



Ysbyty Glan Clwyd, **Adult and Older Persons Mental Health Unit & Multi- Storey Car Park: Design and Access Statement**

AOPMHU-PDA-RP-A-00100 Revision P02

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on behalf of:



For:

Betsi Cadwaladr University Health Board



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1.0 Introduction

1.0 Introduction

1.1 Proposed Development

This Design and Access Statement has been prepared to accompany the planning application, in respect of an Adult and Older Persons Mental Health Unit that is proposed at Glan Clwyd Hospital. In addition, a Multi- Storey Carpark is proposed to the North-East of the Site.

The new Mental Health Unit will replace the existing facility, which will be re-purposed to include administrative and medical record spaces, and will support the delivery of mental health services across North Wales.

Facilities to be included in the new Mental Health Unit are:

- 2 x Adult Acute Wards
- Older Persons Functional Ward
- Older Persons Dementia Ward
- Therapies
- Administrative and staff spaces
- Pharmacy
- ECT suite
- 136 Suite
- Assessment Suite

With Betsi Cadwaladr University Health Board, and our fellow design consultants, we will from the outset seek to develop a sustainable and energy efficient design strategy which will be a core element in our design process ensuring the issues of sustainability, passive energy saving measures and opportunities for the user renewable energy sources, are fully embedded within the design.



1.2 Legislative Context

As a result of the Planning (Wales) Act, Design and Access Statements (DAS) are now required for the following types of development only:

- All planning applications for "major" development except those for mining operations; waste developments; relaxation of conditions (section '73' applications) and applications of a material change in use of land or buildings; and,
- All planning applications for development in a Conservation Area or World Heritage Site which consist of the provision of one or more dwellings or the creation of floor space of 100 sq.m , (gross) or more.

The proposal is classed as major development and as such, a Design and Access Statement is required.

Technical Advice Note 12: Design Guidance on Design and Access Statements (March 2016) sets out the requirements that a DAS should satisfy. These are as follows:

1. Explain the design principles and concepts that have been applied to the development;
2. Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
3. Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
4. Explain how any specific issues which might affect access to the development have been addressed

This statement has been prepared to satisfy the requirement for a DAS and provides the information identified in TAN 12.

1.3 Planning Proposals

Proposals: This current application follows the refusal in January 2021 of an earlier planning application (ref.40/2020/0813) which sought outline permission for alternative design. In the previous proposals the replacement unit was proposed to be built on the car park in the south-western corner of the Hospital campus. The latest proposals have been wholly revised to address the issues raised with the earlier application, specifically amenity concerns associated to developing a plot which bounded neighbouring residential properties. The revised proposals have comprehensively addressed the previous concerns through relocating the new building to a wholly different plot in the north-western corner of the hospital campus.

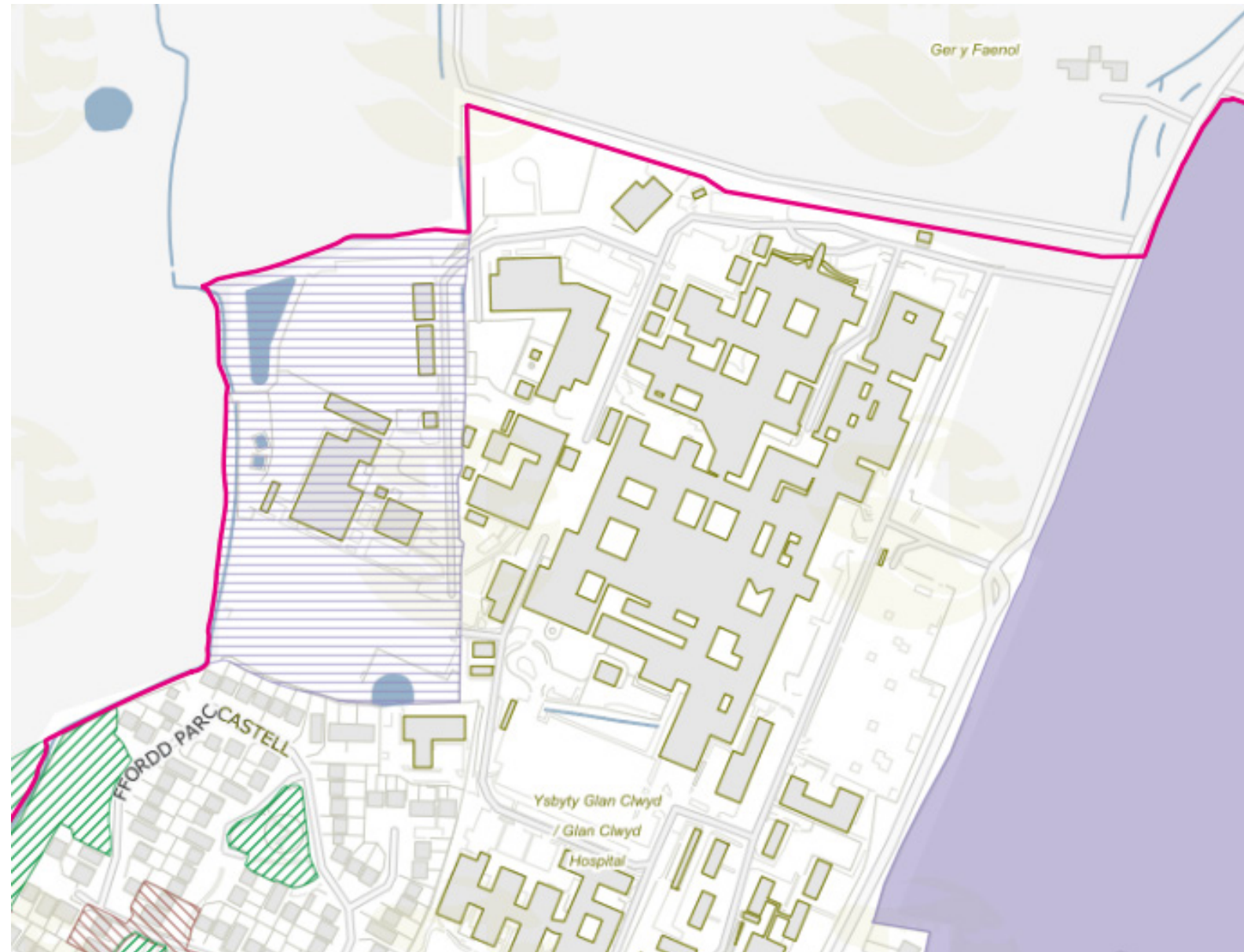
Application Site Policy Allocation: The adopted Local Plan specifically allocates the proposed location for the new mental health unit for

'Community Facilities' under Policy BSC 12 (illustrated with blue hatching on the Policy Map). Policy BSC 12 identifies that proposals for the provision of new community facilities will be supported in such locations.

The policy indicates that the Council will support and encourage the retention and improvement of community facilities which would provide an essential facility to support the sustainability of Denbighshire's communities. The policy outlines that health care provision is a key facility for communities and that the Primary Care Estates Strategy identifies for the development of new and improved health care sites in Bodelwyddan.

Both of the proposed development plots represent previously developed land within the established development boundary of Bodelwyddan. Planning Policy Wales 11 promotes the use of previously developed brownfield land above the use of greenfield sites. It is explicit in that the starting point should be that within settlements the re-use of previously developed land should generally be considered suitable for appropriate development.

Pre-application Advice: Ongoing pre-application dialogue with the local planning authority has informed the latest design strategy and the scope of the proposals.



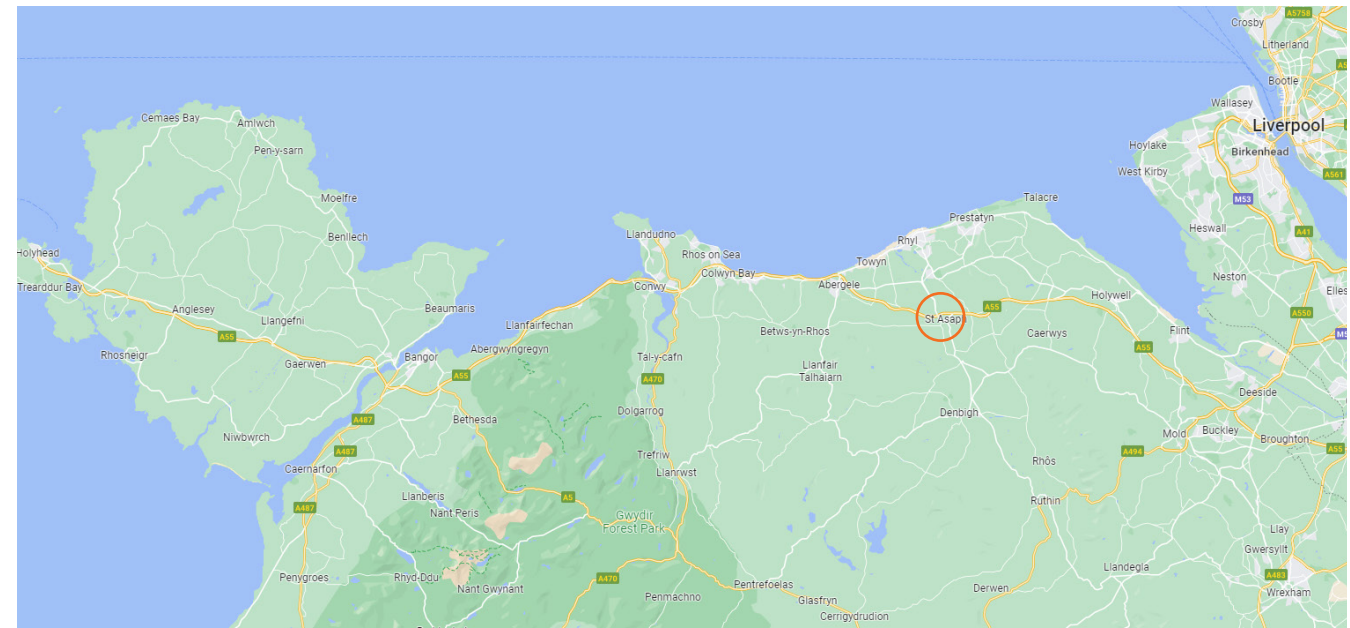
2.0 Assessment



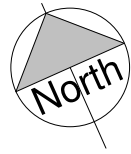
2.1 Site Location

The site is located within the grounds of Glan Clwyd Hospital, situated in the village of Bodelwyddan. It is approximately 4 miles south of Rhyl.

The site is in close proximity to the A55 for connections to North Wales and Chester. Rhyl has the nearest railway station, with a bus links to the main entrance of the hospital.



2.2 Site Boundaries

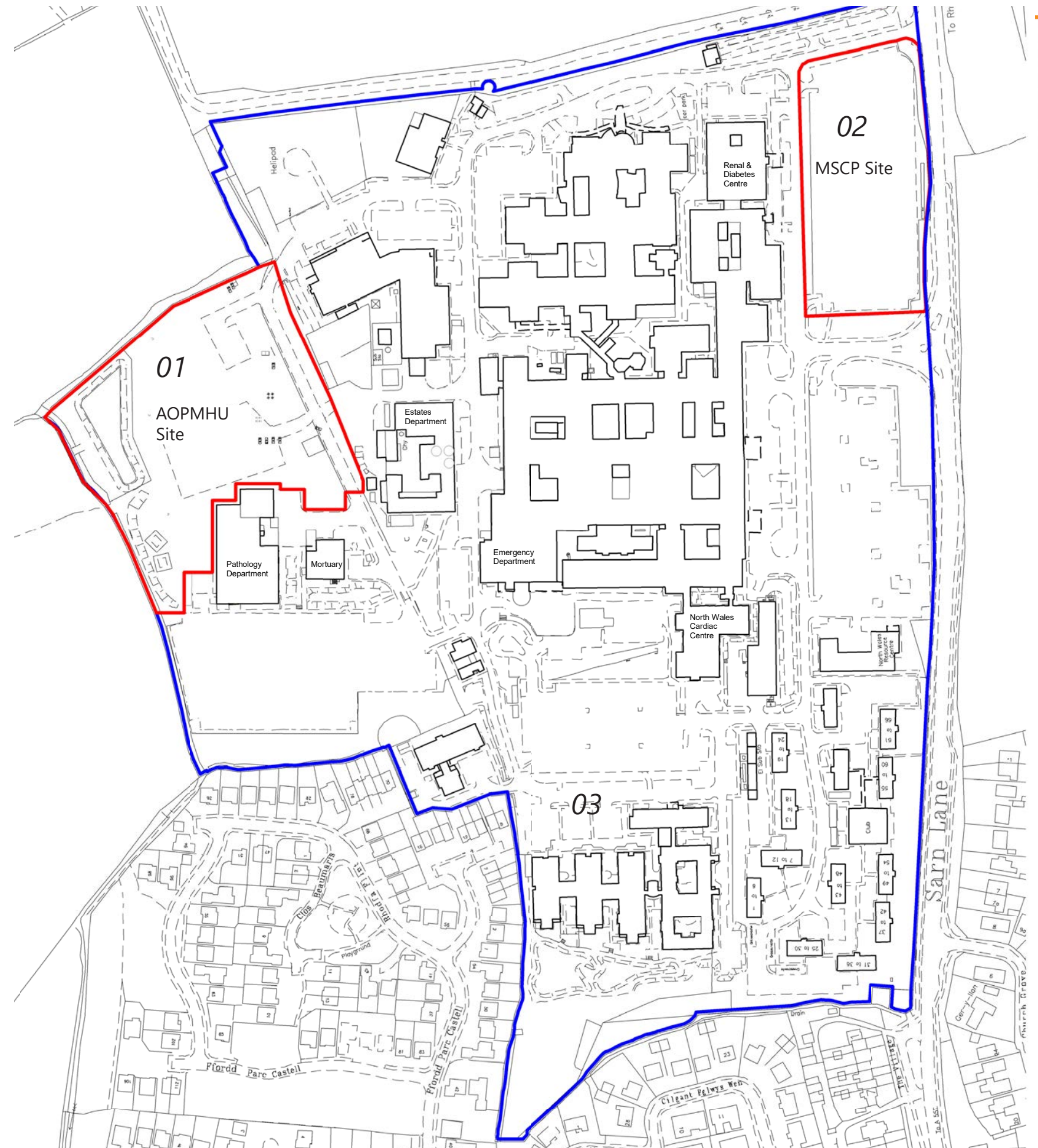


- Glan Clwyd Hospital Ownership Boundary
- Application Sites

The Application sites consists of:

01 Adult and Older Person Mental Health Unit Site (North west corner of the site adjacent to pathology)

02 Multi Storey Car Park Location (North East Part of Site)



2.3 Site Context and Land Use

The land uses adjacent to the site consist primarily of Farmland, Residential, Retail, Leisure and of course the Ysbyty Glan Clwyd hospital campus. The towns of Rhyl and St Asaph are both closely linked in terms of road and public transport with the A55 being a major route through North Wales connecting Northern Ireland, Manchester and Liverpool.

