

# B

**BARNSLEY YMCA**

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**BARNSLEY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E**

**BOND BRYAN**

**DESIGN & ACCESS STATEMENT**



# BARNESLEY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E. DESIGN & ACCESS STATEMENT

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## PROJECT TEAM (RIBA STAGE 2)

<b>Bond Bryan</b>	Architecture & Interior Design
<b>Hydrock</b>	Building Services Design & Engineering (Mechanical, Electrical, Public Health); Structural & Civil Engineering; Acoustic Design & Engineering; Fire Engineering
<b>Urbana</b>	Planning Consultant
<b>Currie &amp; Brown UK</b>	Project Management; Cost Consultant



1.0  
THE PROJECT

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BARNSLEY YMCA, CHILYPEP & H.O.M.E.  
BOND BRYAN  
**DESIGN & ACCESS STATEMENT**

## BARNSELY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E. DESIGN & ACCESS STATEMENT

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### 1.1 THE PURPOSE OF THIS STATEMENT

This Design & Access Statement has been prepared by Bond Bryan on behalf of the Barnsley YMCA, ChilyPEP and H.O.M.E., in support of an outline planning application for the retrofit of the YMCA building.

The Statement outlines the existing site and building and provides an overview of the key strategies and architectural concepts proposed to improve the building's energy efficiency and overall operation.

This Statement is to be read in conjunction with the supporting architectural drawings and other supplementary documentation submitted as part of the application.

This Statement details the development of the proposals up to the conclusion of RIBA Stage 2, as far as is relevant to the scope of this planning application. Additional design development will take place at RIBA Stages 3 and 4 (Spatial Coordination and Technical Design) to further refine the project strategies and develop the details of the design. The Team will continue to rigorously test and iterate to ensure the best possible outcome is achieved.

### 1.2 PROJECT INTRODUCTION

The YMCA building in Barnsley is vital part of the community, supporting a wide range of activities for young people, as well as many other community stakeholders, including the homeless and vulnerable. The building is designed to empower young people by involving them in activities that stimulate, challenge them, and enable them to realise their potential and participate fully in their communities. It provides a safe and welcoming space to help support them, allowing them to contribute positively to, and thrive in, the communities they belong to.

The proposal is to target key areas of the building in need of refurbishment to enable the building to operate more efficiently in hosting the diverse activities already taking place there, as well as allowing new initiatives to begin. The existing state of

some of the key spaces is preventing the organisations that call the building home from undertaking key aspects of their services, and hindering the development of new programmes.

As a community building that is used intensively by a wide range of stakeholders, the building must be robust and resilient both to the pressures of its current (and future) programme, and the demands of a changing climate. It is hoped that targeted retrofit, ranging from light refurbishment and services optimisation to deeper retrofit works to upgrade the building fabric, will achieve maximum value for money whilst ensuring the building continues to support the vital community work taking place there.

As the Team's understanding of the existing building has evolved, the Sustainability Strategy, detailed in section 3.0, has been developed accordingly. As our understanding of the building is further refined into RIBA Stage 3, so will the Sustainability Strategy be further developed in response.

The existing building, with its successive adaptations and changing programmes operates with a sometimes surprising degree of complexity. Any building supporting multiple stakeholder organisations, each running their own set of diverse activities, requires careful management and a resilient and robust set of spaces within which to operate.

The proposals must be driven primarily by this need - whether to refurbish existing spaces to a standard where they can effectively support activities already taking place there, or augment existing programmes and create space for new ones to be developed.

The resilience the building requires to respond to a changing climate with greater extremes of weather is also at the forefront of the needs of the organisations that call the building home. It is no longer viable for buildings to continue to operate the way they have operated for the majority of the 20<sup>th</sup> and 21<sup>st</sup> centuries to-date. To do so, they run an increasingly high risk of future stranding, where the building is too costly either to maintain or

repair, and must be abandoned. For charitable and social community-focused organisations, this tipping point is increasingly no longer in the long-term future, but approaching the mid- and short-term with greater and greater velocity.

### 1.3 THE DESIGN PROCESS

Having received the project brief from the YMCA, the Team have undertaken a thorough process of investigation to better understand the building and how the requirements of the brief can be met. The results of these investigations can be seen in section 2.0, while section 3.0 outlines the strategic responses to the discoveries made. The following introduction precedes a more detailed exposition of the Co-Design process to-date.

The Team have undertaken a process of Co-Design with representatives from the YMCA, ChilyPEP and H.O.M.E. organisations who are based in the building, so that young people have been able to participate in the design process and shape the development of the architectural concepts, rather than being merely consulted or informed.

The Co-Design process has been incredibly valuable, and established a collaborative approach the Team intends to continue into the forthcoming design stages. Early discussions around how some built elements of the proposals may even be produced through collaboratively through into RIBA Stage 5 have been well received by the YMCA and the young people's representatives.

Over the following pages, material from each of the 3 Co-Design Workshops has been summarised to show the evolution of the design through the collaborative process. One of the key lessons for the team has been the importance of legible visual communication, prioritising more erodable sketches for co-design participants unfamiliar with the visual language of conventional architectural drawings.

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## 1.3 THE DESIGN PROCESS

### 1.3.1 CO-DESIGN WORKSHOP 01

Co-Design Workshop 01 focused on understanding what kind of spaces the young people would like to create through a series of reference images. Young people were asked to choose their preferred image in order to guide a discussion of the kind of space they would eventually like to see realised.

Each series of images were followed by a series of questions to draw out further discussion, as shown below. In each case the young people were encouraged to explain how the spaces are working or not working well for them currently, so that a rounded picture of how the spaces should function, as well as look and feel, could be better understood.

#### CAR PARK



**Car park.**

Does it feel like your space?  
Do you feel as if you belong?  
Do you feel you have a say in how it looks?

What can we improve to make the answer to these questions: 'Yes'?

Image B. was preferred as a reference for how the Car Park might include people.

#### ENTRANCE

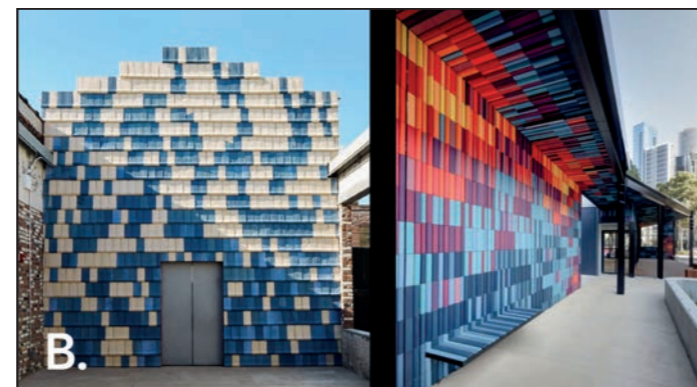


Image D. was well-liked as a reference for the interior of the new entrance.

#### KITCHEN



**Kitchen.**

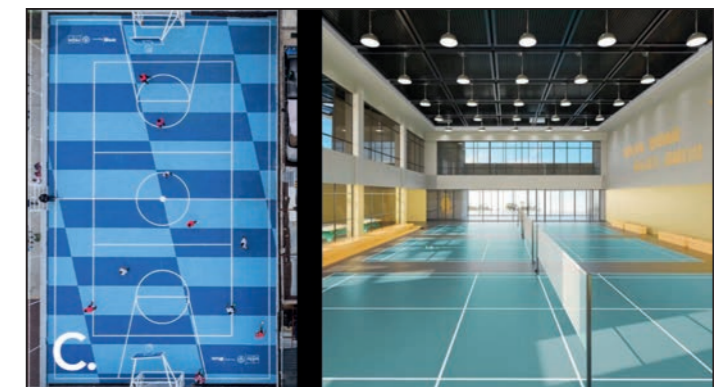
What works about the space as it is now? What doesn't work?

Is there any equipment missing that you think you need?

How many people can cook in it at the same time? Is there enough space?

Image C was preferred for the look and feel of the new kitchen.

#### SPORTS HALL



**Environment.**

How do we make the building and the spaces within it better for the environment?

What do we do with our rubbish?

What is the stuff in the building made from? Are those things good for people and nature?

Broader questions about the Environment were also included for discussion.

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**1.3 THE DESIGN PROCESS**

**1.3.2 CO-DESIGN WORKSHOP 02**

Co-Design Workshop 02 developed the ideas explored in Workshop 01 and introduced an overarching theme/concept for the building to help guide design decisions. This was positively received by the young people, who felt it both accurately reflected the findings of Workshop 01 whilst remaining open-ended enough to be inclusive. The theme is 'Sanctuary'.

'Sanctuary' was applied to each of the spaces: the Car Park is proposed as 'An outside sanctuary' for example. The new entrance, 'Welcome to our Sanctuary'. Workshop 02 featured too many architectural drawings, and feedback from participants was to include more 3D sketches and a higher proportion of concrete choices to make as opposed to open-ended questions.

**PROJECT THEME**

**Sanctuary.**  
A place to call home

- A place of refuge and safety
- A place where people are welcomed and cared for
- A special place, 'set apart' for rest and relaxation

The origins of the word sanctuary are in religious architecture and medieval church law, but now we use it much more broadly: we talk about places as sanctuaries when they make us feel peaceful, safe, welcomed and loved. They don't have to be quiet, but they might be quiet sometimes. Peace isn't always the absence of noise, sometimes it's the noisy, joyful presence of the people you love.

**Sanctuary.**  
A place to call home

Refuge	Haven
Safety	Oasis
Home	Security
Welcome	Protection
Care	Harbour
Shelter	Hideout
Retreat	Nest

Would any of these words be better?

**PLAYBACK/PROPOSAL**

**Car park.**

**Playback:**

- Private not public
- A safe space
- Plants & greenery, soft surfaces
- Space to play (5 yrs. & up!)
- Space for cars, space for people
- Bike storage
- Good signage and good lighting

**Proposing:**  
**'An outside sanctuary'**

**Entrance.**

**Playback:**

- Welcoming, accessible
- Secure & easily controllable
- Bright colours, clear identity & celebrate history
- Space to arrive & transition (wet umbrellas!)
- Good signage for orientation

**Proposing:**  
**'Welcome to our sanctuary'**

**Sports Hall.**

**Playback:**

- Multi-use & adaptable
- Robust
- Make habitable (warm)
- Introduce natural light
- Better acoustics
- Introduce viewing space if possible

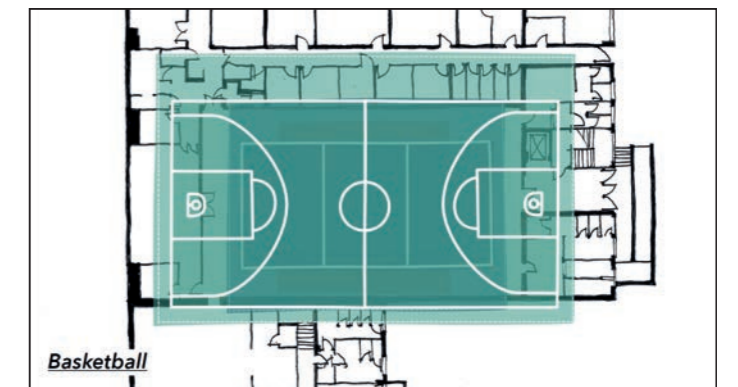
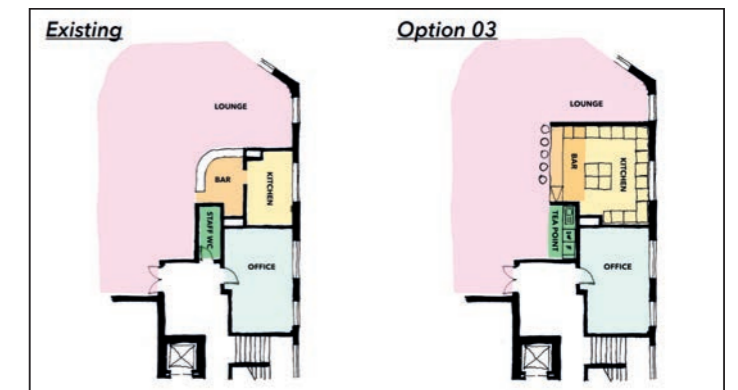
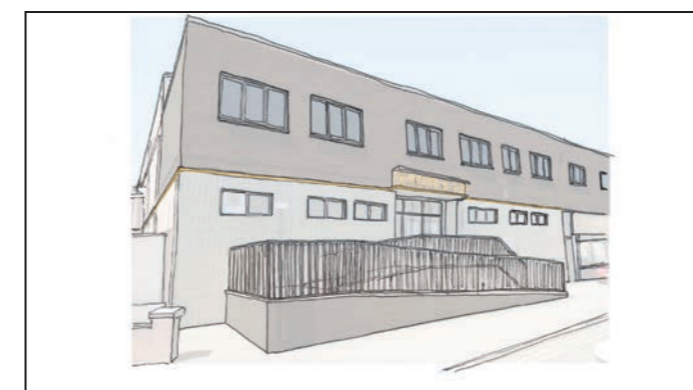
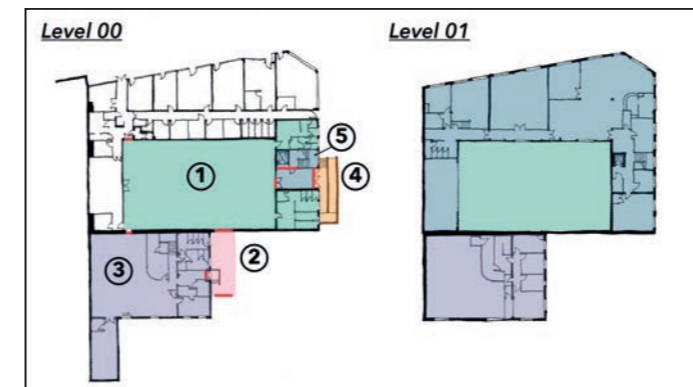
**Proposing:**  
**'Sanctuary in activity'**

**PROPOSALS**

**Access.**

**Problems:**

- Difficulty locking up the building: overly complex
- Secure lines easily compromised
- No secondary access restrictions once past 'front door'
- Groups pass through other groups & disrupt
- Potential safeguarding issues



Diagrammatic proposal for building organisation & access (above); sketch of proposals for the existing entrance (below)

Kitchen plan options (above); explaining the constraints of the Sports Hall (below)

