

BARNSELY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E. DESIGN & ACCESS STATEMENT

4.2 SITE ECOLOGY STRATEGY

4.2.1 LANDSCAPE & PLANTING

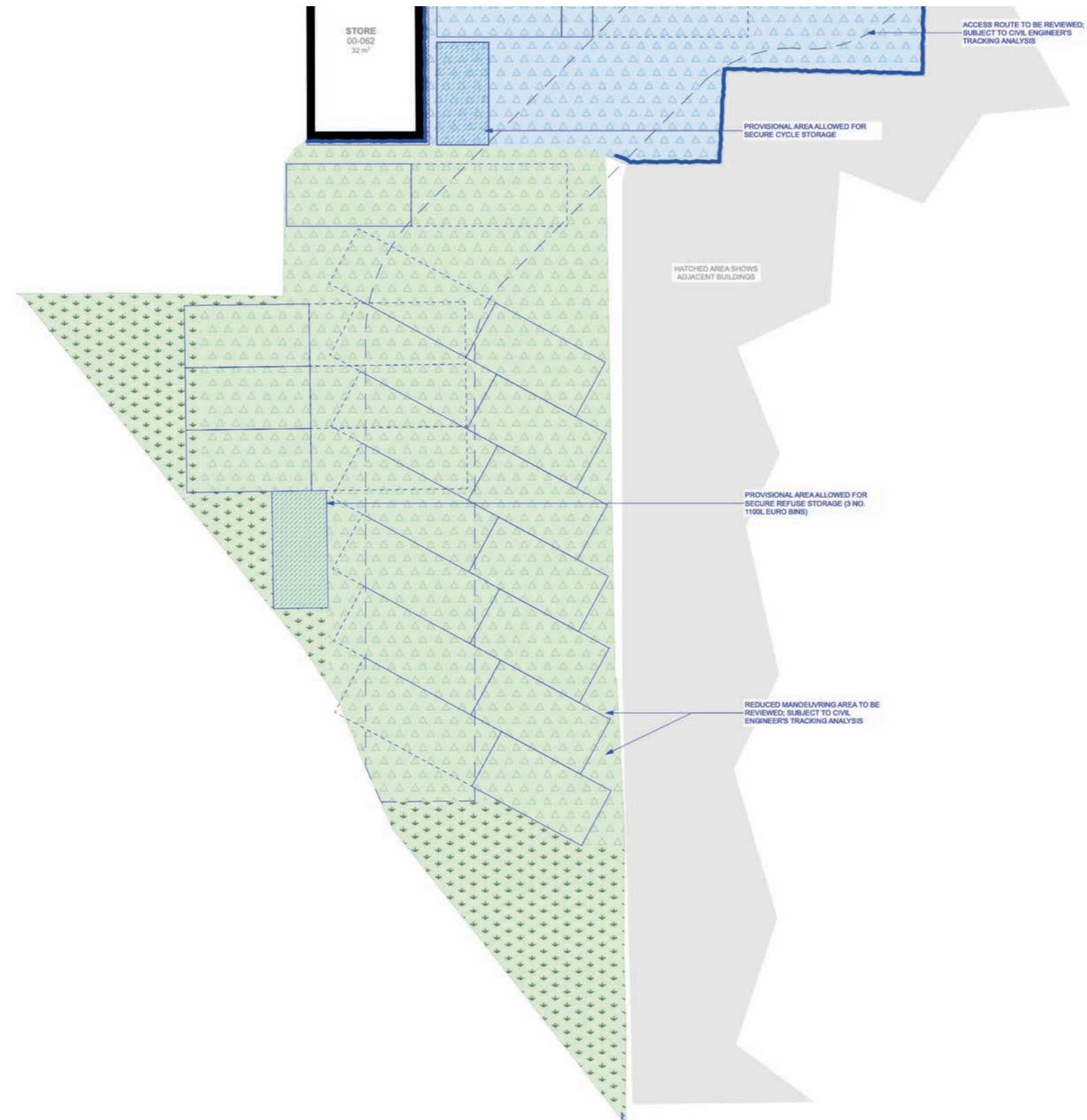
A previous agreement for the management of the existing trees on the newly acquired land had stipulated the retention of 2 mature sycamore trees.

The retention of these trees negatively impacts on the viability of the proposed space to achieve the increase in parking provision the YMCA require to successfully operate the building.

As such, the Team propose a review of the previously agreed strategy to determine whether all existing trees could be removed. The loss could be reasonably offset by the introduction of new trees in alternative locations owned and operated by BMBC, along with the introduction of native species to create a new, biodiverse habitat on site in the areas shown.

The Team recommend a more detailed survey of the existing trees is undertaken to determine age and remaining lifespan, as well as the appointment of a suitably qualified Landscape Architect and/or Ecologist to review the proposed planting strategy in more detail, and specify how the introduction of a range of native species in these areas could reasonably be viewed as compensation for the removal of the existing trees.

Please refer to BALU-BBA-YM-CP-DR-A-2201-Proposed Car Park Plan (extract shown here) for further details, comparing with the diagram on page 14 of this Statement.



