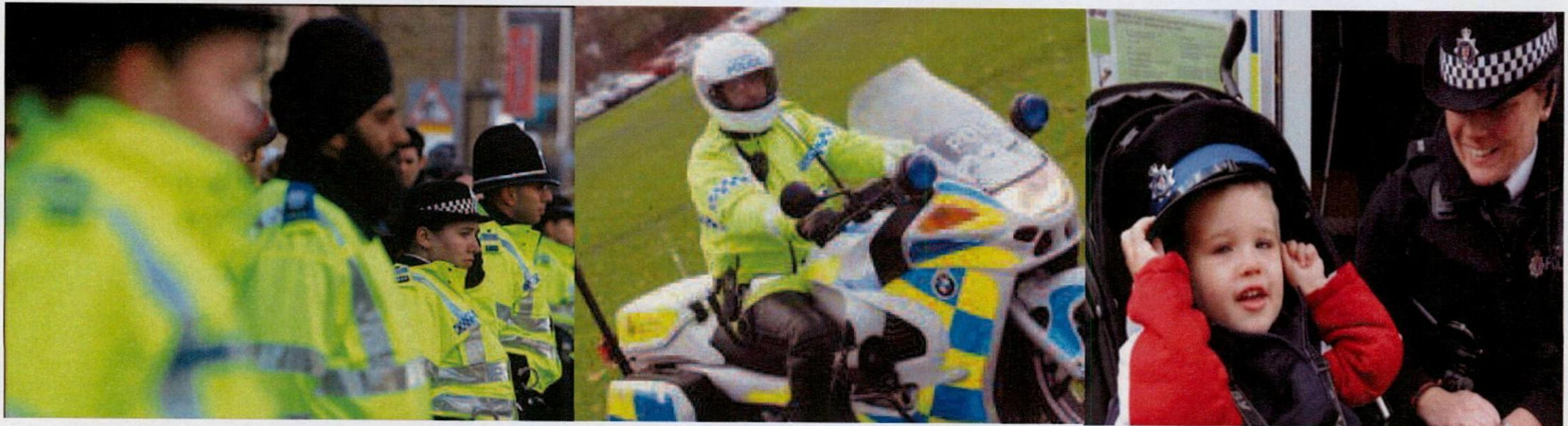


Proposed Investigation and Custody Centre
Barnsley

DESIGN AND ACCESS STATEMENT



WILLMOTT DIXON



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Introduction

01.

Introduction

The following document is provided in support of a planning application for a new 20 cell custody suite for South Yorkshire Police.

This document provides information on the design journey to date with elements on the site, constraints, client brief development.

The new facility will provide 20 cells of secure accommodation plus associated office and support space and will be linked to the existing Barnsley DHQ building and replaces an existing 24 cell suite which is no longer fit for purpose or in accordance with current Home Office Guidance.