The Architectural character of the site is dominated by the brutalist architecture of Ysbyty Glan Clwyd, which was refurbished 6 years ago. There are some large residential estates and retail units adjacent to the site also

The key buildings in the area are the Optic centre, Bodelwyddan Castle, Faenol Fawr hotel and St Margaret's Church



2.4 Hospital Campus Appraisal

Existing hospital facilities include:

- Emergency department
- Pathology department
- Mortuary
- Cancer Centre
- Cardiology/dermatology
- Acute Medical Unit
- Same Day Emergency Care
- SCBU
- Delivery Suite
- Elderly Care
- Renal/Diabetes

Site History

Glan Clwyd Hospital was opened in 1980 at a cost of £16million, consisting of six operating theatres.

June 2000 saw the opening of the North Wales Cancer Treatment Centre which provides treatment to patients across North Wales. The hospital went through further development in 2012 opening a new operating theatre followed by a new pathology department in 2013.



Existing AOPMHU Unit



Main Entrance



Pathology Department



Emergency Department



Mortuary Facility



North Wales Cancer Centre

2.5 Site Analysis

The site occupies the North East corner of the existing Glan Clwyd Hospital campus where there currently is a surface level car park. It is roughly rectangular in shape.

It is defined by the pathology laboratories to the south elevation. The eastern boundary faces onto the emergency department and blue light route. The northern and western elevation faces onto large agricultural land which is pretty much flat.

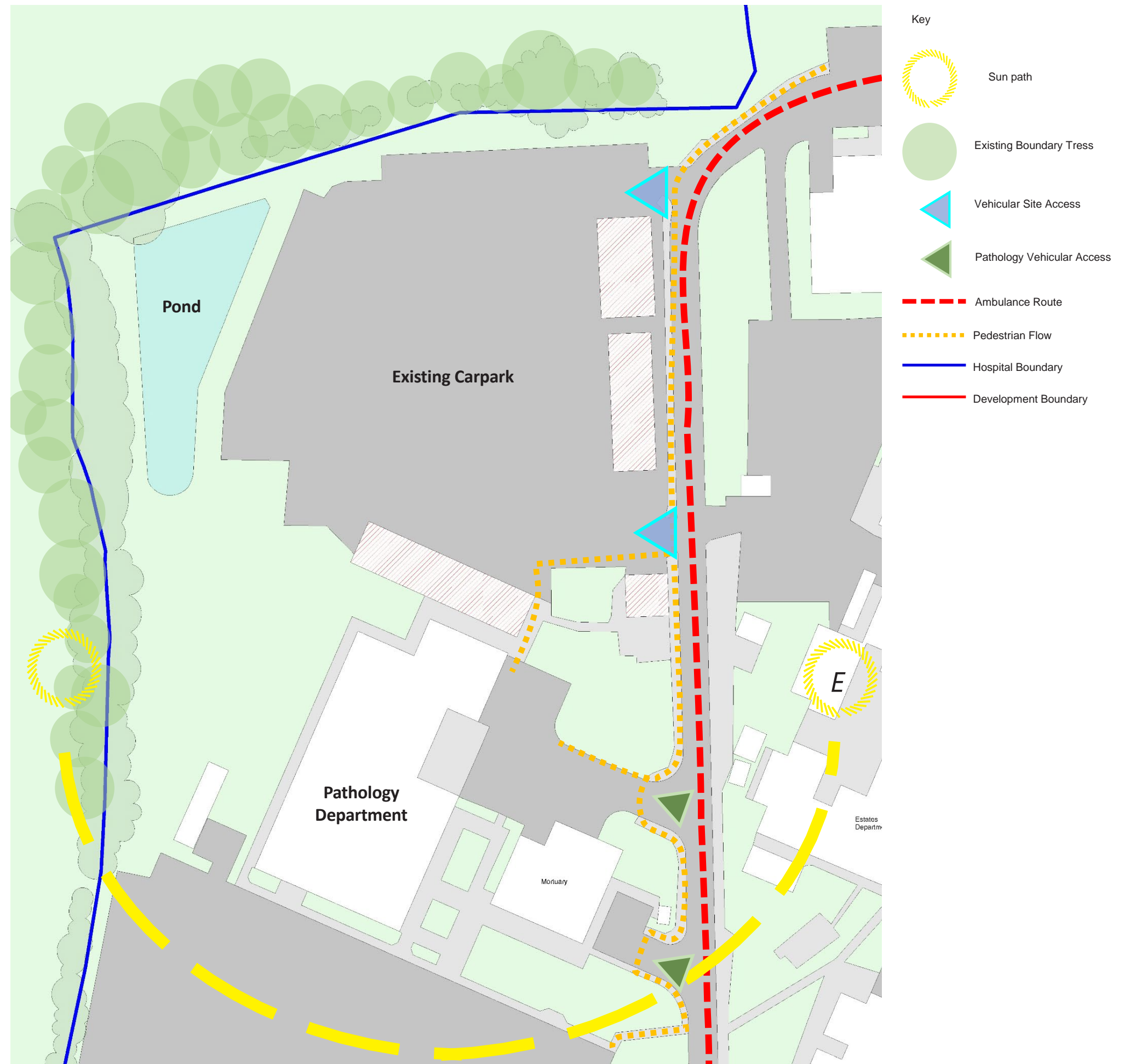
The site comprises of a tarmac car park, grassed and wooded areas along the boundary and a series of temporary buildings related to the existing hospital. It is predominantly flat but slopes off down towards the existing attenuation pond.

The site offers a great setting for the development with potential for a landscape buffer to the north and eastern boundaries which will require careful consideration due to possible ecological issues.

To the west of the site there is a drainage feature which was constructed as to deal with surface water outflow from the site as part of the previous development. The feature is filled with water during the wetter times of the year. The scheme is designed to preserve this feature and associated ecology.

Adjacent to this part of the site is the helipad, the air ambulance and coastguard have been consulted to check flight path over this part of the site

The principle access is anticipated to be at the Eastern point of the site to limit any conflict to the Blue light route to existing Emergency Department.



2.6 Site Constraints

Key

Glan Clwyd Site Boundary

Overhead Power Lines

Underground Power Lines - HV

IP Gas Main

Diversion of HV

Existing Portacabins

15m Distance to Pathology Buildings

Existing Ecology

Existing Drainage Feature

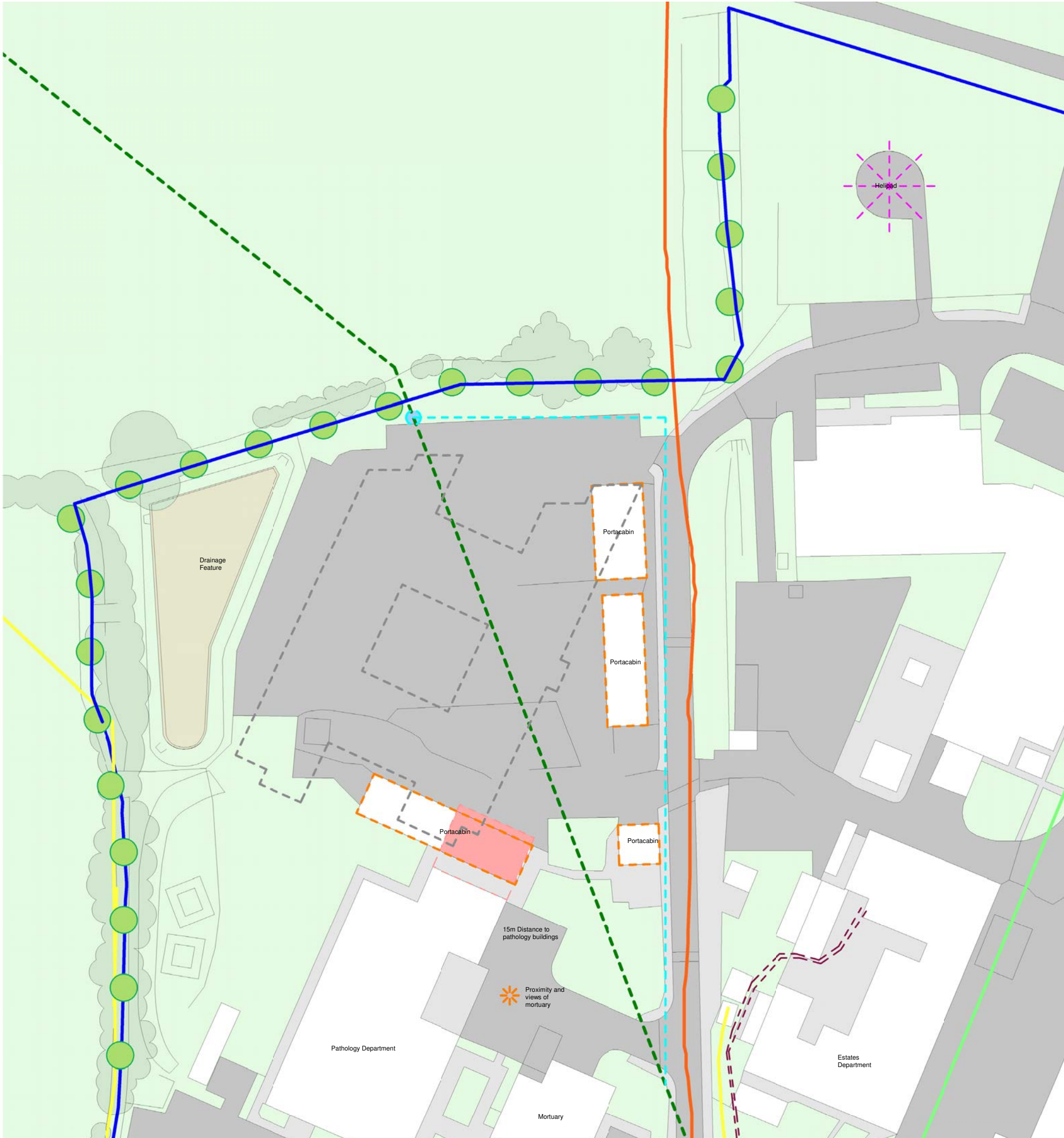
Trees

HV Support will be a minimum of 4m from boundary towards new building

Proximity and views of mortuary

Helipad

All shown indicatively based on Welsh Water Network and SP Energy Network drawings, full site survey required





3.0 Design

3.1 Core Design Principles

The design principles that inform our design philosophy are multi-layered, drawing on a collaborative and inclusive approach to design development. The aspiration is to deliver a world class facility, providing excellence in local, regional and national mental health services. These can be summarised as follows:-

- Fully interactive consultative process with the user groups
- Clearer understanding of fundamental content, key relationships and adjacencies
- Embracing the principle of Evidence Based Design – therapeutic outcomes linked to good design
- Responsive to the site and immediate environment
- Issues of sustainability

These translate into a patient, visitor and staff experience of building that encompasses:-

- Clear way finding
- Segregation of discreet flows
- Views, orientation and natural daylight
- Connection with the landscape
- Visual and acoustic environment
- Interior character
- Architectural expression of the status of the unit
- Staff pride

Wayfinding

The proposed building is located opposite the existing Pathology department, on a former carpark. A clear main entrance is accessed from the carpark to the east of the building, denoted by the feature staircase.

Accessibility

A drop off zone is proposed outside the main entrance with some accessible parking. Carparks are located all around the hospital site, while they also offer a park and ride system. The main bus stop is located at the main entrance for the hospital. The ground floor will provide level access.

Landscape Context

Views to the North and East will be utilised by the orientation of the building and enhanced through the landscape strategy.

Layout

The ground and first floor will provide patient spaces with a clear separation between public and private. Administrative spaces will be provided on the second floor.

