

DESIGN & ACCESS STATEMENT

DESCRIPTION: New Extension to Existing Boiler House

LOCATION: King Street Flats, off Waltham Street, Barnsley

The boiler house is an existing structure attached to the main sheltered housing complex building. The boilers within the boiler house are gas fired and service the flats and some of the surrounding council-owned properties with 'District Heating'.

It is proposed that the existing gas fired boilers be supplemented by new 'Biomass' sustainable and eco-friendly technology. The existing building is to be extended to accommodate new boiler plant.

Site & Physical Context

The site is on Waltham Street in Barnsley. The surrounding neighbourhood is mainly council owned residential properties. These are mostly traditional built bungalows and flats. The site is currently owned by Barnsley MBC and access to the boiler house is off King Street/Waltham Street. There are various pedestrian circulation routes to and from the residences around the building, but none will be affected by the new extension.

The Building

The existing main building is a traditional cavity wall with pitched roofs linked by areas of bitumen finished flat roofs. The brickwork walls are a light grey colour with darker grey concrete tiles to the roofs. The surrounding bungalows and flats were built at the same time as the main building, and are of the same materials and colours.

The Brief & Design Principles

It is Barnsley BMC's policy to reduce carbon emissions using sustainable fuels for all publicly owned properties. To this end, new and replacement heating systems have included this technology wherever possible.

The new heating boilers and plant will not fit in the existing boiler room. This application is to extend the existing boiler room to accommodate the new Biomass heating plant.