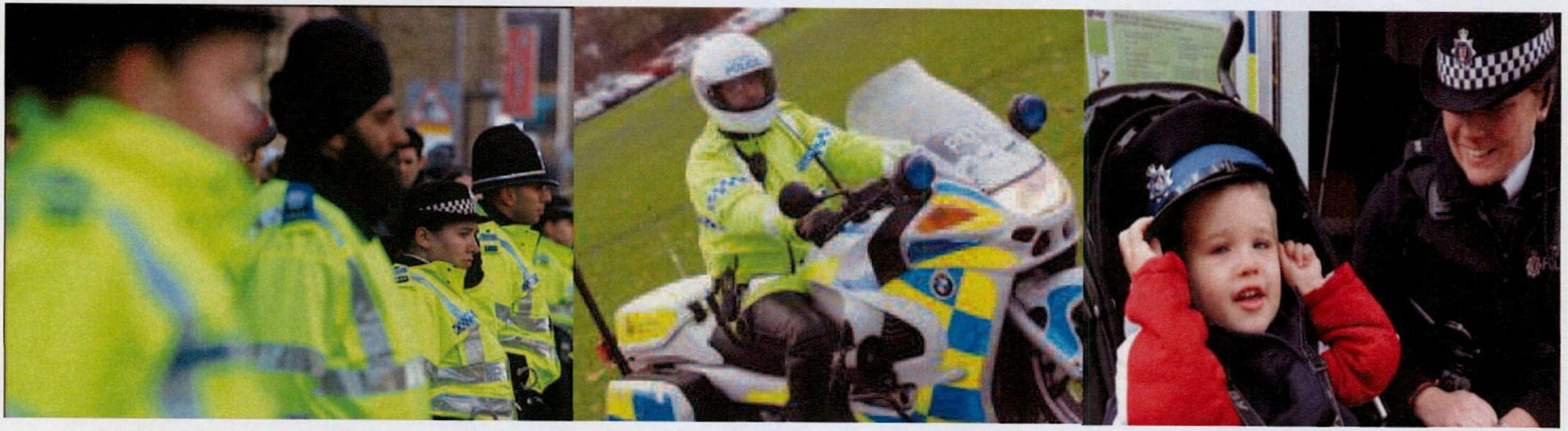
Prepared for South Yorkshire POLICE

South Yorkshire Police and Crime Commissioner

Proposed Investigation and Custody Centre
Barnsley

DESIGN AND ACCESS STATEMENT



WILLMOTT DIXON

desco

BJB CONSULTING

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Introduction

01.

Introduction

The following document is provided in support of a planning application for a new 20 cell custody suite for South Yorkshire Police.

This document provides information on the design journey to date with elements on the site, constraints, client brief development.

The new facility will provide 20 cells of secure accommodation plus associated office and support space and will be linked to the existing Barnsley DHQ building and replaces an existing 24 cell suite which is no longer fit for purpose or in accordance with current Home Office Guidance.



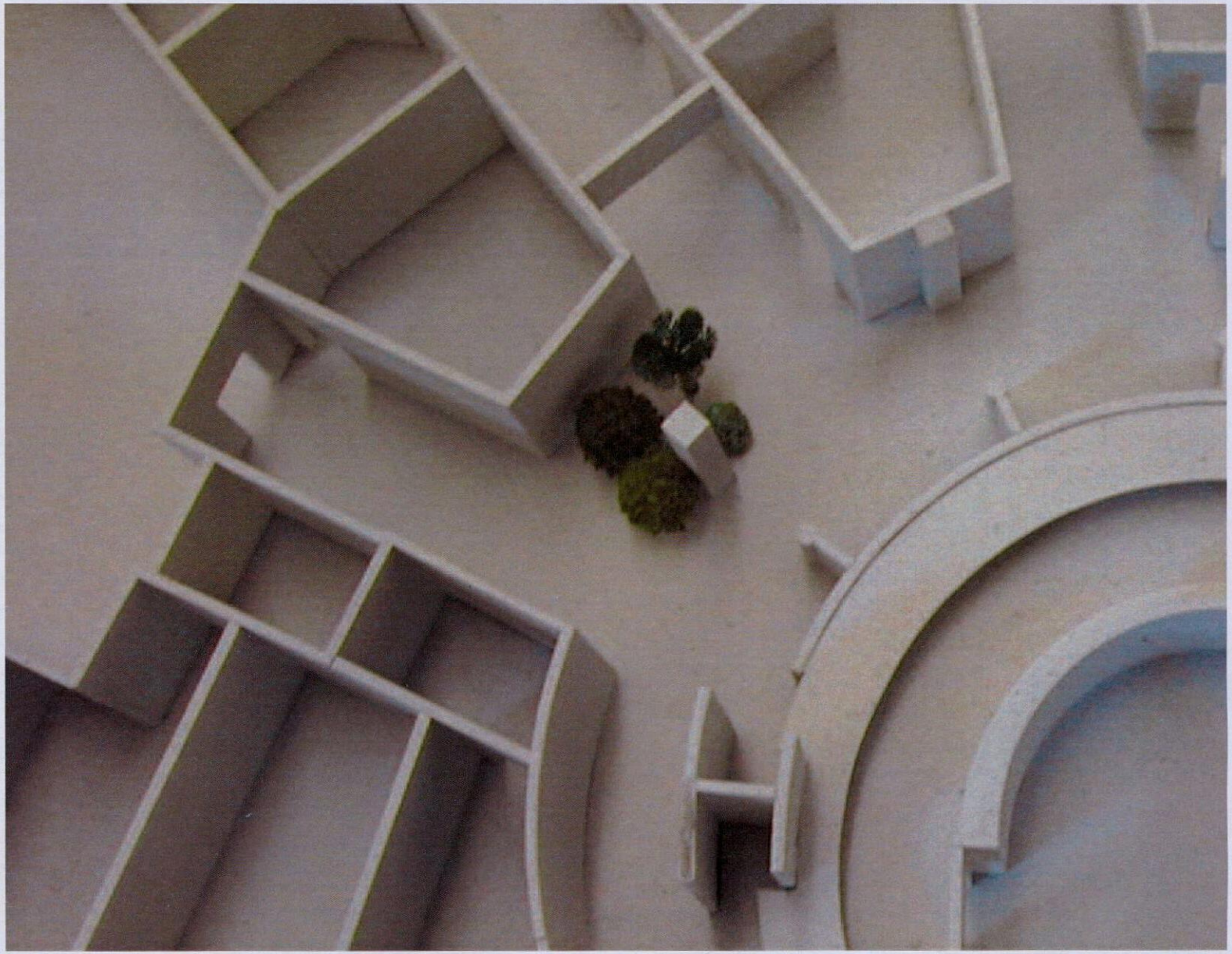
Introduction

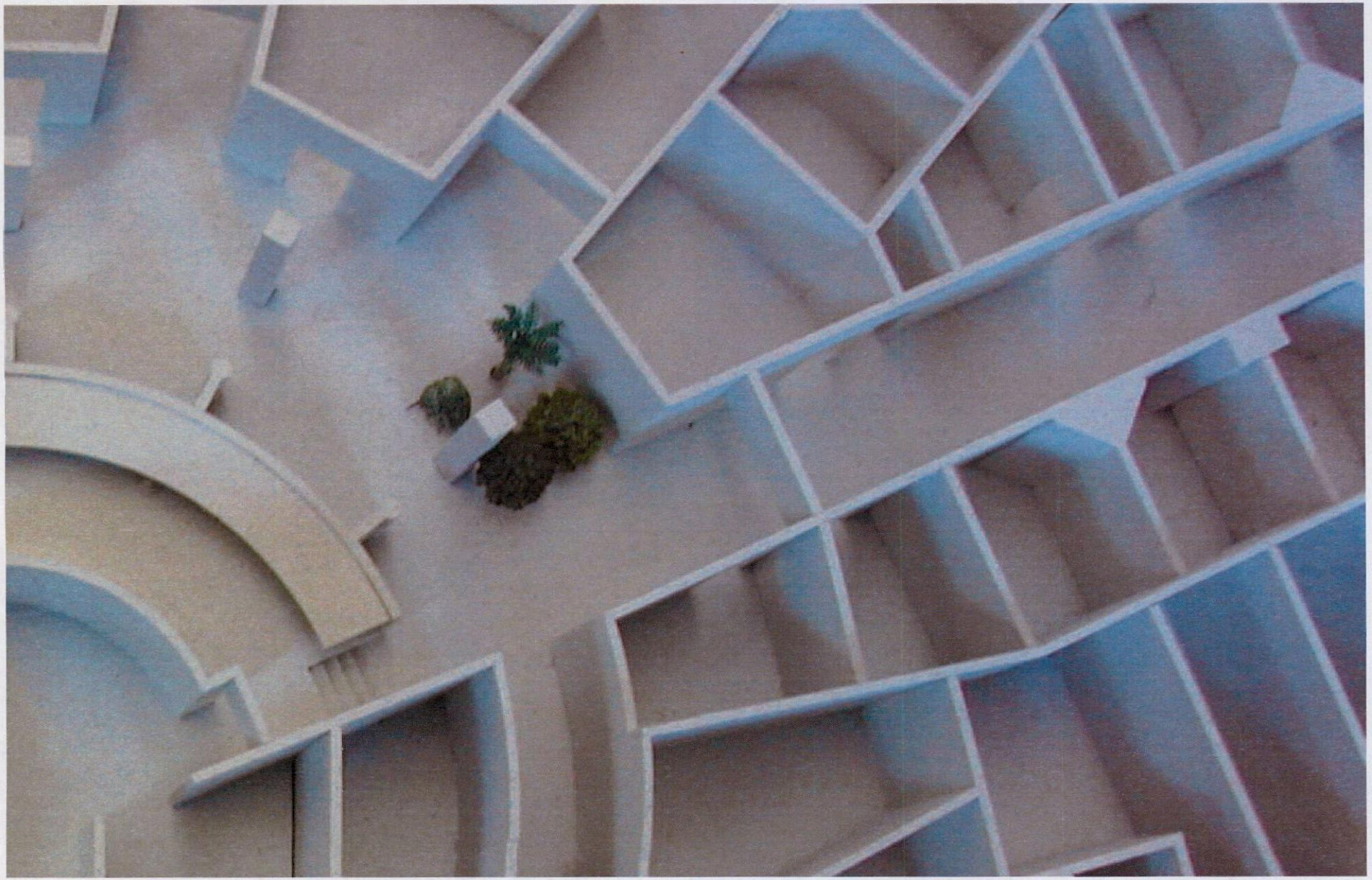
The following document is provided to illustrate the proposals for the new 20 cell custody suite for South Yorkshire Police and design approach.

This document provides information on the design journey to date with elements on the site, constraints, client brief development.

The new facility will provide 20 cells of secure accomodation plus associated support space and will cover the Barnsley area.

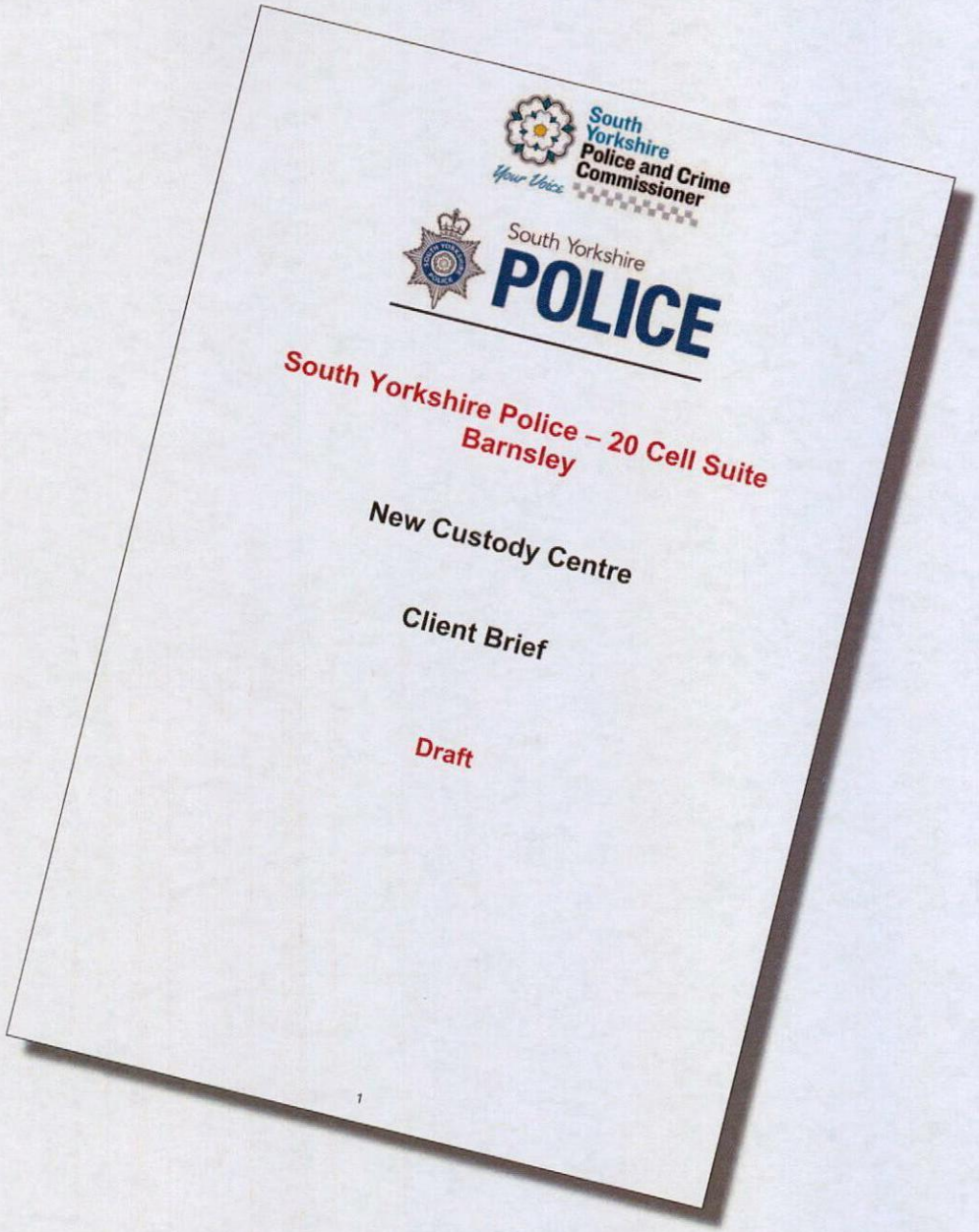
The site is situated at the existing Divisional Headquarters at Churchfield, Barnsley, and the proposals would see the demolition of the existing custody suite and remodelling and construction of a new station entrance.





Client Brief and Sustainability

02.



Sustainability and Breeam

The project has undergone rigourous briefing from the Client and The Home Office to come to the current solution.

It is proposed that the building is as sustainable as possible within the very prescriptive constraints of the Home Office Police Buildings Design Guide.

We have undertaken a LZC appraisal to look at the most appropriate form of space heating and power usage in the building and low energy fittings such as LED lights will be provided throughout.

The building fabric will be a high performing envelope with U-Values exceeding the requirements of Building Regulations.

We have carried our a BREEAM pre assessment, but it is not our intention to carry out a full assessment as the requirements of BREEAM do not fit well with a pure custody suite and we would find ousselves having to divert funds from meaningful sustainability measures to other items in order to achieve the credits.

We have carried out the assessment (under a prisons assessment, however a bespoke would be required in reality which takes several months to agree with the BRE). We have tested the building "as designed" for which it achieves a "good" rating and as if it were not constrained by the requirements of the building type and guidance, in which case it would achieve a "very good".

Site Analysis

03.

Site Analysis

Description

The site is situated off Churchfield, Barnsley and the remainder of the site is occupied by an operational Divisional Headquarters. The site currently houses a 24 cell suite which will be demolished to accommodate the new proposals.

Adjacent features

The site abuts the existing DHQ with council buildings to the south of the site and small scale commercial buildings to the West and North of the site. An existing tall wall is on the Western Boundary (this wall has had some issues regarding its integrity in the past).

Levels

The site slopes from the western boundary down to the eastern boundary by approximately 3 metres with and AOD of approx 124m at the lowest point.

Constraints

The biggest constraint on the site is building next to an operational DHQ, which needs to stay operational during the build. There is also a diesel tank under the site and the wall to the western boundary which is "fragile".

Ecology and Landscape

The site has limited vegetation and is of low ecological value.

Planning Feedback

We held and initial meeting with the planners on 13.03.14 and whilst the scheme is now different to that presented the following points are now still applicable.

Highways were concerned that with existing operational vehicles and custody vehicles on site that access points were an issue.

On this basis it was suggested that vehicle tracking was carried out and movements, timings and a possibility of staggering/ segregating emergency and other vehicles leaving the site.

From an urban design perspective the existing entrance and parking area was discussed as poor and they were keen to see the pedestrian environment to Churchfields improved.

Public access to the building was stated as key with public entrances being improved as part of the application, with improved civic realm.

The planners stated that this project was a great opportunity to improve the existing buildings as well.

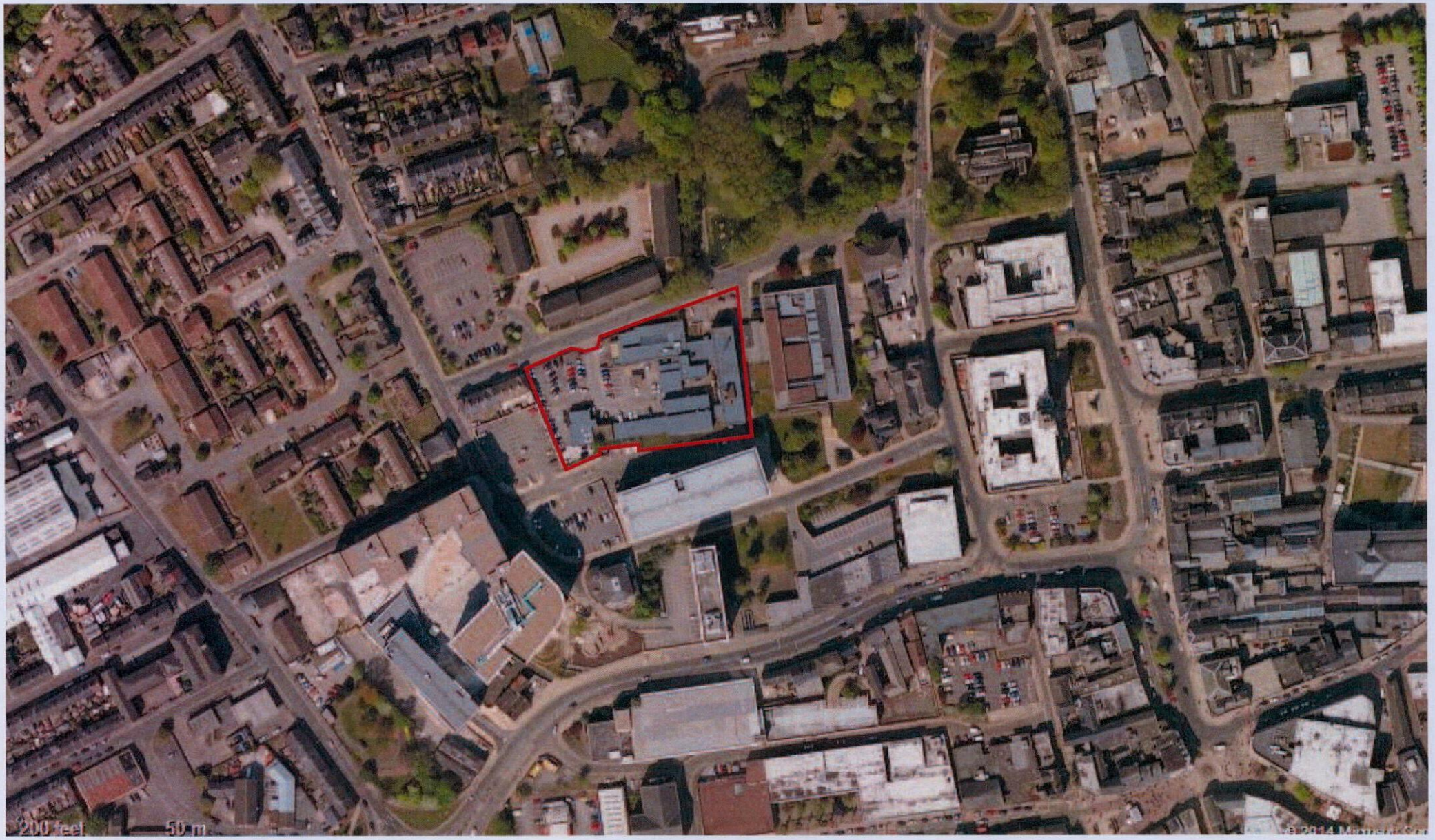
The stone wall and its safety was discussed and the planners thought if required it they felt there had been some past reason for retaining the wall, but weren't sure why.

