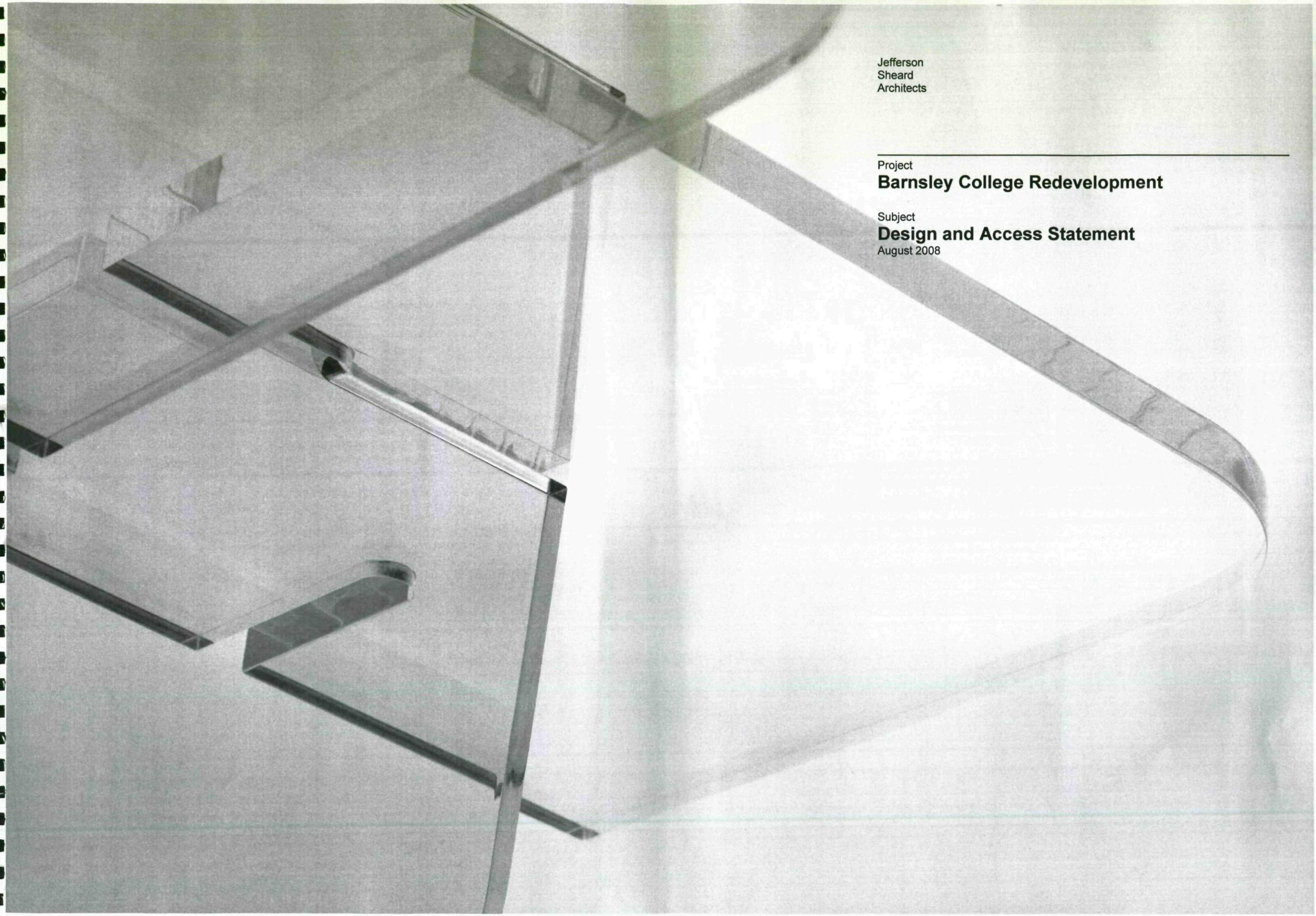


Jefferson
Sheard
Architects

Project
Barnsley College Redevelopment

Subject
Design and Access Statement
August 2008

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INTRODUCTION

This report for Barnsley Borough Council is in support of the application submitted by Barnsley College for the proposed redevelopment of its Old Mill Lane campus – its principal location in Barnsley Town Centre.

The College has recognised that the major constraint upon its future progress and development is its existing building stock which, although it reflects the high standard of care which characterises all of the College's activities, no longer has the necessary flexibility in use or the ability to truly project the College's image and sustain its activities into the future.

The redevelopment of the College's Old Mill Lane campus presents an opportunity to create a state of the art learning environment which will enable the College to maintain and build upon its record of achievement – and its reputation – in the twenty first century.

The College brief to the design team and the strategic aims of the project are summarised as follows:

- Creating a distinctive 14-19 learning zone in the town of Barnsley.
- Raising the staying-on rates in Barnsley.
- Delivering a flagship, purpose designed College matching the excellence in provision.
- Improving integration of vocational skills teaching with real life business activity alongside the 'academic curriculum' facilitating greater choice.
- Introducing high standard provision for 14 – 16 year olds with the potential for accelerated progression into the mainstream College at 15.

The Strategic Planning Assumptions which underpin the project are as follows:

- Growth in guided learning hours (GLH) over the planning period to 2010 from 2.76 million GLH to 3.07 million GLH (equating to 11.51% growth overall). This is across the whole of the College estate and means that the Minimum Number of Workplaces within the College will increase to 2136.

- Curriculum areas such as Engineering, Media, Music, Health and Social Care, Hair and Beauty have shown and will continue to show significant increases in the number of FTE's attending these courses.

The Strategic Planning Assumptions have given rise to the following Space Needs Assessment:

- Existing Gross Internal Area (GIA) based on LSC model, across the existing College estate is 32,622m²

- Area to be retained from existing estate -ie
  Sci-Tech centre, Eastgate and Construction Centre is12,290m²

- Phase 1 (MV workshop (Construction Centre) and Sports Facility (Honeywell Site) – both currently under construction and on target for completion this autumn – will provide 3,058m2

- Phase 2 New Build Scheme (Including covered space allowance) – ie the Application scheme will provide the balance of **18,195m²**

The Application proposals are based upon these area calculations supported by the anticipated growth in the GLH over the next 5 years – in short, they are intended to meet the anticipated future accommodation requirements of the College.

