

Design and Access Statement

To accompany the Planning Application for the

Extension to the All Saints Darfield Children's Centre in Darfield, Barnsley

For Barnsley MBC – Sure Start - Children, Young People and Families

by

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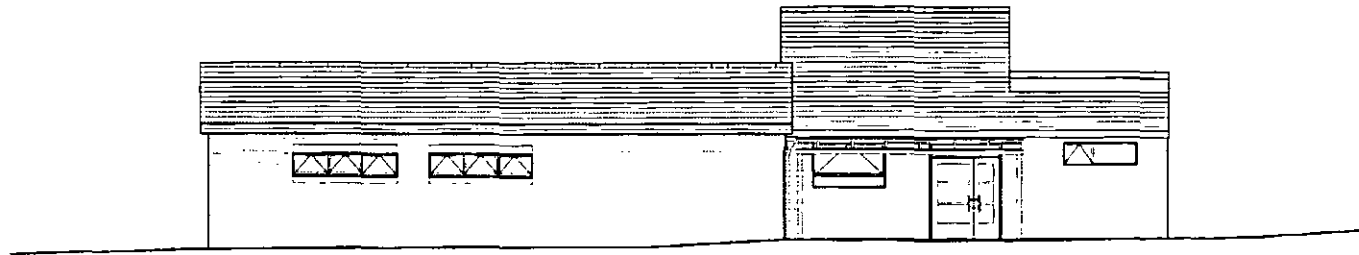
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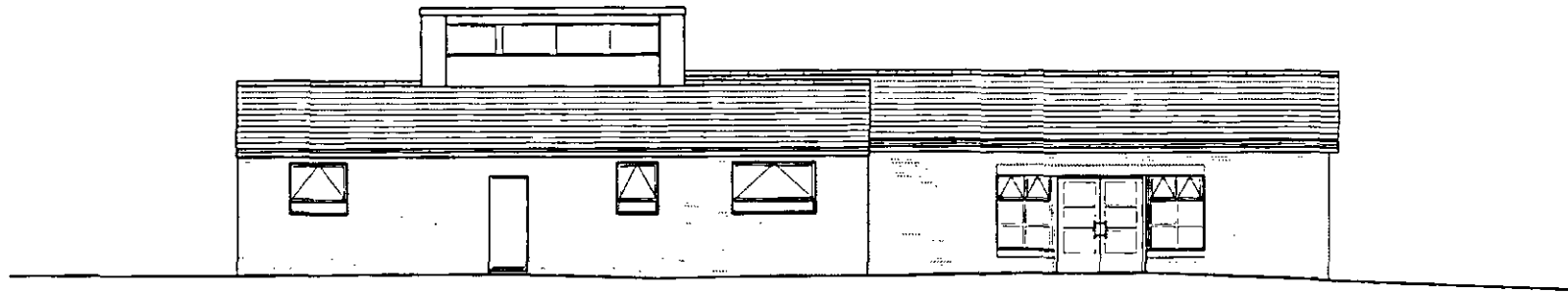
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Design Statement

All Saints Darfield Sure Start Children's Centre is detached from All Saints Darfield Primary School but affiliated with the education facility. The Children's Centre is located to the south-east of Barnsley in the village of Darfield on School Street. The site contains the Children's Centre building, entrance drive area with car parking and pedestrian access and an enclosed external play area to the rear of the facility. It is proposed to extend the existing Children's Centre and to alter the existing entrance area to form the additional facilities for the local community and users of the Children's Centre. The extensions will include an enlarged community room which will also be flexible space to also form a private health visitor room with associated facilities and a secondary small extension to enlarge the administration facilities and alter the entrance whilst maintaining a welcoming approach. Internally, some refurbishment works will be undertaken to provide a practical and safe reception and entrance area. Externally, during the works the existing bin storage area will be lost but this will be re-located within the entrance driveway to a more accessible location for collection.