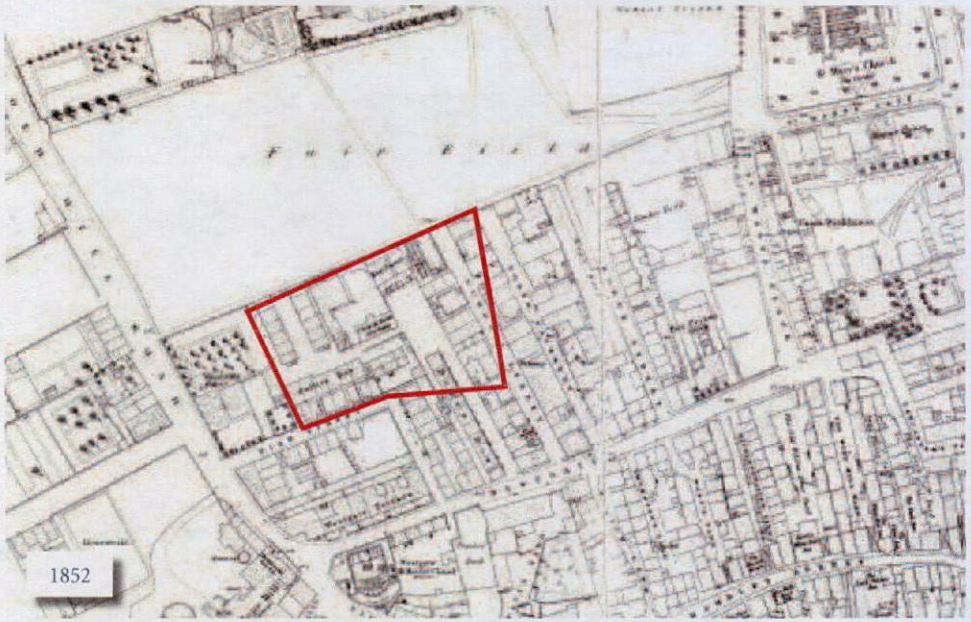
It was felt that the principle of the development was acceptable as it being a like for like replacement, but felt the new design would need to improve significantly on the old building which had little merit.

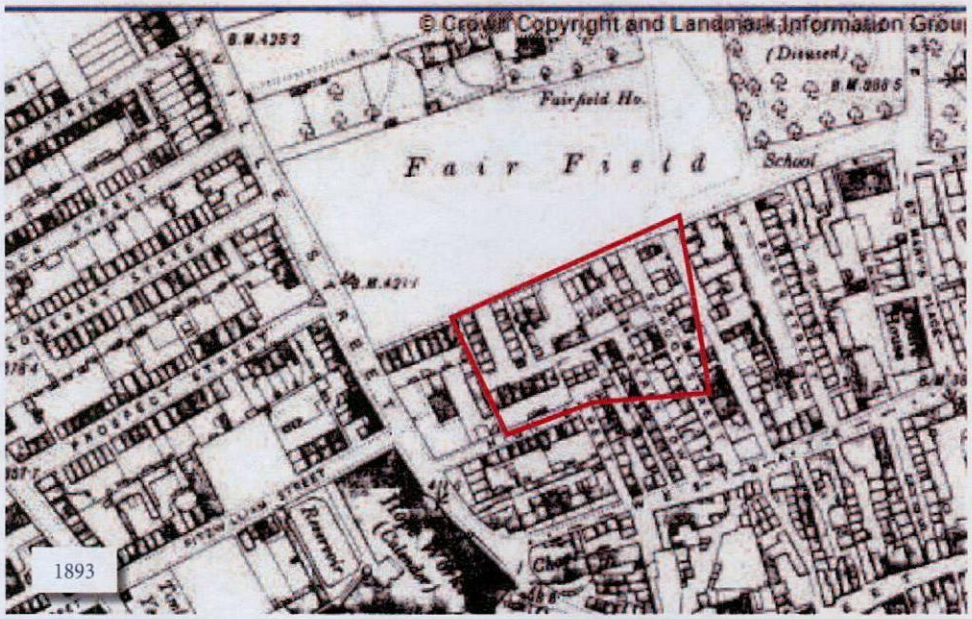
Historic Mapping

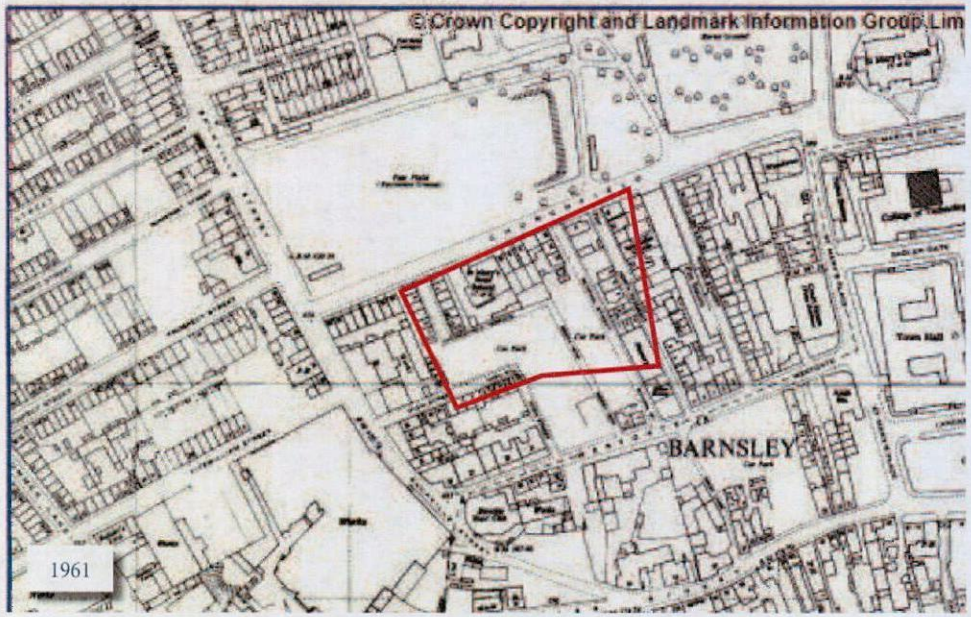
The following historic mapping shows that the site was broadly residential until more recent years when the area was developed as a civic quarter.



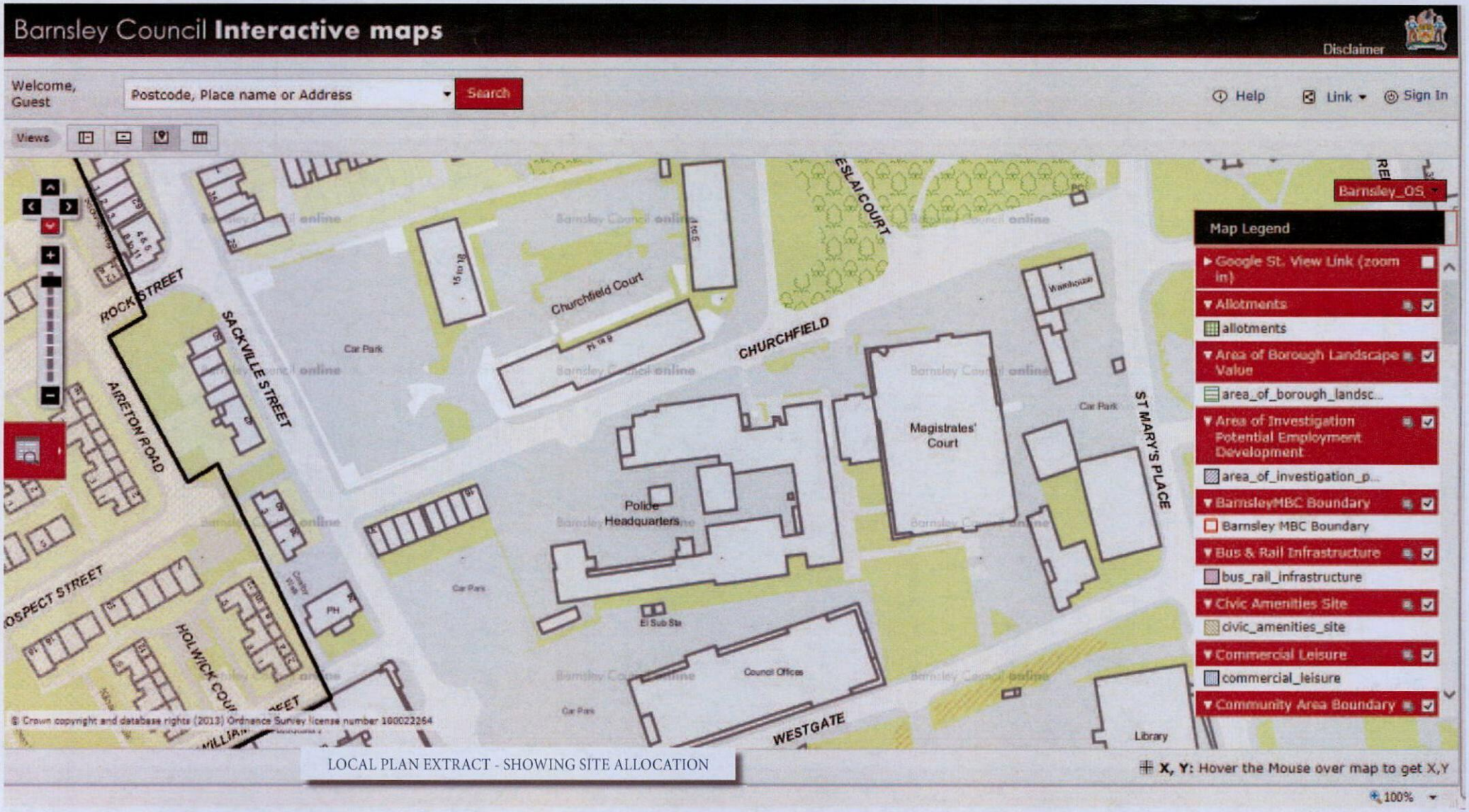

200 feet
50 m


1852


© Crown Copyright and Landmark Information Grou
Fair Field
Fairfield Ho.
School
1893


© Crown Copyright and Landmark Information Group Lim
BARNSLEY
1961

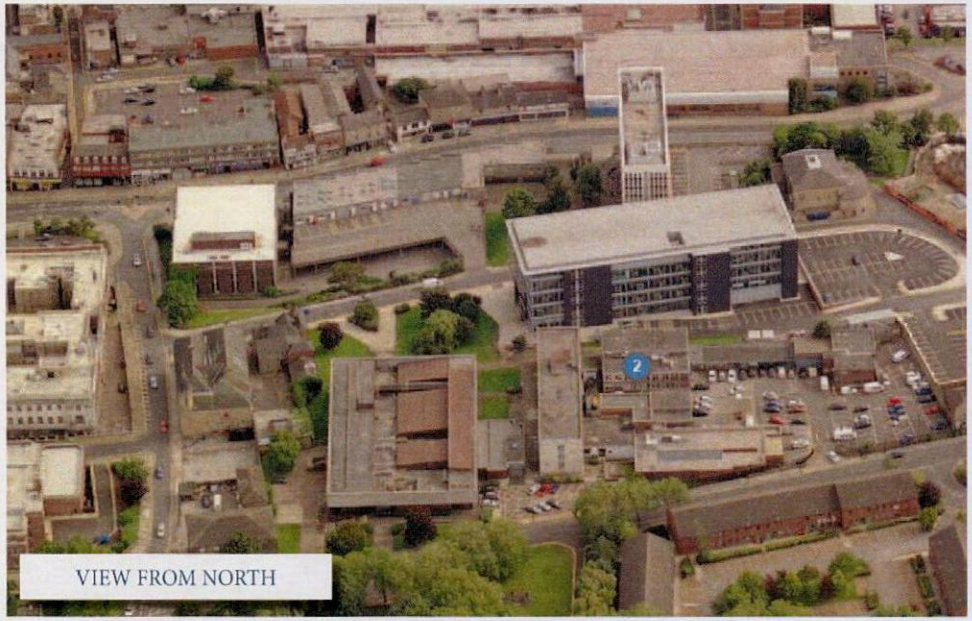

1973

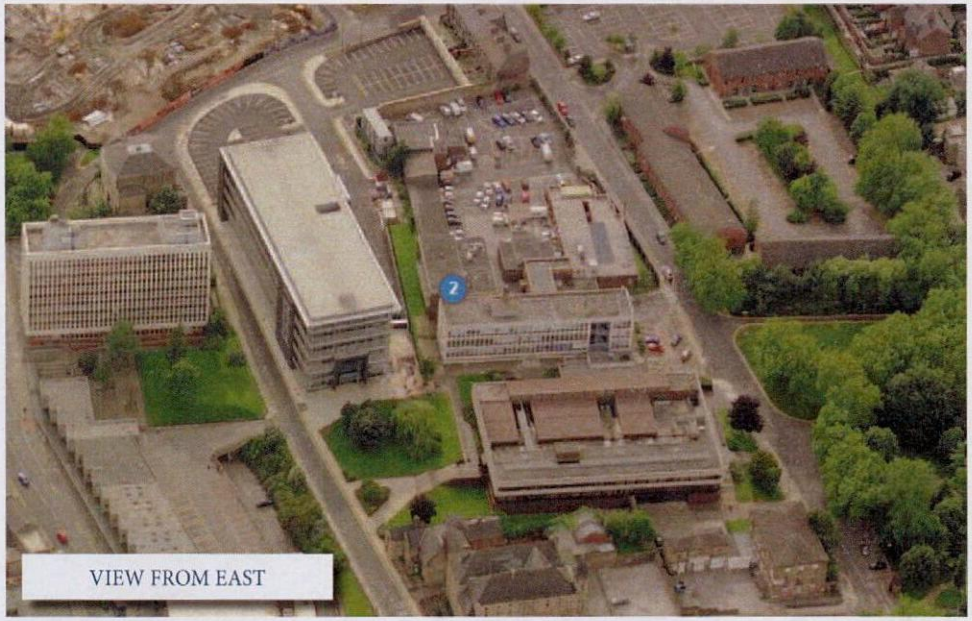


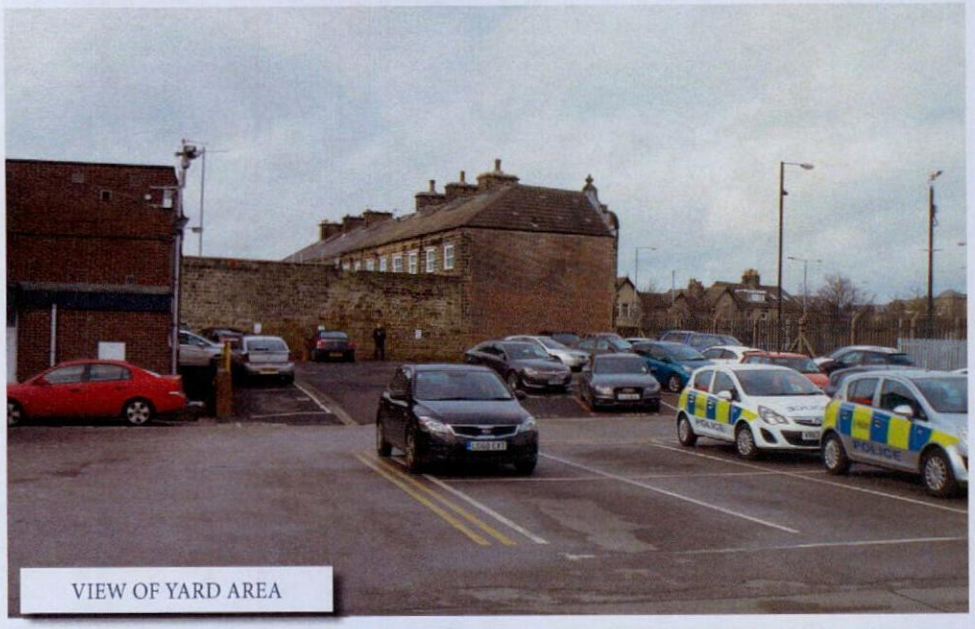
LOCAL PLAN EXTRACT - SHOWING SITE ALLOCATION


