

# Belper Health Centre
## Design and Access Statement

On behalf of Derbyshire Community Health Services NHS Foundation Trust

NHS Derbyshire Community Health Services NHS Foundation Trust

Race Cottam Associates

# Design and Access Statement

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NHS Derbyshire Community Health Services NHS Foundation Trust

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# Contents


1 **Introduction**
- Introduction
- Purpose of this Document

2 **The Application Site and Context**
- The site and surrounding Context
- Flood Risk
- Site Constraints and Opportunities

3 **Relevant Design Policy Context**
- National Planning Policy
- Impact on Heritage Assets

4 **The Proposed Development Scheme**
- Vision
- Pre-Application Advice and Consultation
- Design Evolution

5 **Design and Access**
- Use
- Amount
- Layout
- Scale and Massing
- Appearance
- Access and Parking

6 **Landscape Scheme**

7 **Sustainability**

8 **Conclusion**

# Introduction

1

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# Introduction

This Design and Access Statement (DAS) has been prepared by Race Cottam Associates in order to support a full planning application made by Lichfields Planning Consultants on behalf of Derbyshire Community Health Services NHS Foundation Trust.

The proposed construction is for a new health centre providing out-patient facilities on the current site of the existing Belper Clinic (to be demolished) on the Babington Hospital site in Belper. The in-patient elements of the hospital are accommodated elsewhere in the town; on the Derwent Street site recently developed by Derbyshire County Council.

It is the intention that Babington Hospital will be converted to residential use in the future (a separate application). The existing access to the clinic will be used and improved as the access to the new health centre with very little change to the existing parking arrangement. This entrance will be shared with the future Babington Hospital residential development subject to the securement of a planning permission.

**Purpose of Document**

The DAS intends to explain the approach to the design of the new health centre particularly in response to the location of the building within historic Belper. The DAS will contain a written description and justification of the proposals by:

- Explaining why the works are required;
- Summarising the appraisal of context, the design principles and factors that have informed the proposals; including assessment, evaluation and design;
- Describing the key architectural, landscape and access parameters that have been considered as part of the design to date.

The Design and Access Statement seeks to promote good design as advocated within section 7 of the National Planning Policy Framework (NPPF). It has also been drafted in reference to the best practice document 'Design and Access Statements: How to write, read and use them' (CABE, June 2006).

This statement forms one part of the application pack and therefore should be read in conjunction with the accompanying drawings and documents listed overleaf.

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# Introduction

**Supporting Documentation**

Architectural drawings

External Lighting Layout

Landscape Site Plan

Transport Statement

Travel Plan

Architectural and Archaeological Assessment

Preliminary Ecological Appraisal

Biodiversity Net Gain/ Ecology Report

Bat Survey

Badger Survey

Arboricultural Impact Assessment

Air Quality Assessment

Flood Risk Assessment

Proposed Drainage Strategy

Geotechnical and Geo-Environmental Site Investigation

Sustainability/Energy Statement**

BREEAM Statement**

Planning Statement

Heritage Impact Assessment

Employment Statement (within Planning Statement)

Consultation Statement **

**Referenced within this Design and Access Statement



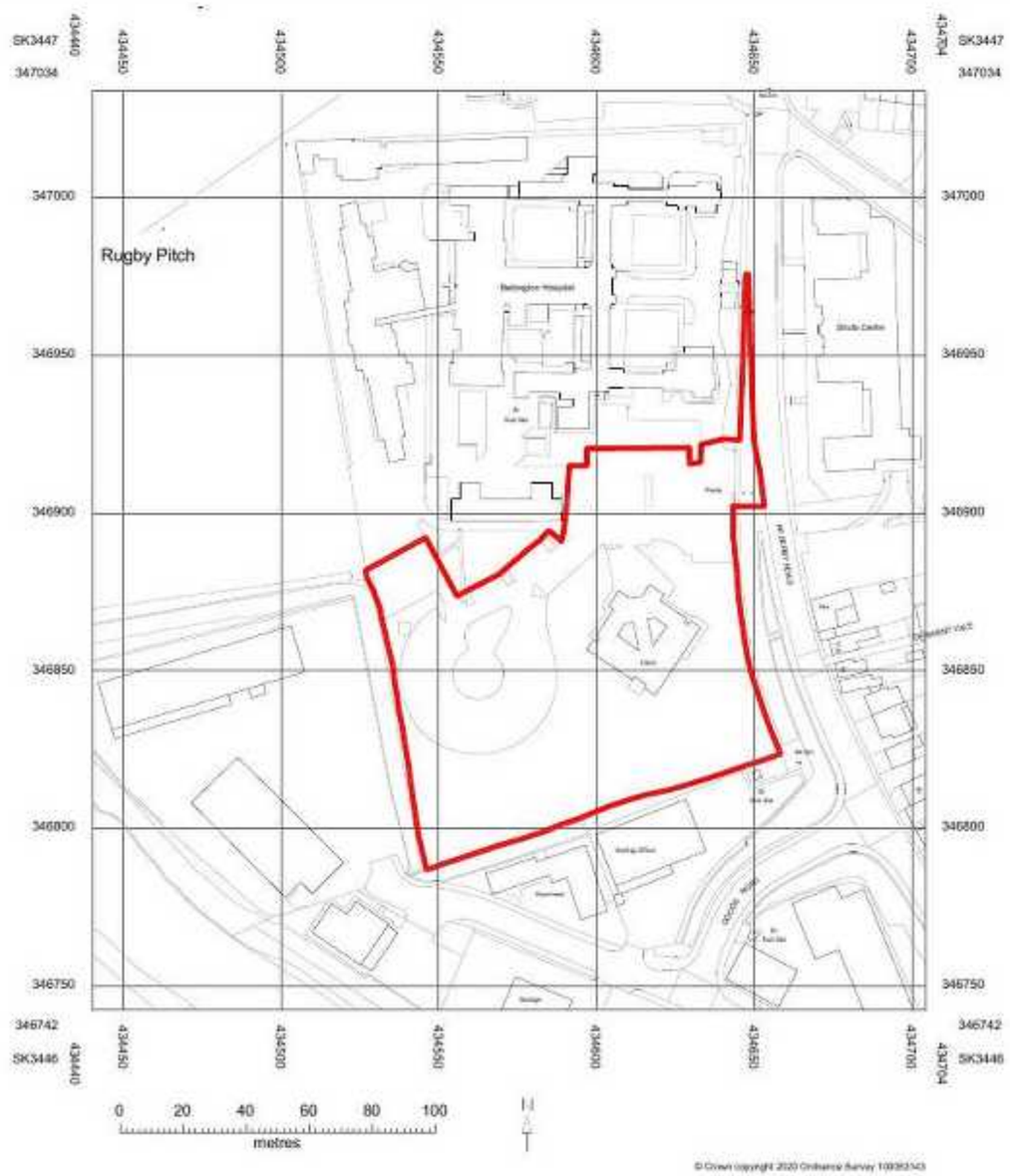
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# The Application Site and Context

