

BURNTWOOD . Design and Access Statement

BRNT-BBA-00-XX-RP-A-0001 / Dec 2020



BURNTWOOD COURT



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Aerial view showing extent of site within existing development

INTRODUCTION

The Burntwood Court Hotel and Leisure Facility on the outskirts of Brierley, Barnsley has been under the stewardship of the Saul family for over four decades. Since the initial development of the site into a sports complex and associated residential dwelling in the late 1970's the family have slowly and sensitively invested into the facilities to ensure that they not only remain market-relevant and commercially sustainable but that they continue to offer a thriving and valued hub at the very heart of the local community that is inclusive and welcoming to all.

As custodians of the facility, Burntwood is more than just a business for the Saul family. It is a home, a legacy and a livelihood. It is somewhere that our Client wishes to protect, safeguard and improve for each successive generation of loyal customers from Barnsley and the surrounding areas now and into the future. These latest proposals are part of that ongoing aspiration toward positive investment and adaptation, which places the community and local economy at the very heart of the Burntwood story.

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USE

Our proposal seeks to enhance the current hospitality offering at Burntwood via the provision of nine, bespoke holiday pods set within beautifully landscaped grounds. The pods complement the existing hotel and wedding facilities but offer a distinct competitive advantage for Burntwood compared to other local tourist-related venues by enabling guests, newlyweds, their friends and families to enjoy an extended vacation or ‘minimoon’ in a tranquil, rural setting without the need to travel further afield. In doing so, the proposals seek to ensure that Burntwood remains a viable commercial destination and offers a diverse and operationally robust model within what has been a devastated leisure and hospitality sector over the past 12 months during the global pandemic.

The pods provide a range of short-term holiday or overnight-stay accommodation for customers primarily visiting Burntwood for wedding and celebration functions. The recently completed Ceremony Building within landscape grounds to the south of the main development within the site has acted as a catalyst for a resurgence in bookings at Burntwood throughout 2020. This is despite the obvious limitations and restrictions imposed by the measures of lockdown and the local tiers introduced in an attempt to halt the spread of Covid-19 across the UK. What is clear from ongoing customer feedback however is that there remains a strong desire for an improvement to the sitewide landscaping and for the choice of a more private, higher-quality type of accommodation in addition to the current, conventional selection of hotel bedrooms.

AMOUNT

Striking a sensitive balance between introducing just the right amount of additional accommodation, without adversely impacting on the site’s natural character and landscaped perimeter has been of critical importance when arriving at these proposals. We recognise and acknowledge the necessity to preserve, protect and enhance the countryside within which the venue sits and as such our design approach toward deciding the right amount of development has been driven by the need to provide ‘just enough.’ Underpinning all of our conversations has been a strong and consistently held shared belief between Client and designer that whatever interventions are made should significantly contribute towards and enhance the site’s character and its position within the local landscape.

As such, the proposals have converged on the following accommodation provision, which it is felt offer the most suitable mix of size and type of unit for prospective customers whilst ensuring this is in-keeping and sympathetic with the context and setting:

- 2 x two-storey, two-bed pods (125sqm each approx);
- 2 x single-storey, two-bed pods (60sqm each approx);
- 5 x single-storey, one-bed pods (40sqm each approx);

LAYOUT

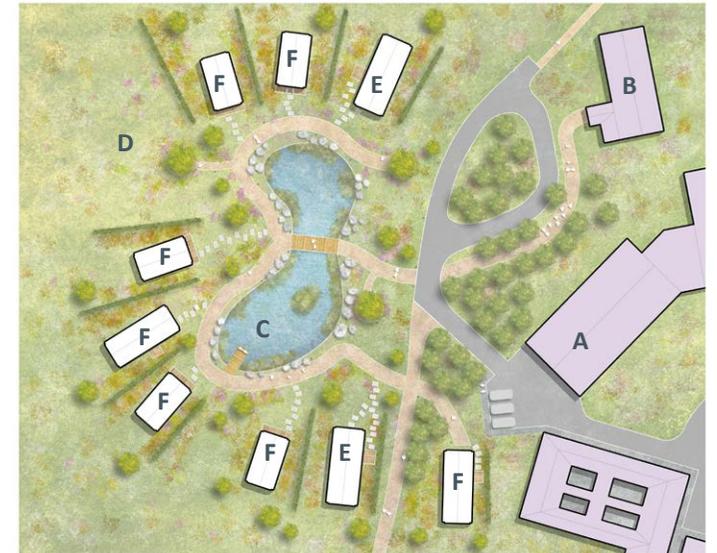
Arranged radially around a central, natural water feature, a cluster of beautifully detailed, yet architecturally simple pods are configured to maximise visibility towards both the wider countryside and the newly enhanced biodiverse grounds surrounding and connecting each pod.