VIEW FROM SOUTH


VIEW FROM WEST


VIEW FROM NORTH


VIEW FROM EAST


VIEW OF YARD AREA


VIEW OF CHURCHFIELDS

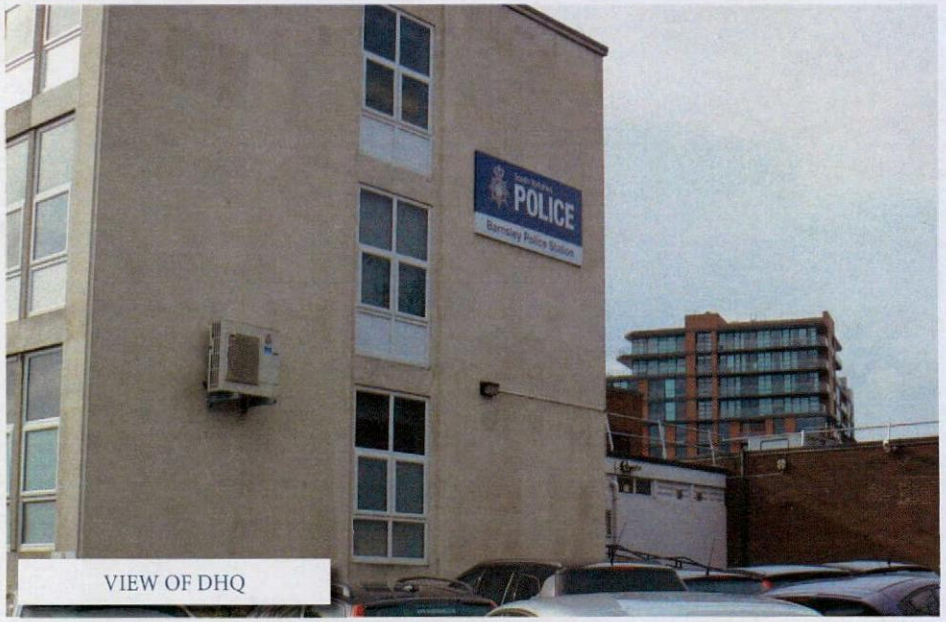


VIEW INTO COURTYARD

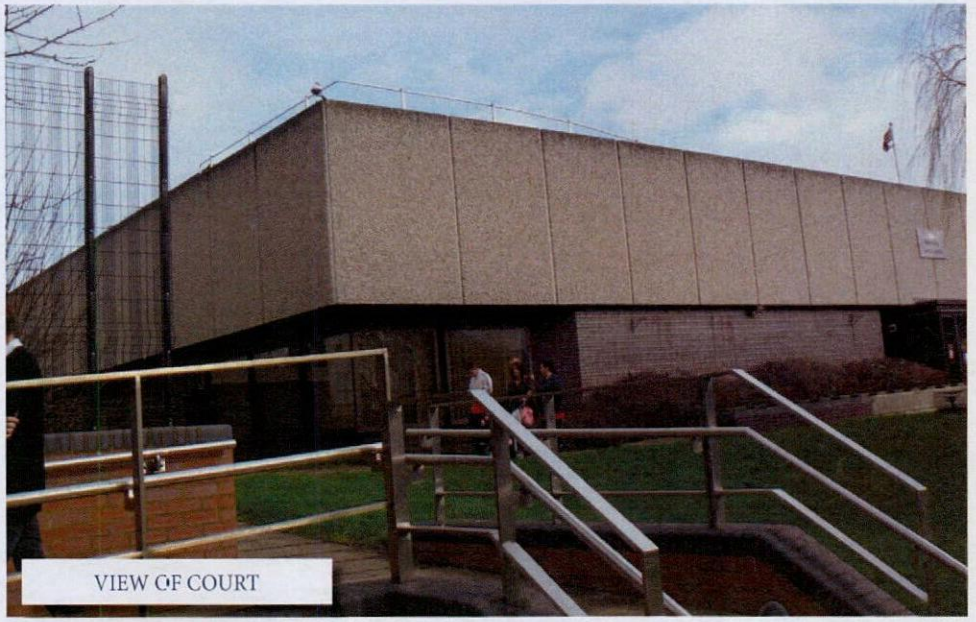

VIEW OF REAR OF SITE


VIEW OF ADJACENT SITE


VIEW OF DHQ FACING COURT



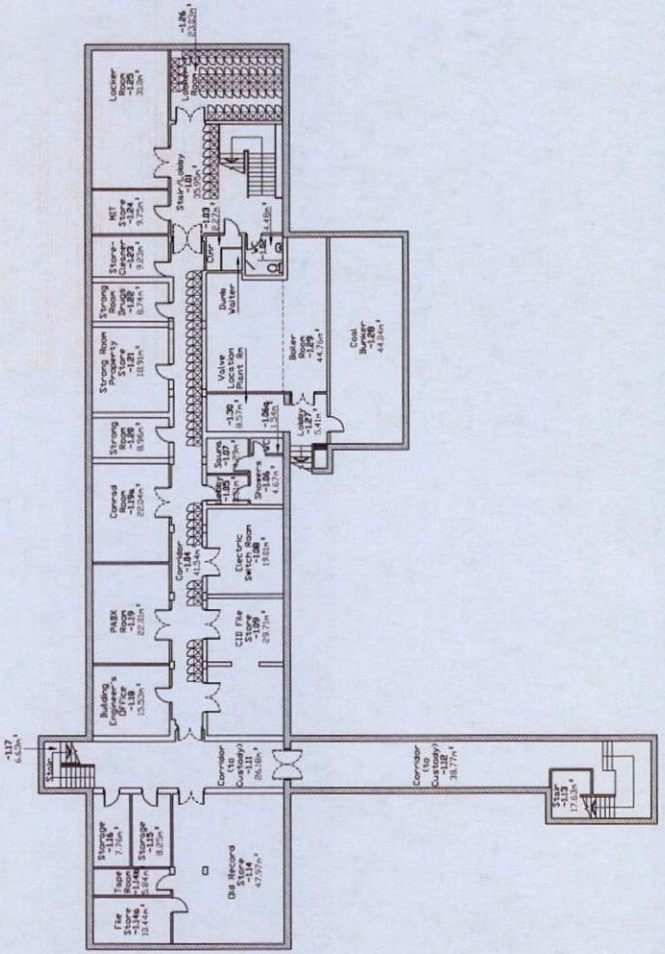
VIEW OF DHQ


VIEW OF COURT

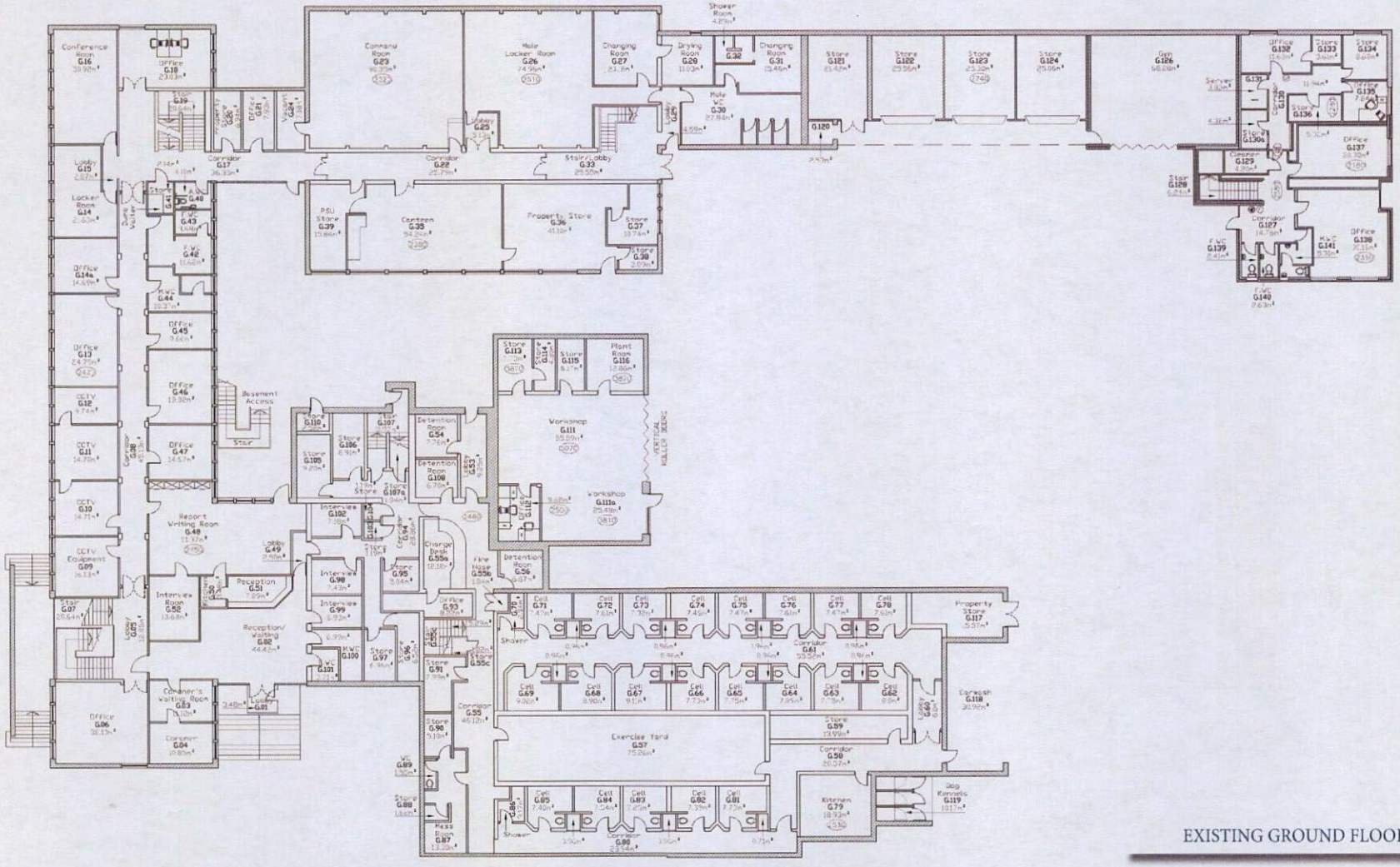
Site Constraints







EXISTING BASEMENT PLAN



EXISTING GROUND FLOOR PLAN

Design Rationale

04.

Design Rationale

Police custody suites are incredibly complex buildings from an operational perspective. Adjacencies and flows have to be understood to design a building that performs well and does not have any elements that reduce the efficiency of processing detainees.

Building Layout

The Home Office sets down prescriptive guidance on the arrangement of police facilities based on functional adjacencies. These are set out in the Home Office Police Buildings Design Guide.

Following this guidance we have investigated a number of ways of arranging the individual elements to provide different building forms. All of these have pros and cons that have been analysed through a RAG analysis to assess the options.

A number of layout types were then tested against the site constraints to establish the best overall functional arrangement.

Site Layout

A number of site layout options have been used to test the building options against the physical contraints of the site. These have taken into account a number of different requirements including the different operational groups of vehicles using the site and secure areas.

These options have included a custody suite that is totally detached from the existing DHQ and also options to retain the existing suite during construction.

Preferred Option

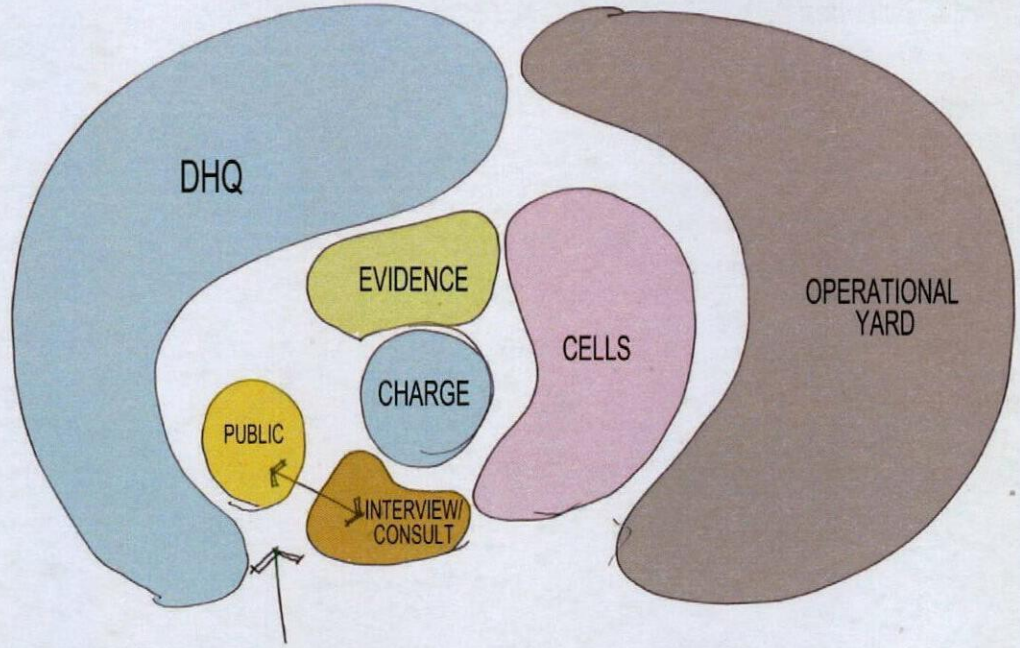
The preferred option has been developed to integrate with the existing DHQ to minimise duplication of function in the 2 buildings.

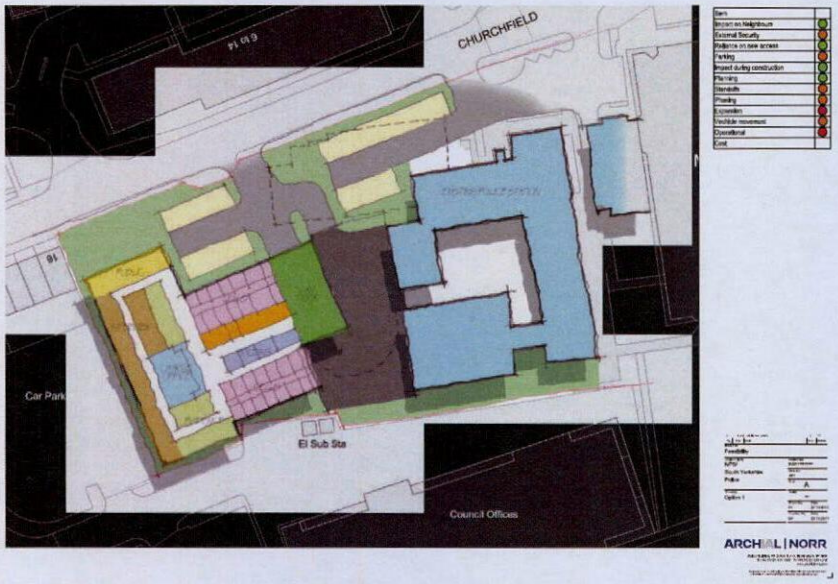
By locating the building towards the east of the site it also minimises works around the boundary wall to the west, whilst maximising the amount of space available for the operational yard.

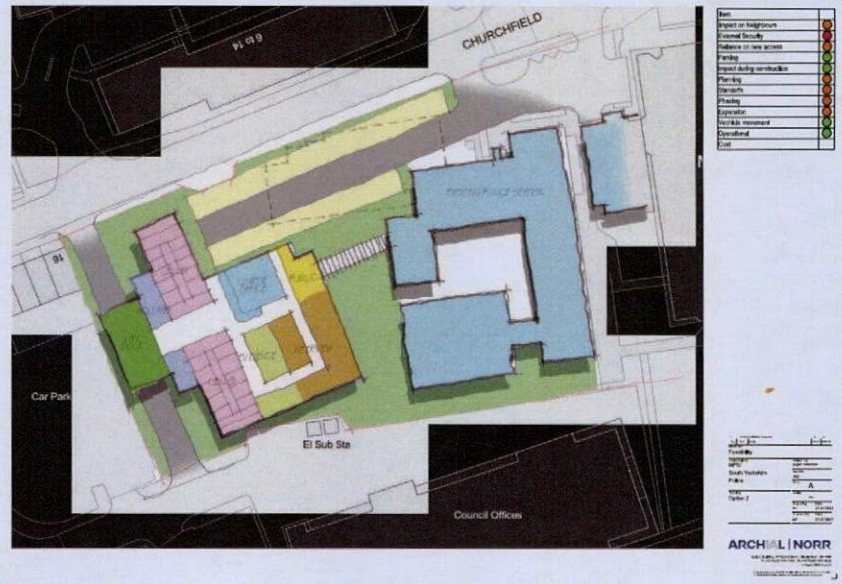
Internally whilst a linear cell layout has been adopted due to site contraints, a radial charge area has been provided to give visibility to cell corridors and allow for some synergy between this and the large new Sheffield suite.

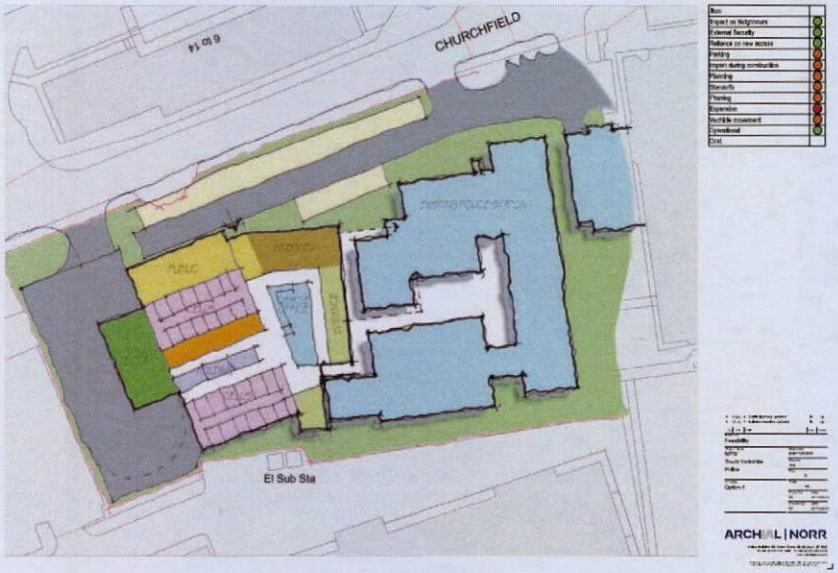
perspective. Adjacencies and flows have to be understood to design a building that performs well.

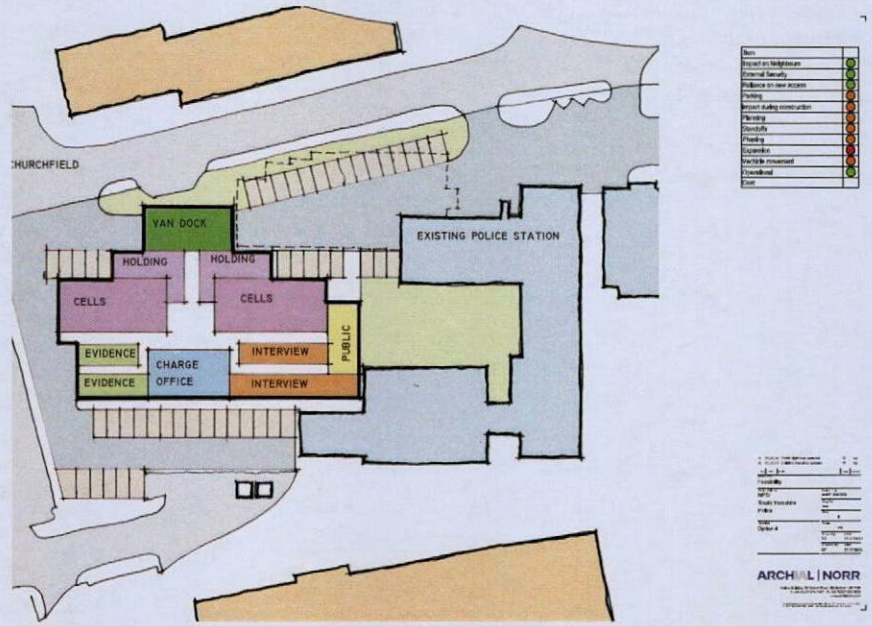
The adjacent diagram shows the initial adjacencies we feel are important within the facility, we have subsequently held meetings with operational staff to discuss the finer detail of the adjacencies and the current building layout reflects these conversations.

