Design and Access Statement

In support of our Full Planning Application for a new Glazed Link between Blocks B and C, Pindar Oaks, Barnsley for Cambian Developments II Ltd.

Pindar Oaks is an existing new build low secure mental health care facility, located on Upper Sheffield Road Barnsley.

Gilling Dod Architects have been commissioned by our client Cambian Healthcare, to design a new link between two of the existing blocks on the site.

Currently the works do not have a physical link between them. The space being between is utilised for an external staircase that allows people to move between the upper and lower part of the site.

Our scheme involves the demolition of this staircase and the provision of a new intervention that creates a new internal staircase within a glazed space and allows full internal access to all parts of the buildings.

The scheme will include the reduction of one window on block B, the replacement of a window with a new door and the insertion of a new external window into the front elevation of block B. In addition two new internal doors will be created in each block at lower ground floor level.

The scheme has been designed to have minimal visual impact on the existing buildings, with the two new external walls being constructed solely in PPC aluminium curtain walling.
This intervention allows the interior to be full of light and completely transparent, thus aiding legibility and safety.

The roof is conceived as a simple monopitch to match the existing roofs, both in materials and profile.

The scheme drawings submitted with this application illustrates the scheme in plan, elevation and section.

Gilling Dod Architects

October 2010