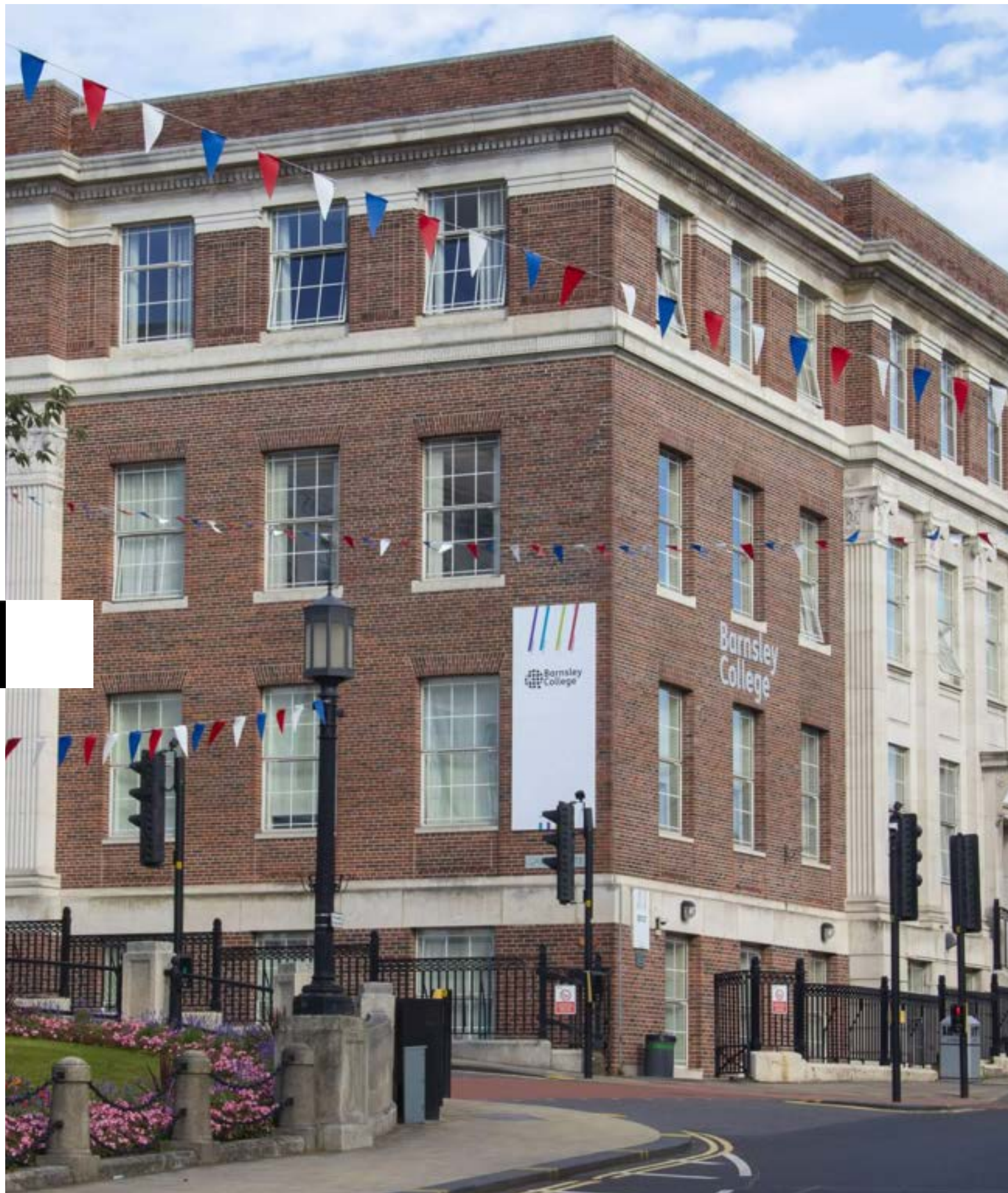


RCA.



Barnsley Institute of Technology

Planning and Heritage Statement

for G F Tomlinson

Preface

Job Title	Barnsley Institute of Technology
Client	G F Tomlinson
Document Title	Planning and Heritage Statement
Document No.	3093-13-03-RCA-00-ZZ-RP-A-0001
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Introduction

Introduction

This Integrated Planning Statement has been prepared by Race Cottam Associates on behalf of Barnsley College and accompanies a planning application for works to their existing Church Street campus building. This includes the renewal of the existing library and the provision of new learning and work spaces for students. The proposals will include the extension of an existing courtyard space to form an atrium extending onto the roof of the existing building.

The existing Church Street campus building is a large, attractive Art Deco style building completed in 1932 as the Barnsley Mining and Technical College. The building has been used for education purposes throughout it's history and remains an important element within the street scape within the centre of Barnsley.

A previous application (2021/1693) was submitted for the alternation of the existing building which included infilling the central courtyard with a new learning recourse center as well as general reconfiguration and refurbishment of internal spaces.

A none material amendment of 2021/1693 was submitted and approved which picked up a number of changes from application 2021/1693. This NMA listed alterations to the roof layout with additional plant. A roof plan was submitted indicating all the plant, however, the elevations did not show the roof plant.

The purpose of this application is to submit details of the roof plant which will be seen from building elevation views as well as an associated substation for the upgrade and introduction of building services. The substation will be situated in the car park which loses 2 parking spaces. There are limitations on the location of the substation due to a maximum cable length from the internal switch room.

This statement should be read in conjunction with other documents prepared and submitted as part of the planning application.



Photograph of Barnsley College Church Street campus

2.0

The Site

The Site

Site Location & Context

The site is located within the town centre of Barnsley immediately to the north of the main shopping area within the town. The site comprises of the four storey former Barnsley College of Technology building which now forms part of Barnsley College as their Church Street campus. The site is bound on all sides by existing roads; St. Mary's Gate to the north, Church Street to the east, Sadler Gate to the south and St. Mary's Place to the west. It is located immediately adjacent to the north of Barnsley Town Hall and immediately adjacent to the south of St. Mary's Church. The site is located close to the A635 road which runs through the centre of Barnsley.

Other college buildings are located close to the site. Approximately 100 metres to the south west is Barnsley Sixth Form College, and approximately 150 metres to the north west is the Old Mill Lane campus of Barnsley College. The Church Street campus building is located within the Regent Street/Church Street/Market Hill conservation area which includes the neighbouring Town Hall and St. Mary's Church as well as other areas immediately to the east and south of the site. The site is within the administration area of Barnsley Borough Council.



Aerial Map showing the location of Barnsley College Church Street campus

The Site

Site Photographs



Photograph of Main Entrance from Church Street



Photograph of South Elevation from Sadler Gate



Photograph of Internal Courtyard from Above



Photograph of West Elevation from St Mary's Place

The Site

Site Context - St. Mary's Church (listed) & Churchfields

The area immediately to the north of the site includes the 15th Century Grade II* listed St. Mary's Church. Set within an established church yard with mature trees with neighbouring Churchfields Peace Gardens and Oaks Mining Memorial. Holistically an attractive green space within the centre of the town.

To the east of the church are various commercial properties along Church Street including 41-43 Church Street which is a 15th Century Grade II listed former hall. To the north of the church lies the A635 with further contemporary buildings opposite as part of Barnsley College Old Mill Lane campus.



Photograph of St. Mary's Church



Photograph of Churchfield Peace Gardens

The Site

Site Context - Barnsley Town Hall & Centenary Square

The area immediately to the south of the site includes the Grade II listed Barnsley Town Hall built in 1933. The Town Hall is in the Classical style built of Portland Stone and forms an important focal point within the urban context of Barnsley town centre with an impressive clock tower. It is surrounded by formal landscaped gardens including Centenary Square. Barnsley War Memorial is located directly outside of the Town Hall.

Surrounding the Town Hall are several listed buildings which face towards the building along Church Street and Shambles Street. Directly to the west of the Town Hall and Centenary Square is the contemporary Barnsley Sixth Form College which forms part of Barnsley College. The main shopping centre of Barnsley extends to the east and south.