2

# The Application Site and Context




Site Location Plan



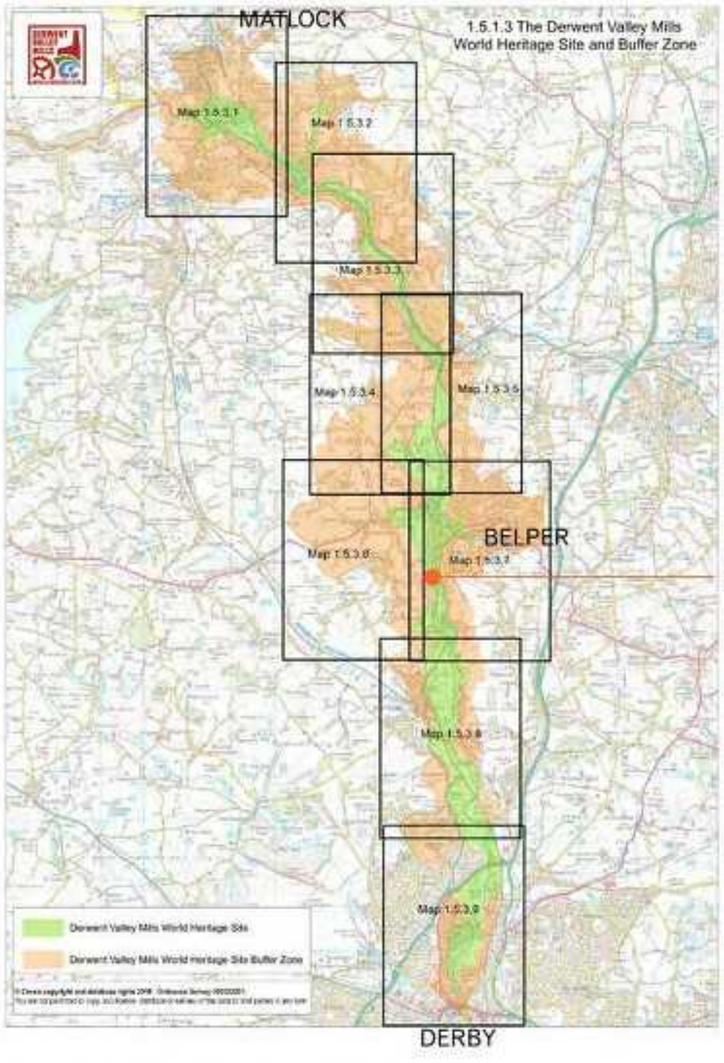

Extract from Topographical Survey



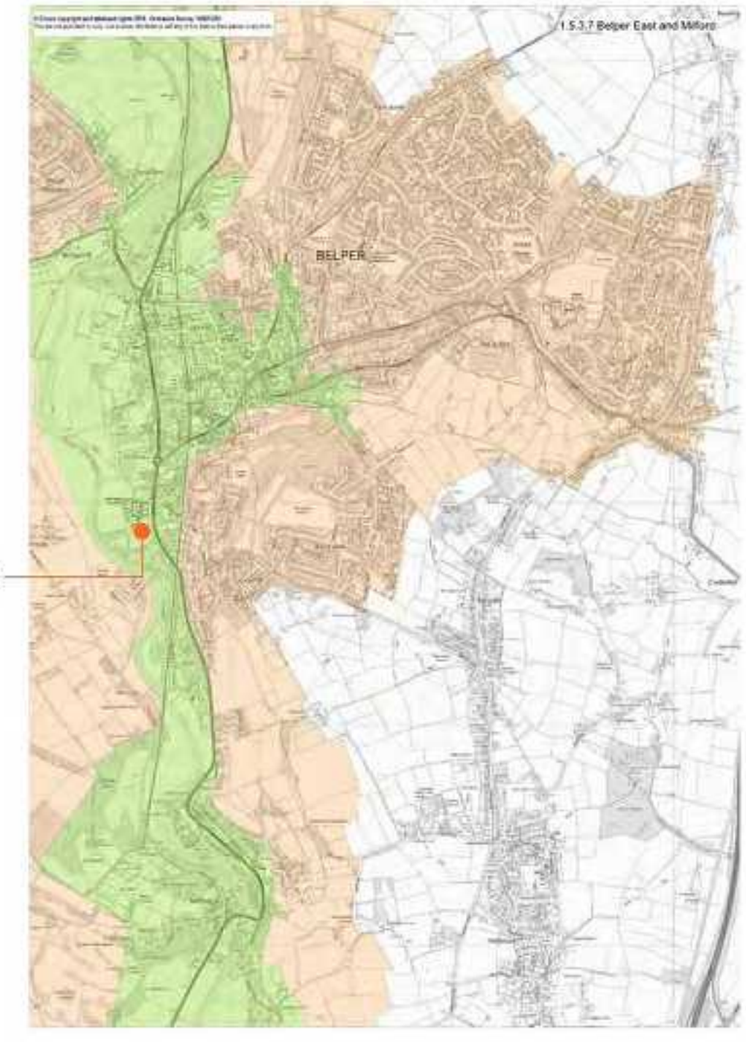
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# The Application Site and Context




Site




Derwent Valley Mills, World Heritage Site
The images have been taken from the website http://www.derwentvalleymills.org/wp-content/uploads/2021/04/DVMWHS-map.pdf

The site lies to the south of Belper Town Centre in Derbyshire off the A6, the main arterial route connecting the town with Derby; Derby Road, DE56 1WH.

The Belper area is located at the centre of Amber Valley Borough, approximately 8 miles north of Derby and 12 miles west of Nottingham. Belper is a fairly urban location with surrounding countryside at its western and northern boundaries. The area is linked to several communication corridors including the A6, the Derwent Valley Railway line and the River Derwent running north to south through its boundaries.

The site is located within the Belper and Milford Conservation area and is part of the Derwent Valley Mills UNESCO World Heritage site corridor which runs through the centre of Derbyshire from North to South. The Derwent Valley Mills and the surrounding landscape were designated as a World Heritage Site in 2001 in recognition of the rich historical and architectural importance of the town. The World Heritage Site is an international designation which confirms the outstanding importance of the area as the birthplace of the factory system where in the C18th water power was successfully harnessed for textile production.

Belper railway station is located approximately 800m north of the site and is served by the East Midlands Trains Derwent Valley line that runs from Derby to Matlock. Belper Town Centre and its amenities are within easy walking distance of the site.