The cluster occupies a parcel of undeveloped land immediately East of the existing hotel and function buildings, on land adjacent to the B6273. Connecting each of the pods is a gently meandering footpath and between each pod a subtle and sensitive landscape intervention provides discreet natural screening to further enhance the privacy and tranquillity for guests enjoying their escape. Orientation and focus is very deliberately centred on the water feature, which, it is envisaged, will become a haven and thriving natural habitat for local wildlife and flora and fauna species.



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- A. Existing Hotel
- B. Ceremony Building
- C. Central Water Feature
- D. Biodiversity-enhanced Landscape
- E. Two-storey Pod
- F. Single-storey Pod





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SCALE

The majority of the proposed pods are single-storey units (typically 2.75m eaves and 5m ridge), with a smaller number of two-storey units (typically 5.1m eaves and 7m ridge) to offer visual variety and a transition in scale more relevant to the existing buildings nearby. With a concentrated footprint, each unit provides all the necessary self-catering functions but within a spatially very compressed and intelligently efficient layout to maximise inward functionality whilst minimising outward impact. Carefully selected landscaping will further help ground the pods within their natural surroundings and soften their presence. Our designs for both the single and double-storey units utilise pitched roofs, achieving a contemporary interpretation of a local vernacular with striking glazed gables and precision detailing. Furthermore, the pitched roofs maximise internal volumes and allow loft-type accommodation for the duplex pods without requiring the insertion of an additional full storey and therefore mitigating the visual impact and perceived scale of the larger accommodation units.

APPEARANCE

Typified by pitched gables and clad with a simple, restrained palette of high-quality natural materials, our approach has been to create a ‘family’ of similarly designed but uniquely individual pod types. Pursuing a design ethos of “Less is More” each pod-type takes inspiration from the Scandinavian woodland cabins which sit so effortlessly within their natural environment. Cosy, yet visually clean and crisp – the approach has to treat each pod as a small architectural jewel within a connected, flowing ribbon of beautifully designed micro-buildings.

Large expanses of high-performance glazing offer controlled and carefully orchestrated views out into the private and semi-private landscape, visually connecting the guests with their natural surroundings. Elsewhere, super-insulating wall constructions ensure the development meets the most demanding fabric-first principles of passive sustainable design for U-Values and Air-tightness to ensure that the pods not only leave a minimal visual impact on the site, but that their symbolic and environmental impact is similarly as soft. Carbon-conscious, low-energy design is a fundamental driving force behind our proposals and will form a key part of the story for Burntwood over the coming decades that guests are imagined to embrace and value as part of their visit. We want the guests at Burntwood to feel deeply connected to the surrounding countryside, both spatially and metaphorically and the pods are a key ingredient in achieving this link.

LANDSCAPE

The site master plan reflects the rural surroundings of the development with a great emphasis on providing an enhanced and attractive, rural landscape with a strong intent to increase biodiversity and insect friendly planting. A mixture of native and non-native planting enhances the overall character of the development and provides an environment that is both fit for wildlife and people.

An emphasis has been placed on using local natural stone with regards to lake feature boulders and individual paths to pods to further root the landscape into its local character whilst existing path materials are utilised to tie the new development into the existing development.

Access to the development is via an easily managed circulatory footpath with the added interest of a bridge feature across the lake.