Existing entrance elevation (north) to the Children's Centre



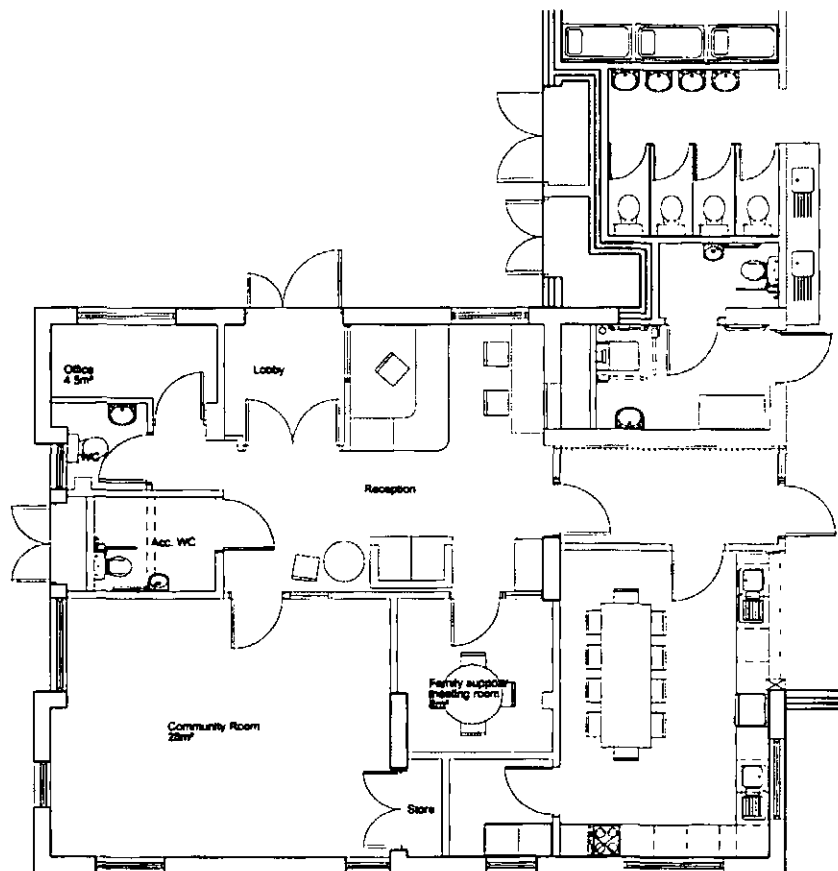
Existing south elevation to the Children's Centre

Background and Current Condition

The original building for the Children's Centre was constructed during the early 1970's and various updating, refurbishment works have been carried out over the years including a large extension to the Children's Centre in 2004. The extension has been finished in a pale brick and with a pitched roof which ties in with the slightly unusual appearance of the existing 1970's roof design.

The extension and refurbishment works have both white uPVC windows and feature coloured aluminium doors. Internally the Children's Centre is generally in good condition following the works in 2004 although lacks the required space and is in need of further refurbishment works, especially in the entrance area. The Centre is a lively, successful and well-used community facility.

The Children's Centre does not currently require additional facilities for the older children on a day to day basis as the works carried out during 2004 have provided sufficient play, teaching and group spaces. Minor alterations have been carried out internally throughout the Centre since 2004 to continue the spaces to respond to the needs of the organisation.



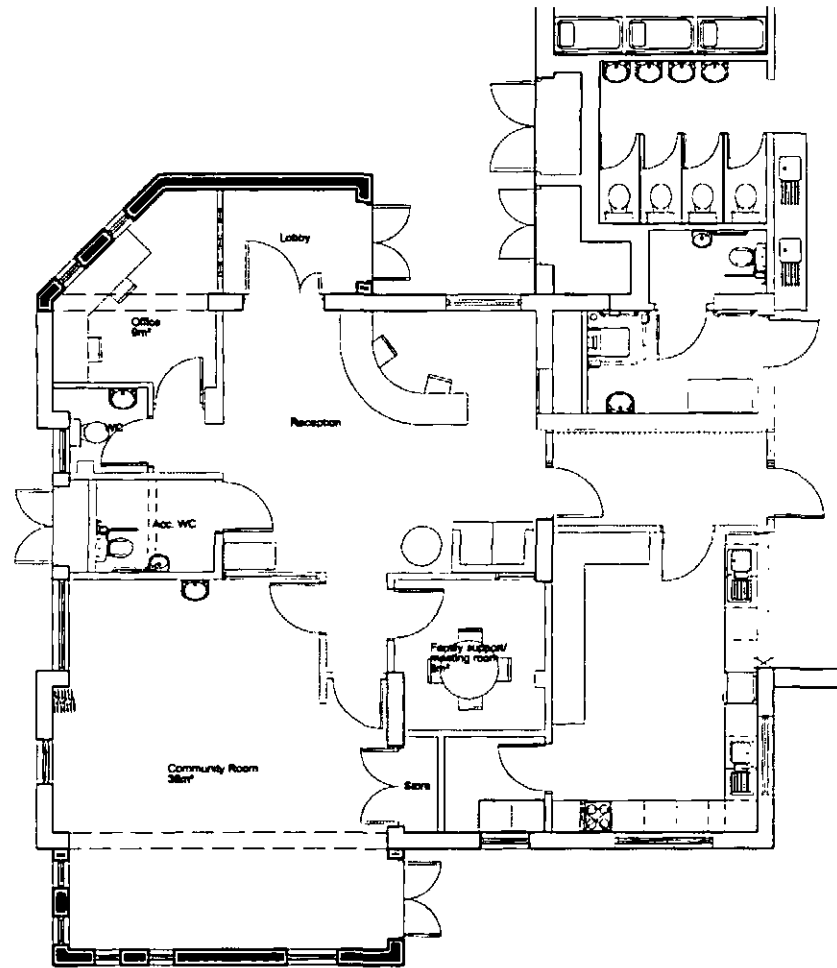
The existing Children Centre entrance area with current community and staff facilities

