Property and Procurement

BARNSLEY
Metropolitan Borough Council

To:	Joe Jenkinson / James Hyde				
My Ref:	CR 267A	**Your Ref:**			
Date:	10th September 2008	**Enquiries to:**	David Mate	**Ext:**	4323

Subject: Rockingham Miners Welfare. – Design and Access Statement.

Design and Access Statement

Rockingham Miners Welfare Hall is located on Sheffield Road, Hoyland Common, Barnsley. The existing single storey building has a gradient access from Sheffield Road rising up to the car park.
A cluster type design of single storey existing and proposed extensions, around an existing double height space of the main hall.
Access into the building is as existing obtained at ground floor level at the main entrance. The building also has existing access and egress ramps to the rear (North West Elevation) and the fire escape doors to the front elevation (South East Elevation). All level and ramped access are to be maintained, utilised or adapted to conform to current Building and DDA Regulations which have been incorporated within the proposed design and refurbishment. The Welfare hall has currently 1No. Disabled WC located off the main entrance lobby adjacent to the Male & Female toilets. This has been deemed adequate but to include minor up grades to the existing fittings and new floor covering. An ambulant / disabled shower area has also been included within the proposed design.
Against the existing building are a series of 4No. extensions comprising of a Shower block, Life skills / small commercial kitchen, Plant house and an extension forming a female changing room. The use of the building remains as originally intended that being of a community sports social club for Rockingham, Hoyland and the surrounding area. They were a number of specific requirements noted within our brief, together with additional input from myself and other members of the design team to where the scheme has evolved to this final design. These include the extensions as noted above, New car park security lighting, CCTV cameras, Security fencing to the whole site area & new access gates and improved sight lines too & from the sites main entrance. The existing car park also is to be resurfaced, new additional drainage and new white lining.
The external aesthetics of the elevations have been addressed to marry old and new together with external coloured rendering, cedar cladding and new aluminium windows & external doors with double glazed units. Extra security measures have also been introduced in the form of roller shutters and security grills. Environmental issues have also been addressed with Evalon – Solar cell roofing membrane material and an energy efficient heating and ventilation system.

For further information please don't hesitate in contacting myself on the above ext.