Wellington House
Wellington Street
Barnsley
S70 1WA

Design and Access Statement

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Architects | Masterplanners

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DESIGN & ACCESS STATEMENT

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Contents

1. Design and Access Statement 4

1.1 Introduction 4

1.2 Site Location and Context 4

1.3 Planning Considerations 5

1.4 Conclusion 5

1. Design and Access Statement

1.1 Introduction

1.1.1 This statement has been prepared on the instructions of Telereal Trillium ('the applicant') in regard to the conversion of former Barnsley MBC advice centre to a venue for HM Courts Tribunal Services. The statement accompanies a planning application for full consent.

1.1.2 This Design and Access Statement is prepared to demonstrate the design rationale of the proposals and the negligible impact that they will have on the existing building and its use.

1.1.3 The content of this statement shall cover (as appropriate) the following matters; site location and context; access; amount of development; layout of the site; landscaping; and appearance.

1.2 Site Location and Context

Site Location

1.2.1 Wellington House is located on the corner of Wellington Street, Pall Mall and Marlket Street in Barnsley.

1.2.2 The existing building is basement, ground and two upper storeys with stone elevations, aluminium-framed windows and a pitched slated roof.

1.2.3 The application site is a part of the ground floor of Wellington House, the remainder presently being vacant.

1.2.4 Part of the subject site is a former Cooperative building as is Grade II listed.

Context

1.2.5 The new Tribunal venue will be readily accessible from established public transport routes.

1.2.6 The site has good access for pedestrians, cyclists and for those arriving by car, existing parking is available in nearby municipal car parks.

1.2.7 It is proposed to retain existing step free access from Market Street, while an escape door onto Pall Mall will be converted into a new accessible (step free) access.

1.3 Planning Considerations

Reason for Proposal

1.3.1 The client wishes to convert the former council advice centre to a Tribunal hearing venue. Permission for change of use is understood to be required, following planning office advice.

1.3.2 Minor modifications are proposed to one door way in the non-listed part of the building. Aw are advised this is not contentious.

1.3.3 We are advised that Listed Building consent is not required,

Access

1.3.4 The proposals to do not affect the current vehicular access routes to the facility.

1.3.5 Pedestrian access around the site will be maintained as currently arranged.

1.3.6 Access for service and emergency vehicles will be unaffected by this proposal.

Amount of Development

1.3.7 The proposals do not increase the amount of development on the site.

Layout of the Site

1.3.8 The layout of the site remains unaltered.

1.4 Conclusion

1.4.1 This statement has been prepared on the instructions of Telereal Trillium ('the applicant') with regard to the conversion of former council advice centre to a hearing venue.

1.4.2 The proposals have no material impact on the operation, access, appearance or amenity of the remainder of the building or the environs of the site.

1.4.3 The proposals do not affect the listed part of the building.

1.4.4 A step free disabled access is to be provided where one does not exist now.

1.4.5 No floor space is to be created.

SGP.

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