Photograph of Barnsley Town Hall & Centenary Square



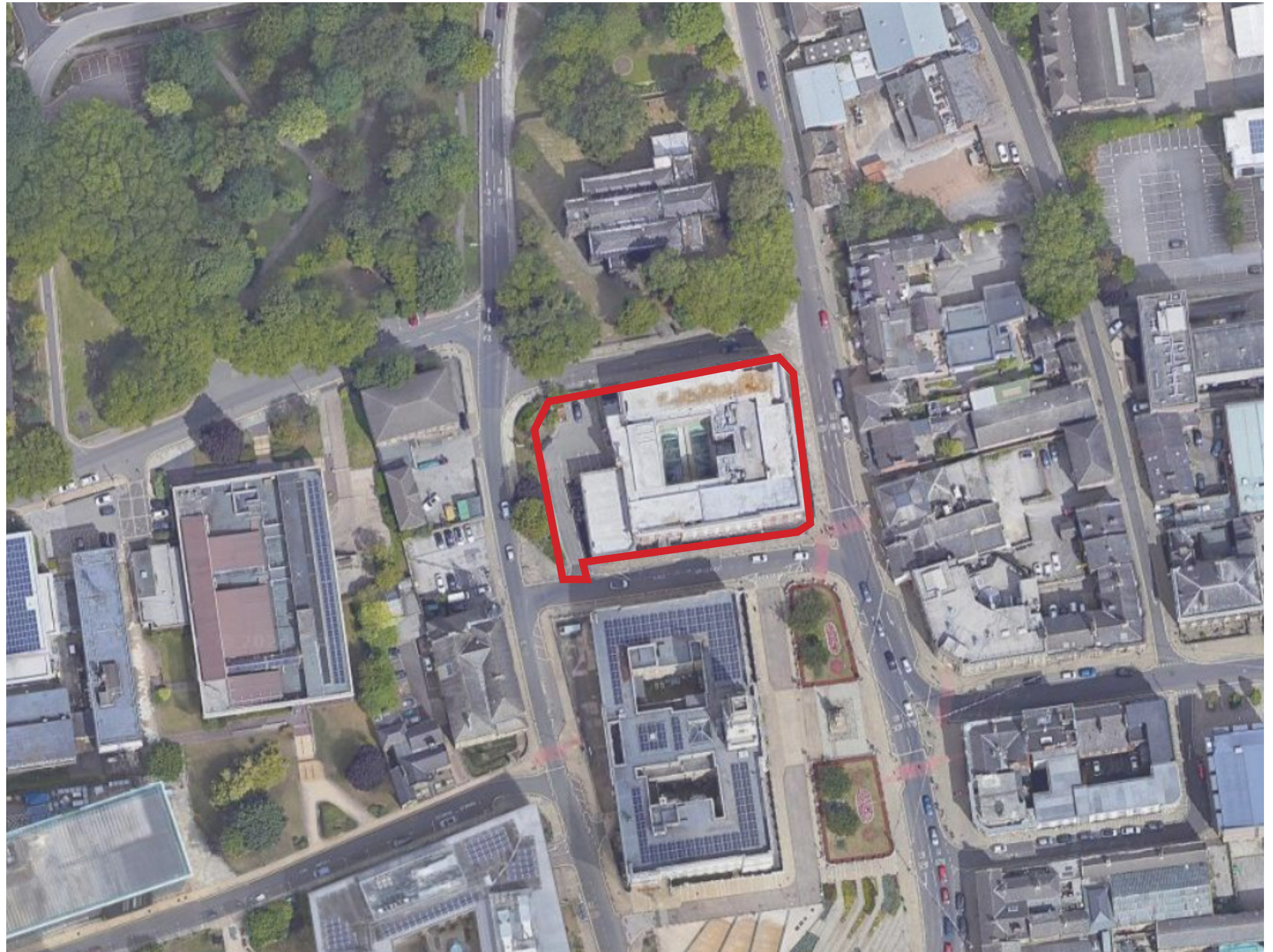
Photograph of Barnsley Sixth Form College

The Site

Site Context - Barnsley College

The area immediately to the south of the site includes the Grade 2 listed Barnsley Town Hall built in 1933. The Town Hall is in the Classical style built of Portland Stone and forms an important focal point within the urban context of Barnsley town centre with an impressive clock tower. It is surrounded by formal landscaped gardens including Centenary Square. Barnsley War Memorial is located directly outside of the Town Hall. Surrounding the Town Hall are several listed buildings which face towards the building along Church Street and Shambles Street. Directly to the west of the Town Hall and Centenary Square is the contemporary Barnsley Sixth Form College which forms part of Barnsley College. The main shopping centre of Barnsley extends to the east and south.

Barnsley College is split into several buildings and campuses across the town which include several within the town centre in and around the location of the Church Street campus site. The Church Street campus is located between Barnsley Sixth Form College and the college's Old Mill Lane campus which forms the institution's main campus to the north east of Church Street. Several other campuses and buildings then lie to the north of this, with Park Lane campus located to the south of the town centre. The college therefore has quite a large and important presence particularly in this area of the town centre and the Church Street campus building is an important part of this establishing the college within the urban fabric at the heart of Barnsley.

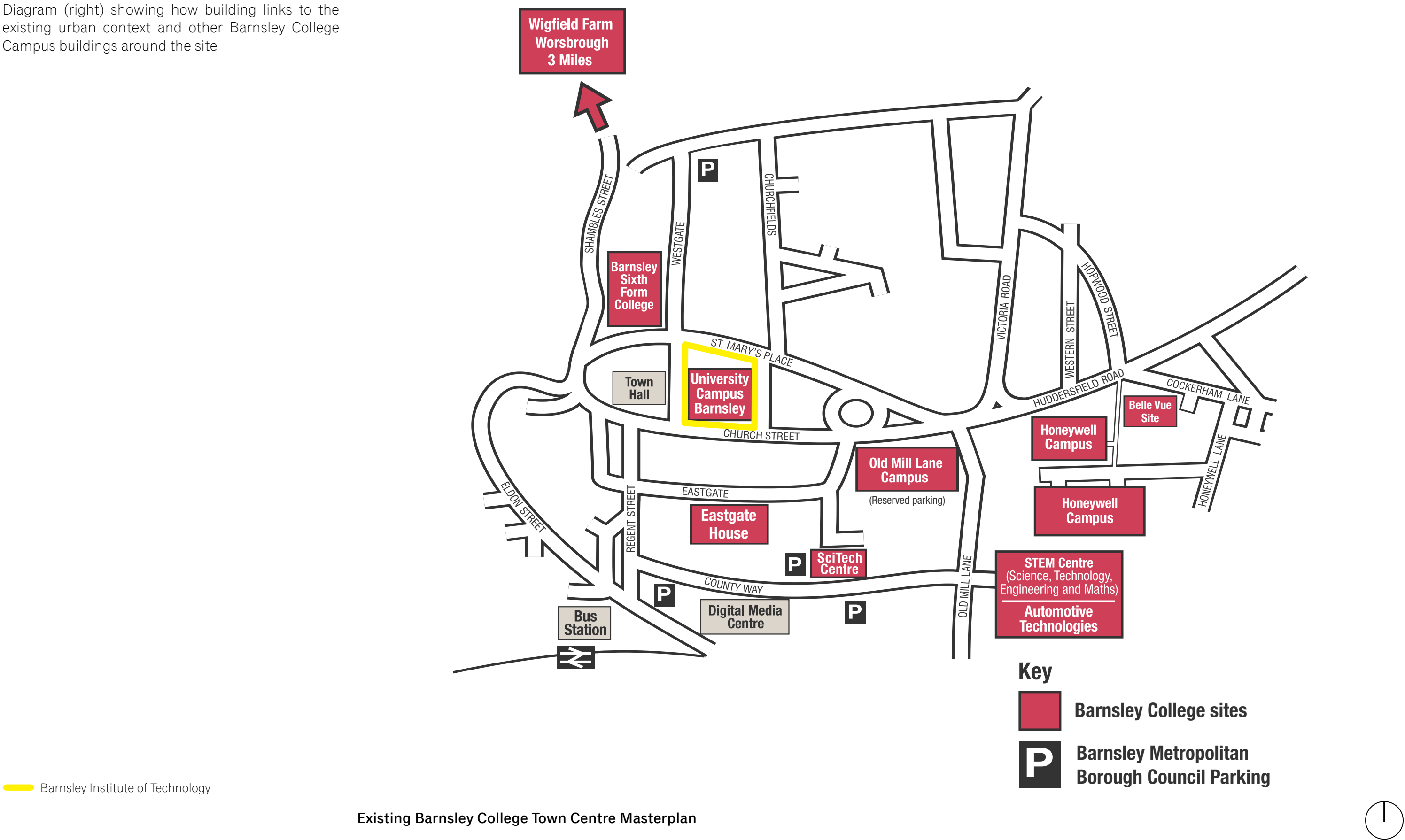


Aerial view of existing Barnsley College Church Street campus building

The Site

Site Connections

Diagram (right) showing how building links to the existing urban context and other Barnsley College Campus buildings around the site

