

LEEK MOORLANDS HOSPITAL | LEEK | STAFFORDSHIRE
CONSERVATION, DESIGN & ACCESS AND PLANNING STATEMENT

**PROPOSED TEMPORARY MOBILE BREAST SCREENING UNIT AND ALTERATIONS TO
VEHICULAR ACCESS ON GRADE 2 LISTED SITE**

CONTENTS

1.0	Introduction	2
2.0	History & Statement of Significance	3
3.0	Planning Policy Guidance	4
4.0	Design Characteristics	7
5.0	Access Proposals	10
6.0	Summary	11

LEEK MOORLANDS HOSPITAL | LEEK | STAFFORDSHIRE
CONSERVATION, DESIGN & ACCESS AND PLANNING STATEMENT

1.0 INTRODUCTION

This full planning application is for the temporary siting of a moveable Breast Screening Unit within the existing car park at Leek Moorlands Hospital off Ashbourne Rd, Leek together with enlargement of existing non-gated vehicular access.

The proposal seeks to provide the siting of a temporary mobile unit to provide a health care facility for breast screening. This application is in response to the success of that facility on other sites across North Staffordshire and hopes to facilitate its arrival and future return to this site over a period of 9 yrs. It is required on site for a period of sixteen months commencing July 2015. It will leave site after the sixteen months for twenty months to complete a cycle. Three complete cycles are required (9 yrs.). The schedule below is an indicative timetable and locations for the unit (subject to relevant LA and other approvals) up to and including 2016 at which point the schedule will potentially repeat. However local conditions and service needs may require the need for flexibility on this timetable, and therefore this schedule is for guidance only.

LOCATION	DATE
Cheadle	Current – Jan 2015
Newcastle under Lyme	Jan 2015 – Jul 2015
Leek	Jul 2015 – Nov 2016
Kidsgrove	Nov 2016 – May 2017
Cheadle	May 2017 – Oct 2017

2.0 HISTORY & STATEMENT OF SIGNIFICANCE

History & background

Policy HE 6 of NPPF requires the provision of a description of the *significance* of the heritage asset affected by any development and the contribution of their setting to that significance.

Leek Moorlands Hospital is a Grade II Listed Building Listing reference NGR: SJ9942956155. It is situated within its own grounds bounded by the main Leek to Ashbourne Road and the local Kniveden Lane, which is where the modern-day public access is located. The building itself has been extended a number of times over the years and is based on the former Leek Poor-Law Union Workhouse, built circa 1838. The original frontage onto the main A523 Ashbourne Road is 3-storey, with 2-storey axial wings, only one of which now survives. To the rear of this, arranged in the *Panopticon Principle* of a central-core viewing area for the workhouse bosses. The historical frontage to the building is of pediment form over 3 bays with a dated apex and Doric styled columns. Timber sash windows are predominant over the majority of the building with stone heads and brickwork sills. Some original interior features are still evident, especially the staircases and railings, and some of the cast iron supporting columns. The principal elevation to the main road is set-back from the highway and bounded by a dry stone (sandstone) wall punctuated with four openings marked by large, dressed local red sandstone gate posts/piers with capping stones. Whilst initial observations suggest there is a symmetry to these openings, closer investigation confirms each has a different width ranging from 1.2 metres to 5 metres, and other than the narrowest central pedestrian gateway, no two gate posts line-through or relate to the design of the main building façade.

The *significance* of the building lies with its historical social context being the main poor-house for the area, and in its architectural form being typical for the period, with a central core and wings (the *Panopticon Principle*).

The new proposals have been designed so as to minimise the impact on the original features. In this case, the *heritage asset*, is the presence of Listed buildings on the hospital site. The *significance* of the Listed buildings derives primarily from their contribution to the street scene and their historical social context. The hospital makes a positive contribution to the Ashbourne Road street scene both in terms of visual amenity and enclosure. Mature trees and original sandstone boundary walls on the Ashbourne Road side create a distinctive and significant entry into the town centre. The proposed minimal widening of the most easterly vehicle entrance opening and the re-positioning of the original gate post will have a negligible effect on the historic character and distinctiveness of this locally important heritage asset and its setting, and not be harmful to its *significance*.

The *significance* of the Listed buildings outside the Conservation Area and *heritage asset* will be unaffected as a result of the proposal. It is considered that the proposal will improve the patient care facilities of the overall site, whilst maintaining the historical features and significance of this area.

LEEK MOORLANDS HOSPITAL | LEEK | STAFFORDSHIRE
CONSERVATION, DESIGN & ACCESS AND PLANNING STATEMENT

The application proposal has evolved after careful consideration of the nature and significance of the heritage asset which exist at the development site.