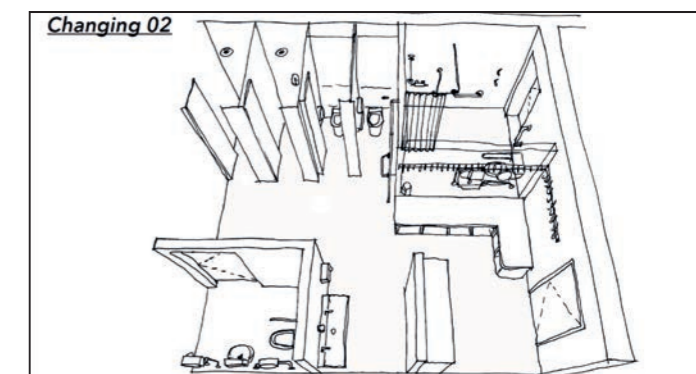
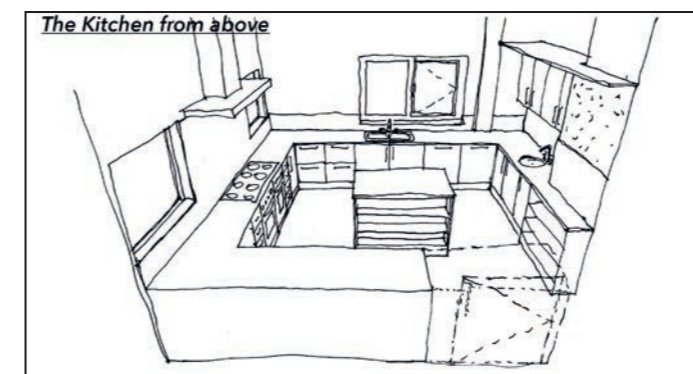
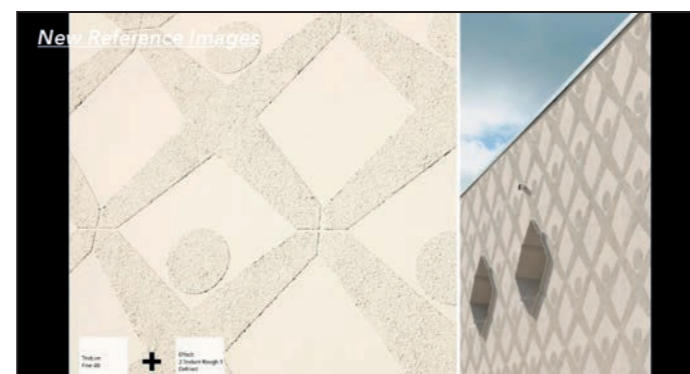
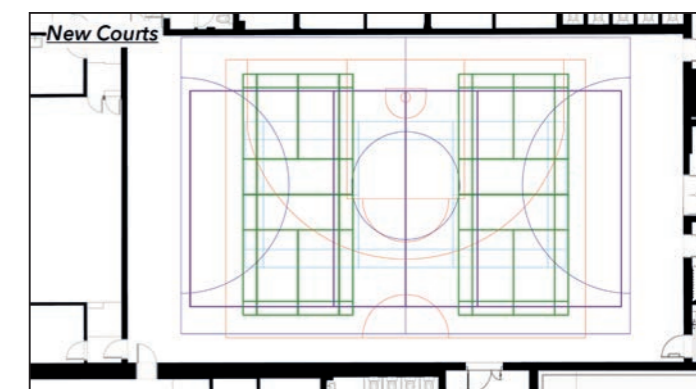
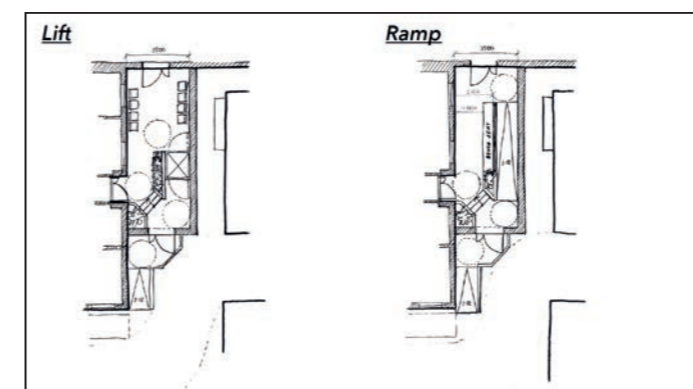
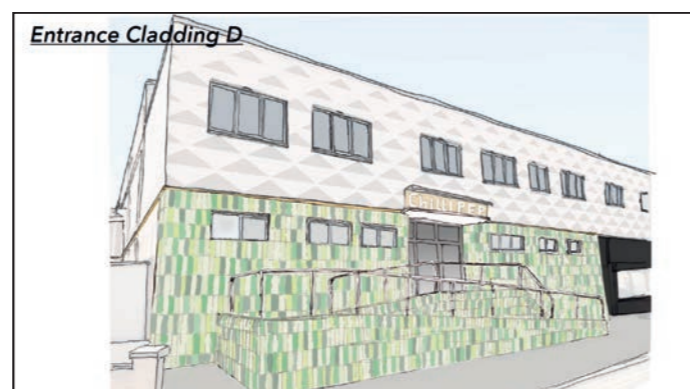
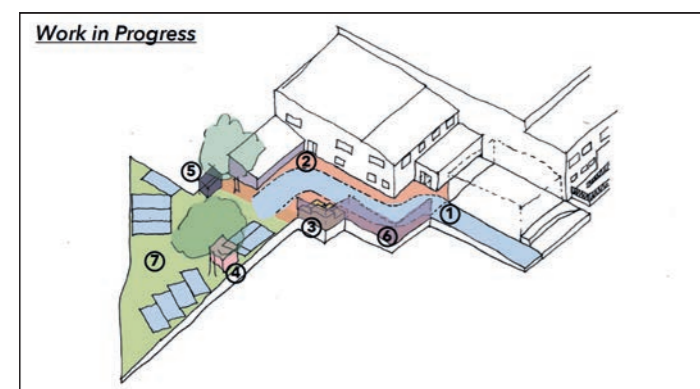
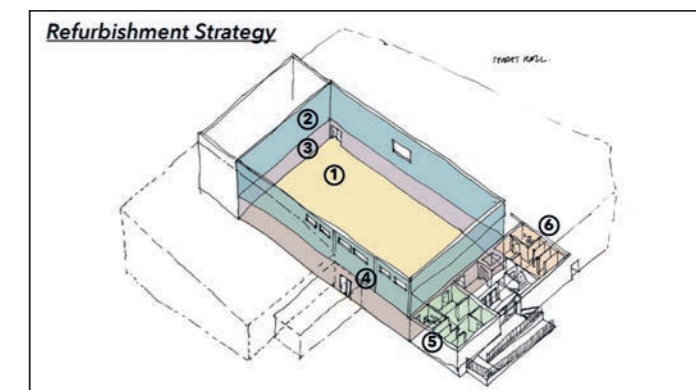
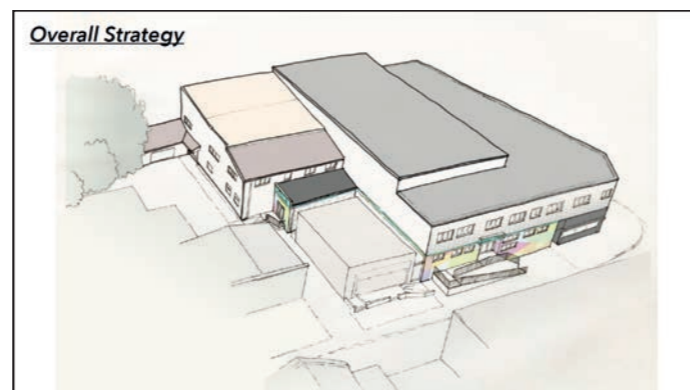
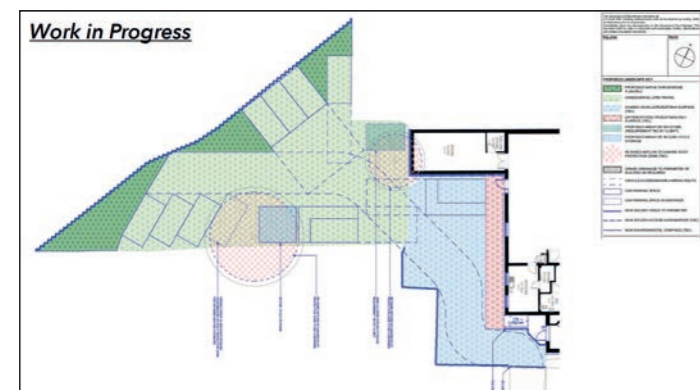
1.3 THE DESIGN PROCESS

1.3.3 CO-DESIGN WORKSHOP 03

Co-Design Workshop 03 presented developed architectural proposals for review in more legible formats for the young people to engage with. Meeting on location at the YMCA meant some of the proposals could be discussed in the spaces intended to be transformed. Proposals to extend the collaborative working methods of Co-Design into subsequent RIBA stages were discussed.

Feedback from the Workshops was positive; young people felt heard and understood, and that they had directly shaped the development of the designs. The success of the process to-date lends weight to the proposal to extend the Co-Design process through the forthcoming RIBA Stages. Proposals include co-production of environmental graphics and exterior tiles.

PROPOSALS



Reference images for collaborative production processes were included.

Reference images for the rendered treatment of the façade were included.



2.0  
THE SITE

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**DESIGN & ACCESS STATEMENT**

## BARNSELY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E. DESIGN & ACCESS STATEMENT

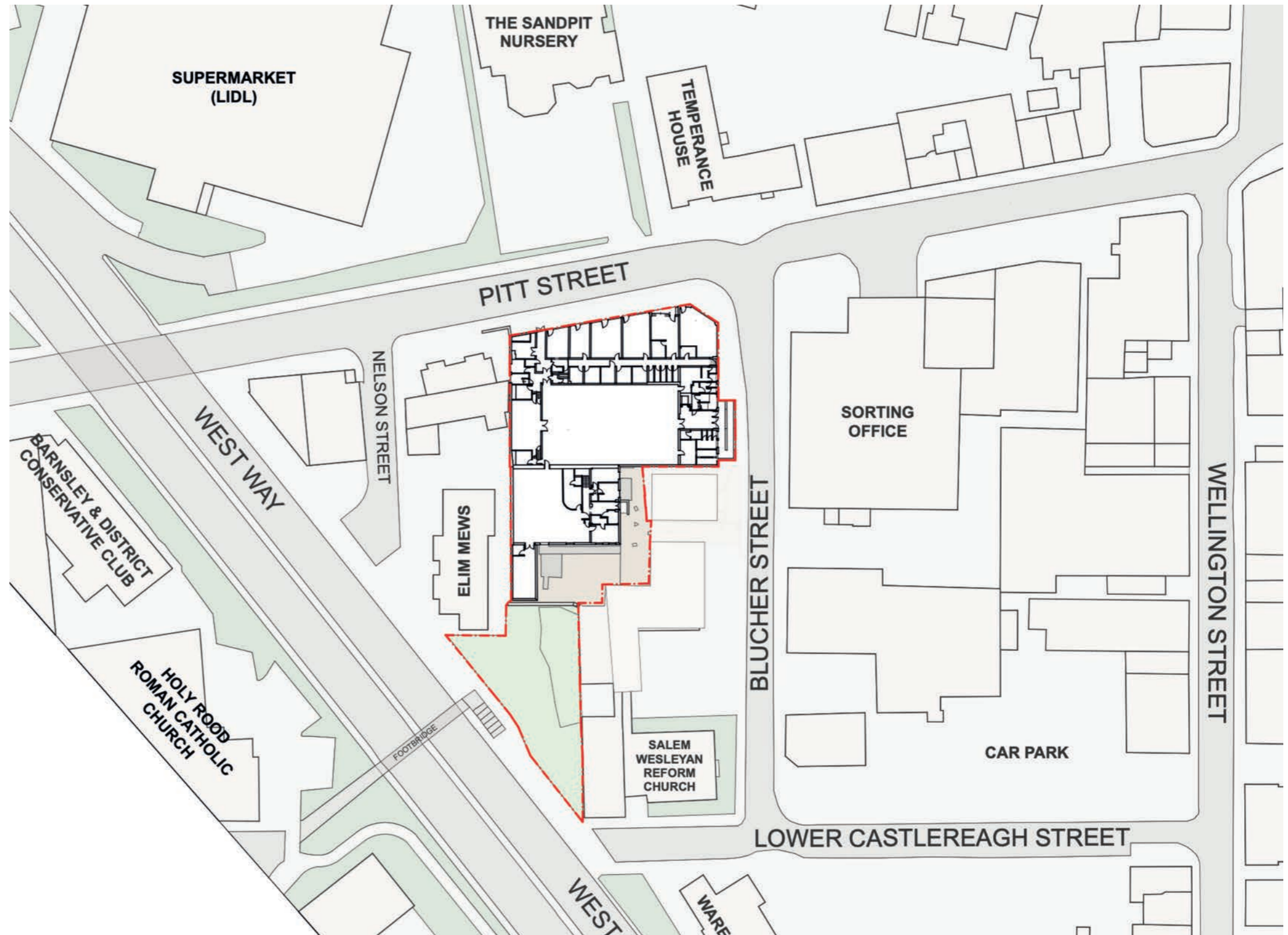
### 2.1 SITE LOCATION

#### 2.1.1 LOCATION PLAN

The YMCA building is located close to the centre of Barnsley, within the Town Centre area designated by the Barnsley Metropolitan Borough Council (BMBC)'s Local Plan. The building has frontage to Pitt Street, where retail units comprise part of the town's provision of Secondary Shopping Frontage, and to Blucher Street, where the principal entrance is located. Right of access over land owned by the adjacent construction company provides access to the existing Car Park, since augmented by the acquisition of the triangular piece of land by the YMCA from BMBC.

Please refer to the drawing overleaf to show further relevant Local Plan designations, including surrounding building use types, proximity of sites targeted for Public Space Improvements and Primary/Secondary Shopping Frontages.

Please refer to BALU-BBA-YM-XX-DR-A-1001-Site Location Plan for further details.