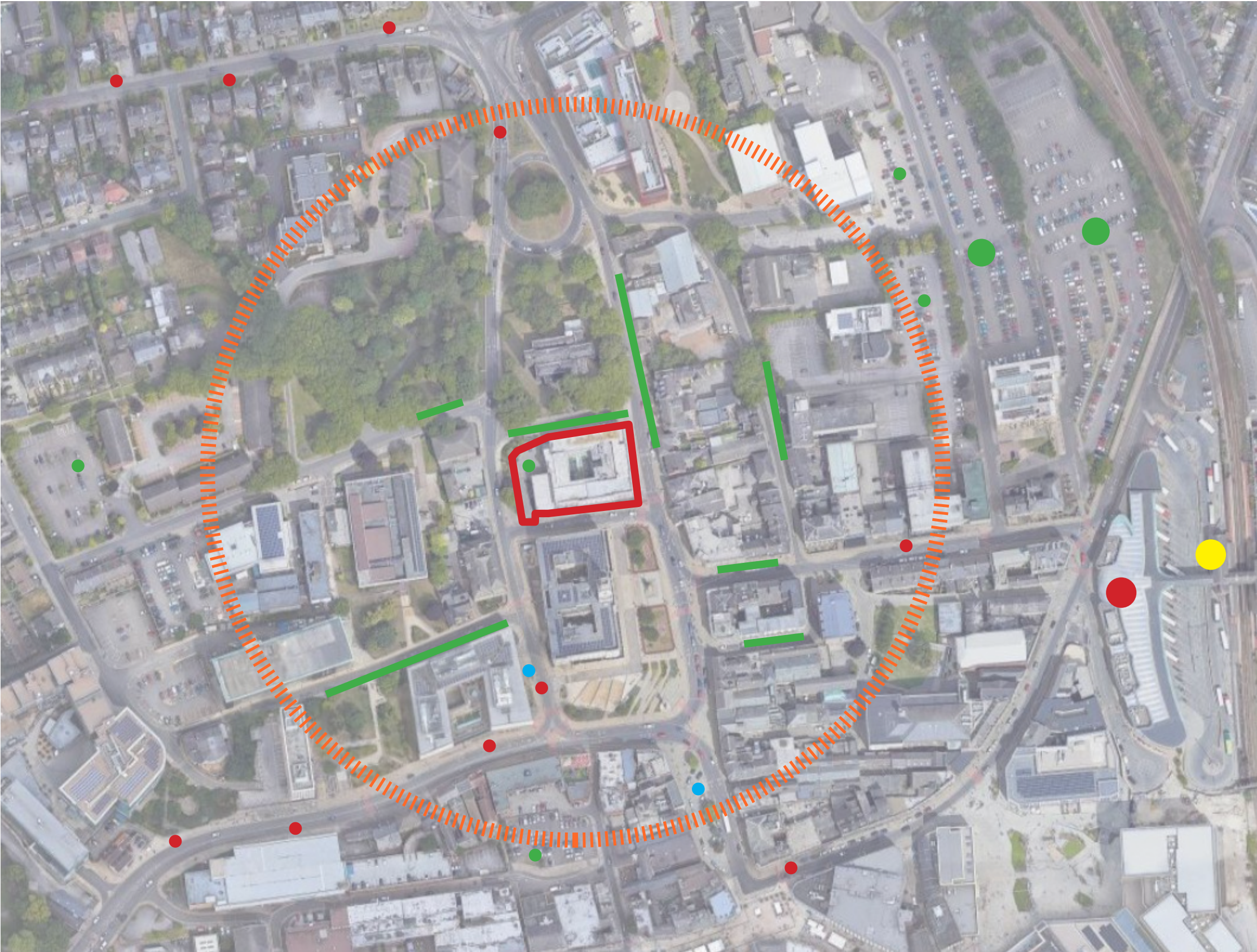


The Site

Site Access and Travel

Located around the site are numerous bus stops within a 5 minute walk. the bus interchnage and train station is within a 10 minute walk from the building. There are few cycle storage points in close proximity to the site.

- Site
- Train Station
- Interchange
- Bus Stops
- Cycle Storage
- |||| 5 minute walk
- Large Car Park
- Small Car Park
- On-Street Parking



Map showing Transport Accessibility

3.0

Site History

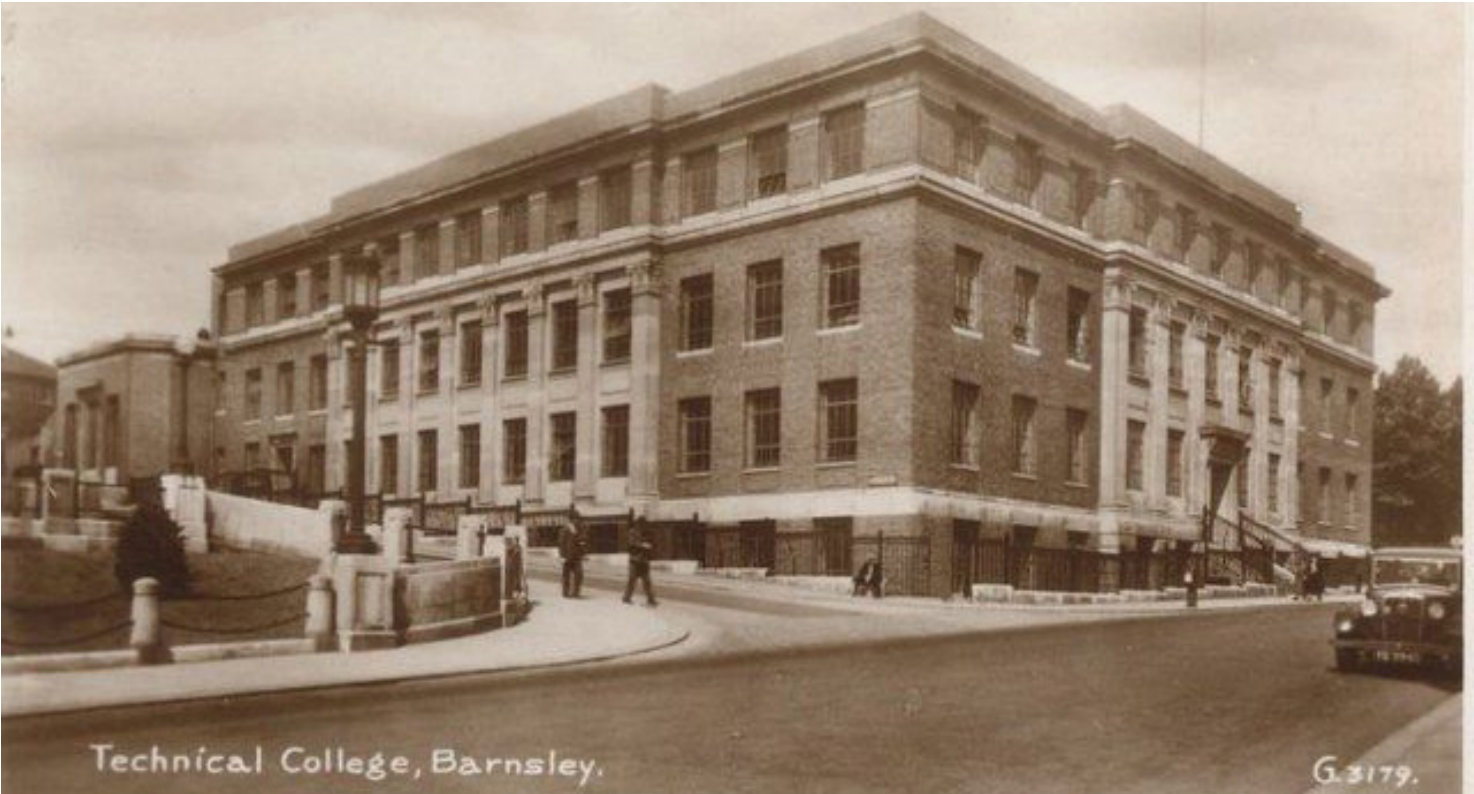
Site History

Building History

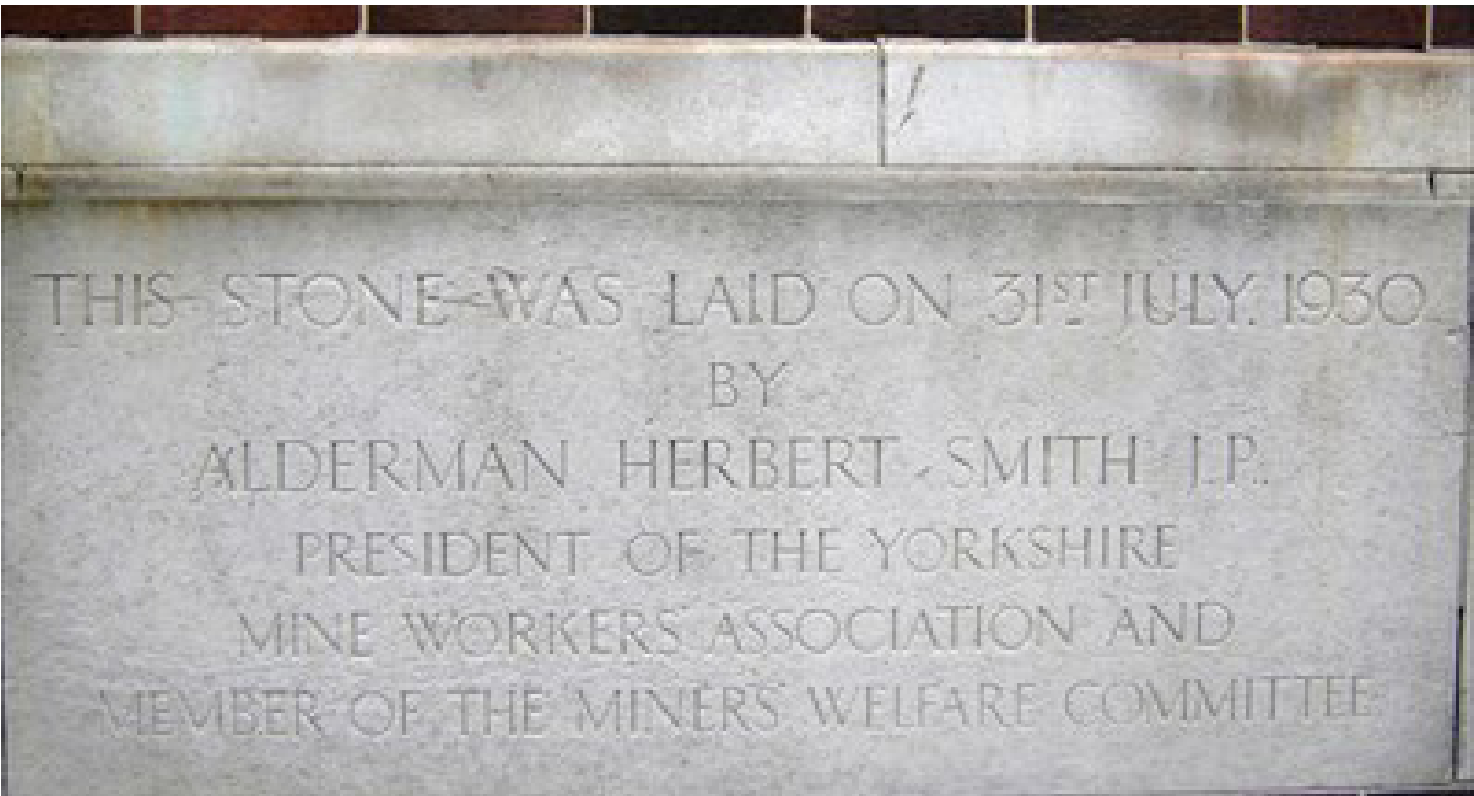
Barnsley historically has a long established mining industry and as mining became more regulated and professional a need for formal education within the industry became essential. Construction began to the north of the Town Hall on a new educational facility in 1930 and was completed in 1932, opening as the Barnsley Mining and Technical College. As can be seen in the adjacent photograph from the 1930s, the outside facade of the building has remained broadly intact in it's original Art Deco vernacular.