The application is separate to – but complementary to – the previous applications which the College has made (and in respect of which permission has been obtained) for the new facilities referred to above at Honeywell (Sports facility) and Old Mill Lane (Motor Vehicle Workshop) and which are, themselves, integral to the College's Estate Strategy.

The Statement explains the factors which have generated the design of the project, within the context of the College's masterplan and the processes by which this has been achieved.

The application proposal is the result of close consultation between the College and its design team and has been the subject of pre-application consultation with the local planning authority.

The application proposal is considered to be an appropriate and advantageous response to the College's brief, the context of the site and the wider needs of the Borough of Barnsley.

Tom Rhys Jones
Director
Jefferson Sheard Architects (UK) Limited
March 2008

1.00 CONTEXT AND BACKGROUND

1.01 HISTORY OF BARNSLEY

The first historical reference to Barnsley is in the Domesday Book of 1086, where it was referred to as "Berneslai". The name has its roots in the Saxon word Berne, a barn or storehouse and Ley, meaning a field.

Through the centuries ownership of Barnsley"s land passed through many hands, from the monks whose influence led Henry III to grant Barnsley a charter to hold an annual fair and weekly markets, to the Crown following the dissolution of the monasteries in 1539.

The Civil wars of the 17th century left Barnsley undisturbed, so it steadily developed into a prosperous market town. As the town was on the route between Leeds, Wakefield, Sheffield and London, a large number of coaches passed daily through the town, generating good business for hostelries and related trades.

Barnsley was one of the principal British centres of linen weaving in the 18th and 19th centuries and insured its growth as an important manufacturing town.

There is a long tradition of making quality glass products in Barnsley. Glass bottles for ginger beer and pickle-jars were first made in Gawber in the mid 18th century but the industry accelerated 100 years later when the manufacture of glass-stoppered bottles was introduced. The Redfearn brothers established their glass and bottle works at Old Mill in 1862 on a site bounded by the Barnsley Canal and Harborough Hill Road – to the eastward of the application site.

In terms of its industrial history, Barnsley became best known as the heart of the South Yorkshire coalfield. There had been mining in Silkstone parish at least 200 years before the Norman Conquest and there is documentary evidence of leases for coal being awarded in 1370 at Cortworth, near Wentworth. The monks at Pontefract Priory acquired a coal pit at Barnsley in 1491 for £8, said to have a life of about 16 years.

By the late 17th century coal was in demand as a domestic fuel, for use in smithies and furnaces, in brewing and other trades. There was a considerable amount of coal beneath Barnsley, enough to supply the town's needs and export elsewhere. This created the need for an integrated transport networth. In 1910 there were two canals and four railway lines serving Barnsley: the Aire & Calder and Dearne & Dove canals; the Midlands, Great Central, Lancashire and Yorkshire, and Hull & Barnsley railways.

By the turn of the 20th century coal had become the most important industry in Barnsley and by far the largest employer. The profitable Barnsley seam had been virtually worked out by the end of the 1940s but coal was still to be found in 24 seams throughout the Yorkshire coalfield. By the mid 1970s the Barnsley coalfield was in decline but as a result of massive investment the 1983 Barnsley Town guide could optimistically (and ironically) confirm that "a new coalfield-from-old is being created, taking Barnsley"s 16 pits and 15,000 mineworkers well into the next century on a secure and profitable footing". However, this was not to be. The demise of the coal-mining industry followed hard on the heels of the 1984-85 Miners" Strike, and by 1992 only two pits remained open in the Barnsley coalfield: Grimethorpe and Houghton Main. These too were nominated for closure by the end of that year.

As a shopping and commercial centre, Barnsley has always served a wide surrounding area and Barnsley"s market has a long history of importance as the commercial and social heart of the town. The monks of Pontefract held their market and fairs from 1249 until the dissolution of the monasteries and it is likely that the inhabitants of Barnsley have been bartering and exchanging goods on May Day Green since the Middle Ages. Barnsley market has been in its time the largest open-air market in the north of England and has attracted people in their thousands every Wednesday, Friday and Saturday.

Today, the Barnsley Metropolitan Borough Council area covers 32,853 hectares (127 square miles) and has a population of just under 230,000. There remain strong contrasts between the rural and Pennine setting and urban industrial areas including the main town of Barnsley (population just under 90,000) and other smaller towns and former mining villages.

This history has generated the social and economic context in which Barnsley College operates and, of course, has been a major factor in forming not only the physical and environmental context of the application site but, also, the physical form of the existing College estate.

1.02 PHYSICAL AND ENVIRONMENTAL CONTEXT

The Old Mill Lane site is located approximately 0.5 km north of Barnsley Town Hall at the junction of Church Lane / Church Street, Old Mill Lane, Huddersfield Road and Victoria Street – a busy junction upon the historic northern route into and out of the town centre.

By the middle of the nineteenth century century, the town had barely expanded northwards as far as the application site- the 1855 Ordnance Survey Map shows the site as being apparently agricultural – maybe an orchard – with a well upon it.

There are few buildings in the vicinity though there is a row opposite the site on the opposite side of Old Mill Lane (which might be those still existing today) and a scattering of buildings upon the land which is now occupied by the Church Street / Church Lane roundabout. The building on the south side of the junction of Eastgate and Church Lane is shown.

The expansion of the area is indicated upon the 1893 OS Map which shows new housing along both sides of the eastern end of Victoria Street although the site itself remains practically free of buildings.

The 1931 OS Map shows the area much more heavily built up with buildings shown upon the application site for the first time.

The building which presently occupies the site was designed and constructed during the 1960s by the celebrated architectural practice of Lyons Israel Ellis.

As a consequence of the historical development of the northern part of Barnsley town centre, the application site finds itself in a context which might be best defined as being within the urban fringe – neither the urban centre nor quite suburbia and which is not characterised by the style of any one historical period (though the context is primarily mid Victorian other than to the east of the site.)

The northern boundary of the site faces the Victorian buildings (primarily houses) on the opposite side of Old Mill Lane, giving rise to the possibility of a "street" typology whilst the southern boundary faces the small building in use for retail purposes on the south side of the Eastgate / Church Street junction but with little possibility of forming a "street."

