DESIGN & ACCESS STATEMENT

DESCRIPTION: Extend the Height of the Existing Boiler House
LOCATION: King Street Flats, off Waltham Street, Barnsley

The boiler house is an existing structure attached to the main sheltered housing complex building. The boilers within the boiler house are gas fired with supplementary Biomass sustainable and eco-friendly technology, and service the flats and some of the surrounding council-owned properties with 'District Heating'.

The existing boiler house contains the boiler equipment and has a fuel store extension which is currently too small for the amount of fuel required to service the Biomass boilers. The existing fuel store extension is to be extended to accommodate the extra fuel required.

Site & Physical Context

The site is on Waltham Street in Barnsley. The surrounding neighbourhood is mainly council owned residential properties. These are mostly traditional built bungalows and flats. The site is currently owned by Barnsley MBC and access to the boiler house is off King Street/Waltham Street. There are various pedestrian circulation routes to and from the residences around the building, but none will be affected by the Work.

The Building

The existing main building is a traditional cavity wall with pitched roofs linked by areas of bitumen finished flat roofs. The brickwork walls are a light grey colour with darker grey concrete tiles to the roofs. The surrounding bungalows and flats were built at the same time as the main building, and are of the same materials and colours.

The Brief & Design Principles

It is Barnsley BMC's policy to reduce carbon emissions using sustainable fuels for all publicly owned properties. To this end, new and replacement heating systems have included this technology wherever possible.
The existing fuel store is too small to accommodate the amount of fuel required for one week's continual operation of the Biomass boilers. This application is to extend the existing fuel storage areas by increasing the height of the existing fuel store.