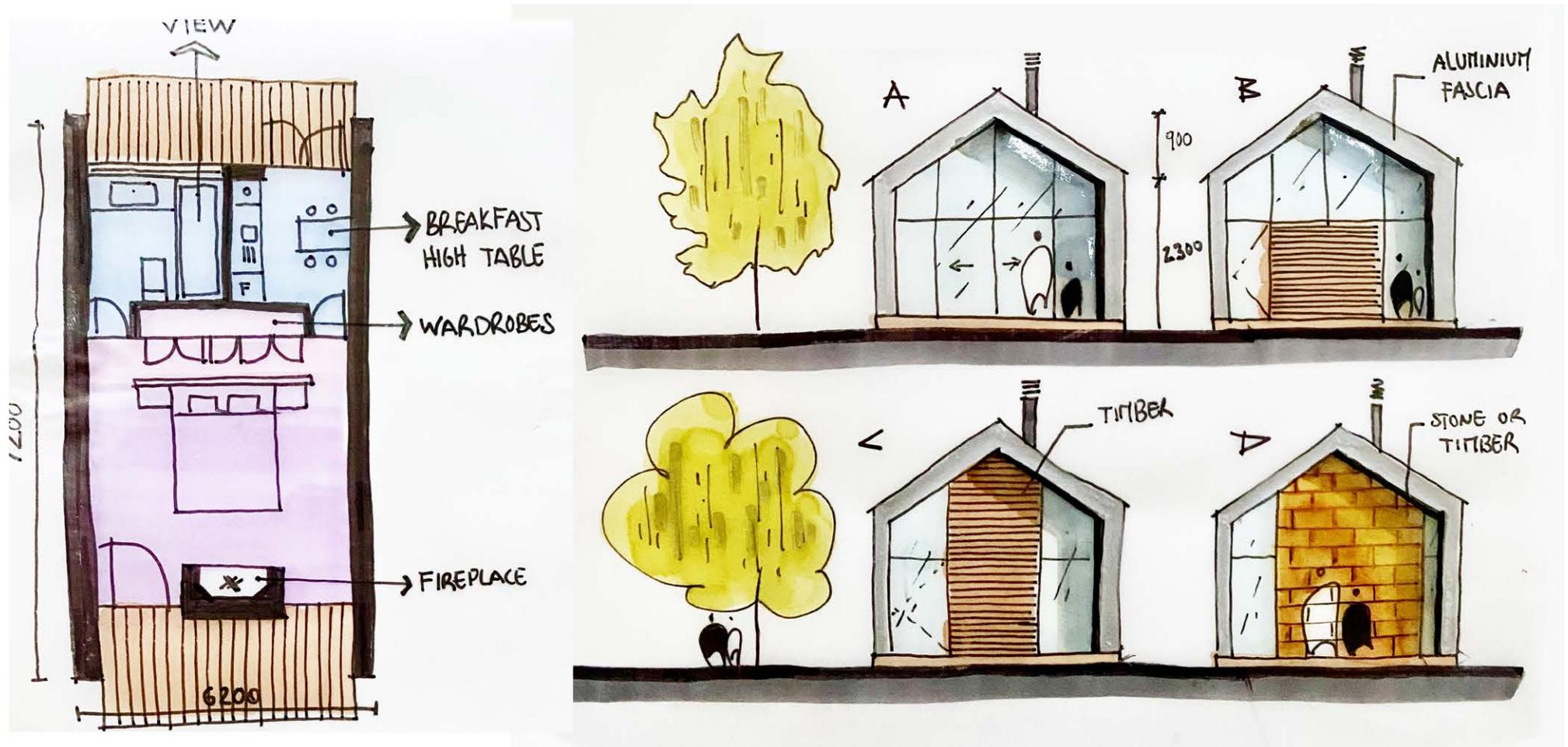


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Concept sketch









Eye-level view of central water feature

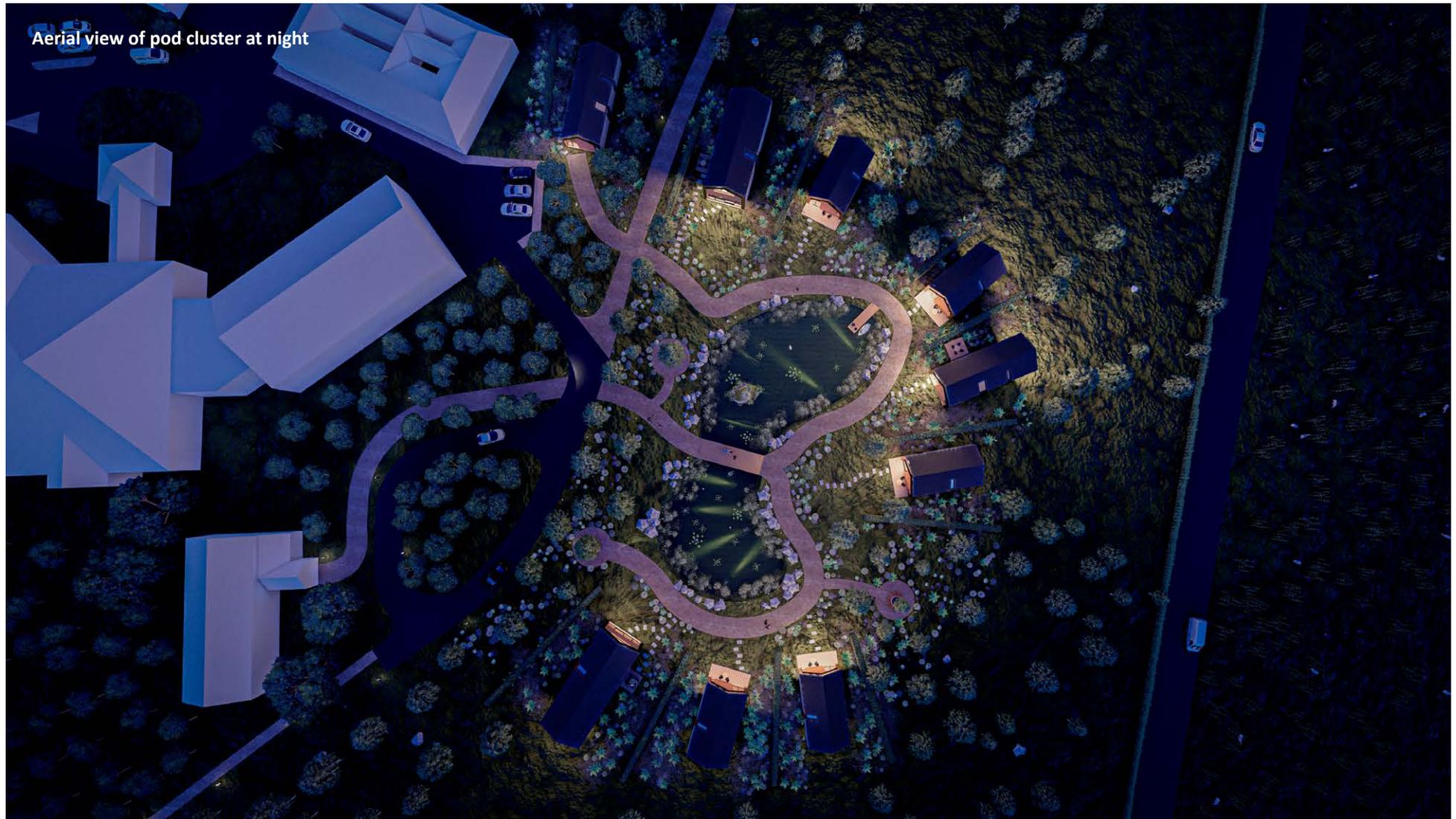


Tranquil contemplation amongst the landscape features



Pods and landscape fully integrated and harmonious





Feature glazed gable to two-storey unit



External view of single-storey pod











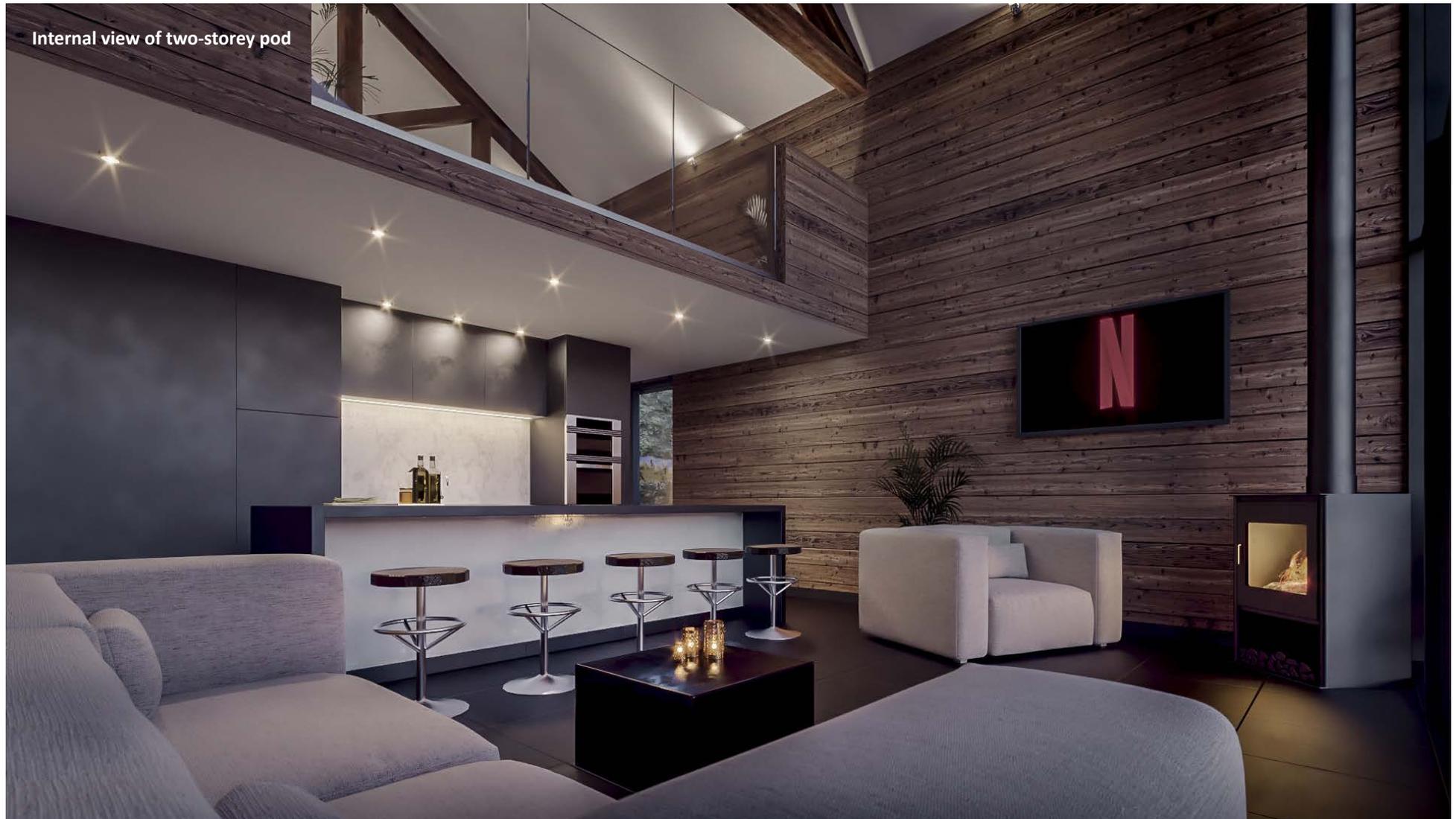
External view of single-storey pod





Internal view of two-storey pod





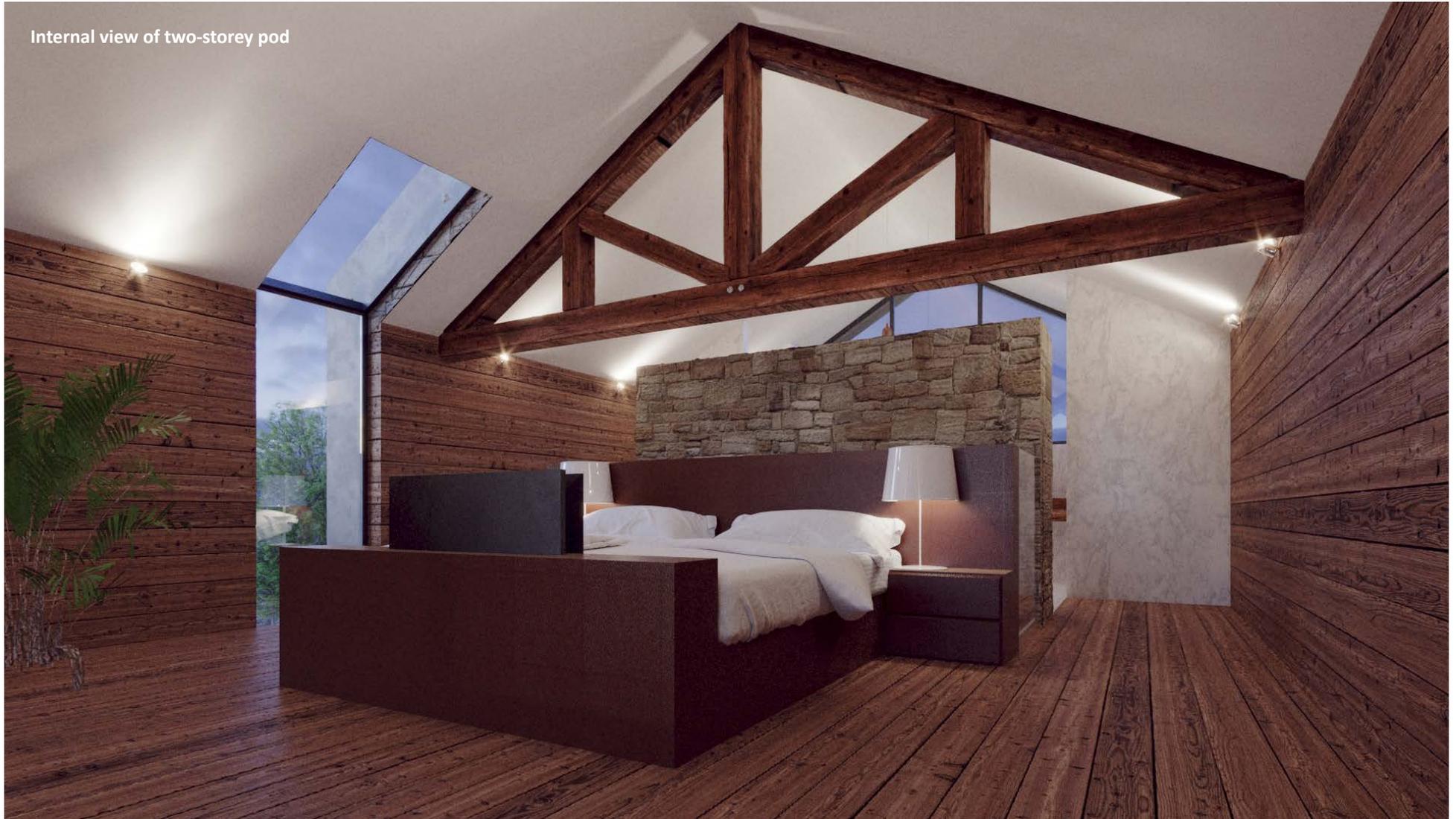


Internal view of two-storey pod



