

SOUTH YORKSHIRE POLICE,
CHURCHFIELD, BARNSELEY S70
2DL

DESIGN AND ACCESS
STATEMENT

28th May 2021

This design and access statement has been produced in accordance with the Commission for Architecture and the Built Environment guidance publication 2006 'Design and Access Statement: How to write, read and use them'.

We have used the same order and sectional headings as laid out by the document.

General Note

Statement to be read in conjunction with the following drawings: 100 Topographical Survey, 101 Existing Elevations, 102 Proposed Elevations, 103 Existing Layouts, 104 Proposed Layouts, 105 Location Plan, 106 Proposed Site Plan.

1. Introduction

This document supports the Full Planning Application, submitted on behalf of South Yorkshire Police for a first storey extension to the Churchfields Police Station, Churchfield, Barnsley S70 2DL.

The proposal provides additional office and meeting room space, above the existing gym area. The design includes the provision 2 closed offices, and an open office.

The design provides the additional space required by South Yorkshire Police, and this development is essential to the day to day operations of South Yorkshire Police and it's Policing Strategy.

The long term considerations include the need to accommodate potential growth in police staffing to address changing crime trends.

This Statement has been formatted to coincide with the guidance notes of the CABE Design and Access Statement.

The document and will address the following items:

- Location and Character
- Use
- Amount
- Layout
- Scale
- Appearance
- Landscaping
- Access
- Sustainability

The following criteria have been considered in developing these proposals:

- Secure by design

Location and Character

The site sits close to Barnsley Town Centre and adjacent to the Law Court. The red line boundary in the image below shows the location of the development site.



Barnsley town centre is a built up area, with a combination of retail, residential dwellings, council buildings, car parks, and law buildings. South Yorkshire Police occupy the rest of the buildings within the site of the development, which is located behind Barnsley Metropolitan Borough Council's building. The buildings within the site are made up of predominantly brick, with section of micro-rib cladding to sections of the buildings.

The Police estate is developed, with existing car parking provision available on site to service the buildings. It is not envisaged that this construction will result in additional vehicle movements.

The Police site is located just off the A635, and not far from the A628 giving excellent links to the M1.

Planning History

- Erection of single-storey extension to cell block - Phase 2. B/99/0067/BA | 17 February 2003 | Status: NA
- Internal alterations and erection of security fence. B/96/0345/BA | 17 September 1996 | Status: NA
- Erection of single and two storey extensions to cell block/custody suite. B/96/1245/BA | 5 April 1997 | Status: NA
- Alterations to entrance hall of divisional police headquarters to form interview rooms. B/79/1253/BA | 21 April 1994 | NA
- Temporary siting of relocatable cell units with covered access. B/99/0571/BA | 21 January 2000 | Status: NA

3. Use

The site is currently within the South Yorkshire Police Churchfields site. The site is used as office accommodation along with cells. The building to be extended is to the rear of the site, shielded by another building, and backing onto Barnsley Metropolitan Borough Council's building. Access is via Churchfields.

A car park is provided, with tarmac hardstanding abutting the building. A grassed area is provided between the building and the boundary of the council's building.

4. Amount

The site is made up of police office accommodation buildings, in total there are 3 buildings, differing in size. The new extension will utilise the existing structure, and be of the same construction, but with micro-rib cladding on the face of the extension.

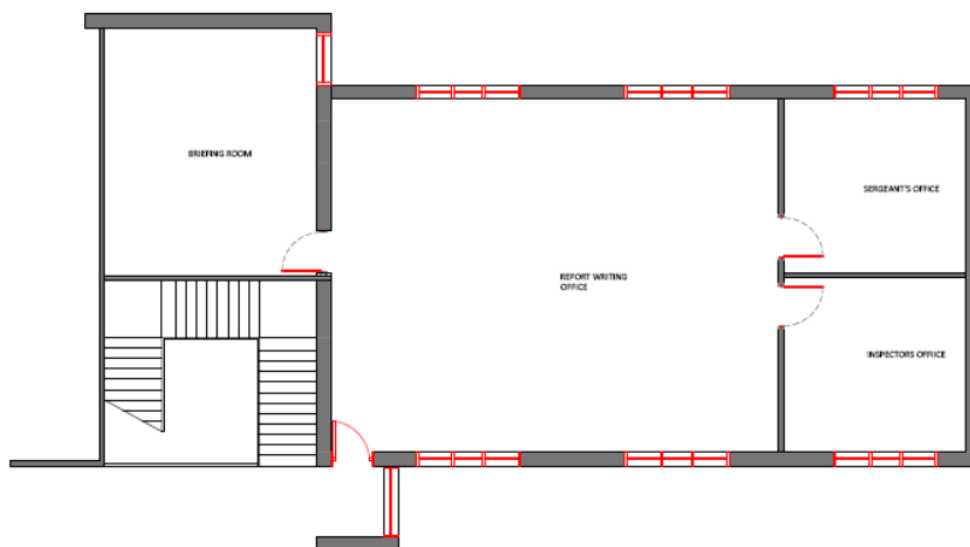
The proposal will add an additional 112m² of floor space to the first floor. The footprint will match that of the ground floor, with the addition of a landing space to connect the staircase to the first floor. This will project from the first floor as a cantilever.

The extension allows for the additional space required, without impacting on the car parking or other external spaces.

5. Layout

The layout will follow the same building footprint of the ground floor and will be accessed via the first floor making use of the existing stair access, enabling the property to remain in use during construction. An opening will be formed in the existing first floor of the building to create the link.

The extension will then be sub-divided into 3 rooms to create 2 offices, and an open office space.



6. Scale

The scale of the extension will add an extra storey over the gym area. The extension will abut the existing first floor section, but will not be constructed to a higher level, or be higher than the buildings to the front of the site. Although an extra storey is being added, the visual impact won't be significant as it will tie into the higher storeys of that building, be hidden from the road from the other police buildings, and will be to the rear of the Council's building.

Taking an overall view of the Police site and surrounding buildings, the extension is a relatively small addition with the size and quantity of the surrounding buildings, but will have a significant operational benefit providing additional office accommodation.

7. Landscape

The proposals will not affect the landscaping.

8. Appearance

The appearance of the building will tie into the existing buildings on site. The existing buildings are multi-storey and are faced with brickwork and micro-rib cladding, with flat roofs. The extension will keep the brickwork at ground level and install micro-rib cladding to the first floor. A flat roof will be installed, and white UPVC windows will be installed to match existing. Overall, the proposal of the appearance is intended to match and tie into that of the existing buildings on site.

9. Access

There will be no changes to the road or additional vehicle spaces required as there is ample parking available, and there will be very little change in the personnel attending the site due to the extension. There will be no increased vehicle movements or trip generation associated with the development. Access will remain the same as for the rest of the site, and current parking spaces will be utilised.

10. Sustainability Report

The site is located in an area with ample public transport due to the town centre location. Barnsley Train Station and Bus Station is less than a mile away providing useful transport links throughout the town.

The new purpose-built facility will also see improved energy efficiencies through the use of improved mechanical and electrical services and equipment including LED lighting. The building will be in accordance with the current u-values set out by BRE (Building Research Establishment) BR443, and will take into account CIBSE guidelines, British Standards and Building regulations Part L, 'conservation of fuel and power'.

11. Secure by Design

The proposed windows will be manufactured and installed in accordance with the Building Regulations to ensure they are secure. No external doors will be added and access will be from within the existing building and no further change will be made to the existing access to the building.