This eventually expanded to include buildings on the Old Mill Lane campus in the 1950s to form the Barnsley College of Technology. As coal mining became less prevalent over the years the building at Church Street has been adapted to focus on more general education as part of Barnsley College's curriculum. The building has always been in educational use and previously also served as the Barnsley Campus for the University of Huddersfield, before Barnsley College leased the building in 2019. Over the years other buildings and campus have been included amalgamating the other colleges and education facilities including Barnsley Sixth Form College to form Barnsley College as it is today.

Prior to the construction of the Barnsley Mining and Technical College there was a former manor house and gardens on the site; along with the former Barnsley Town Hall to the west of the site along St. Mary's Place. Not much is known about these buildings but were presumably demolished to make way for the new college building. Further to the demolition of the existing Town Hall, in 1932 the current Barnsley Town Hall began construction, being completed to the south of the college building in 1933. A large area of existing smaller buildings were demolished along Church Street to make way for the development of the area.



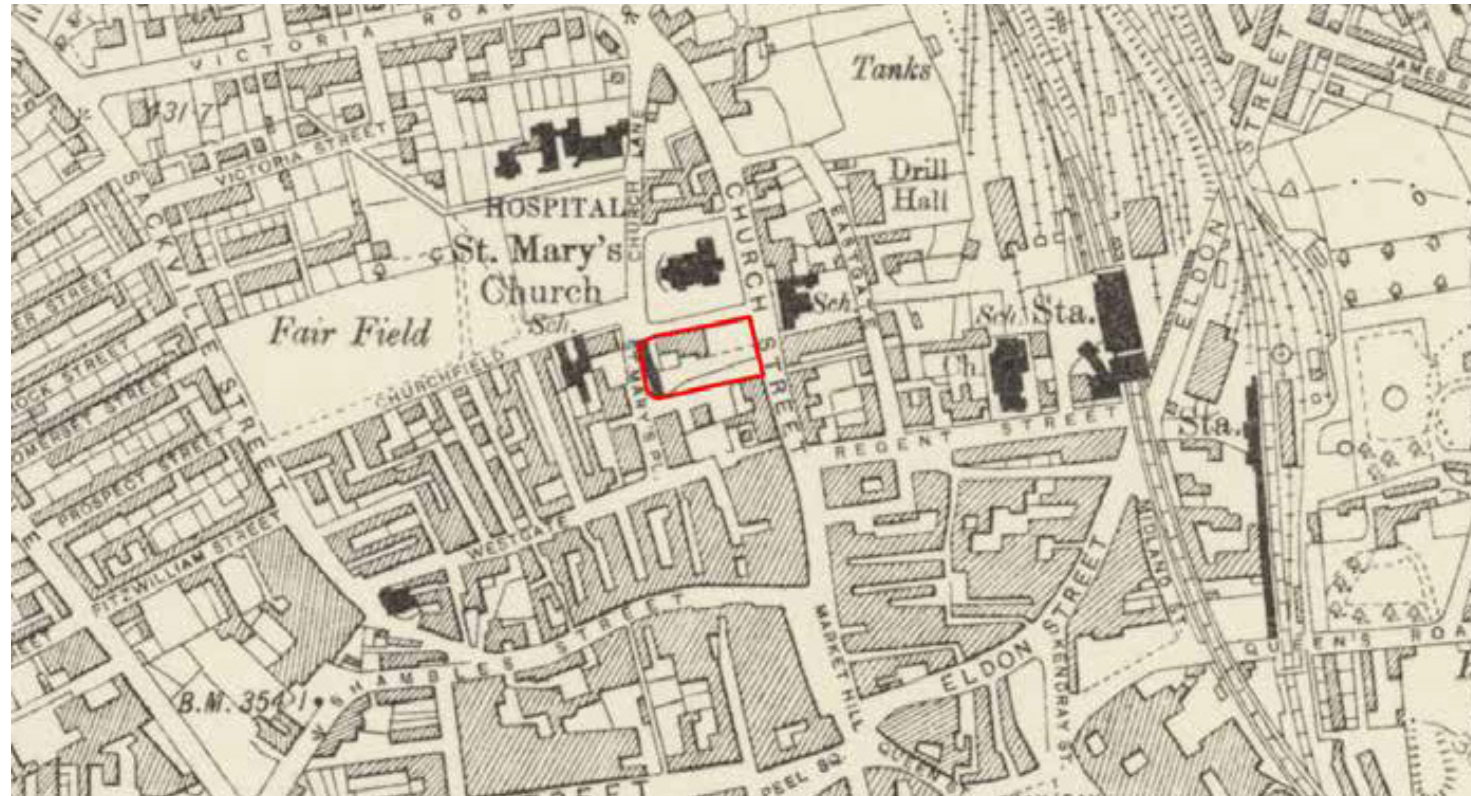
Photograph of Barnsley Technical College c. 1930s