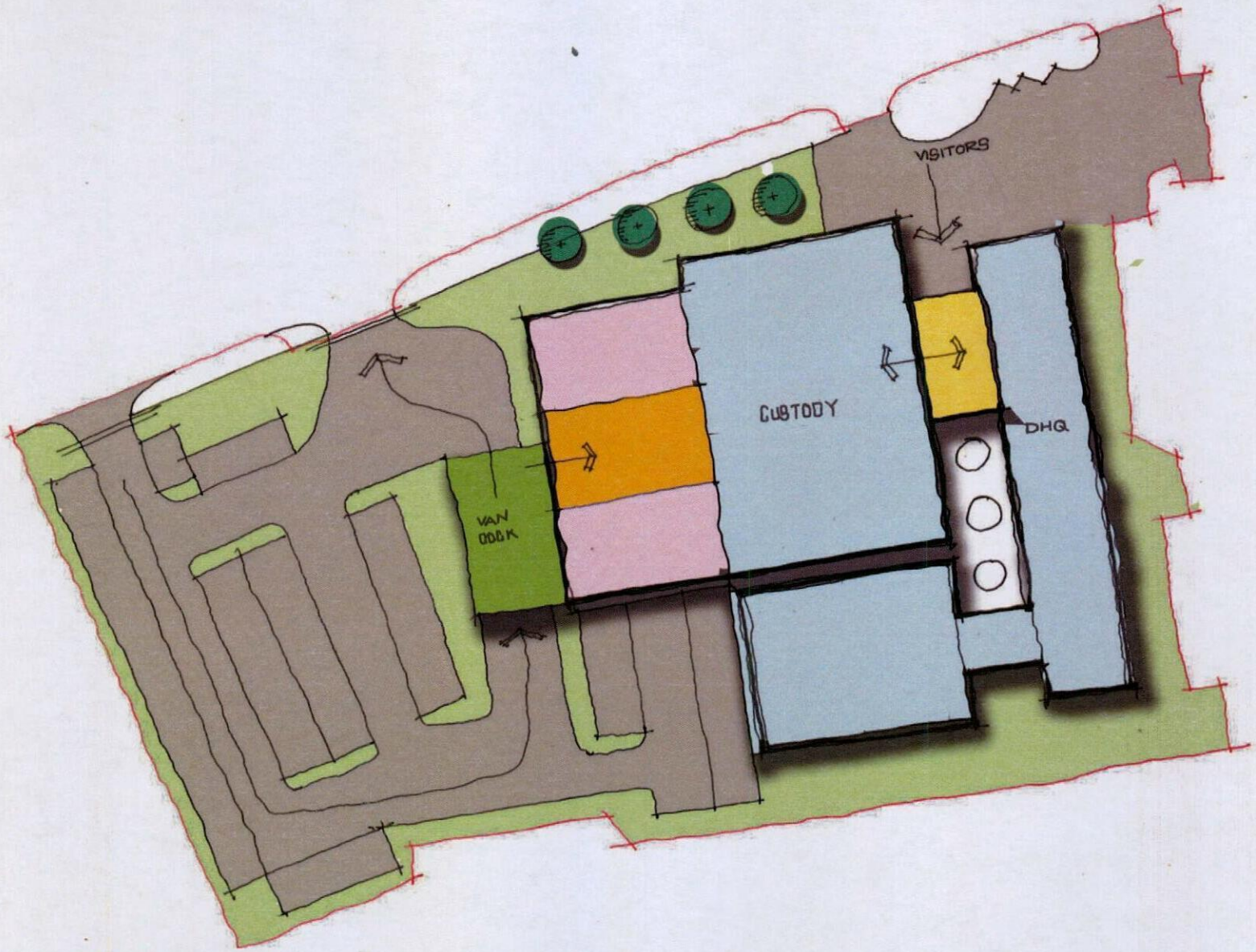



CHURCHFIELD
Car Park
El Sub Sta
Council Offices
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CHURCHFIELD
Car Park
El Sub Sta
Council Offices
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CHURCHFIELD
El Sub Sta
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CHURCHFIELD
VAN DOCK
HOLDING
HOLDING
CELLS
CELLS
EVIDENCE
EVIDENCE
CHARGE
OFFICE
INTERVIEW
INTERVIEW
PUBLIC
EXISTING POLICE STATION
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PREFERRED OPTION UPDATED WITH SITE CONSTRAINTS

Site Organisation

05.

Site Layout

The layout of the design has developed to create a strong yet well mannered building which is logical and relates to its surroundings. From the outset flows within the buildings and around the buildings were critical.

The design of the building has been considered through extensive optioneering considering all the following issues:

1 The building is a highly functional building designed around operational processes that are prime drivers in the layout of the building and dictate both the layout and form.

2 Interaction between the new building and existing DHQ

3 Nature of the building – by virtue of the function of the building it it has a very introverted and defensive ground floor in which the security requirements from the Home Office significantly restrict the opportunity for windows.

The following vehicle movements need to be considered as part of the site masterplan:

Visitors
Staff
Operational vehicles
Custody Vehicles
Service Vehicles

Because of the very different kinds of users attending site the vehicle flows need to be kept logical and direct.

Access to the site is limited to operational vehicles utilising a one way system with a single in and out onto Churchfields and a separate pedestrian access linked with the DHQ main entrance. The Operational yard area has also been rationalised to make better use of the site for parking.

The site itself has one main frontage to Churchfields and as such a solution has been developed that shows strong presence and image to this elevation, addressing the streetscape and requirements of the Local Planning Authority.

A new public entrance is to be formed between the DHQ and custody suite with enhanced visibility and new public realm space in front of the entrance, providing parking, steps and a ramp.

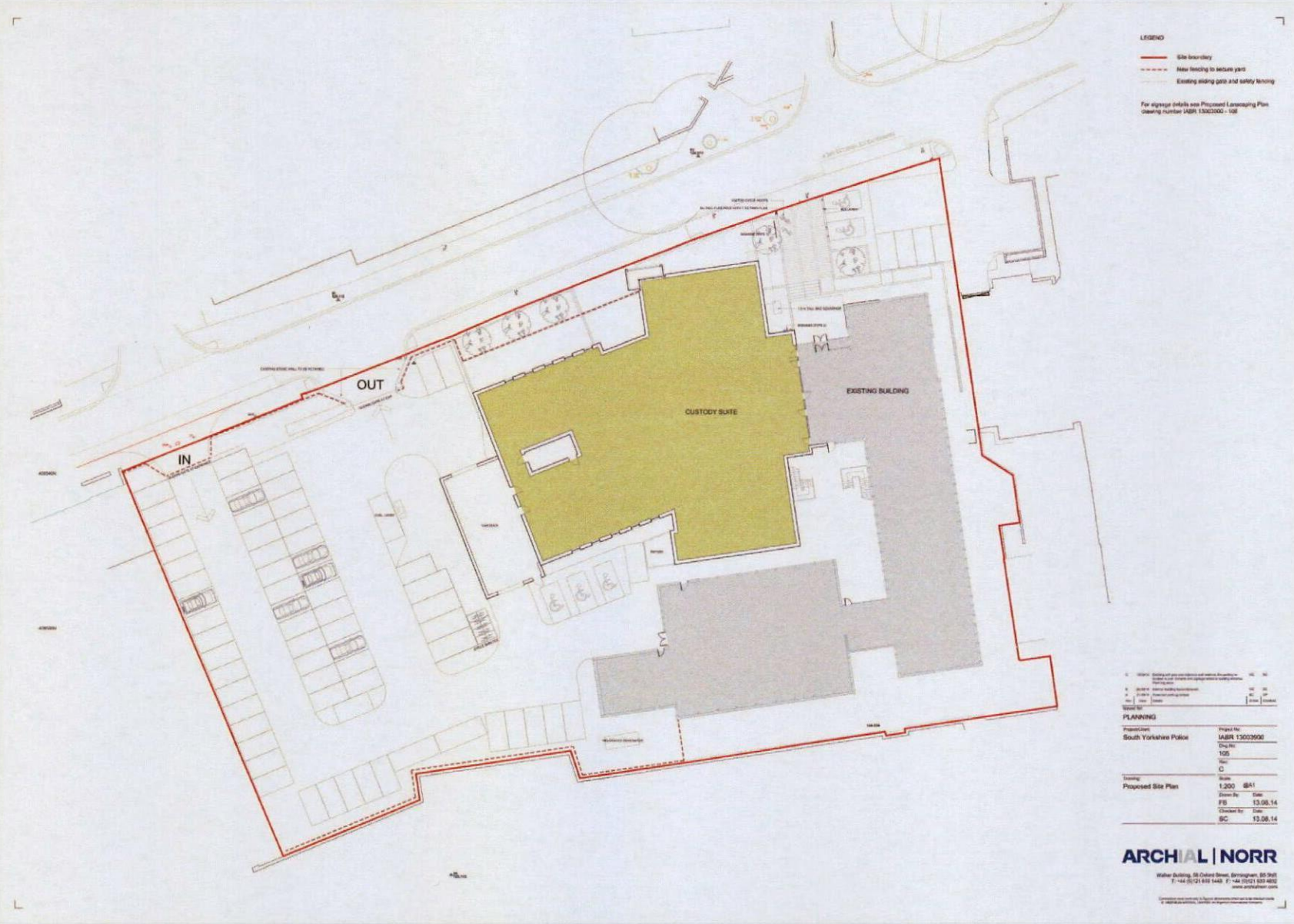
Preliminary sketch views







Site Layout


OUT
IN
CUSTODY SUITE
EXISTING BUILDING
LEGEND
Site boundary
New fencing to secure yard
Existing sliding gate and safety fencing
For signage details see Proposed Landscaping Plan drawing number IABR 13003000 - 106
PLANNING
South Yorkshire Police
IABR 13003900
105
C
Proposed Site Plan
1:200 @A1
FS 13.08.14
SC 13.08.14
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Building Layout

06.

Facilities and Functions

The facility will provide 20 cells of custody to be used as part of the investigative process following the arrest of suspects. In addition to the cell area a number of support spaces will also be provided such as interview rooms and office space.

Externally detainees will arrive to the site in a police vehicle (car or van), be brought into the secure yard area and will then enter the secure van dock prior to being removed from the vehicle and escorted into the facility.

Once in the facility the investigative process will be carried out and and detainees charged accordingly.

Those who are charged will generally be discharged through the reverse of this process and taken to court in a courts transfer vehicle.

The formal Custody facility will occupy the ground floor level together with a small element of public and professional visitor accommodation and locker space.

In summary the building will house :

