

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT

3.4 EXISTING BUILDING PHOTOS

3.4.3 BUILDING INTERIOR (02)



Ramped entrance to Computer Hall



Computer Hall interior



Computer Hall inserted ceiling structure revealed



Computer Hall suspended ceiling junction



Inserted mezzanine floor supporting structure



Inserted mezzanine floor window junction



Court Room floor finishes visible?

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT

3.4 EXISTING BUILDING PHOTOS

3.4.4 BUILDING INTERIOR (03)



Ramped entrance to Computer Hall



Eastern roof volume & original ceiling



Opening up works to inserted floor step detail



Dilapidated internal finishes



Mezzanine floor stepped junction to window



Internal window to Computer Hall



Dumb waiter (First Floor)



WCs to Northeast stair (below tower)



4.0

THE PROPOSALS: PROJECT STRATEGIES

BARNSLEY YOUTH CHOIR (BYC)

BOND BRYAN

DESIGN & ACCESS STATEMENT

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

4.1 SITE ACCESS STRATEGY

Site Access & Security

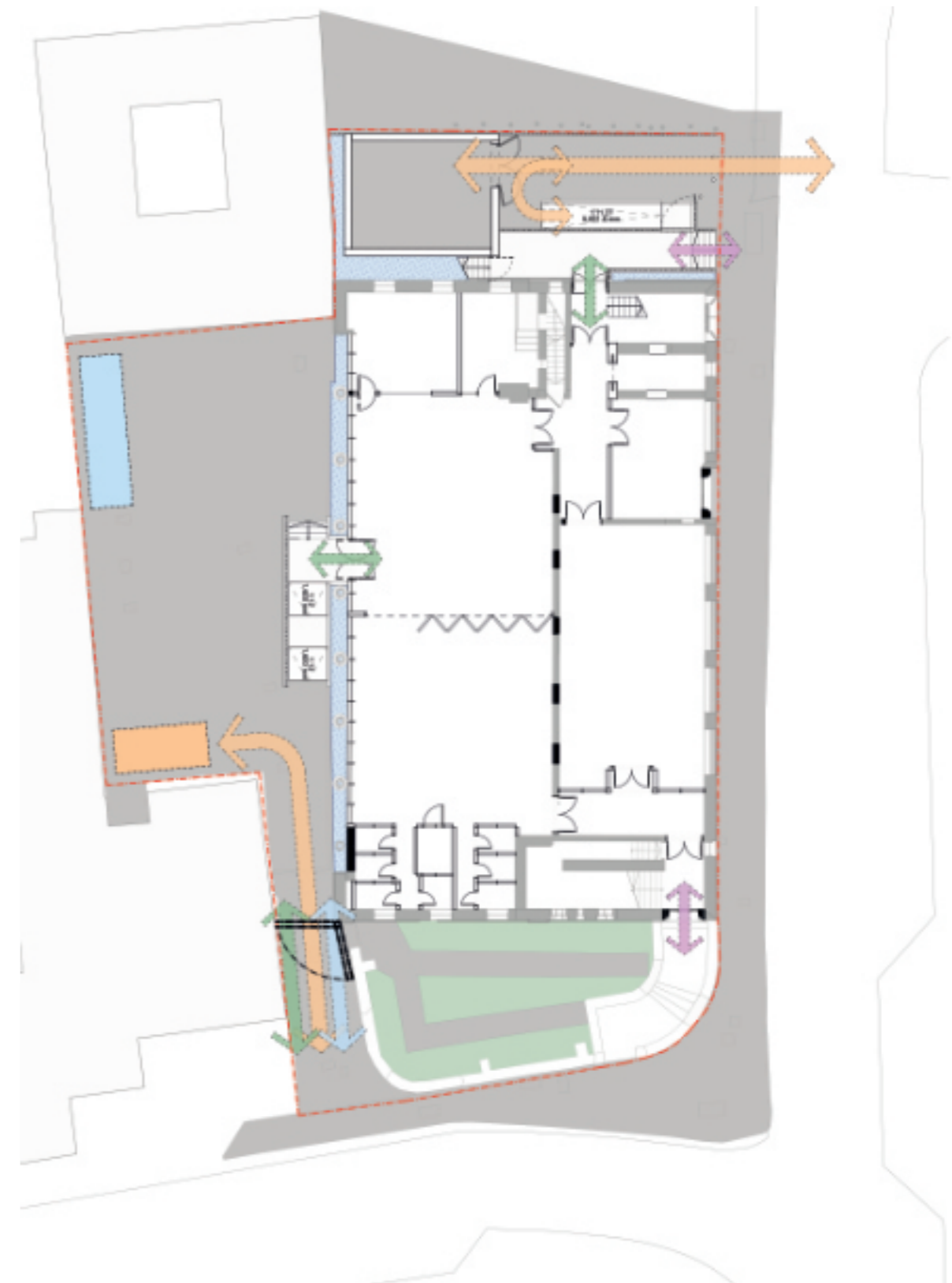
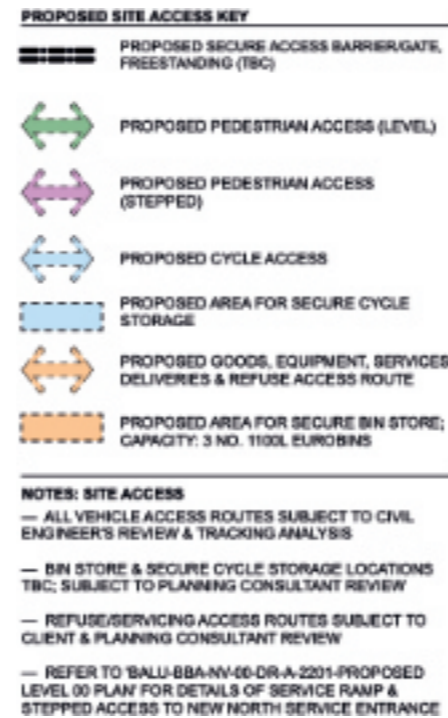
Level access for pedestrians is established at the proposed new main entrance to the West via a ramp at a suitable gradient for wheelchair users. An intermediate landing is provided to ensure the ramp does not continue for an unsuitable distance.

Level access is also created to the North at the proposed new service entrance. This will also operate as a fire exit, and, as such, an external refuge is designated for wheelchair users escaping through this exit. Stepped access remains at the South, where the former public entrance is maintained in operation for occasional use as required. Original Magistrate and Juvenile Court entrances are not used for reasons of building viability and ensure the appropriate internal spaces are created for the BYC to operate the building successfully.

The Northern end of the site includes a service ramp for the movement of heavy equipment that cannot be lifted into the internal Technical Store, ensuring expensive technical equipment is stored securely within the building demise. There is a space for a large van with a tail lift to operate safely by reversing up to the proposed external storage building. This will be a secure, warm, dry store for the BYC's temporary staging. The stepped access included here is primarily intended for escape in the event of a Fire; pedestrian access to the site is intended to be to the South and West. New balustrading the Northern site boundary will discourage the public from crossing the site at this point from the adjacent car park. Secure fencing to the gap between the proposed building and existing external wall will keep this area secure. The external stair to access the Plant Room will be provided with a metal security gate to prevent access to either new or existing building via this area. It is acknowledged it is impossible to prevent access to this area of the site, however, the new building and external stair are proposed to be detailed in such a way as to keep this area secure.

To the South, a new security gate is proposed to prevent unauthorised access by vehicles. This proposal is to be reviewed at the next design stage to ensure safe operation of the NAVE and adjacent BMBC buildings.

New locations for cycle and bin stores are proposed, as well as a suggested route for large refuse bins. If necessary, there should be space for a refuse lorry to reverse up to the (open) proposed access gate, with Eurobins wheeled out to a convenient location for the safe removal of refuse.



BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

4.2 SITE ECOLOGY STRATEGY

Commuting, Foraging & Roosting Bats

An Emergence Survey conducted in September 2023 detected the presence of commuting bats on site. The presence of roosting bats could not be established, and as such, a second Emergence Survey is required to be conducted in the appropriate season in 2024.

The potential risk this represents to the Project Programme if roosting bats are discovered means the Design Team intend to progress the design proposals assuming the presence of roosting bats and provide integrated bat boxes to the elevations, as well as any design work required to provide a bat loft using the existing connecting roof volume. It may be that existing penetrations to the façade where remediation is required can be profitably employed as locations for integrated bat boxes.

When the results of the second Emergence Survey are concluded, these design proposals can be included or omitted as required before Construction commences, and the appropriate licenses applied for from Natural England.

The Team will set clear parameters for the development of any external lighting/illuminated signage at the next design stage: either to omit illumination entirely, set limits on hours of operation (in consultation with an Ecologist), or ensure limited spectrum lighting is used to minimise any potential disruption.

Commuting bats use repeated flight paths, whilst foraging bats rely on stable conditions to support their regular activity, and as such, it will be important to maintain uninterrupted flight paths and ensure none of the design proposals disrupt them.

Measures to accommodate roosting bats will depend on the species discovered, and the Team will adapt as necessary.

Please refer to 'Bat Roost Suitability Assessment & Interim Emergence Survey' undertaken 14/09/23 by Brooks Ecological.

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

4.3 SUSTAINABILITY STRATEGY

4.3.1 OVERVIEW

According to the RIBA's Plan of Work (2020), the Stage 2 activities to develop the project Sustainability Strategy that are relevant to this project are listed below. Commentary on each of these is provided to summarise the activities the Team has undertaken to-date:

- Consider benchmarking and quality assurance requirements in initial design work;

No specific benchmarking or quality assurance requirements have been adopted by the Team to-date. Fabric upgrades are, as a minimum, required to achieve compliance with the recently updated Approved Document L. However, it is the intention of the team to go above and beyond the minimum requirements of the Building Regulations. This will enable us to meet the urgent need to ensure our existing buildings are resilient to the changing climate and the greater extremes of weather to come in the proceeding decades. Through further Architectural and Engineering models to be developed at the next design stage, the Team will seek to establish whether quality assurance standards can be achieved according to the following hierarchy:

- Retrofit to the EnerPHit standard via the Heating Demand Method;

This represents best practice in the retrofit of existing buildings, and the current state of vacancy provides an ideal opportunity to undertake the extensive work required. Additional budget will almost certainly be required to support the professional fees, independent quality assurance and construction build quality that EnerPHit requires.

- Retrofit to the EnerPHit standard via the Component Method;

This still represents best practice in the retrofit of existing buildings, but enables a more achievable route to achieve

the standard, and recognises the complexity and challenges of existing buildings. A similar level of design and construction input will be required as with EnerPHit via the Heating Demand Method, but the alternative pathway, which does not set an overall heating demand, but instead sets limits for individual building elements only, will be slightly more possible in the context of a historic building.

- Retrofit to another standard (e.g. AECB Caronlite);

This is still well within the realms of best practice, but is slightly less onerous than EnerPHit.

- Retrofit to a Team-determined standard through bespoke modelling of the existing building;

Utilising the existing models of the building already completed by the Team, standards will be set via an iterative process to determine what is achievable within the constraints of the Project Budget and Programme. This would still look to exceed the minimum requirements set by the UK Building Regulations and fulfil the Project Brief to ensure the building is robust, resilient, viable and operable for the length of its 75-year design life.

To only achieve compliance with the bare minimum requirements set by the Building Regulations would be a disappointing outcome. The Team will have to work hard within the constraints of the Project Budget to tackle this. Design exercises to be undertaken at the next stage will seek to quantify targets further.

- Incorporate lessons learned from Post Occupancy Evaluation Feedback and the review of precedents in developing the Architectural Concept.

A series of workshops with the BYC have allowed the designs to progress fully cognisant of the available lessons

learned the BYC has been able to provide through its experience of operating the choir across multiple venues since its founding. These lessons have directly shaped the Architectural Concepts to-date and will continue to inform the detailed design yet to be undertaken.

- Carry out sufficient energy and other modelling to test and refine the Architectural Concept, Sustainability Strategy and delivery of Sustainability Outcomes;

Modelling carried out already by The Team will be developed further at the next stage to progress the designs to the next level of detail required for Spatial Coordination.

- Review the Architectural Concept against the intended Sustainability Outcomes and report and mitigate any deviations;

Clear Sustainability Outcomes are not precisely set to-date, beyond the high-level aspiration to achieve as high a level of building performance as possible. This gap in the Stage 2 process to-date highlights the vital importance that The Team ensure a whole-building approach is prioritised at the next stage to prevent any lack of clarity/absence of targets, QA requirements and clear benchmarks.

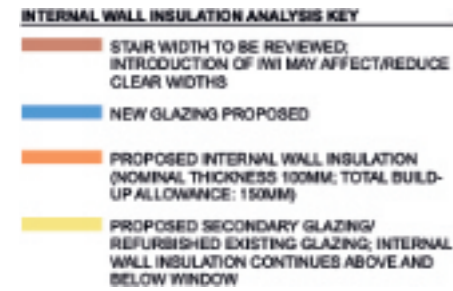
BREEAM

The Team have assumed that the constraints of the existing building mean a BREEAM Assessment will not be required. The Team judge that not enough of the factors to be assessed would be fully within the Design Team's ability to affect, since BREEAM is tailored to new build construction. It is possible a requirement to undertake a BREEAM assessment may actually hinder, rather than help the development of a Sustainable scheme.

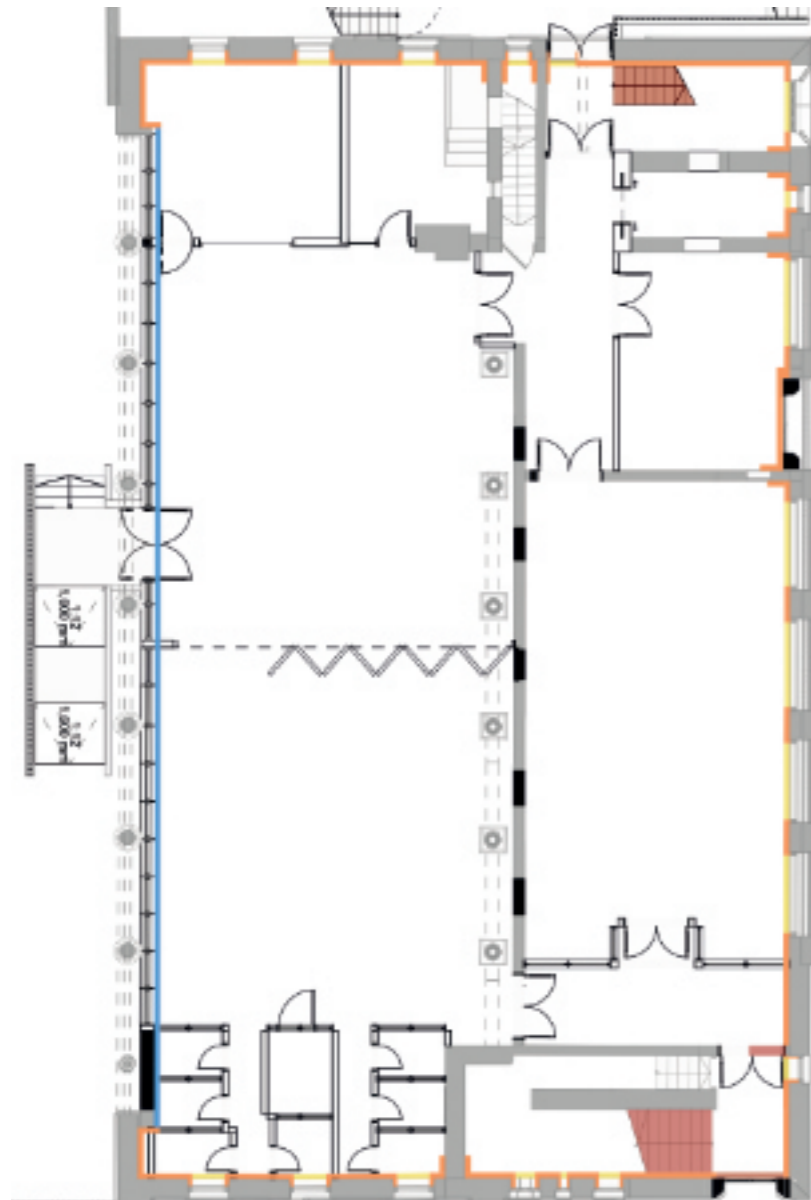
BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT

4.3 SUSTAINABILITY STRATEGY

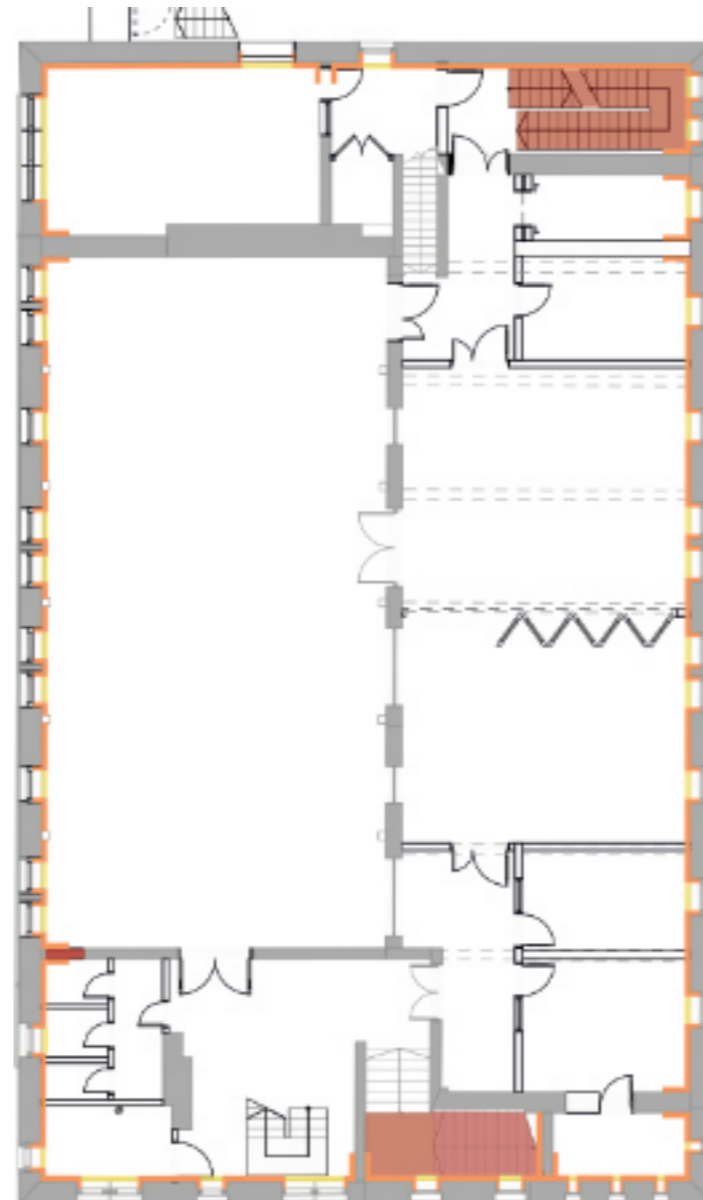
4.3.2 IWI STRATEGY DIAGRAMS



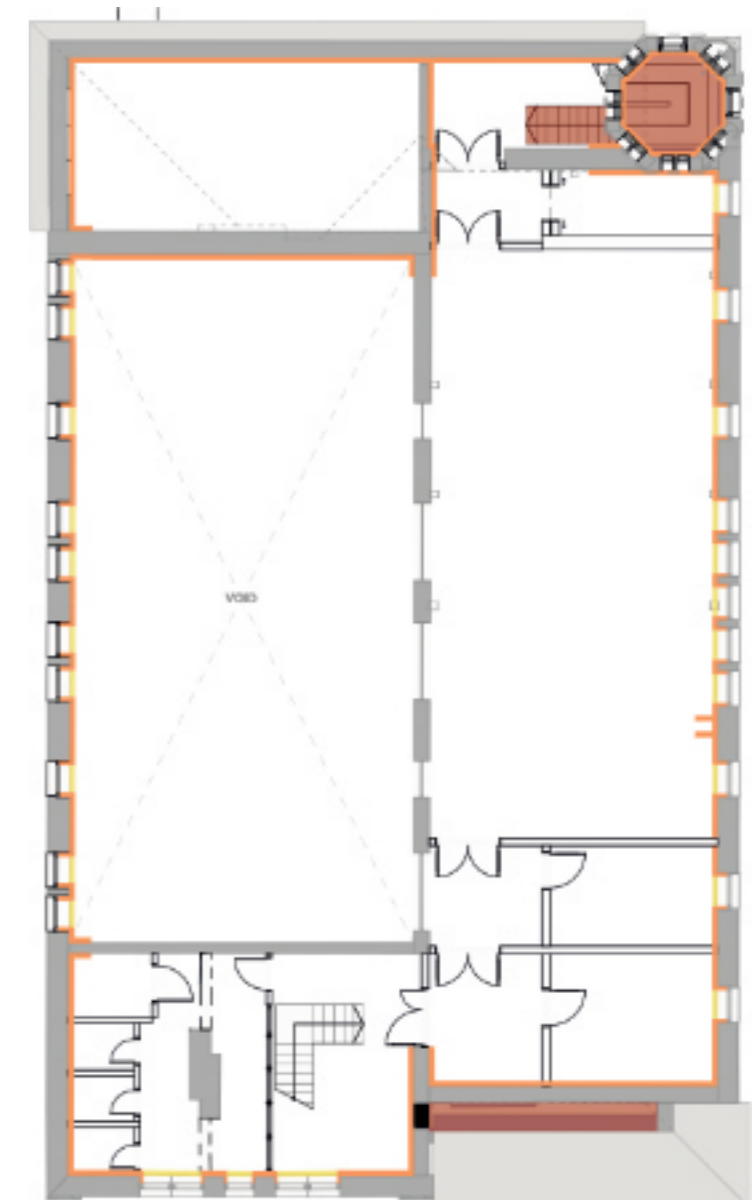
These diagrams undertake a high-level analysis for the introduction of Internal Wall Insulation as part of the overall strategy to upgrade the existing building fabric. This is the beginning of establishing a clear thermal envelope, and also begins to suggest the airtightness envelope as well, although a great deal more detailed design work at the next stage will be required to make the improvements the Team believe will be required.



GROUND FLOOR LEVEL (00)



FIRST FLOOR LEVEL (01)



SECOND FLOOR LEVEL (02) & ROOF LEVEL (RF)

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

4.4 CONSERVATION STRATEGY

4.4.1 LOCAL LISTING

South Yorkshire Local Heritage List

The following quotations are taken from the South Yorkshire Local Heritage List website, accessed 2023-08-11, web page last updated 2023-06-14). The Building is listed as: "Old West Riding Court House, St Mary's Place, Barnsley."

The building is directly adjacent to the Regent Street/Church Street/Market Hill Conservation Area. A Conservation Area Assessment is due to be published by the BMBC, and, once available, relevant findings will be brought to bear on future design development and design proposals.

"Description: The Court House with adjacent Superintendent's House and cells was built in St May's Place on the corner with Westgate, Barnsley, in 1879.

[Note, this is incorrect: historic planning data and information provided by Barnsley Archives & Local Studies shows the adjacent Magistrate's Cottage was built some years prior to the Court House in 1846-47.]

"Rarity: Nothing else is known in the Barnsley area in this particular imposing architectural design. It was saved from demolition when it became BMBC's computer centre around the time of local government reorganisation in 1974. The external elevations have not been altered since it was constructed. It is interesting that, whilst the former Borough of Barnsley had its own police force, the courts were under the jurisdiction of the former West Riding County Council. It is presumed the architects were employed by WRCC.

"Architectural & Artistic Interest: This is an imposing bastion of authority built in a quasi-teutonic style from local pennine stone with a blue slate roof. There are two storeys on St Marys Gate with five arched windows to the ground floor and a series of elongated perpendicular windows at first floor level which emphasise the strong perpendicularity of the building. A tower

dominates the northern corner of the building to St Marys Gate which, from the louvres, suggests it is a bell tower. The tower has an unusual conical slate spire. The southern elevation has a fortress appearance with three storeys.

"In the rear yard at ground floor level there are 10 cast iron columns supporting the wall of the first floor on cast beams. It could be that the column and beams were a later addition to enable the extension of the first floor.

[Note, this is incorrect: historic planning data shows the enclosure of the Ground Floor to be the later addition.]

"The police house is of a more domestic style, looking like a pennine manor house constructed in local stone and with a blue slate roof. It is understood to have been the superintendent's house with a charge room alongside and cells in the buildings to the rear which frame one side of the rear courtyard. The building was used as offices for many years but externally has not been altered.

"Group Value: The court house and police house with cells create a courtyard and although the two buildings are different architecturally they create a group by function, materials used and, in all likelihood, by age.

[Note, this is relatively accurate: the adjacent Magistrate's Cottage was completed in 1846-47, the Court House in 1879-1880.]

"Historic Interest: The buildings tell us about the history of policing, law enforcement and local government structures since 1879.

"Archaeological Interest: The inside of the court house will no doubt hold information and insights into the organisation of judicial establishments and processes in the past. The holding cells and the courthouse were linked by a tunnel. It is not known what remains of the court room within the courthouse.

[Note: as is clear from the information included within this

Statement, a good amount of information about the organisation of the Court House is available and has been documented here. The presence of an underground tunnel link seems extremely unlikely, even just from the arrangements for the movement of prisoners described in The Barnsley Chronicle, Saturday 14th February 1880.]

"Landmark Status: The courthouse building is highly visible and dominates the corner of Westgate and St Marys Gate and in the past would have been significantly identified as standing for justice and law enforcement. The police house adds to the landmark impact of the group as a whole."

The listing above demonstrates the clear importance of the building to local stakeholders. A more detailed assessment of significance will be undertaken as part of the next design stage to ensure the heritage asset and the setting of proximate nationally listed heritage assets is protected. The Team hopes it is clear to the Local Authority that detailed research has been undertaken to develop a comprehensive understanding of the building that will enable sensitive approaches to both the fabric itself and the local context.

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

4.4 CONSERVATION STRATEGY

4.4.2 PROPOSED EXTERNAL STORE & PLANT BUILDING

The Team initially intended the BYC's requirement for a provision of external storage to be met with a lightweight solution: an appropriately screened freestanding container appeared at first glance to be the best strategy for the site. This would have mimicked the existing lightweight plant area screen on site.

However, as the design and the Team's understanding of the BYC's requirements developed, the need for external plant and a secure storage became more apparent and detailed. The Team developed the proposals that can be viewed in section 5.0 for a much more solid external structure, over 2 levels, to accommodate both external storage requirements and building mechanical plant.

The form of the proposed external structure is deliberately robust and simple, expressing its function. The existing building is robust and unfussy, and as such a similar approach is advisable for any new structure.

Good practice, in Conservation terms, requires a clear distinction between any new interventions and the existing building, and this is the case with the proposed building: separated from the existing form, it remains both distinct and subservient in massing and simplicity of detail. The existing building has a powerful presence in the streetscape, and, as such, any new building should be able to hold its own alongside, without competing visually. The new building's form expresses its role as a supporting, services-based structure, present to ensure the new uses to the main building can be properly supported and carried out viably.

The form is deliberately square. The Team judged that to propose a small pitched or gabled structure alongside the existing building would put the design proposals in danger of seeming to attempt to replicate the existing building in miniature, especially if the material specification were to be

complementary, as intended. We considered this approach to be ill-advised, and have detailed the form of the new building to deliberately steer firmly away from any risk of pastiche.

The building's exterior is proposed to be realised in a complementary dressed stone. Mindful of the 'Group Value' highlighted in the local listing, it is important to ensure the finish is distinct from yet sensitive to the historic fabric, whilst avoiding the danger of pastiche mentioned above.

Necessary site ground investigations will be undertaken at Stage 3. As outlined above, the initial proposals would not have required any such investigations, and so no surveys were instructed as part of Stages 1 or 2. The decision to propose a more permanent structure on the grounds of viable building operation and best practice in Conservation terms may now require such investigations to be undertaken; these will be instructed at the next design stage and their findings brought to bear on Spatial Coordination and Technical Design Stages.

4.4.3 EXISTING BUILDING FABRIC

As outlined elsewhere in this Statement, the Team intend to remediate the harm done to the historic fabric by past inappropriate work carried out, poor quality construction detailing in previous adaptations, and the wear and tear of the recent vacancy.

This includes detailed assessments of existing glazing, external doors and the roof to be undertaken at RIBA Stage 3. External doors will be carefully restored and refurbished, and if not suitable for re-use, will be replaced with new to match existing. Existing glazing will be treated in the same way, and only replaced where re-use via repair and refurbishment is not viable. The existing roof covering will be re-used in its entirety if possible, and replacement or additional slates required will be specified to match the existing. In every case, specialist tradespeople with the required heritage expertise will be appointed to carry out the work.

Assessments of the historic adaptations that can be viewed in this Statement have guided the design proposals, threading a route between the reinstatement of historic volumes, acceptance of some of the adaptations made over the course of the building's life, and the requirements of the BYC's Project Brief to provide all the spaces they need to ensure viable operation of the building.

The compromises between sustainability and Conservation that may need to be made to achieve the resilience outlined in the Sustainability Strategy will be reviewed as the design is progressed in detail, and carefully documented through further written and drawn information.



5.0

THE PROPOSALS: ARCHITECTURAL CONCEPTS

BARNSLEY YOUTH CHOIR (BYC)

BOND BRYAN

DESIGN & ACCESS STATEMENT

BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.1 DESIGN DEVELOPMENT

5.1.1 DESIGN WORKSHOP 01

In August 2023, the Team met with the BYC for the first time to review the Project Brief and develop their understanding of the BYC’s aspirations for the project. The content and discussion from this initial workshop is summarised here:

Brief/Aspirations.

Choral Rehearsal Space

- 7 singing spaces (+1 inc. dance)
- Additional small breakout spaces

Reception/Public Space(s)

- Office (passive supervision, rent desks?)
- Meeting Room (lettable)
- 3 no. Kitchens (commercial at Level 0?)

Library & Reprographics

Recording Studio

Uniform & Changing

- Laundry

Storage

- Technical Equipment
- Staging (external, tail lift)
- Smaller stores (lettable)

Circulation/Access

- Lift (goods, accessible)
- WCs (inc. gender neutral)

1. Choral Rehearsal Space

In discussion regarding the number of singing spaces, BYC recognised that the moveable partitions proposed in the draft floor plans may not be feasible, especially if suspended ceilings are removed to maximise the amenity of the existing roof volumes. Clear first priority for the project is to successfully create an outstanding singing space at first floor level with sector-leading acoustic qualities. It was agreed that subdividing this space would not be practical or desirable. BYC willing to accept a reduction in the number of spaces (potentially to 5, instead of 7) in order to achieve fewer, higher quality spaces.

2. Reception/Public Space(s)

The discussion centred around creating an entrance/reception space that could work hard and be ready for future uses as a café/community space. BYC wish to maximise use of this space for the community, and maximise the time the space is utilised for across a typical week/weekend. Accordingly, the space will

need to support multiple overlapping uses, and potentially enable future adaptation to support small-scale performances (open mic/jazz nights), as well as a fully functioning café. The kitchen at ground floor level will need to be designed to meet these aspirations.

3. Library & Reprographics

The Choir requires storage for 200-300 pieces of music for use under license, requiring some heavy-duty storage solutions. Reprographics functions are also essential to choir operations

4. Recording Studio

It was agreed the aspiration to use the spaces to record live music was best served by a mobile solution. This would ensure any dedicated recording studio would not be wasted space. This has storage implications, but ultimately allows the BYC and partner organisations a greater degree of flexibility.

5. Uniform & Changing (+ Laundry)

This space is important to support young people whose families may not be able to afford uniforms (for example) and allows the BYC to be accessible to a wider range of the local community. The functions this space performs and the activities it supports within the wider building are crucial.

6. Storage

Technical equipment to the value of approximately £70,000 requires storage on site. A robust strategy to ensure this storage is secure is required. The External Store is needed to store staging to the value of approximately £40,000-£50,000. BYC advised this could be a container stored on site or elsewhere, draft plans show a new structure. Team to develop options, taking on advice from BMBC Conservation Officers.

7. Circulation/Access

BYC to provide approximate dimensions of goods to be moved using the lift (stage pianos, flight cases, etc.) to advise on sizing. Key requirement for the lift is reliability. Design Team to consider options for a suitable location along with the proposed new stair. Design Team to run calculations to determine appropriate sanitary provisions: BYC to provide proposed occupancies [note: since recorded in section 1.2].

Sustainability.

Designing for 2098

Designing for a changed climate

- Retrofit
- Setting Targets
 - Carbon: Operational & Embodied
 - Potable (Drinking) Water
- Design for Performance
- Circularity



Designing for 2098

The BYC have a 75-year lease for the building, essentially setting a 75-year design life for the proposed. The Team discussed the possibility that within this 75-year design life, global heating may exceed 1.5°C above pre-1990 levels. It is critical that the building is designed to function (and thrive) in a changed climate. As deep a retrofit of the building as possible within the constraints is required to try to ‘future-proof’.

BYC acknowledged sustainability is a top priority for the project, second only to the creation of the outstanding singing space previously discussed. The Team agreed that we would seek to set ambitious sustainability targets for the design, and seek to design for performance, not compliance, to eliminate, as far as possible, any future performance gap.

**BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT**

5.1 DESIGN DEVELOPMENT

5.1.1 DESIGN WORKSHOP 01 [CONTINUED]

Fabric/Structure.

Bricks (stones) & mortar, est. 1879

Key Issues

- Roof & Drainage
- Structural Capacity
- Glazing
- Conservation

Key relationships: sustainability, services, acoustics, access & security



Services (MEP).

All change

Key Issues

- End of service life systems/equipment
- Whole Building Strategy
- Design for Performance

Key relationships: sustainability, fabric/structure, acoustics, access & security



Acoustics.