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4.3 SUSTAINABILITY STRATEGY

4.3.1 ANNUAL AVERAGE WEATHER DATA

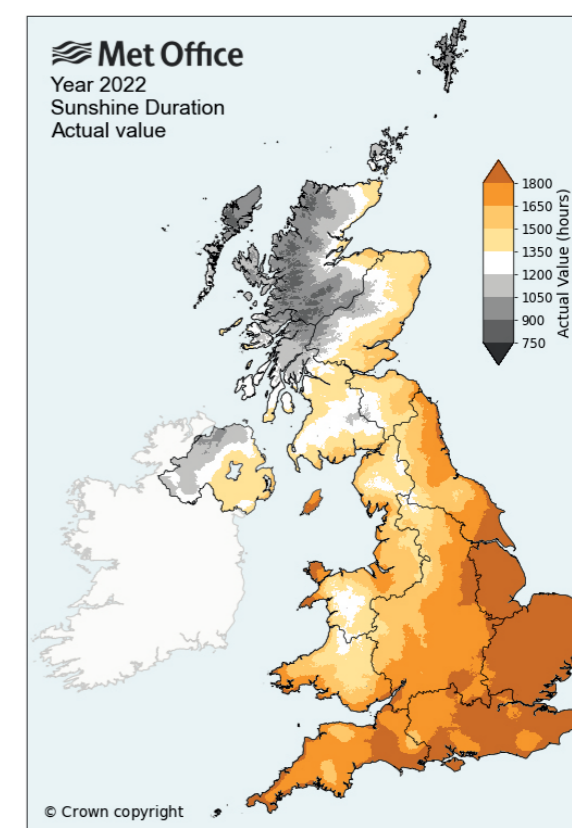
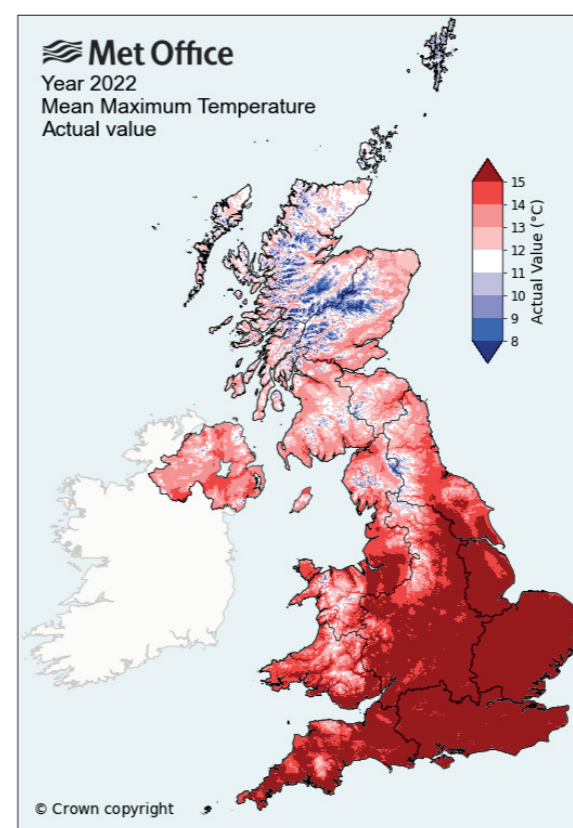
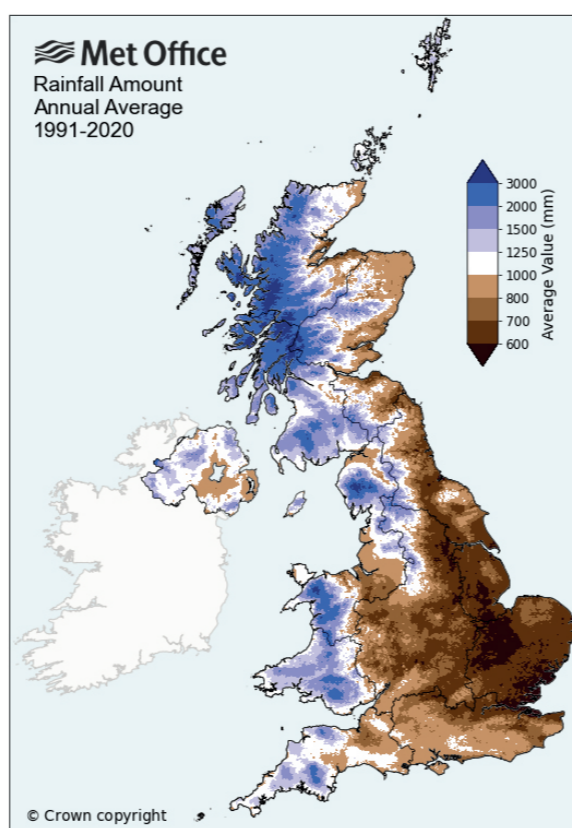
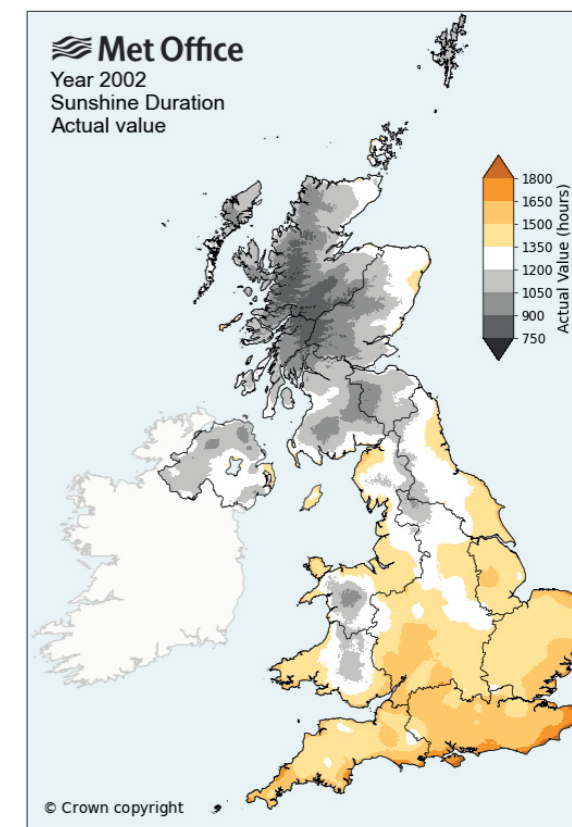
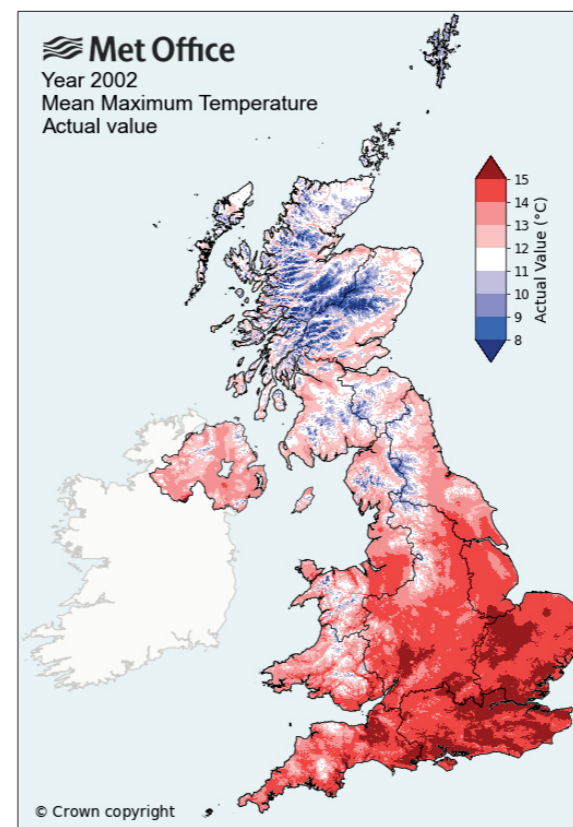
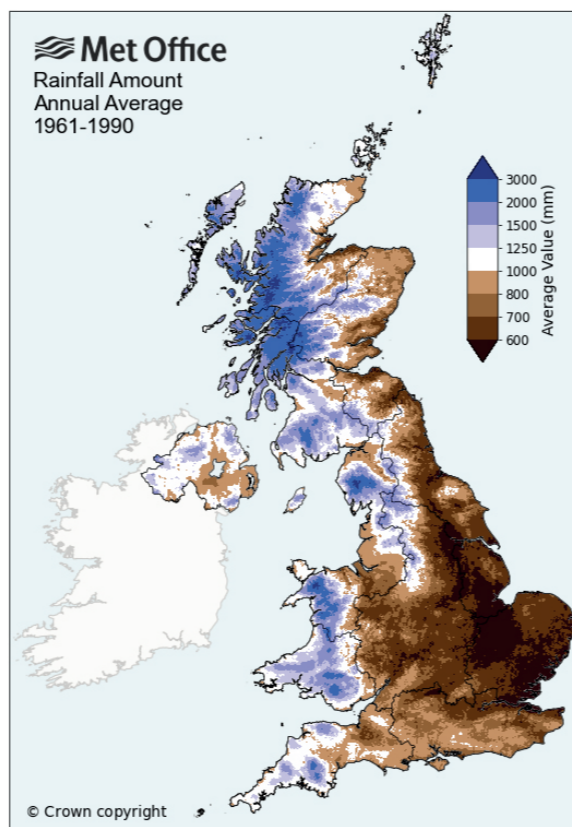
Met Office data is included to demonstrate that the British Climate is getting warmer and wetter.

Rainfall Amount Annual Averages are shown for 1961-1990 and 1991-2020. The latter map shows an increase of darker blue areas, indicating increased higher annual average values over the period, and a corresponding decrease in the darkest brown areas to show the same.

Mean Maximum Temperature values for the years 2002 and 2022 show a rapid increase over a smaller timespan: 20 years (2002-2020) rather than 50 years (1961-2020). The Sunshine Duration values for the same 20-year period show the sharp rise in hours of sunshine annually.

The changing weather profile of the UK as a result of global heating requires building design to be more resilient to extremes of hot and cold, manage higher levels of rainfall and flash flood risks, as well as sustained heat waves. The Team has and will continue to design to these increased levels of stress placed upon the building in a changing climate, to ensure the building remains habitable for the 75-year design life the BYC have specified.