# The Application Site and Context

















The site forms part of the grounds to the Babington Hospital. There is an existing single storey health clinic on the site which is to be demolished as part of this application but the associated car parking practically remaining as is.

Babington Hospital is made up of buildings dating from the mid 19th century to current day however its core is still the original 1840 workhouse designed for the Belper Union by Sir George Gilbert Scott. Of Neo Jacobean style the buildings are predominately constructed of gritstone. The main building is three storey with an additional dormered storey in the roof.

The description within the Belper Conservation Area Statement reads: *'It was planned with a central spine building embraced by long wings which enclose private "airing yards" to separate occupants by age and gender. The entrance points are marked by lodges with tall cast iron railings on tight curves leading into the grounds and continuing the enclosure of a continuous stone boundary wall and hedge. The hospital is lower than the road level and generally hidden from the view, with the exception of a glimpse through the lodge carriage entrance.'*

Although most of the buildings which formed the Belper Union Workhouse survive, these have been extensively altered both internally and externally throughout the mid to late C20th. The overall structure of the development remains coherent, particularly to the east.

The Northern, Western and Southern ranges of the Eastern Courtyard are Grade II Listed. Other statutory listed elements within the wider Babington site include North Lodge, Eastern Boundary Railed Walls and Main Entrance Lodge, all of which are Grade II Listed.

# The Application Site and Context




Note: Red line shown indicatively

# The Application Site and Context




The Belper Clinic that is to be demolished comprises an original inter-war period element to the north (entrance) and a larger post-war period extension to the south. This building is not listed. The existing building is constructed of stone with a diminishing coursed slate roof. The later addition is constructed of reconstituted stone and asbestos cement tiles.

A lay by / access route runs along the eastern boundary of the site and is in a poor state of repair. Beyond this is Derby Road with the Strutt Building and the Tavern Public House being the closest easterly neighbours. The Grade II Listed Herbert Strutt School was built in Jacobean style by architects Hunter and Woodhouse of Belper and was completed in 1908. It was designed to harmonise with G Scott's warehouse building opposite.

An industrial estate accessed off Derby Road and Goods Road lies to the south and west of the site comprising Royal Mail, building merchants and other industrial style buildings.

The site (red line boundary) for the health centre development covers an area of approximately 1.13 ha and generally falls in a east-west direction with an approximate level change of 5.5m from the site entrance on Derby Road to the low level parking plateau to the west. The access into the site is from Derby Road to the eastern boundary of the site. The boundary wall to the north and south of the entrance is considered to have important historical significance.

# The Application Site and Context



Site Entrance - boundary wall to the south of the entrance



Three maples to be removed are not visible form Derby Road



Looking from the west up to Derby Road. Leyland Cypress trees lining the clinic entrance



Stone retaining walls and landscaping to existing clinic entrance

This section of the boundary wall to the south of the entrance is in a very poor state of repair with self seeding saplings and an overgrown hedge compromising its structural integrity. The wall is to be taken down in order for the hedge to be removed and the wall rebuilt- details of this are to follow.

Landscaping to the former clinic entrance comprises four Leyland cypress trees, memorial bushes and stone retaining walls. The cypress trees are not a particularly attractive feature or in keeping with the character of the area and are to be removed. The site beyond the car parking and building's hard landscaping is grassed. Three large Purple Norway Maple trees and 1 small Rowan can be found to the south east of the site ; these currently cannot be easily seen from outside of the site due to the linear belt of off-site trees next to Derby Road.

The boundary along the south and west is made up of dense vegetation / hedgerow with a wide variety of mature trees to the south west including varieties of Himalayan Birch, Sycamore, Purple Norway Maple, Common Beech,Winter Flowering Cherry, Swedish Whitebeam, Common Ash and Elder. Hedgreows to the south east and west boundaries contain limited native species and are unlikely to qualify as 'important' (using ecological criteria) under the Hedgerow Regulations (1997).

Badger setts have been found to the south west of the site where it is intended that other than resurfacing the existing car park no works will be carried out to avoid their disturbance.

# The Application Site and Context



Lay-by to the eastern boundary



View of the site and former health centre from the lower car park



Stone and tile -
original part of Belper Clinic



Mature trees to the south west of the site



View of the existing clinic from the clinic entrance off Derby Road



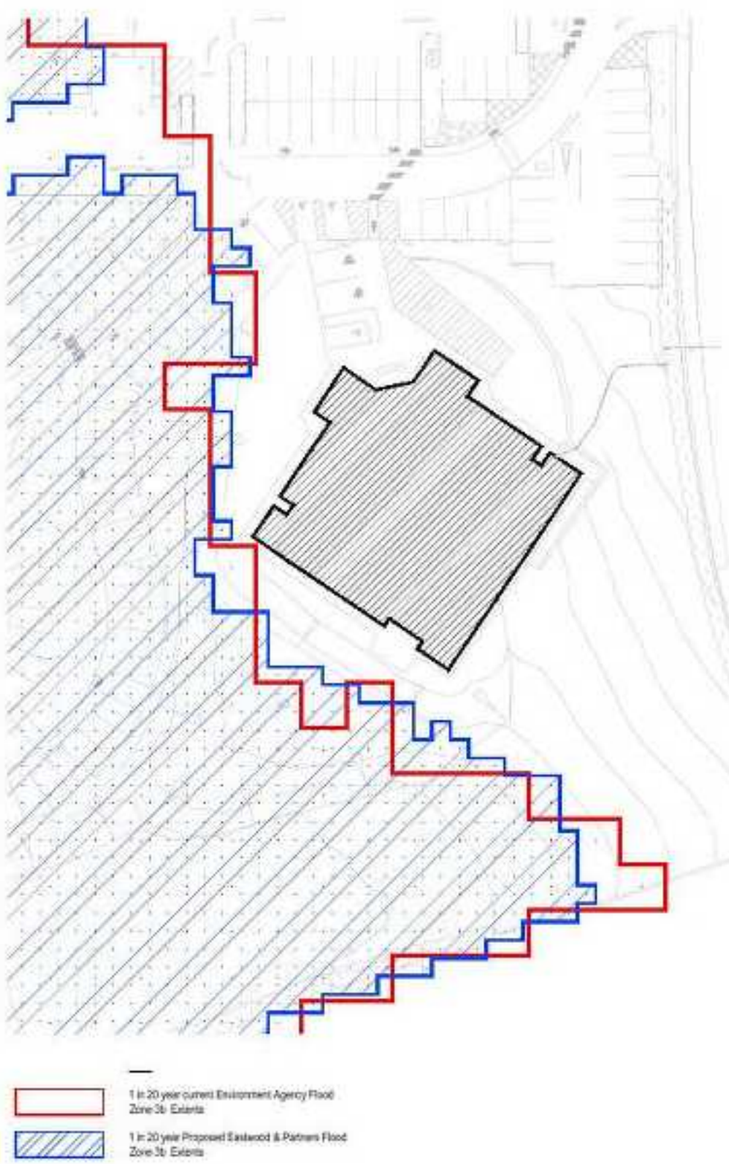
From the site looking north east to Babington Hospital