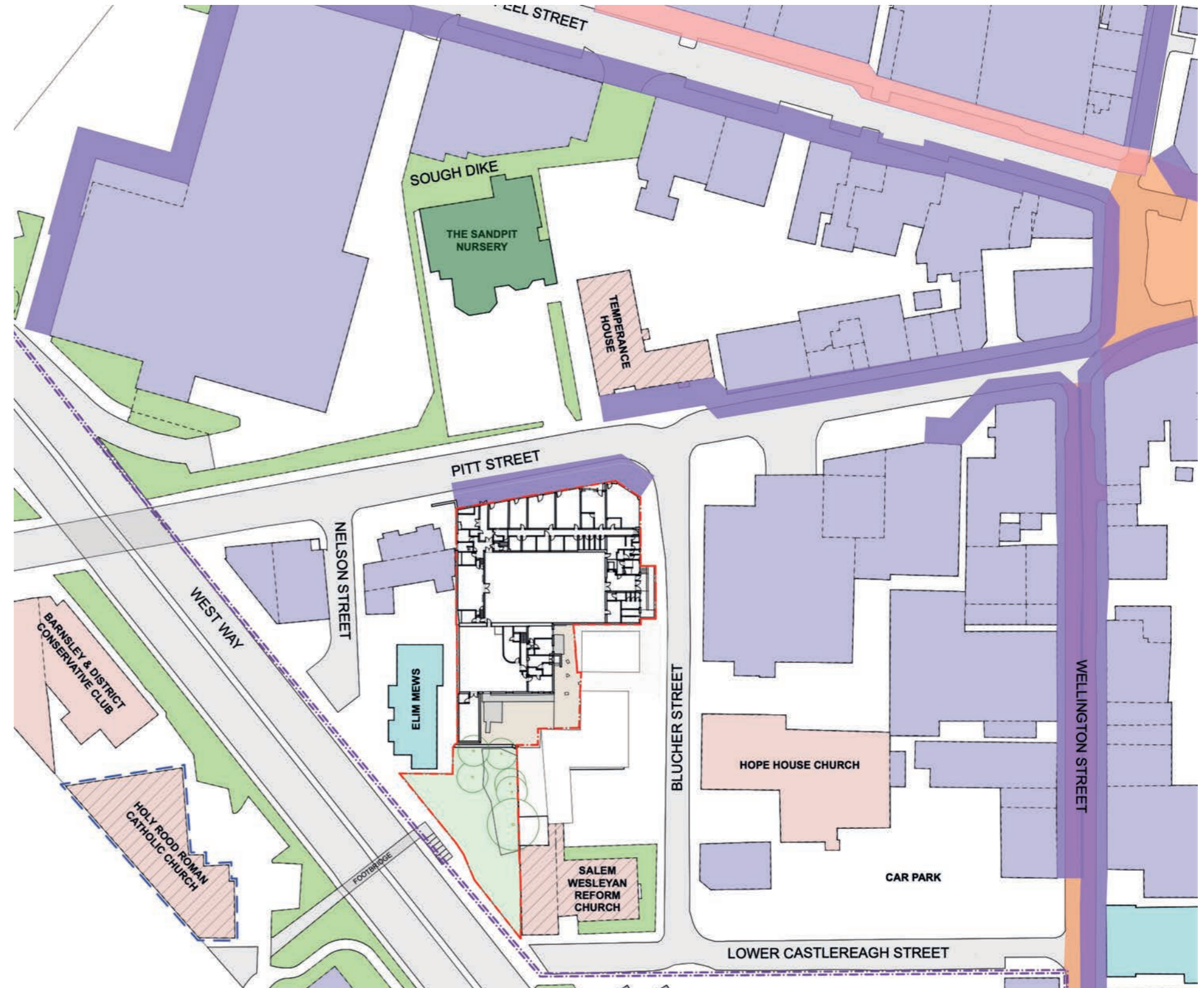


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DESIGN & ACCESS STATEMENT**

**2.2 SITE CONTEXT**

**2.2.1 LOCAL PLAN DESIGNATIONS & BUILDING USES**

The YMCA building is located within the Local Plan’s Primary Shopping Area designation, with a high volume of Secondary Shopping Frontage in close proximity, including the retail units along Pitt Street that are within the site demise. Building use is primarily Commercial, with some Civic/Public buildings in proximity, including three listed buildings. Westway effectively cuts the site off to the West, meaning there is very limited green space around the site. To the East, Wellington Street and Peel Square are designated Public Space Improvement sites.



**BUILDING USE & CONTEXT KEY**

- CIVIC/PUBLIC USE BUILDING
- EDUCATIONAL USE BUILDING
- COMMERCIAL USE BUILDING
- RESIDENTIAL USE BUILDING
- GREEN SPACE

**LOCAL PLAN KEY**

- LANDMARK BUILDING
- PRIMARY SHOPPING FRONTAGE
- SECONDARY SHOPPING FRONTAGE
- PRIMARY SHOPPING AREA
- PRIORITY SITES FOR PUBLIC IMPROVEMENT

**CONSERVATION KEY**

- LISTED BUILDING

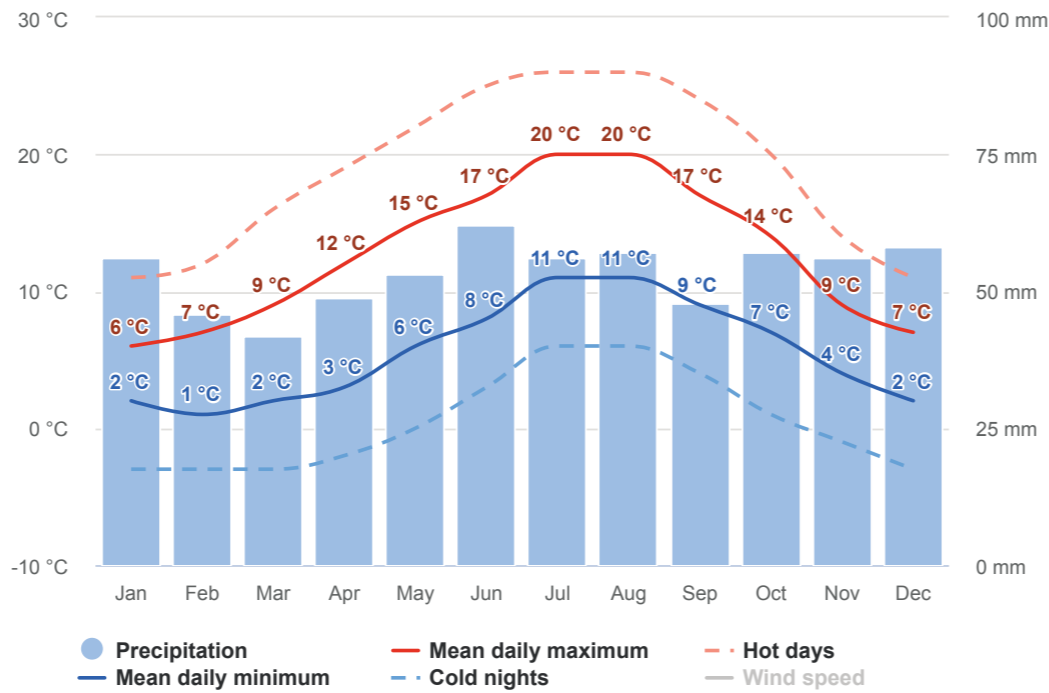
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**2.3 SITE CONDITIONS**

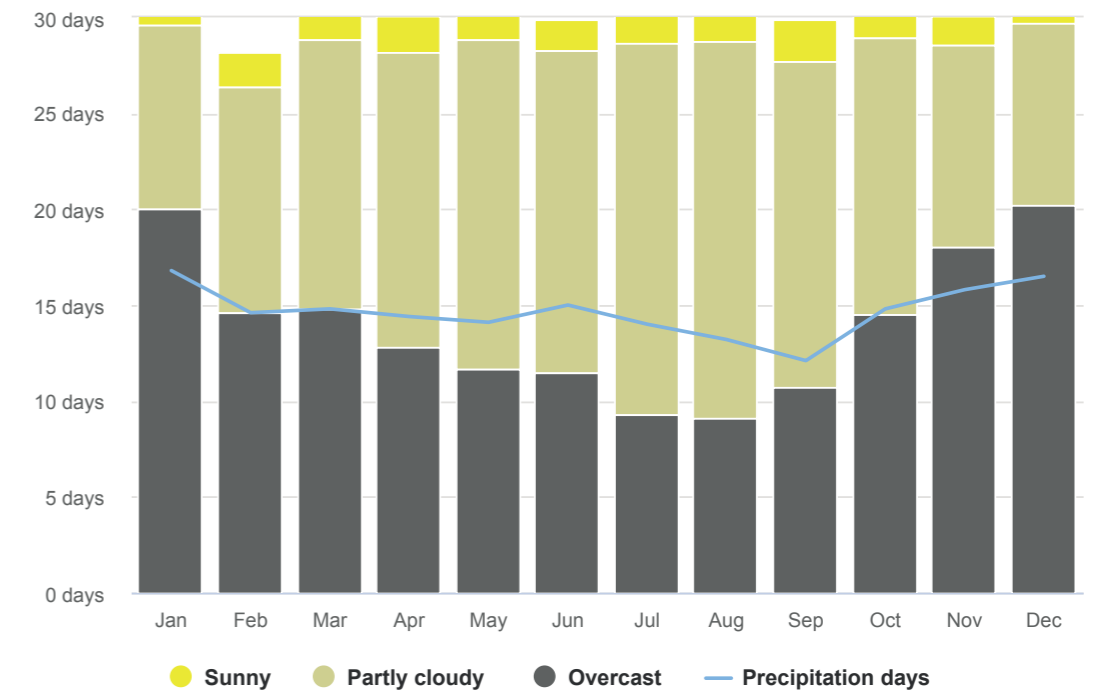
**2.3.1 LOCAL WEATHER DATA**

Weather data from publicly available online databases and gives a snapshot of annual averages for temperature, precipitation and other weather patterns. The database amalgamates approximately 30 years of weather data for the locality specified, at a visual resolution of 30km, and so averages shown should be assumed to increase in extremity over the design life of the building as the climate of the UK becomes both warmer and wetter. For example, the number of days in the height of summer where the maximum temperature exceeds 25°C can be expected to rise: 2022 saw a maximum temperature exceeding 40°C for the first time in Lincolnshire, so it is reasonable to assume that similar temperatures could be recorded in Barnsley in the near future.

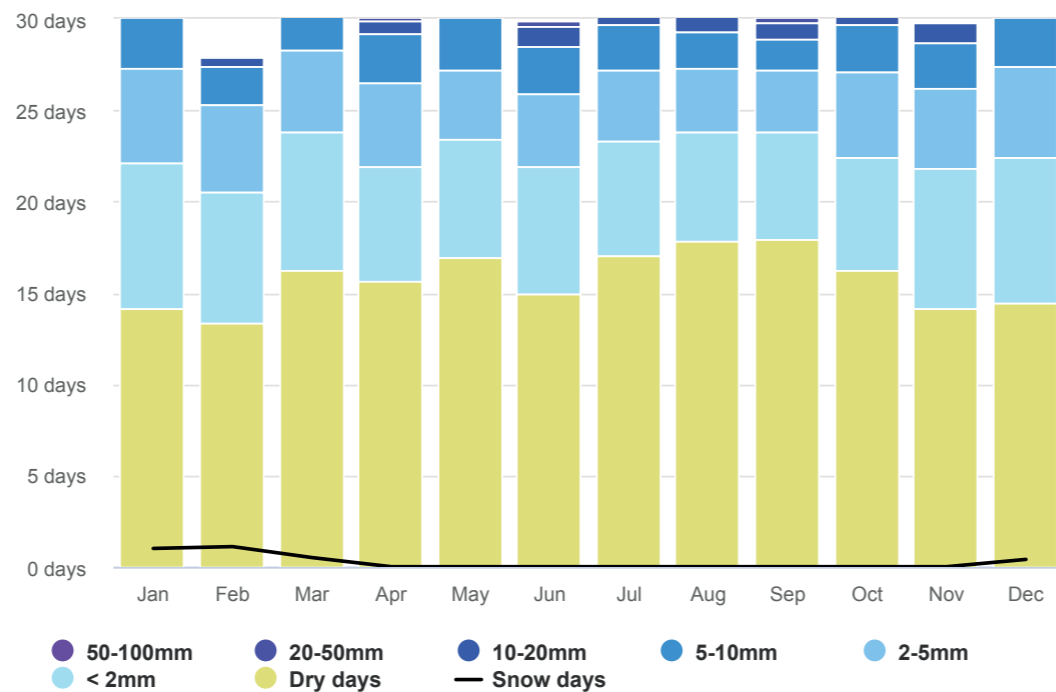
**AVERAGE ANNUAL PRECIPITATION & TEMPERATURES**