The area to the west of the application site is rather open in character, being made up primarily of traffic "roundabouts" landscaped in the municipal style. This "open-ness" provides an opportunity to see any new building from afar (ie a greater distance of separation than one could achieve in a street context) and allows the opportunity for the western elevation to be more of a formal "set-piece."

The area to the east of the site is taken up with a telephone exchange and other buildings which form part of the College's estate, the latter being constructed in the last two decades of the 20th century There are few viewpoints from which the eastern side of any development can be viewed other than from a considerable distance from the higher ground around Monk Breton to the east (ie – a distant view).

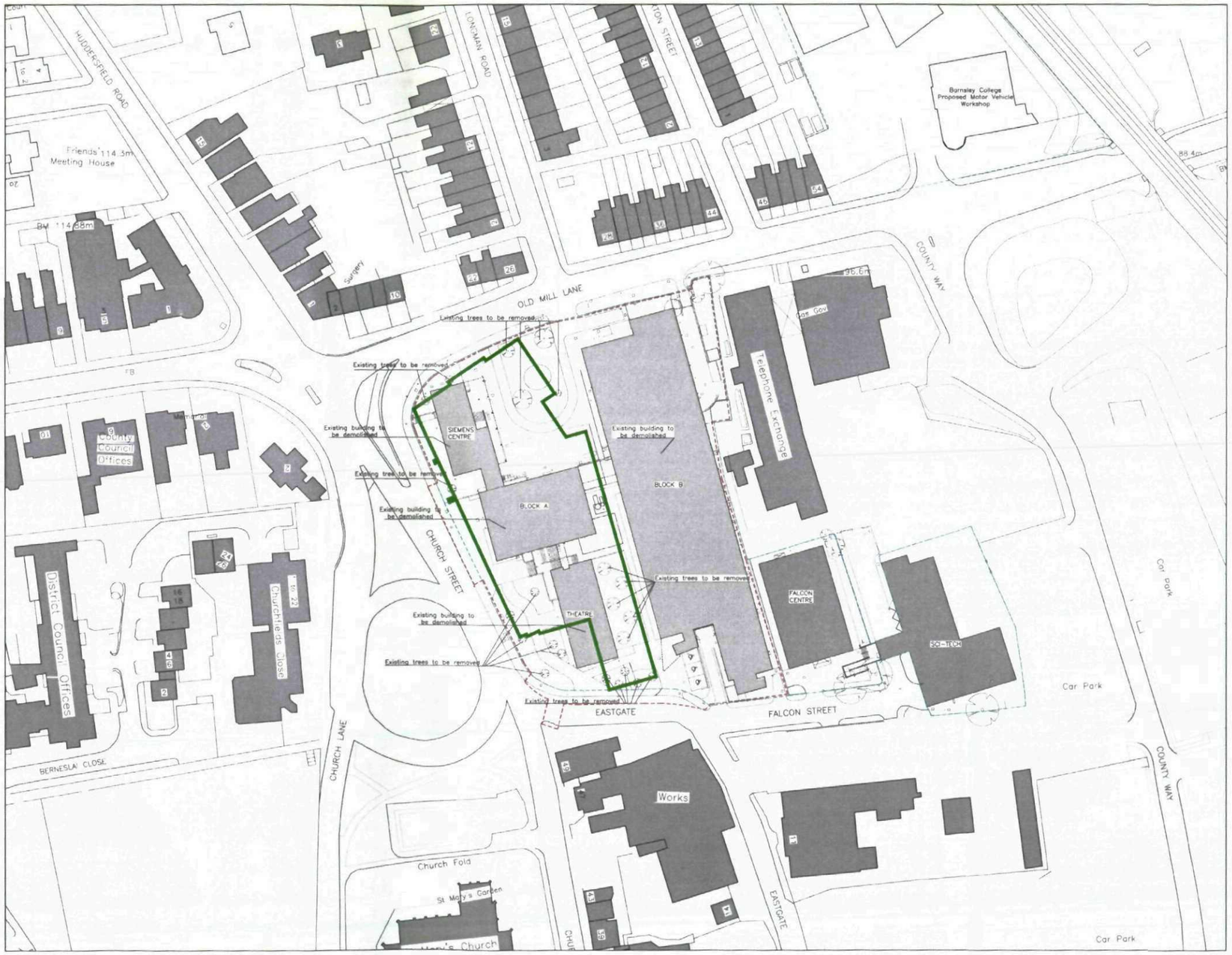
It is significant that the site is already occupied by a tertiary education college (and that its intended use will not change) and that it forms part of a group of educational establishments within the area. Its location and use is, therefore, entirely indicative of the site's importance with the social and economic context of Barnsley and, indeed, the wider region. The College is an integral part of the local and regional economy and is an important factor in ensuring its ongoing viability.

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SITE LOCATION



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2.00 PLANNING POLICY

National Planning Guidance

Planning Policy Statement 1 'Delivering Sustainable Development' (PPS1) was published in February 2005 and sets out the Government's national policies regarding sustainable land use and development.

PPS 1 also seeks to inform planning policy and development at regional and local levels, as the advice within this document should be taken into consideration when regional and local plans are being devised and when a local planning authority is determining a planning application.

PPS 1 outlines that the planning system has a key role to play in the creation of sustainable communities, which could be delivered through a wider spatial approach, by proactively managing development and engaging in early stakeholder involvement.

The thrust of this guidance is to create mixed-use developments and communities in highly sustainable locations, and to engage stakeholders such as developers and communities early in this process.

Barnsley Local Development Framework (2005)

The college campus site falls within the urban area of Barnsley as designated within the Adopted Barnsley Local Development Framework (2005), thus meaning that the proposal is acceptable in principle.

The Local Plan also requires new development to be sustainable. The proposed development is considered to have the least amount of impact regarding pollution of the environment, as in this instance, the scheme proposes the implementation of energy efficient design and the promotion of the public transport system. It should also be noted that the proposal is located in an existing urban centre which is centrally located to access all the neighbourhood services such as shops, supermarkets and the town centre.

The new campus also ensures that the linkages with the local community are kept fully engaged and that the relationship between them remains warm and integral to the future development of the college.