Photograph of Ceremonial Cornerstone to Church Street campus building

Site History

Historical Maps



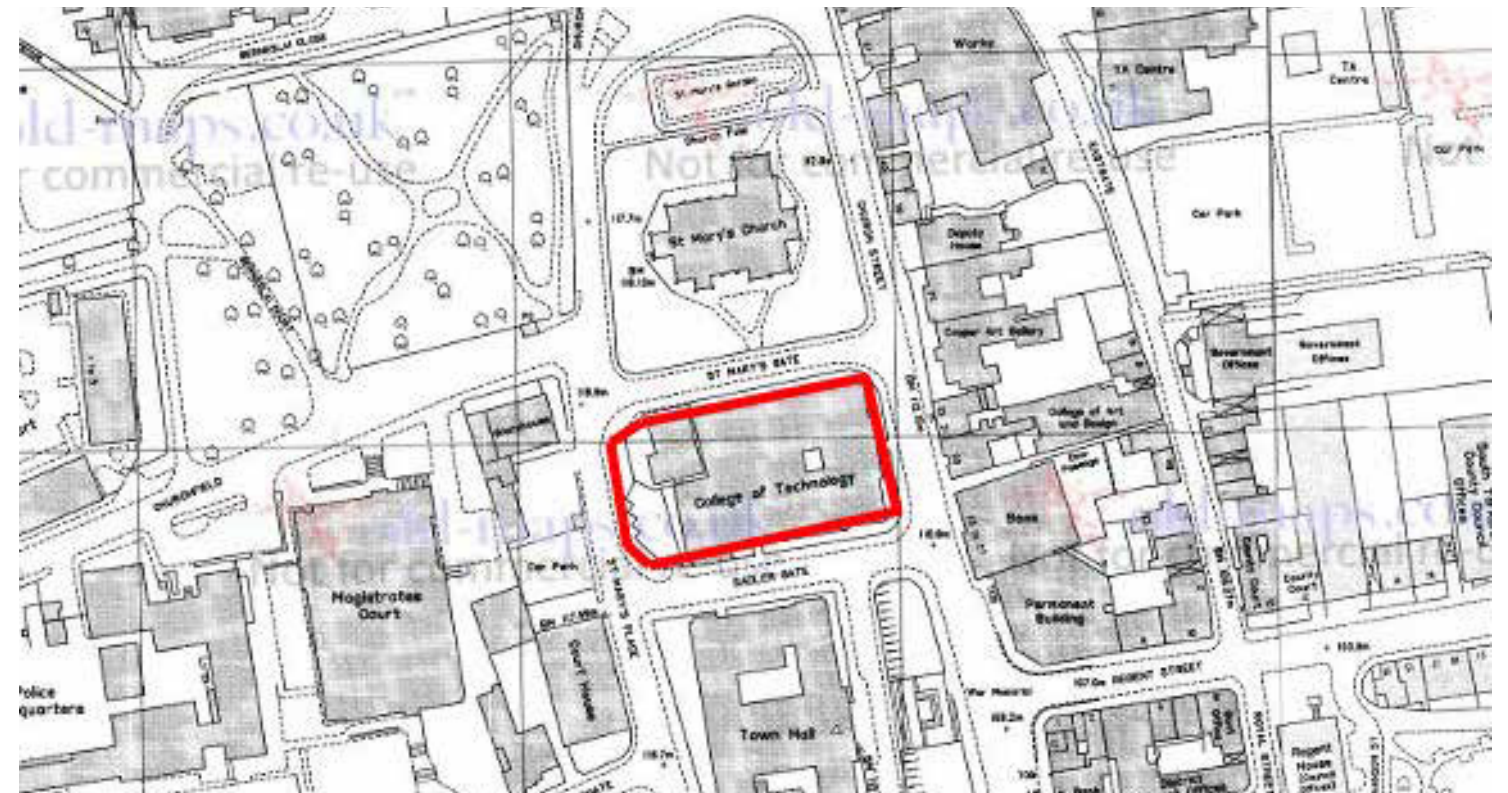
Extract from 1888-1913 OS map



Extract from 1892-1914 OS map



Extract from 1983-1984 OS map



Extract from 1983-1984 OS map

Site History

Conservation Area

The Church Street campus building is located within the Regent Street/Church Street/Market Hill conservation area defined by Barnsley Borough Council. As the extract included here, the western extent of the conservation area boundary extends along a north-south axis along Church Lane and runs past the western side of the Church Street campus building. It extends up to the A635 and down past the Town Hall to Peel Square and then includes a large proportion of the town centre to the east including Church Street, Market Hill, Regent Street, Eastgate, Royal Street, Hanson Street and George Yard.

The conservation area also includes several listed buildings highlighted in the extract in red. This includes several within a 100 metre radius of the proposed site as follows:

Grade II* Listed

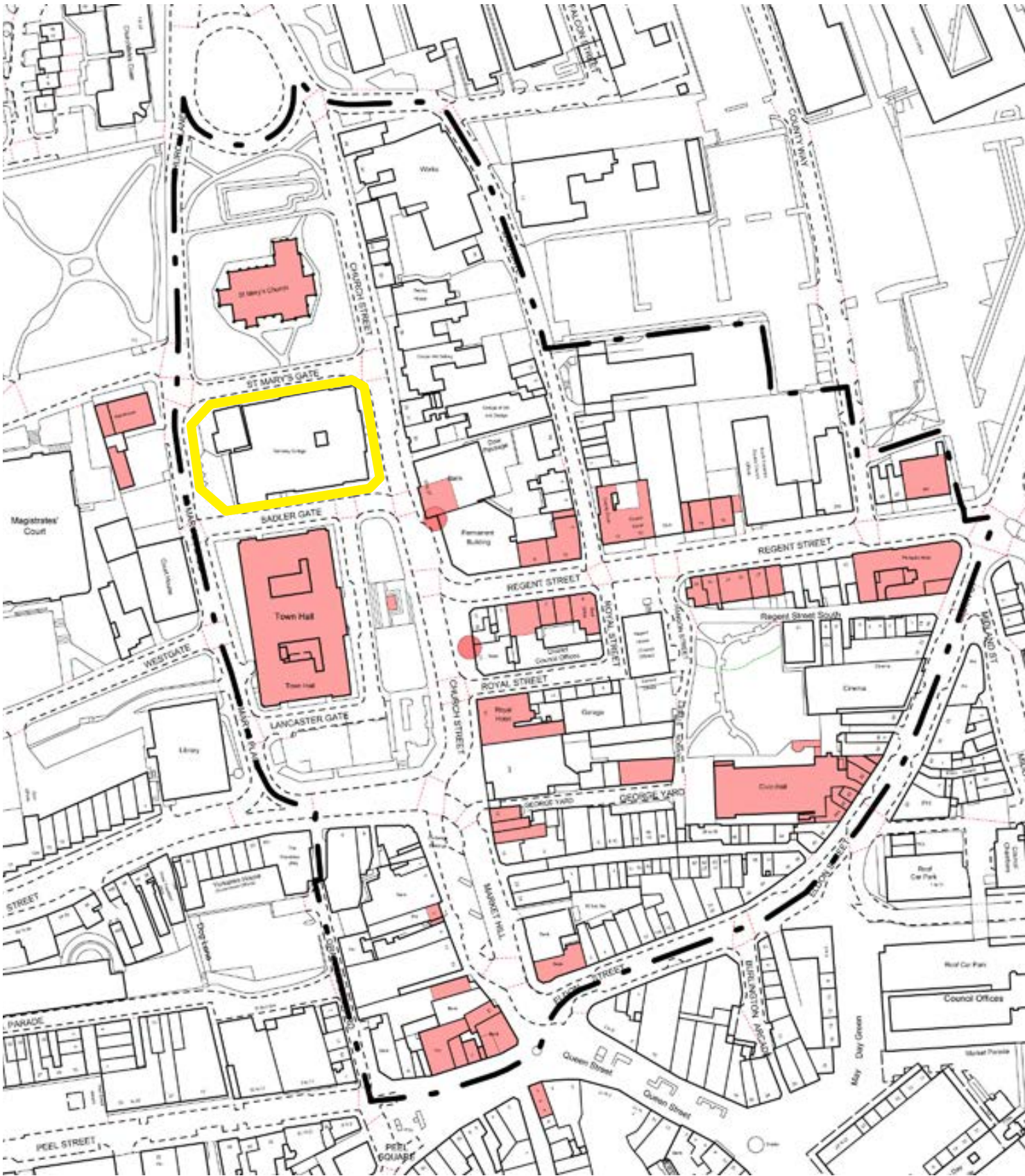
Barnsley War Memorial - **Entry No: 1151144**
Church of St Mary - **Entry No: 1315008**

Grade II Listed

23 Church Street - **Entry No: 1315006**
41-43 Church Street, Barnsley - **Entry No: 1435194**
Cass's Warehouse - **Entry No: 1151124**
Former carriage house to Cass's Warehouse - **Entry No: 1286819**
Gatepiers and walls to church yard of Church of St Mary - **Entry No: 1151145**
K6 telephone kiosk outside numbers 19-21 (Barnsley Building Society) - **Entry No: 1151131**
Piers and railings to front of Town Hall including steps - **Entry No: 1315007**
Town Hall including attached railings - **Entry No: 1151143**

Barnsley Borough Council supports some controlled change within conservation areas and it is not the intention of the conservation area to preserve buildings. The conservation area promotes the viable use of buildings whilst retaining and maintaining buildings which contribute to the character of the area. Whilst not listed, the Church Street campus building is a prominent and attractive historic building within the conservation area and is therefore an important attribute to the conservation area. Proposals which aim to encourage and improve the viability of the building and maintaining it's original use whilst limiting the impact on the surrounding context and historic assets should be encouraged.

- Site Location
- Listed Buildings/Monuments



Extract from Regent Street/Church Street/Market Hill conservation area map

Site History

Conservation Area Map

The building is located with a conservation area in the centre of Barnsley. The building is considered to have a strong group value with its neighbour (the Town Hall) but also contributes positively to the setting of the conservation area as well as the listed grade II* St Mary's, and the grade II 23 Church Street, and Cass's Warehouse immediately to the West. There are protected trees located near to the site.