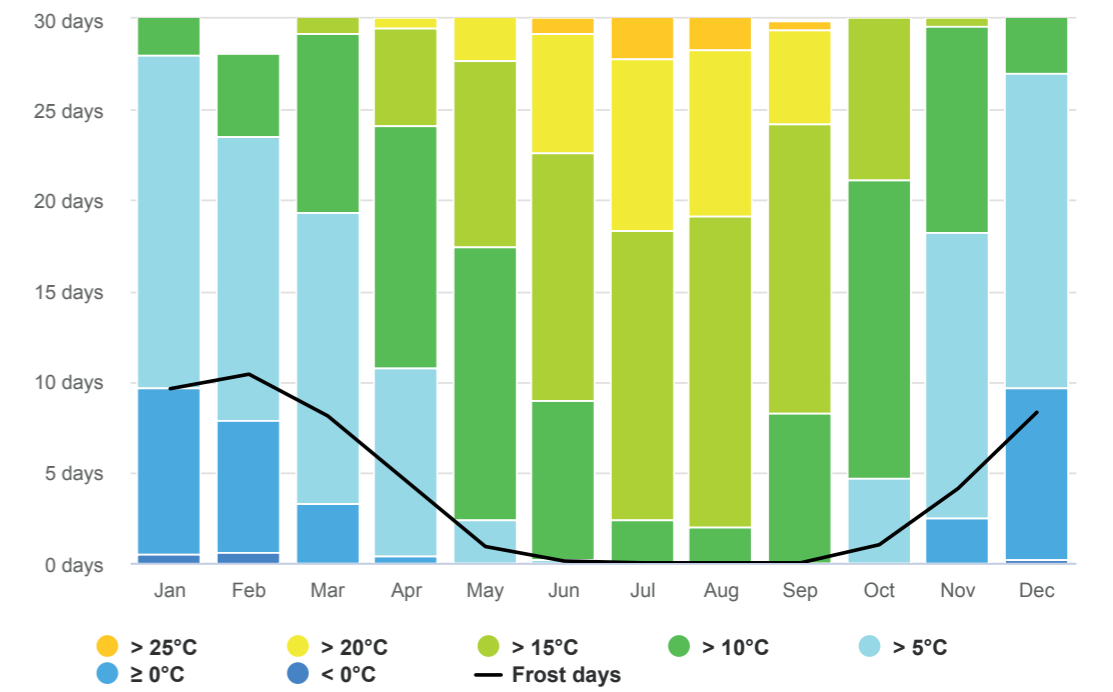
**AVERAGE ANNUAL MONTHLY CLOUDY, SUNNY & PRECIPITATION DAYS**



**AVERAGE ANNUAL PRECIPITATION AMOUNTS**



**AVERAGE ANNUAL MAXIMUM TEMPERATURES**

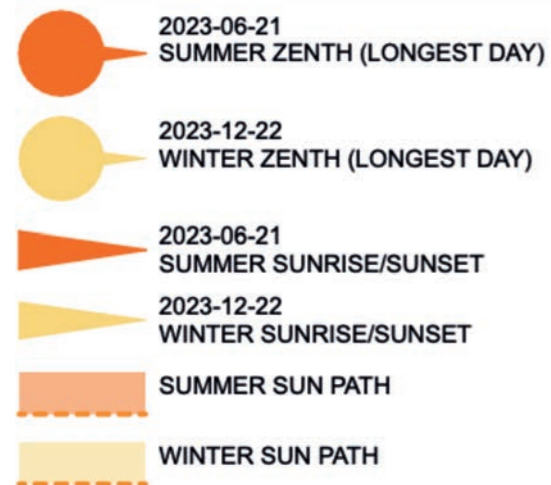


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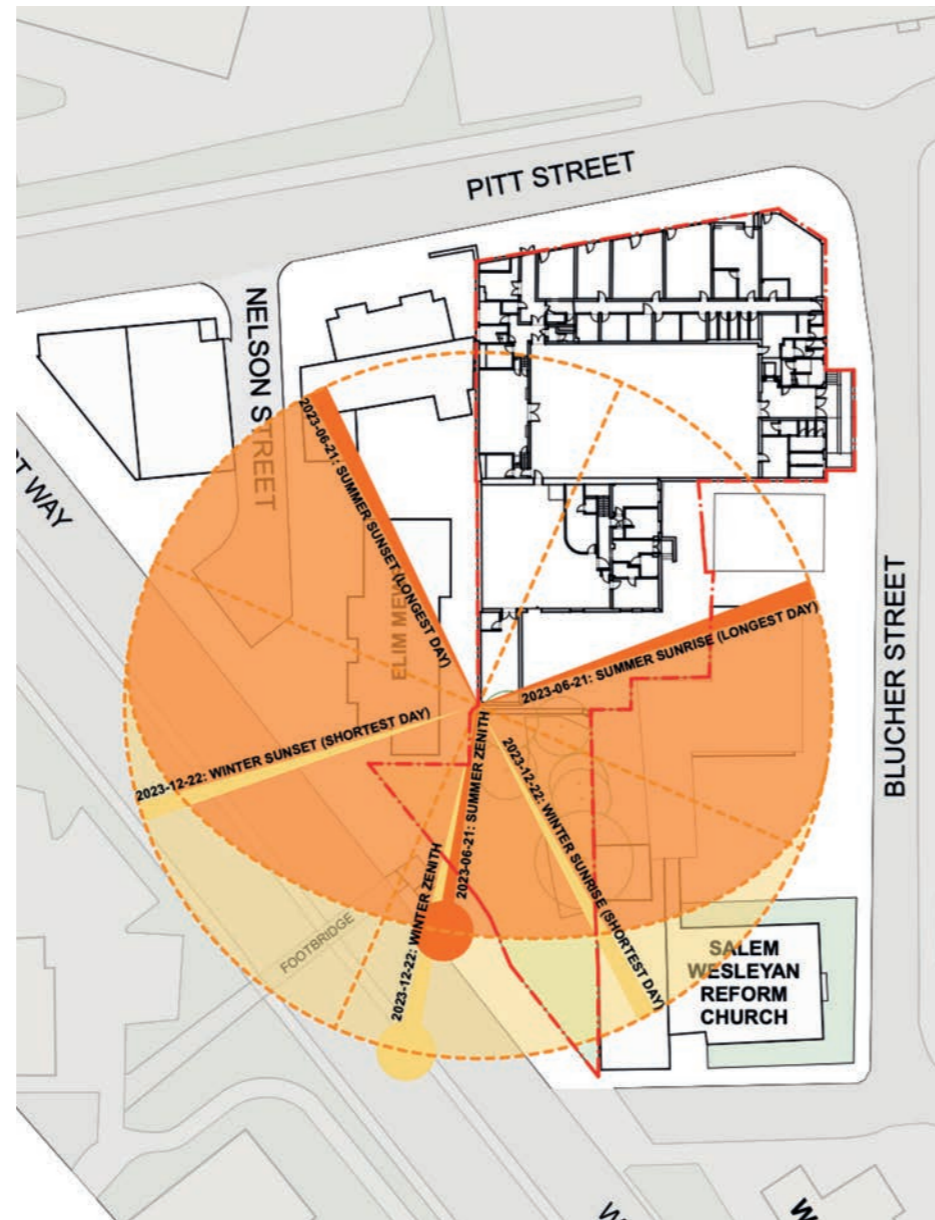
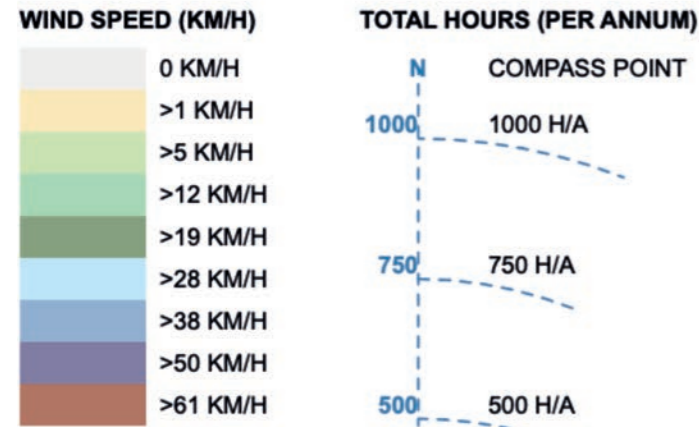
2.3 SITE CONDITIONS

2.3.2 SOLAR PATH & WIND SPEED ANALYSIS

**SOLAR ANALYSIS KEY**

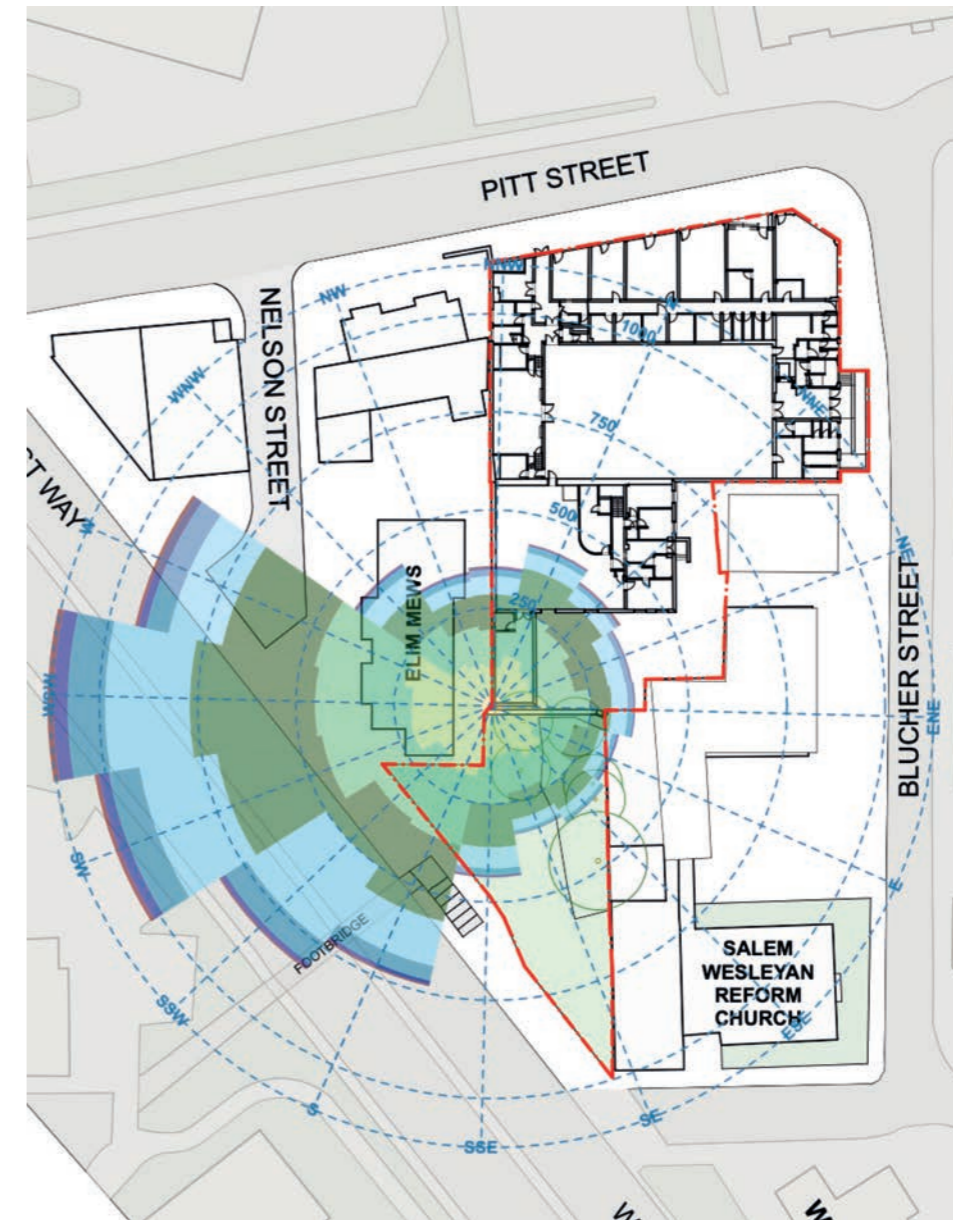


**WIND SPEEDS ANALYSIS KEY**



**SOLAR PATH**

The proportions of the existing windows limit overheating risk, with no large expanses of glazing to the South. The Pitt Street shop fronts to the North represent a high heat loss risk. The West elevation has very limited glazing, mitigating unwanted solar gains from this elevation. The Southern elevation of the Sports Hall presents an opportunity to introduce more daylight.



**WIND SPEED**

The prevailing winds are from a West/Southwesterly direction. The highest wind speeds are recorded from this direction and for greater durations. The building will need to be resilient to increased risk of potential moisture ingress from this direction as a result of driven rain. Increased wind speeds here will require robust detailing of the thermal envelope.













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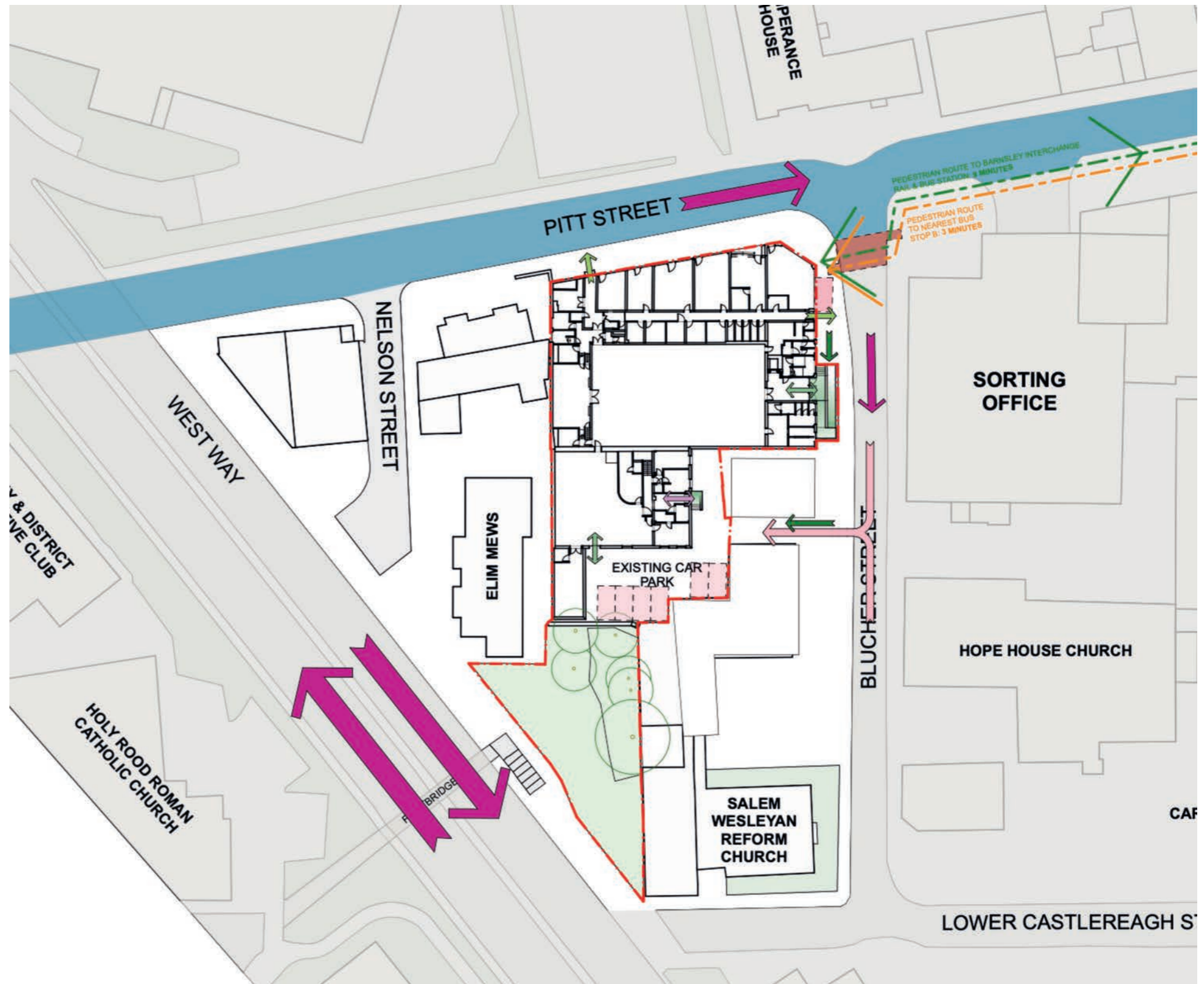
**2.4 SITE ACCESS**

**2.4.1 ACCESS & MOVEMENT**

The site is in close proximity by foot to local train and bus links (within a 10-minute walk). Pitt Street is part of the Town Centre 'Green Sprint' pedestrian and cycle route, and the provision of secure cycle storage on site should be a priority. The existing stepped access to the building is to be replaced with a new extension and level access. Proposed areas of planting to the green space acquired to the South of the site should seek to mitigate noise and pollution from Westway where possible.

