



DESIGN & ACCESS STATEMENT

BARCLAYS BANK Unit 2, 10/18 QUEENS STREET, BARNSELY, SOUTH YORKSHIRE, S70 1SJ

01: Assessment of the Site and its Surroundings

Following Change of Use Consent (2012/0701) for the above address, Barclays propose to relocate from their existing premises into this currently vacant unit. The branch will be located on the pedestrianised Queen Street, one of the primary shopping streets within Barnsley town centre.

The unit currently has an open glass frontage to the Ground Floor, with a simple brick facade small windows and concrete panel detail to the first, second and third floors. This style matches the neighbouring buildings either side, and continues further down Queens St. The building has a flat roof concealed from street level view behind a parapet.

The branch will occupy three levels of the building with customer and staff to the Ground and First Floor levels and access to the Basement Floor. The customer areas are proposed to be to the front of the Ground and First Floor, with staff areas occupying the rear areas.



02: Purpose of Proposal

The purpose of the proposal is to provide the latest Barclays Remodel Scheme into the new unit. This will provide improved customer service and journey throughout and the proposed

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minimal frame shop front provides clear unobstructed views into the branch showing the services on offer.

The proposed plant and ventilation ducts on the flat roof are to provide a comfortable internal environment for used by all.

03: How the Proposed Works Relate to the Existing Building

The proposed minimal frame shop front and automatic entrance doors to the Ground Floor replace the existing glazed shop front and match the width and height of the existing opening. This provides clear unobstructed view into the branch with the use of colour vinyl to the shop front clearly defines and highlights the external services with the ATMs, against the entrance into the branch and internal services. This replacement also coordinates well with the adjacent units.

The new fascia sign fills the proportions of the fascia panel provided and keeps in line with the adjacent units providing a clean signage band to the street.

The new ATM's are to the Bank's corporate identity and high standard of quality. A new small domed CCTV camera will be installed discretely to protect the customers using the cash machines.

The facade to the First floor level is to be left unchanged with only remedial repairs and decorations to match those existing.

Existing roof plant from the previous unit will be removed and the new plant and ventilation ducts are proposed to be relocated within a designated area on the flat roof, and these are visually screened from street level by the existing parapet. Existing penetrations through the flat roof and internal parapet wall will be utilised for all the new ductwork and pipe work to the AC condensers.

No cosmetic alterations are proposed for the rear elevation.

04: Discussions with Neighbours and Measures Considering Shadowing/ Lighting/ Visibility/ Proximity/ Overbearing/ Noise Issues

No discussions have yet been carried out with neighbours.

05: Explanation of the scale, height, width and length of the proposal and its relationship to the existing building.

The scale, height, width and length of the existing building will not be affected by the proposed framework. All proposals are within the existing structural and visual features of the existing building.

06: Advice followed by CABE and Barnsley Council

This application does not contradict the relevant documentation provided by the Council.

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07: Consideration Given to Accessibility to and Between Parts of the Proposed Works Including Disabled Access

Barclays tries to develop and successfully deploy a new and innovative concept for high street banking paying particular attention to accessibility issue.

The existing unit has graduated step along the complete width of the site so does not provide level access. A new staircase and customer lift are proposed within the unit to serve the two floors within the building providing access for all customers and staff.

Different colour floor coverings are used to highlight different areas of the branch paying particular attention to the customer journey.

On the Ground floor the position of the counters are highly defined from the entrance by a large media wall behind. When entering the branch the customer is provided with the clear visibility of all services on offer. Careful consideration is given to wheelchair access to the counter clear from obstructions which confirms with part M BR. The interview rooms and open consultation area are distinguished by the use of blue carpet flooring with a strong contrast to the Banking Hall floor finish.

Supplemental directional signage will be provided to the customer to ensure the customer journey is smooth and operational throughout the branch. Soft seating with colour contrasts to the flooring is provided within the Banking Hall as well as low level writing shelves and a low level counter.

Manifestations are to be provided to the glazed shop front and internal glazed rooms. Hearing loops are also provided in the areas where complex interaction between customers and staff is most likely to take place.

08: Relationship between the proposed works, public routes and street Impact

Although the entrance location is slightly altered to the existing unit, this is a minimal cosmetic change and has very limited impact on existing public routes.

07: Materials Proposed and Their Use, Including Maintenance

- New fully glazed minimal frame shop front with auto sliding doors with movement sensor, automation, and power for door activation. New internally applied vinyl safety manifestations, opening hours and auto door sign. Black/blue vinyl surrounding the 2 no. new ATM's is to be applied internally.
- New pre-finished pressed aluminium fascia panel finished to metallic champagne colour, c/w cyan individual acrylic letters and logo. New moulded acrylic projecting sign with aluminium bull-nose outer rim and stainless steel wall bracket.
- New 120mm.Ø discreet vandal-resistant dome CCTV camera fitting.

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- The external plant comes in a low maintenance factory-finished metal case and will be roof mounted to provide easy access for maintenance.

08: Sustainability of Proposal and Energy Efficiency

The camera and condensers are of a modern and energy-efficient design.

09: Drawing references:

Barclays Barnsley Queen St - OS Map

Site location plan

D9680_300

Existing Front Elevation

D9680_400

Proposed Front Elevation

JGR – 20062 - 16

Existing and Proposed Roof Layout

Fascia Panel Details

770mm Projecting Sign

External Dome CCTV Camera

10: Photograph of similar installation:



CCTV Camera

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Champagne Fascia Panel with individual illuminated letters



Illuminated Projecting Sign

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