# Design & Access Statement

**Project :**

Extension & Alteration to
Atteys Solicitors
31 Regent street
Barnsley

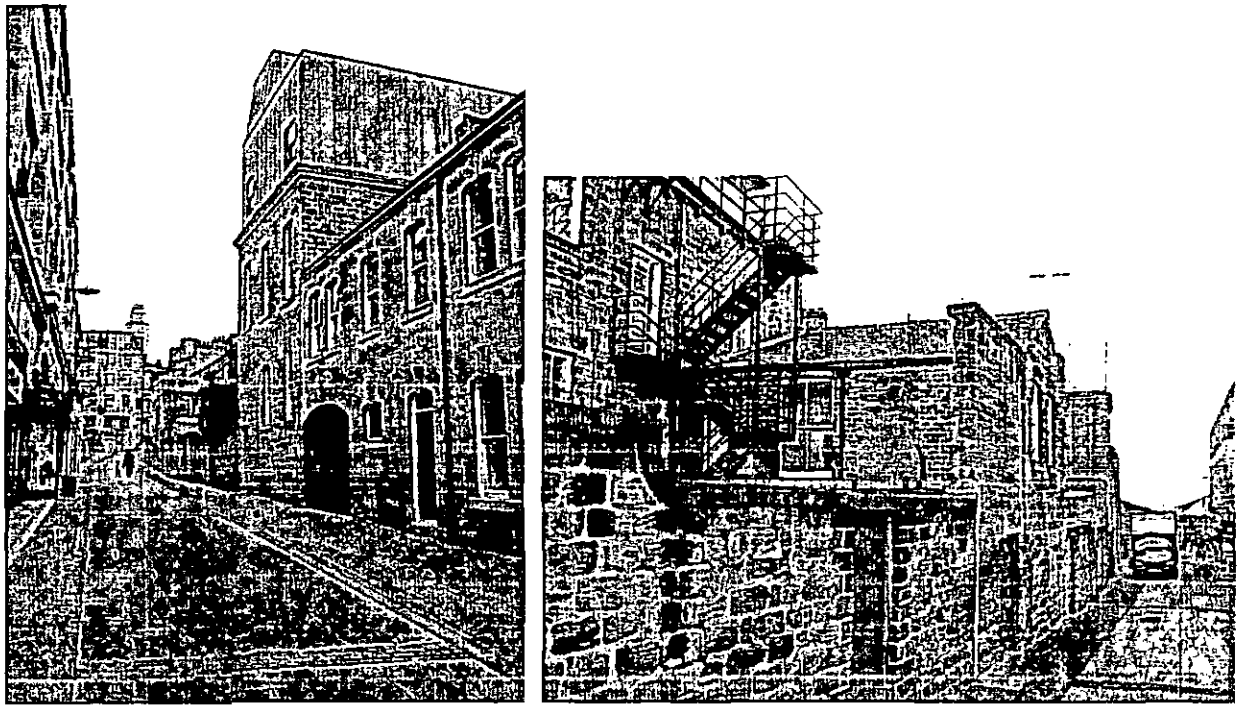
**Applicant:**

**Atteys Solicitors (Barnsley)**

**Prepared by:**
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## Introduction

This Design & Access Statement has been prepared in support of a Planning Application by Atteys Solicitors (Barnsley). The proposal is for the extension and alteration of their current premises to create additional office space (A2) by demolishing the disused outbuildings at the rear of the property.



**The proposed extension area adjoining Regent Street South.**

## Use

Atteys Solicitors currently occupy a site which has a gross footprint area of approximately 533 sq. meters, which consists of the main terrace of offices 25, 27, 29 & 31 that front regent street and the former external yards which back on to Regent Street South (all areas are described within the red line shown on the site plan). These four properties are currently leased from one landlord, the properties 21 & 23 are currently leased from another landlord, should the proposal be successful these leases may be relinquished.

