

DESIGN AND ACCESS STATEMENT



PROPOSED PRIMARY SCHOOL FOR GOLDTHORPE. OUTLINE APPLICATION / OCTOBER 2013 V.01

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Aerial view of site

1.1 | STATEMENT >

This Design & Access Statement is intended to explain the rationale behind the proposed development of a new Primary School and nursery located in the heart of the village of Goldthorpe, Barnsley. The application is submitted in outline, with all matters reserved except access.

This statement contains a written description and justification of the proposed scheme in design terms and demonstrates through the use of photographs, plans, maps and drawings how the design has evolved from a detailed knowledge of the site and examination of the client brief.

The statement includes site analysis, commentary on the use and amount of development, an illustrative explanation of layout, scale, landscaping, sustainability and a description of access arrangements.

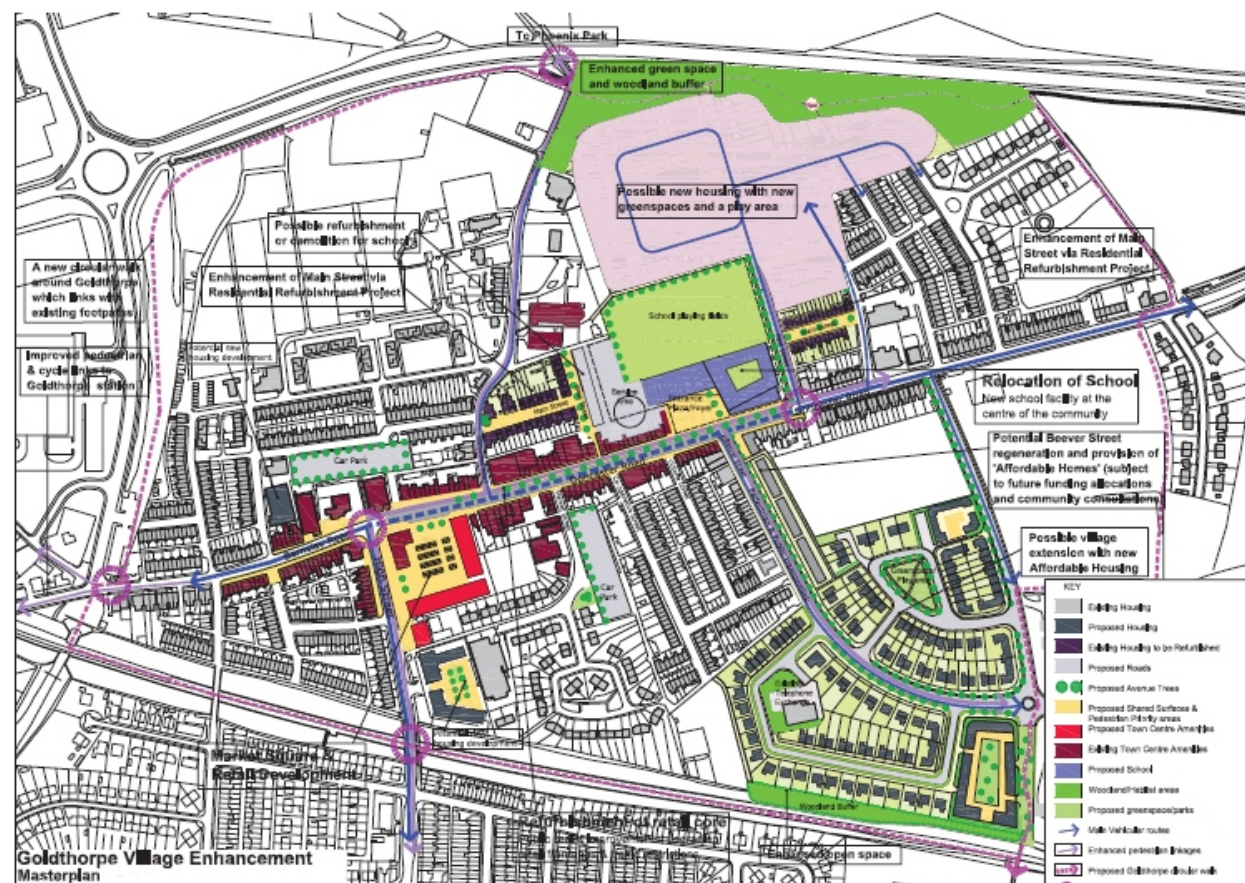
1.2 | DEVELOPMENT CONTEXT >

THE MASTERPLAN | 2008

The enhancement of Goldthorpe village was first envisaged as part of a package of projects identified within the Dearne Valley Renaissance Market Towns (RMT) strategy. The strategy recognised the importance of Goldthorpe as a key retail and commercial centre for the Dearne villages of Goldthorpe, Bolton upon Dearne, Thurnscoe and Highgate.

Consultations in 2007 with key stake holders and community representatives led to the following issues being identified as needing to be addressed in any future plan for Goldthorpe. A Masterplan for Goldthorpe was then developed with the objective of improving the village centre for the benefit of local residents, businesses and also the wider Dearne Valley.

- **Poor physical environment in the village centre;**
- **The need for improvements to Goldthorpe's retail offer;**
- **Concerns around anti-social behaviour and community safety;**
- **The need to improve connectivity in and around the village, along with better public transport;**
- **A lack of community facilities and spaces;**
- **Few local activities and facilities for young people.**



ORIGINAL MASTERPLAN



A key consultation meeting with BMBC Education Department provided information that Goldthorpe Primary School was, due to significant condition issues a potential priority to be rebuilt under the then Government's Primary Capital Programme. Further discussions with the LEA led to the inclusion of the school relocation as a key project within the masterplan.