Cells

Holding rooms

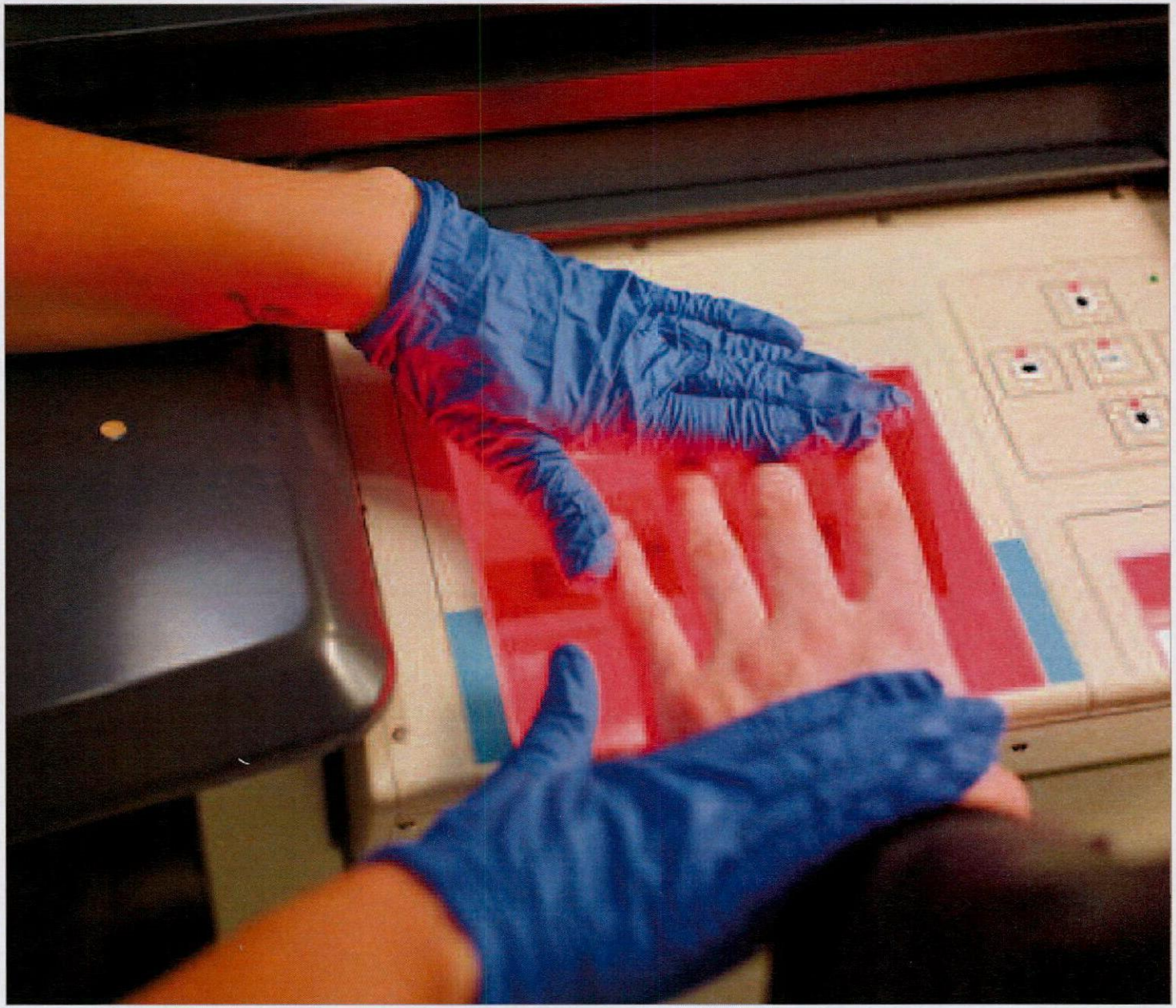
Interview rooms

Consultation rooms

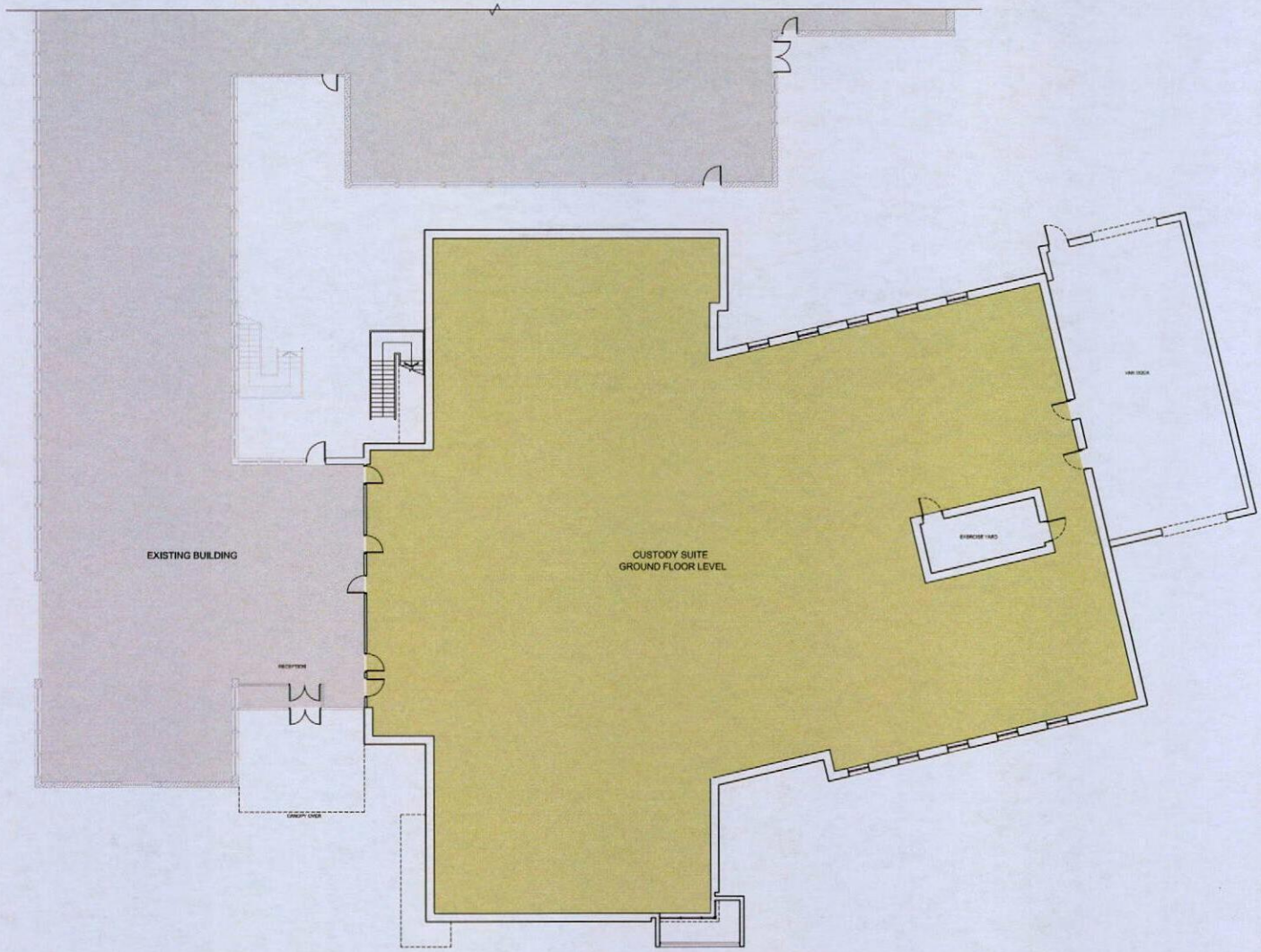
Evidence gathering rooms

Offices

Ancillary spaces



Ground Floor



PLANNING

South Yorkshire Police

Project No: IABR 13003900

Dwg No: 113

Rev: -

Drawing: Ground Floor Plan Without Internal Layout

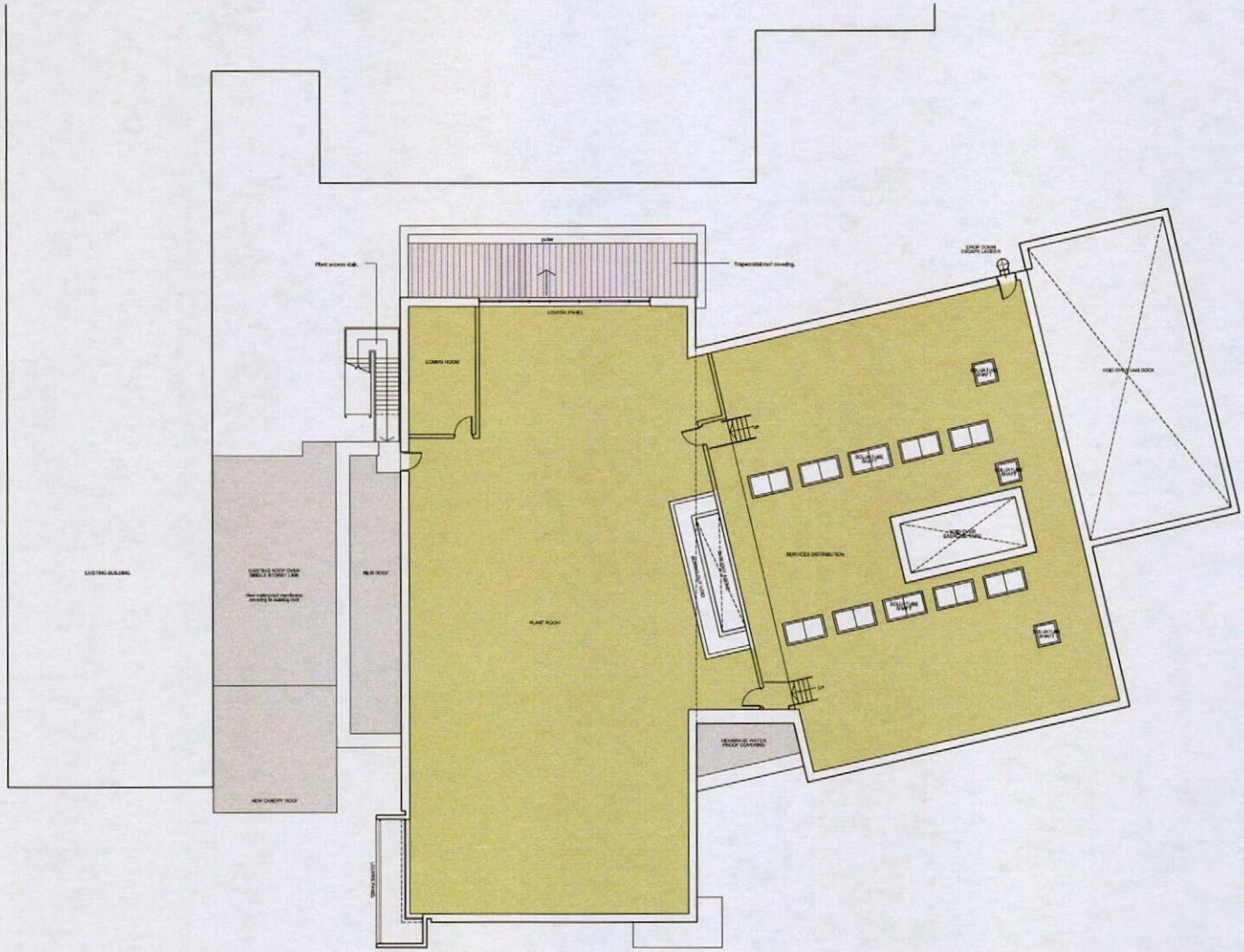
Scale: 1:100 @A1

Drawn By: VG Date: 04.09.14

Checked By: SC Date: 04.09.14

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First Floor



PLANNING

Project/Client: South Yorkshire Police
Barnsley Custody Suite

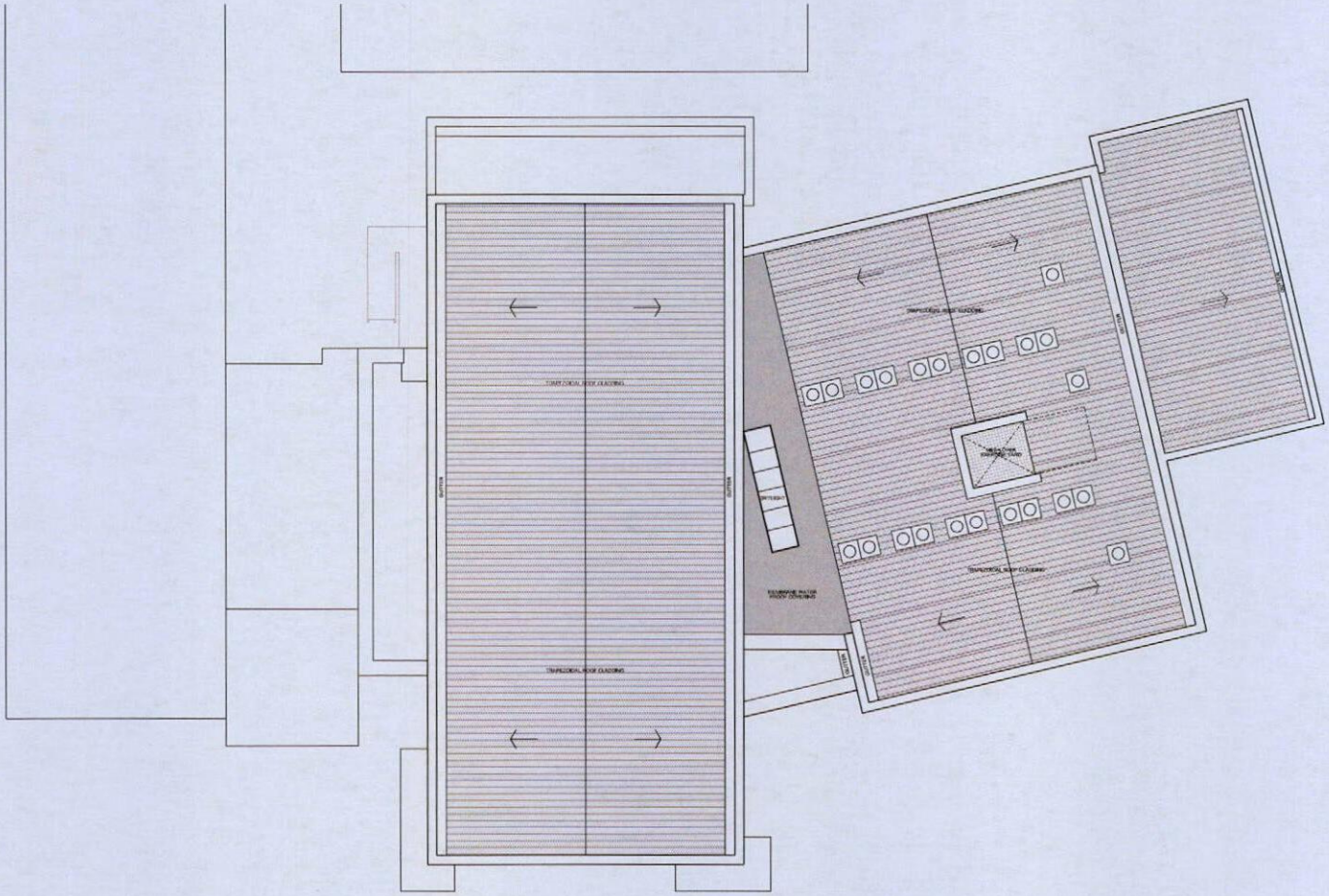
Project No: IALD13003900
Dwg No: 114
Rev: -

Drawing: Proposed First Floor Plan

Scales: 1:100 @A1
Drawn By: VG Date: 04.09.14
Checked By: SC Date: 05.09.14

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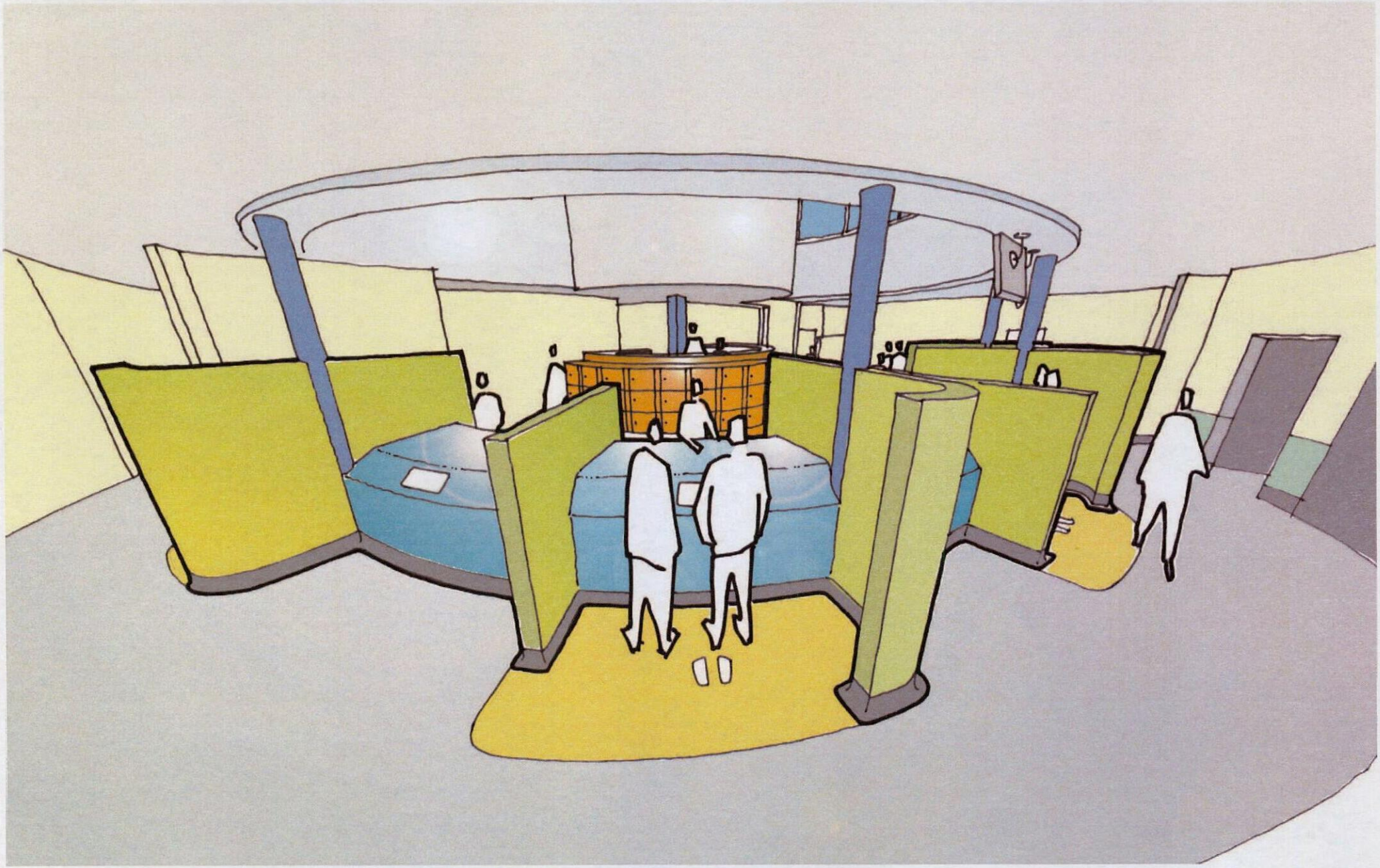
Roof Plan



PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: IABR13003900
	Orig No: 112
	Rev: C
Drawing: Proposed Roof plan	Scale: 1:100 @A1
	Drawn By: FB Date: 15.08.14
	Checked By: SC Date: 15.08.14

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South Yorkshire Police and Crime Commissioner

Scale and Appearance

07.

Massing

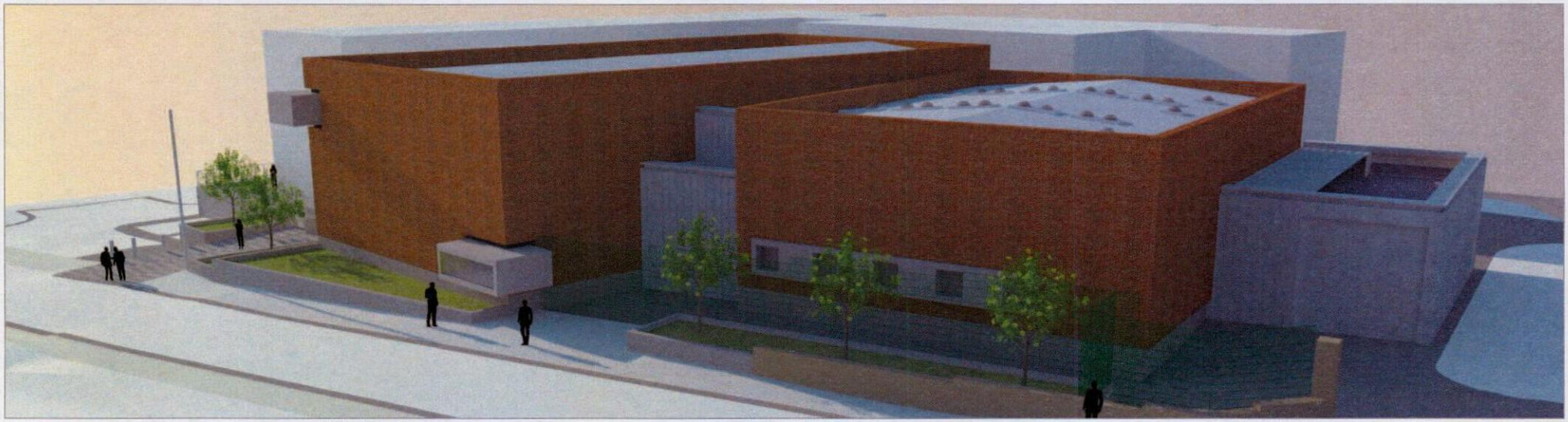
The massing of the facility is broadly generated by the function and elements contained within. Two simple blocks of building are joined by transition elements at either end. These blocks are then rotated to address the streetscape and changing orientation of the boundaries.

This transition strip gives subtle clues to the importance of the central charge area.

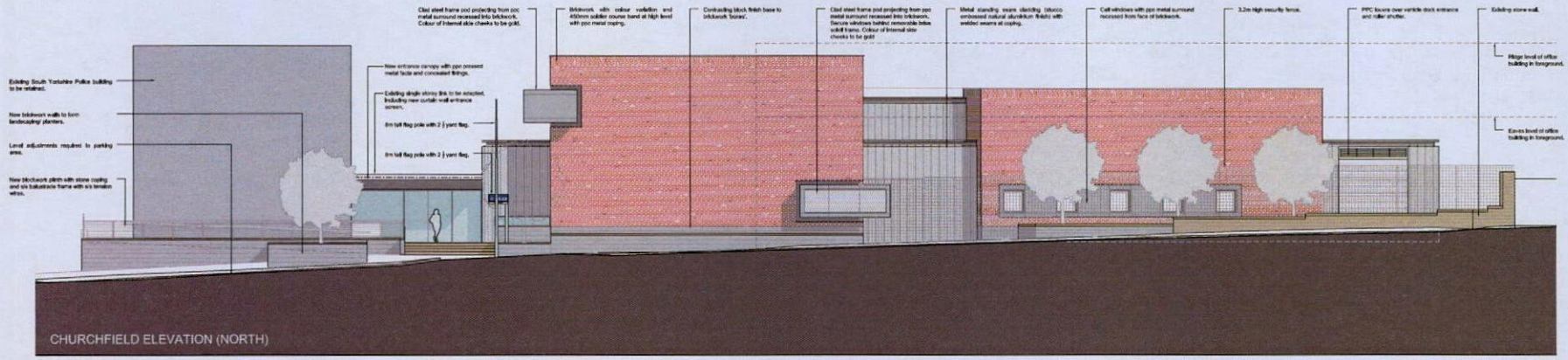
Appearance and Materials

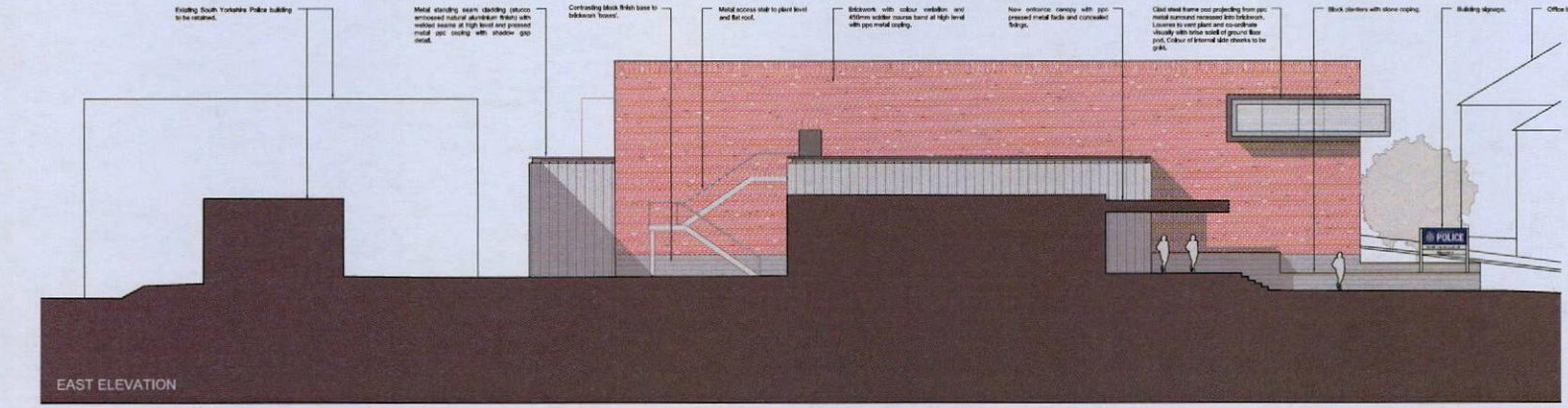
The building will be treated in contemporary materials in keeping with the industrial context of the area, with the DHQ retaining the aesthetic of the stone frontage with the custody suite being the brick "back of house".

The main elevations will be treated in brickwork on a defined base with some more contemporary interventions adding visual interest and enhancing the streetscape, such as box windows and louvres.



Elevations: East and North





Rev	Date	Details	Drawn	Checked
C	15.08.14	Soldier course and texture added to brick lenses. Shadow gap rainscreening added to standing seam cladding. Stone coping added to planters. Block plinth lowered and balustrade omitted. Signage added. Planting layout.	VG	SC
B	11.08.14	Skylight added, primary use omitted. Facing stock to base. Block finish to planters. PPC metal surround to cell windows.	VG	SC
A	10.08.14	Revised to reflect WDC comments.	KAM	SC

Issued for:

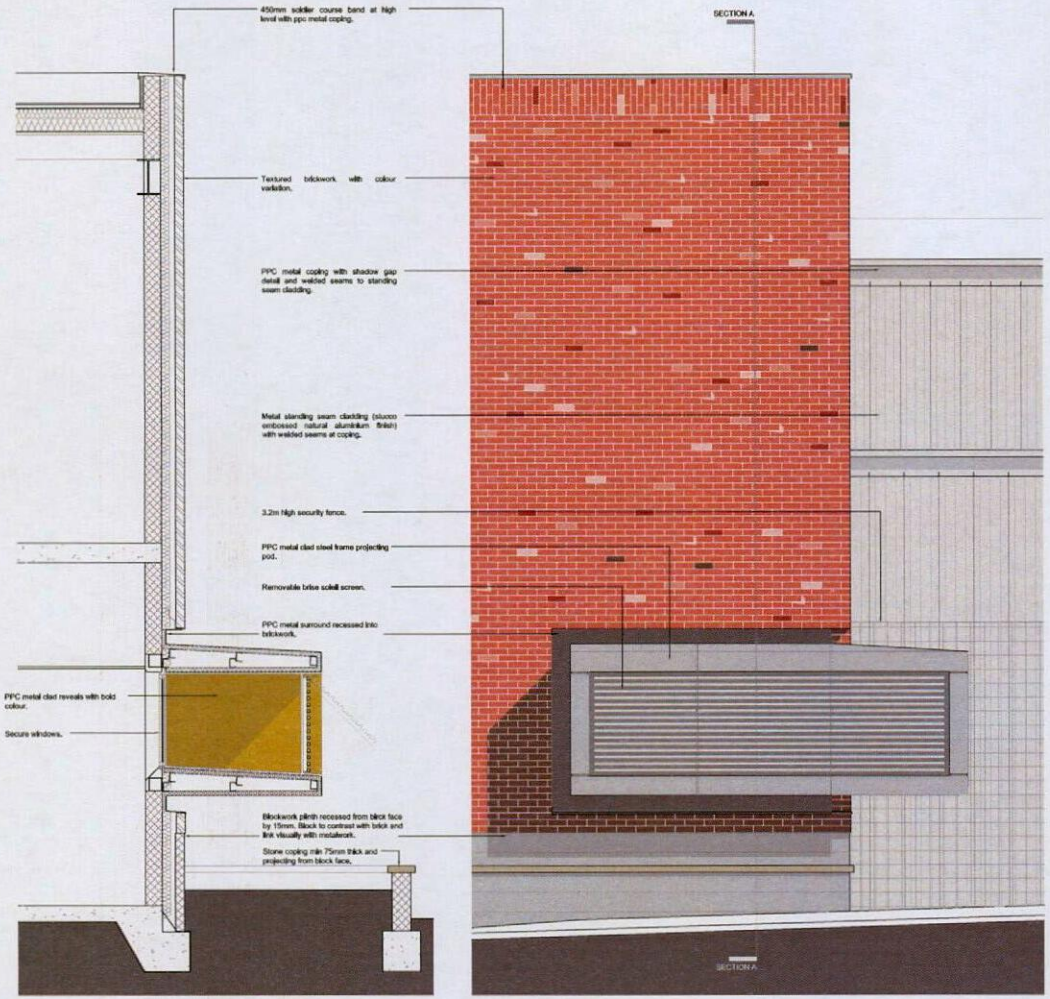
PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: IABR1303900
	Dwg No: 120
	Rev: C
Drawing: Proposed Elevations - Sheet 1	Scale: 1:100 @A1
	Drawn By: FB Date: 15.08.14
	Checked By: SC Date: 15.08.14

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Elevations: West and South





Projecting feature box



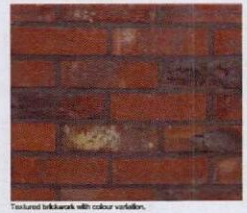
Standing seam cladding

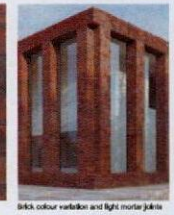


Contrasting block base









Facing brick

PROPOSED MATERIALS

PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: IABR1303900
	Dwg No: 122
	Rev: -
Drawing: Wall Slip Section & Proposed Materials	Scale: 1:25 @A1
	Drawn By: VG Date: 22.08.14
	Checked By: SC Date: 22.09.14

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Landscape and Parking

08.

