



**Design & Access Statement**  
**Barclays – Barnsley Queen St**  
**Unit 02,**  
**10-18 Queen St,**  
**Barnsley,**  
**S70 1SJ**



## **Design and Access Statement**

**Barclays – Unit 2, 10-18 Queen St, Barnsley, S70 1SJ**

### **Introduction**

This statement has been prepared in order to support an application for the refurbishment and fit-out of the existing Barclays Bank at Unit 2, 10-18 Queen St, Barnsley, S70 1SJ. The building is not listed and is not situated within a Conservation Area. This property is four storeys, Barclays only occupies the ground floor, first and basement floors of the unit. The proposed work is for internal refurbishment; removal of existing external signage and branding; installation of new shop front windows with stall riser, new glazed entrance sliding door, 1no. new external ATM, new external signage and branding, New roof plant to replace existing end of life roof plant equipment. New 4no. ground fixed maintenance floodlights to roof plant area.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

### **Proposal Amount:**

The basement of this property is currently a vacant unit and will remain vacant post refurbishment works. The ground and first floor will be refurbished in line with current Barclays design standards used nationwide. This building is in a prominent central location alongside other local businesses within an established town centre community.

The intention externally is to:

- Removal of existing external signage and branding, to be replaced with new
- New projecting sign in new position to align vertically with 1no. new external ATM
- Removal of existing night safe
- Removal of existing letterbox
- Removal of existing branch nameplate
- Removal of all existing glazing and entrance door, to be replaced with new. New frames, mullions and transoms to be finished in MT-01( RAL - METTALIC HMG- Winter Silver)
- Addition of new stall riser to reconcile internal ramp gradient finished in MT-01( RAL - METTALIC HMG- Winter Silver)
- Reduction to size of external ATM room internally and externally increasing the glazed visibility into the branch.
- Reducing external ATMs to 1no. with new white halo illuminated acrylic ATM surround.
- Replacing ATM glazing with new blue diebond back panels
- Removal of existing fascia / backing panels and replace with new finished in MT-01( RAL - METTALIC HMG- Winter Silver)
- Replacement of existing tiled piers with new external grade ceramic tiles Domus tile Made 2.0 collection DGMA 06 bush hammered and grout in Mapei 111- Silver Grey

- Replacement of existing external CCTV camera in dome with new spec external grade CCTV camera and dome in same location
- Install new roof plant to the roof of building, to replace existing end of life units.
- New 4no. ground fixed maintenance lights to roof plant area.

The intention internally to ground and first floors is to:

- Internal refurbishment including floor, wall and ceiling finishes, and new fixtures, fittings, furniture to front and back of house areas as per Barclays Bank new brand concept.
- Construction of new partitions at ground floor, redefining the FOH-BOH line
- New cash access point to rear of ground floor
- Construction of new wall at first floor to reduce front of house area to suit existing branch traffic.
- Install new handrail to existing ramp following reduction of external atm room wall
- Install new 55' Attractor panel/marketing TV behind the shop front window within the unit.
- No changes at basement level

## **2. Layout:**

The minor reconfiguration of the branch is designed to open up access into the branch for customers through special strategies imbedded in the new concept, designed to update and increase the flexibility in which customers use the branch. Security is maintained with secure lobbies and access points between the public and private areas, as well as enclosed pod and retained meeting rooms, and through acoustic panels placed on the walls around the branch. This consideration aims to make the space more socially sustainable through a greater control of acoustics within the space and soundscapes, therefore making the space more accessible for people with Neurodivergent traits.

Through the use of a new enclosed pod at ground floor level, the modular concept strategy endeavours to reduce the carbon footprint by minimising internal intrusive works and futureproofing making the relocation more environmentally friendly. The reconfiguration affects the ground and first floors only.

**Access:** Beyond the application of single sliding entrance door, which replaces the existing one to the front of the branch in more or less the same location, access to the property will remain unaffected by the proposals, and will therefore continue to be via the main entrance, as used currently.

**Character:** The proposals are intended to respect and preserve the layout of the property and conserve the overall appearance of the building within it's location on this parade of shops and local businesses.

This is an existing building on Queen Street, within a pedestrianised street setting. For movement to, from and within the development - there is no change and the proposals will not impact on the means of travel.

With regard to environmental sustainability, there is no drastic change of material to the external fabric or biodiversity change from the proposed works to cause effect or change to the environment.

### **3. Scale:**

As this is primarily an internal fit-out, the demise will be retained as existing on all floors. The proposal works will unalter the demise line.

There is no change to the environmental design to affect natural surveillance for community safety. There is full visibility into the branch as the front glazing will remain unobstructed and in part improved, as existing.

Whilst protection and enhancement of the natural and built environment of the Queen Street location would be considered a priority; there is a need to care for and enhance the existing built environment to preserve its character.

### **4. Landscaping**

The proposals do not entail any new external works, either as soft or hard landscaping.

### **5. Appearance**

The proposal seeks to enhance the overall appearance of the branch by updating its brand presence. The proposals are intended to respect and preserve the character of the property as it exists at present. There will be no visual impact on close neighbours to the property or the general public at large. Regarding environmental sustainability, there is not drastic change of material to the external fabric or biodiversity change from the proposed works to cause effect or change to the environment. The overall appearance will not detract from the street elevation.

### **Impact and Evaluation**

The impact of the proposed works would not affect the commercial or social environment, as there is no drastic change to the existing building. The internal work is designed not to affect the historic structure but be similar to the existing. Proposed partitions will be constructed to the same height as the existing and any fixings will be carried out in a similar way to the existing.

The proposals are intended to respect and preserve the overall street scene and enhance the internal layout. There is therefore no adverse effect to the natural, built, or historic environment.