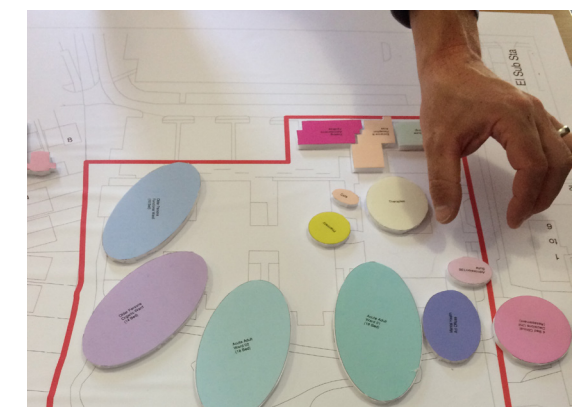
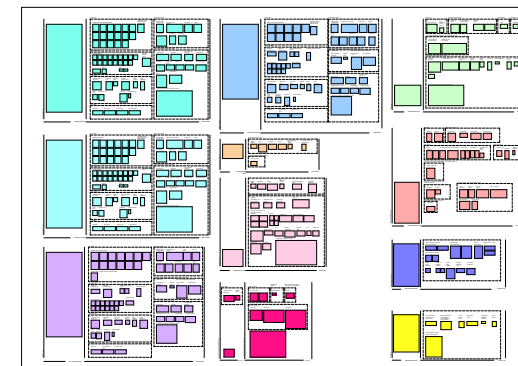
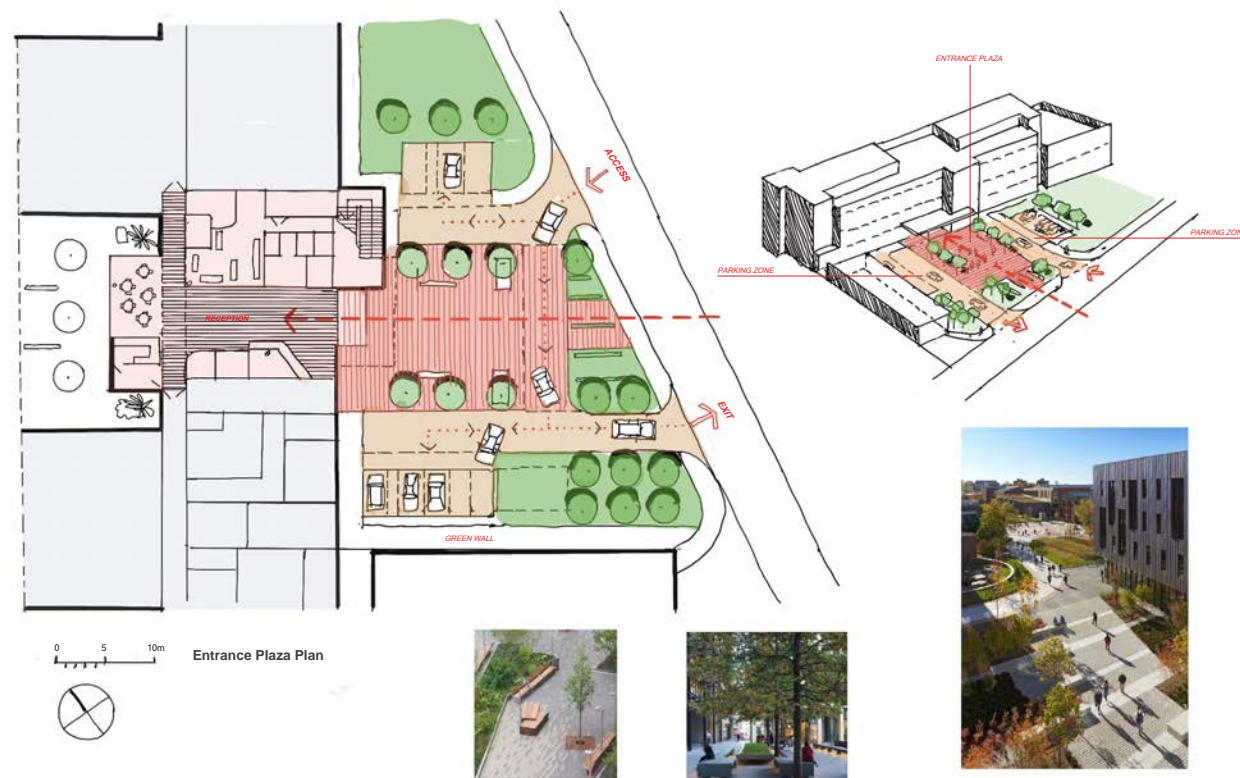
The mental health inpatient unit will be a significant building in terms of its standing to Betsi Cadwaladr University Health board for both local, regional and national mental health services provision in Wales. It is therefore a flagship scheme representing probably a significant investment in mental health for the Trust.

The architectural approach recognises this status, however must respond to the appropriate scale and degree of inpatient accommodation that is to be provided. The scale is to be primarily two storey and domestic in nature to reflect a non institutional "homely" environment.

The main entrance is intended as a welcoming space signalling both the entrance and primary circulation areas and promoting principles of healing and wellbeing through biophilic design. The arrival to the facility is, as in most hospital sites has a clearly identified entrance with canopy and red feature cladding with simple wayfinding into the building from this point.

The approach from the north is through the existing hospital access road and once the immediate site boundaries are reached, there is a relatively formal vehicular approach to the main entrance with car parking to one side of shared plaza area. This approach complements the setting and assists in elevating the building status without creating an imposing and institutional façade.

The materials are chosen from a palette that sits harmoniously in a the hospital campus setting and comprises of elements of brick, metal cladding, coloured feature windows and a living wall to extend the biophilic design principles of the main entrance.

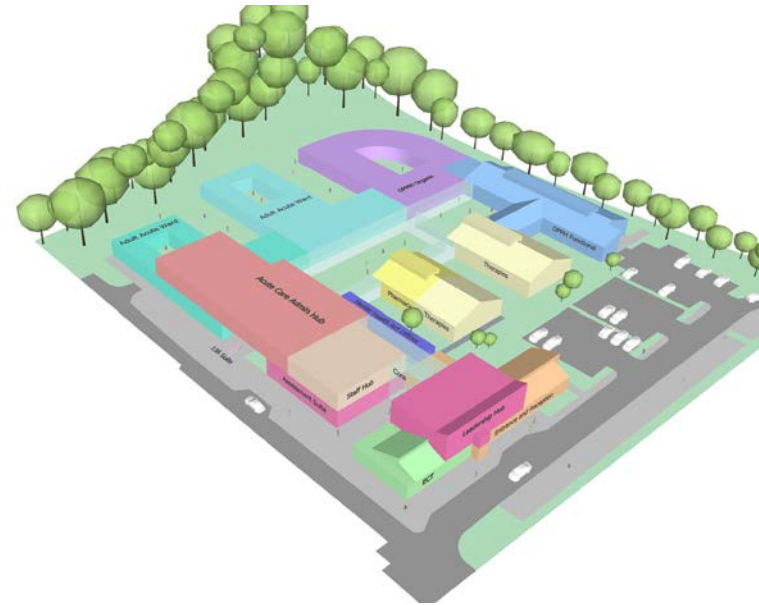


3.2 Site Options Appraisals

Following extensive user consultation and the public consultation and previous pre application Site option 3 has been selected as the preferred option

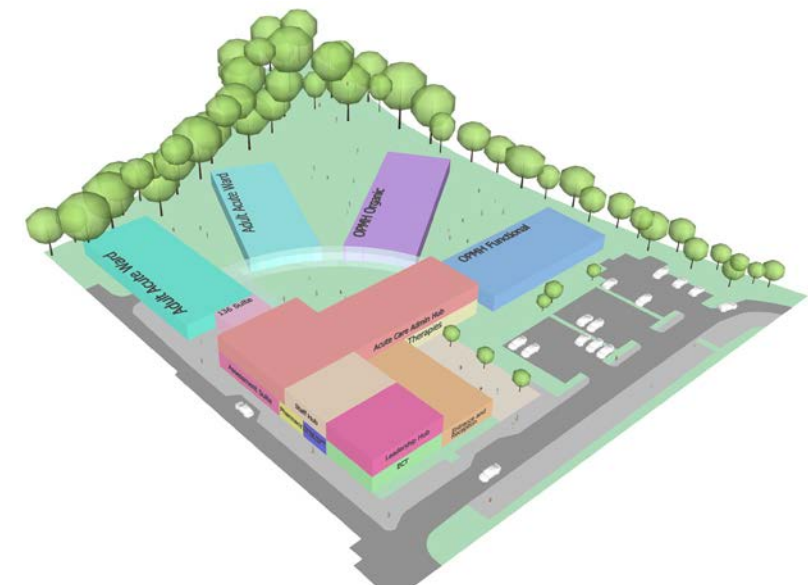
Option 01

- Complete re configuration of the existing unit with some areas being refurbished only and some elements of new build
- Retains existing building, cost saving
- All ground floor wards
- Solution requires phased development of site
- Decant of Older patient into Adult acute wards required may not be feasible



Option 02

- Full demolition of the existing unit and complete re-build on the existing site
- Brown field site
- Full demolition of existing building



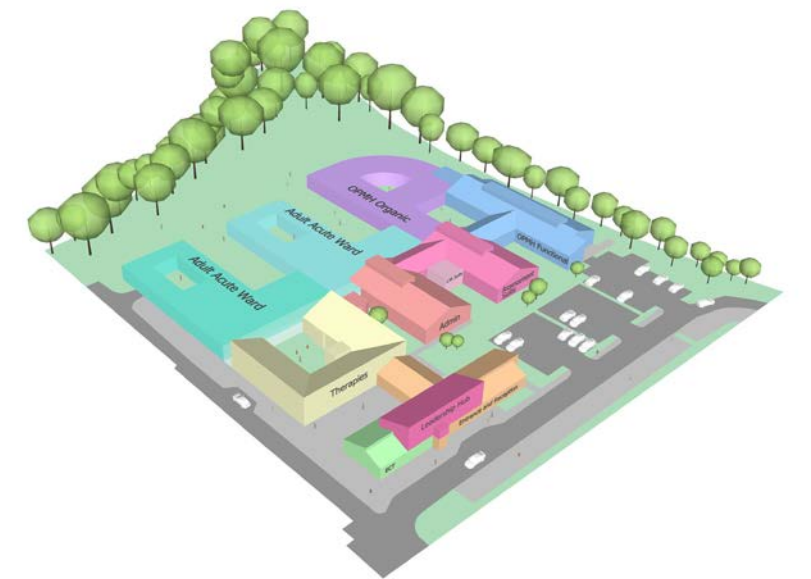
Option 03 (Preferred Option)

- Complete new build to the site north of the Pathology department
- Similar ward types on the same floor
- Separate 136 and services access
- Older persons on the ground floor
- Linked wards on both floors
- Separation of external spaces between adults and older persons
- Stacking of different ward types difficult from a services point of view



Option 04

- Redevelopment of the existing unit in accordance with the current SOC intent
- Retains existing building, cost saving
- All ground floor wards
- More compact scheme
- Solution requires phased development of site
- Decant of Older patient into Adult acute wards required may not be feasible
- Aspirations for staff offices and rest area not achieved



3.3 Massing & Adjacencies

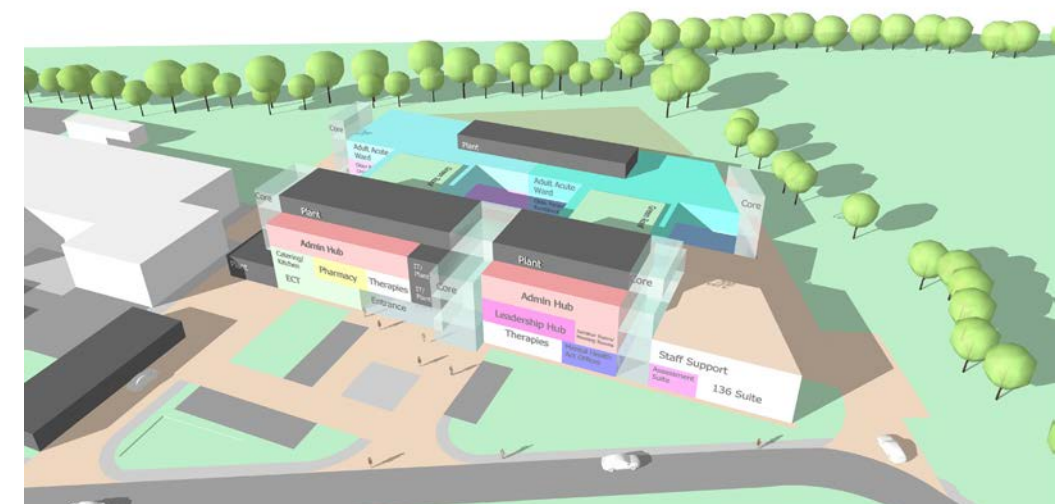
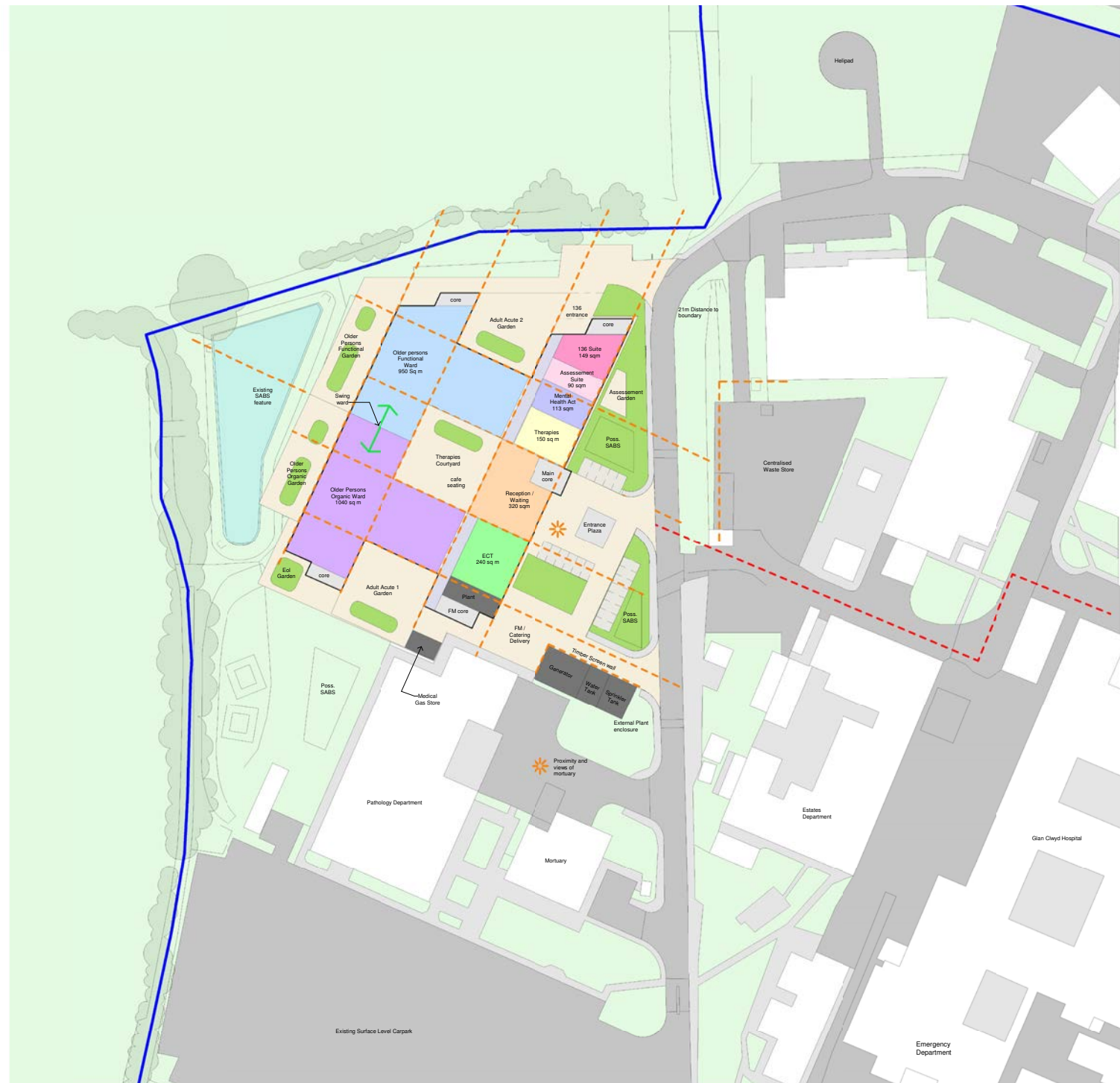
Several iterations of the 1:500 concept have been developed and discussed in the course of the OBC design process along with different site appraisals. These have been informed by consultation and liaison with both the user group representatives and Trust estate officers. The design process has accommodated an evolving brief including changes to the functional content and schedule of accommodation.