As a community-focused organisation often working with more vulnerable members of community, the BYC will gather a higher than average proportion of those within the wider community adversely impacted by extreme weather, whether very hot or very cold. The building will be designed to safeguard the well-being of all members of the community, especially the most vulnerable.



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4.3 SUSTAINABILITY STRATEGY

4.3.2 BUILDING FABRIC UPGRADES

The remediation required to the existing building fabric represents an ideal opportunity to introduce more extensive building fabric upgrades, and ensure building resilience and viability in operation is improved.

In line with best practice for retrofit projects, the Team intend to take a 'fabric first' approach. A number of necessary remediation items invite the introduction of an external wall insulation system, to tackle moisture ingress and poor thermal performance.

It is the Team's intention to review the possibility of going above and beyond the current requirements of the Building Regulations, and various options will be tested at the next design stage, both to ensure compliance with Approved Documents, but to exceed mere compliance where possible to do so.

Alongside external wall insulation, glazing will be replaced. There is a good argument to include the north-facing shop fronts within the scope of these works, to ensure this area of the building does not constitute a major source of heat loss.

The ventilation strategy will remain as existing: natural ventilation through openable windows with localised extract where required. The Team will, where necessary, model internal heat gains and run any required overheating calculations to ensure improvements to thermal performance and building airtightness do not result in unintended consequences.

Existing roofs will be reviewed and their thermal performance upgraded where required; remediation items to this area of the building requiring new roof coverings in some locations as well as increased falls to ensure adequate drainage will also form a key part of the upgrade works.

Once the building fabric has been optimised as far as possible, the Team will review the building services strategies further to ensure maximum efficiencies are achieved. Upgrades

already planned within the scope of the project include the electrification of water heating supply, to remove natural gas for the purposes of providing hot water throughout the building.

Onsite renewable generation through the introduction of photovoltaic panels has been discounted in this instance. The charitable status of the organisations and the limited resources for ongoing building maintenance does not make the potentially challenging upkeep of a rooftop array of photovoltaic panels a viable option. Better practice in this instance is to maximise the impact of building fabric upgrades and services optimisation as a part of a regional/national transition to clean energy sources via the national grid. By fundamentally reducing demand, the building is able to be far more resilient to future climate and energy shocks, both in terms of running costs and actual demand placed upon the grid. Demand reduction is a key component of the national grid's Future Energy Scenarios, and a vital contribution to meeting the successive carbon budgets set by the UK government that will allow the country to achieve its legally binding net zero targets by 2050.

Please refer to the diagram overleaf for further details of the overall external wall insulation strategy, and to the Proposed Elevation drawing series (BALU-BBA-YM-ZZ-DR-A-3300) for further details.

It is recommended that, as the Team develop the Sustainability Strategy in line with the Operations & Maintenance and Plan for Use Strategies in partnership with the YMCA, that the scope and potential phasing of future retrofit works is also considered. A BSI PAS 2038-informed Options Evaluation and Medium Term Improvement plan could be prepared as part of the scope of works at RIBA Stage 3 to facilitate the proper development of these project Strategies.

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4.3 SUSTAINABILITY STRATEGY

4.3.3 EXTERNAL WALL INSULATION STRATEGY DIAGRAM

Note: diagrams shown here were for early stage analysis, please refer to Proposed Elevations for details of external wall finishes.

EXTERNAL WALL INSULATION ANALYSIS KEY

- INSULATION WITH LIME RENDER FINISH**
THICKNESS: 200MM (TBC)
AS REQUIRED TO ACHIEVE SPECIFIED U-VALUE; MIXED MATERIAL SUBSTRATE (CONCRETE-CLAD STEEL FRAME WITH BRICK CAVITY INFILL) WILL REQUIRE ANALYSIS TO MITIGATE THERMAL BRIDGING & INTERSTITIAL CONDENSATION RISKS
- INSULATION WITH LIME RENDER FINISH**
THICKNESS: 200MM (TBC)
AS REQUIRED TO ACHIEVE SPECIFIED U-VALUE ON EXISTING BRICK CAVITY WALLS
- INSULATION WITH TILED FINISH**
THICKNESS: 200MM (TBC)
AS REQUIRED TO ACHIEVE SPECIFIED U-VALUE ON EXISTING BRICK CAVITY WALLS; RETURN AROUND CORNERS AS INDICATED
- INSULATION WITH LIME RENDER FINISH**
THICKNESS: 150MM (TBC)
AS REQUIRED TO ACHIEVE SPECIFIED U-VALUE ON EXISTING BRICK & BLOCK CAVITY WALLS
- UPGRADES TO SHOP WINDOWS/FACADES**
POTENTIAL FOR PHASED UPGRADES AS PART OF OVERALL BUILDING MAINTENANCE/FABRIC IMPROVEMENT STRATEGY (SEE DRAWING NOTE)
- PROPOSED NEW ENTRANCE**
WALL-BUILD UP TBC; TO MEET SPECIFIED U-VALUE & TARGETS DETERMINED AS PART OF WHOLE BUILDING FABRIC STRATEGY

NOTES: EXTERNAL WALL INSULATION ANALYSIS

- ADDITIONAL ASSESSMENT, THERMAL & MODELLING REQUIRED TO CONFIRM EXISTING WALL BUILD-UPS, TARGETED U-VALUES & INSULATION THICKNESSES NECESSARY
- HYGROTHERMAL MODELLING ADVISED TO MITIGATE INTERSTITIAL CONDENSATION RISK
- MOISTURE-OPEN INSULATION SYSTEMS TO BE SPECIFIED IN ACCORDANCE WITH BS 5250:2021 'MOISTURE MANAGEMENT IN BUILDINGS'





5.0

THE PROPOSALS: ARCHITECTURAL CONCEPT

BARNSLEY YMCA, CHILYPEP & H.O.M.E.

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5.1 PROPOSED GENERAL ARRANGEMENT PLANS

5.1.1 PROPOSED GROUND FLOOR

Principal interventions at Ground Floor level are as follows:

- The new extension, that provides a secure, level, direct entrance to the Sports Hall, and new level access to the Community Hall side of the building. The extension is sized to maximise the available site to fit a ramp at the required gradient; stepped access is offered alongside. There is a small level change required externally to keep the ramp to the 5400mm shown.
- The reconfiguration of the entrance to Blucher Street: the defensive brick balustrade is exchanged for a lightweight metal railing that is much more visually open, addressing concerns around rough sleepers using the ramp. New entrance doors can be power-assisted to improve accessibility, with clear openings widened to provide safe access and egress for wheelchair users. A secure door at the foot of the stairs creates an additional secure line for ChilyPEP and H.O.M.E., And the entrance area can now feasibly be used for waiting, with the introduction of fixed furniture.
- Complete remodelling of the changing spaces gives a much more accessible provision, including a separate wheelchair-accessible shower, accessed directly off the Sports Hall.
- Light touch remodelling at the other end of the Sports Hall rationalises an existing confusion of spaces into a small Store for the YMCA, and establishes a plant room to the North-West of the building.
- The former stage area, now used for storage is identified as a zone where future access to the roof may be provided, this is to be reviewed at the next design Stage. The existing access to the roof requires making safe and secure, and, following further structural review, it may be possible to undertake enabling works for a future roof terrace.



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5.1 PROPOSED GENERAL ARRANGEMENT PLANS

5.1.2 PROPOSED CAR PARK

The land newly acquired by the YMCA is designated for use as additional Car Parking, replacing the limited provision currently operating on site. The access route shown frees up the area immediately surrounding the Community Hall, and opens up the possibility of temporary uses by groups of young people. The Design Team will explore mobile street furniture solutions to extend the social space from the building into this space at the next stage.