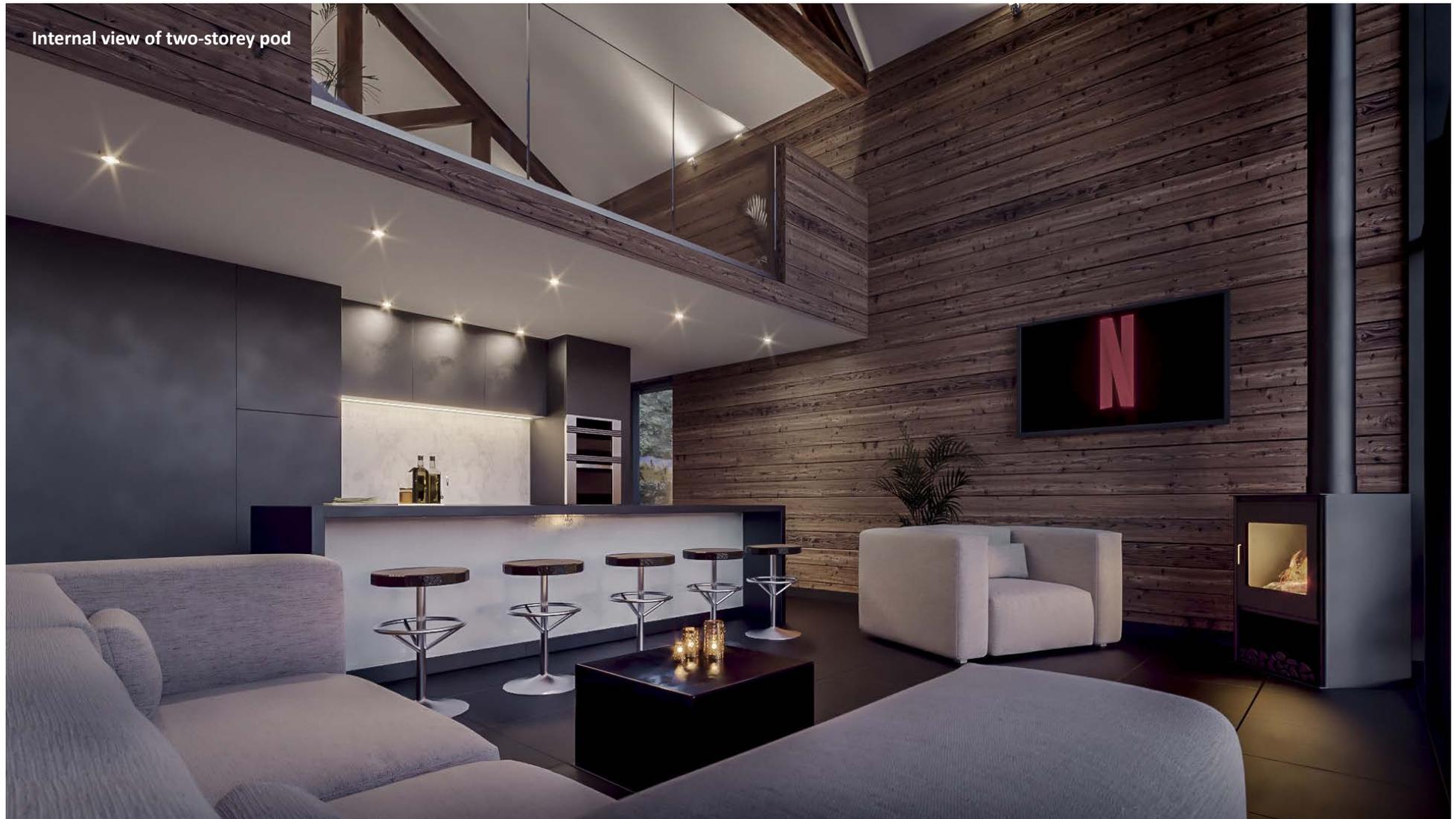


Internal view of two-storey pod



External view of two-storey pod





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ACCESS STATEMENT

The Equality Act 2010 places specific obligations on service providers to not discriminate against disabled people or people with special needs in the provision of services. The Building Regulations Approved Document Part M, sets out design standards which, when incorporated, will support compliance with The Equality Act.

British Standard BS 8300: 2009 is a primary reference document for both The Equality Act and Building Regulations AD Part M. Its