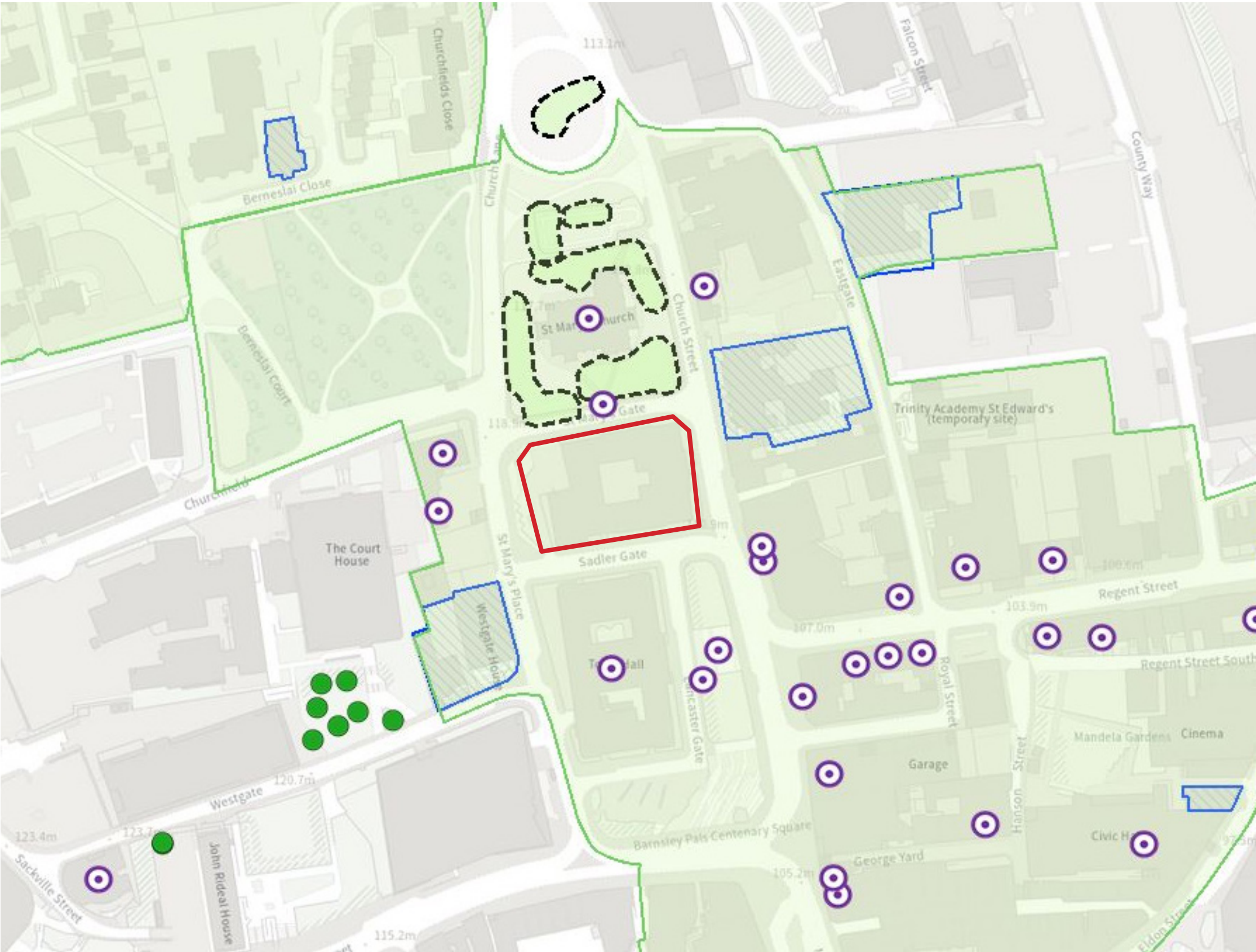
Conservation Area

Local Listed Heritage

Site

Listed Building

Tree Preservation Orders



Conservation area map from Barnsley Council website

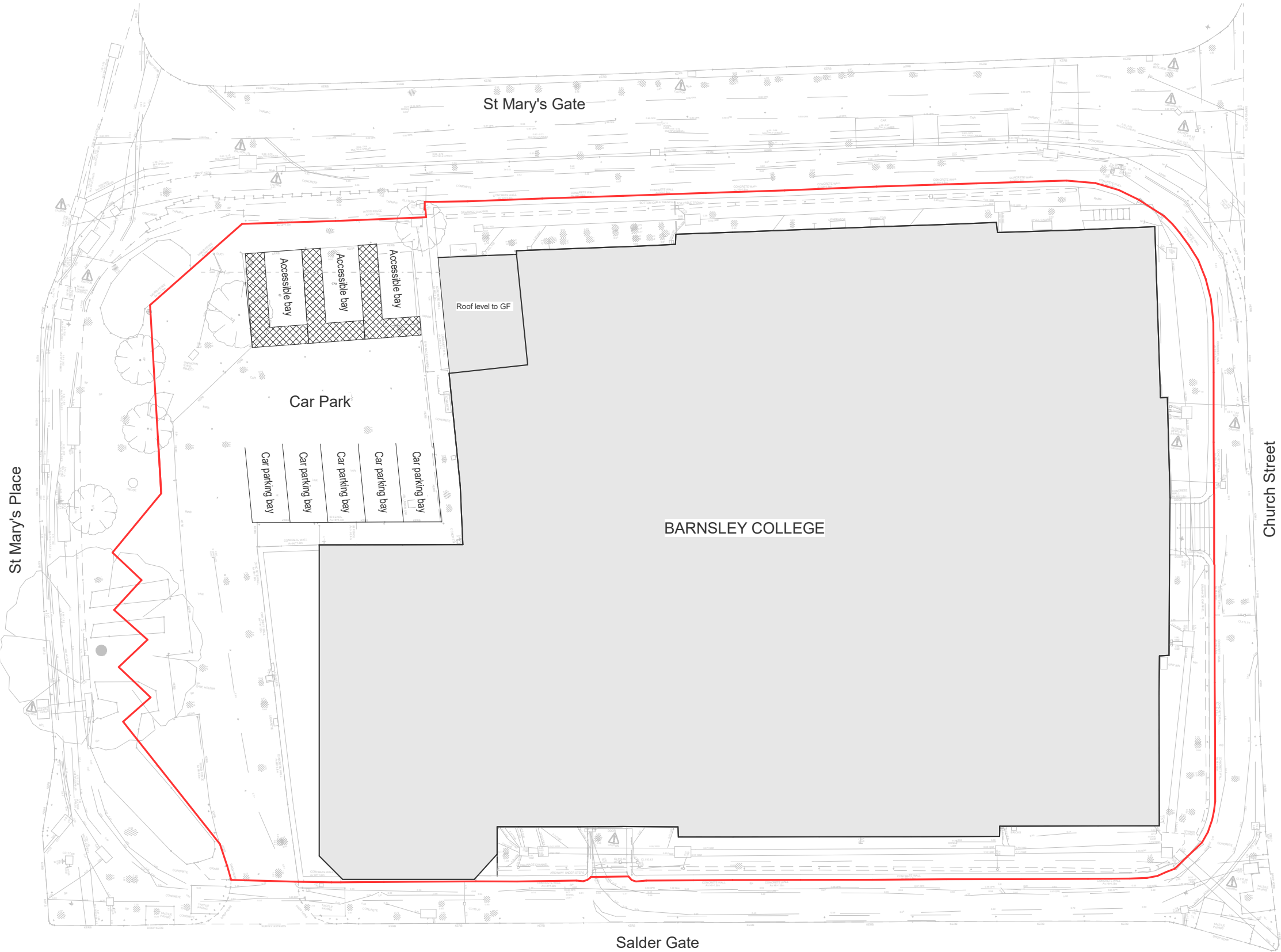
4.0

Existing Building

Existing Building

Existing Site Plan

The current car parking provision consists of 5 standard parking bays and 3 accessible bays. There are no electrical vehicle charging points.



Proposed Site Plan



Existing Building

Existing Elevations

The building is a rectangular-shaped building, constructed from red brick and stone and was originally designed in a courtyard style with a small courtyard area in the middle of the building. The courtyard has since been fitted with a glass roof and currently serves as the library for the college. The frontage of the building is Western facing with the main access into the building from Church Street with sweeping stone steps which gradually becomes wider at the bottom, however there is a secondary access into the South of the building on Sadler Gate.

The building is largely symmetrical in appearance with the entrance steps being located to the middle of the elevation, complementing the symmetry. However, Church Street is slightly sloping from North to South with part of the building effectively being below the ground floor of the building with the main access door slightly raised from Church Street itself. There are lower ground level windows on the front and side elevations.



Existing East Elevation



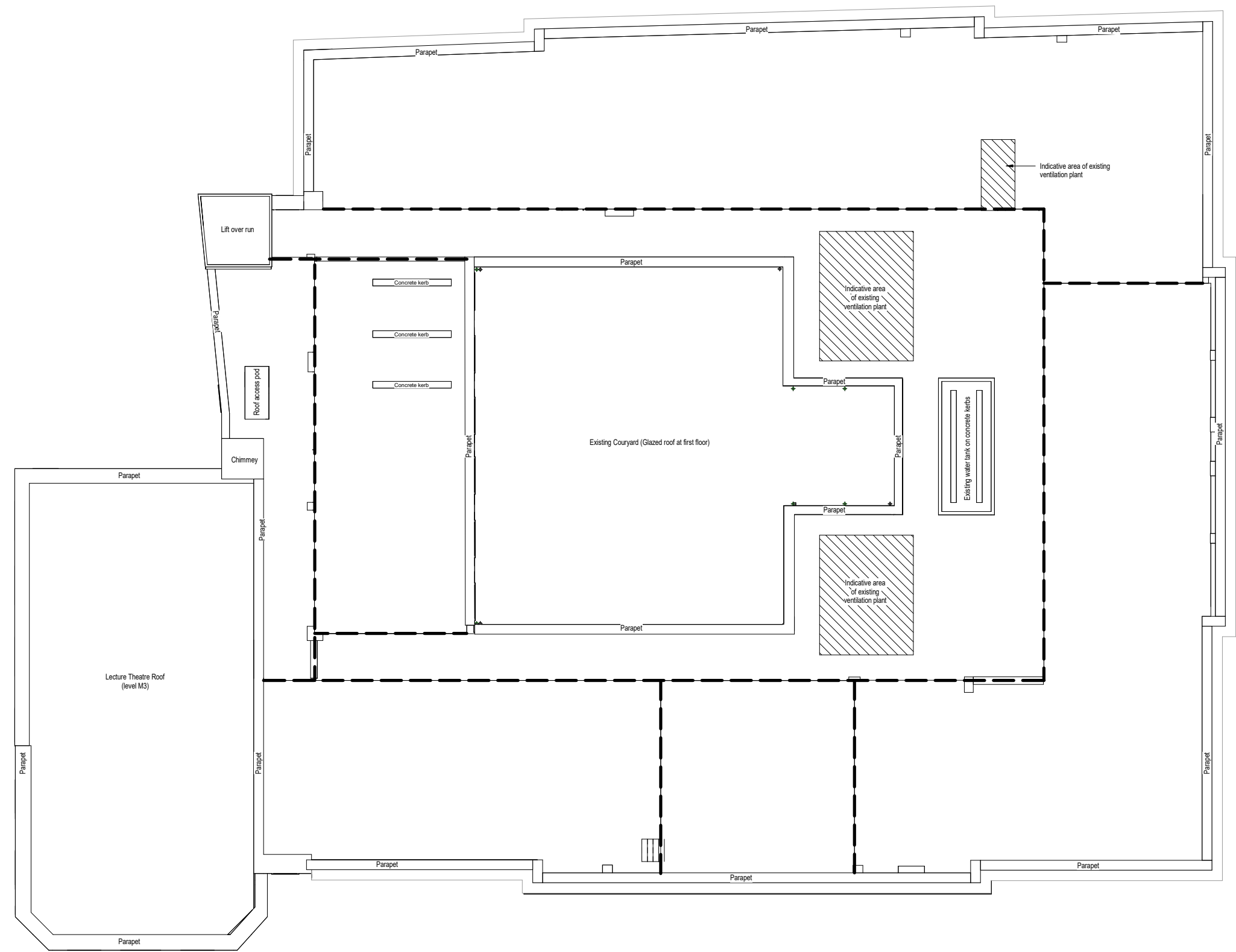
Existing West Elevation

Existing Building

Existing Roof Plan

The existing roof comprises a number different level changes, mostly concealed behind the parapet brickwork facades (as shown on the elevation).

