



B O N D B R Y A N

FILE NOTE

Project Name	Barnsley Levelling Up Fund Projects
File Ref	BALU-BBA-XX-XX-FN-A-0023-S2-P01
Description	YMCA Retail Units Design Statement (Planning)
Date	2024-07-02
BB Project No	23048

1.0 Project Brief and Background

- 1.1 As part of the refurbishment to the existing YMCA building, Barnsley, it is proposed that the existing retail unit frontage is upgraded.
- 1.2 Thermal upgrades are to be made to the whole building fabric. It does not make sense to leave thermally poorly performing shop fronts, many of which are single glazed, in place and compromise the efficacy of the improvements to the rest of the building.
- 1.3 Following a programme of 'retrofit ready' works to repair and remediate existing fabric deterioration, an external wall insulation system, new glazing and doors are to be installed. This will, as far as possible within the constraints of the project scope and budget, help the building to be resilient to a changing climate, and safeguard its use as a community hub for youth activities and services, as well as its wider community uses with some of the more vulnerable people groups in the local area.
- 1.4 Bond Bryan have worked hard to propose and develop designs that achieve broad consensus among retail unit tenants and from the YMCA to ensure proposals are sensitive to the existing context and established community.

2.0 Notes on the Design Proposals

- 2.1 Historic drawings from archived planning applications have been a key reference point for the proposals that have been developed for the retail unit frontage.
- 2.2 Original design proposals for the building employed an aesthetically pleasing degree of harmony to the shop fronts through a uniformity of treatment and arrangement of building elements – with consistent approaches to signage, windows, doors and materials.
- 2.3 The proposals for the YMCA shops draw on this historical reference, along with sensitive refurbishments to other shops by contemporary architects. These have been employed as references to establish principles for sensitive repair, upgrade and improvement in the context of an existing building.
- 2.4 The proposals establish a set of 'Design Standards' which have been developed in close consultation with retail unit tenants and the YMCA to establish a consistent arrangement and use of materials and finishes.
- 2.5 The proposals restore the original design intent without slavishly reproducing it, recognising that the current project is the next chapter in the life of an important community building.