The layout and design of the proposed development has taken due account of the site and its surroundings, and although some staff parking will be lost on a temporary basis, it is not felt that this will be to the detriment of the site as a whole.

The proposals will enhance the medical facilities available in Leek and the wider Staffordshire Moorlands area, significantly reducing the need for patients to travel to the major NHS facilities in Stoke-on-Trent.

3.0 PLANNING POLICY GUIDANCE

Planning Context:

Leek Moorlands Hospital was first listed Grade II for its special architectural and historic interest on 7th June 1972¹. The Statutory list description is as follows:

"Workhouse, now hospital. 1838. By Bateman and Drury. Red brick with slate roof.

*EXTERIOR: main block facing street a 3-storeyed, 10- window range (2-1-3-1-2). Rear ranges arranged on panopticon principal, with 3-storeyed axial wing to rear of frontage linked to octagonal storeyed block from which 3 further cruciform wings formerly ran. Pediment over 3 central bays with date in apex. Central entrance in porch with coupled Doric columns. Windows (renewed in original openings to first floor) with flat-arched stone heads with moulded keystones. Moulded stone cornice and blocking course. Single storey 3-window pavilions with central pediment each side of main range. Central rear wing 3-storeyed, 6-window range (originally sash windows of 9 and 12 lights, some now renewed), linking to octagonal tower. One radial wing parallel to frontage block survives (the other demolished c1990): 2-storeyed, 8-window range, 12-pane sashes with stone cills and flat-arched brick heads. Lower rear wing beyond tower now (and perhaps originally) the kitchens.
INTERIOR: layout still retains some of the original plan, and the stone staircases with cast-iron rails survive in frontage block and rear wings."*

Listing NGR: SJ9942956155

This Listed Building Consent (LBC) and Planning Application seeks to introduce a temporary mobile unit within the existing car park and enlarge an existing vehicular access to facilitate access arrangements for this unit.

Planning History:

Previous planning applications for the property have included:

Replacement of various timber windows
Application No: SMD/2013/0814
Approved

Internal Remodelling/Refurbishment Together with 2 Extensions to Provide Enhanced Minor Injuries, Out-Patient and Diagnostic Patient Care Facilities
Application No: SMD/2011/0168
Approved with conditions

Planning Policy:

The Town & Country Planning Act 1990 requires planning permission to be sought for alterations, demolitions and extensions to Listed Buildings.

In National Planning Policy terms we are guided by the NPPF which sets out a framework based on a *presumption in favour of sustainable development*. The NPPF supersedes numerous previous separate policies, and of relevance to this application, the previous Planning Policy Statement 5: Planning for the Historic Environment (PPS5).

In particular NPPF policies paras.17, 56, 58, 60, 61, 62, 128, 129, 131, 132 & 137 are cited in support of the development proposals as set out in this application.

NPPF para.17 establishes 12 core principles including importantly in this case that planning should *'conserve heritage assets in a manner **appropriate to their significance**, so that they can be enjoyed for their contribution to the quality of life of this and future generations'*

NPPF paras.56, 58 & 60-62 reinforce the importance of *good standards of design, the quality of development, a strong sense of place* to ensure developments *'respond to local character and history, and reflect the identity of local surroundings and materials'*; seeking *'to promote or reinforce local distinctiveness'* by *'integration of new development into the natural, built and historic environment'*;

NPPF para.128 requires the applicant to *'describe the significance of any heritage assets affected, including any contribution made by their setting...proportionate to the assets' importance... to understand the potential impact of the proposal on their significance'*;

NPPF para.129 requires LPA's to *'consider the impact of a proposal on a heritage asset'*, based on their assessment of *'the particular significance...that may be affected...'*, including its setting;

NPPF para.131 expects proposals to *'sustain and enhance the significance of heritage assets'* and to make a *'positive contribution to maintaining sustainable communities and their economic viability and putting them to viable uses consistent with their conservation'* and looks for proposals that *'positively contribute to the character and local distinctiveness'* of the historic environment, when determining applications;

NPPF para.132 requires *'great weight'* to be given to the asset's conservation, and requires all proposals involving alteration or development within the setting of a designated heritage asset that might harm its *significance* to be clearly and convincingly justified;

NPPF para.137 encourages proposals that preserve the elements, *'enhance or better reveal'* the significance of heritage assets and their setting, or offer the opportunity to enhance them as part of the process of new development. *'Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'*;

The NPPF is supported by a commentary from English Heritage issued on the 27th March 2012 to offer a high-level overview of the NPPF policies as they apply to the historic environment, as highlighted above. Relevant to this planning application in particular is the endorsed policy of the *'desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'*.