Shared access/ egress into and from the sites

# The Application Site and Context - Flood Risk




| Flood Zones | Flood Risk Vulnerability Classification | | | | |
|---|---|---|---|---|---|
| | Essential infrastructure | Highly vulnerable | More vulnerable | Less vulnerable | Water compatible |
| Zone 1 | ✓ | ✓ | ✓ | ✓ | ✓ |
| Zone 2 | ✓ | Exception Test required | ✓ | ✓ | ✓ |
| Zone 3a † | Exception Test required † | ✗ | Exception Test required | ✓ | ✓ |
| Zone 3b * | Exception Test required * | ✗ | ✗ | ✗ | ✓* |

Key:

✓ Development is appropriate

✗ Development should not be permitted.

The majority of the site for the Health Centre at Belper lies within Flood Zone 3 as a result of the River Derwent being 60m away to the south west of the site.

Two meetings have taken place with the Environmental Agency who have advised that the site is at significant risk of fluvial flooding and no building or alteration to infrastructure is allowed within the 3b zone.

From the outset the building's design has responded to the flood risk with details to follow. The main meaures that have been implemented are-

- The footprint maximises the site available which is outside of the flood zone 3b
- A finished floor level significantly higher than modelled floodplain levels: The main entrance level/ ground floor is 4.5m higher than site areas that have experienced historical flooding.
- The west wing has limited accommodation at lower ground floor (entrance and escape circulation together with a raised plant only) with the main floors built on stilts. An undercroft is created beneath the west wing which allows flood water to run under the building and helps to provide additional flood capacity on site.

Existing defences in the area are located on the Coppice Brook over 250m north of the site. The asset is assessed as being in poor condition and are not considered to benefit the proposed development.

A Flood Risk Assessment has been undertaken by Eastwood and Partners and forms part of the full planning application.

# The Application Site and Context - Constraints and Opportunities




As highlighted there are a number of constraints relating to the site in terms of topography, existing ecology, land available for development because of the flood zone and the historical and heritage value of the site, but this also offers great design opportunities as listed below:

- Strong H-plan form of the existing hospital enclosing courtyards is a strong design driver.
- Site level differences of over 5.5m from Derby Road to the South west corner of the site adds visual interest as well as an exciting approach to the building.
- Mature trees to the site to be included in the landscaping proposals.
- Stone wall to the eastern boundary can be rebuilt and incorporated into the landscape proposals and help tie the building into the historic context.
- Opportunity to reuse onriginal materials of existing health centre in the new build and landscaping elements.
- Vehicular access and car parking already exists, which requires minor modification only (e.g making good and paint markings).
- The natural flood basin can be extended under the building as part of our response to flood risk.
- Flooding zones could provide biodiversity - boggy landscapes, wild meadows, etc.
- Visual links from the new building to the existing buildings and visa versa can be created.
- Badger and wildlife habitat that exists can be extended into the site and biodiversity to the site increased.

# Relevant Design Policy Context

3

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# Relevant Design Policy Context

Refer to Lichfields Planning Consultant document:
Belper Health Centre Development Planning Statement

# Impact on Heritage Assets

Refer to Lichfields Heritage Impact Assessment document:
Belper Health Centre Development Heritage Impact Assessment

# The Proposed Development Scheme

4

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# The Proposed Development Scheme

**The Need for Development - The Vision**

The new health centre is required to accommodate services fit for the 21st century in a sustainable way and in line with the ambitions set out in 'Joined Up Care Derbyshire' to replace out-dated facilities at Babington Hospital. A site at Derwent Street was initially considered but because of trying to accommodate a growing list of newly commissioned services into the constrictions of the site it was apparent that the site was not a viable solution. It was decided that the New health centre would be better delivered on the existing Belper Clinic site at Babington Hospital. The Belper Clinic is also no longer fit for purpose by the Trust and is to be demolished to make way for the New Health Centre.

In the past two years there have been several newly commissioned community-based health services which need accommodating locally by the Trust including wound care clinics, musculoskeletal assessment and treatment services and community midwifery. The Belper Clinic site development will accommodate all relevant services from Babington Hospital and Belper Clinic, along with East Midlands Ambulance Service and Derbyshire Police Services and will generate approximately 2719m² (GIA) of space. This project is a high priority in the Derbyshire Joined Up Care Estate Plan and has secured Government Capital Funding reflecting this.

The new health centre will provide more accessible facilities that:

- Continue health services for the people of Belper from the Babington Hospital Site
- Improve the quality of the environment for patients and staff.
- Rationalise DCHS estate.
- Improve utilisation and efficiency of DCHS estate.
- Partnership working: Estates planning at 'Sustainability and Transformation Partnership' level.

Alongside clinical spaces there will also be agile team working space for NHS staff and accommodation for Blue Light services including East Midlands Emergency Service (EMAS) and Derbyshire Police.

Zara Jones, executive director of commissioning operations for NHS Derby and Derbyshire CCG, said:

*"We're delighted with the plans for the new health care facility in Belper, and also that we can now share this exciting development with local people.*

*"Not only will this building ensure the provision of high quality services for the foreseeable future, it also reflects the ongoing commitment of the NHS to improve care for our population in the places that people live."*

# The Proposed Development Scheme - Consultation Statement

Designing and planning for the new building has been a complicated process, involving multiple partner organisations, to line up the proposals. All the complexities and the commercial sensitivities of agreeing the land purchase meant there needed to be an extensive period of consultation with various parties to be as certain as possible that a solution for the Health Centre was viable. This is summarised below, which should be read with the accompanying Planning Statement by Lichfields.

**Consultation Parties**

The following parties have been consulted during RIBA Stage 1 and 2.

1. **Stakeholders within the Trust** – Executive Directors of the Trust, departmental leads from the trust, clinical staff.
2. **DCHS fire officer**
3. **Environment Agency (EA)** – two meetings have been held with the EA due to the flood sensitivity of the site
4. **Planning Authority** – two pre-app consultations have been undertaken with Amber Valley Planning Authority as a consequence of redesign due to EA consultation
5. **Highways** – attended meeting with the planning authority
6. **English Heritage and Heritage Consultant** – both attended Pre-App Meeting with Planning Officer
7. **EMAS and Derbyshire Police**
8. **Public Consultation** – three informal drop-in style sessions have taken place in person in Belper and virtually due to Covid pandemic restrictions.
9. **Suitably qualified security specialist SQSS** - Force Designing Out Crime Officer from Derbyshire Police.