The Goldthorpe Masterplan (top left) in response to the above was developed and first consulted on in 2008. It provides a blue print for the economic renewal of Goldthorpe Town Centre and the wider Dearne Valley. Several key interventions were identified and included; a new site for the existing primary school, new retail provision, improvements to the existing retail facilities and new private sector housing.

The aim was to provide wide ranging social environmental and economic benefits and increase the attractiveness of the area to new private sector investment and housing growth through a revitalised town centre.

1.2 | DEVELOPMENT CONTEXT >

THE MASTERPLAN | 2010

In 2010 the Masterplan was revised and a further round of consultation completed which focused on a more detailed look at the school design, the proposed residential layouts and shop fronts. The emerging designs for Doncaster Road were consulted upon with options for street furniture,

The masterplan highlighted five keys project areas which were achievable and if implemented would achieve the broader goals established during the early consultations.

1. **Regenerating the village core (1-4)** - Including a new retail development, public realm improvements, retail elevation improvements and car park reorganisation.
2. **New Primary School (5)**
3. **Better housing (6-10)** - 5 sites were identified for new housing development providing a mix private, social and eco dwellings.
4. **Great green spaces and connections (11-19)** - Providing a mixture of spaces including pocket parks, amenity space, allotments, foot & cycle ways etc.
5. **Celebrate Goldthorpe (19-22)** - including works to the Church Tower and water tower, providing a new sculptural focal point and defining 'gateways' to the village.

THE MASTERPLAN | THE PRIMARY SCHOOL

The revised Masterplan of 2010 identifies a site for the provision of a new 3-11 primary school to the north of Doncaster Rd. The majority of the site is residential dwellings of traditional terrace nature in poor condition. All of the properties have been acquired and a programme of demolition has been implemented to clear the site in readiness for development.

The Dearne is one of the Borough's most disadvantaged areas. These proposals would help bring about positive change in educational prospects and enhance life chances for current and future generations.

A new school in the centre of Goldthorpe is a key element of the Goldthorpe Master Plan and it will provide a key gateway for the Town and provide increased footfall to the retail centre thus increasing the economic viability of the area.

The proposed site on Main Street has the capacity to expand to accommodate future demands. It is proposed to build a 330 place school with the building designed in such a manner that future expansion to a 420 school is feasible. This ensures the ancillary areas are large enough to allow additional classrooms to be added with limited disruption and cost. It will provide a modern teaching environment and improved play and recreation space, in accordance with latest guidelines.

Delivery of a new school will also provide a regenerative effect for the area by increasing confidence for house building and restoring the confidence of local retailers.





1.3 | DEVELOPMENT CONTEXT >

THE EXISTING SCHOOL

The current primary school is located in two buildings that are over 100 years old situated at the junction of High Street and Doncaster Road. The existing school site area is 9,784m² with approximately 5,451m² of outdoor play areas. This is significantly deficient in relation to the government's stated minimum area for a school of this size. The existing school provides for the 3-11 age range providing for 26 full-time-equivalent nursery places (aged 3-5 years) and has a current capacity for 296 statutory school age pupils (aged 5-11 years). The current number on roll aged 5-11 is around 240 pupils.

The buildings are in need of significant investment to deal with building condition defects to bring the school up to a suitable standard. The condition defect survey has identified works estimated to be in the region of £1.3m. The actual costs of rectifying these defects are however likely to be higher and, in any event, would not address the issues surrounding the suitability of the school for modern educational standards. While the existing school capacity is sufficient to meet future local pupil demand in the short term, in the medium to long term, the potential for the growth in housing developments in the area are expected to result in an increase in demand for pupil capacity. Other schools in the Dearne area are already operating at close to their existing capacities.

Policy CSP 10 of the Adopted Core Strategy anticipates 3,000 new homes for the Dearne area for the period 2008 to 2026. However, after taking into account the collapse of the housing market and that future projections on housing growth are lower than anticipated, the current capacity of the school will still not meet future demands especially as surrounding schools are also operating at capacity or near capacity.

Information collated from the LEA has identified the new proposed 3-11 primary school will be required to cater for 330 statutory pupil places and a 26 full-time-equivalent nursery. However, given the anticipated housing growth the school will be designed to facilitate expansion to a 420 pupil school in the long-term. Given the significant investment required in the school, it is sensible to future proof its capacity to ensure the forecasted future demands can be met.

