



## **Elsecar Heritage Project, Elsecar, Barnsley, S74 8HJ**

Barnsley Metropolitan Borough Council

**Change of use of a retail unit at Elsecar Heritage site to provide a new Changing Place facility (24.4m<sup>2</sup>) and a store (20m<sup>2</sup>). Alterations to include the removal of existing internal doors, replacement of external door, privacy film to external windows, new internal partitions, new sanitaryware, associated mobility furniture including ceiling hoist and building services. Possible minor widening to allow clear opening width of 1000mm. Subject to door manufacturer details by contractor.**

Listed Building Consent Application | P1

25 August 2023

BC2208.03

# **Design and Access Statement**

## ELSECAR HERITAGE PROJECT

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### Document history and status

Revision	Date	Description	By	Review	Approved
P1	25/08/2023	Design and Access Statement	DS	RG	RG

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# 1. Introduction

## 1.1 The Applicant

This Design and Access statement has been prepared by Align Property Partners to support a Listed Building Consent application submitted on the behalf of Barnsley Metropolitan Borough Council.

## 1.2 Application Description

The project comprises of works to convert a retail unit at Elsecar Heritage site to provide a new Changing Place facility (24.4m<sup>2</sup>) and a store (20m<sup>2</sup>). Alterations to include the removal of existing internal doors, replacement of external door, privacy film to external windows, new internal partitions, new sanitaryware, associated mobility furniture including ceiling hoist and building services. The application is also supported by a separate Heritage Statement. Possible minor widening to allow clear opening width of 1000mm. Subject to door manufacturer details by contractor.

## 1.3 Supporting Statement

This document provides the background and technical information required to assist in determining the Listed Building Consent application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

## 1.4 Supporting Documentation and Drawings

The following plans and documents are provided as part of the Listed Building Consent application:

Document No.	Rev	Title	Scale
BC2208.03-APP-XX-XX-DR-A-100	P1	Site Location Plan	1:1250
BC2208.03-APP-XX-00-DR-A-001	P4	Proposed Floor Plan	1:20
BC2208.03-APP-XX-00-DR-A-002	P1	Existing Floor Plan	1:20
BC2208.03-APP-XX-XX-DR-A-020	P1	Existing Site & Block Plan	1:200
BC2208.03-APP-XX-XX-DR-A-021	P1	Proposed Site & Block Plan	1:200
BC2208.03-APP-XX-XX-DR-A-030	P1	Existing Elevations	1:50
BC2208.03-APP-XX-XX-DR-A-031	P1	Proposed Elevations	1:50
		Heritage Statement	N/A

**Table 1 Planning Application Drawings and Documents**

## 2. Site Location and Description

### 2.1 Site Features and Constraints

The existing retail unit to be converted into a changing place facility is a part of Grade II\* Listed Blacksmith Square within Elsecar Heritage Centre site.

The unit is accessed directly by foot from the Elsecar car park off Distillery Side, Elsecar. Properties are accessed from a tarmac parking court via hard paved yards enclosed by metal fencing and pedestrian gates.

The property is clad in natural stone with pitched roof finished with dark grey slate roof tiles. The site is located within a Conservation Area with Grade II\* listed buildings found within the boundary. The retail unit features white and hollybush green timber glazed windows and hollybush green access door.

The rear elevation of the retail unit forms the northern boundary with a small private car parking to the footpath in front of the building. A side of the building and the Wath Road marks the western boundary. The southern boundary is defined by a Blacksmith Square and the southern elevation of the retail units. Access gate, pedestrian footpath and site of the building forms the eastern boundary.

### 3. Detailed Description of Proposal

#### 3.1 Reason for Development

Standard accessible toilets meet the needs of some disabled people but not all. Over 250,000 people in the UK need personal assistance to use the toilet or change continence pads, including people with profound and multiple learning disabilities, spinal injuries and people living with stroke.

Without appropriate facilities, carers are forced to change continence pads on public toilet floors or wait until they go home. Changing Places toilets are larger facilities that have the right equipment, including a changing bench and a hoist, designed to support disabled people who need assistance.

The existing configuration of the conveniences at Blacksmith Square in Elsecar Heritage Centre is insufficient for wheelchair users with inadequate ground floor facilities, space and access to change continence pads.

The Barnsley Metropolitan Borough Council therefore wish to introduce a changing place toilet to provide a wheelchair accessible changing place with an adequate equipment including the ceiling hoist and adult-sized changing bench. The work will also include providing level access to the facility and improving the access door.

The proposed changing place facility will allow its users to access their community.

#### 3.2 Scale

The proposals have been designed to suit the proportions of the existing property in such a way as to minimise the impact on the existing building and retain as much of the existing fabric as necessary. The proposed works are internal and contained within the existing retail unit and adjacent existing female toilets.

#### 3.3 Appearance

The external changes are minor.

The windows will not be changed. Two windows within the proposed changing place facility will have an opaque privacy film applied to the glass internally.

The access door to the unit will have the frame removed and it will be replaced and hung to open outwards. Style of the new frame and colour will match existing doors. New ironmongery will be added to comply with Building Regulations Part M and British Standard BS:8300.

The drainage will connect to the waste pipe behind the vanity unit in the existing female toilets. The connection will be made good and enclosed within the vanity unit.

#### 3.4 Layout

The internal design of the new changing place facility will improve access and facilities for wheelchair users. The new changing place facility will be accessed directly from the Blacksmith Square via level access accessible doors. The spacious changing place facility will provide space for wheelchair users and their carers to manoeuvre freely and provide natural light from existing windows for comfort of the users of the facility. The new changing place facility will be 24.4m<sup>2</sup>.

The layout has been designed in such a way that the users of the facility will be able to move freely around the changing place and have a greater level of independence.

#### 3.5 Amount

The new changing place facility will provide a gross internal floor area of 24.4m<sup>2</sup>. The remaining 20m<sup>2</sup> will be used as a store room.

### **3.6 Access**

The alterations will be designed in accordance with the recommendations and guidance contained in British Standard BS:8300, Changing Places Design Guide and Approved Document M Volume 2 – Buildings Other Than Dwellings.

### **3.7 Landscaping**

The site of the extension is currently paved, therefore minimal external works will be required. However, the proposals include a new level access to the facility.

## 4 Conclusion

The application seeks permission to construct a changing place facility within existing retail unit. The proposed facility is designed to meet the needs of the wheelchair users who require care and support. This facility will provide the wheelchair users and their carers an improved, accessible toilets to enhance their independence and allow visiting local landmark and travelling away from home.

The proposed changing place facility will provide improved, accessible toilets and changing facility, which respects the privacy of its users such that permission should be granted.



## Appendix A – Photographs



Existing Front Elevation



Existing Rear Elevation