The scheme has also been publicised in the press.

The Following Section records a summary of how the design has responded to the consultation process.

**Stakeholder Engagement / Design Changes**

**Physio / Day Centre Leads – Change in Provision**

Due to the restricted footprint at ground floor and the general wish to have as much clinical / public space accessed at ground floor, consultation between Physio and Day Centre leads led to a change in brief that they could share a significant amount of accommodation, with space managed through booking/timetabling. This was also made possible by a change in future day centre/physio provision following the COVID pandemic. As a result, this led to a reduction in area for these two departments and a reconfiguration of the plans.

**Increased clinical provision at GF - Derbyshire Police relocated 1F**

Following a reduction of the building footprint due to Environment Agency consultation there was more pressure on available space for clinical / public spaces at ground floor. DCHS sought increased provision of consulting and treatment spaces at ground floor, which led to Derbyshire Police being located at first floor. Derbyshire Police have welcomed this change as they are in a self-contained area at the end of the floor plan, with no requirement for staff from other departments having to circulate through their accommodation for fire escape. The space is accessed directly from a stair that is not in general use by the rest of the development other than for fire escape.

**Lift Maintenance Team**

Incorporation of Hydraulic Lifts and Plant. During RIBA Stage 2, DCHS instructed the design team to incorporate hydraulic lifts due to maintenance / failure experience of traction lifts and their current lift maintenance contract is familiar with hydraulic lifts. This has meant larger lift sizes have been incorporated and lift plant areas added.

**Project Management Steering Group - Changing Places removed to increase consulting provision**

Engagement with the Project Management Steering Group, led by Trust Executive, has resulted in a decision to remove the Changing Places provision. Since the start of the project, Part M of the building Regulations has changed which stipulates that new Hospitals or Primary Care Centres are to have Changing Places provision. There is an agreement with the Building Control Approved Inspector, with appropriate justification statement provided by the Trust, due to there being sufficient provision in Belper with two existing Changing Places facilities that are more centrally and easily accessible and available 24/7. Due to financial and space constraints, appropriately located clinical provision (for fast high turn around phlebotomy services) is a priority to the Trust which has taken precedence over the Changing Places room. The space is now indicated as a clinical room.

**DCHS Infection Control – Inclusion of Sluice Rooms off Wound Treatment**

DCHS consultation with clinical teams and Infection Control led to a change in the brief and the inclusion of small sluice rooms directly accessed from Wound Care Treatment Rooms.

# The Proposed Development Scheme - Consultation Statement

**DCHS Fire Officer -Fire Code/Inclusion of lobbies to stairs/lifts**

During RIBA Stage 2, the DCHS Fire Officer instructed the team to adopt the Fire Code (HTM 05-02) rather than Part B of the Building Regulations / BS9999. Generally employed on Health Projects with in-patient accommodation, this more onerous guidance was instructed to be complied to, to give greater flexibility for future healthcare provision. The plans were amended to include lobbies to all stairs including accommodation stairs and lifts.

**Environment Agency EA**

Following the submission of a Flood Risk Assessment after the first engagement with the EA, the agency rejected the proposals. Although ground floor was 4.5m higher than historical flooding levels, and elevated out of the ground, the building footprint as far as flood risk policy was concerned extended into the Flood Risk 3b zone. Major redesign occurred to position the building outside Environment Agency Flood Zone 3B, to mitigate the flood risk policy. The design principles were largely retained, but the building is positioned slightly differently on site, with one wing 'removed', to sit outside Flood Zone 3B. The floor area lost by removing the south west wing was effectively accommodated on an extra floor in the east block, within the pitched roof space.

**Response to Covid-19**

Reduced office space required due to change in working practices following the Covid-19 pandemic, with more office staff working remotely. As a result the second floor office accomoodation was omitted and ancillary staff spaces redistributed on other floors.

**Planning Authority / Amber Valley Borough Council - Nov 2019**

The previous iteration of the larger curved form before EA rejection (see above) was presented to the Planning Officer, Highways officer, English Heritage and Heritage consultant and this was positively received. Feedback included that with the strong response to the H form of the former work house and with the right detailed consideration the development could be seen as an enhancement to the World Heritage site. The Planning Officer questioned the curve and it responding to the shape of the existing circular car park was not a strong enough justification for its form. The Planning Officer also wanted to see a symmetrical and unfussy arrangement to gable ends and the link.

The gable ends have been redesigned to ensure some symmetry and simplicity in their layout. The English Heritage consultant stressed the importance of careful detailing and material choice. Since then, the building form has straightened, which arguably is a stronger reflection of the H- Form of the existing listed Babington hospital. Elevations and details of windows, coping, landscape elements etc have also been developed. The careful detail of elements, material choices and interfaces need to be more considered at further design stages. The Planning Authority stated a preference to retain and rebuild the boundary stone wall. We have since proposed the removal of the hedge to allow the wall to be rebuilt and to ensure its structural integrity in the future.

**Planning Authority - Email Correspondence November 2021**

Consultation with the Planning Officer over new proposals following the reduction of the footprint avoiding Flood Zone 3b has not led to comments on the current design, but on the supporting information required for the planning application.

The Planning authority advised that a thorough Heritage Impact Assessment is provided, which covers the significance etc of nearby listed buildings and their setting, and assessment in relation to these and the World Heritage Site.

**EMAS and Derbyshire Police**

Both EMAS and Derbyshire Police have been consulted throughout RIBA Stage 1 and 2 in developing their brief and accommodation layouts. Minor changes have resulted through this process and requests for changes have been instructed by DCHS and implemented in the current plans. These changes include: Inclusion of an external door to the EMAS sluice and access to Derbyshire Police Server amended.

**Suitably qualified security specialist SQSS (Secured by Design)**

Consultation was undertaken with the Local Force Designing Out Crime Officer on 1 April 2020. A desk-based risk assessment was carried out in consultation with the area NHS security manager, along with an environmental audit of the current site conditions just prior to COVID-19 related restrictions being placed on external site visits. The site is

# The Proposed Development Scheme - Consultation Statement

considered low risk, with the main concern being rough sleepers. A follow up meeting was held on 24 September 2021 to discuss design changes made in response to flood risk. The engagement was extremely positive and proposals have responded to specific recommendations raised. In summary this includes:

- Gates have been added to restrict access to potential areas of rough sleeping undercrofts (e.g. at the top and bottom of the external steps – this covered space will be closed outside opening hours).
- Elevated walkways have been removed.
- External balustrades are visually permeable.
- Inclusion of CCTV and external lighting.
- Landscaping has been carefully considered to the south to perturb unlawful access to this area, which is partly hidden from view and does not benefit from natural surveillance. As part of this, the steps up the rear courtyard are now restricted access (access/escape via a gate) rather than being open in the landscape.