The previous PPS5 was supported by a Planning Practice Guide (PPG) which has been jointly produced by the Communities and Local Government Department, the Department for Culture Media and Sport and English Heritage to offer help in the interpretation of national historic environment policies. This guidance remains a relevant and Government endorsed document.

Most fittingly for these proposals, para.80 of the PPG reinforces the importance of *'taking into account the significance of local assets and their setting; the general character and distinctiveness of local buildings, landscapes and spaces, topography, views to, and from, the site, landscaping and current and historic uses of the site, in order to develop a proposal that contributes positively to the character, distinctiveness and significance of the historic environment.'*

Furthermore, the information submitted alongside this application is proportionate to the heritage assets' importance and *no more sufficient to understand the potential impact of the proposal on its significance* [NPPF para.128]. Appropriate expertise has been used to assess the *heritage asset*.

**Staffordshire
Moorlands
Core Strategy
Development Plan**

The relevant Local Development Plan for this application is the Staffordshire Moorlands Adopted Core Strategy Development Plan, March 2014.

Policy DC1: states that new development should:

'be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.'

Policy DC2: The Historic Environment states:

The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas by:

'promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Master planning.'

Policy DC3: Landscape & Settlement Setting confirms that:

The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

‘Supporting development which respects and enhances local landscape character and which reinforces and enhances the ‘setting’ of the settlement as identified in the Landscape and Settlement Character Assessment.’

For all the reasons discussed within this report, we firmly believe that the proposed minimal alterations to the existing vehicular access are appropriate and compatible with the buildings historic, architectural significance, its historic architectural character and statutory listing, balanced against its use as a functioning healthcare facility in the 21st century. The proposals put forward in this application will not detract from its special character and will add positively to the future sustainability and conservation of this important heritage asset for generations to come.

The changes will help ensure that its special architectural and historic interest is more sustainable and better preserved for the future.

Finally, we note the requirements of Section 66 of the Planning (Listed Buildings and Conservation area) Act 1990 to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural interest which it possesses.

4.0 DESIGN CHARACTERISTICS

Use:

The existing use of the site is as the Leek Moorlands Hospital complex and its associated car parks. The area of the site for the proposed Mobile Breast Screening Unit is currently part of the staff parking provision. The current staff car park has a parking capacity of 55 spaces spread around the side and rear of the property. This proposal will take up approx 7 spaces, thus temporarily reducing the overall parking capacity of the staff parking to 48. It is proposed that the Unit will sit on the existing car park surface.

Leek Moorlands Hospital is a Grade II Listed building and lies on the junction of the main A523 Leek to Ashbourne Road and Kniveden Lane, approx 900m outside of Leek town centre. The Hospital is serviced from the Kniveden Lane main site entrance and is on Local Bus routes.

The site, originally on the outskirts of the town now finds itself encircled by housing development. The hospital whilst having its principal entrance off Kniveden Lane has a prominent aspect and secondary staff entrance from the main A523 Leek to Ashbourne Road. The existing development is of mixed level and height, and sits within the existing tree lines, thus offering good visual screening from the surrounding areas. The area in general is well landscaped with a large number of mature trees and good quality landscaping to its perimeter. The proposals have taken account of these wider area features by retaining existing site landscaping and by physical limitations of the proposed location of the unit being within existing courtyard areas.

The need for this facility at this location stems from the changes to the retail store on Buxton Rd, which previously accommodated this service, but to which this is currently no longer available to the Breast Screening Service. Other open spaces within the Hospital site were considered but were felt to be inappropriate due to the impact on patient parking provisions and deliveries.

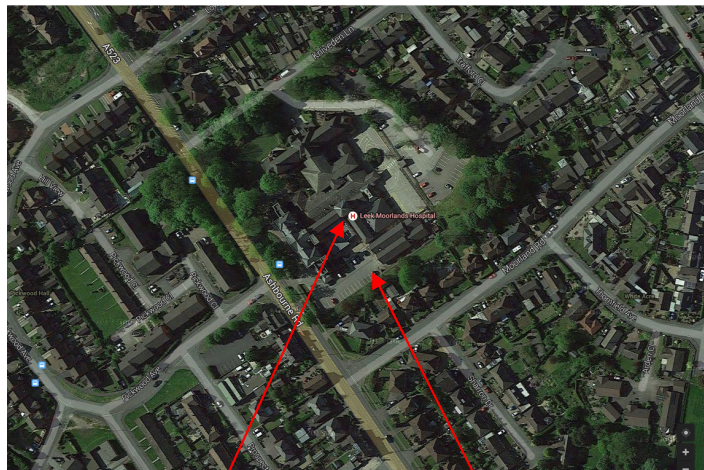
LEEK MOORLANDS HOSPITAL | LEEK | STAFFORDSHIRE

CONSERVATION, DESIGN & ACCESS AND PLANNING STATEMENT

North Staffordshire NHS Trust has carried out an extensive search for sites within Leek for locating this Unit but at this moment in time non meet the necessary criteria for a facility of this type:-

- Central location
- Level site
- Drainage connections
- Power supply
- Access for trailer delivery

The added value of locating the Unit at the Moorlands Hospital is that a data connection to the wider NHS network can be made, safeguarding patient notes and scans and adding service functionality to the unit. There is also a perceived sense of patient confidentiality and association, from the patients point of view, that the unit is part of the wider hospital environment as opposed to being a satellite operation.