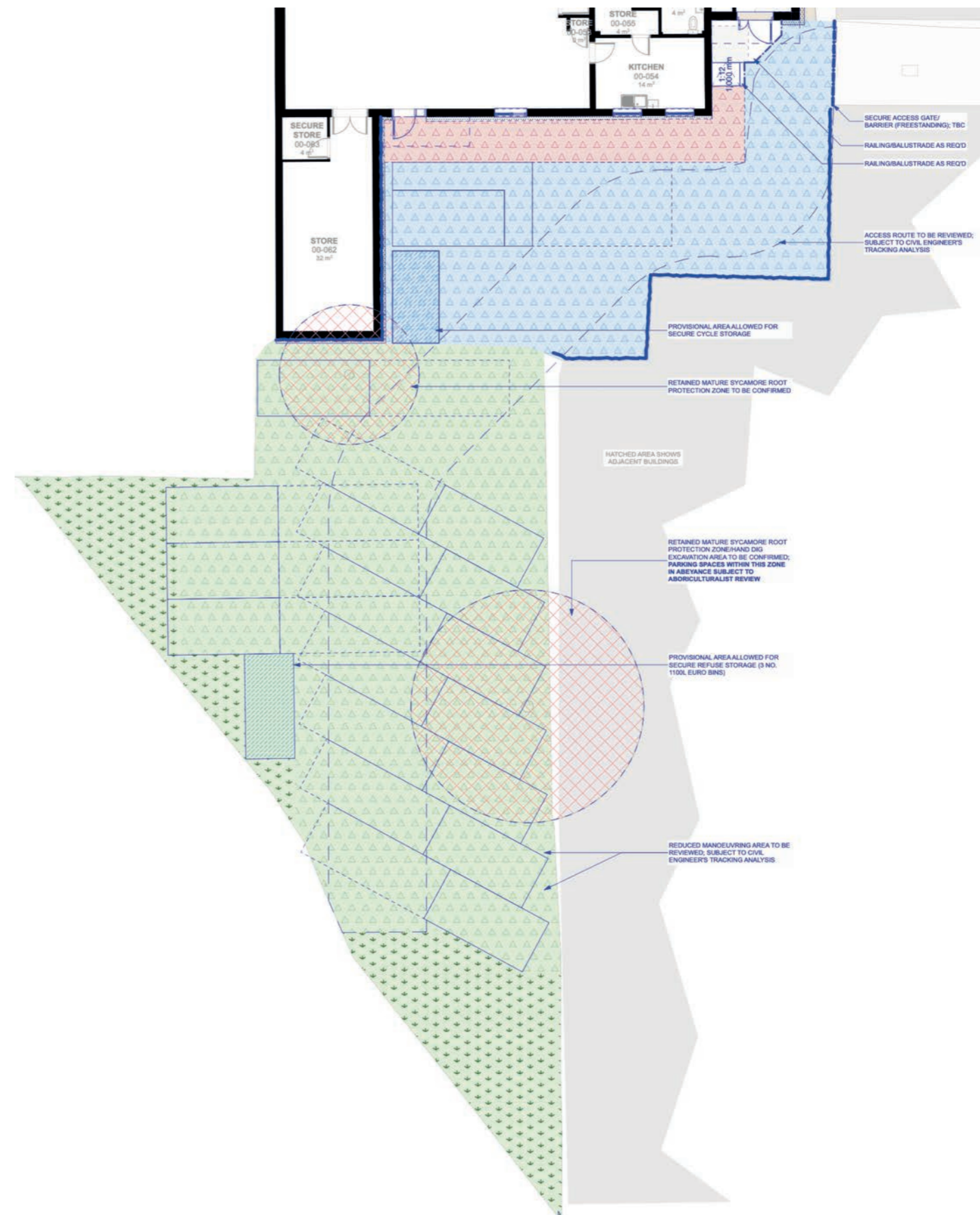
Alongside the proposed 'grass grid' area for parking, areas are set aside for the introduction of native planting and new biodiverse environments. In the spaces immediately proximate the to Community Hall, porous shared surface is proposed, moving away from tarmac to visually show that the space is shared between vehicles and pedestrians. A clear footpath area will be demarcated by a change in surface to discourage vehicles from encroaching upon this space.

The proposals to introduce temporary/easily removable environmental graphics to the perimeter of the space have been positively received by stakeholders.

An area for secure cycle storage is shown in recognition of the high numbers of young people who utilise this mode of transport to travel to the building.

A secure bin store area is also shown with capacity for 3 no. 1100L Eurobins, to replace the current location on Pitt Street, greatly increasing the security of waste management on site by bringing the bins within the site demise.

Car parking spaces include an accessible provision immediately by the Community Hall entrance. Other parking spaces are laid out with areas for potential root protection if the mature trees are to be retained clearly indicated. This strategy to be reviewed, as per section 4.2.1 on page 25.



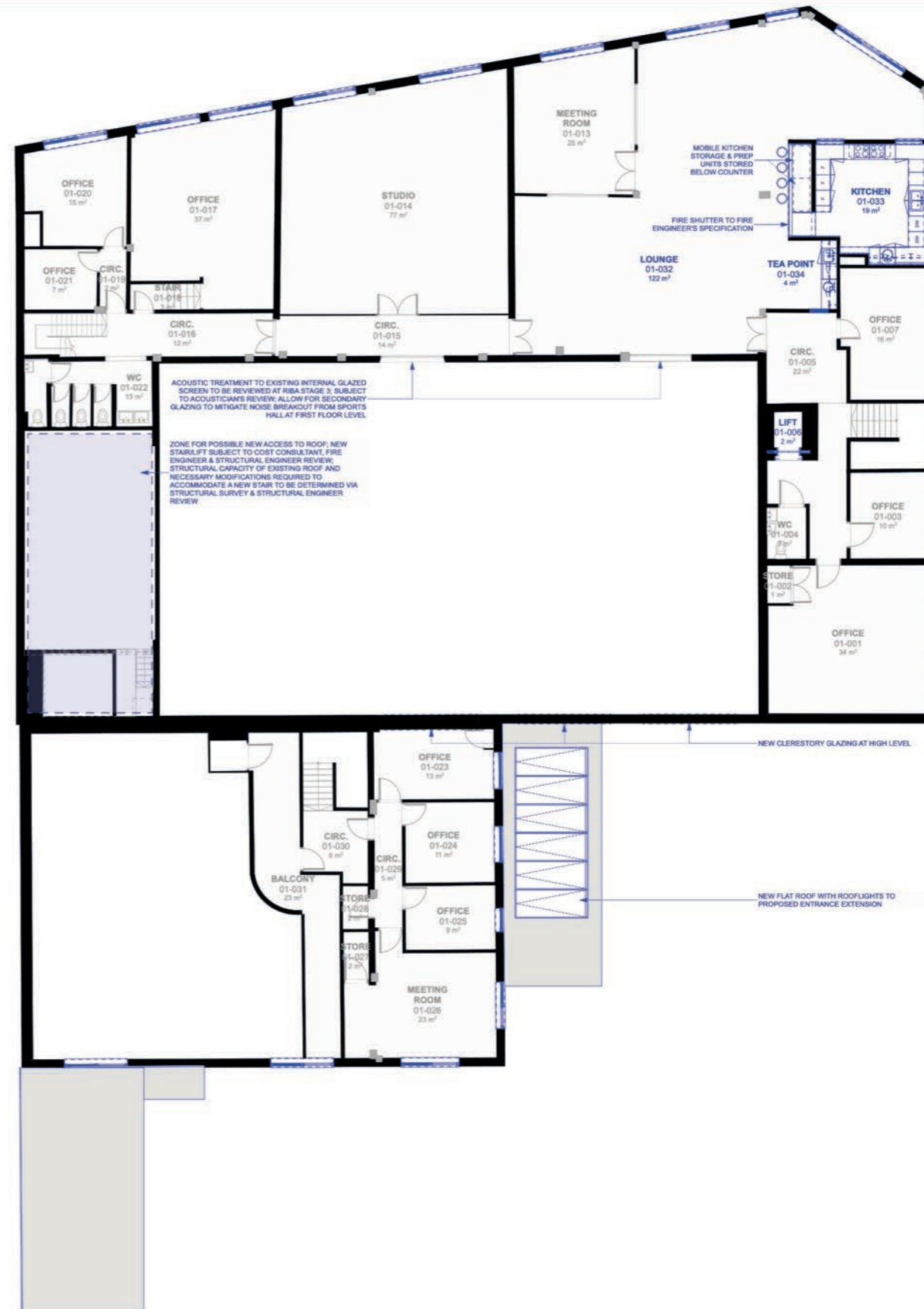
**BARNSELY LEVELLING UP FUND, YMCA, CHILYPEP & H.O.M.E.
DESIGN & ACCESS STATEMENT**