Landscape and Parking

Landscape is kept deliberately simple, with main carpark areas being simply surfaced in macadam.

Enhanced paving is provided to the new building public entrance to provide an enhance public realm space.

To address the streetscape and keep passers by detached from the edge of the custody building as series of brick planters help define the back of pavement and enhance the streetscape with tree and shrub planting.

Where possible existing boundary treatments have been retained, but a 3.2m high anticlimb security fence has been provided as prescribed by the Home Office.

Disabled parking spaces for staff and cycle storage areas are provided adjacent to the main entrance and level access will be available to all main doorways in accordance with the requirements of Part M of the Building Regulations. Level access from the disabled space will be provided and a seat has been included to allow less able visitors to rest if required.

Total Site parking provision for the site is as follows:-

Cars	64 no. spaces
Vans	4 no. spaces
Visitors	6 spaces
Total parking	74 no. spaces

Cycle and Motorcycle Parking

	5 no. Cycle spaces
	2 no. Motorcycle.
Visitors spaces	2 no. cycle parking

This provision is a marginal reduction on the current provision of 69 car spaces and 7 visitor spaces (albeit a number of the existing spaces dont meet current standards in terms of size and accessibility.



Landscape

Landscape Architects Report

The constraints of the site and functional nature of the building and the surroundings provide limited opportunities for extensive landscape treatments. The landscape is kept simple with the vast majority of the hard surfaces, car parking and footpaths, being surfaced in bitumen macadam and soft landscaping confined to the perimeter of the site. The public entrance area also provides an opportunity for enhanced landscape treatment with a great opportunity to create some civic realm.

Hard Landscaping:
Most of the site will be laid out to accommodate parking for staff, operational vehicles and visitors, with provision for disabled parking, motor cycle spaces and both visitor and staff cycle parking.

Soft Landscape:
As the site is limited in size soft landscaping will be limited to the perimeter of the site. This will provide some screening and ground cover and help to enhance the streetscape.

Amenity planting will front onto the building entrance using a small selection of shrubs and trees. Shrub planting will be predominately evergreen, using bold contrasts in texture and colour to ensure year round interest and ground cover. Hedges could form part of the soft landscape to enhance screening of the fencing and parking from the road. Tree species will be limited to two or three varieties again to reinforce the simple bold approach taken to the soft landscaping.

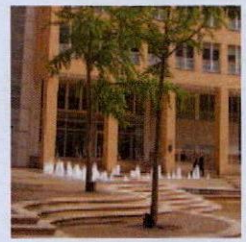
All disabled parking would be located close to entrances with level access to the building in accordance with the requirements of Part M of the Building Regulations.

Provision is also made for secure covered long stay cycle parking for up to 5no. bicycles for custody staff and 2no. short stay cycle parking spaces for visitors within the public entrance space.

Site Boundary:
Site security is essential with the need for high security enclosure and access to the building while allowing easy access to the public face of the building.

Access to the custody suite for operational vehicles would be secured by 3.2m high anti climb security fencing with automated gates at access and egress points.





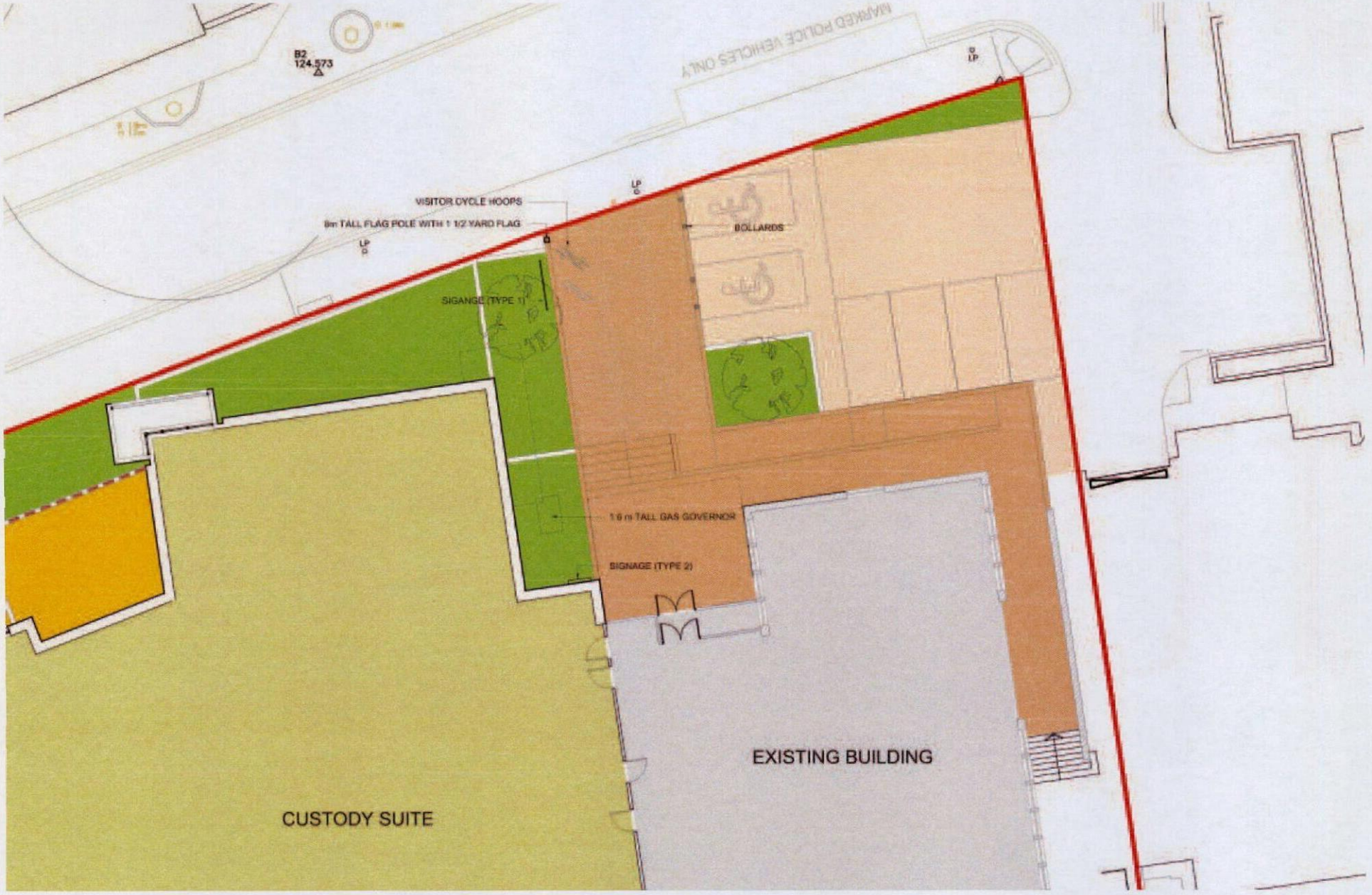











B2
124.573
MARKED POLICE VEHICLES ONLY
LP
VISITOR CYCLE HOOPS
8m TALL FLAG POLE WITH 1 1/2 YARD FLAG
BOLLARDS
SIGANGE (TYPE 1)
1.6 m TALL GAS GOVERNOR
SIGNAGE (TYPE 2)
EXISTING BUILDING
CUSTODY SUITE

Amount

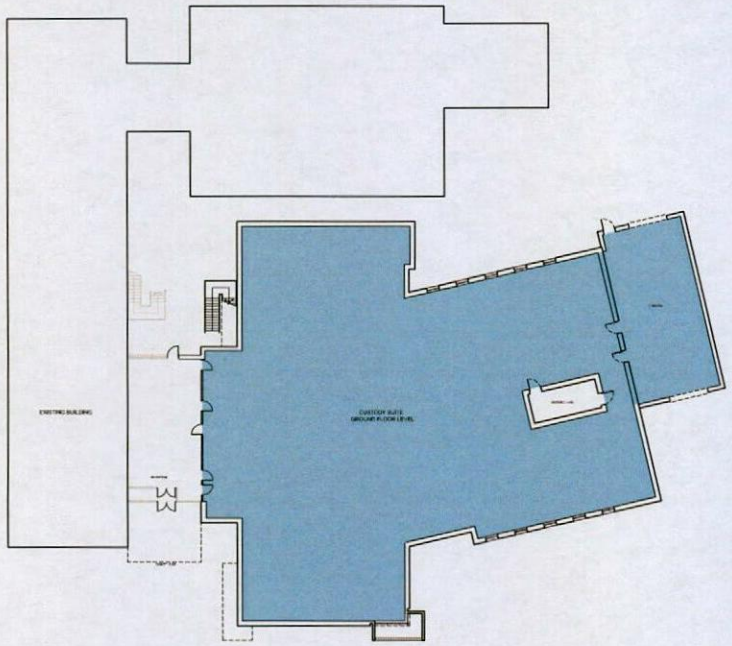
09.

Gross Internal Area

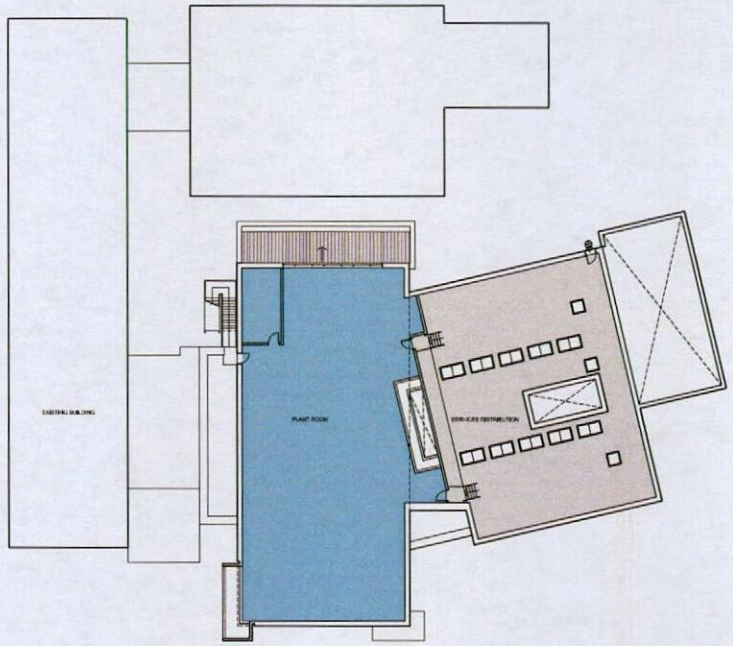
Ground Floor = 1,181 sq m
First Floor Plan = 505 sq m

Total GIA = 1,686 sq m

Services Distribution Loft Space
Area (excluded from GIA) = 362 sq m



GROUND FLOOR



FIRST FLOOR

A	11.08.14	First Floor added. Planning issue.	VG / SC
Rev.	Date	Details	Drawn / Checked

Issued for:
PLANNING

Project/Client: South Yorkshire Police	Project No: BABR 13003900
	Dwg No: 115
	Rev: A
Drawing: Ground & First Floor Plans Gross Internal Area	Scale: 1:200 @A1
	Drawn By: FB — Date: 15.08.14
	Checked By: SC — Date: 15.08.14

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Conclusion

10.

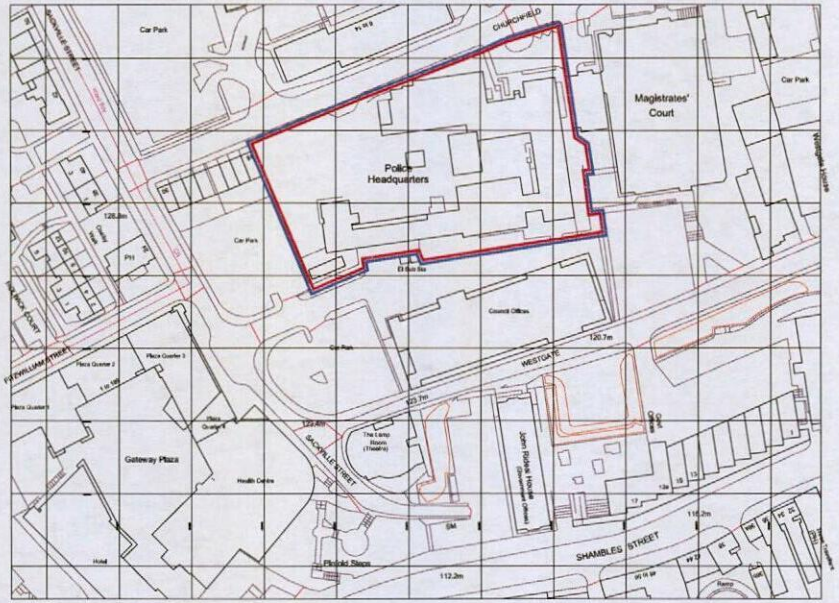
Conclusion

The proposals are a like for like replacement of an existing use and as such we believe are consistent with planning policy.



Architectural Drawings

11.