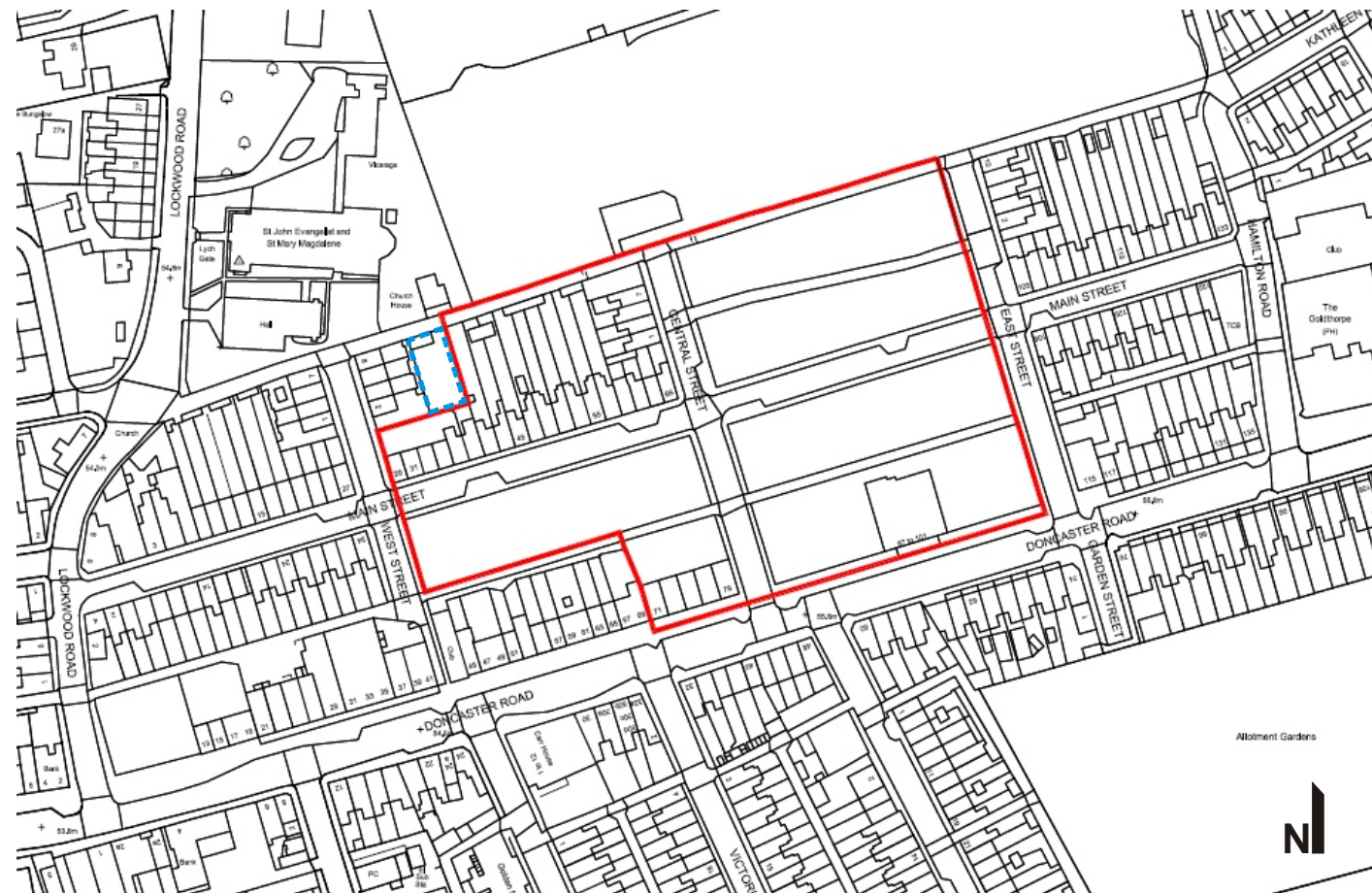
The latest Government advice on school sites came out in November 2012. "Advice on the protection of School Playing Fields and Public Land". The advice is non statutory but sets out the Secretary of State's policy to protect school playing fields. It recommends minimum site areas for schools.

The latest guidance available for the school building is that stated in DFE Building Bulletin 99. Again this is a non statutory requirement but it specifies the recommended size.

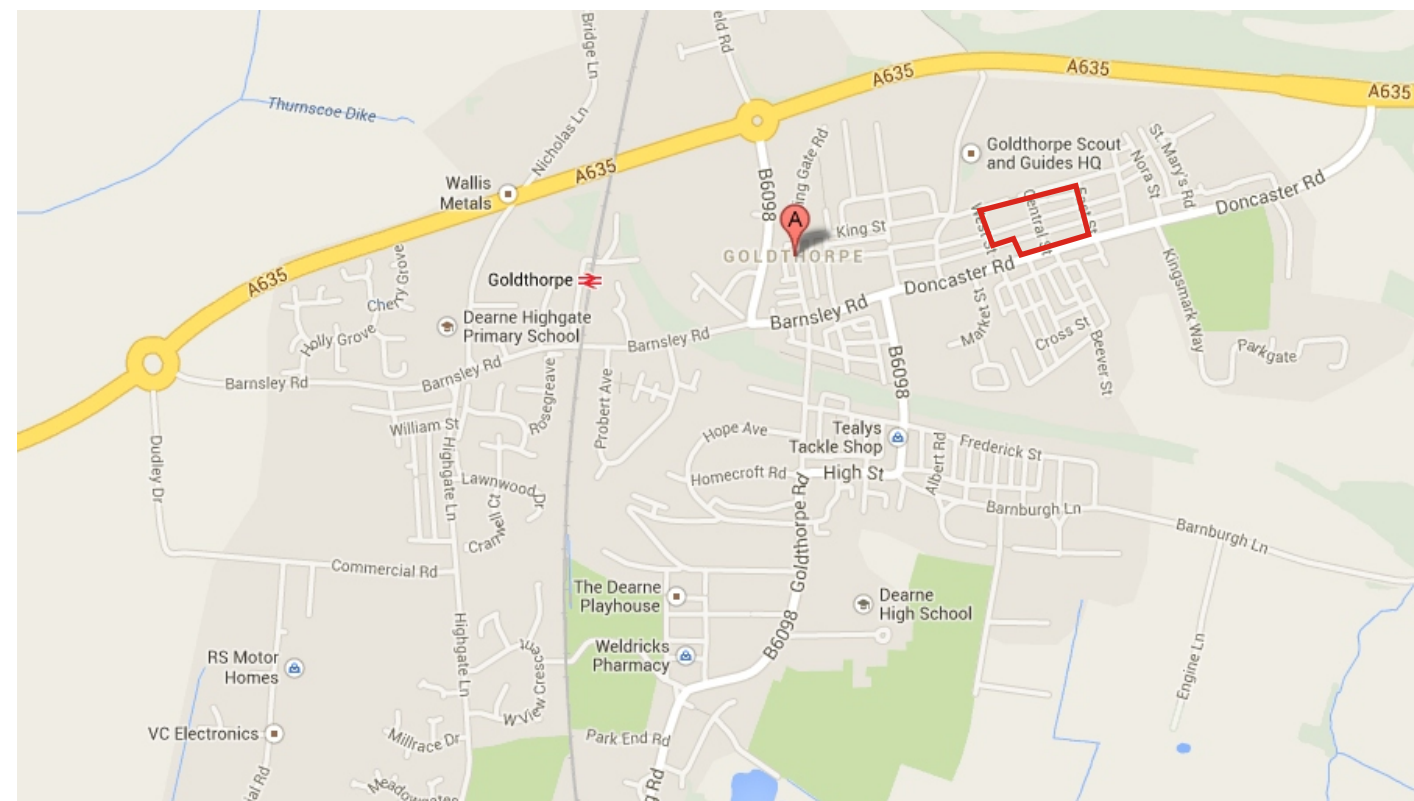
Taking this guidance and the playing field guidance into consideration the whole site has a shortfall of 24%. The playing fields are deficient by 53%.