Existing hospital

Proposed location of mobile
Breast Screening Unit

The mobile unit has been designed to be easily transferred from one location to another. It is therefore intended that this unit is re-located to different areas of the North Staffordshire area to bring extended diagnostic facilities into the community. It is however intended that alterations be made to the existing staff car park entrance to facilitate the movement of the unit to and from the site and at the same time making access onto the car park from Ashbourne Road easier.

Amount:

The overall floor plan area of the unit is 45.4m², excluding the overhang from an awning over the entrance door.

The overall height of the temporary mobile unit is 3.070m. This height does not include the margin between the bottom of the unit and the hard-standing. This is approximately 65 – 200mm but varies depending on the existing ground levels.

The overall length of the unit is 13.0m

Layout:

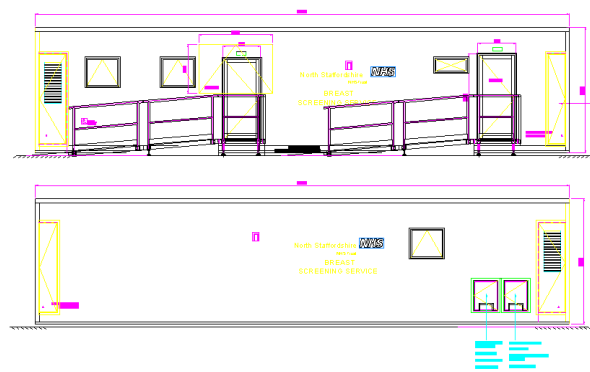
The layout / location of the temporary unit has been designed to make the most efficient use of the site whilst ensuring that the existing site is not permanently disrupted and to minimize the impact on staff movements around the site.

The layout of the proposal has been influenced by the site constraints and the existing hard landscaping & site levels. The layout is a response to both the functional requirements for the operation of the Breast Screening Service, and the remaining hospital together with the imperative of the Listed building. The staff entrance to the hospital is to be adapted to not only facilitate this unit but also to ease what is considered a restricted access for staff entering and leaving the site.

The mobile unit requires power, water and data connections. This influenced the location of the unit as the existing services are located within the adjacent building. The close proximity of the temporary mobile unit in relation to the existing services enables minimum disruption to existing hard landscaping.

Appearance:

The new mobile breast screening unit is faced externally will brilliant white powder coated metal sheeting.



Elevations of Mobile Unit

The existing Listed Building demonstrates common themes of materials in use; brick and tile are important and extensively used. The proposed Temporary Unit reflects its mobile nature with its choice of materials and as such does not seek to reflect the materials of its surroundings nor seek to copy the historic features of the existing buildings.



Photograph of proposed mobile unit.

Landscaping:

This proposal does not affect any existing soft or hard landscape features at the point of the Mobile Unit but does seek to enlarge the non-gated opening off Ashbourne Rd. which will be permanent.

5.0 ACCESS PROPOSALS

The Mobile breast screening unit is provided with integral access ramps which can be adjusted to suit varying gradients. However in this location a secondary landing and ramp structure may be required to suit local conditions.

For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design of the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

For the purposes of this statement the definition of “disability” is taken as that in Part 1 of the Disability Discrimination act 1995.

The site is accessed via the existing Staff entrance from the main A523 Leek to Ashbourne Road.

Although the Hospital has provision for car use, the Hospital site itself is served by a local bus service.

The proposed alterations to the Ashbourne Road entrance to the site will involve the minor re-siting of the easterly existing sandstone gate pier and this has been carefully considered after discussions with the Local Planning Authority, Conservation and highway departments.



Photograph of proposed site access

6.0 SUMMARY

To accomplish wider strategic health goals the use of mobile units for imagery has become a vital part of the healthcare system and has a vital role in increasing early diagnosis of life threatening diseases. Secondary to this is the ability to release pressures from the main City and County Hospitals which are under pressure.

The proposals outlined in this planning application represent, what we believe to be a positive, yet sensitive and appropriate phase of development in the hospital's history, and ones that will continue to help protect, conserve and sustain the premises and its setting for future generations.