5.1 PROPOSED GENERAL ARRANGEMENT PLANS

5.1.3 PROPOSED FIRST FLOOR

Principal interventions at First Floor level are as follows:

- The expansion of the kitchen, which introduces a much larger, more usable space for young people to access. The kitchen serves a variety of important functions in the day-to-day operation of ChilyPEP and H.O.M.E., and a number of programmes that have been discussed with stakeholders as part of the Co-Design process would be enabled by the expanded space. Current operations to feed large groups of young people, many of whom are not able to access an adequate provision of hot meals at home, are hindered by the poor quality of the existing kitchen. Ambitions to host ‘shop, cook and eat’ courses to help young people budget and learn to cook healthy meals are not yet possible in the existing kitchen, the new provision will make this, and other, similar programmes, possible, greatly increasing the positive impact ChilyPEP and H.O.M.E. are able to have in the community. It is proposed to include mobile kitchen units to further expand the kitchen into the main space (marked ‘Lounge’) or create more preparation area temporarily within the kitchen itself.
- The introduction of a separate tea point helps to liberate the kitchen and separate the current overlapping (and conflicting) functions of meal preparation and drink preparation. The tea point will include a fully accessible provision for wheelchair users to operate independently, currently lacking in the existing building.

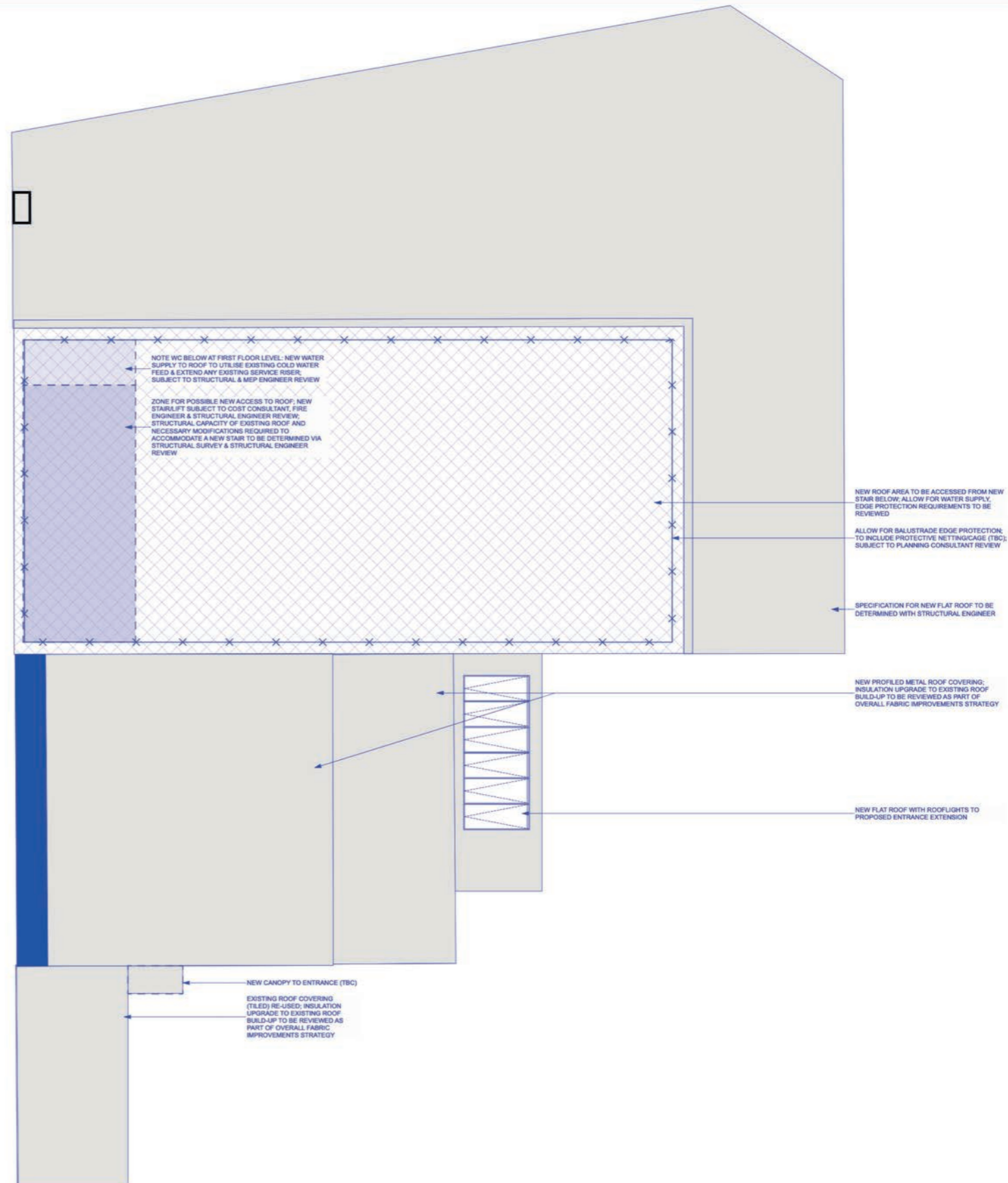


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5.1 PROPOSED GENERAL ARRANGEMENT PLANS

5.1.4 PROPOSED ROOF

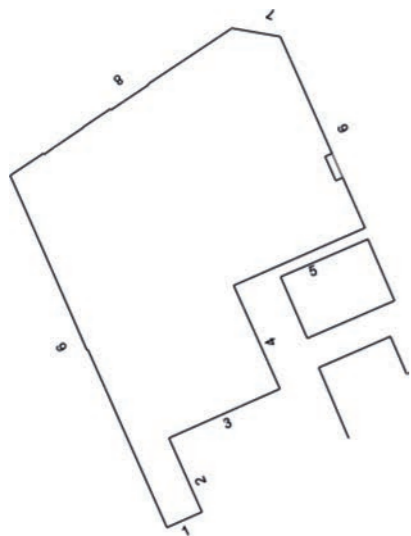
Replacement of failing roof coverings is a vital part of remediation work required to the roof, along with thermal upgrades as part of the overall improvements to the building fabric. Also marked for design development at the next stage is the enabling work to provide access to the roof for the potential future establishment of a roof terrace space. This is in line with provision available in other YMCA buildings across the country, and could provide space for activities such as rooftop gardening or other, similar community-focused projects.