The community room facility does require additional space for a number of group activities held throughout the week, such a toddler group, for which the current space is restricting on numbers and activities. It also currently lacks sufficient facilities for administration tasks and for additional needs of the community and users of the Children's Centre. The current office space is restricted in size for the duties and needs that are undertaken on daily basis. The 'office' is extremely small and originally designed as a cupboard storage space which results in the meeting room and reception being used for a number of other tasks and duties. There is also a growing need for privacy in a further facility for health visitor/midwife consultations but these will be an infrequent but needed a requirement.

The Proposal

In summary, it is proposed to undertake two separate small extensions to the existing 1970's building. An extension to the south to provide an additional 10m² to the community room facility and an extension to the north to provide a secure, welcoming and practical entrance and extended admin facilities totalling at 9m².

The proposed works will help form a community facility providing access to the required services and resources for not only the existing Children's Centre users but also the local community. The existing area of the Children's Centre is 306m² and the proposed extension area is 19m².



The proposed extensions to the north and south of the existing Children's Centre building

The Extension and Refurbishment Works

The proposed extensions to the north and south of the existing Children's Centre provide the required additional facilities. It is proposed to simply construct the structures whilst forming a vibrant appearance for the

community facility. The 2004 extension and original building are clad in pale brick and it is therefore proposed a render and coloured cladding panel finish will tie together the existing and new. A continuation of the coloured aluminium entrance doors will be undertaken as well as installing white aluminium or uPVC windows to tie through with the existing works. The Centre is under recently changed management and wishes to attract its services to the local community and feel a colourful appearance will not only form a welcoming entrance and facility but also reflect the new management and progression forward.



The proposed entrance elevation (north) to the Children's Centre

It is felt the render and coloured cladding panels will compliment the existing pale brick in materiality and a partial 'over cladding' will be undertaken to the entrance area to complete the welcoming appearance. The extensions are designed to enhance and improve the current facilities and appearance of the

Children's Centre to form adequate access to required resources as well as improving the overall appearance on approach.

The proposed extensions will take on flat roof construction and be finished using a single ply membrane in dark grey. This decision was taken partly due to the unique existing roof pitch and roof details of the original 1970's building to which the extensions will be formed and also to ensure the extensions are simple and easy to maintain. The dark grey colour will compliment the existing roof materiality and assist in connecting the old with new.