The existing site is not large enough to accommodate a new school, that is built to modern day space standards, particularly in relation to the provision of playing fields, and it is not capable of future expansion to meet the anticipated growth in demand predicted as a result of planned housing growth and population changes.





LOCATION PLAN - NTS



WIDER AREA MAP - NTS

2.1 | THE SITE >

SITE AREA - 1.6 ha Appox
GRID REFERENCE - 446440 404535

The proposed school site is situated to the northeast of the village of Goldthorpe and directly fronts on to the A635 Doncaster Road. The site is bounded to the east by East Street and to the west by West Street. The site is divided into quadrants by Central Street running north to south and Maine Street running east to west. To the North of the site lies an area of undeveloped land and allotments.

Historical maps indicate that the village became established between 1890 and 1906 with a period of rapid development. The location of our proposed site by 1906 had been developed for housing and consisted of traditional red brick, slate roofed terrace housing, arranged in a traditional pattern of streets parallel to Doncaster Road. The buildings fronting onto Doncaster road were predominantly retail and shops.

The buildings, site layout and character have not changed significantly during the intervening period. However many of the terraced dwellings had fallen into disrepair and were vacant and following acquisition by BMBC have been demolished in preparation for development.

SITE SURROUNDINGS

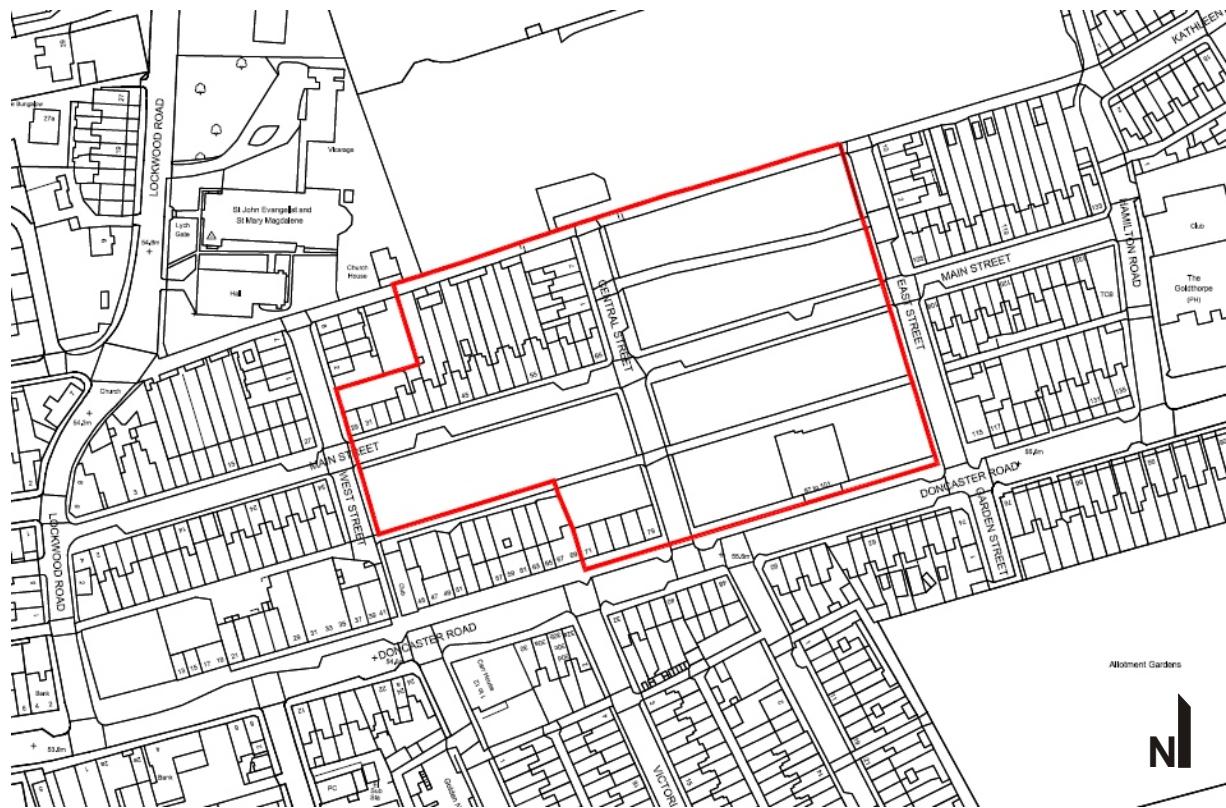
The site is bounded by existing residential development of a terraced nature to the east and west. The allotments and undeveloped land to the north of the site, is identified for future residential development within the Goldthorpe Masterplan. Other sites identified in the masterplan for housing are currently being developed.