World Class Sound

Key issues

- Performance/design standards
- Flexibility
- Additional (specialist) advice

Key relationships: sustainability, fabric/structure, services



Est. 1879

Discussion included the roof & drainage, the structural capacity of the existing building, the existing glazing and potential conservation issues. The general findings of surveys undertaken to-date seemed to indicate the fabric was generally robust, although in need of repair and remediation. The roof appears to lack sarking felt/board, and will require re-laying. The intention is to re-use existing slates as far as possible.

The Team discussed the importance of a 'fabric first' approach to sustainability targets, as well as the need for conservation advice to inform the correct specification of specialist remedial works. BB to request historic planning data, and investigate local history/archives to inform a historically sensitive approach to the existing building fabric, which has suffered a high degree of harm in some locations across the building.

All change

Findings of the MEP surveys indicate that all services are at or beyond the end of their design life, and a wholesale redesign of the servicing strategy provides an opportunity to 'future-proof' the building. The Team emphasised the importance of design for performance. BYC explained that traditional air conditioning will not be suitable due to its harmful impact on the voice: drying out the throat and preventing good singing. Background noise as a result of services plant would also disrupt sound recording, and suitable attenuation should be included in the design, especially if services are exposed. Substantial harm has been done to the exterior of the building with plant and cable trays, which the Team intend to repair. Some discussion of sub-metering in the future was raised to accommodate any subletting. Separate incoming supplies will not be required.

BYC to supply a 'kit list' of technical/sound equipment to enable the mapping of heat gains. BYC also highlighted the importance of drinking water fountains throughout the building – good hydration being integral to good vocal performance.

World Class Sound

Acoustics was reiterated as the top priority for the project, especially in the 'heart' space to be created at first floor level. Good acoustics are critical to the overall success of the project – the building is intended to attract musicians from across the wider region, country and internationally. The Choir already has this reach and impact, and the NAVE will consolidate and extend this impact further. The Team discussed the need to understand the metrics to be designed to, and the possible need for some specialist advice from other experts in the field. An outline specification to be provided by BB as early as possible to aid the Acoustic Design by Hydrock.

**BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT**

5.1 DESIGN DEVELOPMENT

5.1.1 DESIGN WORKSHOP 01 [CONTINUED]

Conservation/Heritage.

'Old West Riding Court House'

Key Issues

- Locally listed building
- Conservation Area proximity
- Existing harm
- Remediation/repairs

Key relationships: sustainability, fabric/structure, services, fire, access & security



Access & Security.

Open to all?

Key Issues

- Accessibility
- Building Management
- Safeguarding
- Lettable Spaces

Key relationships: sustainability, fabric/structure, services, fire



Fire.

Operating Safely

Key Issues

- Multiple programmes
- Proposed occupant numbers & capacities

Key relationships: sustainability, fabric/structure, services, access & security



Old West Riding Court House

The Team discussed the local listing of the building and the difference between local and national listing. Local listing demonstrates the importance of the building to local stakeholders, and conservation concerns will form a key part of any future planning application. The building is directly adjacent to a Conservation Area; any refurbishment works will be assessed in planing for their impact on the setting of the Conservation Area. There is substantial harm to the building in a number of locations, and the Team discussed the aspiration to repair this damage and restore the building sensitively. Existing issues with the fabric (including the roof) where inappropriate remedial works have been carried out in the past will require repair. This was highlighted as representing a higher than typical cost to ensure the building is sensitively restored. The Team noted that adjacent buildings, also part of the local listing had recently been refurbished by BMBC as a home for some of its early interventions services, and might serve as a helpful precedent for external signage/access gates if required.

The Team reiterated their unanimous appreciation of the historic architectural qualities of the building and agreed that restoring and celebrating these qualities will be a key metric of the project's overall success.

Open to all?

The Team discussed the challenges: changing levels throughout the building, the difficulty of providing level access, challenges timetabling across the week, the importance of safeguarding in an organisation working with such a wide range of young people with diverse backgrounds and needs, the storage on site of expensive technical equipment. Level access to be provided as far as possible throughout the building. Fire escapes ideally will not discharge directly onto the pavement adjacent to St Mary's Place, a busy highway. Internal, access-controlled secure lines are to be established to ensure the security and safety of the building. The Team discussed the plans for the future management of the building. This will be a skeleton staff comprising 2 no. caretakers and 1 no. administrator, augmented by a volunteer team as sand when available. The Team highlighted the importance of the early involvement of the FM Team to mitigate the risk of a performance gap between design and operation.

Plans to host a diverse programme of conferences, training events, daytime community groups, a community café, occasional evening performances, and more requires a robust, simple, clear strategy to eliminate, as far as possible, the inherent safeguarding risks.

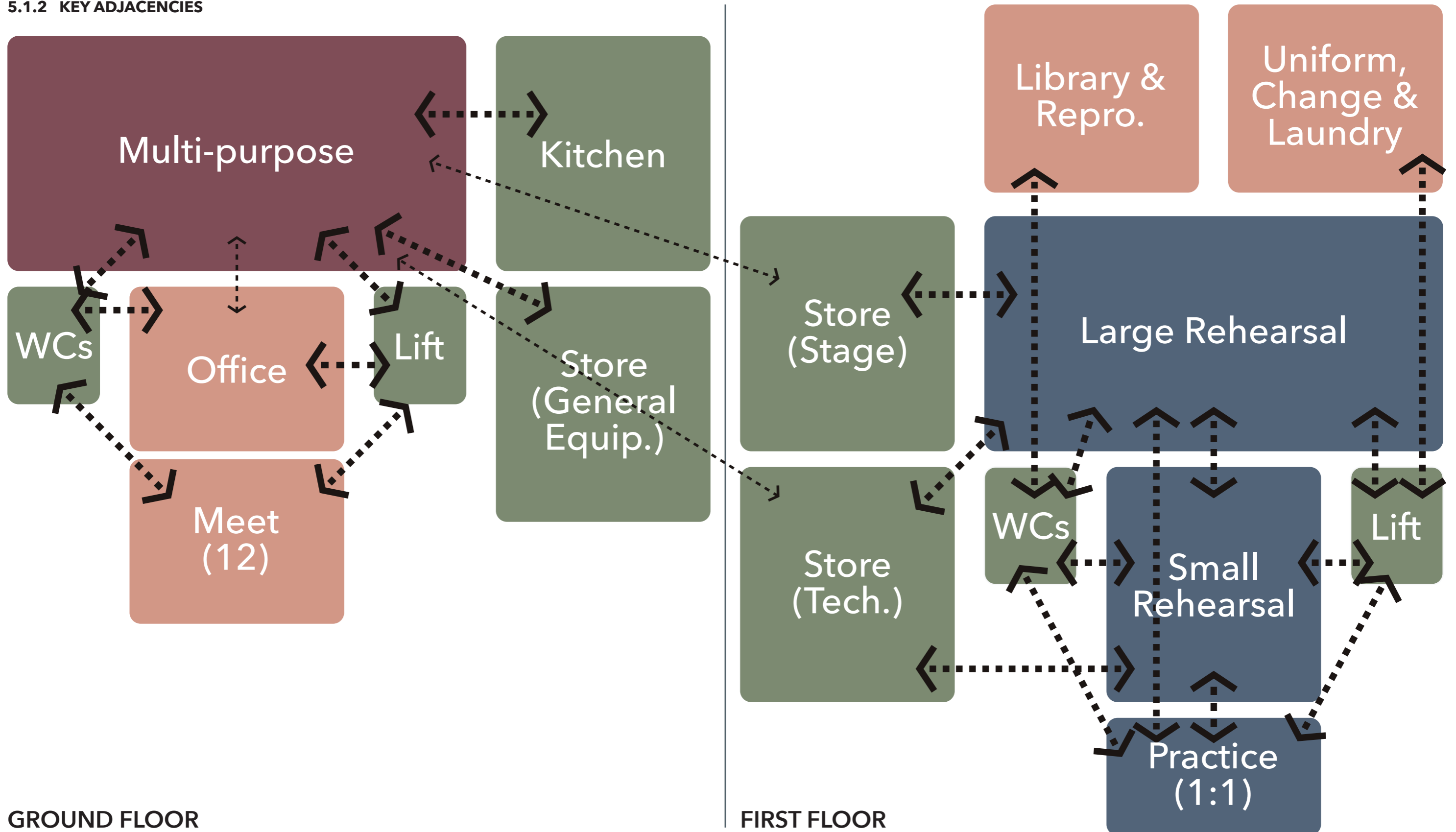
Operating Safely

Multiple programmes and the historic context prevent some challenges to be overcome by the Team. Hydrock's appointment as Fire Engineers was confirmed by the Project Manager. BYC to provide projected/desired occupancy numbers as a starting point to develop the Fire Safety Strategy further [note: since recorded in section 1.2]. The potential introduction of a new stair, giving 2 means of escape from all floors, will potentially increase safe occupancy levels.

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT

5.1 DESIGN DEVELOPMENT

5.1.2 KEY ADJACENCIES



GROUND FLOOR

FIRST FLOOR

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.1 DESIGN DEVELOPMENT

5.1.2 KEY ADJACENCIES [CONTINUED]

Key Adjacencies Diagrams (previous page)

The diagrams on the previous page set out to establish a hierarchy of proximity, and show quickly which spaces require to be closest to others. The diagrams provided a way of reconsidering how the project brief had organised the spaces to see if any efficiencies could be gained, or any relationships had been overlooked. By testing the key relationships this way, the Team could also 'play back' their understanding of the spaces to the BYC, to check how well they had understood the requirements set by the project brief. Notes to specific key spaces below:

Multi-purpose Space

The Client intends the Multi-purpose/Reception space to also host café and rehearsal functions. Accordingly key adjacencies are the Kitchen and a Store that can accommodate furniture or equipment as required to enable the flexible use of the space. Office & Meeting Room spaces are adjacent as per the brief for passive supervision of the Reception space from these spaces.

Large Rehearsal Space

The Large Rehearsal space(s) require a high degree of 'support' spaces, from Stores to provide temporary staging, technical and recording equipment to enable full functioning of the spaces, as well as the specific spaces (Library, Uniform) that will also be required. This adjacency may be challenging to achieve. Easy connectivity to 'breakout' rehearsal spaces is also preferable.

Key Adjacencies Overlays (overleaf)

The initial overlay of the key adjacencies to the floor plans shows where key relationships identified can be maintained, and where the constraints of the existing building prevent them being optimised. The zoned plans here formed the basis of initial discussions with the BYC as the project brief was interrogated and developed.

Ground Floor

The Rehearsal space takes advantage of the amenity offered by the ceiling heights and ample daylight via the eastern elevation. Existing circulation routes are largely accepted as given, with assumptions made that new openings can be formed where shown. An area set aside for the lift denotes the need to review this proposition in greater detail to test feasibility. Proposed openings to the external envelope are omitted to focus cost savings elsewhere.

First Floor

Key adjacencies are largely achieved at Level 01, With the notable exception of the Stage Store. It was judged the importance of this adjacency may be less than first assumed. The space designated 'Rehearsal' can be subdivided to suit the inhabitants' requirements, and the relative sizes of this and the 'Uniform' space can also be adjusted as required. The proposed zones have deliberately left some space around the edges that may become usable as the Design Team's understanding of the existing building & structure grows more detailed. The circulation (if any) to the existing tower at second floor level remains to be opened up and surveyed.

Second Floor

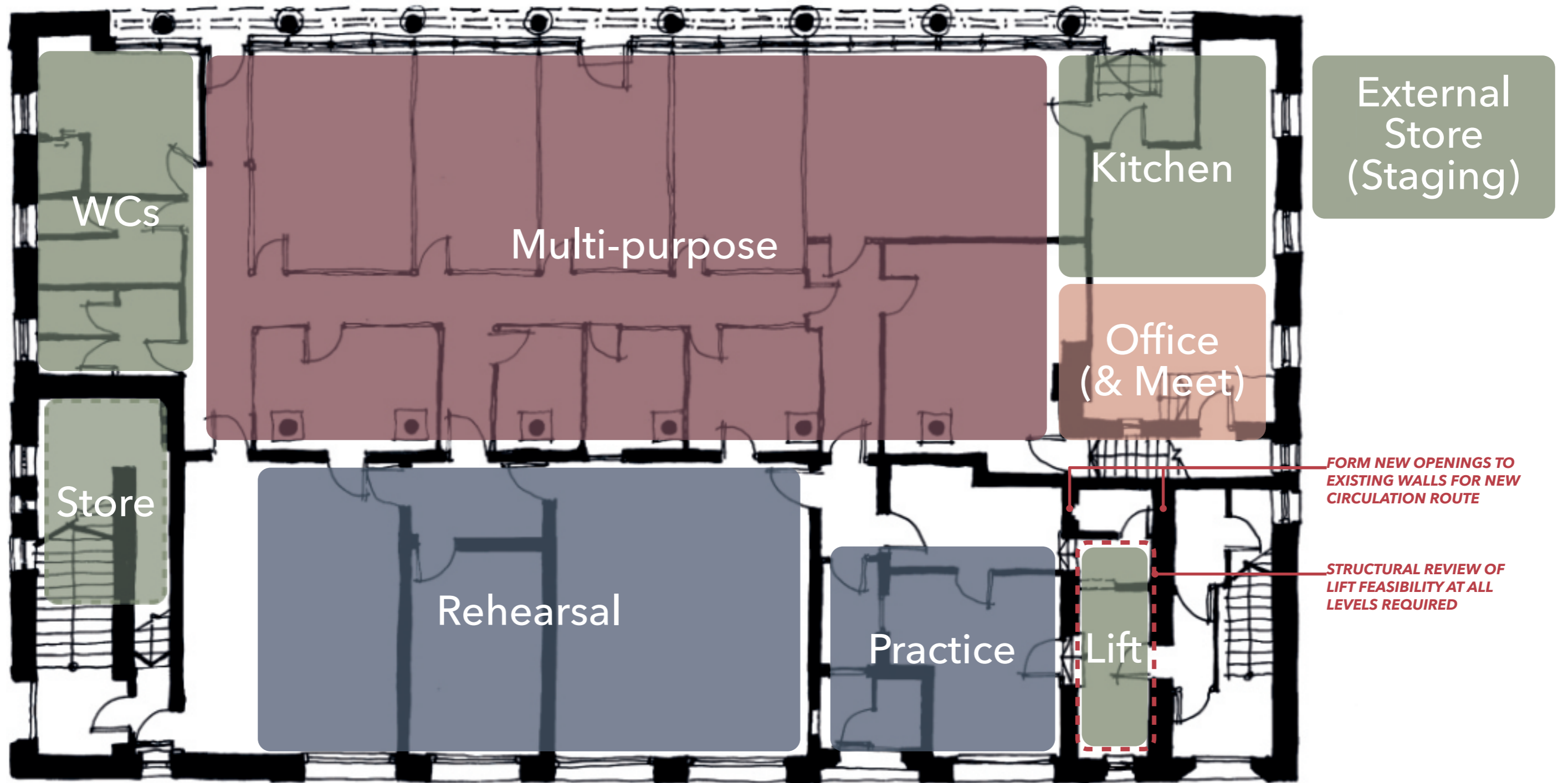
Principal assumptions made at Level 02 are that the area given over to the footprint of the lift will be possible to achieve

structurally, and that the occupancies implied by the rehearsal spaces will be achievable safely. The capacity of and work required to this inserted floor is one of the largest areas of unknown information in the project to-date and requires further investigation. The area marked 'Office & Tea' may be required for additional WCs, pending the establishment of proposed occupancies and future Sanitary Calculations required to ensure adequate provision of facilities.