**EXISTING SITE ACCESS KEY**

-  EXISTING VEHICLE ACCESS
-  VEHICLE USE INTENSITY (LARGER ARROW INDICATES BUSIER HIGHWAY)
-  EXISTING VEHICLE PARKING SPACE
-  EXISTING PEDESTRIAN ROAD CROSSING
-  EXISTING PEDESTRIAN SITE ACCESS (FROM STREET)
-  EXISTING PEDESTRIAN ESCAPE ONLY (FIRE EXIT)
-  EXISTING PEDESTRIAN BUILDING ACCESS (LEVEL)
-  EXISTING PEDESTRIAN BUILDING ACCESS (LEVEL)
-  EXISTING PEDESTRIAN BUILDING ACCESS: STEPPED/NOT LEVEL
-  PEDESTRIAN ROUTE TO BARNSELY INTERCHANGE RAIL & BUS STATION: 5 MINUTES
-  PEDESTRIAN ROUTE TO NEAREST BUS STOP (B)
-  TOWN CENTRE 'GREEN SPRINT' (LOCAL PLAN) PEDESTRIAN & CYCLE ROUTE



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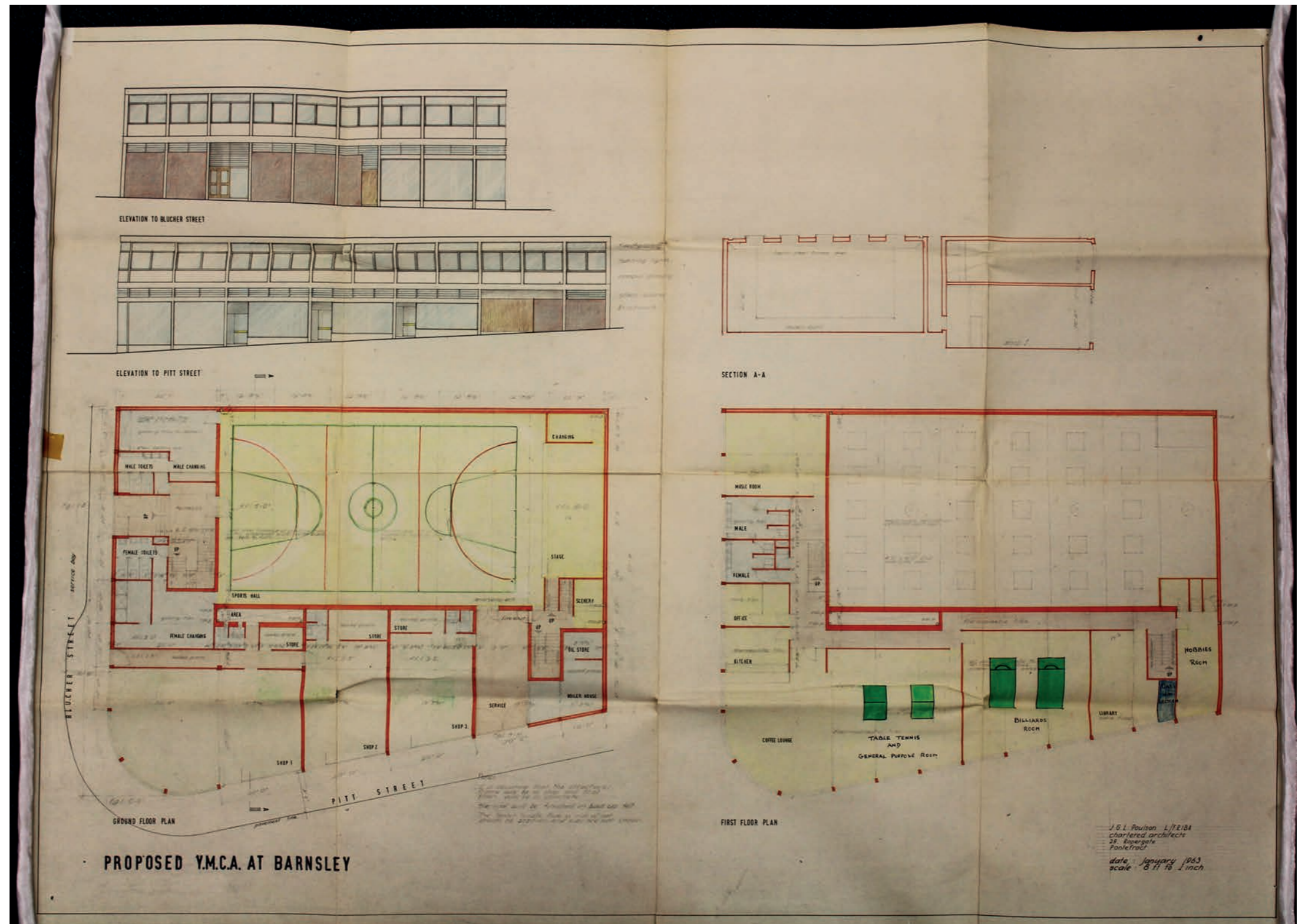
### 2.5 SITE HISTORY

#### 2.5.1 PRE-CONSTRUCTION

Material provided by BMBC Archives & Local Studies has given insight into the development of the YMCA building at Blucher Street in the 1960s by the office of John Poulson, the architect at the centre of a major corruption scandal, whose conviction and imprisonment for fraud in 1974 helped to force the House of Commons to develop a Register of Members' Interests.

The drawing shown here dates from 1963 and differs from the existing building in a number of ways. The status of the original building plans is not entirely clear. 2 archive planning applications exist: no. 15602, listed as withdrawn, and a later application, no. 15664 which was granted/approved by the council on 14/04/1964. However, on microfiche, the title label of no. 15664 states that this was also withdrawn. There are no further plans listed, and no available evidence as to whether the withdrawn label is correct. We suspect that no. 15664 may in fact show the building as constructed in 1965, and have included these drawings as such overleaf.

Note, from the 1963 drawing shown here, the principal entrance to Blucher Street and the service entrance to Pitt Street, to be later converted to a shop (see overleaf). The elevations shown can be compared with those overleaf. The combined Stage/Sports Hall function was part of the original design. Much of the internal configuration shown here was realised in a not dissimilar form.



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DESIGN & ACCESS STATEMENT**

**2.5 SITE HISTORY**

**2.5.2 ORIGINAL BUILDING**

Material on this page provided by BMBC Archives & Local Studies.

Note the similarity between the building as designed/constructed in 1965 and the current floor plans: the building remains to a great extent unchanged. The service entrance to the Pitt Street shops was later adapted to introduce an additional shop. The extant configuration of this area of the building shows successive adaptation of the original layout with limited success.

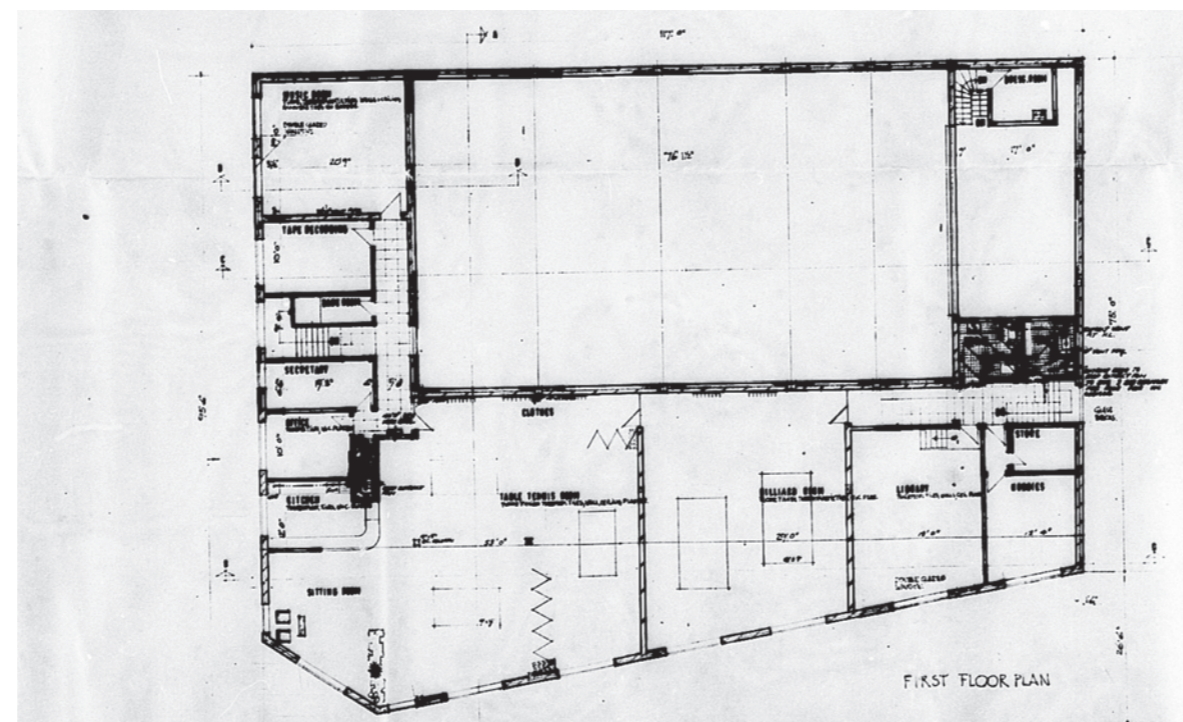
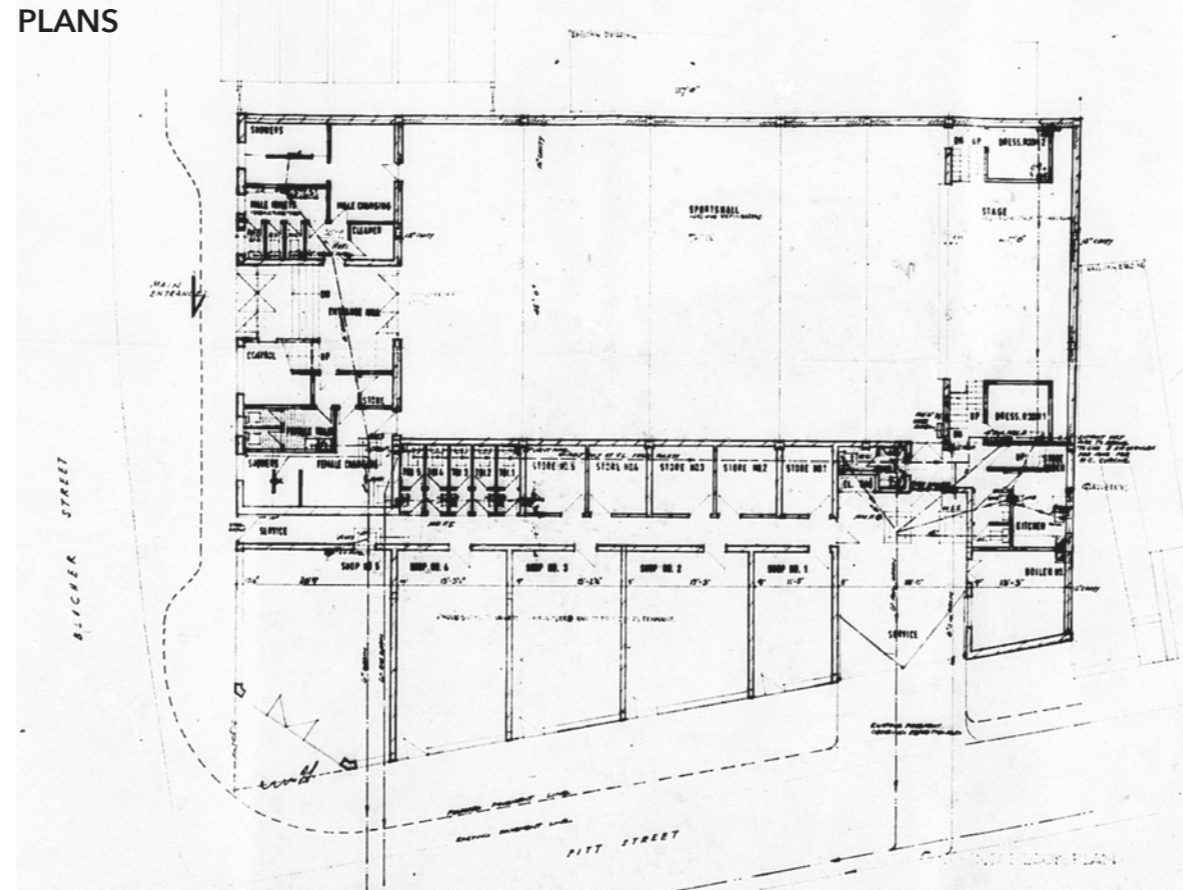
The building did not have the Community Hall extension when originally constructed. From the plans included overleaf, it appears this was added later in the 1980s, and further adapted in the 2000s.

The elevation to Pitt Street shows the original treatment of the shopfronts. Any plan to include these within the scope of the current project could present an opportunity to restore some of the original harmony to the overall configuration. The existing shop fronts have been adapted in piecemeal fashion, resulting in a jumbled, confused elevation to the street.