The key adjacencies have been reviewed and were necessary changed in response to input by users, in particular to accommodate the concerns of the Therapies department and the location of the ECT department

Throughout the process the 1:500 layouts have been tested department by department by 'test for fit' designs at 1:200 scale to ensure that the layouts are robust and reflect operational requirements of the brief. At each revision of the 1:500 layout and at each scope/schedule change the design has been revised and retested at 1:200 scale to maintain this robustness.

The design has evolved from the developing concept driven by several key parameters.

- Response to the physical site constraints, access points and orientation
- The Functional Relationships diagram and Schedule of areas issued by the Trust as part of the briefing information.
- Stakeholder workshops
- Various revisions to the functional content and schedule of accommodation following stakeholder reviews.

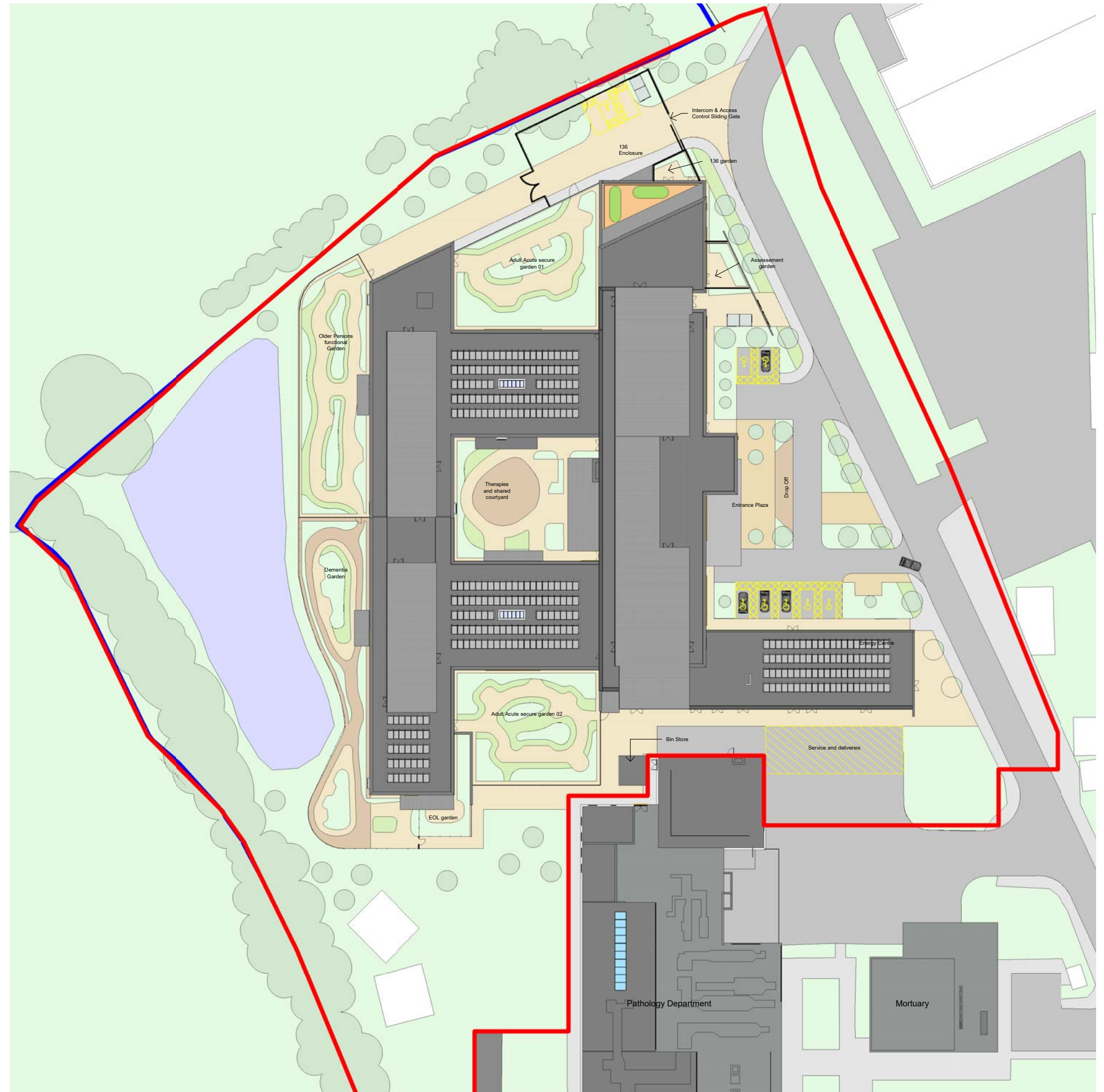


3.4 Site Plan

The proposed site plan has been developed in response to the physical constraints of the site, orientation and planning considerations. It encompasses the key parameters defined by the brief and user consultation over the OBC design process.

The orientation of the proposal accommodates the various access requirements. It preserves the woodland edge and major tree groups and preserves the drainage feature and associated ecology to the west whilst emphasising views out to the north and west from the older persons garden Garden.

The front plaza has been design as a drop off zone with some accessible parking space for staff and visitors the short fall in parking will be made up with the multi storey car park proposed in the entrance area car park



3.5 Ground Floor Plan

The plan is arranged a central courtyard with 2.1m wide corridors providing the main circulation route.

Public access is restricted to the main entrance and Visitors are greeted with an open plan area looking into the courtyard and a cafe is located adjacent to the main entrance.

The main inpatient accommodation is Older persons functional and dementia wards. These have been located at ground floor to make access easier for patients and visitors and reduce the risk of evacuation during fire.

The 136 suite has its own discreet entrance and drop off area which is linked to the assessment suite

Therapies are split over two floors, with the quieter area on the ground floor



3.6 First Floor Plan

Louder therapy areas are located at this level as it is envisioned that these active spaces will be used more frequently from patients in the adult acute wards.

Both Adult Acute wards are linked to offer flexibility in the bedroom split and the opportunity for the sharing of staff. Garden access is provided via a stair core at the end of each ward.

This floor features a centralised Regen kitchen.

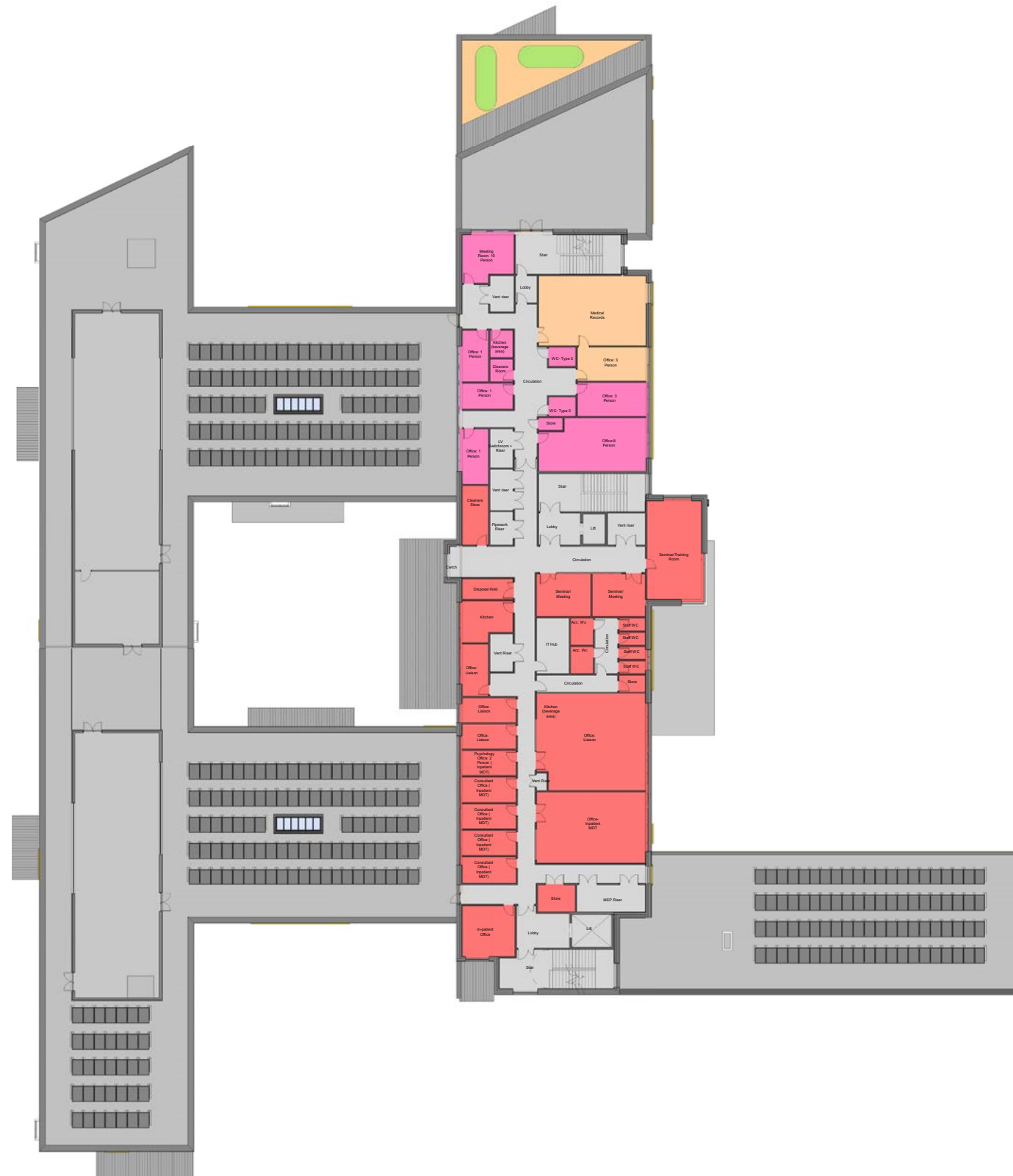


3.7 Second Floor Plan

The second floor includes the acute care admin hub, leadership hub and access to rooftop plant on the roof of the two storey block.

This floor consists of open plan offices with smaller cellular offices and hot desking facilities. Paired seminar/meetings rooms are located at both first and second floor level with folding partition walls between providing flexibility. Central to the plan is the shared kitchen.