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT

5.1 DESIGN DEVELOPMENT

5.1.2 KEY ADJACENCIES [CONTINUED]

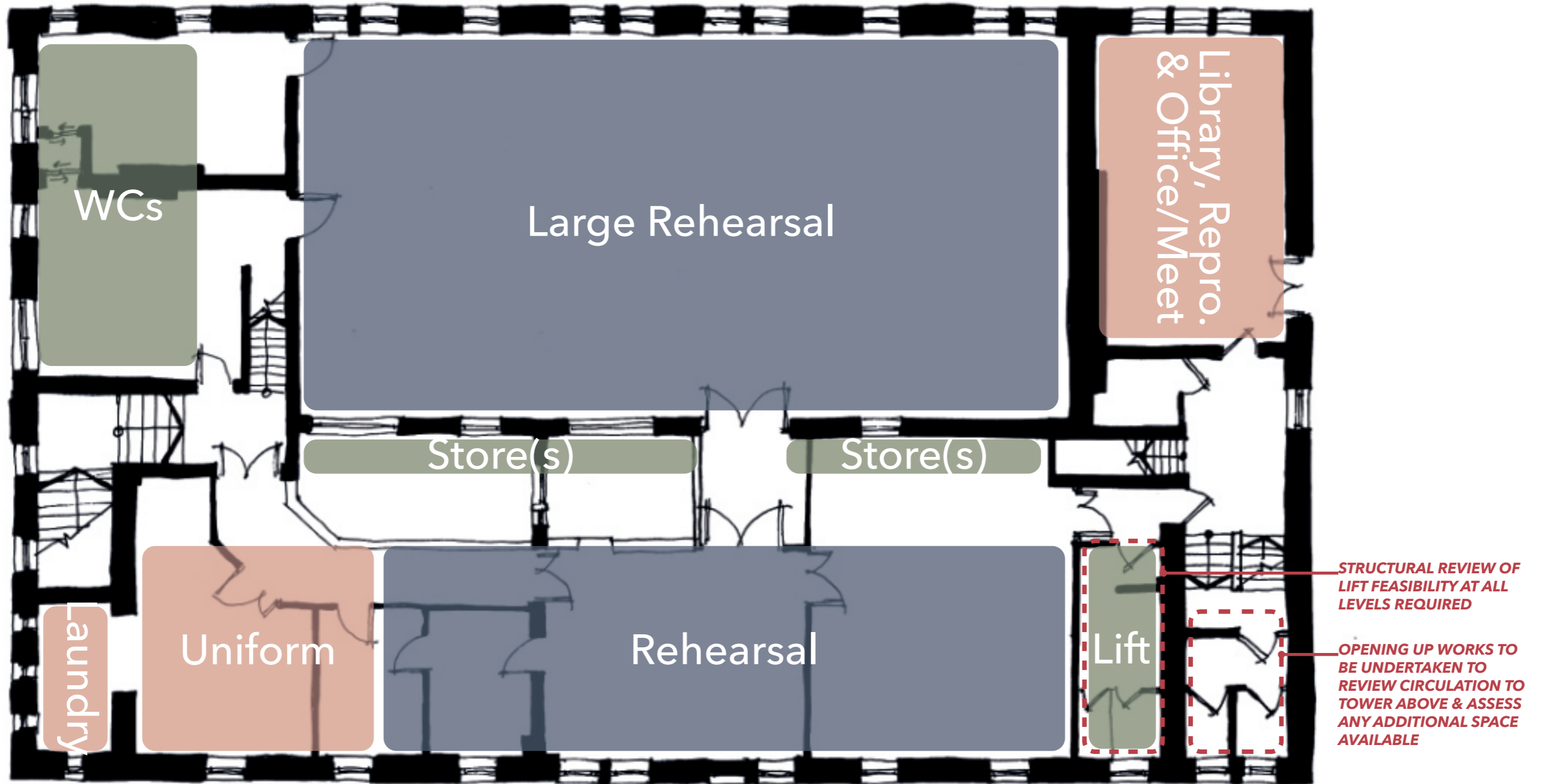


GROUND FLOOR

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT

5.1 DESIGN DEVELOPMENT

5.1.2 KEY ADJACENCIES [CONTINUED]

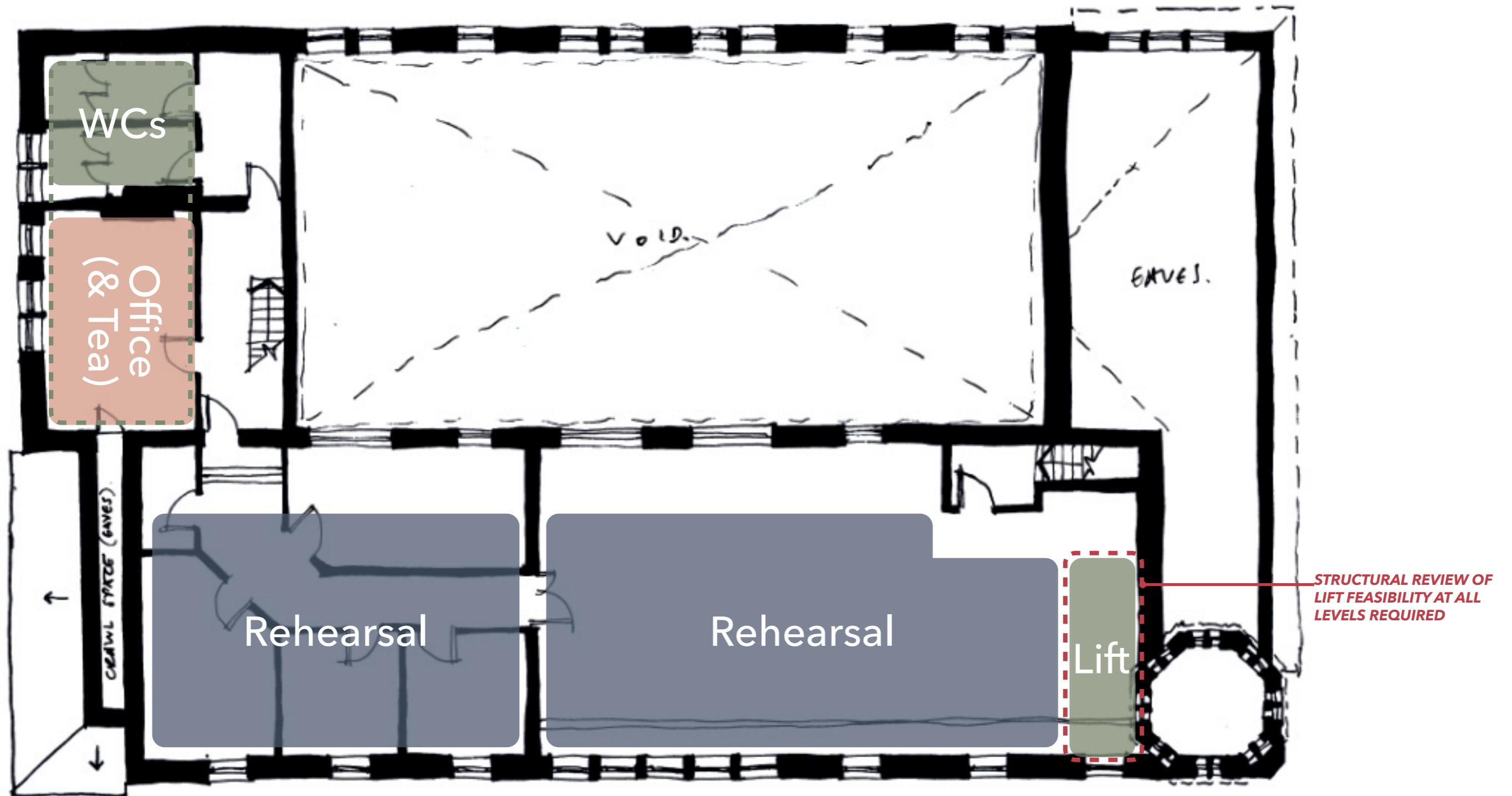


FIRST FLOOR

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT

5.1 DESIGN DEVELOPMENT

5.1.2 KEY ADJACENCIES [CONTINUED]



SECOND FLOOR

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.1 DESIGN DEVELOPMENT

5.1.3 PROJECT BRIEF FLOOR PLANS: CHANGES MARK-UP

The diagrams on this and the following page were developed to help show at a glance how the first iteration of design proposals adapted or changed the project brief floor plans.

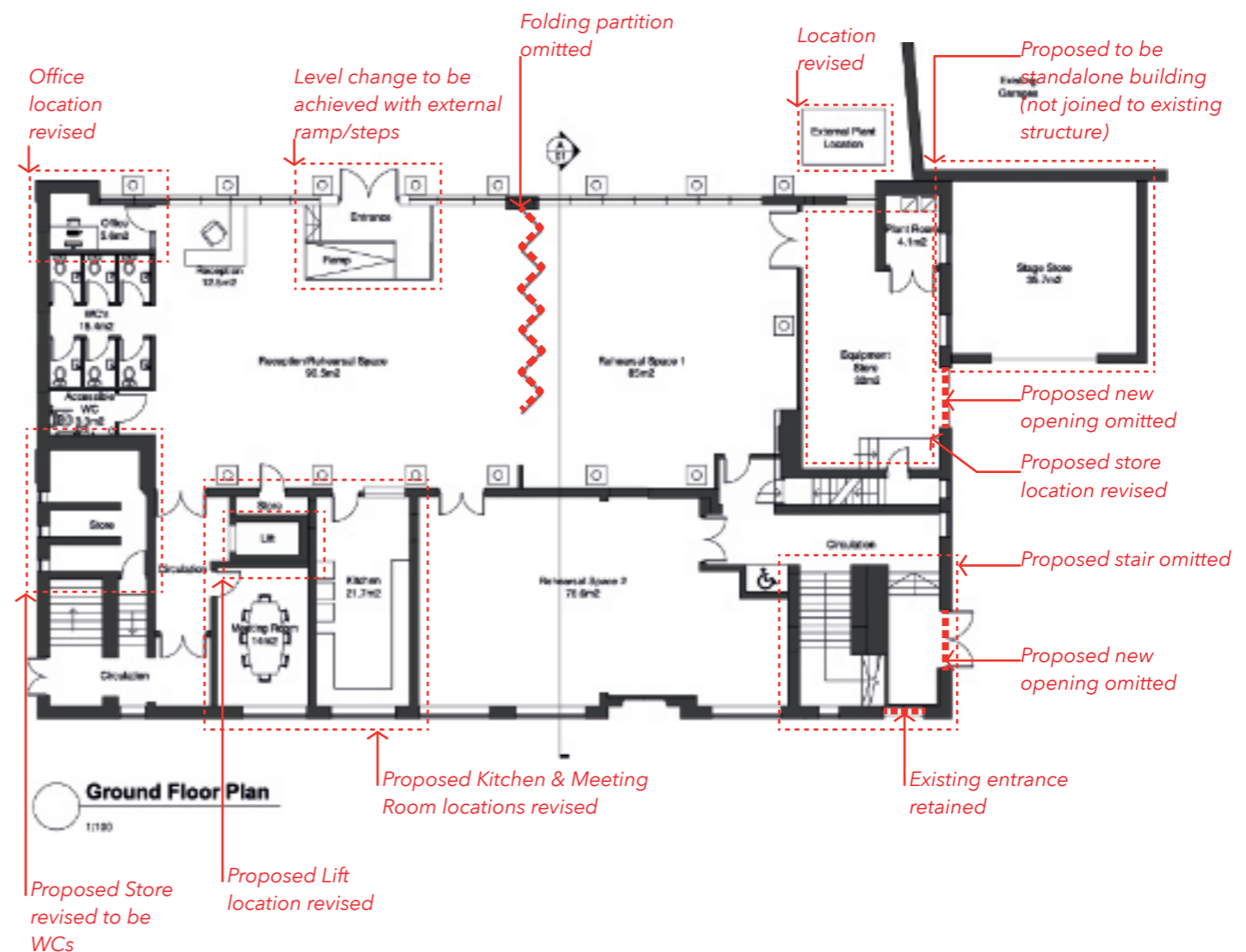
As the Team's understanding of the building and the way it has been adapted over time developed, the draft floor plans that comprised the project brief were interrogated.

Key Strategic Approaches:

Several key strategic approaches to the existing building were tested:

- To use the existing stairs, inserting new stairs if required, but without major structural alterations to existing widths;
- To form no new openings to the external envelope, instead seek to utilise existing/historic entrances and circulation routes through the building;
- To pare back successive adaptations to the building and to some degree reinstate the logic of the building as initially constructed (in 1879);
- To seek to minimise large scale structural alterations in order to maximise budget and construction efforts on the spaces judged to be top priority.

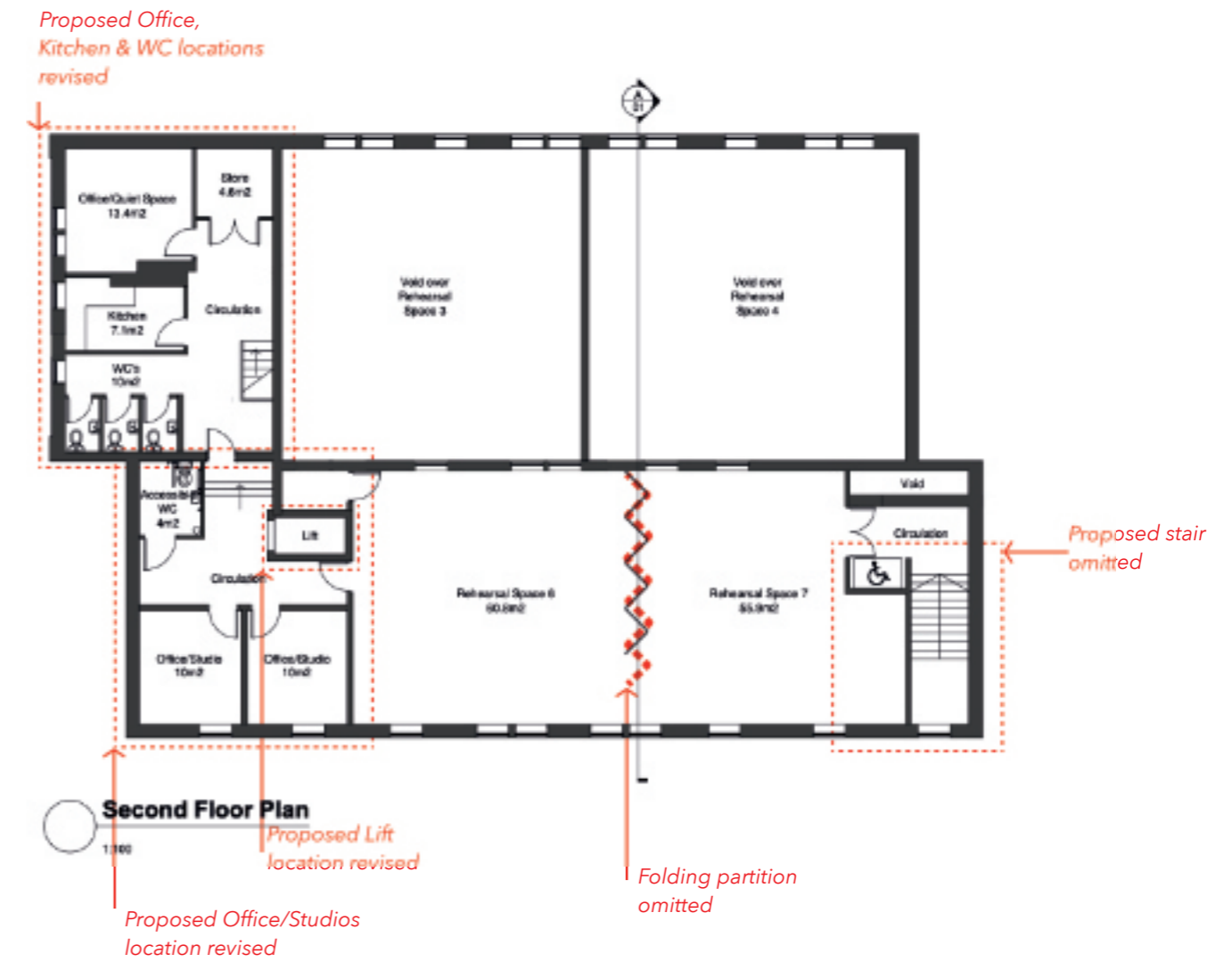
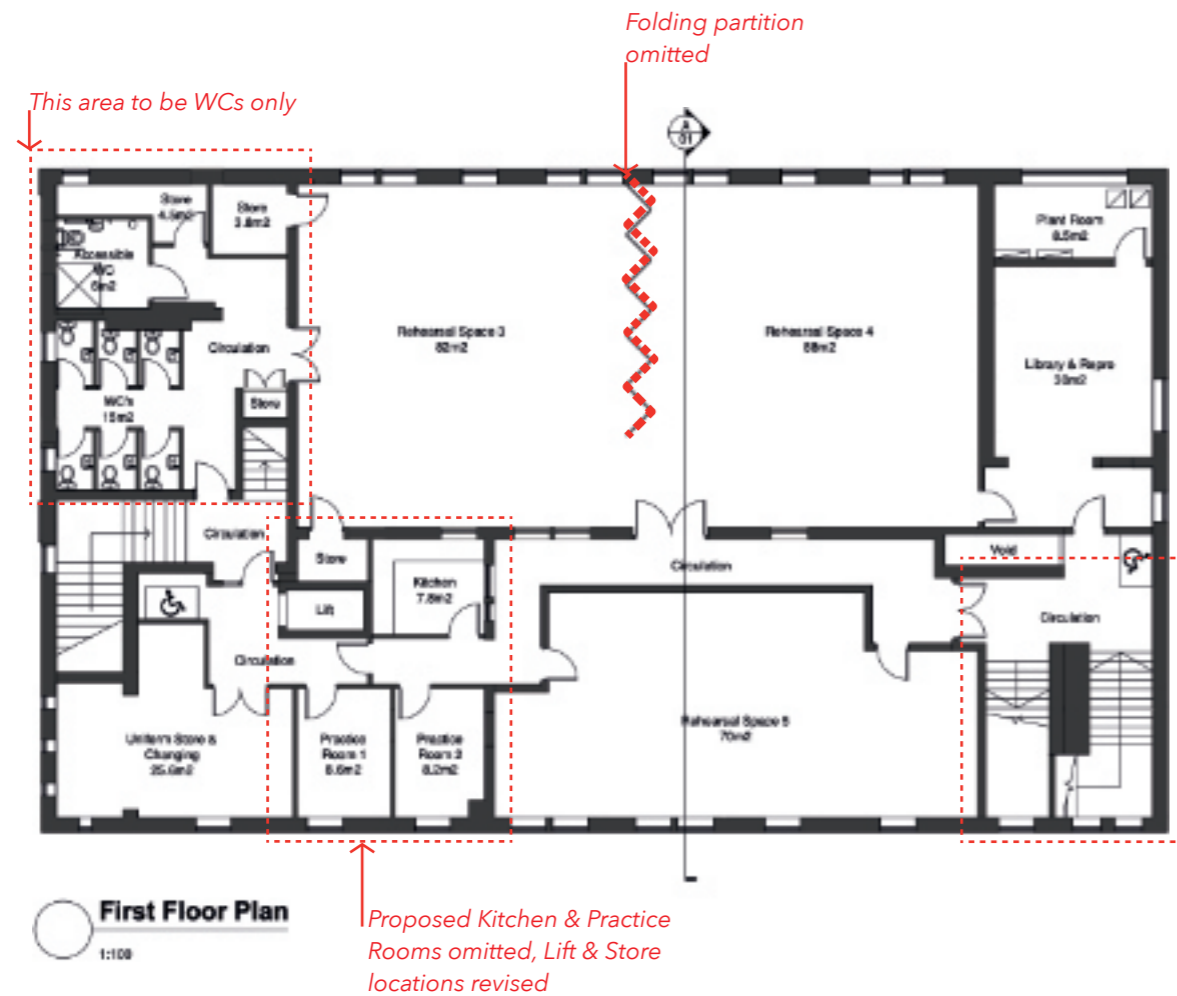
The project brief floor plans, along with the accommodation and occupancy requirements were tested against these strategic approaches. In producing new proposals, the Team sought to rationalise and clarify the spaces proposed in the brief as far as possible, reducing space given to circulation and focusing on the provision of choral rehearsal space as a top priority, with spaces judged to be of lower priority initially omitted. The principal aim was to test the brief and clarify the BYC's priorities: what was absolutely essential, what was a 'nice to have' and where might compromises have to be found?



**BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT**

5.1 DESIGN DEVELOPMENT

5.1.3 PROJECT BRIEF FLOOR PLANS: CHANGES MARK-UP [CONTINUED]



Design Development Workshops

A series of workshops to refine and develop the floor plans were held in direct consultation with the lead stakeholders, as well as through wider consultation with the larger stakeholder body. The building’s history (see section 3.0), as discovered by the Team, was shared with lead stakeholders to inform the discussions and explain the logic of the revised plans. With the historical context as a backdrop, the workshops to develop the proposals clarified the key priorities and areas of compromise.

Key Stakeholder Principles and Priorities

The workshops enabled the clarification of the BYC’s top priorities for the proposed designs:

- To create acoustically and visually outstanding spaces for singing, recording and performing (see ‘scoring’ of key spaces overleaf);
- Flexibility: to be able to use spaces in different ways, at different times, having the ability to manipulate spaces to use flexibly;

- Maximise rehearsal space: to support current and future growth of the choir;
- Maximise lettable space: to make the building viable to run through external hires;
- To ‘start with ideal’; explore and cost an ‘ideal’ situation that would achieve everything the BYC aspire to achieve in any given space, to develop a range of (costed) options to choose between if and when compromises are required.

BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.2 PROPOSED GENERAL ARRANGEMENT PLANS

5.2.1 BASEMENT LEVEL (B1) PLAN

Please refer to BALU-BBA-NV-XX-DR-A-2000, BALU-BBA-NV-XX-DR-A-2100, BALU-BBA-NV-XX-DR-A-2200 series for full details of Existing, Demolition and Proposed Plans.

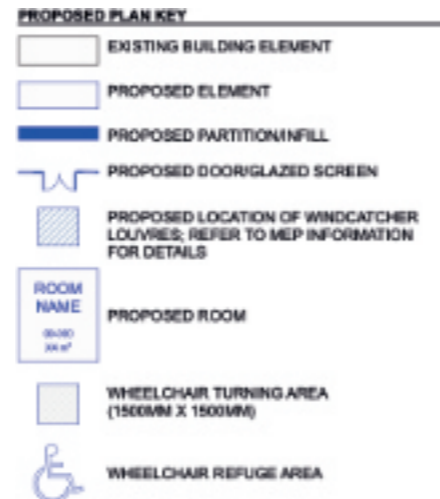
Proposed Basement Level

The proposals for the Basement transform the existing spaces into a Plant Room and a Store respectively.

The proposed Plant Room will require a suitable waterproofing system to ensure there is no lateral ingress of groundwater. Fire-resisting partitions and doors will be introduced as part of the proposed Fire Safety Strategy. Incoming services will be relocated to this room where necessary. Accessible risers from this room to the other levels of the building will be established as the Engineering Strategies are progressed at the next design stage.

The proposed Store will enable the BYC to keep medium-term storage items on site, especially uniforms for choir members, which must be ordered on long lead times, and require a high volume of stock to be available. Any moisture ingress to these areas will also require to be remediated, with a suitable waterproofing system installed as required.

Both of these space utilise existing stairs and stair widths; this is deemed acceptable given the very low proposed occupancy of these areas.

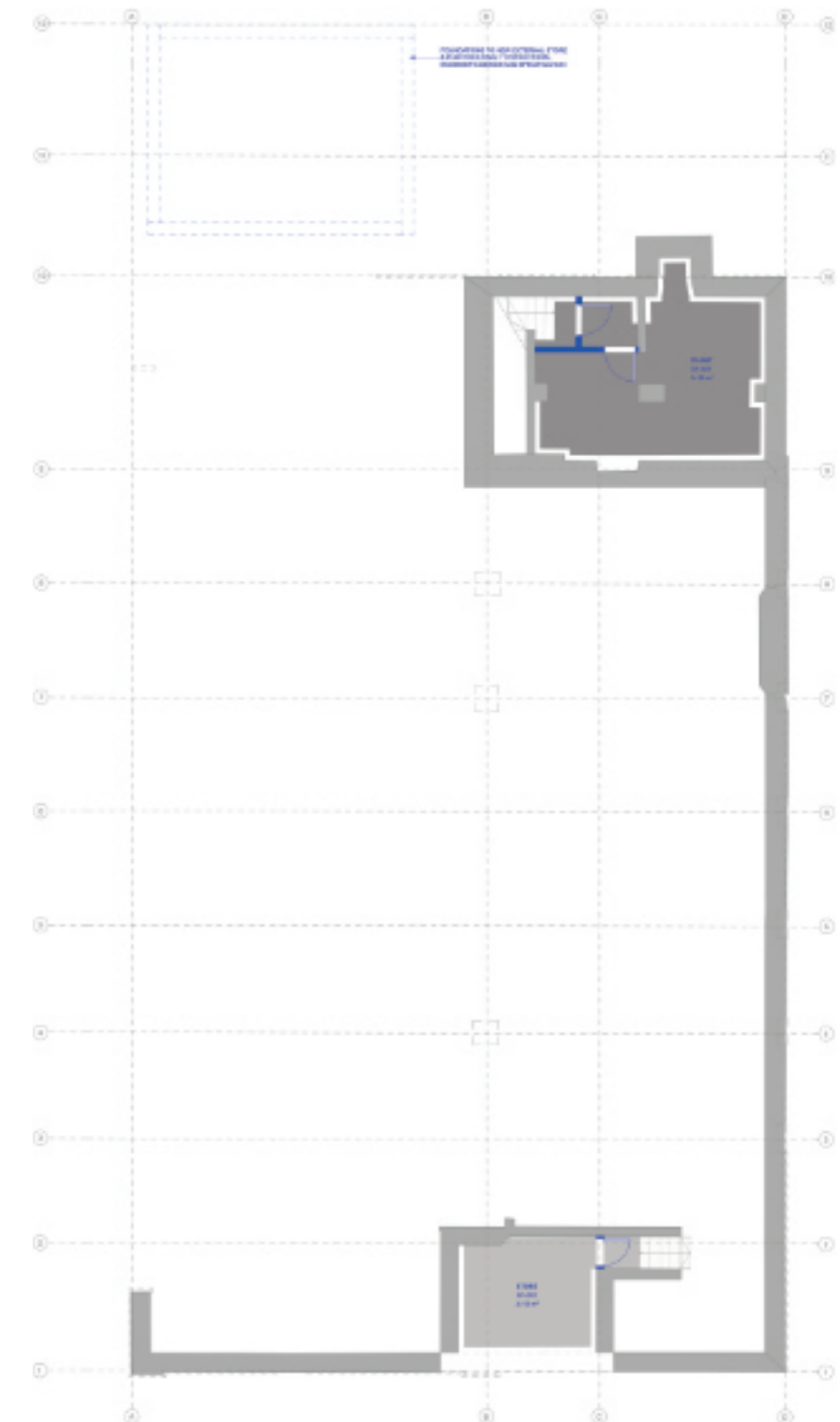


PROPOSED OCCUPANCIES KEY

LEVEL	ROOM	OCCUPANCY	DESIGN PROFILE
LEVEL B1			
LEVEL B1	PLANT	2	RECORDS STORAGE ACCESS FOR FIRE & BUILDING RISK TOLERANCE
	STORE	2	MEDIUM TERM STORAGE ITEMS
LEVEL B1 TOTAL OCCUPANCY: 2			
LEVEL 00			
LEVEL 00	MULTI-PURPOSE 01	94	REHEARSAL & GENERAL ACTIVITY SPACE, 1.037 PER PERSON
	MULTI-PURPOSE 02	96	PRINCIPALLY USED AS A RECEPTION AREA/ COMMUNITY CAFE, 1.037 PER PERSON
	KITCHEN	3	COMMERCIAL KITCHEN SERVING COMMUNITY CAFE, 7.037 PER PERSON
	OFFICE	2	OFFICE SPACE FOR STAFF, 4.037 PER PERSON
	TECH. STORE	2	EXCLUDED ONLY WITHIN LOCAL STORAGE (MUSIC STORAGE) EQUIPMENT
REHEARSAL 01	165	LARGE CHOIR REHEARSAL SPACE, 4.037 PER PERSON (BFL)	
LEVEL 00 TOTAL OCCUPANCY: 362			
LEVEL 01			
LEVEL 01	REHEARSAL 02	265	LARGE CHOIR REHEARSAL SPACE, 4.037 PER PERSON (BFL)
	LIBRARY & REPROGRAPHICS	12	STORAGE OF CHORAL MUSIC, OCCASIONAL REHEARSAL
	KITCHEN	2	REHEARSAL SERVING KITCHEN SERVING REHEARSAL, SERVICES NO FOOD
	REHEARSAL 03	160	LARGE CHOIR REHEARSAL SPACE, 4.037 PER PERSON (BFL)
	PRACTICE	2	11 MUSIC TEACHERS ROOM
	UNIFORM	7	DISPLAY & DISTRIBUTION OF CHORAL UNIFORMS, 2.037 PER PERSON
LAUNDRY CHANGE	2	TRYING ON CHORAL UNIFORMS, LAUNDRY CHORAL UNIFORMS, 2.037 PER PERSON	
LEVEL 01 TOTAL OCCUPANCY: 460			
LEVEL 02			
LEVEL 02	REHEARSAL 04	165	LARGE CHOIR REHEARSAL SPACE, 4.037 PER PERSON (BFL)
	OFFICE/MEETING	12	OFFICE/MEETING SPACE FOR STAFF, 1.037 PER PERSON
	KITCHEN	3	TEA POINT FOR STAFF, ASSUMED OCCUPANTS ALREADY ACCOUNTED FOR IN OTHER SPACES
LEVEL 02 TOTAL OCCUPANCY: 187			
BUILDING TOTAL OCCUPANCY: 1911			

NOTES: PROPOSED PLANS

- OCCUPANCY NUMBERS ARE PROVISIONAL, BASED ON CLIENT-SUPPLIED DATA & FLOOR SPACE FACTORS AS PER APPROVED DOCUMENT B, VOLUME 2, APPENDIX D, TABLE D1: 'FLOOR SPACE FACTORS'. SUBJECT TO FIRE ENGINEER & BUILDING CONTROL APPROVED INSPECTOR REVIEW
- WHERE APPROVED DOCUMENT B FLOOR SPACE FACTORS ARE UTILISED, A 5% REDUCTION HAS BEEN APPLIED TO ACCOUNT FOR CIRCULATION SPACE AND EQUIPMENT USE WITHIN EACH ROOM, USING CLIENT-SUPPLIED DATA
- WCs, LOBBIES, STAIRS & CIRCULATION SPACES GENERALLY ARE NOT INCLUDED IN TOTAL OCCUPANCY NUMBERS, SINCE IT IS ASSUMED ANY OCCUPANTS OF THESE SPACES ARE ACCOUNTED FOR WITHIN THE TOTALS CALCULATED FOR OTHER SPACES



BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.2 PROPOSED GENERAL ARRANGEMENT PLANS

5.2.2 GROUND FLOOR LEVEL (00) PLAN

Please refer to BALU-BBA-NV-XX-DR-A-2000, BALU-BBA-NV-XX-DR-A-2100, BALU-BBA-NV-XX-DR-A-2200 series for full details of Existing, Demolition and Proposed Plans.

Proposed Ground Floor Level

The proposals for the Ground Floor are organised around 2 principal spaces: the Multi-purpose Space and a Rehearsal Space. The latter takes advantage of a good degree of amenity to this side of the building – ample daylight through the windows and good ceiling height/room volume. A large Technical Store in accordance with the Project Brief is included.

A lift is inserted, and a new opening is formed in the North façade. Externally, this area of the site is given primarily to servicing; with a new external store and plant building, and a new raised floor level and service ramp for the movement of heavy musical equipment into the Technical Store, and with space for a van with a tail lift to operate safely. An external refuge for wheelchair users is included to this area.

The Multi-purpose Space is proposed, among other uses, to host a community café in the future, and as such a generous commercial kitchen provision is included. Current plans, in accordance with BYC briefing, is to include a moveable partition to this space. This will require a review of the provision of WCs, which could become inaccessible if the moveable partition were closed, with activities in the Southern space disrupted by foot traffic to the WCs. Further design development to be undertaken at the next design stage.

Level access is created at the new proposed main entrance to the West. Entirely new glazing is proposed to this façade, to replace the poorly performing single glazing with its severe damage due to inadequate moisture management as a result of very poor quality construction. Please refer to the Proposed West Elevation for more details of the proposals to this area.

PROPOSED PLAN KEY

- EXISTING BUILDING ELEMENT
- PROPOSED ELEMENT
- PROPOSED PARTITION/FILL
- PROPOSED DOOR/GLAZED SCREEN
- PROPOSED LOCATION OF WINDCATCHER LOUVRES; REFER TO MEP INFORMATION FOR DETAILS
- ROOM NAME
3000
3000 PROPOSED ROOM
- WHEELCHAIR TURNING AREA (1500MM X 1500MM)
- WHEELCHAIR REFUGE AREA

PROPOSED ROOMS KEY

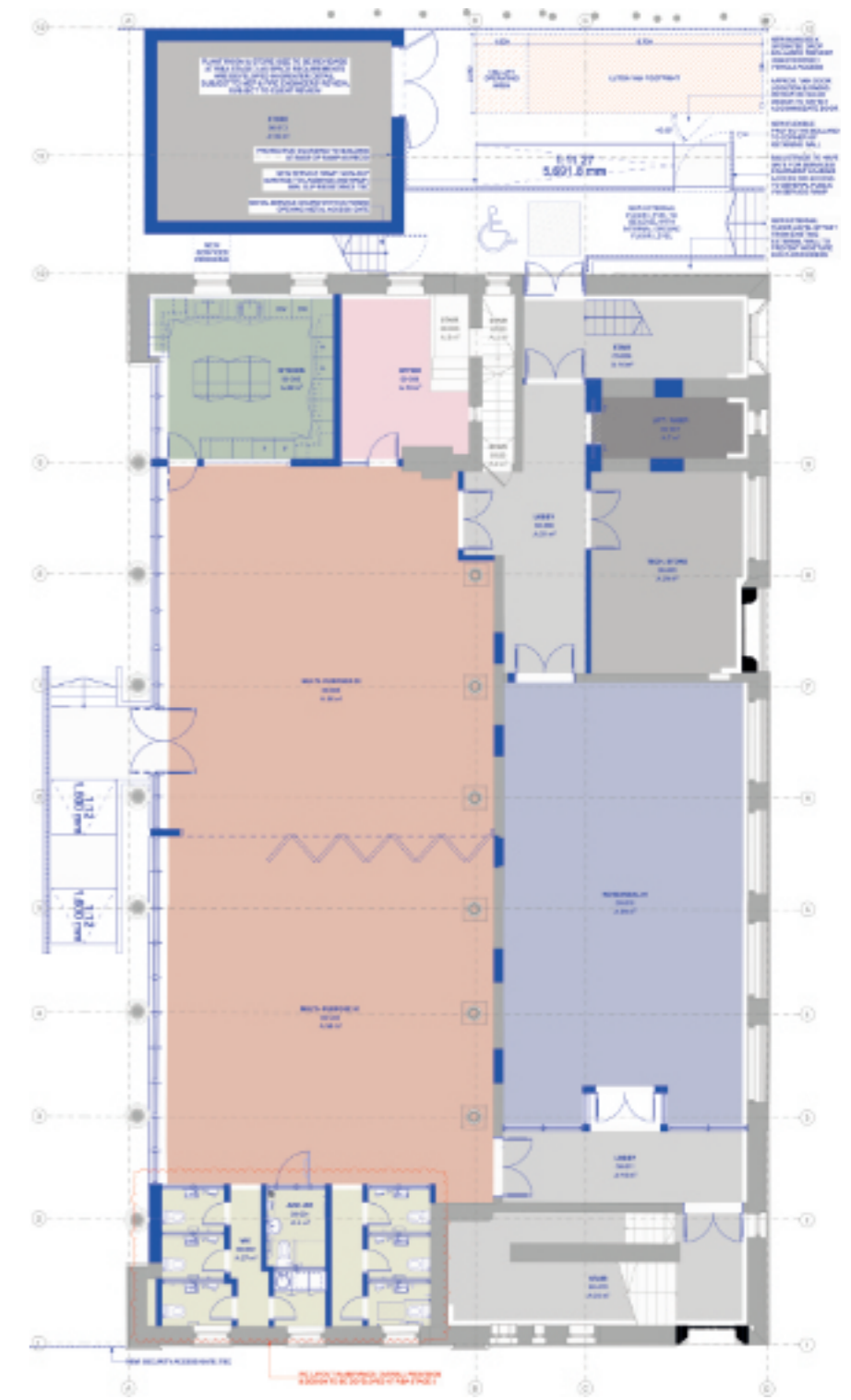
- AS EXISTING
- CORRIDOR/STAIRS
- STORES
- LIFT/RISER/PLANT
- WC
- UNIFORM/LAUNDRY
- KITCHEN
- MULTI-PURPOSE ROOM
- OFFICE/MEETING ROOM
- LIBRARY & REPROGRAPHICS
- REHEARSAL ROOM
- PRACTICE ROOM