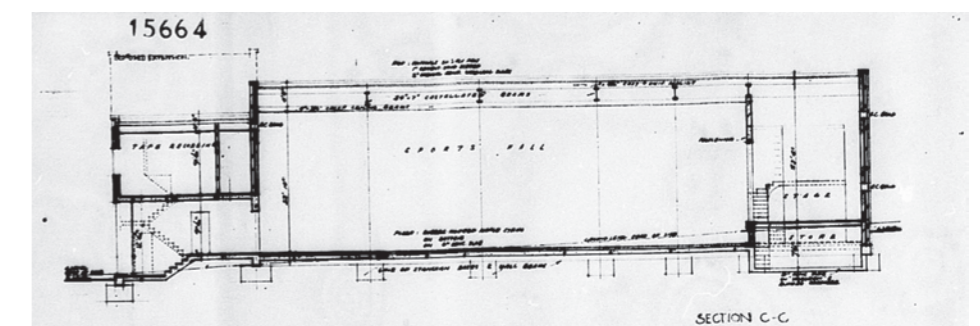
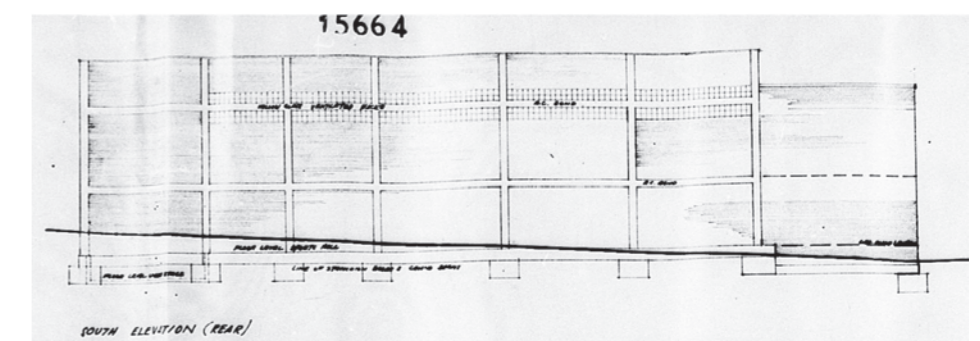
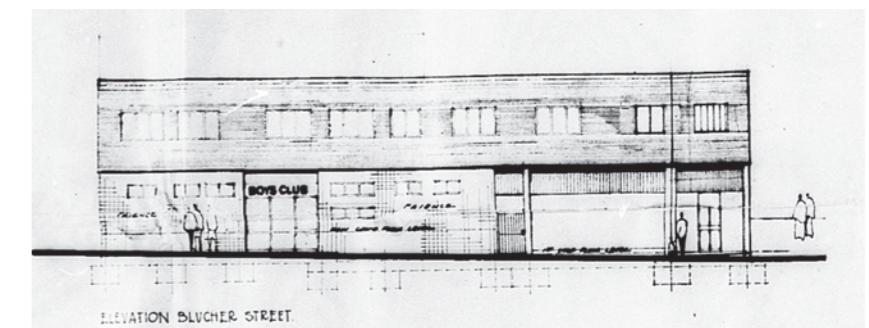
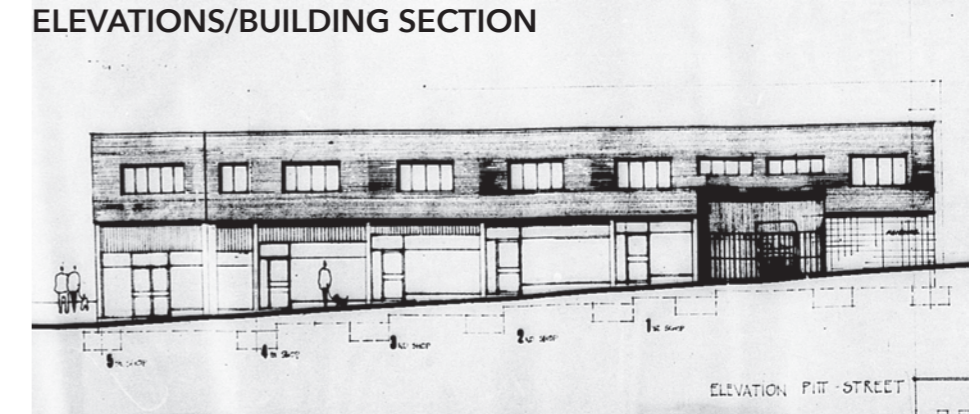
The Blucher Street elevation shows the highly defensive ramp, currently in scope to be adapted to be more welcoming, was a later addition to provide level access (see Section C-C for original level change configuration).

The original Sports Hall elevation shows a glass block or ventilated treatment (notes difficult to decipher) that lends credence to proposals to introduce daylight to the Sports Hall through new openings to this façade.

**PLANS**



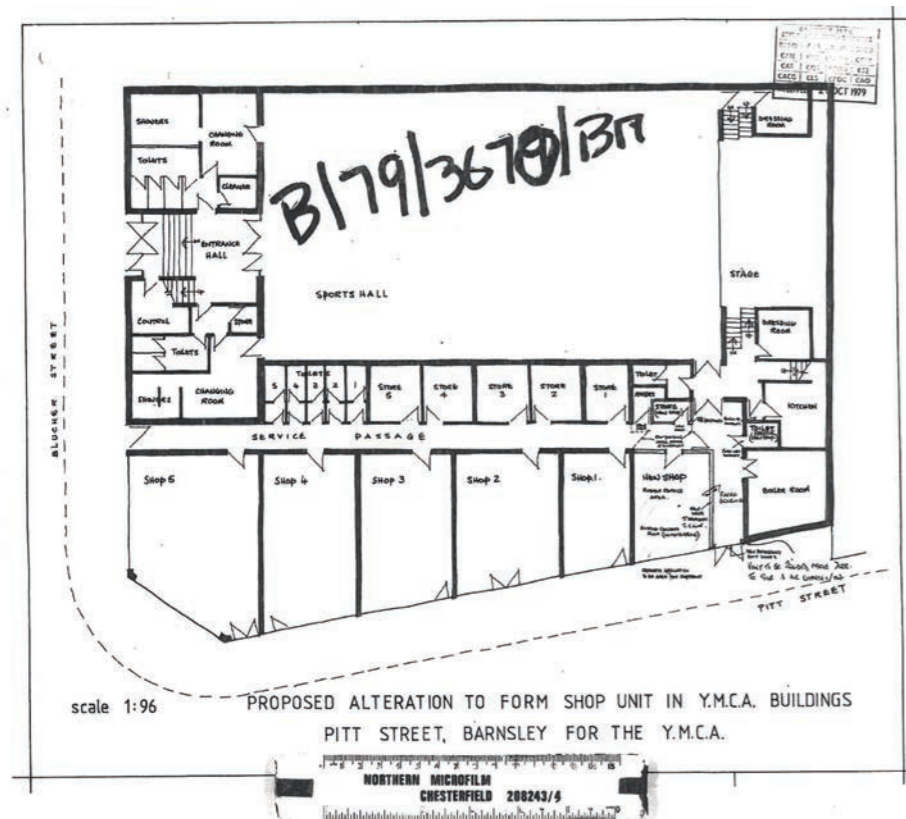
**ELEVATIONS/BUILDING SECTION**



2.5 SITE HISTORY

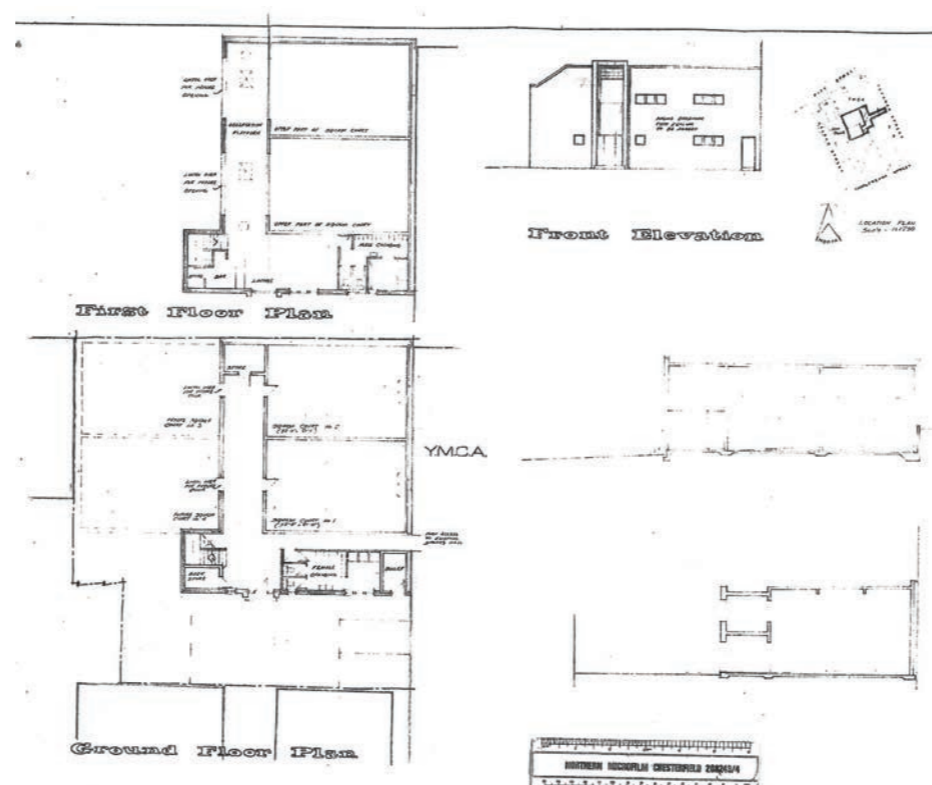
2.5.3 1979-1981

Material provided by BMBC Development Control & Development Management has yielded some understanding of the building in the latter part of the 20<sup>th</sup> Century.



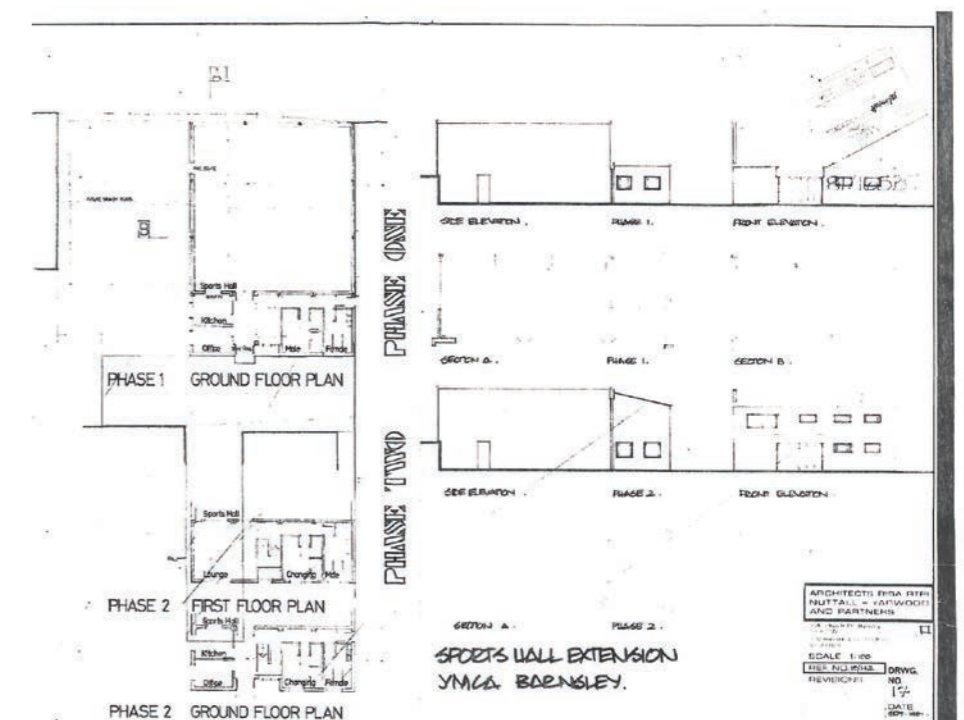
**1979, application no. 3670**

The addition of a new retail unit, replacing whatever service entrance was eventually realised on the Pitt Street side of the building. Compare this with the 1964/65 drawings on the previous page. The ramp to Blucher Street is not yet introduced; the internal configuration remains largely unchanged. The shop fronts show evidence of adaptation, or of an as-built condition that differs from the original plans.



**1980, application no. 1770**

This and a similar application in 1981 (see right) detail proposals to construct squash courts (in 2 phases). The first application shown above was withdrawn, ostensibly due to the withdrawal of some grant funding. Perhaps the most instructive drawing is the 'Front Elevation' to show how the building would have looked had this adaptation been made.



**1981, application no. 1657**

The quality of the drawings in both 1980 and 1981 applications make it difficult to decipher exactly what adaptations to the building were made, if any, however, the elevations are the most instructive, particularly in comparison with the 2009 application overleaf, which shows that, in massing and form, the intention of this application was eventually carried out approximately 28 years later! Note, from the 2009 drawings, it appears that at least phase 1 was constructed as drawn above.

BOND BRYAN  
**BARNSELY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E.**  
 DESIGN & ACCESS STATEMENT

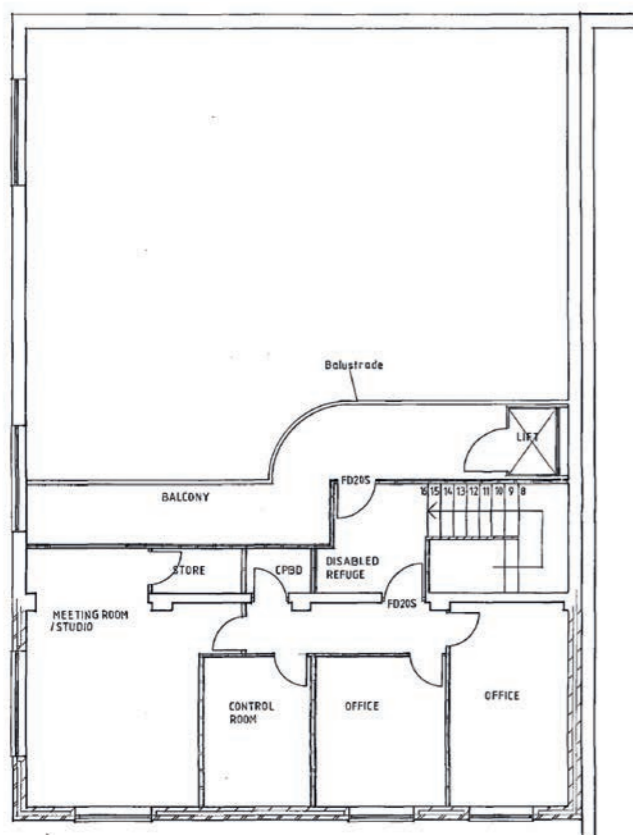
2.5 SITE HISTORY

2.5.4 2009

**2009, application no. 1174**

The most recent major adaptation to the building introduced extensions at Ground and First floor levels, adding a store and offices with a meeting room/music studio respectively. Note this use was included on the 1965 plans in a different location.