5.2 PROPOSED EXTERNAL ELEVATIONS

5.2.1 NW ELEVATIONS

KEY PLAN







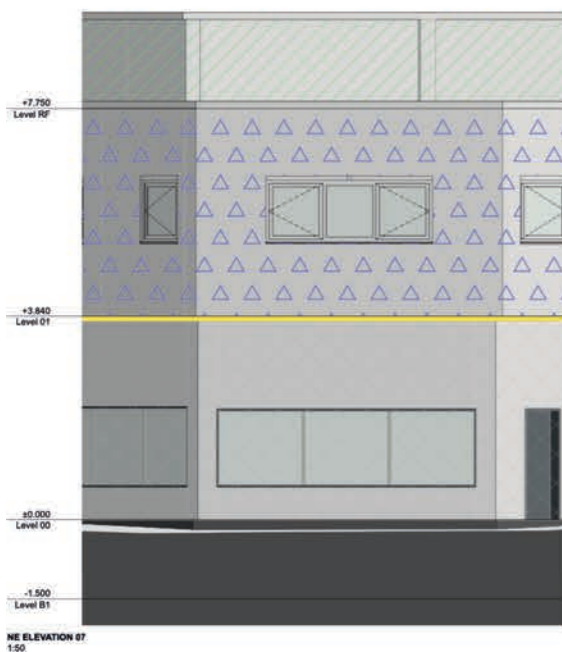
PROPOSED NW ELEVATIONS

Please refer to the key for the finishes shown. The overall strategy, in line with the original building plans, will create a clear distinction between the two principal building levels. A textured render at first floor level gives visual interest to the façade and has been very positively received by stakeholders; see precedent image (right). Any pattern would be developed with stakeholders at the next stage, and could utilise the triangular shapes of the YMCA's branding, further reinforcing the building's identity. Shop fronts are currently outside of project scope.



PROPOSED ELEVATIONS KEY

-  AREA PRESUMED OUT OF SCOPE
-  AREA OF NEW INSULATION WITH TEXTURED RENDER FINIS; TEXTURE TO HAVE REPEATED PATTERN, PATTERN TO BE DEVELOPED WITH CLIENT AT RIBA STAGE 3
-  AREA OF NEW INSULATION AND NON-TEXTURED RENDER FINISH
-  AREA OF NEW INSULATION WITH TILED FINISH; TILE SIZE AND COLOURS TO BE DEVELOPED WITH CLIENT DURING RIBA STAGE 3; ALIGNED TO YMCA BRAND COLOURS
-  AREA OF NEW TILED FINISH TO ACCESS RAMP & STAIR, COLOUR TO MATCH FIRST FLOOR RENDERED FINISH COLOUR
-  AREA OF NEW METAL CHANNEL AT FIRST FLOOR & GROUND FLOOR JUNCTION WITH INTEGRATED LED LIGHTING STRIP

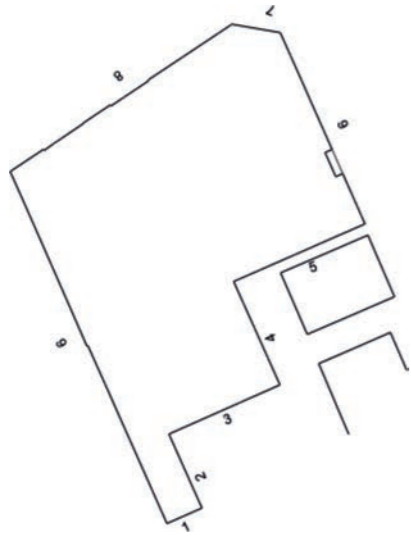


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5.2 PROPOSED EXTERNAL ELEVATIONS

5.2.2 NE ELEVATIONS

KEY PLAN



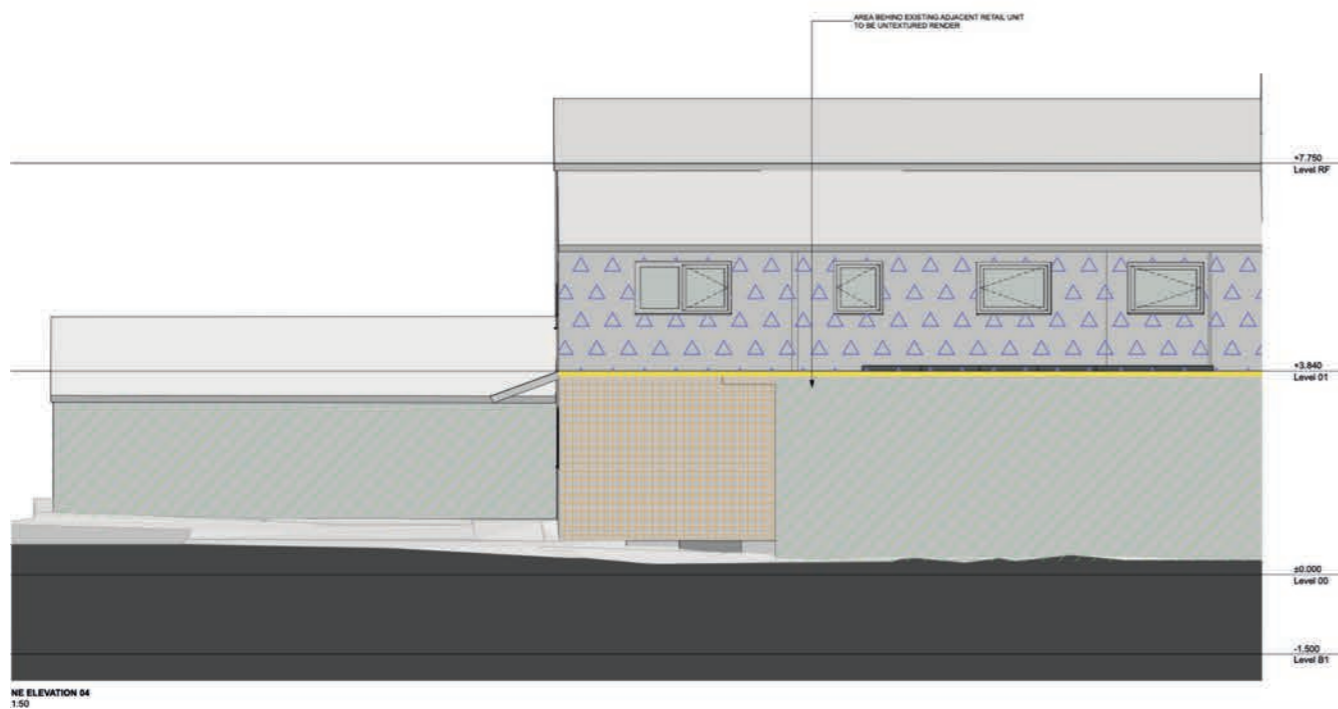
PROPOSED NE ELEVATIONS

Please refer to the key for the finishes shown. Entrances are to be demarcated by a tiled finish to the external wall insulation system. A metal channel carrying an LED lighting strip will unite the entrances across the building and act as an aid to way-finding. This has been very positively received by stakeholders. It has been proposed to design and create the tiles collaboratively with the young people, and the Team will look to engage with suitable specialist manufacturer to aid this process. See precedent images (right) for tiled finish. The tiles are a key part of establishing a much clearer building identity, clearly marking the building out as a space for young people.



