allen tod architecture

T4- William Street Design and Access statement:

project:	T4- William Street
date:	02.06.08
subject:	Design/Access statement
by:	AM
file ref:	200957-2/L/AM
reply to:	-
cc:	-

Use:
The existing 6 bed supported accommodation unit is in need of a major refurbishment programme.
William Street Assisted Housing cluster is a conversion scheme that will provide four self contained supported accommodation for adults in Barnsley with substance misuse issues while they engage in the later stages of structured treatment.
No accommodation of this kind currently exists in the area, so the new T4 project is being welcomed from all those involved in treatment, rehabilitation and community safety. This proposed core property containing four self contained units will be staffed on a part time basis.
The William Street area surrounding the proposed development is predominantly a suburban residential area with some local shopping facilities. The site is ideally located for easy access to the local shopping facilities just five minutes walk away, including a supermarket and shops on Park Road. The centre of Barnsley can be accessed by car or frequent bus services along Vernon and Park Road.

Amount / Scale / Appearance:
The external appearance of the existing two storey, pitched roof building dating from the early 1990's can be interpreted as having 1930's suburban arts and crafts styling. Although the existing building is a single house, a semi detached, symmetrical form makes the building form match neighbouring semi detached properties. All materials used in conversion will match existing finishes such as red brick walling and painted timber windows and doors. (see annotated elevations submitted) The alterations to the outside of the building are minimal and should not change the character of the building. No new windows are proposed. Two new sets of French doors to the patio at the rear of the property will give direct access to the garden from two of the proposed apartments. These are to be of painted timber to match all other windows.

Layout:
The internal layout of the building is a simple conversion comprising 2, one bed apartments to the ground floor accessed from the front door with access to the garden via French doors and 2, one bed apartments to the first floor making use of the existing stair arrangement, with access from the front door. The existing building has a small store to one side of the main building. This is to be converted to office use for the part time support staff . A small extension to the front of this annexe will provide separate staff WC facilities.

Landscaping:
Off street parking and landscaping are to remain as existing to maintain the residential nature of the site. In the rear garden a new patio is proposed adjacent to the rear of the building.

Access:
Due to the restricted internal dimensions and existing layout of circulation within the building, the four proposed apartments will not be fully accessible

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to wheelchair users although the two ground floor apartments have level access from pavement level.
Local services can be accessed on foot and are located along the neighbouring main roads. Regular bus services provide good access to the centre of Barnsley. Due to the suburban nature of the site, the private car is most commonly used for transport.
Off street parking is provided for drivers and cyclists alike, with all parking spaces suitable for disabled users. Access to the rear garden is via a level paved surface to the side of the existing building.
The scheme is not intended for general public use.
Internally, the building plan is simple with minimal shared circulation spaces. Access to the first floor is via the existing stairs.

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