivery of sustainable development in the Region. Number 3 of the core objectives states:

“To improve the health of the Region’s residents”

LOCAL PLAN POLICIES

- 6.11 Local plan policies of relevance to the application proposals are set out below.

The Derbyshire Structure Plan

- 6.12 The Derbyshire Structure Plan, together with the High Peak Local Plan, forms most of the development plan for the areas of the Borough outside the Peak Park. The Structure Plan sets the broad planning policies for the area and is prepared by Derbyshire County Council.

High Peak Local Plan

- 6.13 The objective of the High Peak Borough Local Plan is to conserve and enhance the quality of the environment. Sensitive design, siting and layout of the new development, respecting the traditions and character of the High Peak area, will be crucial in achieving this aim.
- 6.14 Policy 35 deals specifically with regeneration areas in Glossop
- ***In light of the recent move by Social services the Regeneration Area has been extended to include land between Market Street and George Street. This presents an increased opportunity to introduce a mixed-use scheme incorporating the George Street Clinic and to take advantage of the frontage to Glossop Brook and the park opposite.***

7.0 SUMMARY AND CONCLUSIONS

7.1 The planning application described in this statement is for a proposed development on the site of the existing health centre located on George Street, Glossop which will improve the provision of primary care services for the surrounding area.

7.2 Following a review of the prevailing planning policy context, a number of key planning issues have been defined below with key issues highlighted by the Local Planning Authority as follows:

- The LPA's main objective is to conserve and enhance the quality of the environment within the Conservation Area. This has been addressed with due respect to the traditions and character of the High Peak area through the adoption of a sensitive design approach to the proposed design, siting and layout of the new Primary Care Centre.
- The LPA also requested the riverside presence to acknowledge the rhythm of the future residential development to the East of the health centre site. However, as mentioned previously this was not possible due to the Japanese knotweed issue.
- Another key issue the LPA confirmed was that they require a presence on George Street, which was addressed through the stone boundary walls and railings to the front of the site.

7.3 Based on the analysis contained within the various documents accompanying the planning application, it is concluded as follows:

- The provision of a new health facility in Glossop should be seen as a key step in delivering the necessary level of access to health which is required to realise the potential of the region's urban areas. The proposed Primary Care Centre is a critical element in this delivery.

- The design policies of the Local Plan support a development of this nature in this location.
- The development proposals which are the subject of this supporting statement will not adversely impact the setting of the residential area, by virtue of the siting, height, elevational treatment and landscaping proposals within the scheme.
- The subject development proposals will not detract from the amenity of local residents.
- Access and parking arrangements are sufficient.
- The proposed development will enable the delivery of healthcare facilities which have been identified as crucial to the economic success of Glossop and therefore find strong support in the prevailing planning policy guidance at national, regional, county and local levels.

7.4 The planning application is therefore commended to the Borough Council for approval.

**Nightingale Associates
September 2008**

8.0 APPENDIX 1

Derbyshire Constabulary Crime Appraisal Letter