PROPOSED OCCUPANCIES KEY

LEVEL	ROOM	OCCUPANCY	DESIGN PROFILE
LEVEL 01			
LEVEL 01	PLANT	2	REQUIRED SERVICES ACCESS FOR FIRE & BUILDING RISK REDUCTION
	STORE	2	MEDIUM TERM STORAGE ITEMS
LEVEL 01 TOTAL OCCUPANCY: 2			
LEVEL 00			
LEVEL 00	MULTI-PURPOSE 01	94	RECEPTION & COMMUNITY SPACE, 1.05M ² PER PERSON
	MULTI-PURPOSE 02	96	PRINCIPALLY USED AS A RECEPTION AREA/ COMMUNITY CAFE, 1.05M ² PER PERSON
	KITCHEN	3	COMMERCIAL KITCHEN SERVING COMMUNITY CAFE, 1.05M ² PER PERSON
	OFFICE	2	OFFICE SPACE: 0.8M ² PER PERSON
	TECH. STORE	2	EXCLUDED ONLY WITHIN THE TECHNICAL STORE (EXCLUDING TECHNICAL EQUIPMENT)
REHEARSAL 01	165	LARGE CHOIR REHEARSAL SPACE, 1.05M ² PER PERSON (BFL)	
LEVEL 00 TOTAL OCCUPANCY: 362			
LEVEL 01			
LEVEL 01	REHEARSAL 02	265	LARGE CHOIR REHEARSAL SPACE, 1.05M ² PER PERSON (BFL)
	LIBRARY & REPROGRAPHICS	12	STORAGE OF CHORAL MUSIC, OCCASIONAL REHEARSAL
	KITCHEN	2	REHEARSAL/REPAIRING KITCHEN SERVING REHEARSAL, SERVICES NO FOOD
	REHEARSAL 03	160	LARGE CHOIR REHEARSAL SPACE, 1.05M ² PER PERSON (BFL)
	PRACTICE	2	1 MUSIC TEACHERS ROOM
	UNIFORM	7	STORAGE & DISTRIBUTION OF CHORAL UNIFORMS, 1.05M ² PER PERSON
LAUNDRY CHANGE	2	TRYING ON CHORAL UNIFORMS, LAUNDRING CHORAL UNIFORMS, 1.05M ² PER PERSON	
LEVEL 01 TOTAL OCCUPANCY: 460			
LEVEL 02			
LEVEL 02	REHEARSAL 04	165	LARGE CHOIR REHEARSAL SPACE, 1.05M ² PER PERSON (BFL)
	OFFICE/MEETING	12	OFFICE/MEETING SPACE FOR STAFF, 1.05M ² PER PERSON
	KITCHEN	3	TEA POINT FOR STAFF, ASSUMED OCCUPANTS ALREADY ACCOUNTED FOR IN OTHER SPACES
LEVEL 02 TOTAL OCCUPANCY: 187			
BUILDING TOTAL OCCUPANCY: 1911			

NOTES: PROPOSED PLANS

- OCCUPANCY NUMBERS ARE PROVISIONAL, BASED ON CLIENT-SUPPLIED DATA & FLOOR SPACE FACTORS AS PER APPROVED DOCUMENT B, VOLUME 2, APPENDIX D, TABLE D1: 'FLOOR SPACE FACTORS'. SUBJECT TO FIRE ENGINEER & BUILDING CONTROL APPROVED INSPECTOR REVIEW
- WHERE APPROVED DOCUMENT B FLOOR SPACE FACTORS ARE UTILISED, A 5% REDUCTION HAS BEEN APPLIED TO ACCOUNT FOR CIRCULATION SPACE AND EQUIPMENT USE WITHIN EACH ROOM, USING CLIENT-SUPPLIED DATA
- WCs, LOBBIES, STAIRS & CIRCULATION SPACES GENERALLY ARE NOT INCLUDED IN TOTAL OCCUPANCY NUMBERS, SINCE IT IS ASSUMED ANY OCCUPANTS OF THESE SPACES ARE ACCOUNTED FOR WITHIN THE TOTALS CALCULATED FOR OTHER SPACES



BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.2 PROPOSED GENERAL ARRANGEMENT PLANS

5.2.3 FIRST FLOOR LEVEL (01) PLAN

Please refer to BALU-BBA-NV-XX-DR-A-2000, BALU-BBA-NV-XX-DR-A-2100, BALU-BBA-NV-XX-DR-A-2200 series for full details of Existing, Demolition and Proposed Plans.

Proposed First Floor Level

The proposals for the First Floor are organised around 2 Rehearsal Spaces.

To the West, in the former Computer Hall, a world-class, double-height Rehearsal and Performance space will be created. This restores the footprint and volume of the original principal Court Room, and will provide an inspiring, aspirational space that wows its inhabitants, embodying the ambition and achievements of the BYC to-date.

To the East, where the inserted mezzanine floor has compromised the quality of the original volume, a flexible rehearsal space that could be subdivided with a moveable partition. Other ancillary spaces are inserted to this side of the building; a Practice Room that could host music exams and peripatetic teaching, a re-heat Kitchen (no cooking) that would enable catered events/functions in the Large Rehearsal Space to support building viability through external hires; a Uniform & Laundry, essential to the BYC's operations, to support the temporary use/return and laundering of uniforms, as well as their outright purchase.

The footprint of the former Magistrate's Retiring Room is preserved and transformed into a Library/Reprographics space. As well as a vital storage function for the BYC's extensive licensed music library, this will become a beautiful space to meet and work in as required, greatly enhancing the existing condition by restoring glazed openings that have been enclosed with louvres/shutters, and restoring or opening up for the first time the roof volume above.

At this level, the external building is used for all building plant.

PROPOSED PLAN KEY

- EXISTING BUILDING ELEMENT
- PROPOSED ELEMENT
- PROPOSED PARTITION/FILL
- PROPOSED DOOR/GLAZED SCREEN
- PROPOSED LOCATION OF WINDCATCHER LOUVRES; REFER TO MEP INFORMATION FOR DETAILS
- ROOM NAME
- PROPOSED ROOM
- WHEELCHAIR TURNING AREA (1500MM X 1500MM)
- WHEELCHAIR REFUGE AREA

PROPOSED ROOMS KEY

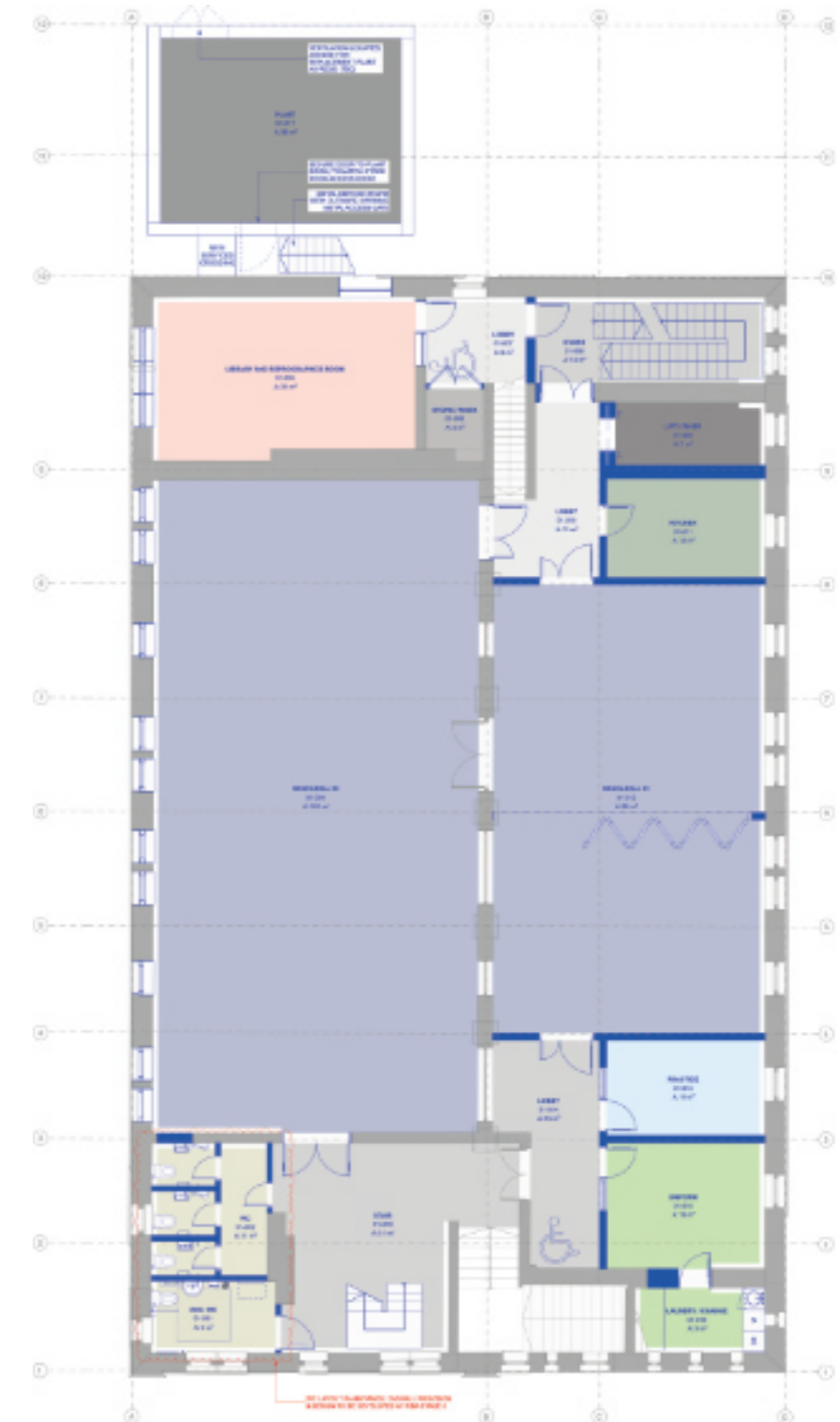
- AS EXISTING
- CORRIDOR/STAIRS
- STORES
- LIFT/RISER/PLANT
- WC
- UNIFORM/LAUNDRY
- KITCHEN
- MULTI-PURPOSE ROOM
- OFFICE/MEETING ROOM
- LIBRARY & REPROGRAPHICS
- REHEARSAL ROOM
- PRACTICE ROOM

PROPOSED OCCUPANCIES KEY

LEVEL	ROOM	OCCUPANCY	DESIGN PROFILE
LEVEL B1			
	PLANT	2	RECOVER SERVICES ACCESS FOR FIRE & BUILDING MAIN ESCAPE
	STORE	2	MEDIUM TERM STORAGE ITEMS
LEVEL B1 TOTAL OCCUPANCY: 2			
LEVEL 00			
	MULTI-PURPOSE 01	94	REHEARSAL & GENERAL ACTIVITY SPACE, 1.037 PER PERSON
	MULTI-PURPOSE 02	96	PRINCIPALLY USED AS A RECEPTION AREA/ COMMUNITY GATE, 1.037 PER PERSON
	KITCHEN	3	COMMERCIAL KITCHEN SERVICES COMMUNITY GATE, 1.037 PER PERSON
	OFFICE	2	OFFICE SPACE FOR STAFF, 4.5M ² PER PERSON
	TECH. STORE	2	ENCLOSED OFF-Y-ROAD/OUTSIDE STORAGE (EQUIPMENT)
	REHEARSAL 01	165	LARGE CHOR REHEARSAL SPACE, 4.5M ² PER PERSON (BFL)
LEVEL 00 TOTAL OCCUPANCY: 362			
LEVEL 01			
	REHEARSAL 02	265	LARGE CHOR REHEARSAL SPACE, 4.5M ² PER PERSON (BFL)
	LIBRARY & REPROGRAPHICS	12	STORAGE OF CHORAL MUSIC, OCCASIONAL REHEARSAL
	KITCHEN	2	REHEATING/STIRRING KITCHEN SERVING REHEARSAL SERVICES NO COOK
	REHEARSAL 03	160	LARGE CHOR REHEARSAL SPACE, 4.5M ² PER PERSON (BFL)
	PRACTICE	2	1 MUSIC TEACHERS ROOM
	UNIFORM	7	DISPLAY & DISTRIBUTION/SALE OF CHOR UNIFORMS, 2.0M ² PER PERSON
	LAUNDRY CHANGE	2	TRYING ON CHOR UNIFORMS, LAUNDRING CHOR UNIFORMS, 2.0M ² PER PERSON
LEVEL 01 TOTAL OCCUPANCY: 460			
LEVEL 02			
	REHEARSAL 04	165	LARGE CHOR REHEARSAL SPACE, 4.5M ² PER PERSON (BFL)
	OFFICE/MEETING	12	OFFICE/MEETING SPACE FOR STAFF, 1.037 PER PERSON
	KITCHEN	3	TEA POINT FOR STAFF, ASSUMED OCCUPANTS ALREADY ACCOUNTED FOR IN OTHER SPACES
LEVEL 02 TOTAL OCCUPANCY: 187			
BUILDING TOTAL OCCUPANCY: 1911			

NOTES: PROPOSED PLANS

- OCCUPANCY NUMBERS ARE PROVISIONAL, BASED ON CLIENT-SUPPLIED DATA & FLOOR SPACE FACTORS AS PER APPROVED DOCUMENT B, VOLUME 2, APPENDIX D, TABLE D1: 'FLOOR SPACE FACTORS'. SUBJECT TO FIRE ENGINEER & BUILDING CONTROL APPROVED INSPECTOR REVIEW
- WHERE APPROVED DOCUMENT B FLOOR SPACE FACTORS ARE UTILISED, A 5% REDUCTION HAS BEEN APPLIED TO ACCOUNT FOR CIRCULATION SPACE AND EQUIPMENT USE WITHIN EACH ROOM, USING CLIENT-SUPPLIED DATA
- WCs, LOBBIES, STAIRS & CIRCULATION SPACES GENERALLY ARE NOT INCLUDED IN TOTAL OCCUPANCY NUMBERS, SINCE IT IS ASSUMED ANY OCCUPANTS OF THESE SPACES ARE ACCOUNTED FOR WITHIN THE TOTALS CALCULATED FOR OTHER SPACES



BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.2 PROPOSED GENERAL ARRANGEMENT PLANS

5.2.4 SECOND FLOOR LEVEL (02) PLAN

Please refer to BALU-BBA-NV-XX-DR-A-2000, BALU-BBA-NV-XX-DR-A-2100, BALU-BBA-NV-XX-DR-A-2200 series for full details of Existing, Demolition and Proposed Plans.

Proposed Second Floor Level

The proposals for the Second Floor represent a number of enhancements to the building at this level. New stairs are inserted to North and South, the former travelling all the way from Ground to Second Floor to provide new egress at a suitable width to accommodate an increase in occupancy at this level. This provides an opportunity to open the tower volume to the staircase, enabling, perhaps for the first time, a view into the tower from the new stair below. New glazing proposed to the tower window openings will maintain the thermal integrity of the building.

The inserted ceiling will be removed to the East, hopefully allowing level access to be created, and the original roof volume, although compromised, to be enjoyed once again, albeit in slightly diminished form. Embracing the inserted floor as part of the building's history means a second, high quality Rehearsal Space can be created at this level.

Office/Meeting and Tea Point spaces support the potential subletting of this floor to a suitable external organisation, for example, artists in residence.

Accessibility is prioritised; the Tea Point includes an accessible section of worktop to enable a wheelchair user to independently use the facilities; as at every level, protected wheelchair refuges are provided away from stairwells.