Building operation, technical and specification recommendations are acknowledged and will be reflected in the detailed design in the following stages, e.g. door and window specifications, access control and specific requirements for accommodation for Derbyshire Police.

# The Proposed Development Scheme - Consultation Statement

**Public Consultation**

Presentation boards of the initial scheme were compiled for the Public Consultation / Drop In Session. DCHS reported that there was very little feedback from this process and the building proposal did not receive any negative feedback. The general consensus was that the community were in support of healthcare services being continued to be provided from the Babington site.

## Public Consultation /Drop in Session 1

**Location /Date:** **Strutts Centre, 08th January 2020**

**Attendees:** **Representatives from the Trust**
**Race Cottam Associates**
**Public**

13 attendees from the DE 56 postcodes attended the first public consultation.

A1 boards of the scheme showing outline plans, site plans and initial 3d Views were presented of the proposals. Representatives from the Trust including the Chief Operating Officer, Medical Director and Race Cottam Associates were present to answer any questions.

The plans for the New Medical Centre were well received.

## Public Consultation /Drop in Session 2

**Location /Date:** **05th February 2020**

**Attendees:** **Representatives from the Trust**
**Public**

19 attendees from the DE 56 , DE 21, DE 72 postcodes attended the public consultation.

A1 boards of the scheme showing outline plans, site plans and initial 3d Views were presented of the proposals and representatives from the Trust were present to answer any questions.

The plans for the New Medical Centre were well received.

## Online Public Consultation /Drop in Session 3

**Date:** **27th January 2022**

**Attendees:** **Representatives from the Trust**
**Race Cottam Associates**
**Public - Online**

21 attendees attended the online consulation.

Presentation boards of the scheme showing outline plans, site plans and initial 3d Views were presented of the proposals on screen and representatives from the Trust were present to answer any questions.

Proposals were very well received. A comment sought an increased percentage of disabled car parking spaces. A subsequent assessment of other DCHS sites was undertaken in response, and two additional spaces have since been incorporated in the design.

# The Proposed Development Scheme - Consultation Statement













Photographs and boards presented at the Public Consultation - 08th January 2020



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# The Proposed Development Scheme - Consultation Statement















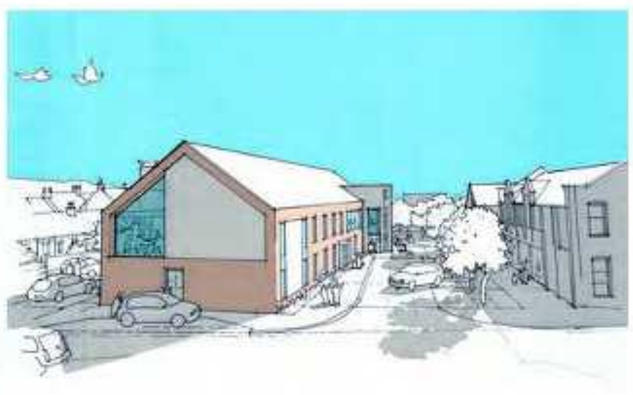




Snippets of on-line presentation information - Public Consultation 3 - 27th January 2022

# Design Evolution







Derwent Street Site 2017

As discussed previously the scheme has undergone considerable design evolution since the conception of the original brief and site back in 2018.

Originally the site for the new Health centre was to be on Derwent Street in close proximity to the Integrated library and care development for Derbyshire County Council at the former Thornton's site. During the feasibility stage it became apparent that a growing list of newly commissioned clinical services could not be accommodated on the constrained site and another site needed to be considered.



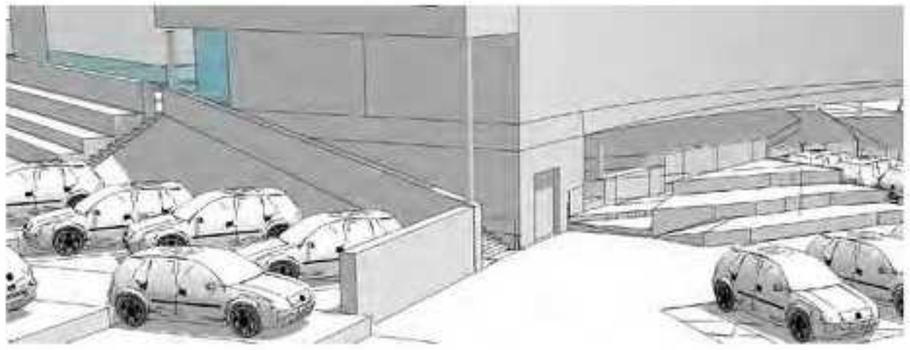


Early 2019 Initial concept for Babington Hospital Site - Raised on stilts to allow flood water under. H Plan form to respond to H -Form of Babington Hospital. Curved wings to maximise site and respond to strong circular form of lower car park and boundary wall- Exploration of an external ramped access to single entrance.

The existing Belper Clinic site although posing many challenges was chosen as it was deemed important by the Trust to continue providing Health Care provision for the community from the Babington Hospital site. The site at Babington Hospital has many complexities including flood risks, topography and heritage constraints, and with the need to accommodate multiple stakeholders the design has undergone significant evolution over the design period. The following pages demonstrate briefly how the design has evolved. Section 5 then covers in detail the reasoning and rationale behind the current design proposals.

# Design Evolution







October 2019 Scheme tabled with initial meeting with Historic England -
Ramp deemed too long and introduction of external steps and suggestion of an additional entrance from the lower car park level



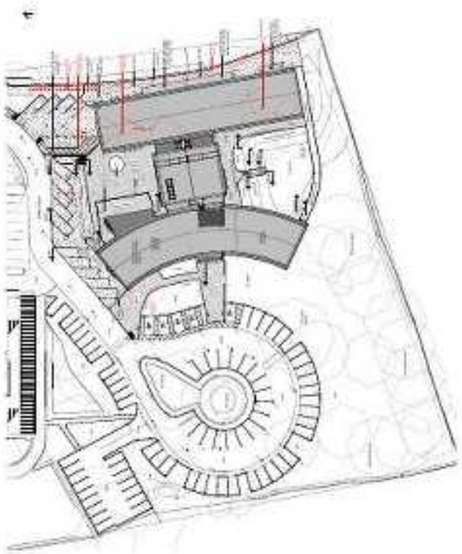






December 2019 Scheme tabled with stakeholders
Further development of the scheme with the lower ground entrance having prominence on the west elevation