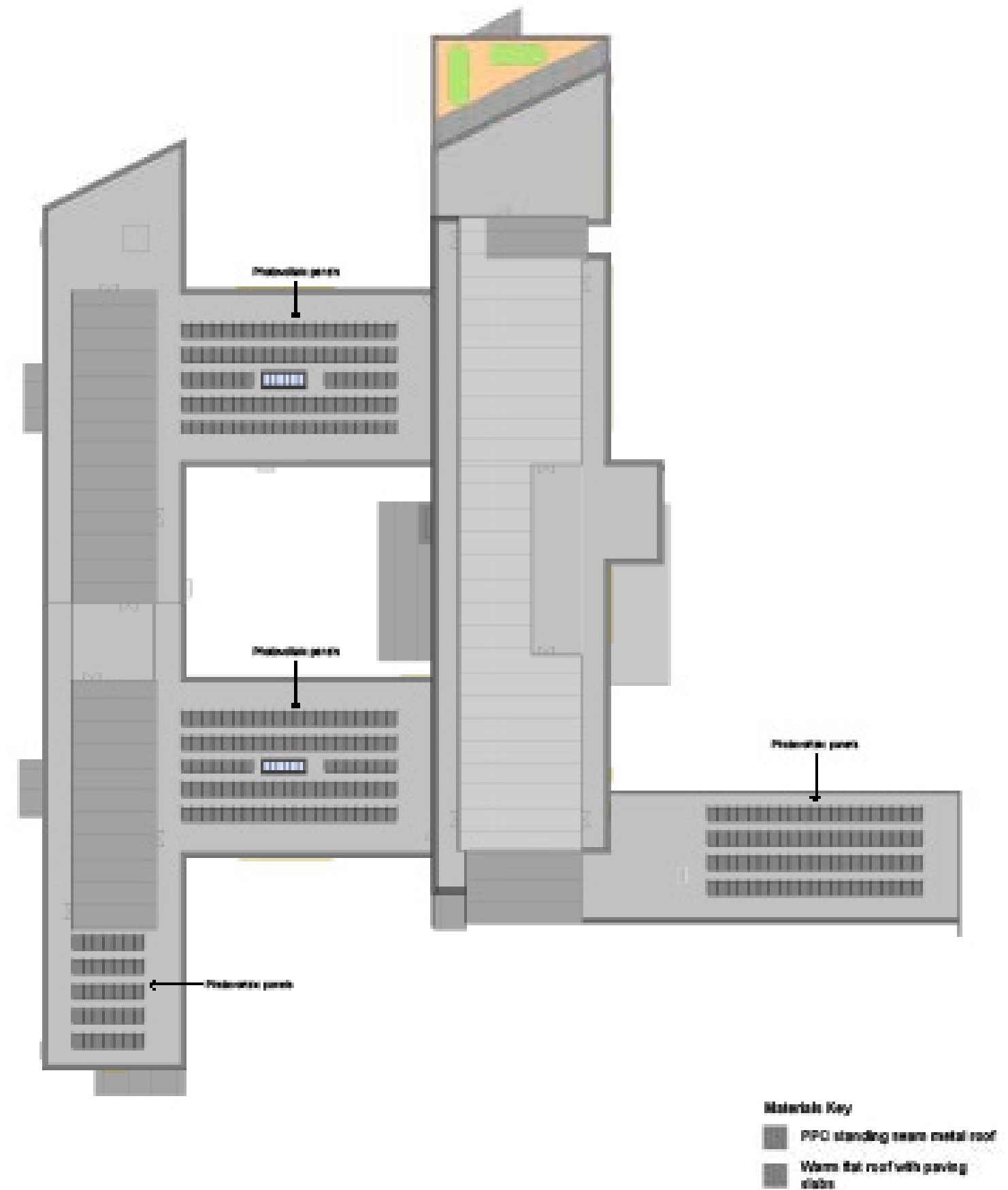
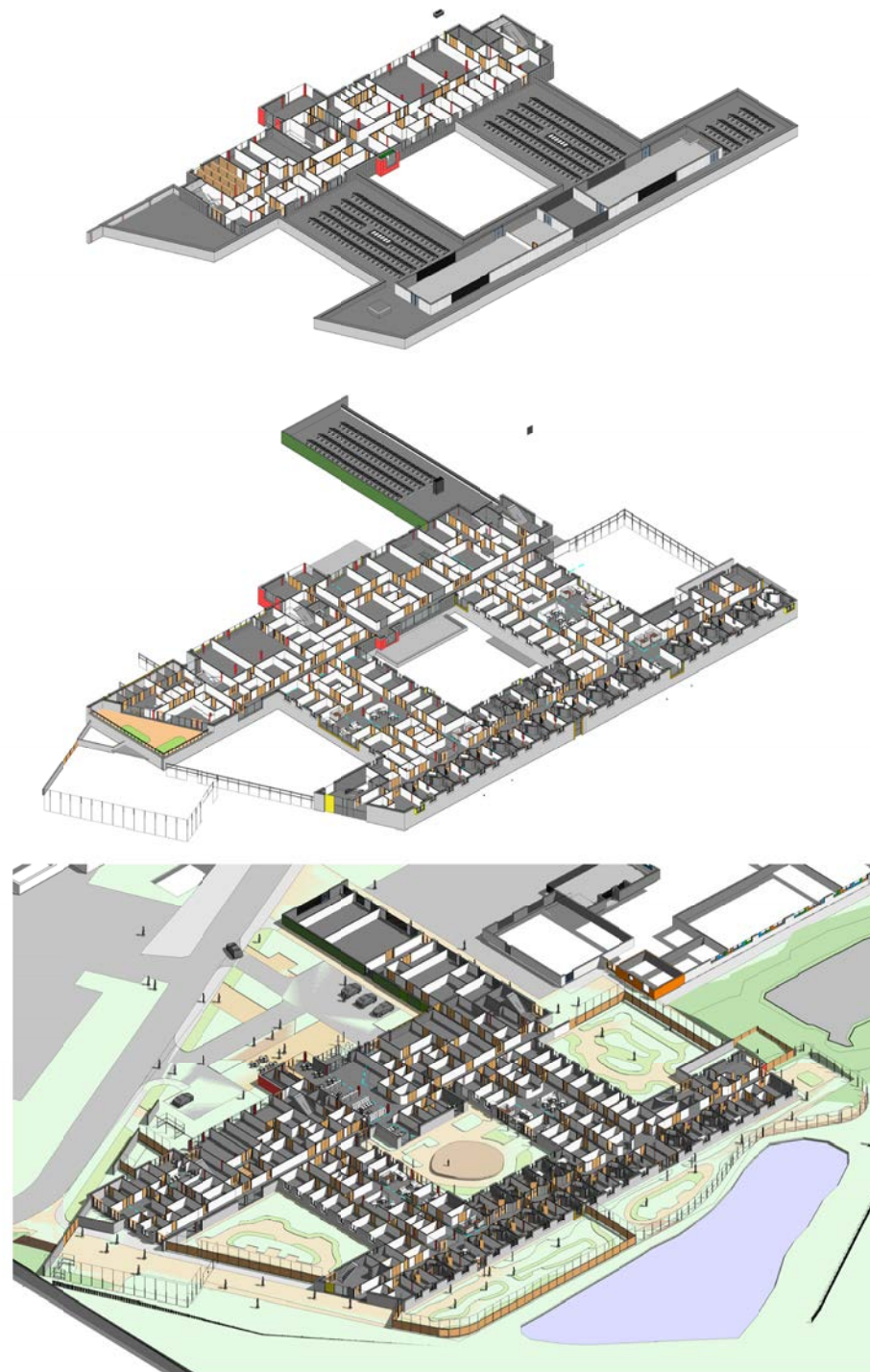
The leadership hub provides offices and meeting rooms with access to the cluster of seminar/meeting rooms in the acute care admin hub.



3.8 Roof Plan

Plant rooms are accessed via the stair cores which run the whole height of the building. The central bed lift can be used to transport equipment.

The south facing nature of the flat roof offers the opportunity for solar PV panels.



3.9 Main Entrance Approach



3.10 Internal Visual



3.11 Elevations











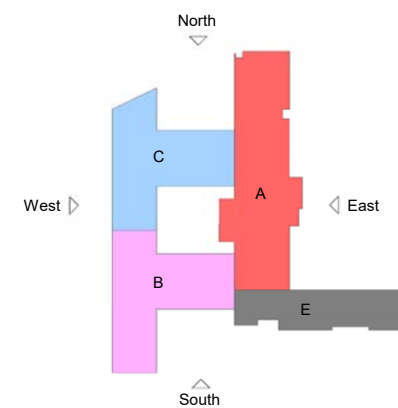
2 East Elevation Planning
1 : 200



1 North Elevation Planning
1 : 200

Materials Key

-  PPC Rainscreen cladding
-  Enamelled Glass Feature cladding
-  Brickwork
-  PPC Metal Plantroom cladding
-  Green wall
-  PPC Aluminum windows and curtain walling
-  PPC metal feature around windows
-  PPC triple banked louvers



3.12 Elevations











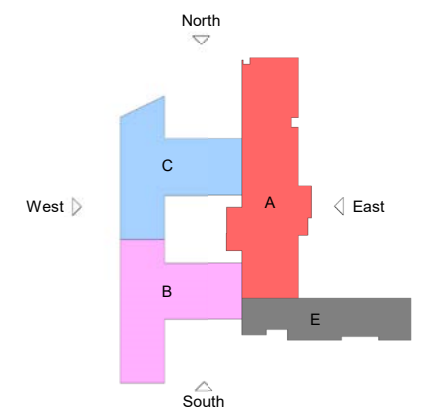
2 West Elevation Planning
1 : 200



1 South Elevation Planning
1 : 200

Materials Key

-  PPC Rainscreen cladding
-  Enamelled Glass Feature cladding
-  Brickwork
-  PPC Metal Plantroom cladding
-  Green wall
-  PPC Aluminum windows and curtain walling
-  PPC metal feature around windows
-  PPC triple banked louvers



3.13 Longitudinal Sections



4 Parameters Sections - East/West A-A - 1-200
1 : 200



5 Parameters Sections - North/South B-B 1-200
1 : 200

Key

- 3 Storey
- 2 Storey
- Plant

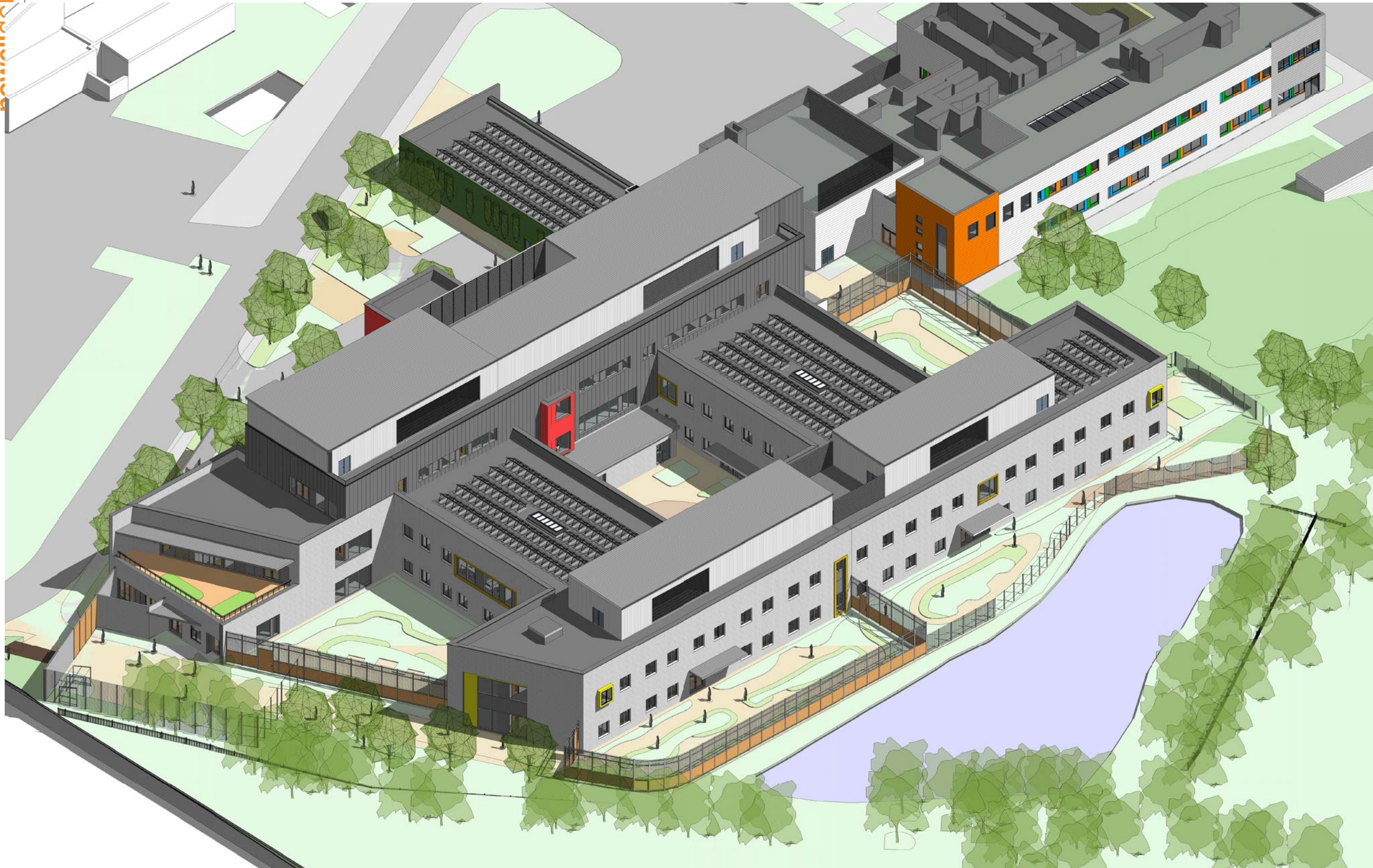
AOPMHU Maximum Gross External Area: 11535m²

North Elevation: 60.00m -64.00m
East Elevation: 106.50m-110.5m
West Elevation: 83.00m - 87.00m
South Elevation: 102.50m -106.50m

Maximum Heights:

3 Storey: 15.50m-17.50m
2 Storey: 10.00m-13.50m

3.14 Axonometric View



3.15 External Materials

The pallet of materials proposed will blend in with the hospital campus whilst providing its own unique identity and selecting quality materials which are appropriate for dementia and acute mental health environments and will weather well. The key features will be the red glass cladding to the entrance, with the lower storeys in brickwork and the upper storeys being in PPC cladding panels.