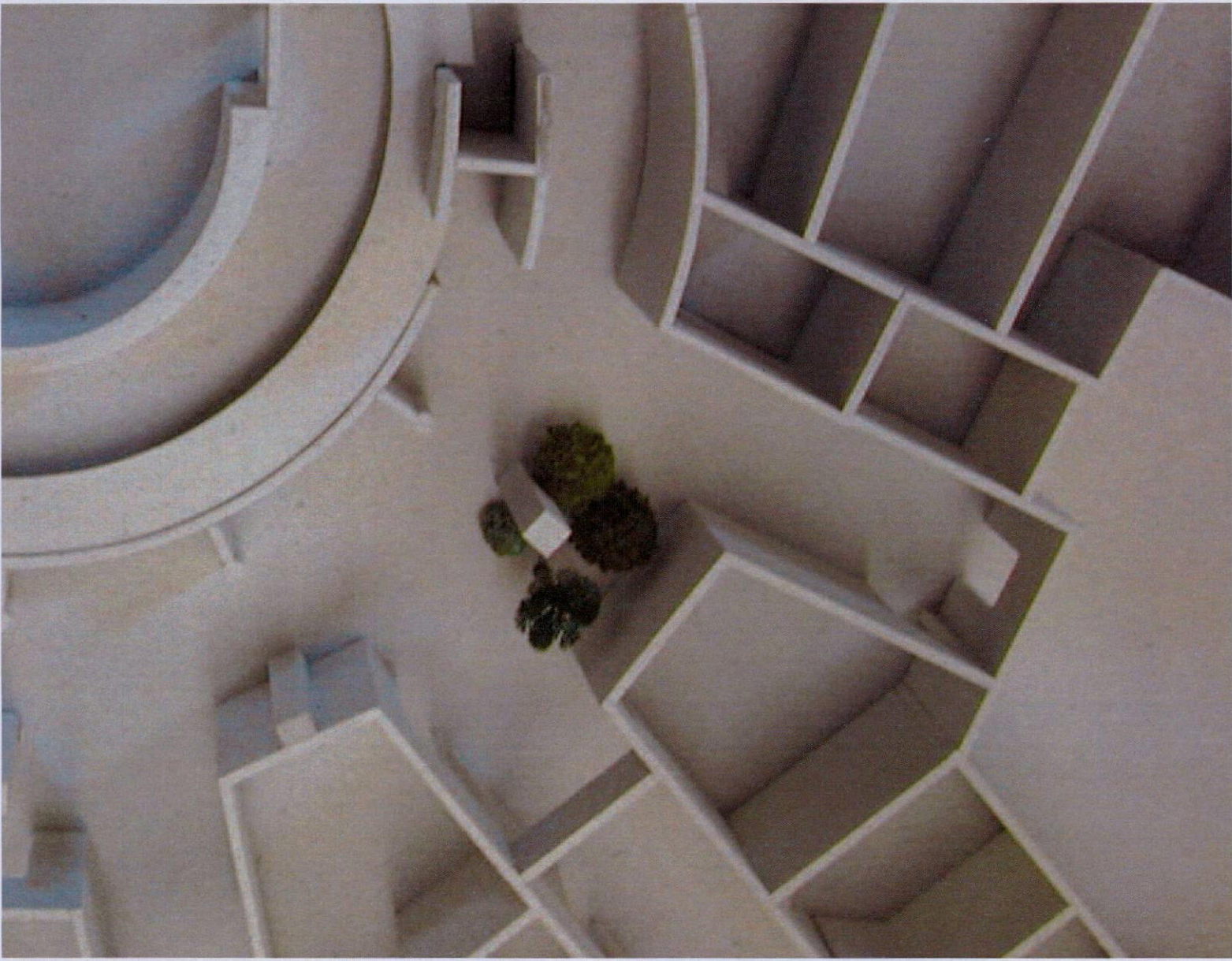
Introduction

The following document is provided to illustrate the proposals for the new 20 cell custody suite for South Yorkshire Police and design approach.

This document provides information on the design journey to date with elements on the site, constraints, client brief development.

The new facility will provide 20 cells of secure accommodation plus associated support space and will cover the Barnsley area.

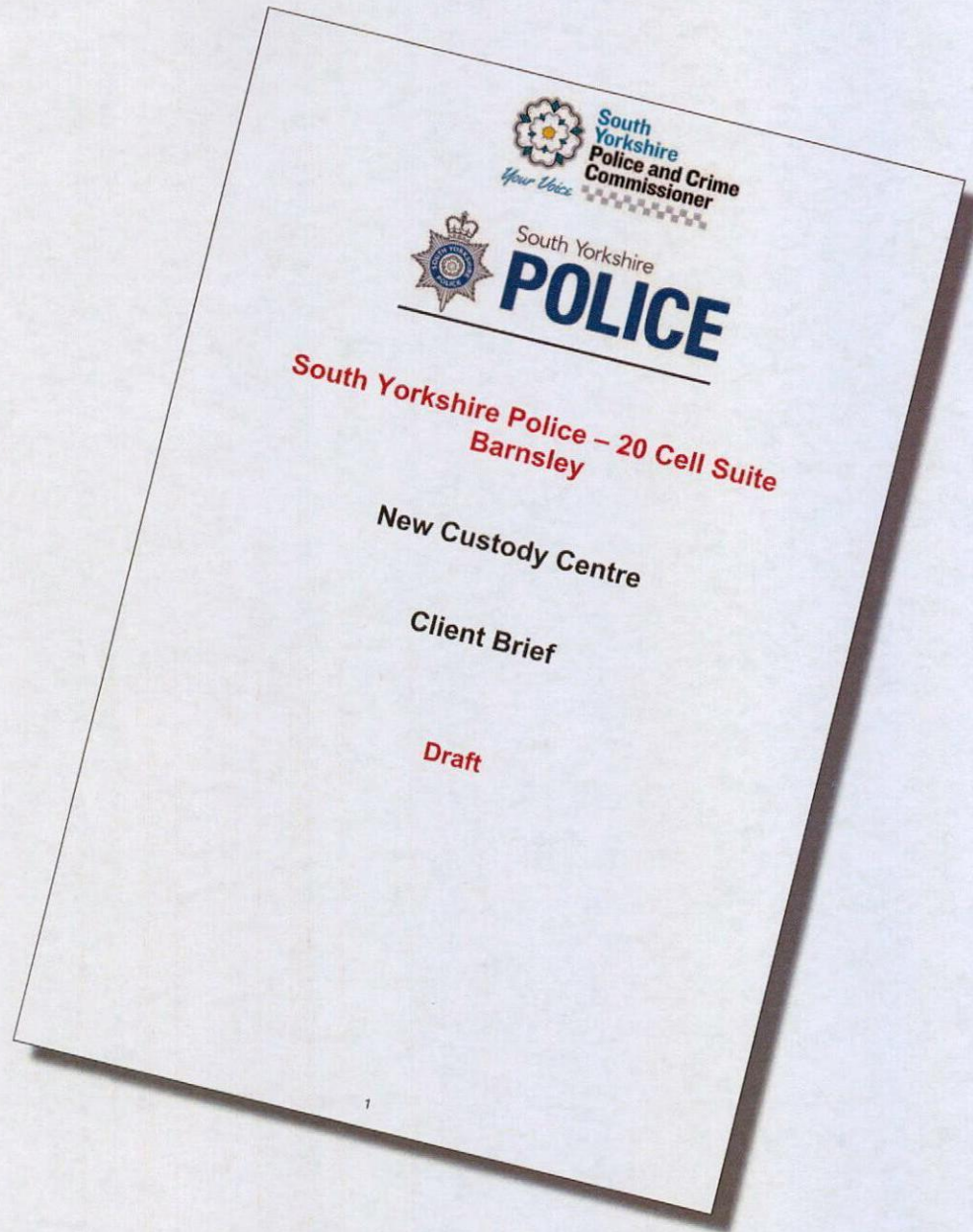
The site is situated at the existing Divisional Headquarters at Churchfield, Barnsley, and the proposals would see the demolition of the existing custody suite and remodelling and construction of a new station entrance.