The roof hosted two main areas of MEP equipment (as shown with hatches) and a larger water tank was located to the lower section of roof to the East of the courtyard.



Existing Roof Plant



5.0

Planning History

Planning History

The building has been subject to several alteration and building works over the lifespan of the building. Below are listed historic planning applications for works to the building with the earliest being in 1980 (earlier planning records are not available on the Barnsley Borough Council Planning Explorer):

Erection of temporary classroom
Ref: B/80/0048/BA | Decision Unknown

Display of non-illuminated signs
Ref: B/98/1036/BA/AD | Approved

Display of four illuminated wall mounted signs
Ref: 2008/0180 | Approved with Conditions

Installation of an external wood extraction system for an existing wood working workshop
Ref: 2008/0700 | Approved with Conditions

Display of non-illuminated wall-mounted banner and one pole-mounted banner sign
Ref: 2008/1478 | Approved with Conditions

Removal of library roof structure, installation of new tiered floors within existing central light well atrium
Ref: 2021/1693 | Approved with Conditions

Non-material Amendment
Ref: 2021/1693 | Approved with Conditions

Omittance of proposed reconfiguration of main entrance and roof plan showing proposed MEP equipment
Ref: 2023/0553 | Approved with Conditions

6.0

Proposed Design

Proposed Design

Proposed Site Plan

The car park will have its capacity reduced by 2 bays to accomodate the new substation. There will be 3 standard parking bay and 2 accesible parking bay. Alongside this, 1 standard bay and 1 accessible bay will be an electrical vehicle charging point.

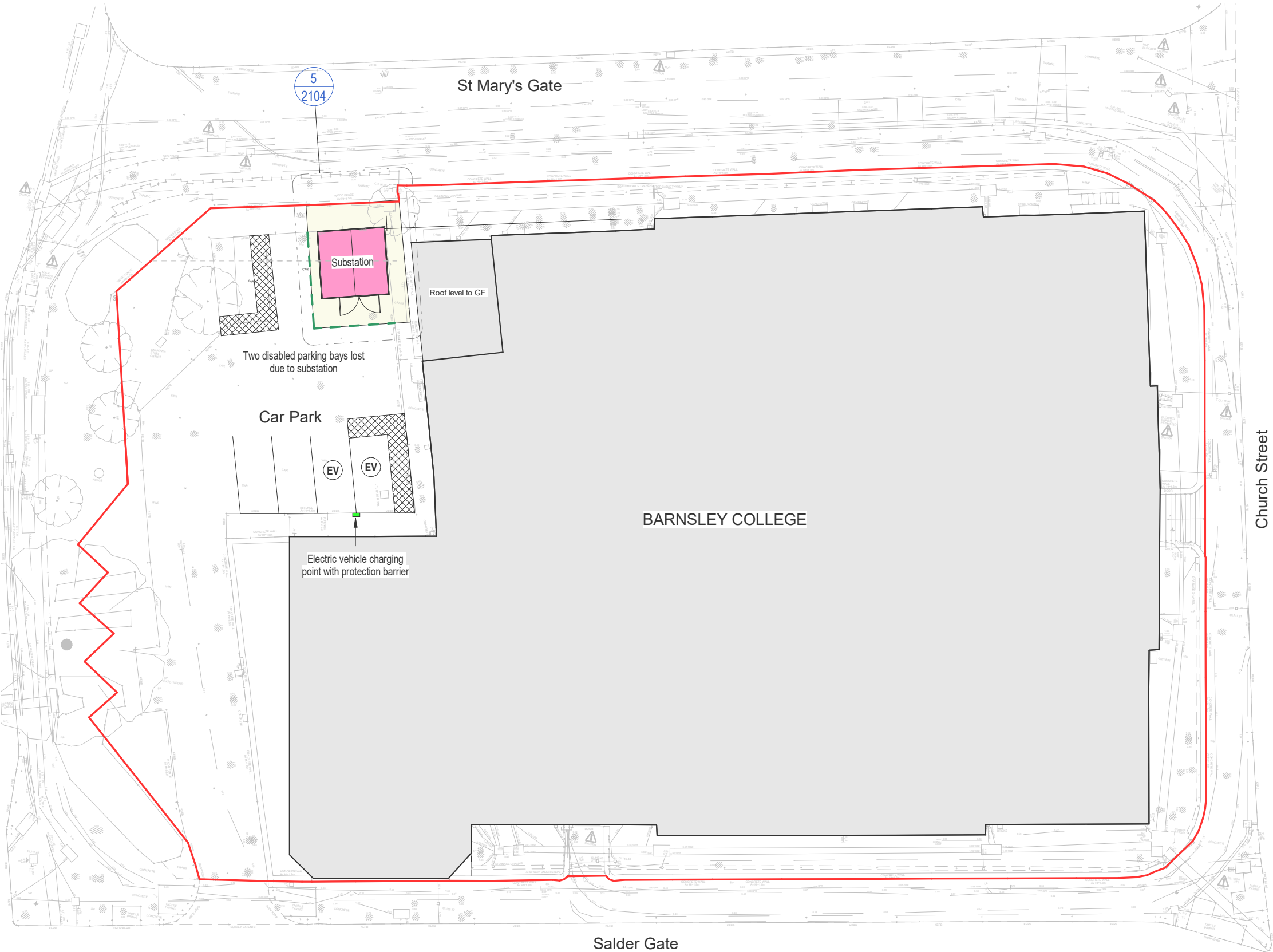
Pre-application advice was sort after for the proposed substation (2024\ENQ\00114) which indicated the GRP substation to the west of the car park within the area of existing soft landscaping. Feedback from the planners was generally good and feed back received was to introduce some additional lural hedging to help screen the substation.

However, since this application information has been provided to us that there is a limited distance allowed between the substation and the LV switch room (located inside the building, 1 story down) The substation therefore needs to be positioned as close as possible to the building.

This has resulted in loosing some car parking spaces, as can be seen on the proposed site plan. The addition of double EV car charging station is proposed.

The building is located in the town centre and there is public transport located close by along with a number of public car parking (including on street parking as well as large car parks). The college also has a number of buildings close by with private parking.

- Ownership Boundary -Not shown for clarity, this is the same as the red line boundary (application boundary)
- Application Boundary - 2900m2
- Outline of GRP substation enclosure - Colour deep green
Refer to UK Power Networks typical enclosure drawing "eds-07-3102_01-unit-or-padmount-substation-in-a-grp-enclosure".
- Hard landscaping access path from public footpath to substation and surrounding substation.
- Kerb edging
- EV Parking with the provition of electric vehicle charging.
- Electrical vehicle charging point. Serves 2 EV parking bays.



Proposed Site Plan



Proposed Design

Proposed Elevations

The existing elevations are largely unchanged, however, there is a significant amount of plant being installed on the roof in comparison to the existing condition. The amount of mechanical and electrical equipment is very typical for the requirement of modern day standards and regulations and this kit is a necessity for the major refurbishment of the 1930s building.

The building is going to become a Institute of Technology which specializes in delivering higher technical education. The major refurbishment of this building is going to offer great prospects and opportunities for many young adults.

Due to formation of the existing roof there is a number of level changes. The highest of the equipment such as AHU 03 has been positioned on the lower section of roof, however, this space is limited and other equipment has had to be located slightly higher roofs. The highest roof is to the West of the courtyard / proposed atrium and only a small amount of ventilation ducting has been located here.

Whilst the view of some this equipment is visible on these elevation drawings, the majority of the equipment we dont feel will be seen from ground level and we have tried to address this looking at longer views in section 7 of this report.