PROPOSED ELEVATIONS KEY

-  AREA PRESUMED OUT OF SCOPE
-  AREA OF NEW INSULATION WITH TEXTURED RENDER FINIS; TEXTURE TO HAVE REPEATED PATTERN, PATTERN TO BE DEVELOPED WITH CLIENT AT RIBA STAGE 3
-  AREA OF NEW INSULATION AND NON-TEXTURED RENDER FINISH
-  AREA OF NEW INSULATION WITH TILED FINISH; TILE SIZE AND COLOURS TO BE DEVELOPED WITH CLIENT DURING RIBA STAGE 3; ALIGNED TO YMCA BRAND COLOURS
-  AREA OF NEW TILED FINISH TO ACCESS RAMP & STAIR, COLOUR TO MATCH FIRST FLOOR RENDERED FINISH COLOUR
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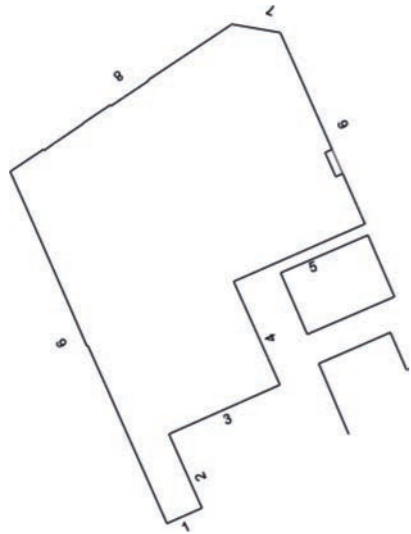


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5.2 PROPOSED EXTERNAL ELEVATIONS

5.2.3 SE ELEVATIONS





KEY PLAN

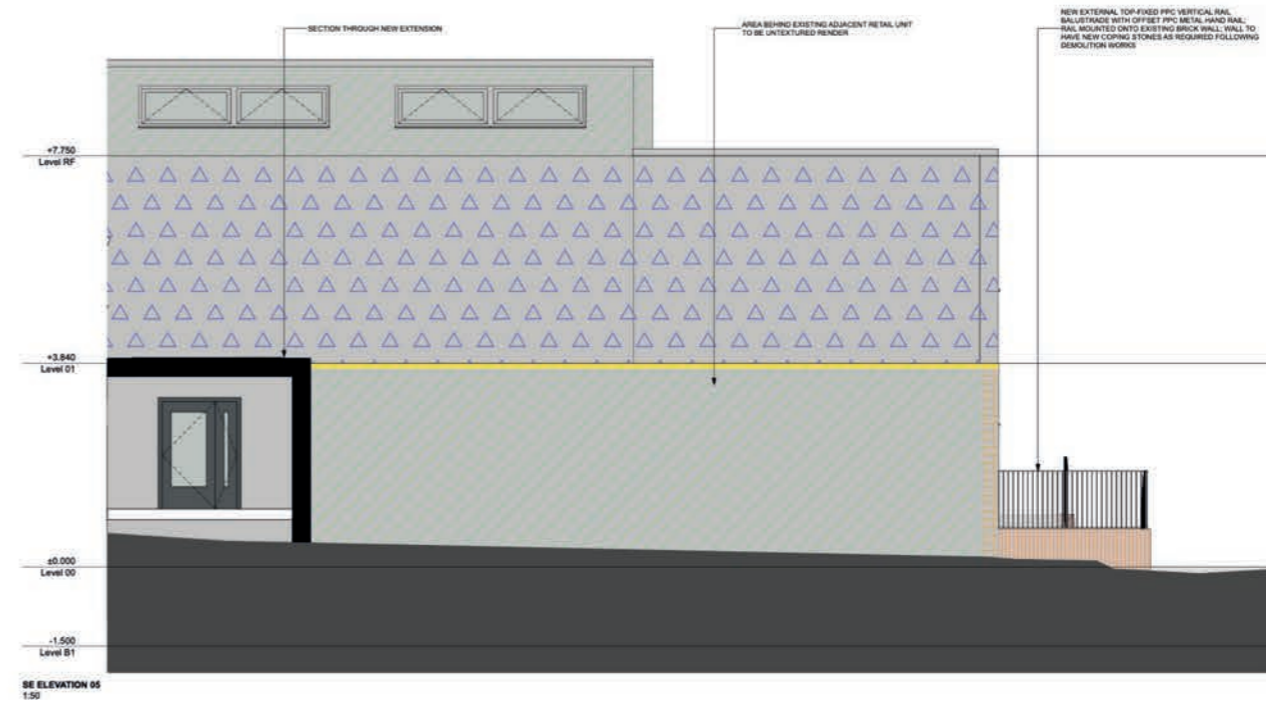
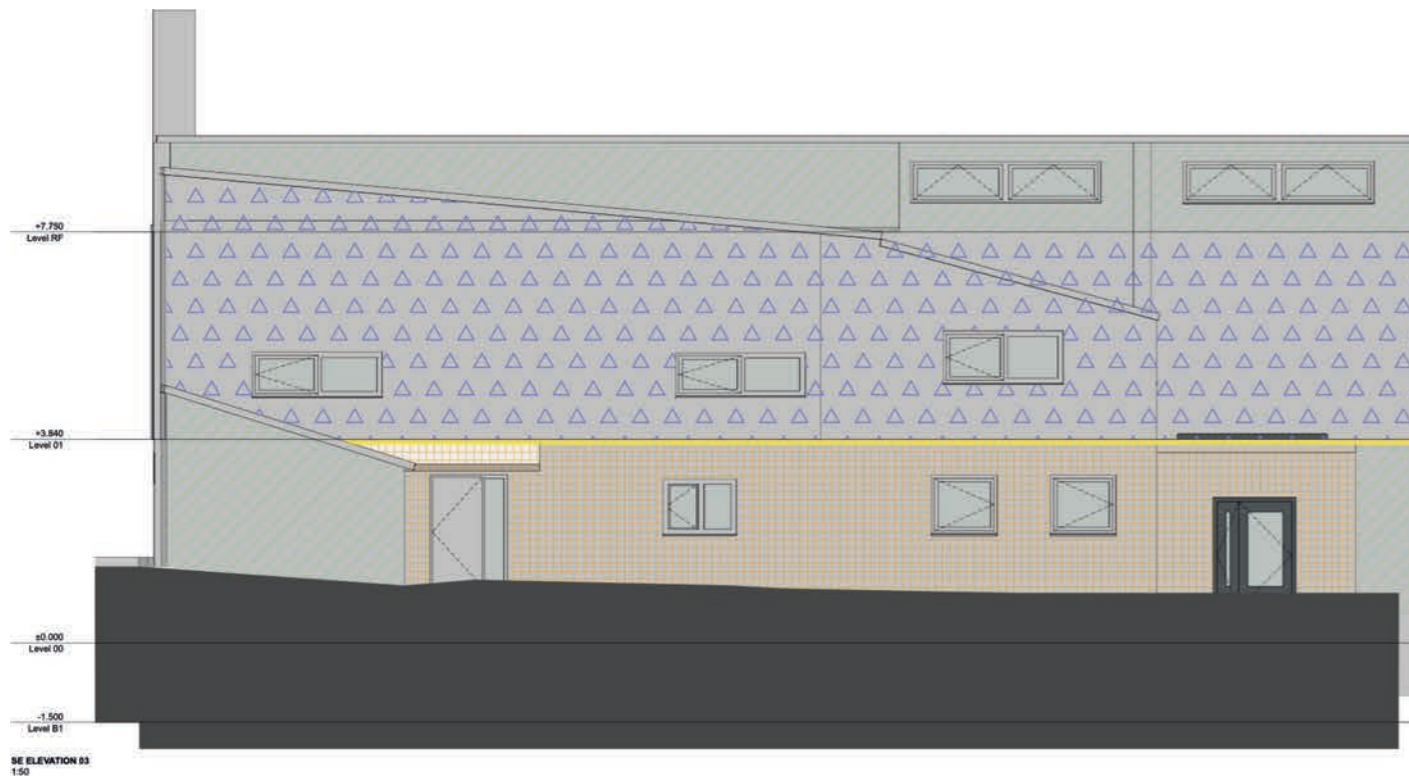


PROPOSED SE ELEVATIONS

Please refer to the key for the finishes shown. The tiled finish wraps around to unite the existing and new entrances. The introduction of the tiles, render and external lighting, along with proposals to be developed for new signage, will help to establish the building as a distinctively recognisable landmark, easily locatable on foot from the centre of town, clearly recognisable and easy to find. Stakeholders have repeatedly pointed out that presently, the building appears unwelcoming, is difficult to locate and has few distinctive features to aid way-finding. Signage will also differentiate the entrances from one another, allowing visitors to locate the right part of the building.

