



PERMANENT BUILDING

DESIGN, ACCESS & PLANNING STATEMENT

Design Access Statement Prepared By:
CODA Bespoke
151 Arundel St.
Sheffield City Centre
Sheffield
S1 2NU

Introduction

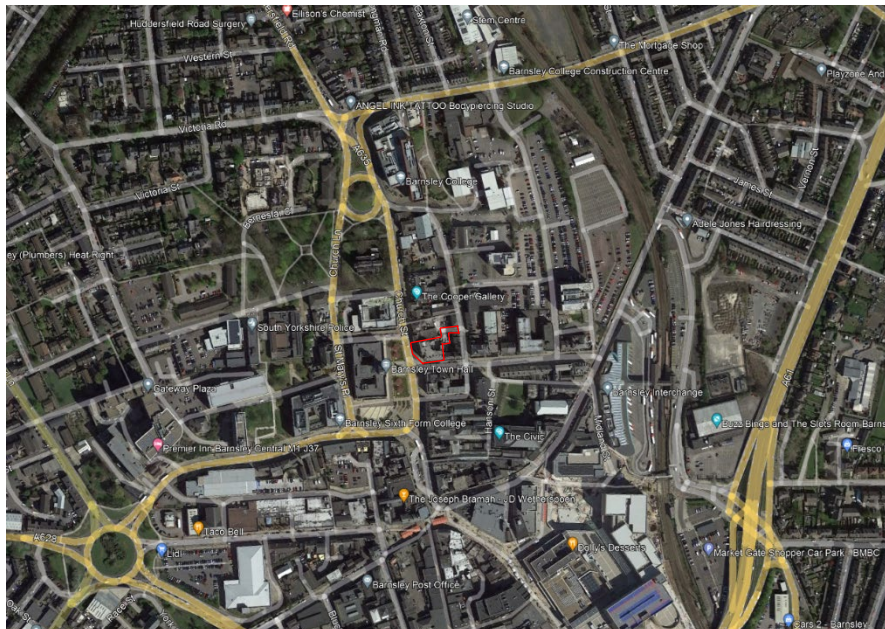
This Design and Access statement has been produced to support the planning application for the erection of a two-storey extension to the first floor of the Permanent Building to introduce an additional one-bedroom apartment to the development.

The ground floor currently lay vacant - formerly a bank and solicitors. The first and second floor having been previously converted into residential use, are now occupied. There is an opportunity to redevelop the building in a manner which better utilises the central location, continuing to increase the residential offering in the area.

Site and Access

Permanent Building
Barnsley
S70 2EE

The Permanent Building is located in Barnsley Town Centre, immediately East of the Barnsley Town Hall. The building sits in a prominent location on Church Street, the main road through the town centre runs to the West. It sits West of the Barnsley Interchange, a main link in and out of the centre via trains and busses, providing a prime opportunity to live without the need to drive.



The immediate context is surrounded by primarily commercial outlets with a mix of restaurants, bars, cafes, high-street shops, offices and educational buildings. Along with the wealth of commercial units locally, Barnsley College also has a strong presence close by, neighbouring the Town Hall to the West. Despite being located within the town centre, it is a 5-minute walk from Churchfields Peace Gardens - a small but serene park located to the North-West.

Layout

This proposal seeks to develop a two-storey one-bedroom apartment that includes:

- Open Plan Kitchen/Living/Dining
- WC
- Master Bedroom with an En Suite
- Storage

Scale

The proposal has been delicately considered to minimise the effects on the existing building; it is a flat roof two-storey building that adds atop of the existing ground floor to the rear of the building, while also utilising the existing first floor fire exit as entrance to the extension, to avoid any disruption to the existing space of the surrounding dwellings.

Sustainability

The dwelling will be designed and built to current Building Regulations standards, in order to ensure a good quality and highly energy efficient scheme.

The extension has been designed to provide an abundance of natural daylight, which is an attempt to increase the occupier's wellbeing and reduce the constant need for artificial internal lighting.

Appearance, Design & Context

The proposed extension will be constructed above the existing low-level roof at the rear of the Permanent Building. As the site sits within the Regent Street/ Church Street/ Market Hill conservation area, the extension will continue the appearance of the existing building below by matching its brick, glazing and stone head and cill finish.

The new extension will be home to a two-storey one-bedroom apartment and offers large expanses of glazing on both floors.

Trees

There are no trees onsite, only a small courtyard to the rear.

Accessibility

The dwelling will comply fully with all requirements of Approved Document 'M1'.

Fire Access

The extension can be accessed through the existing first floor fire escape or an external fire escape stair that leads through the ground floor roof. The rear parking space to the building also provides

space for turning and creates close proximity to the dwelling that is suitable to allow a Fire Appliance Vehicle to appropriately turn to be able to access and exit the site comfortably.

Conclusion

The development has been carefully considered to create a sympathetic extension that provides dwelling for its occupants, whilst being respectful to the surrounding area; designed so that its impact on the neighbouring properties and the existing building is minimal.