Proposed East Elevation

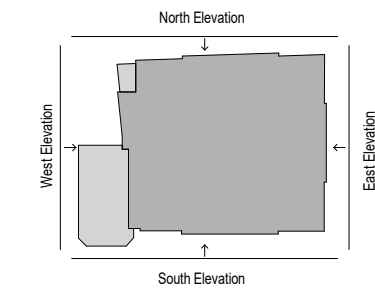


Proposed West Elevation

Proposed Design

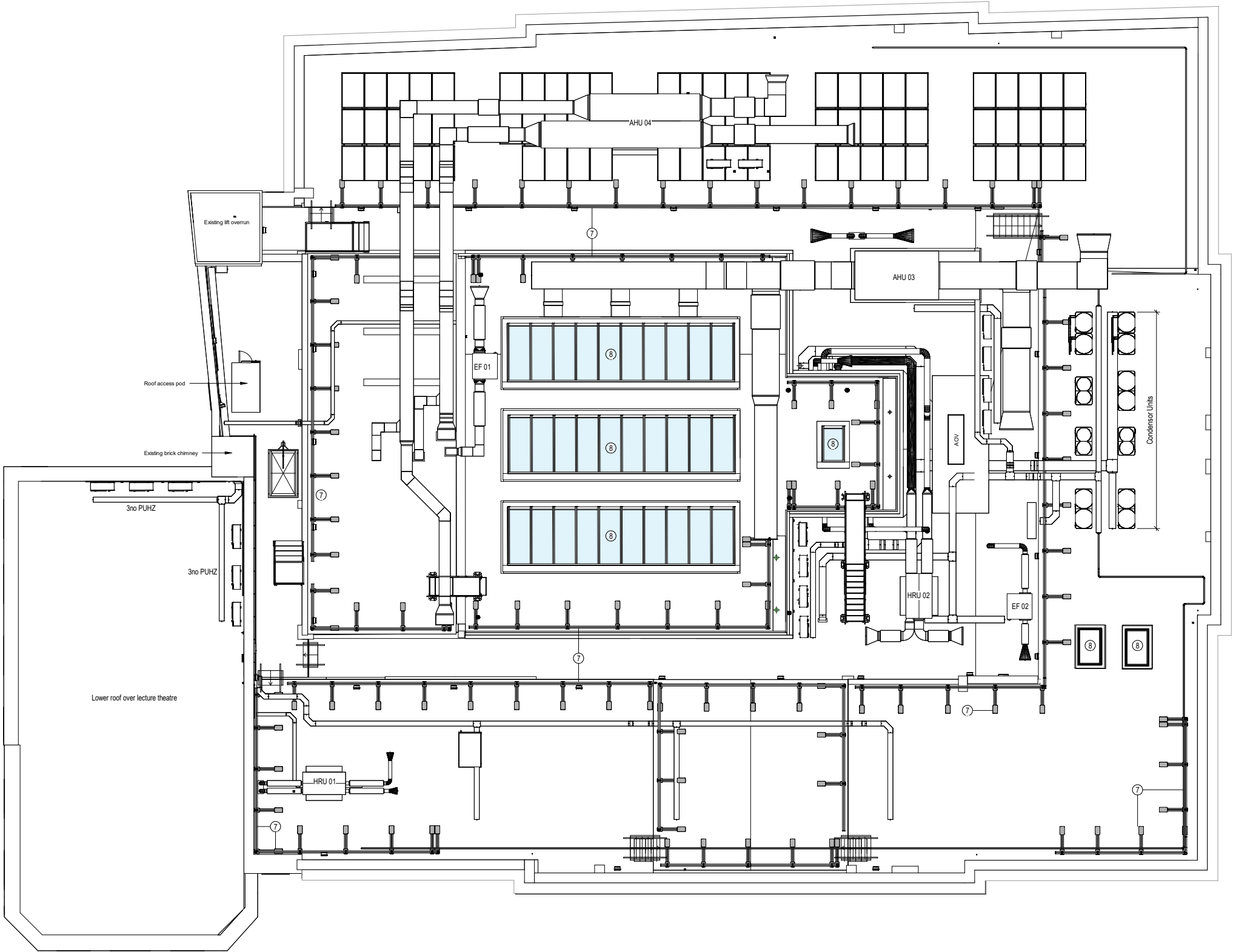
Proposed Roof Plan

We draw attention to that a very similar layout of the roof plant was approved under an NMA (2023/0553). However, the main change is that AHU 04 has been moved from the highest roof (west of the rooflights) and this AHU instead of being double stacked is now sat side-by-side which is not as typical. This has helped significantly improve the visual impact on the approach to the building along St Marys Place where the AHU was very present.



- ① Existing Brickwork
- ② Existing Stone Cladding
- ③ Existing Windows
- ④ Existing Wall Lights
- ⑤ Proposed Roof Plant
- ⑥ Proposed Substation
- ⑦ Proposed Galvanised Railing / Edgeprotection
- ⑧ Proposed Rooflight

MEP equipment shown on this drawing is from the MEP consultants 3D model. Reference should be made to their detailed drawing for equipment references.

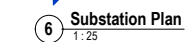
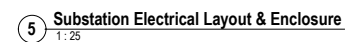
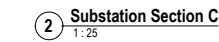


Proposed Roof Plant



Proposed Substation

The substation is a typical North Power Grid GRP dark green and will be sat a concrete slab.



Proposed Substation

7.0

Long View Analysis

Long View Analysis

Long View 1

This view is taken from the North West at the junction of Church Lane and St Mary’s Gate, close to the location of the nearby listed buildings Cass’s Warehouse and the former carriage house to Cass’s Warehouse. It is also closely located to the Grade 2* Church of St Mary and associated gatepiers and walls surrounding the church yard. Finally there are some cumulative views of the building with the nearby Town Hall, inparticular the clock tower.

We have overlaid the 3D plant from our model onto this photograph to try and represent what the elevation would look like. The majority of the new plant is not visible and generally it appears that only railings a small section of ductwork may be visible.



Long View 1

Long View 2

This view is taken from the South West at the junction of St Mary's Place and Sadler Gate, to the rear of the Grade 2 listed Town Hall. There are some close up cumulative views of the rear of the Town Hall with the building and very fleeting views of the tower of the Grade 2* Church of St Mary.

We have overlaid the 3D plant from our model onto this photograph to try and represent what the elevation would look like. The majority of the new plant is not visible and generally it appears that only railings may be visible.



Long View 2

Long View Analysis

Long View 3

This view is taken from the South East at the junction of Church Street and Shambles Street at the top of Market Hill, close to the location of several listed buildings including 12 and 14 Market Hill and 16 Market Hill. This view has strong cumulative views with the Grade 2 listed Town Hall and its piers and railings to the front, as well as Barnsley War Memorial to the front of the Town Hall. Several listed buildings along Church Street are also apparent to the right side of the image.

We have overlaid the 3D plant from our model onto this photograph to try and represent what the elevation would look like. The majority of the new plant is not visible and generally it appears that only railings may be visible.

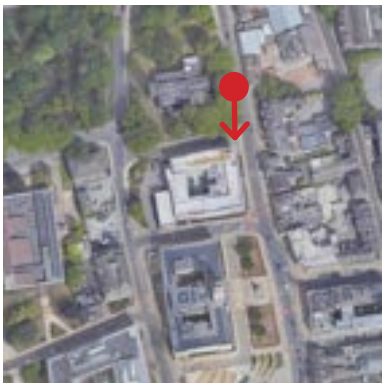


Long View 3

Long View 4

This view is taken from the North East looking south along Church Street towards Market Hill, close to the location of the nearby Grade 2* Church of St Mary and associated gatepiers and walls surrounding the church yard. The Town Hall is obscured from view by the existing building; tree cover within the church graveyard also obscures the view of the building. There are some additional listed buildings in view along Church Street to the left of the image.

We have overlaid the 3D plant from our model onto this photograph to try and represent what the elevation would look like. Whilst trees are in full foliage it appears they will screen the majority of the building. However, we predict that again none of the plant may be visible from this location during the winter months.



Long View 4

Long View Analysis

Long View 5

This view is taken from the North West at the junction of Church Lane and St Mary’s Gate, close to the location of the nearby listed buildings Cass’s Warehouse and the former carriage house to Cass’s Warehouse. It is also closely located to the Grade 2* Church of St Mary and associated gatepiers and walls surrounding the church yard. Finally there are some cumulative views of the building with the nearby Town Hall, inparticular the clock tower.

We have overlaid the 3D plant from our model onto this photograph to try and represent what the elevation would look like. Whilst trees are in full foliage it appears they will screen the majority of the building. However, we predict that again not much of the plant may be visible from this location during the winter months but the top of AHU 03 ducting may be seen.



Long View 5

8.0

Conclusions

Conclusions

The existing Church Street Campus building is an attractive Art Deco style building set within a conservation area in the centre of Barnsley adjacent Barnsley Town Hall amongst other listed heritage assets.

After reviewing long distance views from ground level the visual impact of the proposed roof plant is quiet minimal. Effort has been focused on locating the tallest equipment on the lowest area of roof, however, this area is limited The new plant equipment is a necessity for the refurbishment of the building bringing it to modern standards and regulations.

Due to the age and design of the existing roof structure the heavy AHU's have had to be sat on structural steel to spread the load back to the existing columns which has lifted the height slightly, the heavy equipment has also been spread out to help with the loading. Whilst the amount of plant is significant in comparison to the existing equipment, the majority of classrooms are natural ventilated through the existing windows which will have reduce the amount of plant needed.

These proposed works will help future proof the building providing many opportunities and improve prospects for future students.

We feel the impact on the building and surround areas is very minimal and the character of the original building is maintained and remains a very visually pleasing building.



Photograph of Barnsley College Church Street campus

We put **people** at the heart of our design.
We put **clients** at the heart of our process.
We put our **team** at the heart of our business.