Client Brief and Sustainability

02.



Sustainability and Breeam

The project has undergone rigorous briefing from the Client and The Home Office to come to the current solution.

It is proposed that the building is as sustainable as possible within the very prescriptive constraints of the Home Office Police Buildings Design Guide.

We have undertaken a LZC appraisal to look at the most appropriate form of space heating and power usage in the building and low energy fittings such as LED lights will be provided throughout.

The building fabric will be a high performing envelope with U-Values exceeding the requirements of Building Regulations.

We have carried out a BREEAM pre assessment, but it is not our intention to carry out a full assessment as the requirements of BREEAM do not fit well with a pure custody suite and we would find ourselves having to divert funds from meaningful sustainability measures to other items in order to achieve the credits.

We have carried out the assessment (under a prisons assessment, however a bespoke would be required in reality which takes several months to agree with the BRE). We have tested the building "as designed" for which it achieves a "good" rating and as if it were not constrained by the requirements of the building type and guidance, in which case it would achieve a "very good".

Site Analysis

03.

Site Analysis

Description

The site is situated off Churchfield, Barnsley and the remainder of the site is occupied by an operational Divisional Headquarters. The site currently houses a 24 cell suite which will be demolished to accommodate the new proposals.

Adjacent features

The site abuts the existing DHQ with council buildings to the south of the site and small scale commercial buildings to the West and North of the site. An existing tall wall is on the Western Boundary (this wall has had some issues regarding its integrity in the past).

Levels

The site slopes from the western boundary down to the eastern boundary by approximately 3 metres with an AOD of approx 124m at the lowest point.

Constraints

The biggest constraint on the site is building next to an operational DHQ, which needs to stay operational during the build. There is also a diesel tank under the site and the wall to the western boundary which is "fragile".

Ecology and Landscape

The site has limited vegetation and is of low ecological value.

We held an initial meeting with the planners on 13.03.14 and whilst the scheme is now different to that presented the following points are now still applicable.

Highways were concerned that with existing operational vehicles and custody vehicles on site that access points were an issue.

On this basis it was suggested that vehicle tracking was carried out and movements, timings and a possibility of staggering/segregating emergency and other vehicles leaving the site.

From an urban design perspective the existing entrance and parking area was discussed as poor and they were keen to see the pedestrian environment to Churchfields improved.

Public access to the building was stated as key with public entrances being improved as part of the application, with improved civic realm.

The planners stated that this project was a great opportunity to improve the existing buildings as well.

The stone wall and its safety was discussed and the planners thought if required it they felt there had been some past reason for retaining the wall, but weren't sure why.

It was felt that the principle of the development was acceptable as it being a like for like replacement, but felt the new design would need to improve significantly on the old building which had little merit.

Historic Mapping

The following historic mapping shows that the

site was broadly residential until more recent years when the area was developed as a civic quarter.



Planning Feedback