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LEGEND

Application site boundary

Ownership boundary

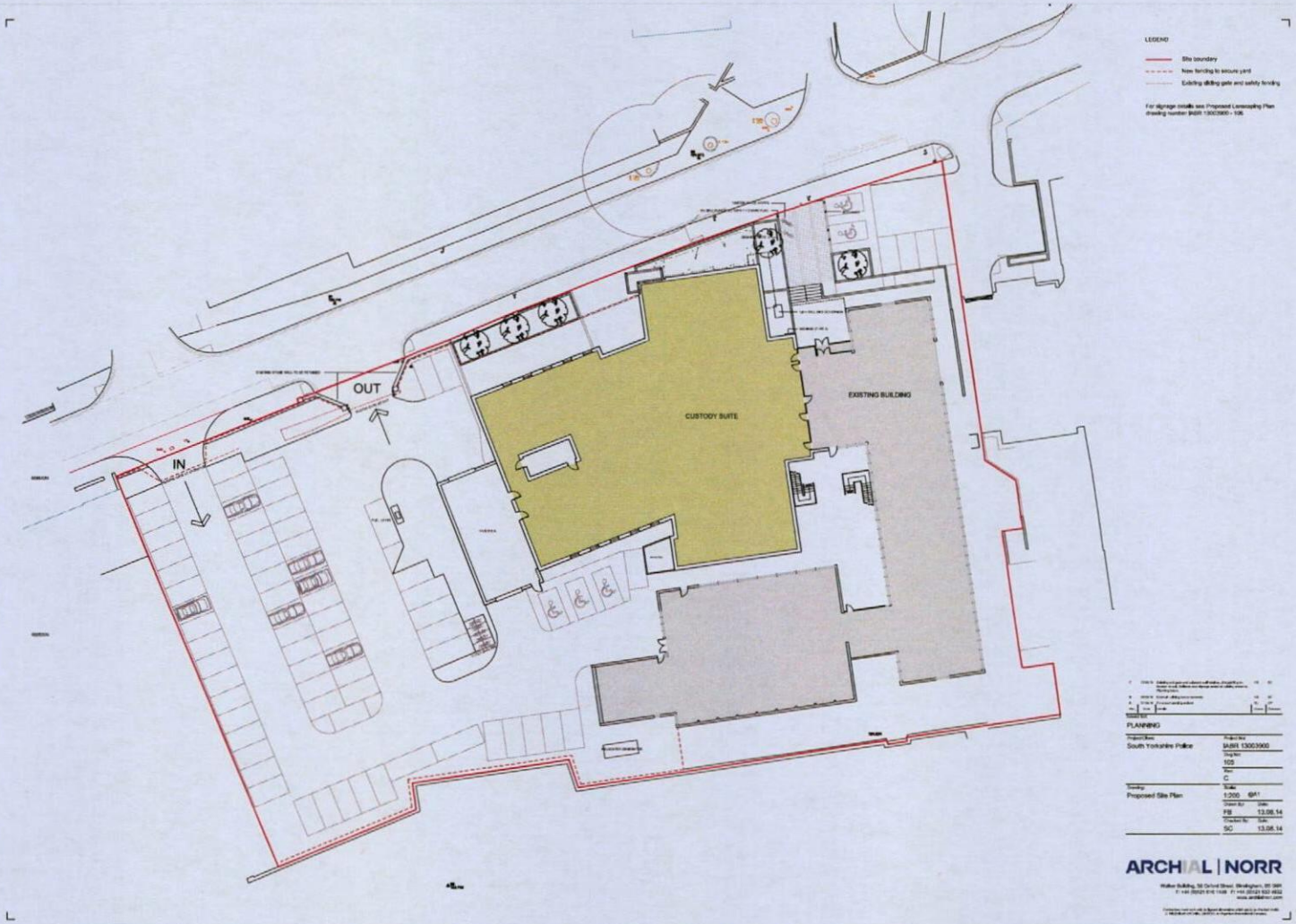
PLANNING

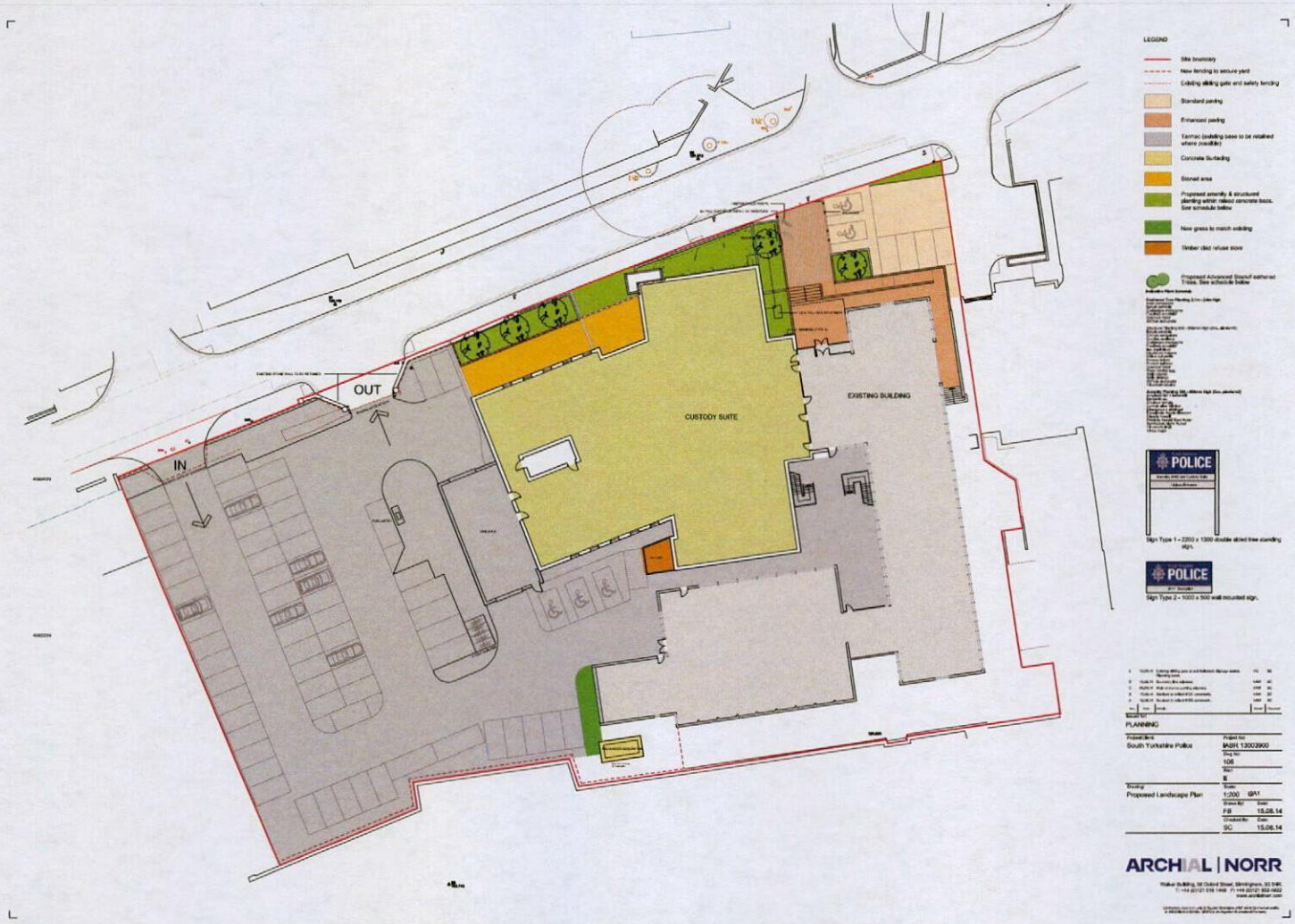
Project/Client: South Yorkshire Police	Project No: IABR13003900
	Dwg No: 100
	Rev: A
Drawing: Site location Plan	Scale: 1250 @A2
	Drawn By: FS Date: 15.08.14
	Checked By: SC Date: 15.08.14

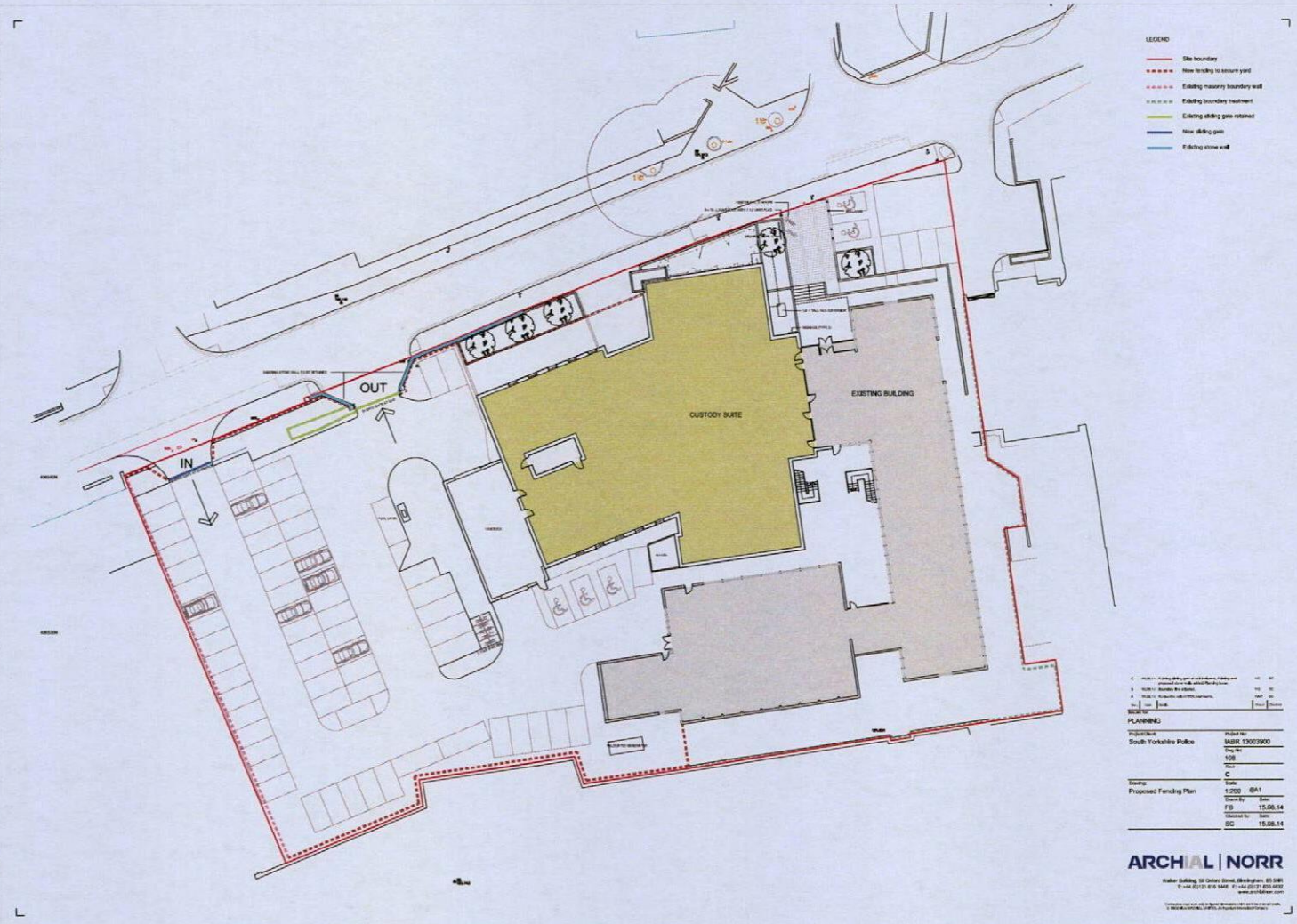
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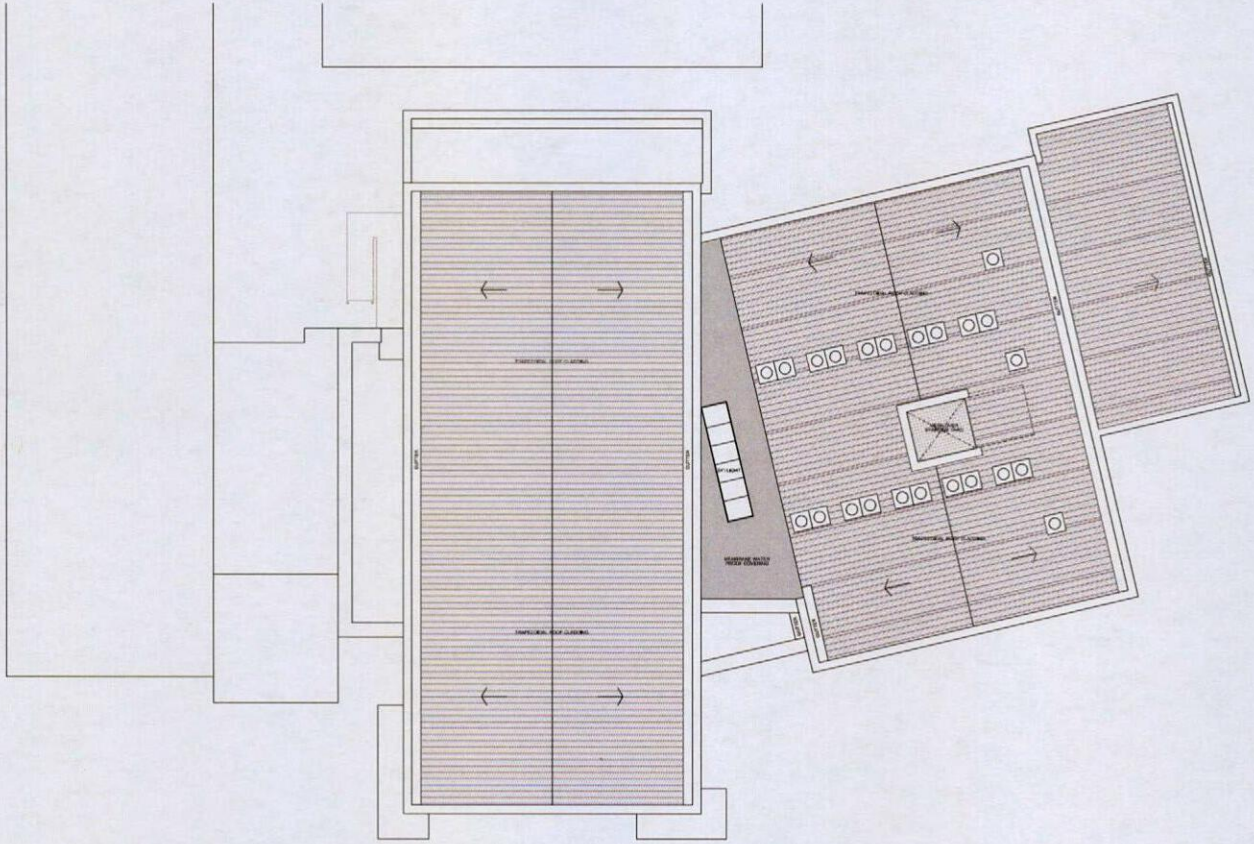
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LEGEND
Site boundary
New fencing to secure yard
Existing sliding gate and safety fencing
For signage details see Proposed Landscaping Plan drawing number IABR 13003900 - 106
OUT
IN
CUSTODY SUITE
EXISTING BUILDING
PLANNING
South Yorkshire Police
IABR 13003900
105
C
Proposed Site Plan
1:200 @A1
PB 13.06.14
SC 13.06.14
ARCHIAL | NORR


OUT
IN
CUSTODY SUITE
EXISTING BUILDING
LEGEND
Site boundary
New fencing to secure yard
Existing sliding gate and security fencing
Standard paving
Enhanced paving
Tarmac (existing base to be retained where possible)
Concrete Surfacing
Stoned area
Proposed amenity & structured planting within raised concrete bays. See schedule below
New grass to match existing
Timber clad refuse store
Proposed Advanced Stock/ estimated Trees. See schedule below
POLICE
Sign Type 1 - 2200 x 1000 double skinned free standing sign.
POLICE
Sign Type 2 - 1000 x 500 wall mounted sign.
PLANNING
South Yorkshire Police
Proposed Landscape Plan
1:200
@A1
FB
15.08.14
SC
15.08.14
ARCHIAL | NORR


OUT
IN
CUSTODY SUITE
EXISTING BUILDING
LEGEND
Site boundary
New fencing to secure yard
Existing masonry boundary wall
Existing boundary treatment
Existing sliding gate retained
New sliding gate
Existing stone wall
PLANNING
South Yorkshire Police
IA9R 13003900
108
C
Proposed Fencing Plan
1:200
A1
FB
15.08.14
SC
15.08.14
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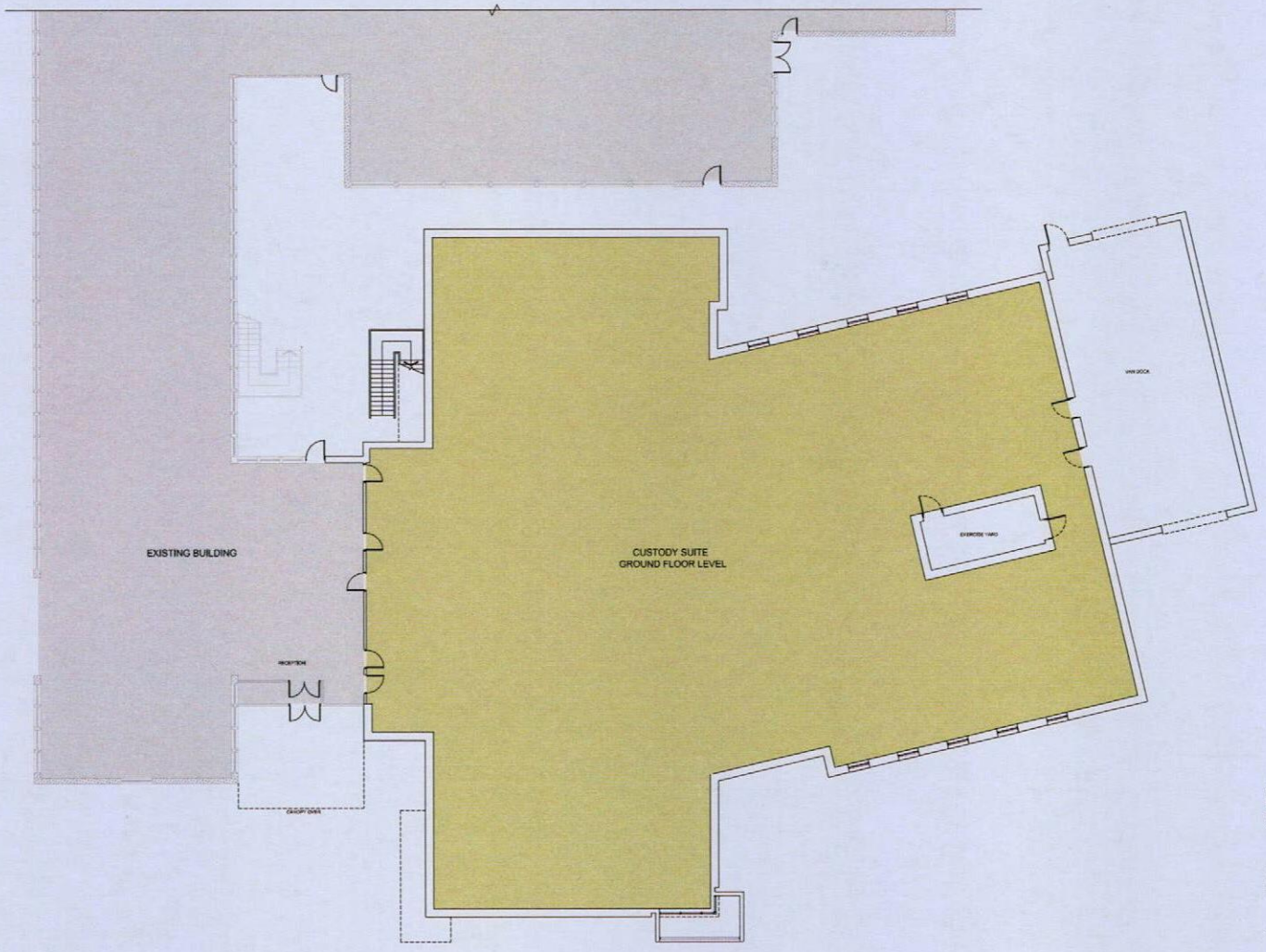
Rev	Date	Details	Issued	Checked
C	28.08.14	Additional pubs indicated at ramps. Planting lines.	HC	SC
B	21.08.14	Rooflight added.	AWP	HC
A	19.08.14	Revised to reflect YOC comments.	AWP	HC

Issued for:
PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: IABR13003900
	Dwg No: 112
	Rev: C
Drawing: Proposed Roof plan	Scale: 1:100 @A1
	Drawn By: FB Date: 15.08.14
	Checked By: SC Date: 15.08.14

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PLANNING

Police/Client: South Yorkshire Police

Project No: IABR 13003900

Dwg No: 113

Rev: -

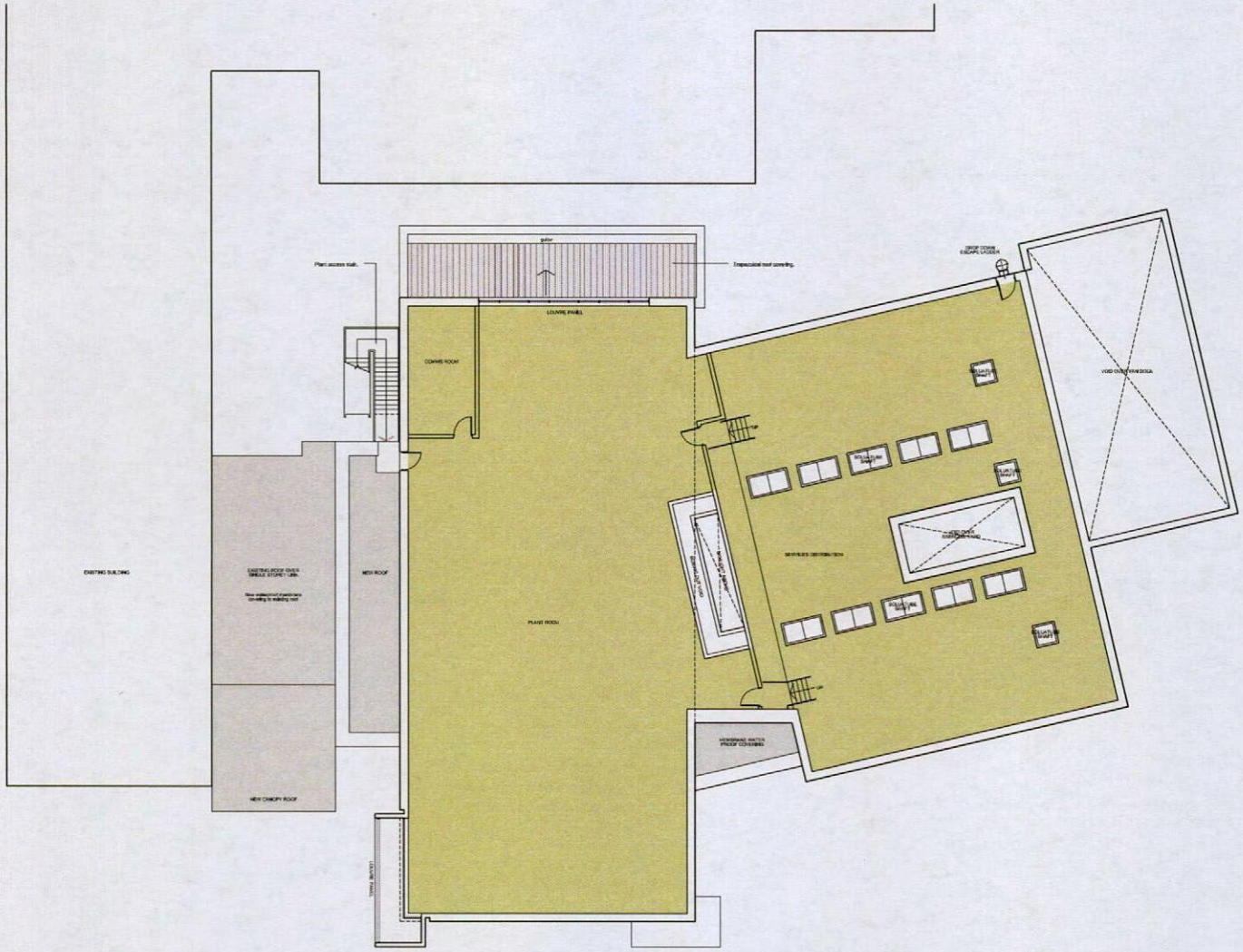
Drawing: Ground Floor Plan Without Internal Layout