As per other levels, WC layout is in abeyance, pending further work at the next stage. The Design Team tested a strategy of self-contained WCs, as per client request, which requires further review and design development.

PROPOSED PLAN KEY

- EXISTING BUILDING ELEMENT
- PROPOSED ELEMENT
- PROPOSED PARTITION/FILL
- PROPOSED DOOR/GLAZED SCREEN
- PROPOSED LOCATION OF WINDCATCHER LOUVRES; REFER TO MEP INFORMATION FOR DETAILS
- ROOM NAME
- PROPOSED ROOM
- WHEELCHAIR TURNING AREA (1500MM X 1500MM)
- WHEELCHAIR REFUGE AREA

PROPOSED ROOMS KEY

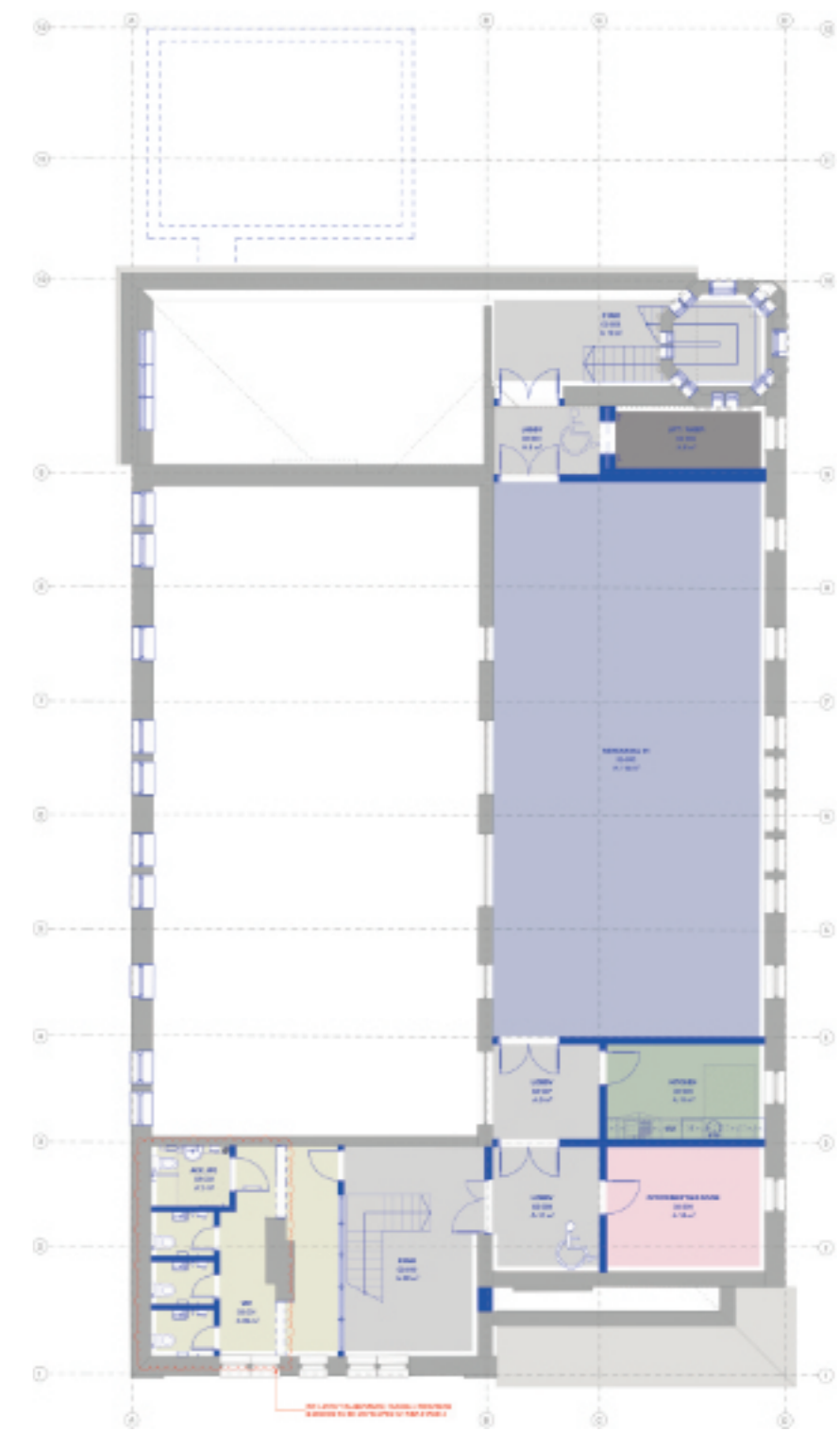
- AS EXISTING
- CORRIDOR/STAIRS
- STORES
- LIFT/RISER/PLANT
- WC
- UNIFORM/LAUNDRY
- KITCHEN
- MULTI-PURPOSE ROOM
- OFFICE/MEETING ROOM
- LIBRARY & REPROGRAPHICS
- REHEARSAL ROOM
- PRACTICE ROOM

PROPOSED OCCUPANCIES KEY

LEVEL	ROOM	OCCUPANCY	DESIGN PROFILE
LEVEL 01	PLANT	2	RECORDS STORAGE ACCESS FOR FIRE & BUILDING RISK ENGINEER
	STORE	2	MEDIUM TERM STORAGE ITEMS
	LEVEL 01 TOTAL OCCUPANCY: 2		
LEVEL 02	MULTI-PURPOSE 01	94	REHEARSAL & GENERAL ACTIVITY SPACE, 1.0MF PER PERSON
	MULTI-PURPOSE 02	96	PRINCIPALLY USED AS A RECEPTION AREA/ COMMUNITY CAFE, 1.0MF PER PERSON
	KITCHEN	3	COMMERCIAL KITCHEN SERVING COMMUNITY CAFE, 7.0MF PER PERSON
	OFFICE	2	OFFICE SPACE FOR STAFF, 4.0MF PER PERSON
	TECH. STORE	2	EXCLUDED ONLY WITHIN LOCAL STORAGE CHOPRO EN-CLOSURE (GENERAL EQUIPMENT)
LEVEL 02 TOTAL OCCUPANCY: 362			
LEVEL 03	REHEARSAL 01	165	LARGE CHOIR REHEARSAL SPACE, 4.0MF PER PERSON (BFL)
	LEVEL 03 TOTAL OCCUPANCY: 460		
	REHEARSAL 02	265	LARGE CHOIR REHEARSAL SPACE, 4.0MF PER PERSON (BFL)
	LIBRARY & REPROGRAPHICS	12	STORAGE OF CHORAL MUSIC, OCCASIONAL READING ROOM
	KITCHEN	2	REHEARSAL/REPAIRING KITCHEN SERVING REHEARSAL, SERVICES NO FOOD
	REHEARSAL 03	160	LARGE CHOIR REHEARSAL SPACE, 4.0MF PER PERSON (BFL)
	PRACTICE	2	1 MUSIC TEACHERS ROOM
UNIFORM	7	STORAGE & DISTRIBUTION OF CHORAL UNIFORMS, 2.0MF PER PERSON	
LAUNDRY	2	TRYING ON CHORAL UNIFORMS, LAUNDRYING CHORAL UNIFORMS, 2.0MF PER PERSON	
LEVEL 03 TOTAL OCCUPANCY: 460			
LEVEL 04	REHEARSAL 04	165	LARGE CHOIR REHEARSAL SPACE, 4.0MF PER PERSON (BFL)
	OFFICE/MEETING	12	OFFICE/MEETING SPACE FOR STAFF, 1.0MF PER PERSON
	KITCHEN	3	TEA POINT FOR STAFF, ASSUMED OCCUPANTS ALREADY ACCOUNTED FOR IN OTHER SPACES
LEVEL 04 TOTAL OCCUPANCY: 187			
BUILDING TOTAL OCCUPANCY: 1911			

NOTES: PROPOSED PLANS

- OCCUPANCY NUMBERS ARE PROVISIONAL, BASED ON CLIENT-SUPPLIED DATA & FLOOR SPACE FACTORS AS PER APPROVED DOCUMENT B, VOLUME 2, APPENDIX D, TABLE D1: 'FLOOR SPACE FACTORS'. SUBJECT TO FIRE ENGINEER & BUILDING CONTROL APPROVED INSPECTOR REVIEW
- WHERE APPROVED DOCUMENT B FLOOR SPACE FACTORS ARE UTILISED, A 5% REDUCTION HAS BEEN APPLIED TO ACCOUNT FOR CIRCULATION SPACE AND EQUIPMENT USE WITHIN EACH ROOM, USING CLIENT-SUPPLIED DATA
- WCs, LOBBIES, STAIRS & CIRCULATION SPACES GENERALLY ARE NOT INCLUDED IN TOTAL OCCUPANCY NUMBERS, SINCE IT IS ASSUMED ANY OCCUPANTS OF THESE SPACES ARE ACCOUNTED FOR WITHIN THE TOTALS CALCULATED FOR OTHER SPACES



BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.2 PROPOSED GENERAL ARRANGEMENT PLANS

5.2.5 ROOF LEVEL (RF) PLAN

Please refer to BALU-BBA-NV-XX-DR-A-2000, BALU-BBA-NV-XX-DR-A-2100, BALU-BBA-NV-XX-DR-A-2200 series for full details of Existing, Demolition and Proposed Plans.

Proposed Roof Level

The proposals for the Roof Level show the infill of the existing rooflight over the Large Rehearsal Space. Other, perished/ poorly maintained and performing rooflights will also be removed. New, safe access to the roof for maintenance will be developed at the next stage.

The existing chimneys will either be ventilated to eliminate the risk of flue-way condensation, or potentially utilised in the building ventilation strategy, which is proposed to be a mixed-mode mechanically-assisted natural ventilation strategy. As such, provisional locations for windcatcher louvres are also shown. These will be concealed within the roof valley, so as not to be visible at street level.

The original slates are of good quality, and will be re-used as far as possible, subject to specialist assessment and review of suitability. Matching slates will be utilised where required.

Lead flashings and existing rainwater goods will be repaired or replaced with new to match existing.

Onsite renewable energy generation via the installation of rooftop photovoltaic panels has been discounted; judged as not suitable for this building. Aside from questions of basic viability due to the building's North-South orientation, the potential harm done to the historic fabric and the setting of nearby listed heritage assets was judged to be too great by the Design Team. Providing safe future access for maintenance and potential replacement of rooftop panels would present a near-insurmountable problem, and the potential structural modifications would almost certainly prove prohibitive in terms of cost, buildability, and future safe operation.

PROPOSED PLAN KEY

- EXISTING BUILDING ELEMENT
- PROPOSED ELEMENT
- PROPOSED PARTITION/FILL
- PROPOSED DOOR/GLAZED SCREEN
- PROPOSED LOCATION OF WINDCATCHER LOUVRES; REFER TO MEP INFORMATION FOR DETAILS
- PROPOSED ROOM
- WHEELCHAIR TURNING AREA (1500MM X 1500MM)
- WHEELCHAIR REFUGE AREA

PROPOSED ROOMS KEY

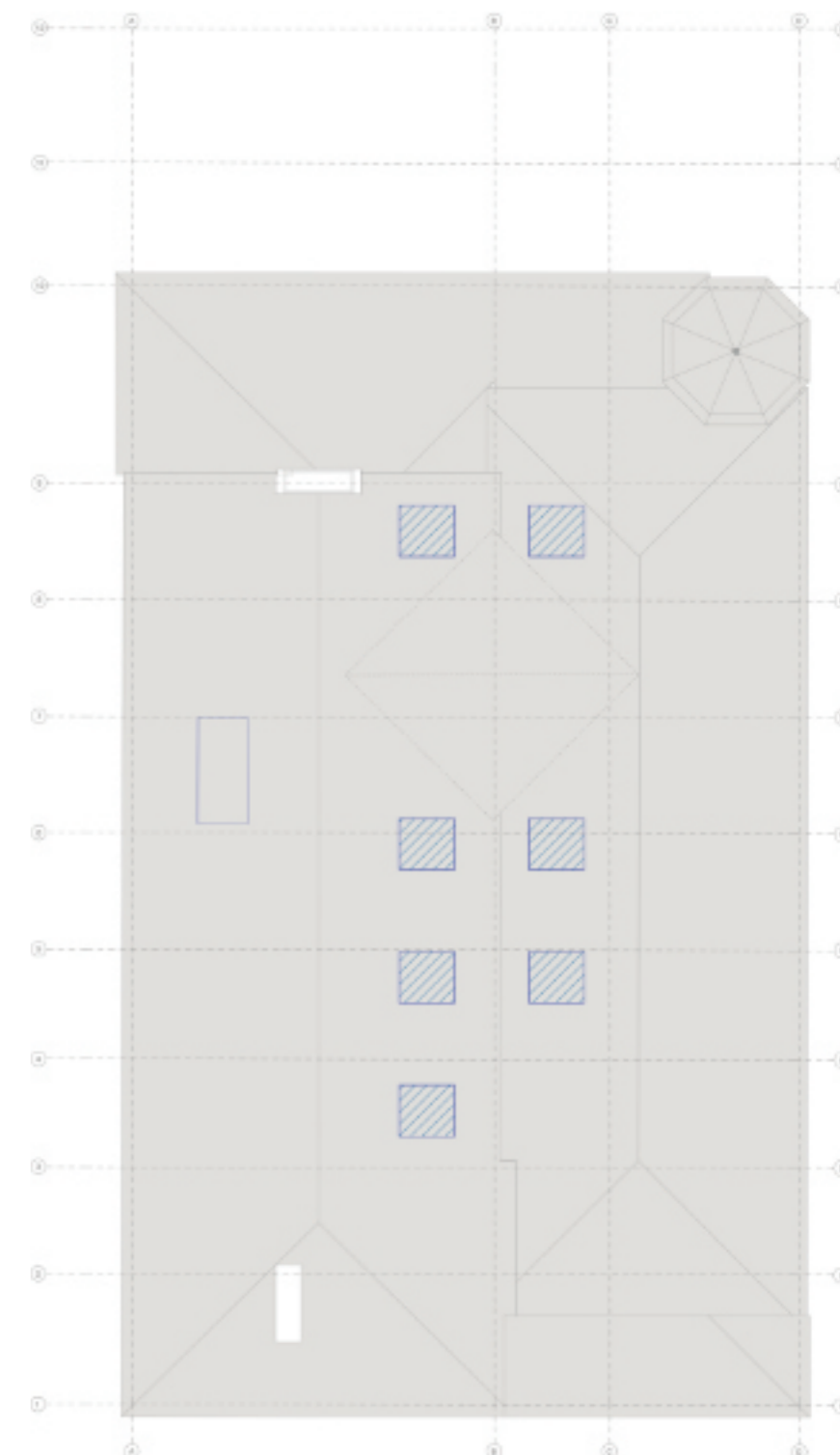
- AS EXISTING
- CORRIDOR/STAIRS
- STORES
- LIFT/RISER/PLANT
- WC
- UNIFORM/LAUNDRY
- KITCHEN
- MULTI-PURPOSE ROOM
- OFFICE/MEETING ROOM
- LIBRARY & REPROGRAPHICS
- REHEARSAL ROOM
- PRACTICE ROOM

PROPOSED OCCUPANCIES KEY

LEVEL	ROOM	OCCUPANCY	DESIGN PROFILE
LEVEL B1			
	PLANT	2	RECORDS STORAGE ACCESS FOR FIRE & BUILDING MAIN ENTRANCE
	STORE	2	MEDIUM TERM STORAGE ITEMS
LEVEL B1 TOTAL OCCUPANCY: 2			
LEVEL 00			
	MULTI-PURPOSE 01	94	REHEARSAL & GENERAL ACTIVITY SPACE, 1.037 PER PERSON
	MULTI-PURPOSE 02	96	PRINCIPALLY USED AS A RECEPTION AREA/ COMMUNITY GATE, 1.037 PER PERSON
	KITCHEN	3	COMMERCIAL KITCHEN SERVING COMMUNITY GATE, 7.037 PER PERSON
	OFFICE	2	OFFICE SPACE FOR STAFF, 4.037 PER PERSON
	TECH. STORE	2	EXCLUDED ONLY WITHIN THE LARGE CHOR REHEARSAL SPACE, 4.037 PER PERSON
	REHEARSAL 01	165	LARGE CHOR REHEARSAL SPACE, 4.037 PER PERSON (BFL)
LEVEL 00 TOTAL OCCUPANCY: 362			
LEVEL 01			
	REHEARSAL 02	265	LARGE CHOR REHEARSAL SPACE, 4.037 PER PERSON (BFL)
	LIBRARY & REPROGRAPHICS	12	STORAGE OF CHORAL MUSIC, OCCASIONAL REHEARSAL SPACE
	KITCHEN	2	REHEARSAL SERVING KITCHEN SERVING REHEARSAL, SERVICES NO FOOD
	REHEARSAL 03	160	LARGE CHOR REHEARSAL SPACE, 4.037 PER PERSON (BFL)
	PRACTICE	2	1 MUSIC TEACHERS ROOM
	UNIFORM	7	DISPLAY & DISTRIBUTION OF CHOR UNIFORMS, 4.037 PER PERSON
	LAUNDRY CHANGE	2	TRYING ON CHOR UNIFORMS, LAUNDRY CHOR UNIFORMS, 4.037 PER PERSON
LEVEL 01 TOTAL OCCUPANCY: 460			
LEVEL 02			
	REHEARSAL 04	165	LARGE CHOR REHEARSAL SPACE, 4.037 PER PERSON (BFL)
	OFFICE/MEETING	12	OFFICE/MEETING SPACE FOR STAFF, 1.037 PER PERSON
	KITCHEN	3	TEA POINT FOR STAFF, OCCUPANTS ALREADY ACCOUNTED FOR IN OTHER SPACES
LEVEL 02 TOTAL OCCUPANCY: 187			
BUILDING TOTAL OCCUPANCY: 1911			