It is considered that the proposed redevelopment of the College is in compliance with the relevant Planning Policies at National, Regional and Local level. The proposed scheme

ensures that sustainable development will take place at locations and at scales which are in keeping with the surrounding environment.

The following policies within the Local Development Framework are believed to apply to the proposed development:

Policy GD1: General development policy
Proposals for development must meet the following criteria.
a There will be no significant negative effect on the living conditions of existing and future residents.
b The proposed development must be compatible with neighbouring land and will not affect its future use.
c There will be no negative effect on the character and appearance of the local area;
d There will be no negative effect on the character and appearance of the landscape and countryside.
e There will be no negative effect on the character and appearance of public spaces, including the street scene, public paths, conservation areas or listed buildings.
f The proposals will not affect the development of a wider area of land which could otherwise be available for development.
g The proposals will not result in the loss of or negative effect on the function, character and appearance of open space.
h There will be no negative effect on road safety.
i The development is in a place which will be accessible on foot, by bicycle or by public transport relative to its function.
j Satisfactory arrangements can be made to make sure that all users can access the development safely and easily.

Policy T1: Transport assessments
All planning applications above the following limits must be accompanied by a transport assessment.
a Housing development of 80 units
b Offices with a gross floor area of 2500 squa
c Industrial uses with a gross floor area of 6000 square metres
d Retail with a gross floor area of 1000 square metres

e Other types of development leading to 50 or more vehicle movements in any hour

Policy T2: Travel plans
All planning applications for single units that are above the following limits must be accompanied by a travel plan.
a Offices with a gross floor area of 2500 square metres
b Industrial uses with a gross floor area of 5000 square metres
c Storage and distribution industrial uses with a gross floor area of 10,000 square metres
d Retail uses with a gross floor area of 1000 square metres
e Leisure uses with a gross floor area of 1000 square metres
f Higher and further education facilities with a gross floor area of 2500 square metres

Policy T5: Highway design
All new developments must be designed and built to provide safe, secure and convenient access for vehicles, cyclists, pedestrians, people with special needs, and people with mobility problems. When an application involves work or alterations to the highway, developers must provide fully detailed drawings of all highway design schemes.

Policy T6: Parking
Proposals for development must provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and must not provide more than the maximum number of car-parking spaces set out in the Supplementary Planning Document.
If it is not possible or appropriate for the minimum amount of parking to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.

Policy LCA2: Landscaping in new development
Landscaping provided as part of new development must:
a protect and improve the local landscape character;
b include existing landscape features within the new landscaping; and
c make sure that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect the character of the local landscape.

Policy D1: General design standards
All buildings and the spaces around and between them must have a high standard of design. We will assess all planning applications for built development against the following criteria.
1 Layout

a The layout of buildings must clearly take account of the site and surrounding buildings and land.
b Make sure there is good convenient pedestrian and public transport access into and out of the site.
2 Scale
a The size and shape of buildings must relate to the local area.
3 Materials
a All materials must be of a high quality appropriate to the setting of the site and use of the building proposed.
4 Detail
a All architectural and detailed design features must be of a high quality and contribute positively to the overall design of the building proposed.
5 Space around and between buildings
All spaces around and between buildings must be designed to:
a achieve high-quality co-ordinated landscaping, including planting, surface materials and other features;
b make sure open space is part of the design; and
c make sure a safe and pleasant environment is provided.
6 Managing waste
a Measures must be taken to make sure that waste is managed in a way that avoids a poor appearance or any negative effect on living conditions or nearby uses.

Policy D3: Safe places
Development should be designed in a way that reduces the risk of crime and the fear of crime. New development must meet the following criteria.
a Public spaces, including parking areas, pedestrian routes and play spaces, should be well lit, overlooked by other buildings and public areas, and avoid dark corners.
b Public and private spaces should be clearly separated.

Policy W4: Sustainable urban drainage systems
For all developments greater than 1,000 square metres floor space or 0.4 hectares, and for major infrastructure projects, sustainable urban drainage systems must be used unless ground conditions make them impractical.

The applicant considers that the application is compliant with all national and local planning guidance and policy.

3.00 THE DEVELOPMENT

3.01 CONCEPT

The form of the building has been derived to respond to the site constraints and the College's requirement to keep 'B' block basement in operation whilst the new project is being constructed on the site of 'A' block, the Business Solutions Centre and Performing Arts provision on the western part of the Old Mill Lane site. This requirement means that the new build site is very tight and compact at just over one acre in area and offers construction challenges. The topography of the land has been fully explored to ensure that the building takes into account the level differences of the sloping site with the lower ground floor level relating to the landscaped area on the former site of the existing 'B' block (which will ultimately be demolished on completion of the new build project.)

The essential characteristics of the design in responding to the brief can be summarised by the following bullet points.

• Whilst larger, the new building seeks to achieve a scale and overall visual impact not dissimilar to that of the existing A block which it will replace, albeit with more appropriate focus and relationship with the surrounding context.

• The design seeks to emphasise the visual impact of the building with particular emphasis placed upon both close up views and the entrances as well as the important longer range views on the approaches to the Town.

• The design seeks to achieve a landmark building which provides a public face to Church Street, Old Mill Lane and Eastgate. It will be a high quality, interesting and dynamic building providing a valuable addition to and development of the Town Centre Streetscene. As a consequence it fulfils one of the fundamental design brief requirements to ensure it will attract new students now and continue to do so into the future.

• The design allows for the introduction of external windows to each major teaching space providing natural daylight via elements such as the atrium.

• The design minimises disruption as far as possible to the College's academic delivery whilst the construction phase takes place -no temporary buildings are needed.

• The design seeks to use materials which provide good life cycle costing and are relatively low in maintenance.

• The design incorporates a Green landscaped area – an Urban Park – for amenity value and, also, to provide an appropriate, structured setting for the new building.

3.02 MASTERPLAN

The application forms part of a wider College masterplan as shown upon the extract (below) taken from the Stage C Report. The top wo sketches show the application site in relation to other projects within the Masterplan and to the elements of the College's existing estate which are to be retained.