Scale: 1:100 @A1

Drawn By: VG Date: 04.09.14

Checked By: SC Date: 04.09.14

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PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: IALD13003900
	Dwg No: 114
	Rev: -
Drawing: Proposed First Floor Plan	Scale: 1:100 @A1
	Drawn By: VG Date: 04.09.14
	Checked By: SC Date: 05.09.14

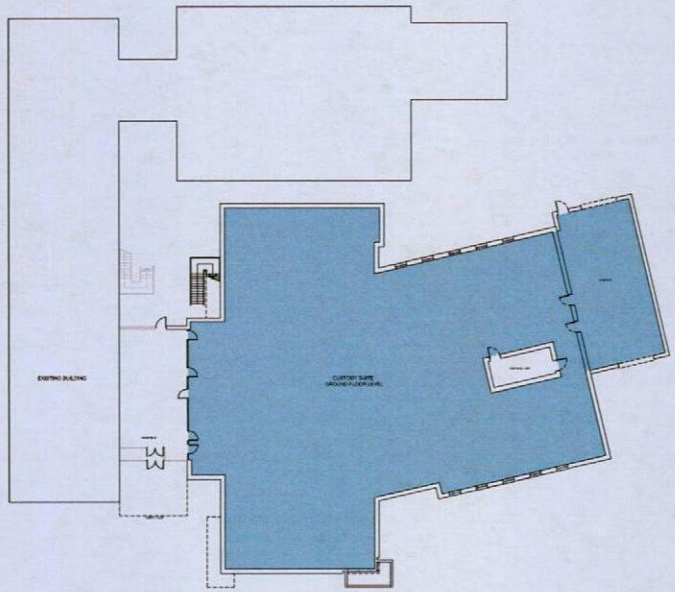
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Gross Internal Area

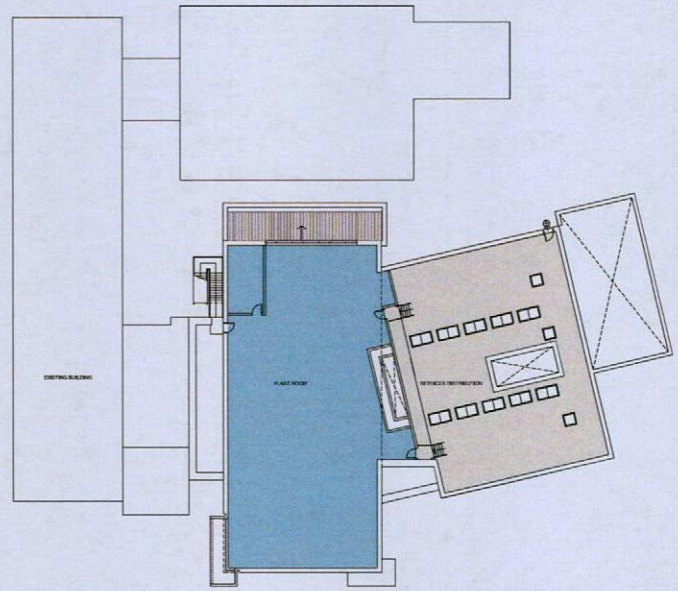
Ground Floor = 1,181 sq m
First Floor Plan = 505 sq m

Total GIA = 1,686 sq m

Services Distribution Loft Space
Area (excluded from GIA) = 362 sq m



GROUND FLOOR



FIRST FLOOR

A 11.09.14 First Floor added, Planning Issue. HS BC
Rev | Date | Details | Drawn | Checked

Issued for:
PLANNING

Project/Client:
South Yorkshire Police

Project No:
IABR 13003900

Drg No:
115

Rev:
A

Drawing:
Ground & First Floor Plans
Gross Internal Area

Scale:
1:200 @A1

Drawn By: FB Date: 15.08.14

Checked By: SC Date: 15.08.14

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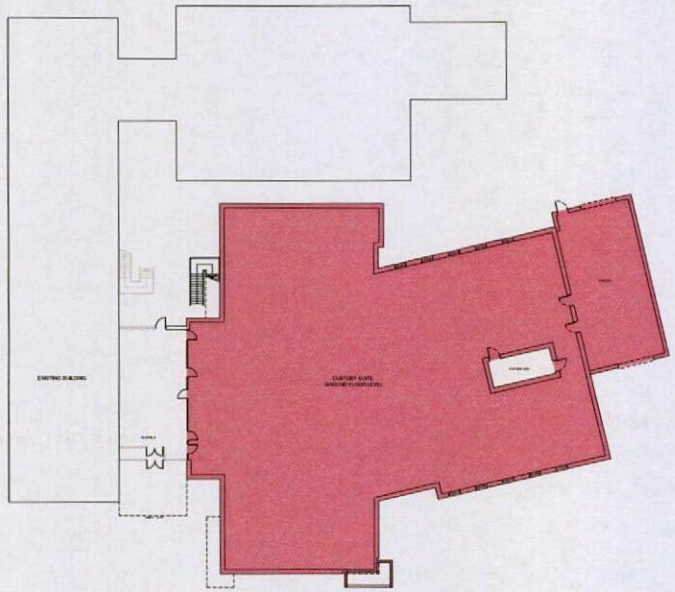
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Gross External Area

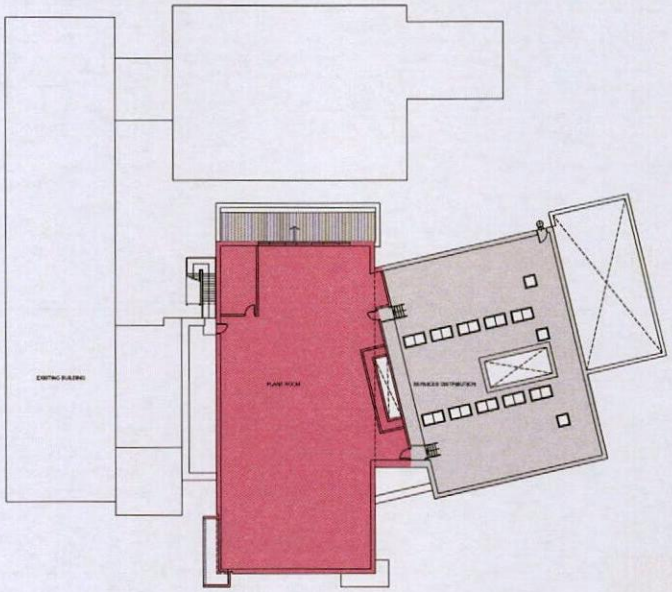
Ground Floor = 1,263 sq m
First Floor Plan = 562 sq m

Total GIA = 1,825 sq m

Services Distribution Loft Space
Area (excluded from GIA) = 403 sq m



GROUND FLOOR



FIRST FLOOR

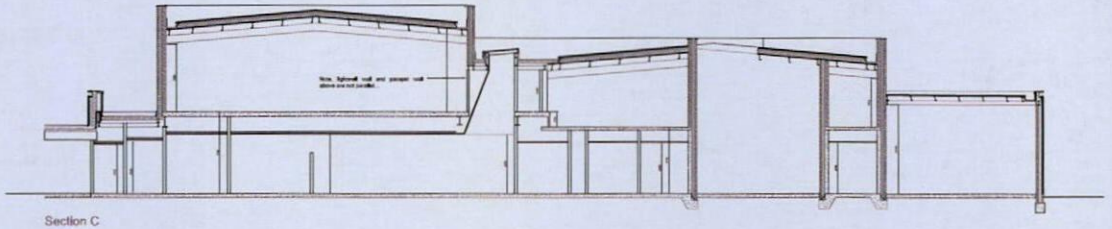
PLANNING

South Yorkshire Police

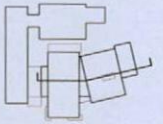
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Dwg No: 110
Rev: A
Scale: 1:200 @A1
Drawn By: FB Date: 15.08.14
Checked By: SC Date: 15.08.14

Ground & First Floor Plans
Gross External Area

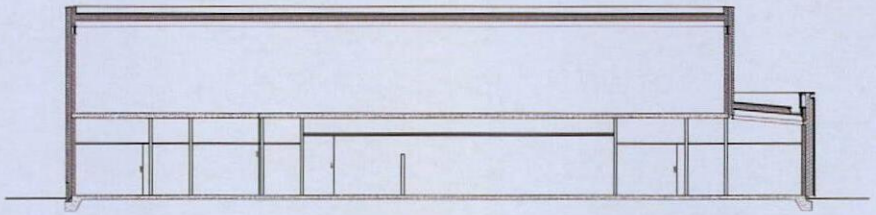
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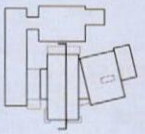
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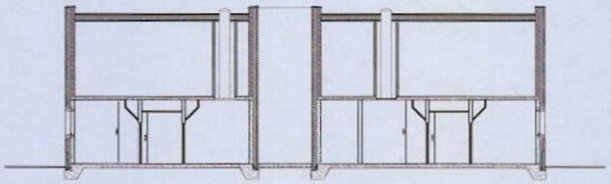
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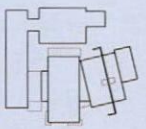
Section B



Section Key



Section A



Section Key

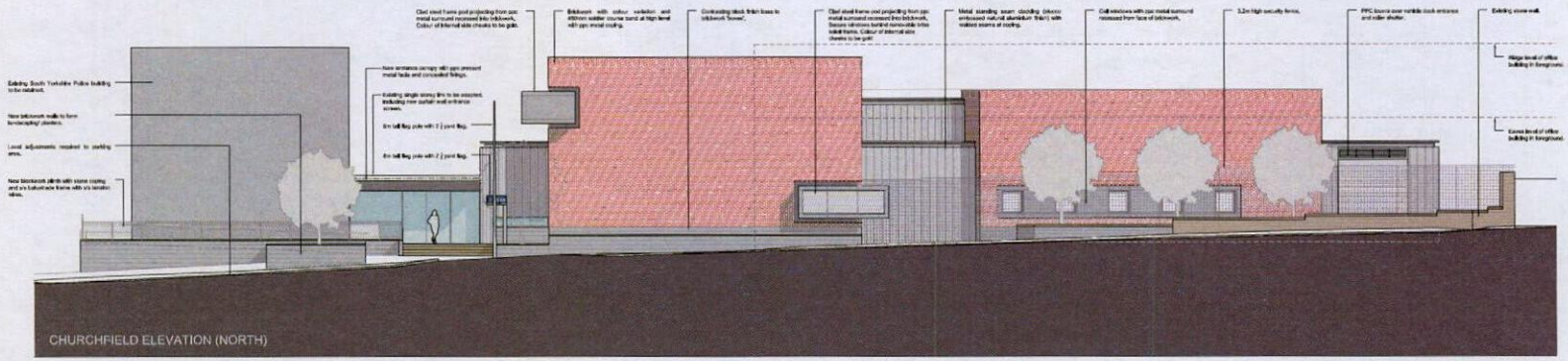
C	19.06.14	Cooling installation to meet Building Regulations	PB
B	04.06.14	Drafted amended.	PB
A	15.05.14	Revised to reflect NSC comments.	MHP
Rev.	Date	Details	Check

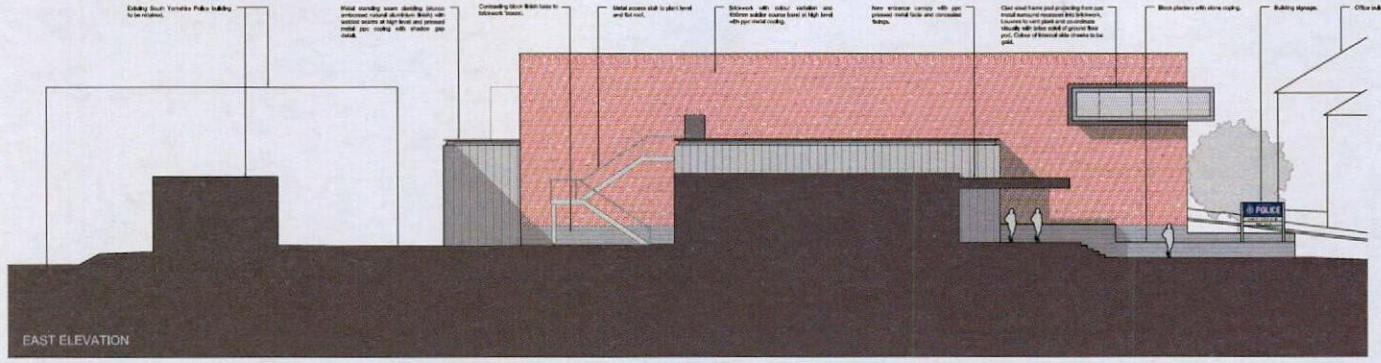
Issued for:
PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: IABR13003900
	Dwg No: 117
	Rev: C
Drawing: Proposed GA Sections	Scale: 1:100 @A1
	Drawn By: FB Date: 15.06.14
	Checked By: SC Date: 15.06.14

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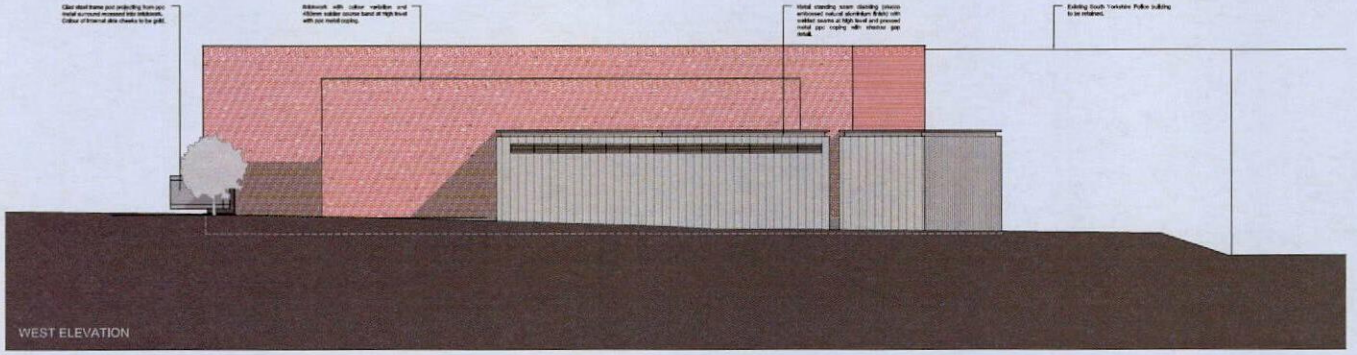


PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: IABR1303900
	Dwg No: 120
	Rev: C
Drawing: Proposed Elevations - Sheet 1	Scale: 1:100 @A1
	Drawn By: FB Date: 15.08.14
	Checked By: SO Date: 15.08.14

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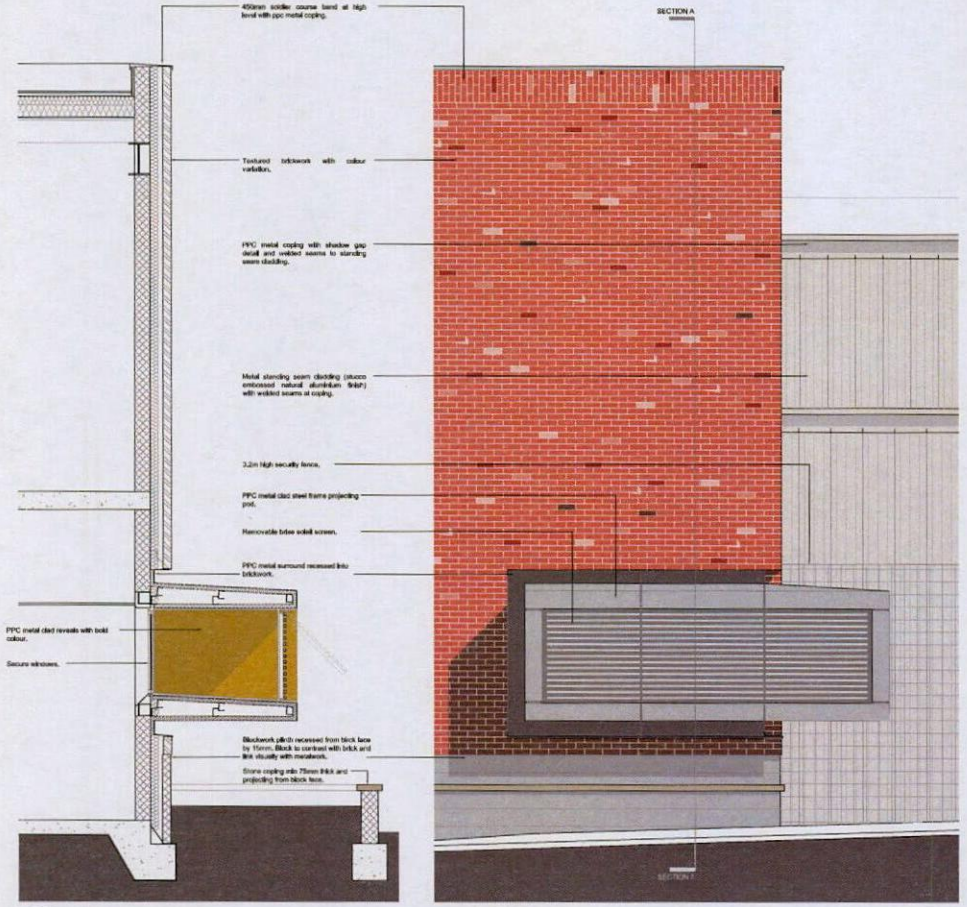


PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: IABR13003900
	Dwg No: 121
	Rev: S
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	Checked By: SC Date: 15.08.14

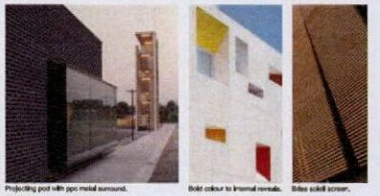
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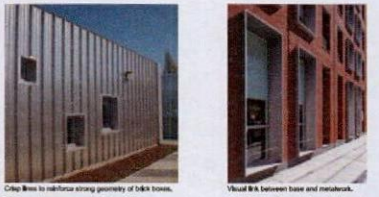


SECTION A

PART ELEVATION



Projecting feature box

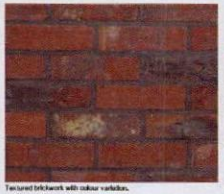


Standing seam cladding

Contrasting block base







Facing brick



PROPOSED MATERIALS

PLANNING

Project/Client: South Yorkshire Police Barnsley Custody Suite	Project No: 1ABR1303900
	Dwg No: 122
	Rev: -
Drawing: Wall Slip Section & Proposed Materials	Scale: 1:25 @A1
	Drawn By: VG Date: 22.08.14
	Checked By: SC Date: 22.08.14

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Contact

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58 Oxford Street
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Tel: 0121 616 1448
Email: scrosby@archialnorr.com