

# NW Build Limited

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## ***Form follows function.***

*All rooms should be designed according to their use.*

*They should have an adequate area, width, length, shape, door arrangement, height, insulation for noise and natural daylight and ventilation*

*There should be adequate circulation space, in the form of a hallway or lobby, so that it is possible to enter or leave one habitable room without passing through another habitable room*

*There should be adequate internal storage space.*

The proposed residential units are at present being constructed, the majority being 1 bedroom units, with a number of 2 bedroom and 2 no 3 bedroom unit.

The scheme was stalled due to the downturn in the housing market in 2007, since then the site has been left to form an eyesore in close proximity to the town centre and viewed from any part of the surrounding area. It had caused major problems for the persons living and working locally with the issues of anti-social behaviour and a considerable drug problem, with drug taking paraphernalia found all over the site. The site had been left to fall into disrepair and was clearly a liability to the Local Authority.

We purchased the site in 2014 and immediately secured the site and cleaned the site completely of potentially dangerous items, the site had 24 hour security which cleared the anti-social behaviour and drug taking issues immediately.

We submitted the application for an additional number of units, increasing from 86 units to 113 units, the majority of the increased number were within the lower and upper ground floors overlooking Burleigh Street, this was designated as commercial space in the original application, which would never get tenants in its location, as shops are empty within the town centre.

By having these as residential units it will create an active and live pavement level [not boarded up and empty shop units], creating a safer environment for all.

Also, these 2 levels are considerably larger than the apartments from the previous approval, as are most of our additional units.

The apartments that form part of the original scheme are slightly small in scale but are generally well proportioned and laid out in terms of the statement 'form follows function'.

The balconies as a design point of view would form a cluttered elevation, without the balconies, the green and stone cladding with the dark grey floor levels forms a crisp, uncluttered and clean elevation.

The proposed balconies also do not serve any useful amenity space, whatsoever, the scheme has a first floor communal courtyard for use by all residents and there is the private gymnasium again for the exclusive use of the residents.

As the lead design team we are required to minimise or remove any potential risks to the health and safety of the residents and the public in or around the building, the balconies, throughout this building would create a significant risk.

The previous developer got into financial difficulties due to the recession in the housing market and it can be clearly seen that a number of issues were not fully dealt with onsite, including the balconies.

These balconies should have been either:

- Poured as part of the reinforced cast-in-situ concrete frame and floor construction, this would have alleviated any need for retro fitting balconies to the frame.
- When the concrete frame and floors are poured the fixing connections should have been formed with this.

This mistake by the previous developer/builder, has left a considerable legacy, that being a major technical difficulty associated in attaching the balconies retrospectively.

The balconies have no fixings to the main structure and due to this I am unsure how this fixing could be undertaken safely and successfully.

We therefore, are willing to make a payment of a commuted sum to cover the expenses of much needed community works, highlighted by Barnsley Metropolitan Borough Council, this substantial payment would far out weigh the minor amendment of the removal of the said balconies.

Produced by P. Jackson Architect.