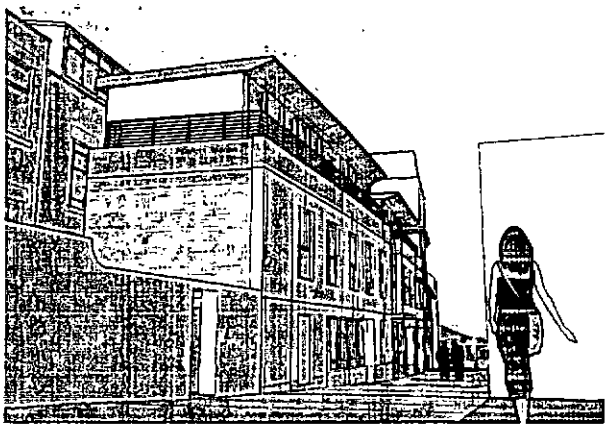
The site frontage to both Regent Street and Regent street South is 29 meters. A portion of the existing building which faces Regent Street South would be demolished (these areas are shown dotted on the accompanying plans). The new building would have a gross footprint area of approximately 185 sq. meters.

## Planning Policy

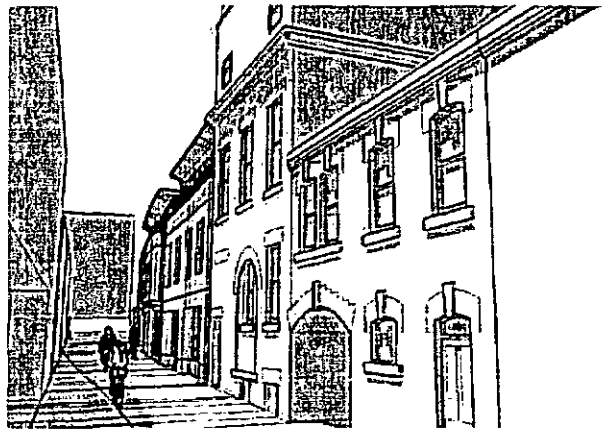
Following meetings with the local planning authority case officer, we understand that there are no issues relating to contravention of any stated policies. The scheme is seen as a welcome ingredient that will enhance the regeneration of Regent Street South.

**Amount**

The development density of the site has not been utilised to its full extent with the adjoining sites on Regent Street South having been developed so as to form a street frontage. The proposal links with the existing building in two locations for the purpose of providing circulation the remaining three void spaces serve two purposes to allow natural light to filter to the ground floor rooms and to accommodate existing drainage and service runs.



**The proposed development looking East**



**As viewed from Eldon street**

**Amenity**

The site and existing buildings have been occupied for a number of years by Atteys solicitors who are a well established and successful local business currently employing some 30 staff on this site. The planned extension and alterations offers the opportunity to re-model part of the Regent Street South by adding a modern façade and enhancing the character of the whole site. This will form the new public focus to the site.