Comparing the Existing Elevations with the 1981 application (shown on the previous page) confirms the extent of adaptations carried out following the previous application.



PROPOSED FIRST FLOOR PLAN



Date	Revisions

Client  
 Y.M.C.A. (BARNSELY)

Job Title  
 REDEVELOPMENT OF  
 COMMUNITY HALL AT  
 1 BLUCHER ST  
 BARNSELY  
 S70 1AP

Drawing Title  
 EXISTING AND PROPOSED  
 ELEVATIONS

Scale 1:50

Date 20-08-09 Drawn by P Glover

Drwg No. PG 096



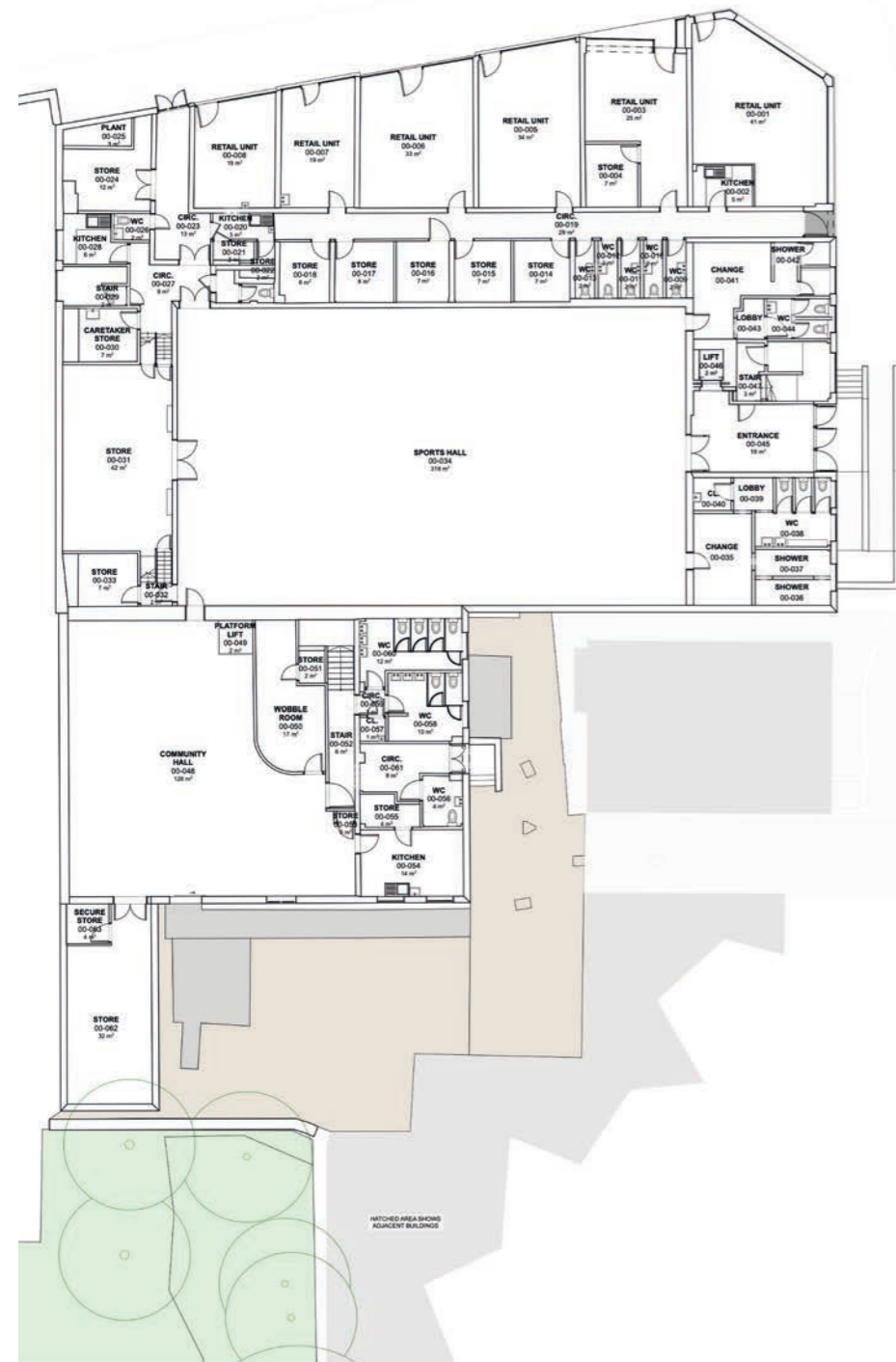
**3.0**  
**THE BUILDING**

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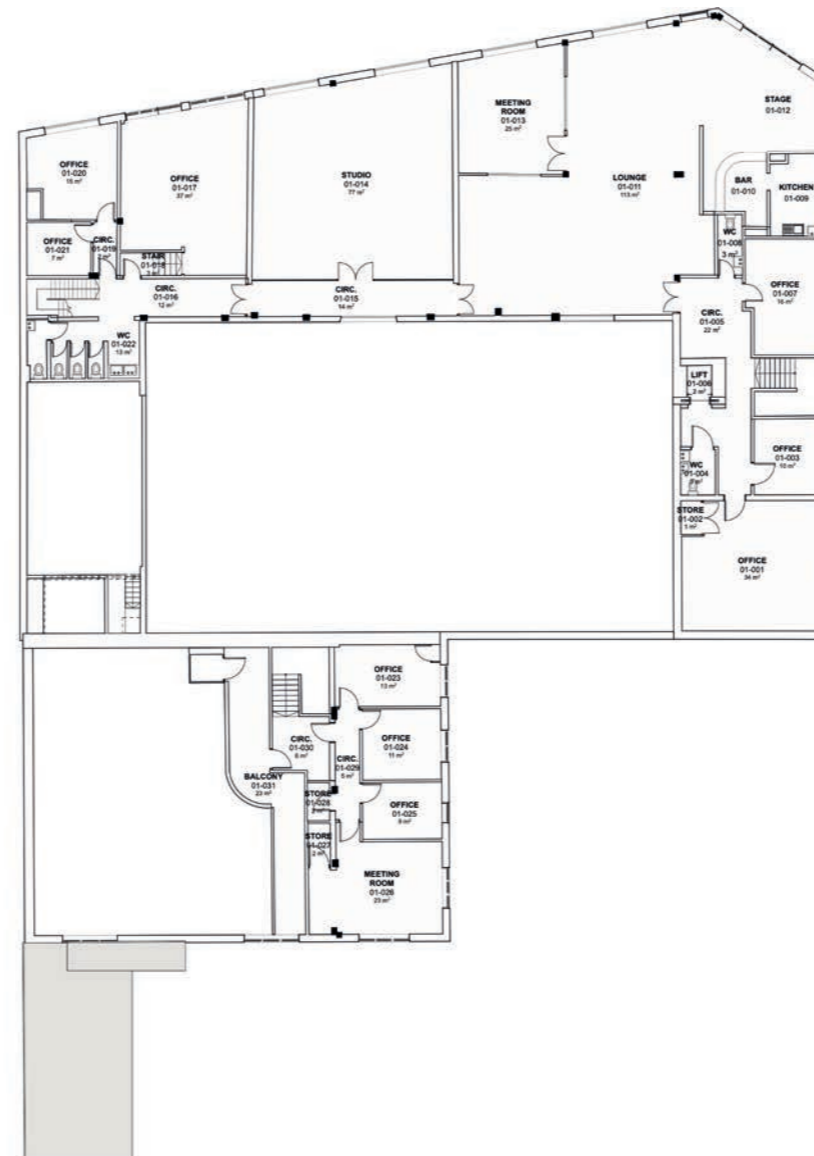
BARNSLEY YMCA, CHILYPEP & H.O.M.E.  
BOND BRYAN  
**DESIGN & ACCESS STATEMENT**

3.1 EXISTING GENERAL ARRANGEMENT PLANS

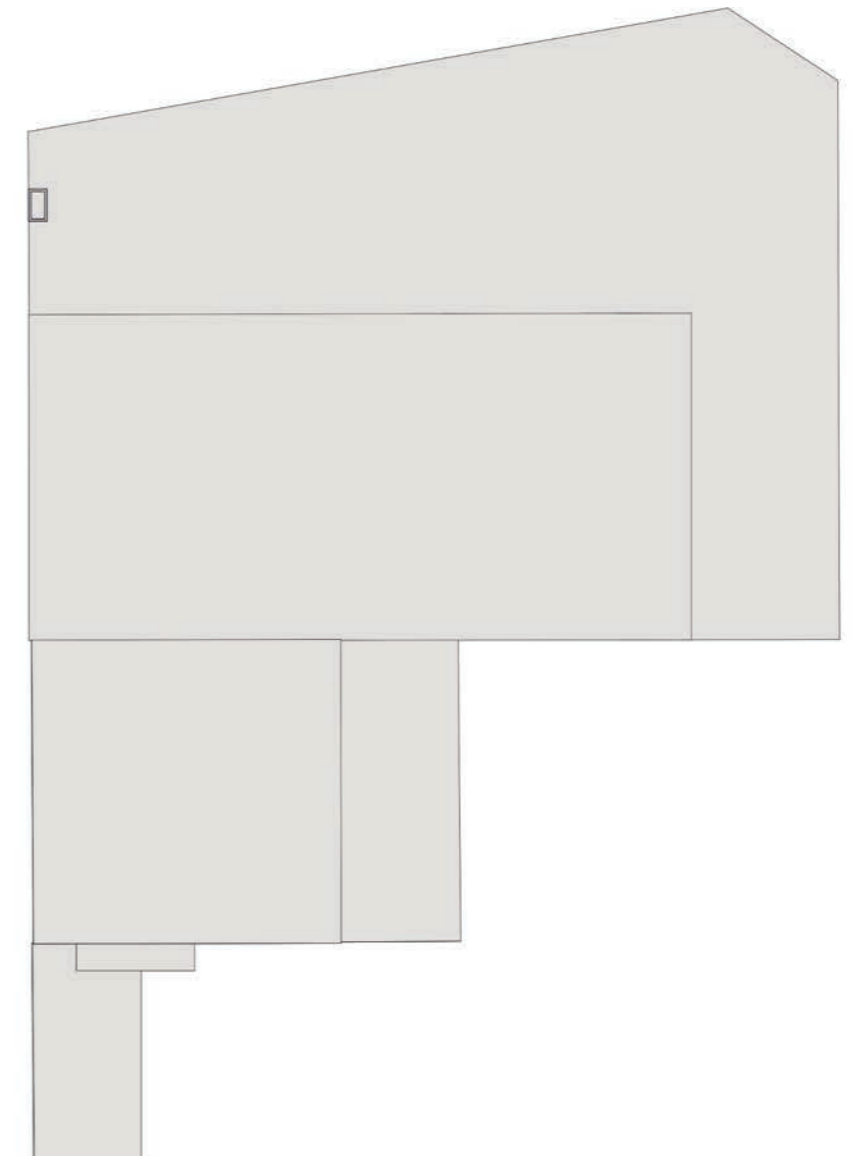
GROUND FLOOR



FIRST FLOOR



ROOF



The existing building is divided by occupancy, whilst still being wholly owned and managed by the YMCA. Complexity arises from the need to manage a constantly changing programme of activities: spaces are offered for external hire, but also need to be used for the core activities of the organisations based in the building. Furthermore, the building currently does not support

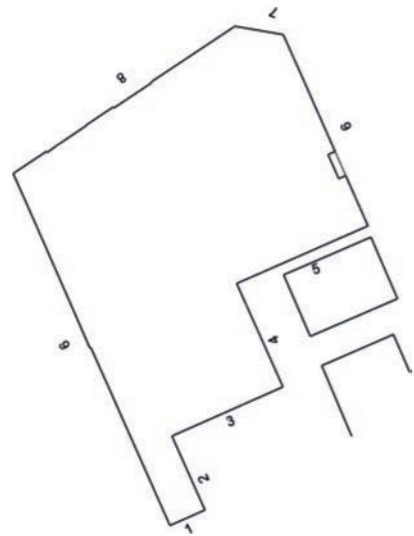
proper safeguarding of its inhabitants. The current project will establish clear secure lines and building zones, simplifying building management whilst supporting more effective external hires. This will allow the building to be utilised by a wider range of community stakeholders, whilst simultaneously improving the core activities of the YMCA, ChilypPEP & H.O.M.E.

