Design & Access Statement

Extension to existing Boileroom at Milefield Court, Stacey Crescent, Grimethorpe, Barnsley

Physical Context:

The site is located on Stacey Crescent and lies within the Grimethorpe area. The neighbourhood generally consists of residential properties being of a mixed type of single and two storey properties current controlled by Bernaslai Homes.

Site:

The proposed works are an extension to the existing boilerhouse. The extension will provide heat to the housing estate whilst the existing coal fired boilers are converted to biomass in accordance with the current authorities' policy on biomass fuels and heating systems. The extension will then provide a back up system to the existing heating during any shut down periods.

The site has no slope and does not lie within a conservation area.

Social Context:

There is no potential overlooking or substantial issue overshadowing from the site. There will be no adverse impact on the existing services.

Economic Context:

The development will afford no economic aid the local residents but will aid in the councils efforts to reduce carbon emissions and the economic impact on the council annual heating budget.

Involvement of Community Members:

It is unknown if the adjoining owners have been consulted.

Design Principles:

Use:

The proposed development is justified as it brings into use the councils policy on bio fuels, whilst being in keeping with the adjoining boilerhouse.

The proposed development would consist of and extension to the boilerhouse in matching brickwork and timber boarding at high level with a flat roof. New metal fly mesh double doors will provide access to the extension.

Layout:

The layout of the extension has been orientated so as not to interfere with the existing double doors to the boilerhouse and does not affect vehicular access to the site.

Scale:

The proposed development is to scale with the adjoining boilerhouse.

Landscaping:

There are no proposals for landscaping within the scheme.

Appearance:

The brickwork as been designed to be in keeping with the existing boilerhouse. The building is to be constructed using materials that are sympathetic to the surrounding developments.

Access:

Vehicular access is catered for by a large car park affording a more than adequate turning head within its cartilage.