

DESIGN AND ACCESS (DAS) STATEMENT

BARNSELY COLLEGE – THE FLEETS EXTENSION

Date: 14 March 2023

Introduction

This DAS forms part of the full planning application to Barnsley MBC for the extension of our Fleets building.

This document will provide a detailed account of the proposed development.

Site Location

The proposed extension is to an existing Barnsley College property, namely The Fleets, is located on Smithies lane, Smithies, Barnsley.

Design

The proposal is being put forward as we believe it is the logical solution to gaining the extra space required without any intrusion or disruption to the surrounding areas and also means we can utilise the currently unused garage to the side of the property. The design layout maximises the usable space whilst maintaining a good teaching environment for our staff and students.

Currently the space for the proposed extension is a concrete hardstanding which is not used. The garage we propose to include in the build is used for storage and requires remedial works. The proposed works would incorporate a full refurbishment of the garage in to a suitable teaching space.

The Additional space provided is approximately 92m².

Landscaping

The works would not impact any surrounding trees or other landscaping. The proposed build is planned on a concrete hardstanding currently unused for anything, including access.

External Lighting and security

We would propose an estimated 3 additional bulkhead lights security and to assist in escape from the proposed fire doors.

We would also be looking to include additional CCTV which in turn would improve security to the surrounding area as well as the College premises.

Materials

The build is currently painted brick and we would intend on keeping this for the additional external walls. We would look to leave the garage the exposed yellow brick it currently is.

The windows would be white pvc to stay in keeping with the rest of the building.

We would be looking to incorporate a flat roof construction with single ply membrane, including replacing the current garage roof which is in need of repair.

Access

We would look to remove the existing adjoining wall to allow for access to the newly developed area.

Access to the site is unchanged and both vehicular and pedestrian access will be unaffected. There will be no impact on surrounding traffic.

Refuse

Refuse collection would not change. The proposed extension incorporates classrooms only and the current refuse provision would be more than sufficient to deal with the very small amount of additional waste produced.

Drainage

We would looking to replace a current small kitchen within an office. This would link with existing drainage.

All rainwater would use existing drains and soakaways.

Noise/dust

The proposed works do not involve any demolition of existing building, only the replacement of the existing garage roof which is a relatively easy task. There will be some noise when breaking the current hardstanding and preparing site but this should have minimal impact on neighbouring properties.