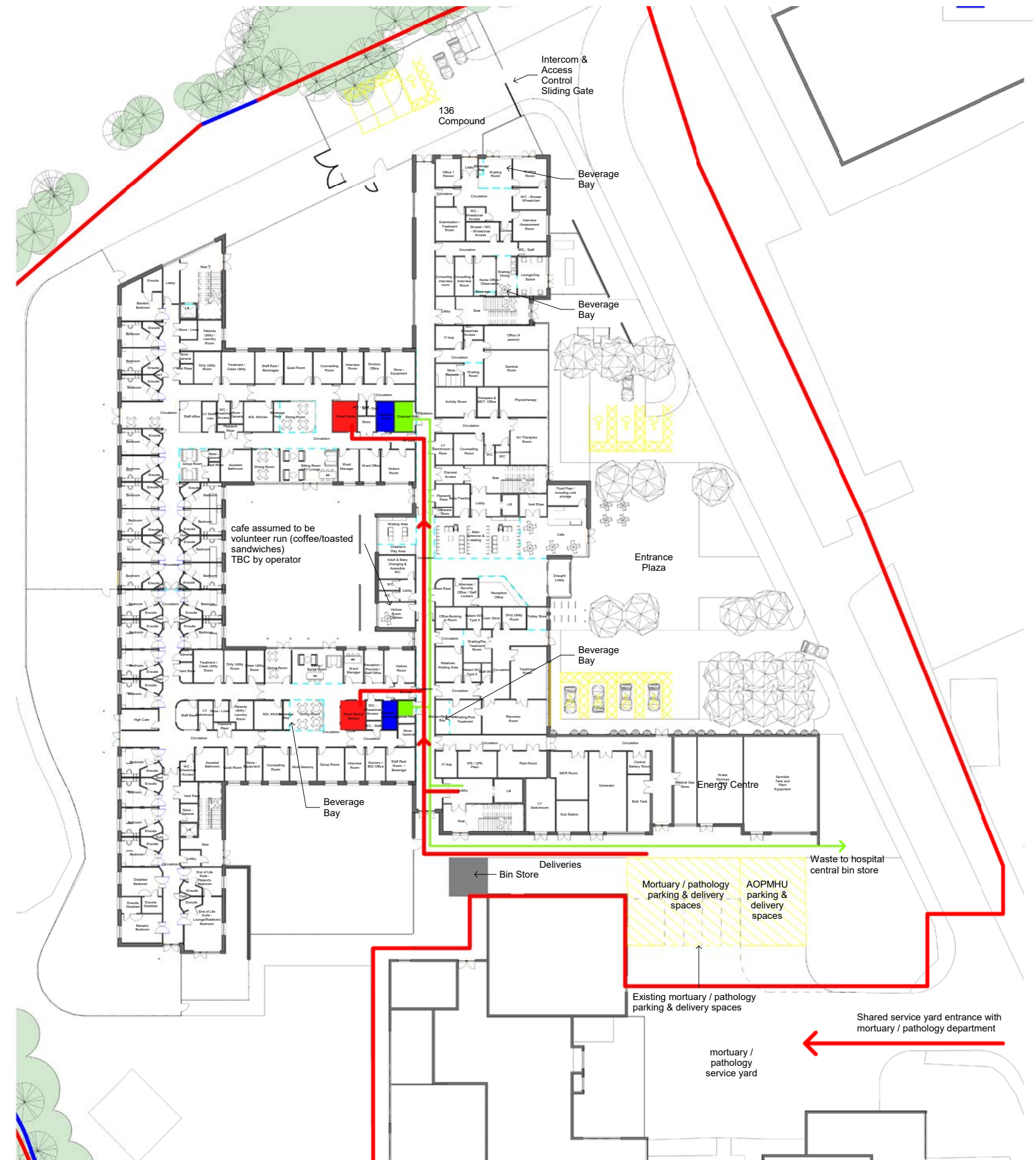
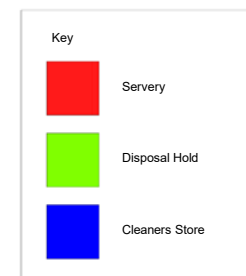
3.16 Servicing & Maintenance Concept

FM, servicing and maintenance issues have influenced and been incorporated into the proposals. In addition the schedule of accommodation for the facilities department has been reviewed and amendments incorporated into the departmental area providing the requested level of accommodation for housekeeping, security and catering staff.

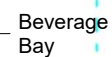
The layouts show a single shared primary circulation corridor linking all areas at ground floor and first floor with a central stair core and bed lift. Secondary cores provide access to the Extra Care Suite and Staff Hub. The principal M&E distribution will follow similar routes.

The implications of the mix of clinical/public/FM flows has been considered and discussed with the Trust and user group representatives. Catering deliveries are significantly reduced by the introduction of ward based catering although some bulk storage and catering staff facilities are located centrally in the facilities department. The main concern is that of waste storage and collection. The successful integration of waste collection via the shared route will require a robust waste management policy. Physical allowance for this is made in the plans for adequate disposal hold with facilities for the separation of recyclable waste located close to the primary route.

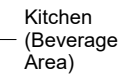
Fire service access will be from both the main access approaching the entrance concourse and from the main entrance access to the required fire fighting cores is within 45m carrying distance in accordance with the overall fire engineering strategy for the hospital



Ground Floor



First Floor



Second Floor

Key

	Servery
	Disposal Hold
	Cleaners Store

3.17 Landscape Proposals

The Landscape Design Approach

The landscape scheme is designed to cater for the needs of the patients, staff, and visitors following best practice guidance including Welsh Health Building Note, Adult Acute Mental Health Units.

Context

The existing site context landscape feature include a retained existing attenuation pond to the west, green hedgerow and tree buffers to the northern and western boundaries of the site, proposed to be retained to contribute to the site context and setting. To the entrance of the site, a structured landscape is proposed with a line of street trees along the main road and associated shrub and hard landscape features to create a supportive and attractive public realm. Some seating is proposed near the main entrance, as well as some outdoor tables and chairs for the new café facility.

Garden Design Principles

The gardens have been designed to provide safe and attractive landscapes including view to the wider landscape where possible, therapeutic landscape elements, walking and seating individually or in small groups. A feature garden with therapeutic landscape elements is proposed as a backdrop to the visitors' waiting rooms, with a calm landscape character. Activity space and raised planters are proposed at the therapies and shared courtyard for communal use, with a large area of soft surface for exercise and therapies. The garden for dementia patients has been carefully designed to avoid points of confusion and agitation, creating a simple walking loop with views to the wider landscape to the west, which provides a feeling of familiarity and comfort. the adult acute gardens, gathering spaces are split into group and single seating to provide options for those who prefer social interactions and those who prefer to be seated by themselves, or exercising on a looped path. At the assessment gardens and EOL garden, a simple landscape design with views focused on seasonal planting and seating are proposed, with scented and textured plant species proposed. All the furniture specified in the gardens is specially designed for mental health unit for their safety standard and durability.

Throughout the landscape scheme, multi-sensory therapeutic landscape experience has been incorporated in the planting design through calming colours, scents, sounds, textures, and touch. Seasonal plant interest is proposed to emphasise the seasons and natural processes. Various boundary fencing treatments and heights are proposed to different areas according to need. Metal mesh fencing with 'See-through' properties will be used at gardens to allow users to look out to the wider landscape, while fulfilling security requirements, and screen fencing where privacy is more appropriate.

PROPOSED TREES



Acer capillipes
(Red snake-bark maple)



Amelanchier lamarckii
(Snowy mespilus)



Pinus sylvestris
(Scots pine)



Tilia x vulgaris
(Common lime)

PROPOSED SHRUBS & HERBACEOUS



Aloysia triphylla
(Lemon verbena)
herbs of healing properties



Choisya ternata
(Mexican orange blossom)



Hebe albicans 'Red Edge'
(Hebe 'Red Edge')



Hebe 'Autumn Glory'
(Hebe 'Autumn Glory')



Hebe 'Midsummer Beauty'
(Hebe 'Midsummer Beauty')



Philadelphus coronarius 'Aureus'
(Mock orange 'Aureus')
scent healing properties



Philadelphus 'Manteau d'Hermine'
(Mock orange 'Manteau d'Hermine')



Rosmarinus officinalis
(Rosemary)
culinary healing properties



Salvia officinalis 'Greek'
(Common sage)
culinary healing properties



Skimmia japonica reevesiana 'Rubella'
(Skimmia 'Rubella')



Syringa vulgaris
(Common lilac)
scent healing properties



Thymus vulgaris 'German Winter'
(Common thyme)
herbs of healing properties



Artemisia dracunculoides 'Inodora'
(Russian tarragon)
culinary healing properties



Artemisia 'Powis Castle'
(Wormwood)
scent healing properties



Bergenia cordifolia
(Heart-leaf bergenia)
calming color healing properties



Geranium x magnificum
(Purple cranesbill)



Levisticum officinale
(Lovage)



Mentha x piperita 'Peppermint'
(Peppermint)



Persicaria amplexicaulis
(Red bistort)



Sedum spectabile 'Herbstfreude'
(Stonecrop 'Herbstfreude')
scent healing properties

PROPOSED GARDEN FURNITURE



Pineapple, Ryno bench
Yellow



Blue



Cool green



Pineapple, Ryno coffee table
Blue



Cool green



Moonwalk grey



Pineapple, Ryno lounge chair
Cool green



Moonwalk grey



Purple



FORMS+SURFACES, Float bench
(Dushin Danim, usa)



WoodBlock, L-Shaped Raised Planter

PROPOSED EXTERNAL SITE FURNITURE



TARMAC, Black tarmac



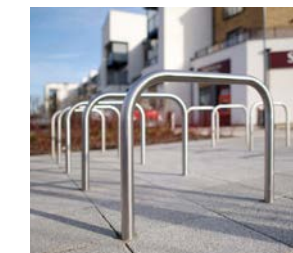
TARMAC, Buff tarmac



SureSet, Resin bound surfave



SOFT SURFACES



Ollerton, sheffield stainless steel
curle stand



Rhino m3, flat top stainless steel

3.18 Landscape Proposals



3.19 Sustainable Drainage Proposals

Proposed Drainage Solutions

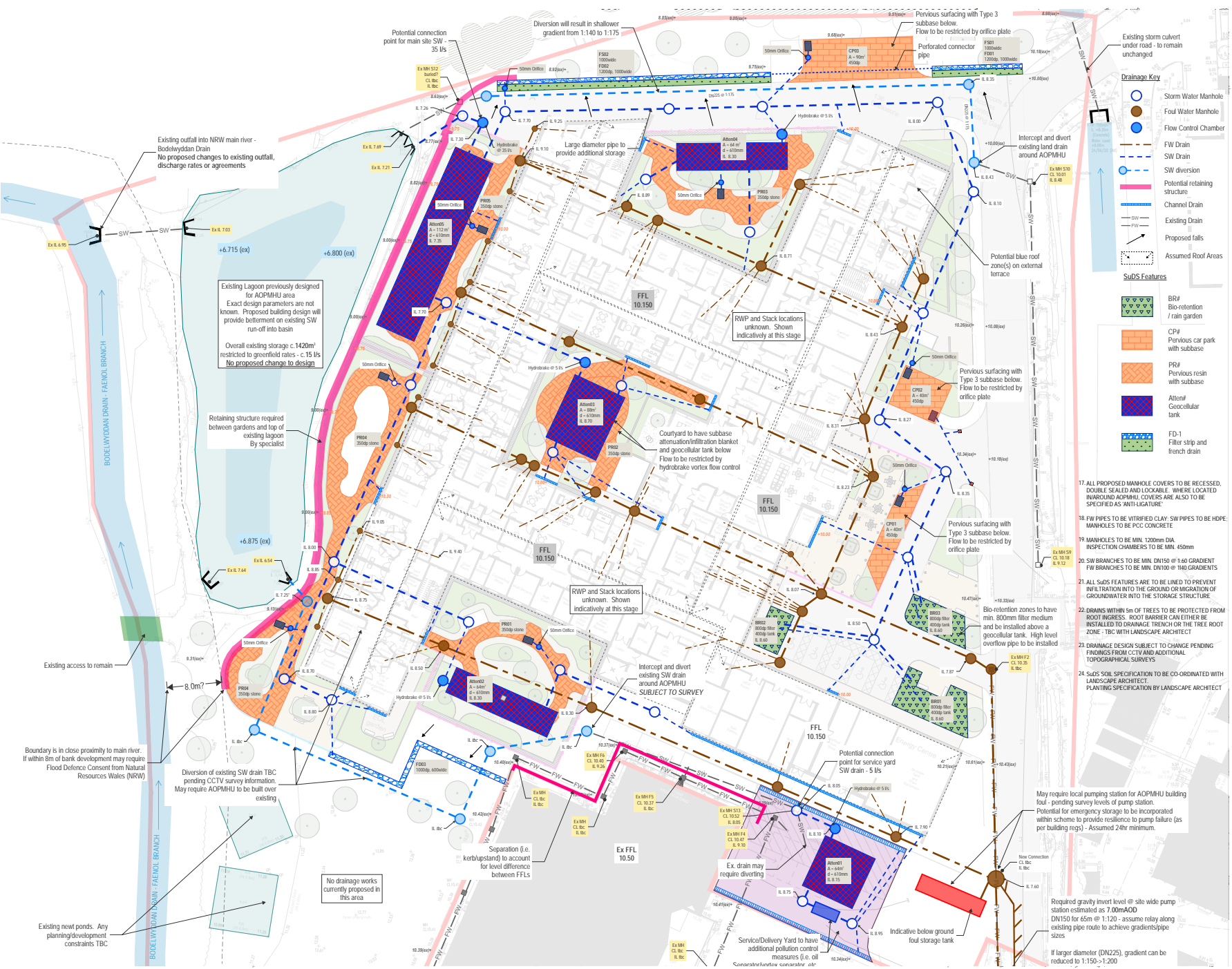
The proposed surface water drainage design will consider the sequential approach as defined by the National Planning Policy Framework (NPPF), the Sustainable Urban Drainage Manual & Part H of the Building Regulations. In addition, the design will be in accordance with the statutory SuDS Standards published by Welsh Government and subject to approval by the local authority SuDS Approving Body (SAB) prior to construction work being undertaken.

The design will adhere to the principles set out within the above to meet the five priority levels and to comply with the six mandatory standards. For this project it is presently proposed to use infiltration techniques for the treatment of surface water arising from the development. In this respect permeable paving, french drains, rain gardens and soakaway trenches/chambers will be used, all of which will be integral with the proposed landscaping scheme to maximise irrigation, biodiversity, and amenity values. Ramboll's drawing gives an initial overview of the likely solution although this will be developed further during Stage 4 design process in close liaison with the Landscape Architect and SAB Officer.