PROPOSED ELEVATIONS KEY

-  AREA PRESUMED OUT OF SCOPE
-  AREA OF NEW INSULATION WITH TEXTURED RENDER FINIS; TEXTURE TO HAVE REPEATED PATTERN, PATTERN TO BE DEVELOPED WITH CLIENT AT RIBA STAGE 3
-  AREA OF NEW INSULATION AND NON-TEXTURED RENDER FINISH
-  AREA OF NEW INSULATION WITH TILED FINISH; TILE SIZE AND COLOURS TO BE DEVELOPED WITH CLIENT DURING RIBA STAGE 3; ALIGNED TO YMCA BRAND COLOURS
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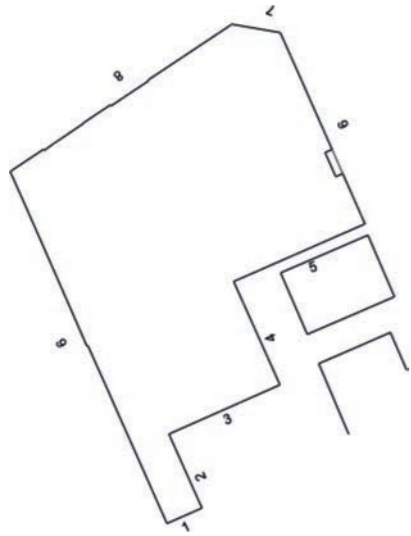


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5.2 PROPOSED EXTERNAL ELEVATIONS

5.2.4 SW ELEVATIONS

KEY PLAN

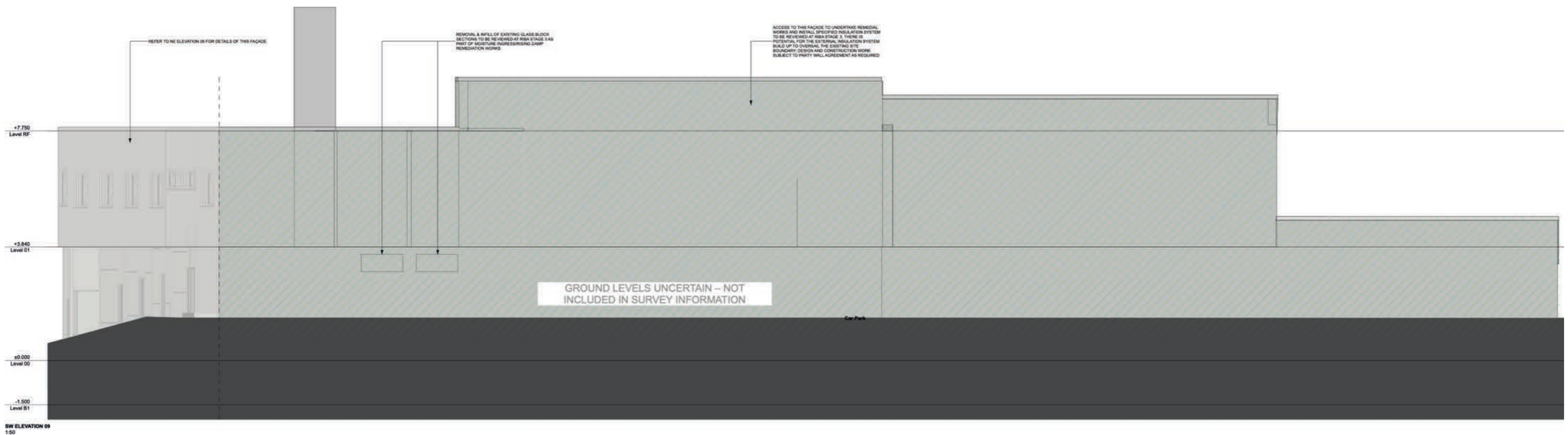


PROPOSED SW ELEVATIONS

Please refer to the key for the finishes shown. Access to this façade will be challenging and must be reviewed at the next stage, however, remediation of rising damp, ostensibly due to the adjacent ground levels over-sailing the damp proof course, must be addressed as part of the current project. The external wall insulation may step over the site boundary, depending on the build-up, which may require a party wall agreement with neighbouring building owners/operators, to be carefully explored at the next stage.

PROPOSED ELEVATIONS KEY

-  AREA PRESUMED OUT OF SCOPE
-  AREA OF NEW INSULATION WITH TEXTURED RENDER FINIS; TEXTURE TO HAVE REPEATED PATTERN, PATTERN TO BE DEVELOPED WITH CLIENT AT RIBA STAGE 3
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6.0 CONCLUSION

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6.1 CREATING A SANCTUARY

The Team is committed to developing the proposed project concept, to create a Sanctuary for young people and the wider community. This concept has already been implemented through the design decisions; even seemingly unrelated aspects like the building fabric upgrades can be rightly understood as establishing a sanctuary from more extreme weather in a changing climate, as well as a building that is warm and comfortable throughout the year.

The Team will prioritise sustainable design principles in material specification, design and construction detailing. Retrofit principles for energy efficiency and occupant comfort will be followed in line with best practice as far as possible within the constraints of the project budget and programme.

Throughout the proposals a clear aim and intention to greatly improve the accessibility of the building is demonstrated, in line with stakeholder priorities and the project concept; the interventions should enable the building to better fulfil its existing position as a sanctuary for all community members who need to access the varied provision available on site. It is not acceptable that the building should not be fully accessible to all mobilities, and the Team will do their utmost to achieve this in all areas within the project scope.

The appointment of Fire Engineers as part of the Design Team will ensure a clear and robust whole building Fire Safety Strategy is an integral part of the works.

The Team have also begun to develop clear Operations and Maintenance and Plan for Use Strategies in collaboration with the YMCA at the proceeding design stages to enable the YMCA to proactively manage the building and its upkeep going forward. Early engagement to make these successful is vital, as well as determining a proper scope for handover, seasonal commissioning, aftercare, and post-occupancy evaluation

6.2 CONCLUSION

This Design & Access Statement has sought to set out and explain, as fully as possible, the development of the proposals for the retrofit of the YMCA building, up to the conclusion of RIBA Stage 2, and as far as is relevant to the scope of this planning application. Additional design development will take place at RIBA Stages 3 and 4 (Spatial Coordination and Technical Design) to further refine the project strategies and develop the details of the design. The Team will continue to rigorously test and iterate to ensure the best possible outcome is achieved.

The Team hope we have demonstrated, through this Statement and the accompanying drawn information, that the proposals have been developed with a process of rigorous engagement with the project stakeholders that has yielded a thorough understanding of how they want and need the building to be adapted to fit their current programme and future aspirations; alongside careful research into the history of the building and a sensitivity to how it has been adapted and changed, so that our proposals are contextual and targeted; along with a clear-eyed approach to making the building more robust and resilient to meet the challenges of the next phase of its life. We hope that the completed project will allow the young people, along with the wider community who benefit from access to, and use of, the building's facilities, to flourish, and, in line with the stated aims of the YMCA, become active participants in their communities, who make meaningful contributions and reach their full potential.

It is not an exaggeration to say the spaces we inhabit are able to facilitate or hinder the stated aims and aspirations outlined above. It is our fervent hope that the adaptations to be made will allow the building to offer more to its various inhabitants than it did before; allowing them to develop and expand their current programmes, unlocking creative approaches and exceeding expectations.

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