Phasing Diagram 1

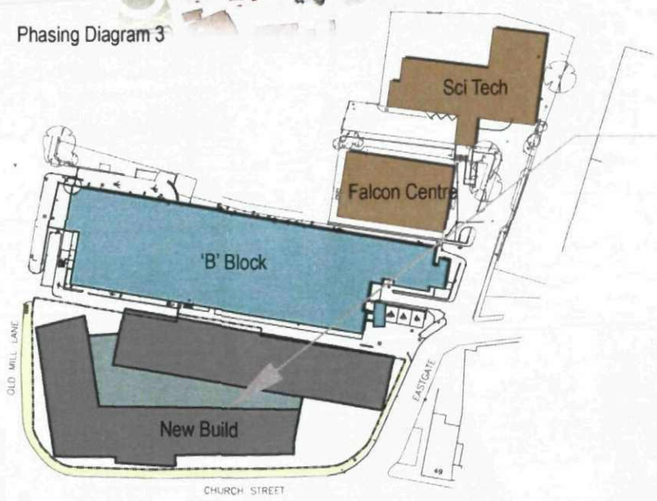


Build New MV Workshop (Construction Centre) & New Sports Facility (Honeywell Site)

Start- August 2007
Completed- March 2008
May 2006

Move Motor Vehicle Workshop from 'B' Block Basement to new building at Construction Centre- March 2008

Phasing Diagram 3



'A' Block demolition- 3 Months
August 2008- November 2008

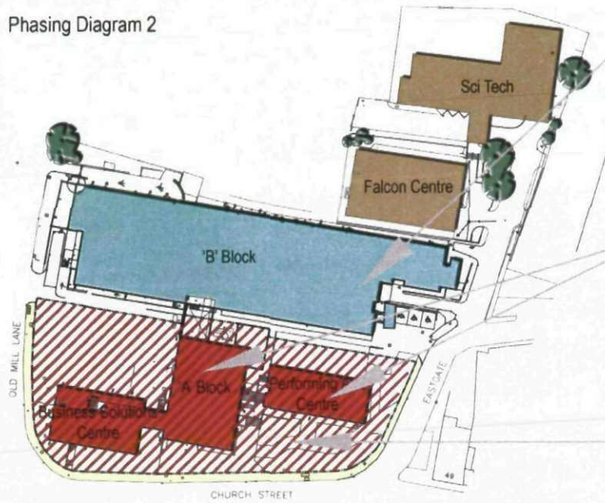
Construct New Build- 21 Months

Start- November 2008
Completed- June 2010

Fit Out- 2 Months

Completed- August 2010

Phasing Diagram 2



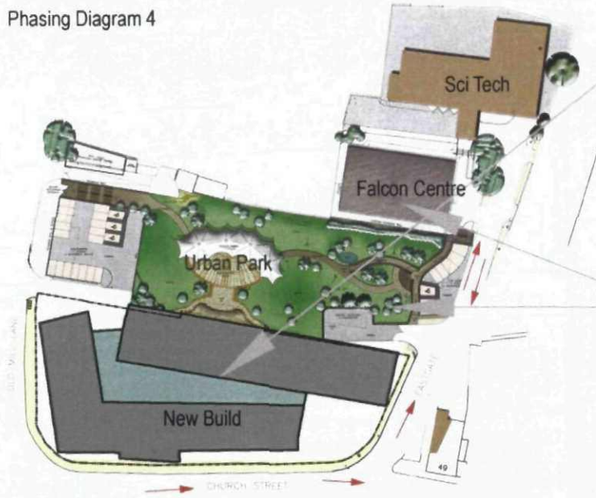
Refurbish 'B' Block Basement

Start- April 2008
Completed- August 2008

Decant to 'B' Block from 'A' Block- August 2008

Builings to be demolished to facilitate new build (see diagram 3)

Phasing Diagram 4



New build operational

September 2010

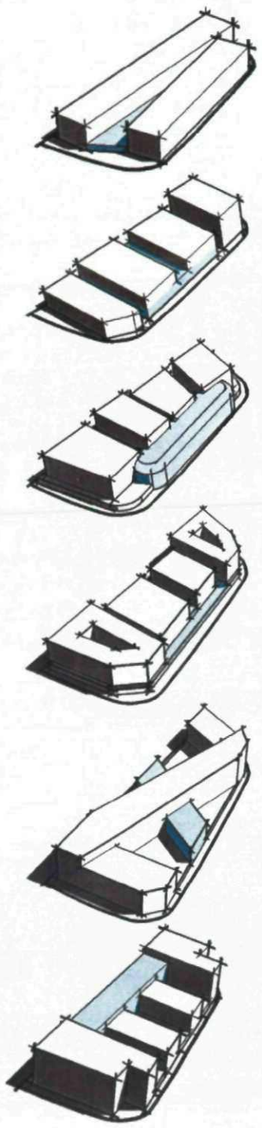
Demolition of 'B' Block, construction of external works including the refurbishment of Falcon Centre

Start- September 2010
Completed- January 2011

Estate Rationalisation and Renewel Phasing

3.03 THE BUILDING FORM AND ORIENTATION

The massing studies reproduced below (from the Stage C Report) illustrate the way in which the concept is generated from its context:



Massing Studies (left):

Early massing studies explored the impact of 18250m² of building on the site. Options considered the requirement for flexible teaching space, natural daylighting and ventilation, acoustics, views, and circulation. Each diagram highlights the LRC, in blue, and provides an early indication of the scale of the building and the internal relationships between departments.

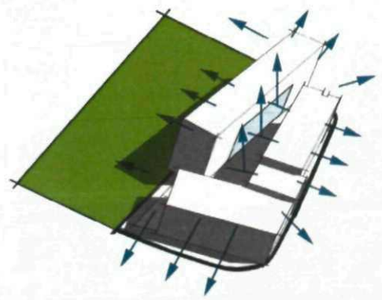
Concept Studies (right):

Consultation with the college confirmed the concept that was to developed. The features include:

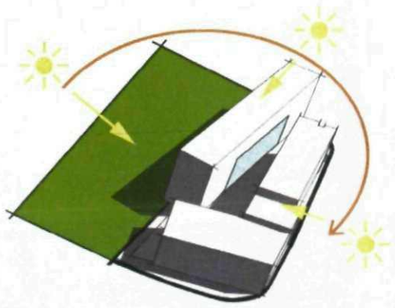
- Building of a scale that fits in and harmonises with the former 'A' block.
- Maximises the visual impact of the entrances on the corner of Eastgate and Old Mill Lane, easily demarcating the Colleges' 'front door' and relates to Barnsley Town Centre.
- Provides a landmark building which provides a public face to Church Street, Old Mill Lane and Eastgate. Thus making it easily identifiable within Barnsley and to ensure that it attracts students to the College for the years to come.
- A building which is sustainable, airy with good ventilation and 'future prepared'.
- A design which responds to rather than imposes circulation and flow.
- The heart of the building is the Learning Resources Centre which is the central focus of the scheme.
- Natural light to all classrooms.
- A blending of indoor/outdoor zones.
- Areas to showcase student work throughout.
- Robust and durable whilst being flexible and adaptable.