# BARNESLEY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E. DESIGN & ACCESS STATEMENT

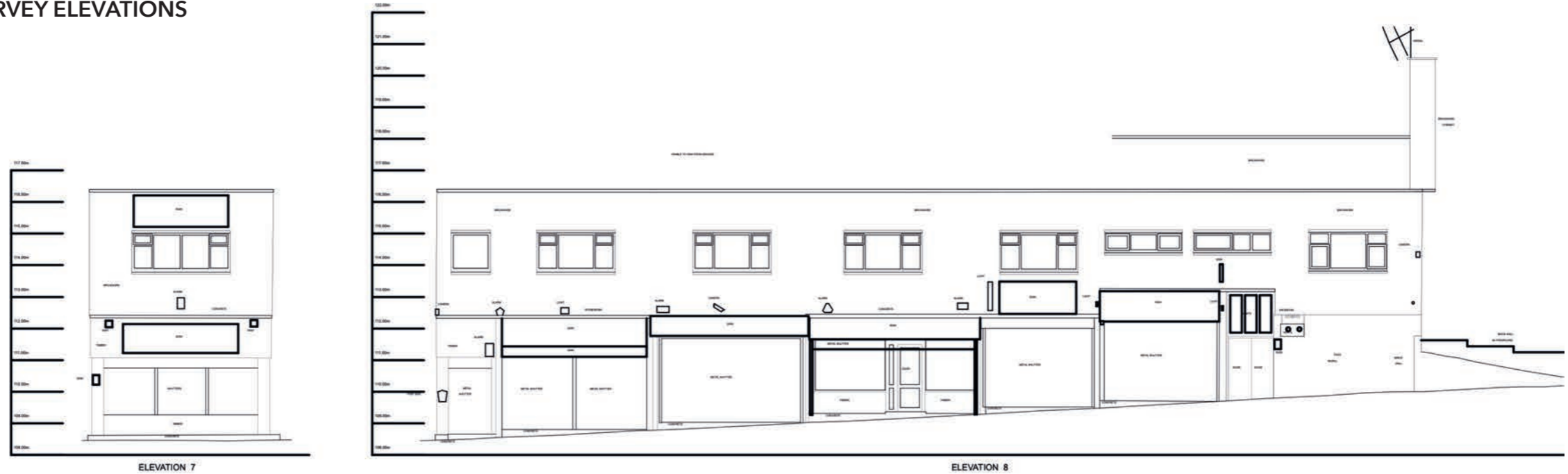
## 3.2 EXISTING EXTERNAL ELEVATIONS

### 3.2.1 NW & NE ELEVATIONS

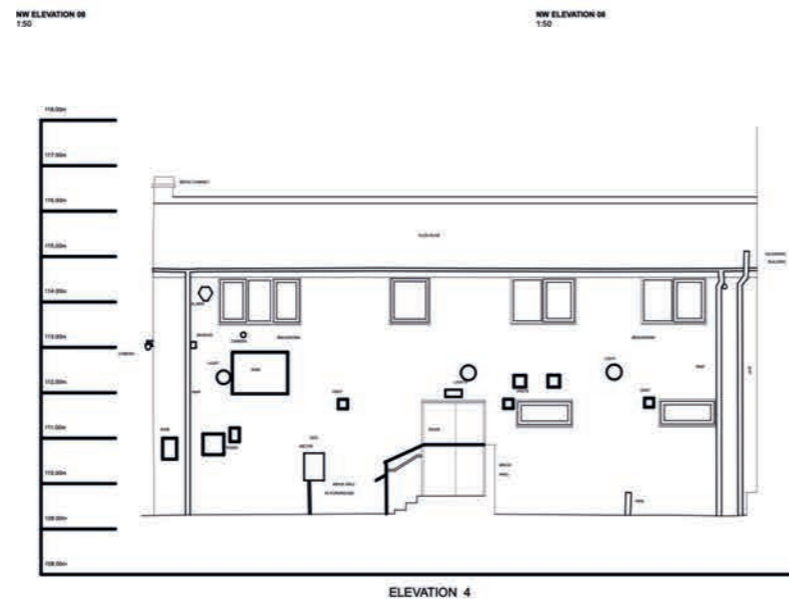
KEY PLAN



SURVEY ELEVATIONS



The building's external appearance is not well-loved by its inhabitants. The existing entrance is highly defensive and not welcoming, the tiled façade is worn and tired, the building has little to help with way-finding on approach. Most frequently remarked upon by the young people in the Co-Design Workshops was the total disconnection between the external appearance of the building and the activities that take place within. They felt the building completely fails to show that it is a space for young people.

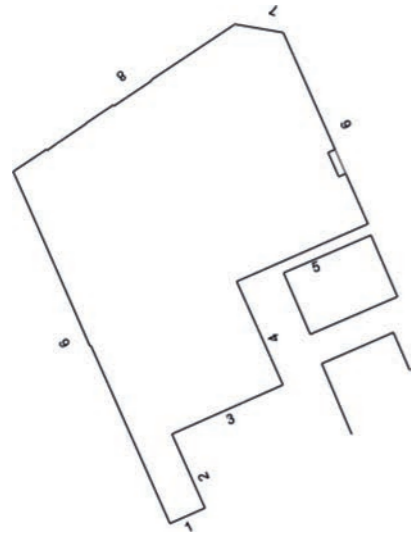


# BARNESLEY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E. DESIGN & ACCESS STATEMENT

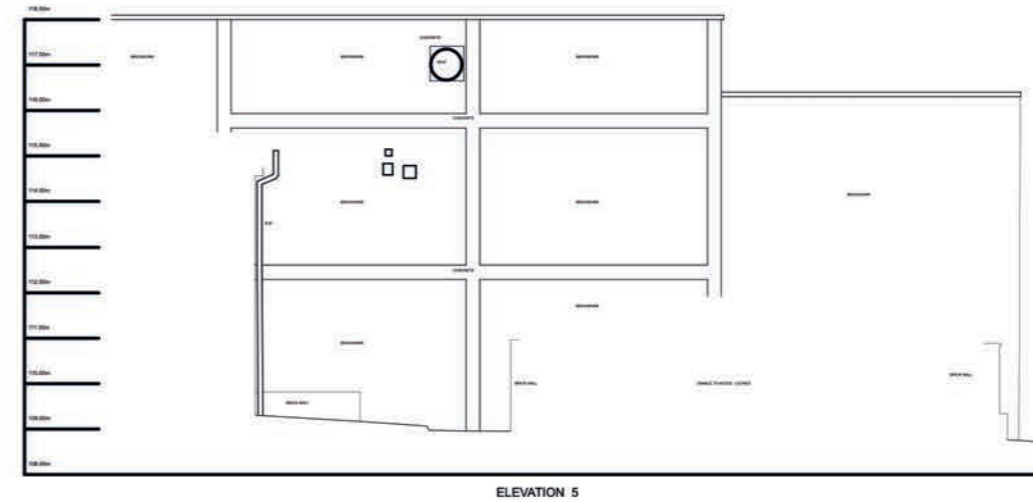
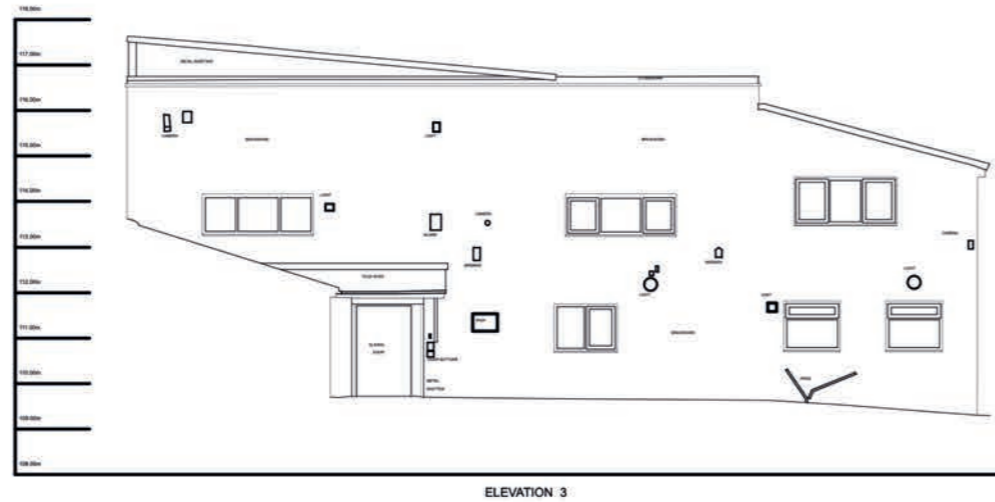
## 3.2 EXISTING EXTERNAL ELEVATIONS

### 3.2.1 SE & SW ELEVATIONS

#### KEY PLAN



#### SURVEY ELEVATIONS



In addition to the general concerns listed on the previous page, the overall condition of the building fabric is in need of urgent remediation in a number of locations, including moisture ingress issues, failure of building materials (e.g. the concrete cladding to the steel frame and some suspected cavity wall tie failure) and other building systems at the end of their design life (single glazed windows, for example). Ensuring proper remediation of these items will form a key part of the overall refurbishment.

SE ELEVATION 03  
1:50

SE ELEVATION 05  
1:50



SW ELEVATION 09  
1:50



4.0

**THE PROPOSALS: KEY STRATEGIES**

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BARNSLEY YMCA, CHILYPEP & H.O.M.E.

BOND BRYAN

**DESIGN & ACCESS STATEMENT**

**BARNSELY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E.  
DESIGN & ACCESS STATEMENT**

**4.1 SITE ACCESS STRATEGY**

**4.1.1 PROPOSED VEHICLE, CYCLE, PEDESTRIAN & SERVICES MOMENTS**

The extracts from the Proposed Site Access drawing here detail the proposed movements of people, vehicles, cycles and services across the site.

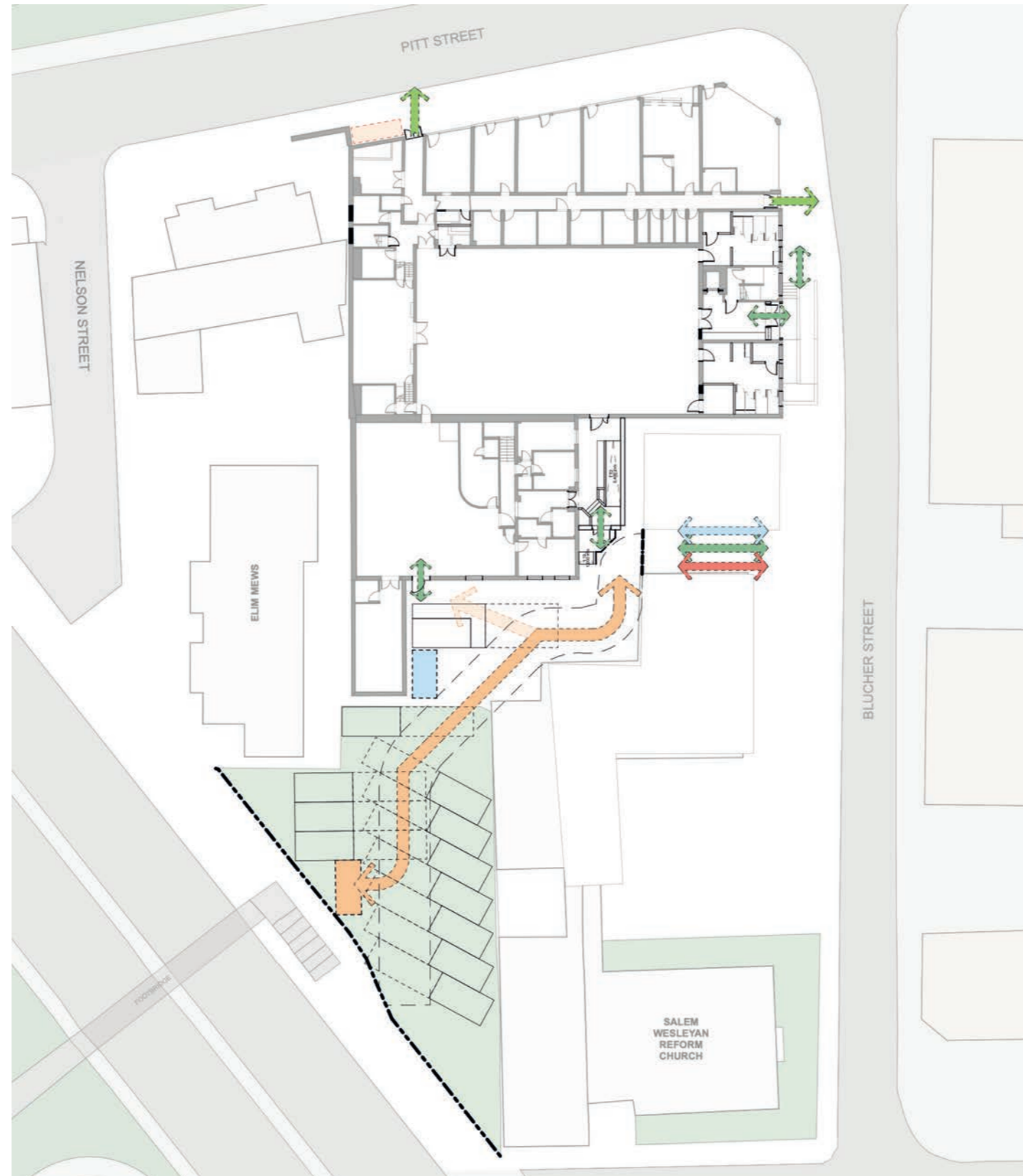
The addition of the new land to provide additional parking also facilitates the provision of a new bin store, potentially rendering the existing storage of bins (by permission) on Pitt Street unnecessary (TBC). This is taken to be an improvement for the public realm in this location, and allows the YMCA to manage the bin store much more securely within their own site demise.

Secure cycle storage is provided in recognition that many building inhabitants already arrive by bicycle, and encourages cycling in line with the Local Plan 'Green Sprint' route designation along Pitt Street.

The introduction of a new secure gate/barrier to the vehicle, cycle and pedestrian access route will allow much more effective management of the Car Park by the YMCA, which is currently negatively impacted by some instances of the general public parking on site without permission. Increasing the security of the pedestrian access to the site along this route is also urgently required.

Existing stepped access is replaced by the new extension that provides a separate, secure entrance to the Sports Hall, facilitating more secure external hire and establishing level access at this entry point.

Please refer to BALU-BBA-YM-XX-DR-A-1008-Proposed Site Access for further details.



**PROPOSED SITE ACCESS KEY**

	PROPOSED SECURE ACCESS BARRIER/GATE, FREESTANDING (TBC)
	PROPOSED SECURE PERIMETER FENCE
	PROPOSED PEDESTRIAN ESCAPE ROUTE
	PROPOSED PEDESTRIAN ACCESS (LEVEL)
	PROPOSED CYCLE ACCESS
	PROPOSED SECURE CYCLE STORAGE
	PROPOSED VEHICLE ACCESS (CARS ONLY)
	PROPOSED VEHICLE ACCESS ROUTE (CARS ONLY)
	PROPOSED CAR PARKING SPACE
	PROPOSED ACCESSIBLE CAR PARKING SPACE
	PROPOSED VEHICLE MANOEUVERING SPACE
	PROPOSED SERVICES, DELIVERIES & REFUSE ACCESS ROUTE
	PROPOSED DELIVERIES ACCESS (PEDESTRIAN)
	PROPOSED SECURE BIN STORE; CAPACITY: 3 NO. 1100L EUROBINS
	EXISTING BIN STORE AREA NO LONGER REQUIRED; CLIENT TO CONFIRM