

Design and Access Statement

Acorn House, Barnsley

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Preamble

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Section 1.0 – Introduction

This Design and Access Statement has been prepared as part of an planning application at Acorn House, Oakwell View, Barnsley, South Yorkshire, S71 1HP.

The Design and Access Statement has been prepared following the advice provided by CABI in "Design & Access Statements, how to write, read & use them" (CABI 2006) Department of Communities and Local Government Circular 01/2006 "Guidance on changes to the development control system" (DCEG June 2006) article 4C of the General Development Procedure Order 1995 as amended.

The proposal to which this document relates, involves the alterations of the existing internal layout; modifications to an existing window opening to create a new entrance door; modifications to the exiting access ramps; a new pedestrian entrance from the existing public highway; a revised car park layout incorporating accessible parking bays and a new security entrance barrier all to the property known as Acorn House.

In addition, the proposal also includes the erection of a small prefabricated storage unit which will be located away from the existing building, but within the car park.

Section 2.0 – The Process

The proposed works are primarily an internal fit out of Acorn House with some external works required, which briefly comprise of: the installation of a new access control barrier to the car park, new pedestrian access from Oakwell View, car parking layout modified to accommodate four compliant accessible parking bays together with modifications to the entrance into the building.

The main works include the erection of a prefabricated storage unit with an internal floor area of 30m². The proposed unit will be located within the car park to the south east of the site. This area on the site slopes away from the public highway, which will reduce visibility of the unit from the road. The proposed unit will be constructed from prefabricated concrete panels with an exposed aggregate finish. The roof will be a shallow pitch, covered with reinforced powder coated metal cladding. It will be approximately 3m to the eaves level. There are four windows proposed, these are located on the longer elevations (two windows to each side). The double door set will be 1894mm x 2065mm. Roller shutter security measures will be installed to the door and to each window.

Other minor modifications to the existing office building include some alterations to the final exit escape ramps from the building. These will be undertaken to ensure that there is level egress from the existing building that complies with the current design guidance within the BS 8300:2009.

There are a number of CCTV and lighting poles to be installed around the site. These will not exceed the height of any already insitu, or the existing building.

Section 3.0 – Use

Acorn House provides office accommodation within Mount Osbourne Business Park. We understand Acorn House was constructed circa 2004 and has been vacant since constructed. The proposed works will not affect the use of the surrounding buildings or area.



Photo No. 1 – Aerial photograph showing the surrounding area taken from Google maps

Section 4.0 – Amount

The minor alterations proposed are to the exterior of the building only (access/ egress ramps and new entrance. However, in addition the proposed works include the erection of a prefabricated storage unit and also modifications to the car parking, access ramp into the building, public entrance and car park barrier.

Section 5.0 – Layout

The works proposed will affect the internal layout of the premises only and will not affect the way in which people use the existing site. There will be an additional entrance to the building created to segregate "offenders" and a new site entrance for pedestrians, as no separate access had been previously provided.

The proposed prefabricated unit will have an approximate internal floor area of 30m². This unit will measure 3m to the eaves level, will be approximately 7m x 4m internally and will have a large double door set to the shorter elevation. On the larger elevations there will be two windows to each.

Section 6.0 – Scale

The scale of the proposed prefabricated storage unit will be in keeping with the size of surrounding buildings and the site.

The proposed works are minimal and will not change the size of the existing building.

Section 7.0 – Landscaping

The site, which is located just outside the city centre, is surrounded by hard vehicular and pedestrian surfaces primarily of block paving construction. The proposed works will not impact on the existing landscaping.

Section 8.0 – Appearance

Acorn House is a two storey office building with a central core area. The external façade is red brick to mid height with a blue soldier course to the cill and head levels of the windows at ground floor with a metal cladding from mid height and above.

The central core area is clad in a curtain wall system with a profile metal pitched roof and projects out from the building foot print at mid height.

There is an external fire escape route to the rear of the building from first floor to ground floor via a steel staircase.

The proposed prefabricated unit will be finished with an exposed aggregate finish to the walls and a galvanised steel sheeting roof in a mushroom colour. The flashings will be galvanised steel in a van dyke brown colour. The double door set will be a brown paint finish and the windows will be white uPVC top hung.



Photo No. 2 – Elevation showing view from Oakwell View

Section 9.0 – Access

The proposed works will impact on the existing access arrangements into the building providing new accessible routes.

The site entrance for public is currently non existent. Therefore, a new proposed entrance will be installed.

The front main entrance ramp will be modified to create a landing area where the proposed entrance doors will be.

To the rear of the property the two existing escape doors will be modified to provide a new accessible entrance door set as per the guidelines of BS8300:2009.