# Design Evolution







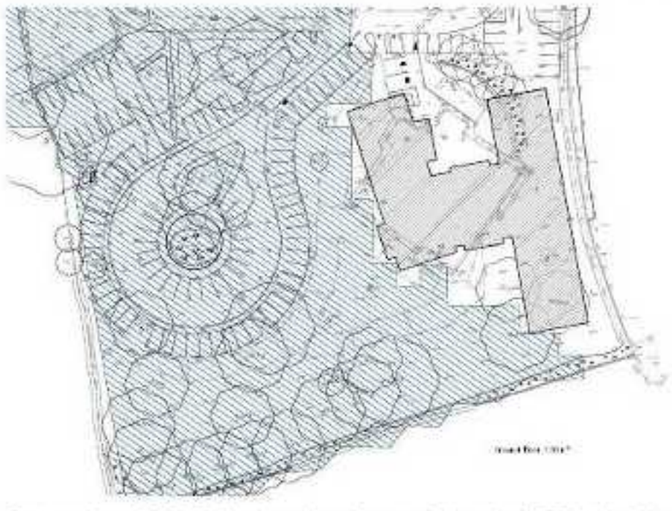


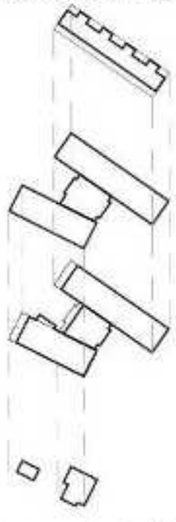






March 2020 Straightening of east block to reduce costs and respond to the Planning Officer questioning the curves . Simplification of the gables again responding to comments from the pre planning consultation







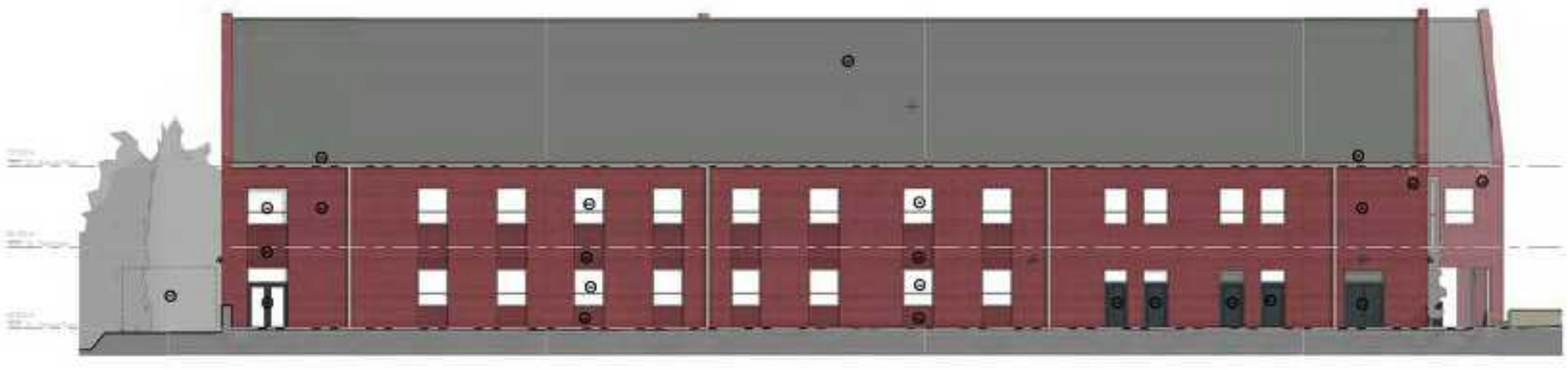
September 2020 Following the issue of the draft FRA the EA rejected proposals building into the 3b zone although the building was elevated. The footprint was then significantly reduced to avoid the 3b zone which then incorporated the roof spaces becoming utilised. With accommodation added to the east wing roof space this lead to the opportunity of introducing dormers, a key feature of the Babington Hospital.

# Design Evolution






December 2021 The Trust confirmed a preference for the building to have exposed gutters and rainwater pipes, in place of concealed drainage as had originally been proposed. This resulted in an extension of the roof profile with box gutter and square section down pipes below. Roof heights were also made uniform to enable consistent guttering runs across both wings of the building.



East Elevation (Derby Road)
1 : 100

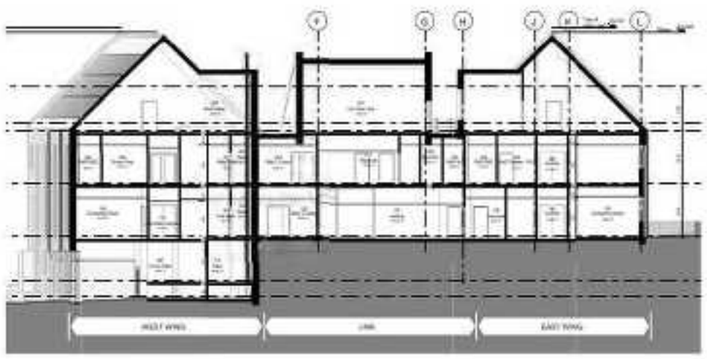
January 2022 Following review by the Trust's Executive team it deemed that the office accommodation on the second floor was no longer required as part of the brief, due to changing working practices following the Covid-19 pandemic. With greater staff numbers working remotely it was decided that the main office on the second floor was omitted from the plans and ancillary staff spaces redistributed on other floors. This resulted in omission of the dormer windows on the East block and changes to fenestration.

# Design and Access

5

Race
Cottam
Associates

# Design and Access



Cross section though the link block showing the two storey building, with the undercroft to the West, making use of site levels to allow floodwater capacity under the building.




Building footprint showing how the form maximises the space outside of the Flood Zone 3b whilst ensuring narrow wings of accommodation for natural light and views out onto landscaping.

**Use**

The proposed construction is for a new health centre providing out-patient facilities on the current site of the existing Belper Clinic (to be demolished) on the Babington Hospital site in Belper. The in-patient elements of the hospital are accommodated elsewhere in the town; on the Derwent Street site recently developed by Derbyshire County Council.

The building will accommodate:

- **Clinical Spaces**
  - 21 clinical rooms
  - Supporting clinical ancillary spaces
  - Day Unit / Physio Room
  - Group Room/Health Education Room
- **Non-Clinical Spaces**
  - Agile Team Zone space
  - Agile Working spaces
  - Hot Desking
  - Meeting Rooms (various sizes/flexible)
  - Staff Rest area and Changing Facility
  - Catering Service
  - WC, Baby Change and Baby Feed
  - Stores
- **Blue Light Services**
  - EMAS and Derbyshire Police accommodation

**Amount**

The site area (red line boundary) is approximately 1.13HA and the gross internal area of the building is 2719m².