The junction of Barnsley Rd, Doncaster Rd and Goldthorpe Rd to the west of the site is at the heart of the village. The length of Doncaster Rd between this junction and the proposed school site forms the commercial centre of the village. The existing school site positioned at this junction is identified for commercial / retail development once the new school is complete. This will help to define the village centre.

The prominence of the proposed school site on the main route through the village will mean that the school will act as a 'gateway' building when entering the village from the east and will define the beginning of the village centre.

It is understood that a planning application has been made for a new dwelling on land adjacent the proposed dwelling to the North West of the site (highlighted). The full details of the application are no known at this stage however the location of the proposed dwelling is such that school development as proposed should be of minimal impact.

2.2 | SITE PHOTOGRAPHS >



LOCATION PLAN - NTS



7. View east from along Doncaster Rd pre demolition.



1. View west from Doncaster Rd



2. View east from Doncaster Rd



3. View west from junction of Doncaster Rd & Central St.



4. View south from Central St to Doncaster Rd.



5. View east along Main St from Central St to East St.



6. View south east from Central St to Doncaster Rd.

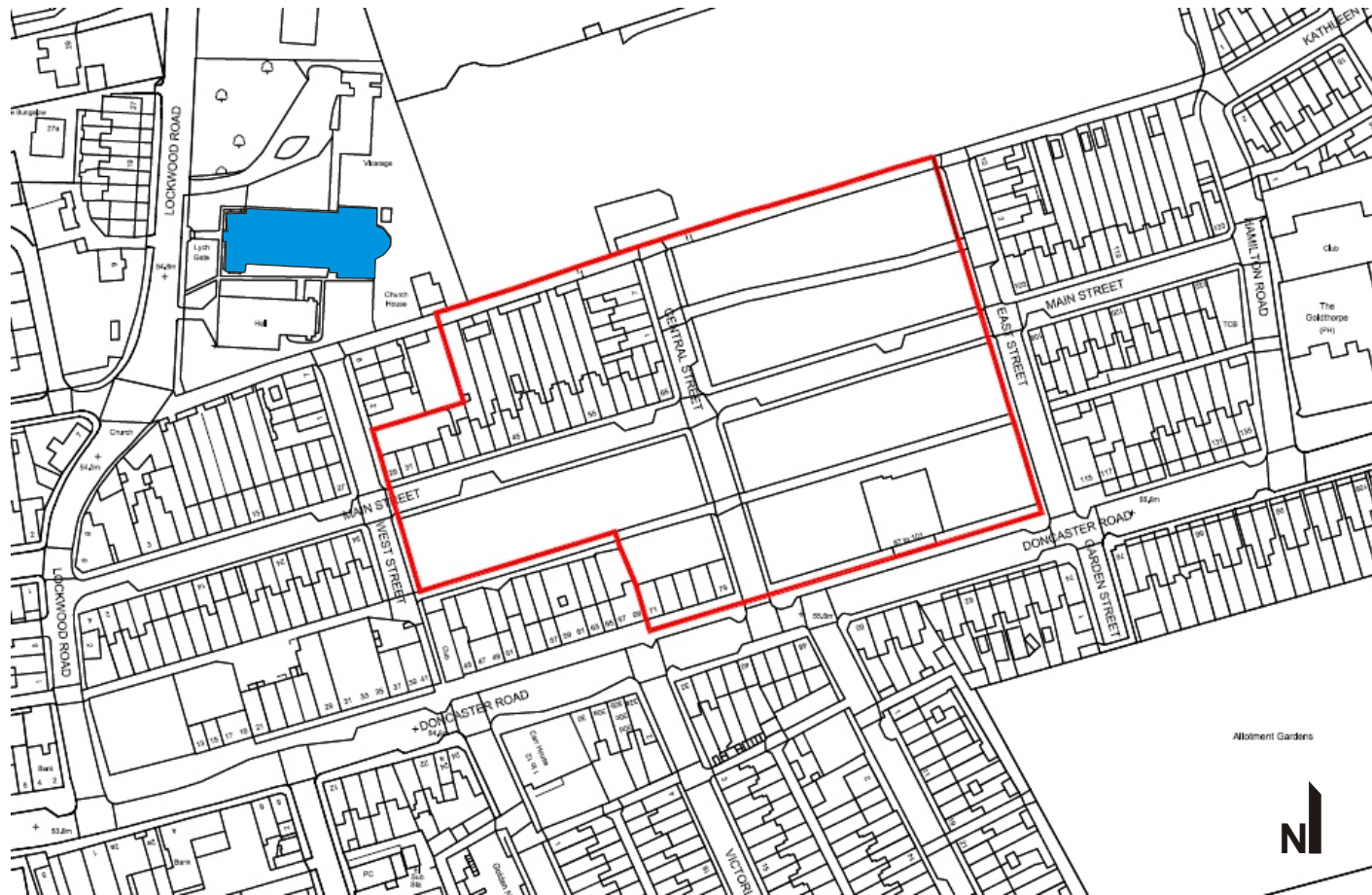
2.3 | HISTORICAL

To the north west of the site is the Goldthorpe Parish church, the St. John the Evangelist and St. Mary Magdelene Catholic Church was constructed in 1916. It is an early example of a ferro-concrete building and is now a Grade II listed building.

Commissioned by Charles Wood, 2nd Viscount Halifax, a former owner of Hickleton Hall, it was designed by Alfred Young Nutt, in 1914, who had been recently and forceably retired as Surveyor to the Dean and Canons of St George's Chapel, Windsor.

It was the first church in England to be built almost entirely in reinforced concrete, including all the principal internal furnishings within the church (which are of finely-finished concrete), the Presbytery, which is attached to the church, and even the boundary walls.

Although the site lies adjacent to the setting and boundary of the Listed Building, the demolition of the dense urban fabric of terraced dwellings will provide opportunities for greater visual connection between the Church and the Village centre/ Doncaster Rd. Careful positioning and massing of the proposed school, will have very little impact upon the setting of the church and the removal of poor quality housing stock may improve the setting.



LOCATION PLAN - NTS



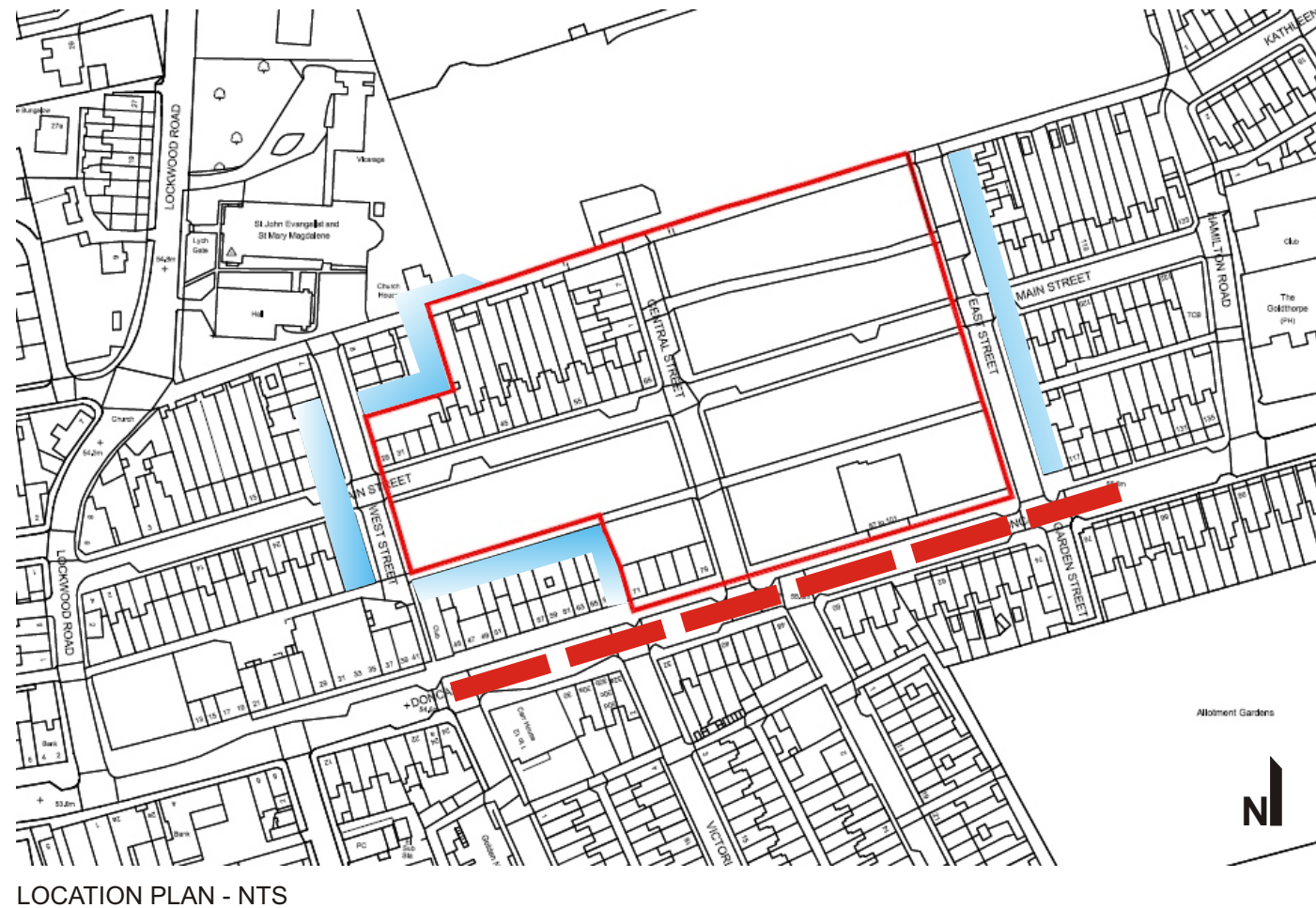
View from Lockwood rd.