NOTES: PROPOSED PLANS





- OCCUPANCY NUMBERS ARE PROVISIONAL, BASED ON CLIENT-SUPPLIED DATA & FLOOR SPACE FACTORS AS PER APPROVED DOCUMENT B, VOLUME 2, APPENDIX D, TABLE D1: 'FLOOR SPACE FACTORS'. SUBJECT TO FIRE ENGINEER & BUILDING CONTROL APPROVED INSPECTOR REVIEW
- WHERE APPROVED DOCUMENT B FLOOR SPACE FACTORS ARE UTILISED, A 5% REDUCTION HAS BEEN APPLIED TO ACCOUNT FOR CIRCULATION SPACE AND EQUIPMENT USE WITHIN EACH ROOM, USING CLIENT-SUPPLIED DATA
- WCs, LOBBIES, STAIRS & CIRCULATION SPACES GENERALLY ARE NOT INCLUDED IN TOTAL OCCUPANCY NUMBERS, SINCE IT IS ASSUMED ANY OCCUPANTS OF THESE SPACES ARE ACCOUNTED FOR WITHIN THE TOTALS CALCULATED FOR OTHER SPACES



**BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT**

5.3 PROPOSED BUILDING ELEVATIONS

5.3.1 NORTH & SOUTH ELEVATIONS

- PROPOSED ELEVATIONS KEY**
-  EXISTING BUILDING ELEMENT
 -  PROPOSED ELEMENT
 -  PROPOSED VENTILATION LOUVRES, INDICATIVE ONLY: EXACT AREA TO BE DETERMINED AT RIBA STAGE 3
 -  PROPOSED AREA FOR EXTERNAL SIGNAGE/ WAY-FINDING, INDICATIVE ONLY: EXACT AREA TO BE DETERMINED AT RIBA STAGE 3

- PROPOSED EXTERNAL MATERIALS KEY**
- 01 EXISTING WINDOWS REPAIRED & REFURBISHED; REPLACEMENT GLAZING WHERE REQUIRED; EXISTING VENTILATION GRILLES REMOVED
 - 02 NEW EXTERNAL PPC METAL SERVICES ACCESS STAIR WITH SECURE ACCESS GATE
 - 03 NEW EXTERNAL NATURAL STONE STAIR
 - 04 NEW NATURAL DRESSED STONE CAVITY WALL
 - 05 NEW PPC ALUMINIUM EXTERNAL DOOR
 - 06 NEW EXTERNAL TOP-FIXED PPC VERTICAL RAIL BALUSTRADE
 - 07 EXISTING DOOR RETAINED & REPAIRED/ REFURBISHED (NO ACCESS)
 - 08 EXISTING STAINED GLASS WINDOWS RETAINED & REPAIRED/REFURBISHED
 - 09 NEW MANUALLY-OPERATED DROP BOLLARD
 - 10 NEW TIMBER-FRAMED FULLY GLAZED ENTRANCE DOOR
 - 11 NEW PPC ALUMINIUM LOUVRES TO PLANT ROOM
 - 12 EXISTING TIMBER DOOR REFURBISHED OR REPLACED WITH NEW TO MATCH EXISTING
 - 13 NEW EXTERNAL TOP-FIXED PPC VERTICAL RAIL BALUSTRADE WITH OFFSET PPC METAL HAND RAIL ON LOW LEVEL NATURAL STONE WALL WITH COPING STONE
 - 14 NEW TIMBER-FRAMED WINDOW
 - 15 FLEXIBLE PROTECTIVE BOLLARD TO WALL CORNER
 - 16 NEW ACCESS GATE TO MATCH 06



NORTH ELEVATION







SOUTH ELEVATION

*Please refer to BALU-BBA-NV-ZZ-DR-A-3100, BALU-BBA-NV-ZZ-DR-A-3200, BALU-BBA-NV-ZZ-DR-A-3300 series for full details of Existing, Demolition and Proposed Elevations.
Please refer to pXX for notes to Proposed Elevations.*

**BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT**

5.3 PROPOSED BUILDING ELEVATIONS

5.3.2 EAST ELEVATION

- PROPOSED ELEVATIONS KEY**
-  EXISTING BUILDING ELEMENT
 -  PROPOSED ELEMENT
 -  PROPOSED VENTILATION LOUVRES, INDICATIVE ONLY; EXACT AREA TO BE DETERMINED AT RIBA STAGE 3
 -  PROPOSED AREA FOR EXTERNAL SIGNAGE/ WAY-FINDING, INDICATIVE ONLY; EXACT AREA TO BE DETERMINED AT RIBA STAGE 3

- PROPOSED EXTERNAL MATERIALS KEY**
- 01 EXISTING WINDOWS REPAIRED & REFURBISHED; REPLACEMENT GLAZING WHERE REQUIRED; EXISTING VENTILATION GRILLES REMOVED
 - 02 NEW EXTERNAL PPC METAL SERVICES ACCESS STAIR WITH SECURE ACCESS GATE
 - 03 NEW EXTERNAL NATURAL STONE STAIR
 - 04 NEW NATURAL DRESSED STONE CAVITY WALL
 - 05 NEW PPC ALUMINIUM EXTERNAL DOOR
 - 06 NEW EXTERNAL TOP-FIXED PPC VERTICAL RAIL BALUSTRADE
 - 07 EXISTING DOOR RETAINED & REPAIRED/ REFURBISHED (NO ACCESS)
 - 08 EXISTING STAINED GLASS WINDOWS RETAINED & REPAIRED/REFURBISHED
 - 09 NEW MANUALLY-OPERATED DROP BOLLARD
 - 10 NEW TIMBER-FRAMED FULLY GLAZED ENTRANCE DOOR
 - 11 NEW PPC ALUMINIUM LOUVRES TO PLANT ROOM
 - 12 EXISTING TIMBER DOOR REFURBISHED OR REPLACED WITH NEW TO MATCH EXISTING
 - 13 NEW EXTERNAL TOP-FIXED PPC VERTICAL RAIL BALUSTRADE WITH OFFSET PPC METAL HAND RAIL ON LOW LEVEL NATURAL STONE WALL WITH COPING STONE
 - 14 NEW TIMBER-FRAMED WINDOW
 - 15 FLEXIBLE PROTECTIVE BOLLARD TO WALL CORNER
 - 16 NEW ACCESS GATE TO MATCH 06



Please refer to BALU-BBA-NV-ZZ-DR-A-3100, BALU-BBA-NV-ZZ-DR-A-3200, BALU-BBA-NV-ZZ-DR-A-3300 series for full details of Existing, Demolition and Proposed Elevations.
Please refer to pXX for notes to Proposed Elevations.

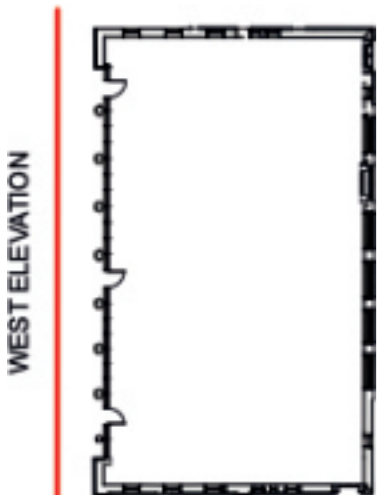
**BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC)
DESIGN & ACCESS STATEMENT**

5.3 PROPOSED BUILDING ELEVATIONS

5.3.3 WEST ELEVATION

- PROPOSED ELEVATIONS KEY**
- EXISTING BUILDING ELEMENT
 - PROPOSED ELEMENT
 - PROPOSED VENTILATION LOUVRES, INDICATIVE ONLY; EXACT AREA TO BE DETERMINED AT RIBA STAGE 3
 - PROPOSED AREA FOR EXTERNAL SIGNAGE/ WAY-FINDING, INDICATIVE ONLY; EXACT AREA TO BE DETERMINED AT RIBA STAGE 3

- PROPOSED EXTERNAL MATERIALS KEY**
- 01 EXISTING WINDOWS REPAIRED & REFURBISHED; REPLACEMENT GLAZING WHERE REQUIRED; EXISTING VENTILATION GRILLES REMOVED
 - 02 NEW EXTERNAL PPC METAL SERVICES ACCESS STAIR WITH SECURE ACCESS GATE
 - 03 NEW EXTERNAL NATURAL STONE STAIR
 - 04 NEW NATURAL DRESSED STONE CAVITY WALL
 - 05 NEW PPC ALUMINIUM EXTERNAL DOOR
 - 06 NEW EXTERNAL TOP-FIXED PPC VERTICAL RAIL BALUSTRADE
 - 07 EXISTING DOOR RETAINED & REPAIRED/ REFURBISHED (NO ACCESS)
 - 08 EXISTING STAINED GLASS WINDOWS RETAINED & REPAIRED/REFURBISHED
 - 09 NEW MANUALLY-OPERATED DROP BOLLARD
 - 10 NEW TIMBER-FRAMED FULLY GLAZED ENTRANCE DOOR
 - 11 NEW PPC ALUMINIUM LOUVRES TO PLANT ROOM
 - 12 EXISTING TIMBER DOOR REFURBISHED OR REPLACED WITH NEW TO MATCH EXISTING
 - 13 NEW EXTERNAL TOP-FIXED PPC VERTICAL RAIL BALUSTRADE WITH OFFSET PPC METAL HAND RAIL ON LOW LEVEL NATURAL STONE WALL WITH COPING STONE
 - 14 NEW TIMBER-FRAMED WINDOW
 - 15 FLEXIBLE PROTECTIVE BOLLARD TO WALL CORNER
 - 16 NEW ACCESS GATE TO MATCH 06



*Please refer to BALU-BBA-NV-ZZ-DR-A-3100, BALU-BBA-NV-ZZ-DR-A-3200, BALU-BBA-NV-ZZ-DR-A-3300 series for full details of Existing, Demolition and Proposed Elevations.
Please refer to pXX for notes to Proposed Elevations.*

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

5.3 PROPOSED BUILDING ELEVATIONS

5.3.4 NOTES TO PROPOSED ELEVATIONS

Please refer to BALU-BBA-NV-ZZ-DR-A-3100, BALU-BBA-NV-ZZ-DR-A-3200, BALU-BBA-NV-ZZ-DR-A-3300 series for full details of Existing, Demolition and Proposed Elevations.

NORTH

The harm done to the existing fabric by services runs, obsolete vents and other penetrations will be remediated. New glazing will open up the proposed Library and Reprographics room to daylight again from this elevation. New glazing proposed to the tower forms part of the strategy to open up the interior volume of this space to the stairwell below.

The new service entrance and raised external ground level provides access for heavy musical/technical equipment to be easily moved in and out of the building to the secure Technical Store inside. A service ramp, with no public access will facilitate the movement of heavy equipment cases that cannot be lifted.

The proposed external plant and store room building will be in a suitable dressed stone to complement the existing building whilst avoiding pastiche. Louvres at the first floor level of this building will ventilate mechanical plant, as well as providing access for installation and replacement of large equipment when required. Interestingly, this mimics the installation of plant into the main building at the point of conversion to a Computer Centre. The opening formed at that time is retained and new glazing introduced as above, accepting this piece of the building's history without compromising the thermal integrity of the new spaces.

SOUTH

The original public entrance to the Court House is restored for occasional use. This will not be the principal entrance to the building, since level access cannot be easily achieved here. An opportunity for building signage is denoted. This elevation is

largely unaltered, and will be sensitively repaired and restored where harm has been done to the historic fabric. As per the approach to the whole building, existing glazing will be repaired, refurbished and restored wherever viable, with secondary glazing introduced internally to achieve the acoustic and thermal performance the choir's proposed uses require. Where this is not possible, new glazing to match the existing will be installed. A detailed study of the existing windows is to be undertaken at Stage 3, to establish, wherever possible, historic proportions and divisions of glazing can be restored.

EAST

Both of the original entrance doors will be sensitively repaired and restored, although they are not used in the new proposals, the historic external appearance will be reinstated.

The principal elevation of the new external store building is from the East; this shows a simple façade in dressed stone, with access to the Storage function of the building at Ground Level. The mass and form of the building is minimised as far as possible, employing an honest approach to ensure the new structure remains subservient to the historic building, whilst being a clearly defined new addition that has an appropriate degree of solidity and presence to hold its own.

The raised external floor level will stand away from the existing building to mitigate any moisture issues. A secure access gate is shown to the Southern side of the new building, via which the Plant Room is accessed. This maximises available floor area in the new building through its external location, and is proposed to be realised, along with all new balustrading, in suitably lightweight metal with an unobtrusive painted finish to match the existing rainwater goods and soil pipes, respecting and complementing existing building.

Areas are shown to the existing glazing, set aside for the

introduction of louvres to support the proposed ventilation strategy. These are proposed to be located in the lower portion of the window, since the majority of daylight is transmitted through the upper third of the glazing. Exact number to be confirmed as the engineering strategy is developed further at the next stage.

WEST

As per all elevations, the harm done by redundant services plant and ventilation grilles will be sensitively remediated. This elevation proposes perhaps the boldest intervention to the existing fabric. The Ground Floor level glazing is proposed to be entirely replaced. The existing glazing is single-glazed, poorly performing glazing, with extant solar film showing it has been prone to overheating from solar gain in the past. The supporting low wall is severely eroded internally and externally due to poor construction and the increased weathering to this façade, which faces prevailing winds and driven rain. As such, extensive remediation would be required, and the resulting thermal performance would still likely be very poor, potentially unable to achieve compliance with Approved Document L.

The proposed new glazing would achieve a good thermal and acoustic performance, whilst greatly increasing the quality of daylight to the internal spaces. The increased proportions accept the historic enclosure of the building at this side of the building as given, whilst suggesting the original, fully open construction through its larger, uninterrupted glazed areas, threading a path between the building as originally built, and the successive adaptations made throughout its history, and doing so with a robustly detailed construction sensitive to the historic fabric.

This is proposed to become the new main entrance to the building, and as such, ramped level access is provided.

BARNESLEY LEVELLING UP FUND, BARNESLEY YOUTH CHOIR (BYC)
 DESIGN & ACCESS STATEMENT

5.4 PROPOSED BUILDING SECTIONS



Please refer to BALU-BBA-NV-XX-DR-A-4000 series for full details of Proposed Sections.

Proposed Sections show the configurations of stairs, roof volumes (as currently understood, pending further measured survey data), the new lift insertion, and rooms generally. Moveable partitions are shown where possible. Full level access internally remains to be reviewed at the next design stage.



6.0 CONCLUSION

BARNSLEY YOUTH CHOIR (BYC)
BOND BRYAN
DESIGN & ACCESS STATEMENT

BARNSELY LEVELLING UP FUND, BARNSELY YOUTH CHOIR (BYC) DESIGN & ACCESS STATEMENT

6.1 A NEW HOME FOR THE BYC

The Team is committed to developing the proposed Architectural Concepts, to create a building with world-class spaces for young people and the wider community. We share the high aspirations of the BYC to have people travel from the wider Northern region, the UK as a whole and even internationally to sing in the spaces created.

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.

A number of strategic challenges remain. Proposed occupancies (see section 1.2) are extremely challenging to achieve within the constraints of the existing building, even if new stairs are introduced, with corresponding increases in clear escape widths. The Team has refined and iterated the Fire Safety Strategy and Plans as the proposals have developed, introducing measures to increase the safe occupancy levels as far as possible.

Overall occupancies require a high level of WC provision which is challenging spatially. A self-contained WC strategy was tested at Stage 2, and failed to provide the minimum provision required by BS 6465. Options will be developed in line with the Fire Safety Strategy (to determine final occupancies and the required WC provision) at RIBA Stage 3.

The aims outlined in this Statement to make the building resilient to a changing climate and operable for the entirety of its 75-year design life will be extremely challenging to achieve. The Team will have to work hard at the proceeding design stages to ensure good outcomes can be realised.

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 former Computer Centre/Court House 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 the building needs to be adapted to fit both 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 will benefit from access to, and use of, the building's facilities, to flourish in line with the stated aims and achievements to-date of the BYC.

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 achieve everything the BYC aspire it to achieve; allowing them to develop and expand their current programmes, unlocking creative approaches to new challenges, exceeding expectations and allowing the choir to continue to act as a powerful force for good in the local community.

B

B O N D B R Y A N

95 High Street
Westerham
Kent, TN16 1RE
01959 567 300
info@bondbryan.co.uk