purpose is to explain how the built environment can be designed to anticipate, and overcome, restrictions that prevent disabled people making full use of premises and their surroundings.

An accessible environment is one which a disabled person can enter and make use of independently or with the help from a partner or assistant, including being able to escape in the event of fire or other emergency.

The proposed developments at Burntwood have been designed in full compliance with the statutory and advisory standards.

Good management and maintenance of the facilities are essential elements in maintaining safe access and use of facilities by disabled people.

The extent to which accessibility is incorporated in the scheme must be achieved through a partnership between designers, managers and users.

The areas which have been addressed and will be further developed to include the following:

- Level or assisted access to the principal entrances and internal spaces of each pod from elsewhere on site
- Principal entrance of each pod clearly visible during daytime/ night-time
- Disabled car parking bays located close to the main route to the pod cluster
- Tactile paving used externally in required locations
- Provision of wide doors, typically a 1010mm door set providing 825mm clear
- All toilet facilities designed for disabled and ambulant disabled people
- Corridors generally 1800mm wide without major projections
- Contrasting nosings to staircase treads
- Doors, ironmongery and vision panels designed to accommodate disabled users
- Where possible corridor fire doors in key areas to be held open on electromagnetic retainers linked to the fire alarm system (fail-safe)
- Fire alarm system to emit visual and audible signals to warn occupants with hearing and sight impairments



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