View from West Street.



View from Lockwood Rd.



- NOISE GENERATING - DONCASTER RD
 NOISE SENSITIVE - RESIDENTIAL DWELLINGS

2.4 | NOISE >

A 'Noise Impact Assessment' has been carried out by Environmental Noise Solutions Ltd and a full copy of the report can be found in the appendices.

In brief, the scope of the assessment was to identify the following;

- > Quantitative analysis of 'noise sources' that would impact on the ambient noise level experienced within the proposed primary school spaces.
- > If found to be above acceptable levels, how the design of the school in terms of positioning, glazing and ventilation could be detailed to ensure that the ambient noise levels experienced internally are acceptable.
- > Analysis of 'noise sensitive' receptors positioned around the proposed primary school site.
- > To identify how the design of the school and in particular the positioning of external play areas and the specification of boundary treatments could reduce any potential impact upon those areas identified as sensitive.

The report is presented in the context of current guidance found in the School Premises Regulations, BB 93 Acoustic design of Schools, BS 8233 'Sound Insulation and Noise Reduction for Buildings and World Health Organisation 'Guidelines for Community Noise'.

The report identifies Doncaster Road as the principle contributor to levels of ambient noise experienced within the site. Recommendations are that to achieve acceptable internal ambient noise levels in teaching spaces that are naturally ventilated, spaces need to be positioned a minimum of 30m from Doncaster Road. If positioned closer, mechanical ventilation would need to be considered. Ancillary school spaces could be positioned closer to Doncaster Rd and remain naturally ventilated.

The report identifies residential dwellings adjacent to the site to the east and west as 'sensitive noise receptors'. As such the noise generated in Primary School external play areas may exceed acceptable levels. It has been recommended that suitable boundary treatments of between 2-3m are required to screen the areas and reduce ambient noise to within acceptable levels.

3.0



3.1 | USE & AMOUNT >

This 'Design & Access Statement' is in support of an outline application for a two form entry, 420 place primary school with 26 place nursery. The new school is to replace the existing primary school and nursery and is sited further east on Doncaster Road.

At this stage, all matters are reserved except access allowing for the more detailed components of the design to be considered at full application stage.

As set out in the section, 'Development Context' the existing Primary School is insufficient in size to cater for the predicted increase in pupil numbers in the coming years both in terms of building footprint and site footprint. As stated above, this application is for a proposed 420 place primary and 26 place nursery. However it is intended at this stage to construct a 330 place Primary and 26 place nursery with capacity to expand to a 420 place. To minimise future disruption to the school all of the supporting infrastructure and spaces are to be sized to support the schools intended capacity of 420.

This application does not seek determination of layout, scale, appearance or landscaping. However an illustrative site layout has been developed to demonstrate that the site can comfortably accommodate the proposed new primary school, associated ancillary spaces and external facilities.

The proposal has been developed in the context of 'Building Bulletin 99: Briefing framework for Primary School Projects and therefore it envisaged that the proposed building (the completed 420 place) would have a gross internal floor space of approximately 2300m².

3.0



3.1 | LAYOUT >

The site 'layout' is not for determination at this stage and is indicative only and provided so as to assist in understanding site constraints and in particular access to the site.

The proposed site layout has been developed in response to the project brief, site constraints and opportunities. Although the design will develop significantly in preparation for the determination of the reserved matters, it is thought that some of the key design principles could be adhered to.

As a key project within the Goldthorpe Masterplan it envisaged that the new Primary school will provide a 'gateway' to the village centre and as such should be a statement building defining the broader goals of the regeneration.

A large number of both staff and pupils currently arrive to the school on foot (see appendix 02) and so access and approach for the pedestrian is a key consideration. By setting the development back from Doncaster Road and introducing a plaza like pedestrian entrance it is intended that a sense of welcoming and openness is achieved. By comparison with the dense urban grain of terraced properties lining Doncaster Road the break in the street scape will provide a sense of place and importance.

Also by setting the building back and having a single storey section running east to west it will open up vistas from Doncaster Road to the Listed St. John the Evangelist Catholic Church (see image left).

By setting the building back from Doncaster Road, the principle source of ambient noise, allows for any teaching spaces facing on to the main vehicular route to remain naturally ventilated.

The major areas of noise sensitivity are located to the west of the site and therefore the arrangement of the buildings and external play areas are organised in such a way as to limit exposure to the principle 'hard play' area which has been located at the heart of the site. To further limit the impact on neighbouring properties an acoustic fence has been proposed where indicated.



3.2 | SCALE & APPEARANCE >

SCALE

The scale and massing are proposed for illustrative purposes only and will be further developed and determined as a reserved matter.

However due to the size of available space within the site, it is envisaged that to support the required internal and external facilities two storeys will be required.

The surrounding scale is principally that of two storey terraced residential dwellings with the exception of the listed Church to the North west of the site.

The building has been arranged in the form of an 'L' corresponding to the adjacent highways of Doncaster Rd and East Street. A single storey wing running east to west forms the 'Foundation Unit' with play to the south of the wing. The central block forming the junction of the two wings is two storeys and houses the hall and principally ancillary support spaces. The monolithic nature of the enclosed Hall will provide a sense of mass to the corner and contrast with the light open nature of the entrance. The wing running north to south is also two storeys and contains Key Stage 1 classes on the ground floor with Key stage 2 over. A central corridor in this block is intended to allow future expansion of a single storey block to the east to increase capacity to 420 places.