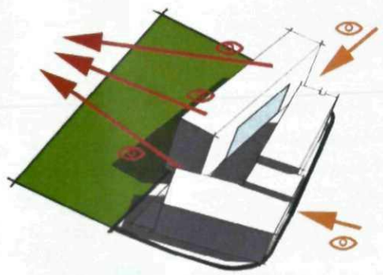
Logical circulation and LRC as heart of the college



Passive ventilation possible to all teaching areas through use of atrium and shallow floor plans



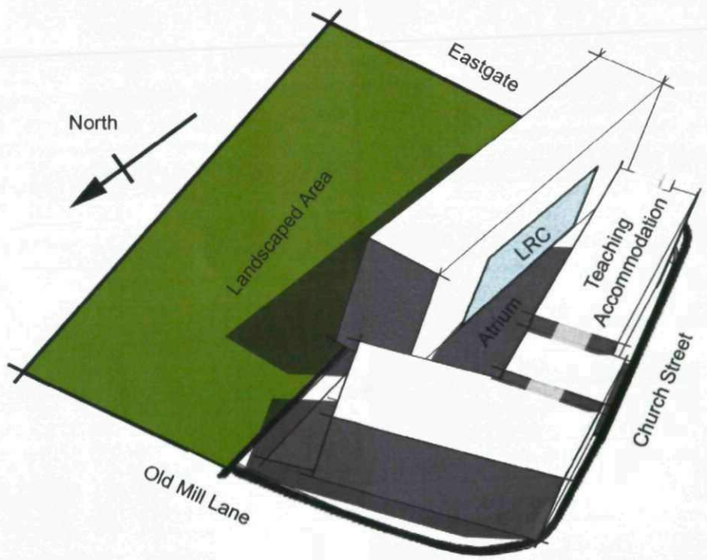
Orientated away from direct southern sunlight whilst maximising natural daylighting to all teaching areas.



Maximum visibility from surrounding town with views out over landscaped area and valley to the East



LRC area shielded from Church Street traffic by surrounding building and atrium



Massing & Concept Studies

3492 Barnsley College - Stage C Report

3.04 APPEARANCE AND SCALE

The external appearance and scale of the application design has the following features and characteristics:

- In basic form the building consists of 3 elements, the Personal Learning Zone (PLZ) to the rear facing the Urban Park, the main teaching and vocational space in the building fronting Church Street and Old Mill Lane and a central Atrium which extends through to the new piazza on the corner of Church Street and Eastgate as well as to the Urban Park. The relationship between the PLZ and teaching space elements has been described as 'brother and sister' in that there are links and visual features consistent to both. A varied and carefully arranged pallet of materials is proposed which are used to address issues related to mass and scale. These consist of; - Ceramic (terracotta) rainscreen claddings in 3 differing natural tones, acrylic render, natural stone effect masonry, polished 'black' masonry and duotone aluminium cladding together with differing framed and frameless glazing types.

  Views of the building are possible from both a distance and close up and in response to this the PLZ element is clothed in a vibrant coloured cladding system providing an iridescent like finish and signifying the building as a 'Beacon of Learning'. This will be visible from various vantage points and act as landmark as one approaches the Town. At closer quarters finer detailing is utilised to provide interest and quality such as the copper coloured fins and use of traditional masonry detailing contrasting with the more contemporary ceramic rainscreens and high quality glazing systems. The intention is to provide a lively and cheerful façade that can be appreciated by users and passers by alike.

- Height is restricted to 3rd floor level along Old Mill Lane and the elevations stepped back at 4th and 5th floors along the Church Street elevation. These features together with the use of traditional architectural devices such as strong and continuous horizontal elements and careful use of materials effectively control the mass and scale both physically and visually to the extent that they are appropriate to the context.

- Fenestration to all elevations is carefully arranged within the overall composition and relates to the external context and the varied internal uses. Where necessary and particularly on the Old Mill Lane elevation the appearance is broken down into distinct elements which are of a more human scale. Here the Theatre and corner restaurant are purposefully expressed by the use of the polished masonry which contrasts with the use of a 'traditional' masonry plinth grounding the building in the vernacular style of the town and conservation area. The result is a cohesive design which is attractive vibrant and appropriate.

- The hierarchy of the entrances has been clearly expressed. The main entrance at the corner of Eastgate/ Church Street is 5 storeys high, with views of the atrium to draw you in; the secondary entrance on Church Street is integrated with the related commercial aspects of the College such as the restaurant and theatre. This is achieved by grouping and arranging the façade materials into a more human, intimate scale appropriate to its function. This approach is also a response to the sensitivities of the adjacent conservation area. There will be signage at the entrances and this could include an advertising feature or students work.

- A strong axial view from Eastgate to the top entrance to the park which is celebrated with a public space in the form of a plaza. A direct route from Old Mill Lane into the park via a wide walkway encourages use by public as well as users and increases the permeability of the site. This route is enhanced and softened by development of the landscaping works.

In summary the design of the external appearance of the building has been considered in relation to the;

- Adjacent conservation area.
- Its performance as a 'landmark' building at a principal gateway to the Town centre.
- The requirement that it should provide a positive expression as a 'beacon for learning'.
- The desire to present positive views of it from all aspects including distant views from the approaches.
- The desire for an expression of local distinctiveness in relation to Remaking Barnsley.
- The desire to control scale and mass such that it is appropriate to its context and setting.