The building is made up of two pitched wings of accommodation running north to south and joined by a central two storey entrance link block. Both the east block and west blocks are two storeys, with the west block having a partial additional lower ground floor. The lower ground floor provides plant (raised) and access to a stair and lift from the lower car park level that delivers patients into the upper ground reception area.

**Layout**

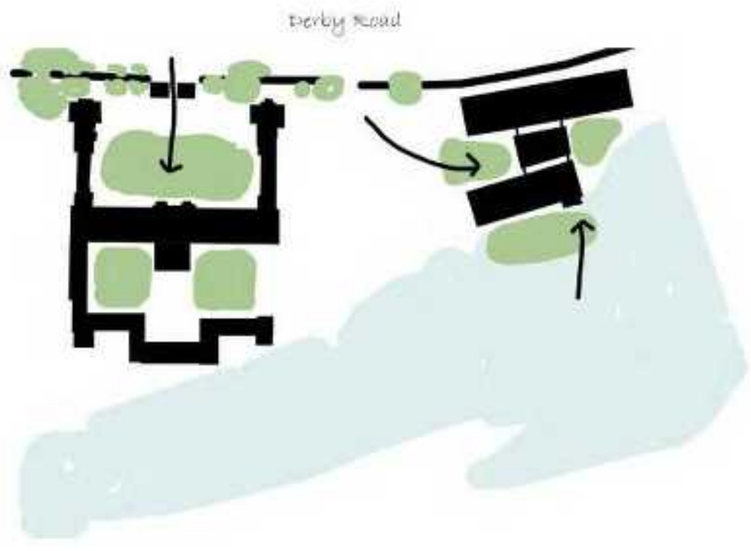
The site layout was very much dictated by the flood risk to the site. The building has been positioned as far away from the Flood Zone 3b as possible and therefore as close to the easterly boundary, whilst still retaining adequate escape distances to its east elevation. By pushing the building easterly it has meant the retention of a lot more of the mature trees on site to the south west boundary. Since the lower car park is in Flood Zone 3b the EA advised that this should remain in its current layout as any changes would require an assessment by the EA to class it as water compatible or essential infrastructure which the officers felt may be difficult to justify .

Due to the high risk of fluvial flooding, the finished floor level has been set at 64.5; above the 1 in 1000 level of 64.00 . It has been proposed from the outset that the building is raised out of the

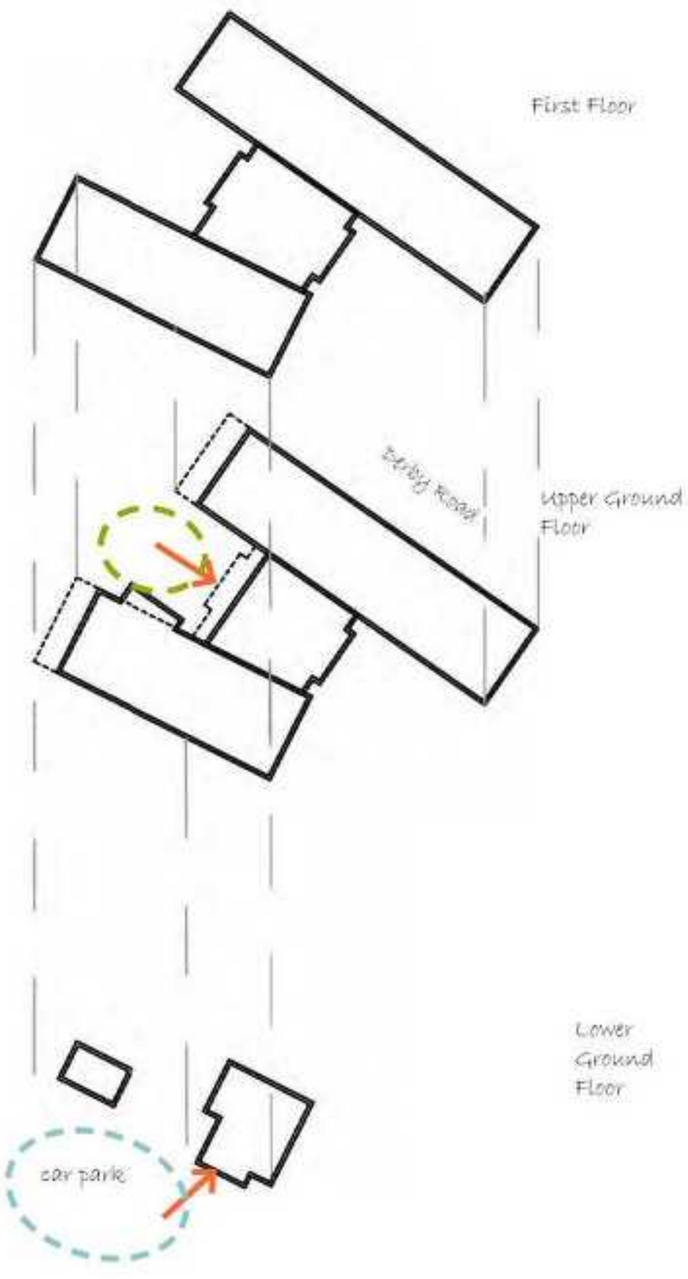
# Design and Access



The building is raised significantly above the ground ( 4.5m higher than historical flood levels). An undercroft is created under the west block to increase flood capacity on the site.




Early concept diagrams showing the approach to site layout has responded to flood risk and the H-Plan of Babington Hospital




ground so as not to be affected by flooding but to also increase the flood water capacity on site by excavating and extending the flood basin under the building.

The plan form of the building is very much a result of a sensitive response to the H-Plan of Babington Hospital *'planned with a central spine building embraced by long wings which enclose private "airing yards"'*. The proposed building plan replicates this with a link block flanked by two accommodation wings enclosing a very distinctive outdoor space for occupant's use at the entrance. The H- Plan means that accommodation blocks are shallow allowing occupants to benefit from natural daylight and views out. The H-form also allows a central entrance point where travel distances to the key public spaces are reduced.

There are two entrances; one from the higher level from a public plaza off the main access road and one from the lower car park level . Both of these entrances connect to the main reception and waiting space with access to other areas restricted.

The spatial arrangement and space adjacencies have developed to minimise travel distances for patients that not only helps with user comfort but also efficiencies in keeping to appointment times. Another key driver was making the plan as legible as possible; clearly defining public, semi-private and private spaces. Legibility and simple way finding are key drivers when designing health centres where dementia friendly design is extremely important. Infection control has also informed the plan.