

J20-021 A-702 Design Commentary

Rev: A
02-07-21 Planning submission

1.0 The Proposal

We understand there to be no national or local requirement for a design & access statement for this application, however a brief supporting commentary was felt to be helpful.

This document is to provide supporting information for a full planning application to Barnsley Metropolitan Borough Council for the proposed refurbishment of the existing building (former ambulance station), landscaping works to improve disabled access, and erection of canopy and fenced enclosure to part of the Drill Yard. The works proposed should be viewed in relation to previous works currently in construction permitted under applications 2021/0233 & 2019/1134.

This commentary is to accompany the following submission drawings:

J21-021 A-100 Existing site and location plan.
J21-021 A-101 Existing plans and elevations.
J21-021 A-103 Proposed access path.
J21-013 A-110 Proposed block and site plan
J21-013 A-111 Proposed RTC area
J21-013 A-115 Proposed community centre plans and elevations

2.0 The Location

The site is within the overall Barnsley Fire station site. The site sits adjacent to Broadway and at a level approximately 3.8m lower than the road (dependant on location).

3.0 Site photographs



1. The site from Broadway



2. The site from Broadway



3. The proposed Community Building (from the West)



4. View to wards Drill yard (Drill yard to the left of tower building)



5. View across drill yard – (note, acoustic wall to left)



6. North façade of proposed community building (acoustic fence to the left)

4.0 The existing site use

The proposed site is currently occupied by a single storey flat roofed building which was constructed as a garage and maintenance facility for the Ambulance service.

It is currently in use as site offices and welfare accommodation by the contractor constructing the fire station project. Prior to this use the building had been refitted (date unknown but thought to be mid 1980s) and was in use by the fire service for training, office use and canteen facilities. The ambulance vehicle bays had been removed and infilled and the interior

upgraded for office, administration and associated purposes. This application seeks to formalise that use of the building.

The external areas (proposed for use as RTC (road traffic collision) training area) is currently part of the drill yard which is an existing facility retained from the original fire station layout as noted within applications 2021/0233 & 2019/1134.

In conjunction with the existing tower, the drill yard forms part of a comprehensive training facility for ongoing practical officer practice and training which includes RTC training, ladder and high work drills, squad drills, hose and pump drills.

5.0 The amount and purpose of proposed development

The area of the works covers an area of 2623m² and is part of the Fire service site of approximately 8200m²

The purpose of the proposals are:

Community Building

To accommodate Fire Service community programmes including Prince's Trust, education engagement and outreach activities including supporting ongoing relationship with Greenacres School and general community meeting space.

The brief includes forming a community Changing Places facility and reflection space.

In design terms, the improvements to the elevations will bring the appearance of this existing building into alignment with the new facility designed by Bond Bryan Architects.

As disability access is key, a new pathway is proposed from pavement edge to building level to enable mobility impaired users easy access to the building.

RTC and Canopy area

As discussed in section 3.0, the RTC training function is an existing part of the training activity of the station. The purpose of the section of road and canopy is to allow greater realism and variation of scenario to be created, while allowing the training to take place in all weather conditions.

6.0 The appearance of the proposed scheme

Community Building

The original ambulance maintenance facility has had the original bay doors removed and bricked up with small windows inserted.

This proposal envisages the original rhythm of the front elevation being recreated by removing later interventions and infilling the bays with aluminium framed double glazed curtain walling and entrance screen.

Along with replacement of windows, fascias and soffits and re-roofing the property, this will create a fitting neighbour for the new building, in keeping with the appearance of the new build.

The new path, proposed in permeable tarmac, is designed to follow the contours of the site at a pitch of less than 1:20 to form a comfortable and unobtrusive route from pavement to building.

Canopy Area

The mock road area will comprise two and single carriageway road junction with markings, signs, kerbs and Armco separating barrier. The proposed canopy will be formed of anodised aluminium sections with a translucent pvc tensile roof. A smaller side fenced compound is to be formed to allow the storage of vehicles used in the training activities.

In conjunction with the adjacent acoustic wall, this is designed to protect adjacent residential properties from any effects of training activities, although it should be stressed that the proposed activities are unchanged from prior to the station refurbishment.