3.05 AMOUNT OF DEVELOPMENT

The floor space required is derived from Learning and Skills Council floor space factors and is determined by the Guided Learning Hours taught by the College across all curriculums. The actual area of the building is 18,195m² which is split into general teaching (up to approximately 48% of the overall area), ancillary and support rooms (offices etc) and balance space incorporating circulation (combined 52% of the space). The atrium space is designed as multi-functional space incorporating the refectory, a space to address students and parents and an area for College exhibition and presentation purposes.



3.06 PROCESS AND CONSIDERATION OF OTHER OPTIONS

Option Study / Design Opportunities

A Strategic Brief, based upon a space budgeting exercise that analysed the College's future levels of delivery, set out the parameters for the proposed development of the Old Mill Lane campus. A series of option appraisals (5no in total) were undertaken by Jefferson Sheard encompassing the existing estate and the preferred option is based upon the College's key requirements sanctioned at Board of Governors level and intense series discussions with the Local and National Learning and Skills Council over the last 18 months.

It was decided that **Option 3** best met the College's requirements and this is the basis of the Application.

Option 3 is split into essentially 3 phases.

Phase 1 – The building of the MV workshop at the Construction Centre site and the Sports Facility at the remainder of the Honeywell site (which in part is to be sold to a residential developer) and the refurbishment of the B block basement once the engineering uses have been transferred into the new MV workshop.

Phase 2 - The decant of 'A' block departmental and curriculum uses into the 'B' block basement which has been refurbished in Phase 1. This permits the construction of the new build project on the Old Mill Lane site following demolition of 'A' block. On completion of the new build, the whole of 'B' block will be vacated and demolished and all curriculum uses transferred into the completed new build project. The former 'B' block site will then be landscaped to form an attractive backdrop to set the new build scheme against and complete the development.

Phase 3 – The re-development of the Eastgate Centre Sixth form centre is to be put forward in 2011 and beyond.

Community Engagement

A commitment to engage in consultation at an early stage in the design process was central to the project's progression. To this end, a consultation strategy was formulated for the College development, based on national guidance, and emerging best practice in this field. The strategy aimed to ensure that the consultation was inclusive to all potentially interested parties which included the local Council (including the Barnsley Urban Renaissance Design Advisory Panel), as the decision making body and the local community, who may be affected by the proposals. The concerns that have been raised since the consultation period began in November 2006 have either been addressed through amendments to the scheme design or through the various investigations and statements that form part of this full planning application submission. The College is actively continuing with this community engagement and will organise a consultation evening during the weeks following lodging the application to explain and show the interested third parties how the project has been developed. The College also intend that the local third parties are communicated with throughout the duration of the new build scheme on site over the next few years and it is also the intention to run some 'surgeries' with the community in order to keep them fully informed in respect of the further development of the project.

Planning Consultation

Following initial discussions over an extended period with BMBC and a positive yet conditioned response from the Planning Dept an application was lodged earlier this year. Further to a detailed appraisal of the lodged scheme by BMBC and their architectural/design advisors more specific concerns emerged with regards to the building design its form and scale. This was the catalyst for a regular series of workshops attended by the Planners, their design advisors, Highways representatives, the Architects and their consultant design team members. Latterly these workshops where held on a fortnightly basis.

The focus of these meetings has been across the board dealing with issues of mass and scale through to detailed design, detailing and materials, site planning, public realm, highways and landscaping. The scheme now submitted responds to these issues whilst still firmly addressing the College's brief requirements for a landmark learning beacon accommodating all the teaching/learning facilities.

This is successfully achieved in a form which addresses the need to integrate with, respect and compliment its surroundings including the adjacent conservation area. It provides increased and substantial public realm in an improved and appropriate location relating to the building and the wider context. A palette of high quality sustainable materials has been discussed and chosen along the way which goes to create a contemporary and strikingly creative architectural solution.

4.00 ACCESS

4.01 VEHICULAR AND TRANSPORT LINKS

The primary vehicular access for cars will be taken from Old Mill Lane and the secondary vehicular access for cars will be taken from Eastgate as shown on the application drawings. The existing access off Old Mill Lane is being retained and reused.

The servicing access for the College is separated from the cars and is also taken off Old Mill Lane.

Barnsley College has been actively working with Barnsley Metropolitan Borough Council Transportation and Highways department over the last couple of years in developing their Travel Plan for the whole College estate (a copy of the March 2008 revision is enclosed as part of this application in the form of supplementary information).

The new design proposal is based on this Travel Plan whereby there will be 23 car parking spaces along with 6 no. motorcycle spaces within the two areas identified. The new development provides 28 car parking spaces and this provision (including disabled spaces) is made on the basis that this is no worse than the current existing provision. The car parking is intended for disabled students and is limited to staff only. Further car parking provision is provided at the nearby sites of Sci-Tech and Eastgate.

In addition 20 bicycle stands will be provided in one bank (under cover) in a secure location where they can easily be monitored from within the new building to avoid theft and unwanted damage. As part of the BREEAM criteria the College is also going to provide further cycling provision on the adjacent Sci-Tech site.

A minimum of 5 disabled persons car parking spaces are to be provided by the design. There is also the provision of a disabled drop off facility on Eastgate (formed by pavement re-alignment). This is situated adjacent to the primary entrance into the College. A further larger drop-off and possible lay-by has been designed off Church Street to cater for any coach, mini-bus and taxi drop offs. This is to be formed by modifications to the existing footpath along Church Street.

A separate service yard has been designed off Old Mill Lane to accommodate limited numbers of heavy goods vehicles to deal with the Colleges' refuse, kitchen and Bio-mass fuel deliveries. This service yard is situated close to the building for ease of distribution of goods to and from the new development and to serve the adjacent College plant and boiler facility.

4.02 INCLUSIVE ACCESS

The design of the building, including hard and soft landscaped areas, has been generated to permit full accessibility to all people attending the College. The current application design is based on the requirements of the following documents;

- Building Regulation Approved Document M (2004 edition)
- BS8300:2001
- Disability Discrimination Act 1995

Within the external works element of the project we have provided disabled car parking as close as possible to the main entrances into the building with ramped access where needed. Due to the topography of the site it is envisaged that disabled students wishing to use the 'urban park' can access this external space from the lower ground floor refectory/ multi-use space or via ramped access from Eastgate plaza / piazza area.