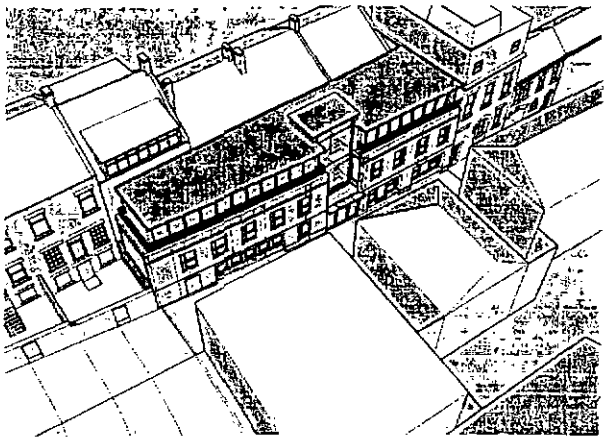
**Layout**

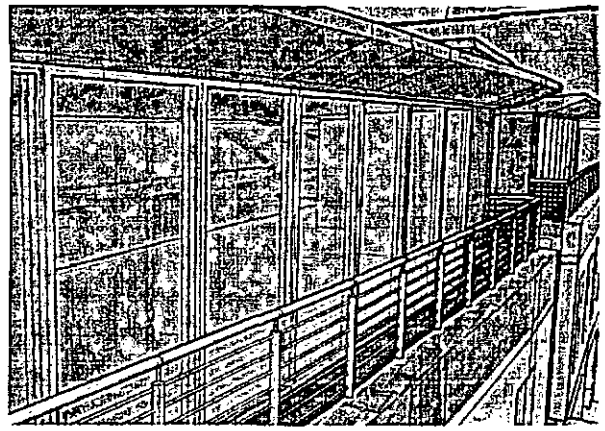
The existing building is a series of Georgian terraces which have been adapted over a number of year's No. 29&31 have been connected via internal alteration. No. 25&27 operate as separate units with no physical connection to the other properties. This rather disjointed development does not lend its self to generating a cohesive working space with three separate entrances to four properties.

The new extension will act as a link structure allowing physical connection between all properties, this is to be carried out sensitively by altering existing openings near existing circulation routes so as to minimise corridor space. The proposal aims to unite floor levels as far as is possible on this slopping site and address the need for disabled access by incorporating a lift allowing much more of the existing premises too become accessible; the linking stairs will be designed to an ambulant disabled standard. The existing offices currently employ a temporary ramp system for those clients that cannot be accommodated by a home visit and need to visit the offices in person the ground floor extension will allow the creation of an interview room that will be easily assessable for all.

**Scale**

The scale of Regent Street south is a mix of two, three and four storey buildings the old Hotel building immediately adjacent (east) of the site is a scaled stone façade at two storeys with a recent extension forming the third storey is dressed in zinc, the muted colour of the metal and set back reduce the scale of the building.





The slopping nature of the site has influenced the proposed ground floor level and ultimately the vertical setting out of the extension as this is to form a linking structure to the four existing properties and their differing levels. The proposed ground floor level to the new extension has been purposefully set lower than the existing properties to which it is to link for two reasons the first being practical as it must addresses the existing pavement level to Regent Street South as level access is required to the entrance and the bin store. The second is to design an appropriate scale to the elevation which has been informed by the width of Regent Street South.

The scale and massing of the new extension has been designed so that the entrance is understated, and does not dominate the elevation this has also led to the second floor being set back, to visually reduce the scale of the façade so that the skyline is not obscured to pedestrian users.

**Landscaping**

The peace meal development of the rear extension over the years contribute very little to the streetscape, the walled rear yards are not used, and afford no benefit to the buildings overall security, presently they collect rubbish and attract vandalism. The proposal whilst defining the urban edge offers only minimal opportunity for external landscaping due to the layout on site.

**Vehicular traffic flow**

The site is situated in the centre of Barnsley town centre and serviced well by all forms of transport. It is envisaged that vehicular access and traffic flow to and from the site would remain unaltered. Vehicular access is via Regent Street to the North with short stay parking spaces (1 hour) directly in front of the offices. Longer stay car parks are situated close by, the nearest being at County way. The town railway station (Midland Street) and bus stations (Eldon street) are also within easy reach.

**Pedestrian flows**
It is anticipated that the number of pedestrians using the site would remain the same although a new public entrance would be created on Regent Street South.

**Appearance**
The materials chosen take precedent from the local vernacular and have been selected to complement the existing buildings. All materials proposed are noted on the drawings. During the design stage supplemental planning guidance 11 "Design to avoid crime" May 2003 has been used with appropriate decisions being incorporated into the design.

**Disabled access**
The new extension will address the need for disabled and ambulant disabled access by incorporating a lift allowing much more of the original building to become accessible. The proposal has been designed in accordance with guidance given in Approved Document M of the Building Regulations.

Signed

[redacted]

**Koyander Associates Architects**