The foul water flows from the building will be directed, via gravity sewers, to a new private foul water pumping station with a short section of new rising main making connection to the existing main provided as part of the highway infrastructure works. Details of the proposed foul water drainage for the development are shown by Ramboll drawing

External Works

The paved areas will be a mixture of tarmac, permeable block paving and permeable resin bonded gravel construction. Presently it is envisaged that the primary access roads will be of tarmac construction with car parking bays being of permeable block paving.



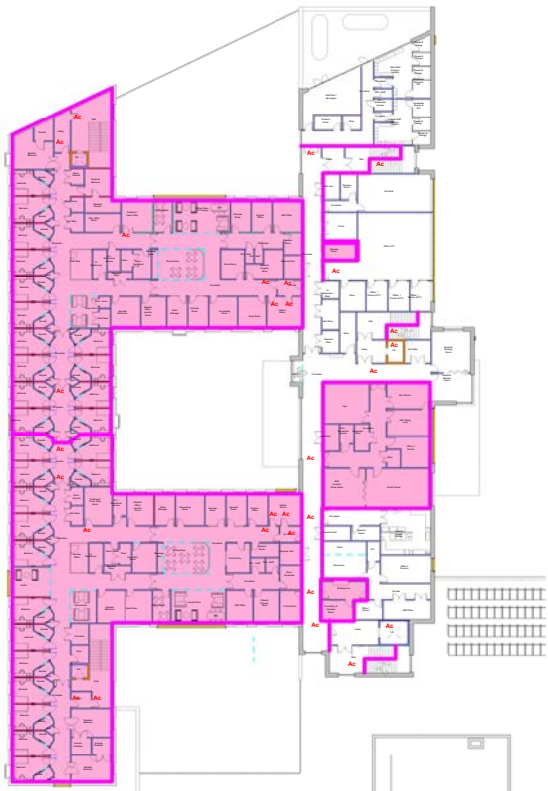
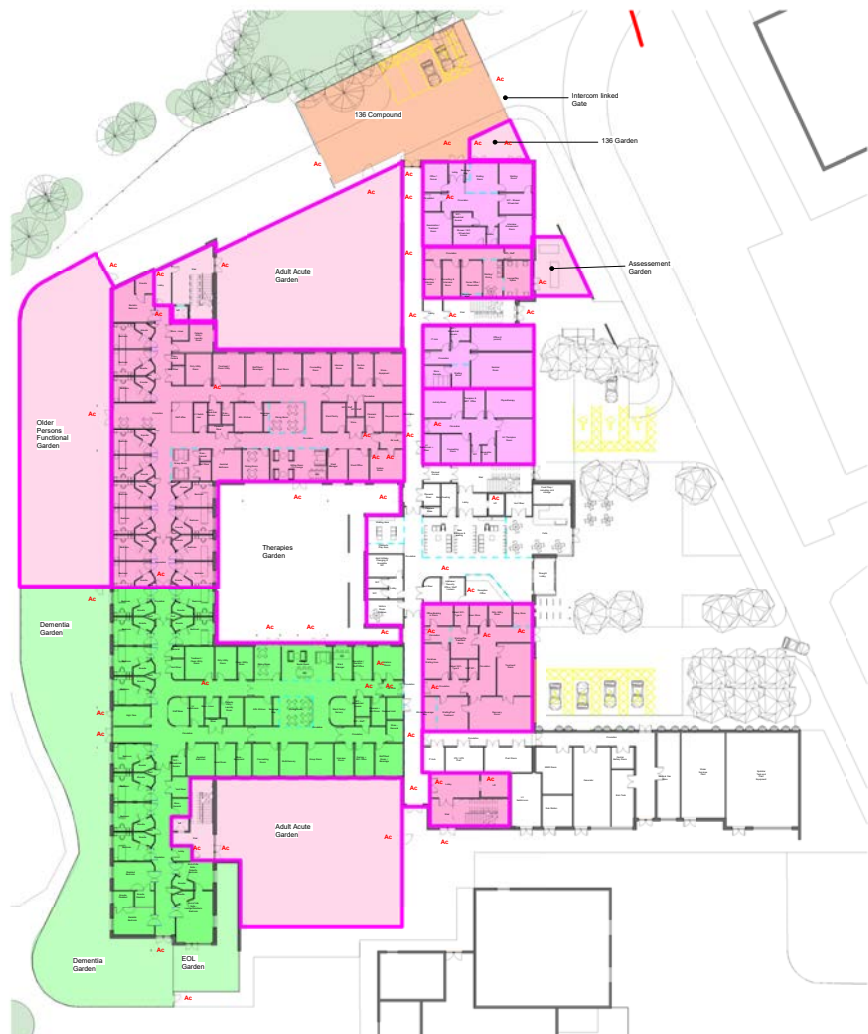
3.20 Security

A consultation has been held with North Wales Police and Ysbyty Glan Clwyds Security Adviser during RIBA stages 2 & 3

Lines of security have been discretely incorporated into the landscape and the principal "fence" is located around the therapeutic gardens, and admissions suite.

The front plaza is connected to the entrance across a shared surface which also gives access to the wider site for service vehicles.

The use of robust material such as facing brickwork, high density plasterboard in the external and internal envelope along with mental health window specification will provide an additional level of security around the unit.



2 Security Designation - First Floor
1:250



3 Security Designation - Second Floor
1:250



- Secure Boundary
- Access Control / Maglock Fire alarm link delayed release
- Secure boundary Patient Restricted
- Secure Garden Patient Restricted
- 136 Compound
- Dementia Garden Extent
- Dementia Ward
- UHB to manage risk



5.0 Environment

4.0 Environment & Sustainability

4.1 Introduction

The approach to sustainability is by the adoption of principles of good design under TAN 12 design, BREEAM, Response to Ecological studies and surface water management through SAB.

4.2 TAN 12 Design

The revised Technical Advice Notes (TAN) aims to equip all those involved in the design of a development with advice on how sustainability, through good design, may be facilitated through the planning system. It sets out the core design principles that any development proposal must follow to help create a sustainable environment and exhibit a high level of design quality. These are structured across the following key objectives of good design:

- Access- Ensuring ease of access for all
- Character - Sustaining and enhancing local character, promoting legible development, promoting a successful relationship between public and private space, promoting quality, choice and variety, and promoting innovative design
- Community Safety - Ensuring attractive safe public spaces and security through natural surveillance
- Environmental Sustainability - Achieving efficient use and protection of natural resources, enhancing biodiversity
- Movement - Promoting sustainable means of travel

4.3 BREEAM

The sustainability of the Adult and Older Persons Mental Health Unit is to be evaluated against the latest Building Research Establishment Environmental Assessment Method (BREEAM) New Construction methodology. The project is required to achieve a minimum BREEAM rating of Excellent, representing the top 10% of new non-domestic buildings in the UK.

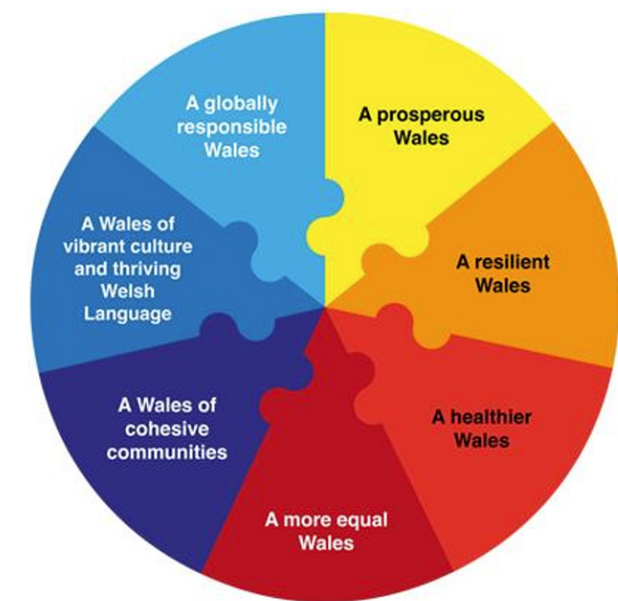
Arup were appointed by BAM at RIBA Stage 1 to work pro actively with the project team to advise on BREEAM requirements and establish a realistic strategy to achieve a BREEAM rating of Excellent.

The project targets BREEAM rating of Excellent and the design team needs to ensure that all the targeted credits are achieved as the design progresses. It is important that the cost premium is allocated in the project cost plan to allow for BREEAM Excellent targeted credits. The threshold for Excellent rating is greater than 70% but at this stage in the design process, it is recommended to be targeting greater than 70% to allow for credits being dropped at later design stages and through construction.

4.4 Decarbonisation

The NHS Wales requirements under the Well-being of Future Generations (Wales) Act 2015 will ensure that the climate is considered at an everyday decision-making level. This world-leading legislation places NHS Wales with a duty to support the seven Well-being Goals put in place by the act. Decarbonisation has a critical role to play in meeting this duty, in particular to achieve a resilient, healthier, and globally responsible Wales.

This project is being designed in partnership with NHS Wales Shared Services decarbonisation advisors to meet Welsh Assembly Government's aspirations





5.0 Transport

5.1 Access Statement

Vehicular Access is from the A55 via Rhuddlan Road. The A55 provides links across North Wales to Chester.

Railway Access is via Rhyl railway station located 4 miles away. There are a number of buses which connect the hospital to the railway station. The main bus stop is located outside the main entrance of the hospital.

Pedestrian and vehicular access into the hospital site is limited to the two entrances along Rhuddlan Road.



Key



Rhyl Railway Station



Railway Line



Bus route from Railway



A55



Vehicular Route around Hospital Site



Vehicular Access to Hospital Site



Pedestrian Access to Hospital Site



Hospital Bus Stop



Site Boundary





6.0 Carpark

6.0 Multi Storey Car Park Principles

The new Adult and Older Persons Mental Health Unit is proposed on the current carpark.

To maintain parking numbers across the hospital site a new multi storey car park is proposed to the north east of the Glan Clwyd Site

Car parking at the Glan Clwyd Hospital site is acknowledged as a challenge. Improvements have been made to provide a 20% increase in the number of car parking spaces at the hospital in recent years.

The new mental health unit will be built within the footprint of Car Park G, at the rear of the hospital. To replace the car parking spaces lost, we will introduce a first floor deck over Car Park P3 at the front of the hospital, providing more easily accessible replacement provision. The additional parking deck would be planned to be completed before building work starts on the new hospital unit. The additional car parking deck would be constructed in a way that would allow for further expansion in the future if required.

The hospital are continuing to explore other options to improve how staff, patients and visitors access the hospital site. This includes the potential reintroduction of the Park and Ride scheme, if a suitable off-site parking site can be secured.

As part of ongoing efforts to reduce the carbon impact of the Health Board's activities and demand for parking, measures are being explored as to how greater use can be made of cycle to work and car share options, public and community transport schemes, agile and home working, and increased use of video and online technology for remote consultations, where appropriate

Overall, car parking capacity at the hospital would largely remain directly comparable with the existing level of provision. In allowing for the hospital's parking provision to be better focused close to the hospital's entrance, parking arrangements would be beneficially simplified, helping to relieve congestion within the hospital campus. It is envisaged that the more efficient parking arrangements introduced would improve parking conditions at the hospital

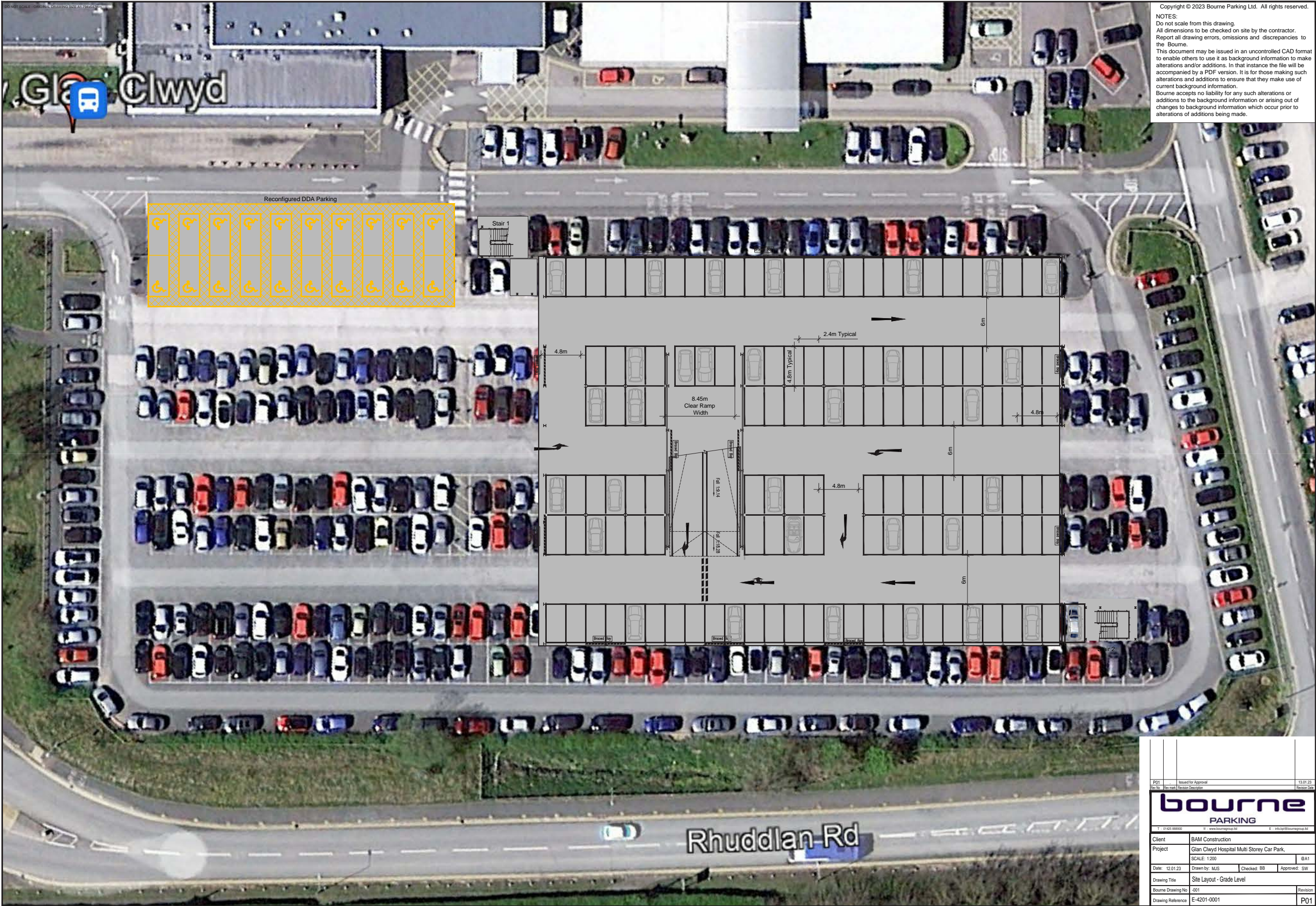
Numbers of car parking spaces:

Number within existing MHU location car park and therefore being lost = **244 (238 plus 6 disabled spaces)**

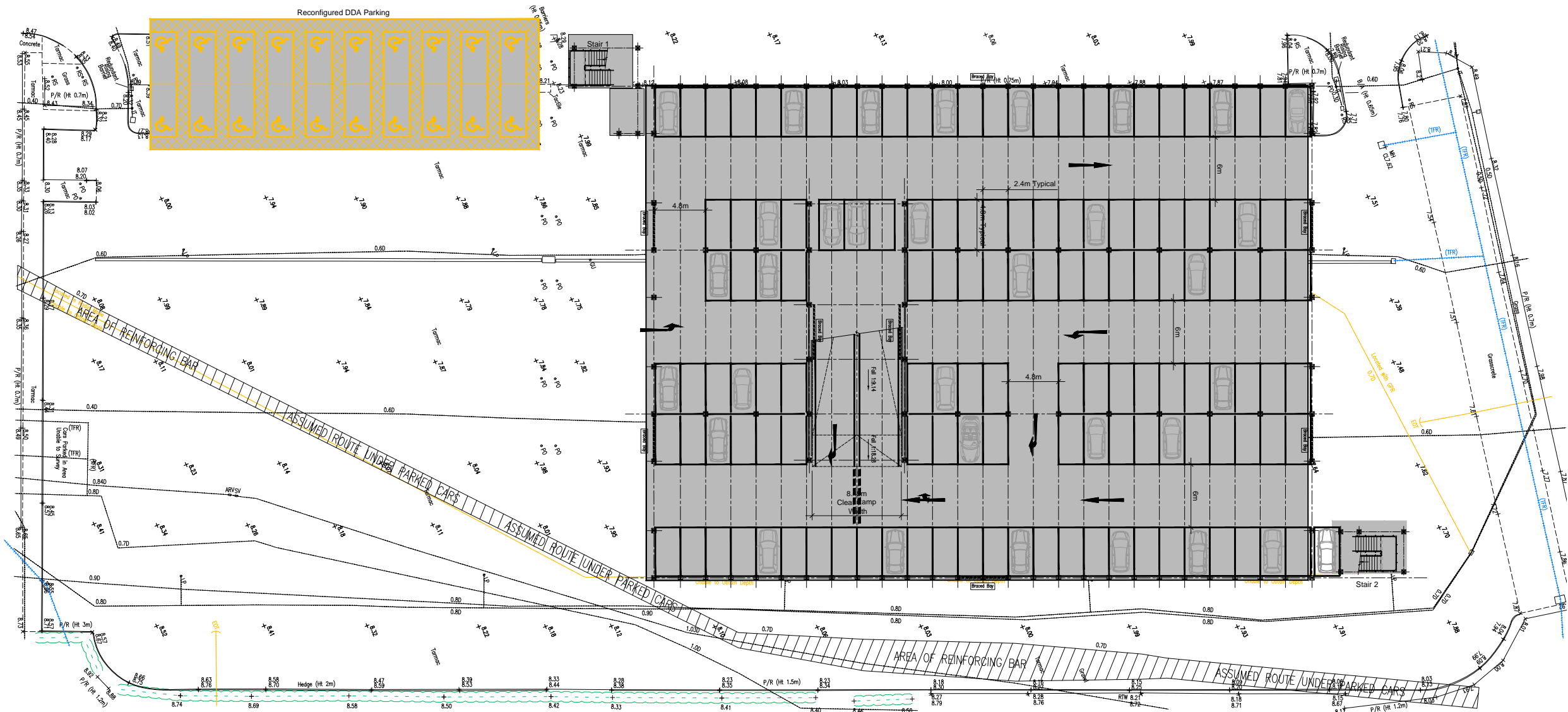
Number currently proposed within new MSCP = **220**

Number provided adjoining new MHU (counted from PD OBC drawings so it may have changed since we modified the entrance) = 11 (2 plus 9 disabled)

6.1 Multi Storey Car Park - Level 0 Site Plan



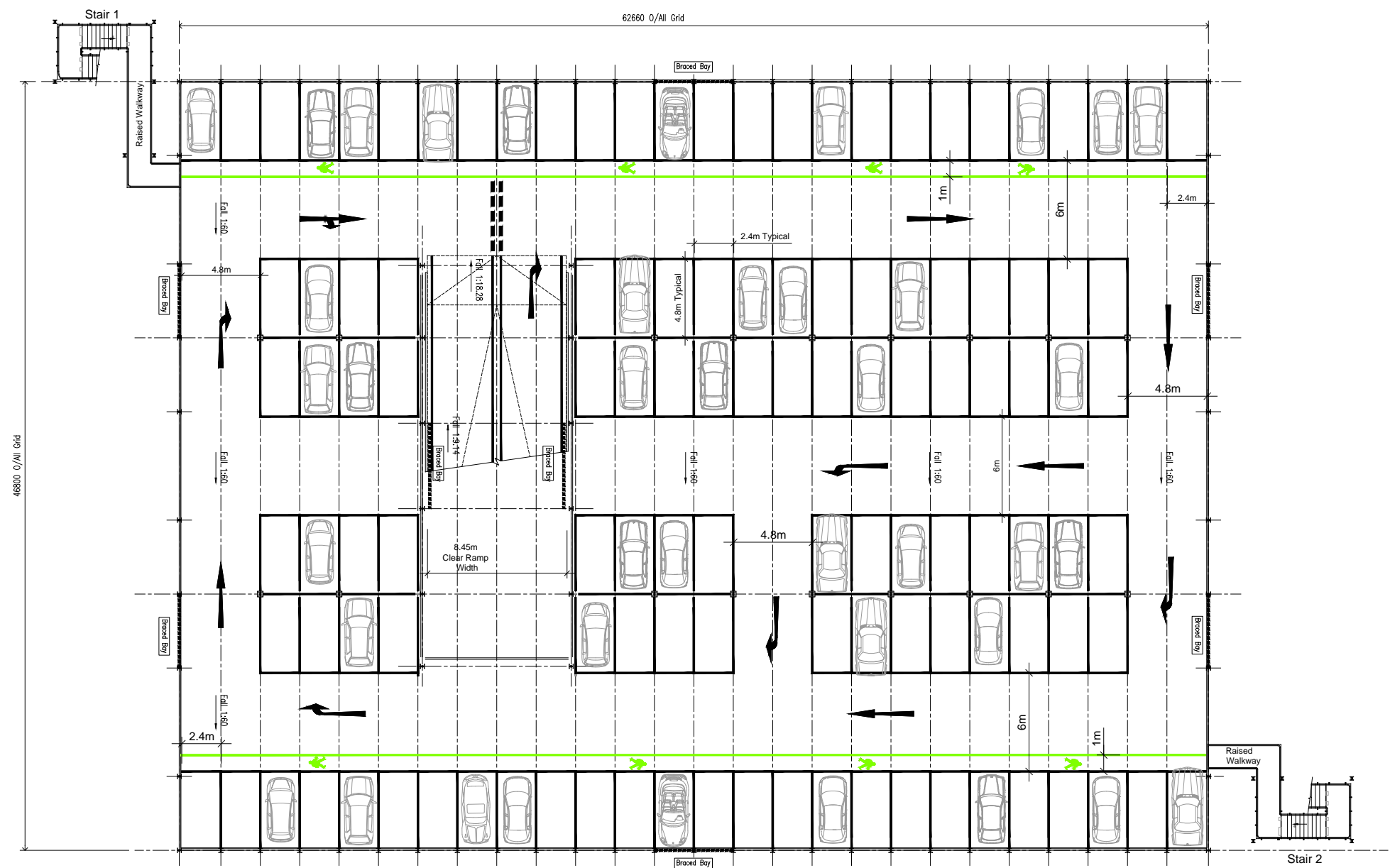
6.2 Multi Storey Car Park - Level 0 Plan



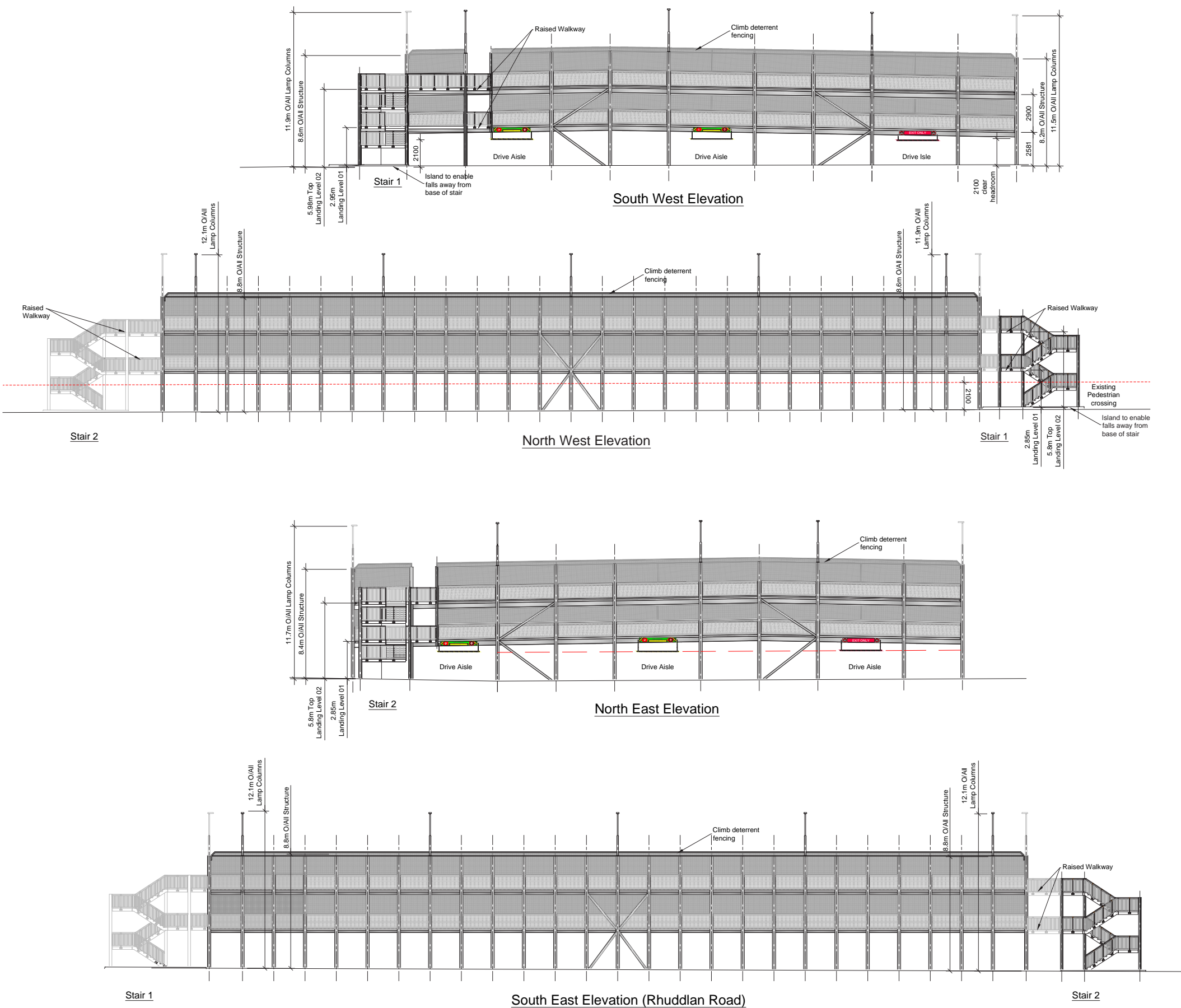
powelldobson
ARCHITECTS



6.4 Multi Storey Car Park - Level 2 Plan



6.5 Multi Storey Car Park - Elevations



7.0 Conclusion



7.0 Conclusion

This Design and Access Statement has been prepared for the Adult and Older Persons Mental Health Unit and multi storey car park proposed at Glan Clwyd Hospital. The Statement identifies the development proposed and explains the design approach undertaken.

The mental health inpatient unit will be a significant building in terms of its standing to Betsi Cadwaladr University Health board for both local, regional and national mental health services provision in Wales. It is a flagship scheme representing a significant investment in mental health for the Trust.

The development would stand as a valuable and efficient use of brown field land, and the design would be of a quality that is appropriate to the site setting and relevant planning policy. On these grounds, it is considered that the proposed development is acceptable, and it is respectfully requested that planning permission should be granted.