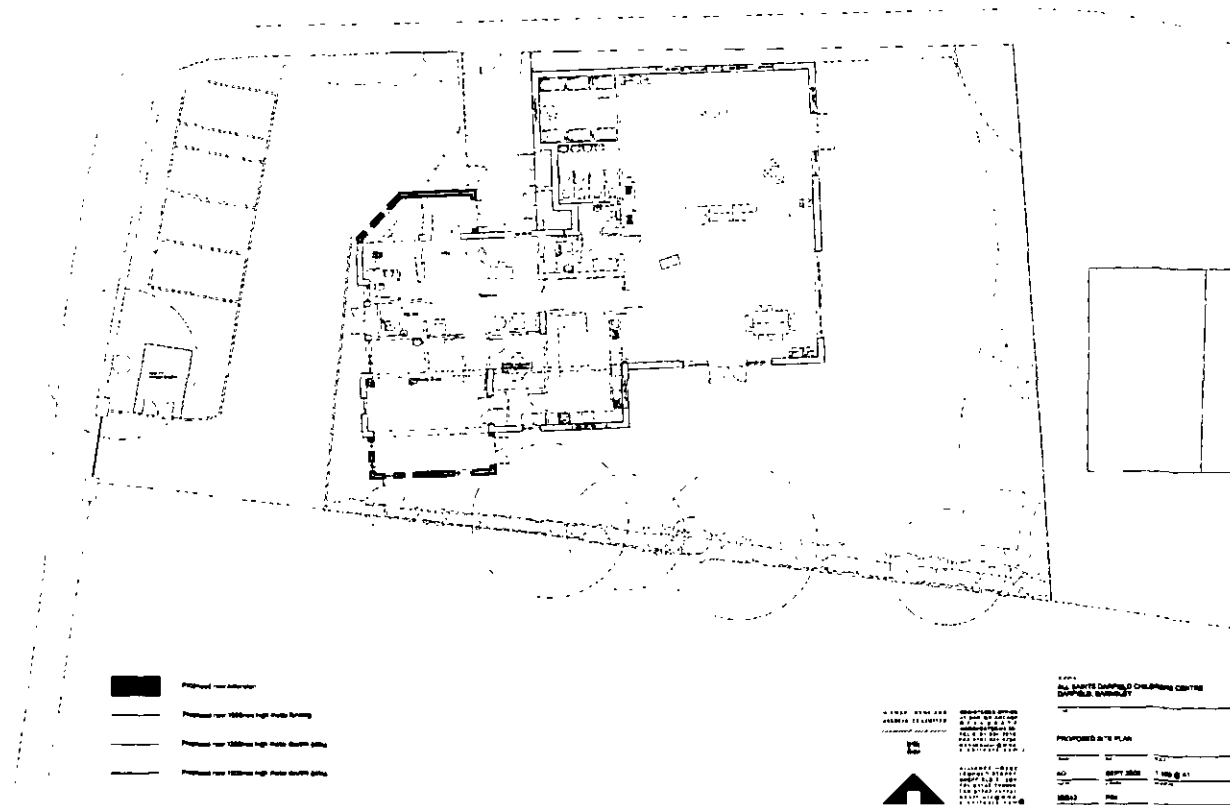


The proposed south elevation to the Children's Centre

Aesthetically the extension works will help form a new identity for the Children's Centre as they seek to attract new users to the facilities which provide learning and educational facilities for young children as well as parents and families within the local area.

Landscaping

The landscaping works in the proposal will include remedial resurfacing to the entrance area which will become disrupted during the extension works. This is also the case to the rear of the extension which will require a new footpath which is the main fire escape route from the rear of the property. The resurfacing works will match the existing tarmac and flag finish.



The proposed site plan highlighting the proposed new heights for fencing, gates and new location for the bin storage area

The existing bin storage location is located adjacent to the proposed extension to the south of the building, it is proposed this will be re-sited within the drive and car park area which will be of easier access for collection and away from the fire escape route.

During the proposed works the Children's Centre wish to also address the site boundary fences and vehicle access gates. The proposed site plan on the previous page indicates the location for two new proposed vehicle gates to the site. Currently there is one low level double vehicle gate, onto Shroggs Head Close, which is proposed to be replaced by a new 1800mm high metal gate (indicated in pink on the plan) to match the fencing to the drive/car parking area. A metal gate is also proposed to the vehicle entrance from School Street at a height of 1200mm (indicated in green on the plan) to increase security to the site. It is also proposed to remove the existing 1200mm high metal fencing to the rear (east) of the site and replace with 1800mm high metal fencing to increase security to the site (indicated in orange on the plan).

Access Statement

The preferred route for vehicle access to the Children Centre is from Shroggs Head Close off School Street. It is possible for vehicles to use the secondary access point from School Street but this is narrow and can cause problems due to the tight nature of the drive way and car parking and also a conflict with pedestrian access. The Centre prefers vehicles to use the access from Shroggs Head Close to also provide a level of control of vehicles on the site. Obviously the addition of a gate onto the access from School Street will assist in this management issue.

The access for bin collection is currently from School Street, although collection vehicles can not pull into the site due to the size restrictions of that access and therefore the re-location of the bin storage area closer to this access point will assist in the collection of waste.

Pedestrian access to the Centre is from both School Street and Shroggs Head Close although the preferred route is from Shroggs Head Close and into a secure pedestrian route to the entrance of the Centre. Only minor remedial alterations will be made to the pedestrian access during the works.

It is not anticipated the proposal will have any affect on the number of vehicles entering the school and Children's Centre site on a daily basis following the works as the Centre does not plan to increase staff numbers following the works. However, it is hoped the new gates will reduce the number of unauthorised vehicles on the site and out of opening hours.

The existing building and proposal extension are both single storey and entirely accessible to all, there will be level access throughout the Children's Centre, with flush thresholds at all doors. The Children's Centre currently enables disabled and ambient disabled children and parents to use the facilities and this will be continued in the extension works.

The topography of the extension site is largely flat which will result in minimal levelling works to be included within the proposed works to the new entrance area.