Vertical movement between all seven floors is to be via lifts situated within cores placed centrally. The lifts will cater for large wheelchairs to enable students to study at any of the curriculum areas within the building.

Some of the Development and Pre-Foundation specialist areas such as the kitchen and work-steps areas have been situated on the ground and lower ground floors so that the disabled students are fully integrated into College life and feel part of the whole. Each floor will contain at least 2no disabled toilet facilities (handed design) for use by students and the stairwells will contain disabled refuge areas and tactile finishes at landings.

Corridor widths are min 1.9m wide to assist in horizontal movement of students between lessons and this will provide improved circulation for disabled students compared to that contained within some of the existing estate.

There are specific classroom areas that cater for disabled students and these will fitted out with fixtures and fittings at suitable heights – for example the food preparation area for Pre-Foundation has fully accessible work benching, ovens and sinks.

The entrance desk is placed in clear view of the main entrance and will be designed as a minimum with low and high level areas to enable disabled access yet maintain staff security. The reception desk and some classrooms will use induction loops to aid the hard of hearing and the blind.

The College has conducted a design workshop with disabled students and staff to ensure reasonable requests are accommodated in the design. Further consultation with the College is required during the construction stages of the project. Barnsley College will form a user group for consultation purposes, from which we can hold workshops and meetings in order to further develop the design in the most inclusive way.

5.0 LANDSCAPE DESIGN STATEMENT

The general philosophy behind the landscape design is to create an easily accessible, usable space that is both functional yet diverse, using a natural palette of materials that attempts to capture the local vernacular whilst defining the space as a distinctive Urban Park with its own individual character, open to both college users and public alike.

The space has been designed to make it as accessible as possible throughout the day whilst still being able to be secured at night. The area can be accessed not only through the building but also through a pedestrian link from Old Mill Lane running between a car park and the service yard and from a stepped entry way and disabled access along the Eastgate boundary. All these access points are gated and fenced and allow the Urban Park to be locked up when the college is closed.

At the front entrance to the college a large open Piazza has been created to act as a focus for student congregation and to provide a circulation space linking the main entrance with Eastgate and down to the Urban Park. Within this space high quality materials are used to create a landmark entryway into the college and planting beds, tree planting and seating help to create a space that is both functional and visceral. A row of evenly spaced, 4 metre high columns, that mirror those used within the building itself, run from this entrance space and down the pavement alongside Eastgate to the car park on Falcon Street. These provide a unique and eye-catching feature along this elevation and help to tie the landscaping in with the building. Directly across from the corner of Eastgate that runs into town another open piazza draws people down to the Urban Park through high double leaf gateways that secure the park at night and which will provide a bold visual focal point to help draw the eye from the centre of town.

A grand stepped entryway alongside landscaped terraces provides access from Eastgate down into the Urban Park. At the foot of the steps into the Park from Eastgate is a pathway that links with the centre of the space taking people through a graveled rockery and sculpture trail which can be used to present some of the student's artwork within. Specimen shrubs and Pine trees will grow through the gravel to add an element of height and enclosure to this main pedestrian walkway through the Park.

At the heart of the space is a covered performance area which can be used for outdoor concerts and exhibitions run by the college. A tensile fabric structure creates a bold central focal point to the Park that is both functional and visceral. Grass terraces surround this central space with capped retaining walls that provide informal seating for students during the day and for spectators when there is a performance on. Dramatic ornamental planting and a row of Birch and Pear trees curve round the space, enclosing it and providing an attractive backdrop to the performance area.

Immediately outside the college building opening onto the Park is a large open plaza bordered by a 1 metre high balustrade. This space can be used as a spill out zone from the college refectory so that tables and chairs can be taken outside and the area can become an informal outdoor eating area.

The Church Street elevation has been softened through the planting of a row of Pear trees in tree grilles within the pavement. Similarly, fastigiated Norway Maple trees within ornamental planting beds line the Old Mill Lane elevation, softening the building façade and the high retaining walls bordering the service yard and car park.

The material palette throughout the site looks to capture the local vernacular using rustic looking concrete block paving for the pathways into the Urban Park, granite paving for the feature areas outside the refectory, performance area and the piazzas outside the front entrance and Eastgate, gravel areas within the Urban Park, and Yorkstone effect concrete paving slabs around the outside perimeter of the building. The retaining walls will be made from a stone effect split faced blockwork that will also be used within the building construction to provide a sense of integration from the college building through to the landscaping.

The soft landscaping looks to accentuate this naturalistic feel providing wildflower meadows within the Park, open areas of grassland for informal recreation in the summer, and the tree and ornamental shrub planting is designed to be low maintenance and mindful of the north facing aspect of the park, whilst at the same time adding colour and all year round interest to the scheme.

6.00 SUSTAINABILITY AND THE ENVIRONMENT

The project requires that an innovative approach is taken to solve the design issues using environmentally conscious solutions and embracing the sustainability aspirations of the College, whilst working within the limitations of the budget. The success of the buildings environmental performance will be measured against key performance indicators:-

- The use of sustainability design solutions where affordable
- Minimum environmental impact
- Minimum energy consumption and water consumption
- Enhanced quality of life for staff and pupils via a quality working environmental.

A BREEAM assessment of the new building will be carried out with the aim of achieving a **'Very Good'** rating.

At this stage it is anticipated that the energy efficiency of this building will be mainly due to the following:-

- High performance construction materials and methods
- Maximum use of natural ventilation where appropriate and applicable
- Use of heat pump technology to provide low energy cooling.
- Air to air heat recovery systems and free cooling
- Heating plant comprising natural gas condensing and biomass fuel boiler units
- *Potential use of rainwater recovery to serve toilets if affordable*
- Variable speed motor drives to reduce energy consumption.

Dynamic simulation software has been and is being continued to be used throughout the design process to maximise the design efficiency and to interrogate the following issues:-

- Glazing and fabric analysis
- Passive engineering solutions including natural ventilation
- Dynamic solar shading analysis
- Building Regulations Part L2 compliance
- Thermal comfort analysis
- Daylight and glare analysis
- Energy consumption and CO_2 emissions.