The proposed building massing has been arranged in such a way as to minimise shade to the principle hard play area and to define the corner of the site and junction of Doncaster Rd and East St.

APPEARANCE

All matters of appearance and materials will be developed in detail for consideration as a reserved matter.

It is envisaged that the proposed development will make use of high quality materials and detailing to provide an educational establishment that speaks of the regeneration of Goldthorpe.

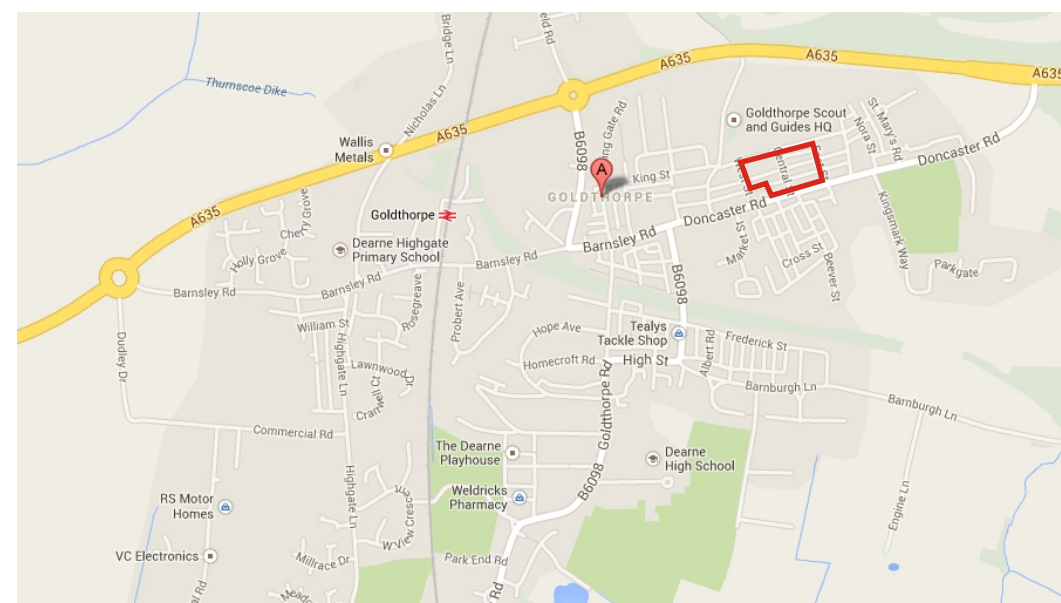
There are limited contemporary buildings in Goldthorpe. However the recent completion of the Advanced Learning Centre and the new residential development planned for the village it is thought that a contemporary approach to materials, elevational treatment and detailing would be appropriate.

[illegible]

The existing site was occupied by brick built terraced properties with limited rear gardens. The site now cleared, is of low ecological value with no mature landscape features. The proposed development provides an opportunity to improve the ecological value of the site by implementing a landscaping scheme that enhances opportunities within the typical school setting.

A strong landscape scheme will be developed and should aim to help soften the site but also provide an educational resource to future pupils.

It is proposed that the development will achieve a minimum BREEAM rating of 'Very Good' and will utilise Biomass technology for water and space heating.



WIDER AREA MAP - NTS

3.4 | ACCESS >

This application seeks the detailed approval of matters relating to 'Access'.

Supporting information - see appendix 01 Transport Assessment & 02 Travel Plan.

The site is well served by public transport with bus stops sited along Doncaster road with good connections to local villages, Barnsley and Doncaster. Goldthorpe also benefits from a local network railway station, with services provided by Northern Rail to Sheffield, Wakefield and Leeds.

The proposed site lies on Doncaster Rd which is the main highway route through the village. To the north lies the A635, which is the main distributor linking Barnsley and the M1 to the west, to Doncaster and the A1 in the east. Although the proposed development is for a larger replacement for the existing school, impact upon current vehicular volumes at peak times is predicted to be limited.

The surrounding streets are typically restricted to 30mph and therefore are deemed acceptable for access by cycle. As such provision is made for the sheltered storage of bicycles close to the entrance.

The current pedestrian footways are well established with dropped kerbs, tactile paving and defined crossings. Some improvement works are identified for Doncaster Rd within the Masterplan which will further enhance the pedestrian experience.

The site is clearly well served by a mix of transport options, however as can be seen from the detail contained within the appendices a high proportion of both staff and pupils live within the village area and travel to the existing school by foot or bicycle.

The main village settlement is located to the south of Doncaster Rd and therefore pedestrian access to the site is from the south and main frontage of Doncaster Road, with a wide paved entrance plaza and space allocated for cycle storage. Once within the site, direct access to the Foundation stage and Key Stage 1 play areas is provided.

Vehicular access to the site is proposed from East Street with direct access to staff, visitor and accessible parking. It is proposed that access will be controlled with a barrier system.

Access to and in and around the site for emergency vehicles has been considered and tracked (see the Appendix 01). Utilising the main vehicular entrance access is provided through the car park to the front of the building and through the hard play areas to access the rear of the school.

Access for deliveries and refuse collection is via the main vehicle entrance and via the car park area to the east of the school.

The school will be designed to provide an inclusive environment for all users. The detailed proposal will comply with all current legislation including The Building Regulations (Approved Document Part M) and Building Bulletin 102: Designing for disabled children and children with special educational needs.