
Planning Design & Access Statement

Relocation of Springwell
Modular Building

C.Billing on behalf of Barnsley College
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Summary

The Planning, Design and Access Statement is submitted together with a full planning application for the provision of erecting a modular building at the College's Honeywell site – Barnsley College, Honeywell Lane, Barnsley, South Yorkshire, S71 1BP. The accommodation has a flexible layout which has not been agreed at present; however the space comprises a net internal area of 225m² including WC facilities.

The proposed scheme has been created to link a cross section of departments by providing an Ofsted Outstanding crèche, day nursery and afterschool facility. The facility will be a payable service for students, staff and general public. The scheme provides a positive contribution to the local facilities, particularly in the area north of the College's Honeywell site where this type of facility is sparse.

In summary, the scheme will provide:

- A new Barnsley College teaching establishment
- Provision for 5 new full time employees
- Provision for 6 new full time apprentices
- Expansion on an existing community facility as per local UDP
- Interaction between a cross section of students from various departments
- No loss to neighbouring amenity
- Suitable use of land in accordance with the sites Master Plan as previously agreed with Barnsley Council

Introduction

This supporting Planning, Design and Access Statement has been prepared by Corina Billing on behalf of Barnsley College.

The Statement forms part of a full planning application for a small development at Barnsley College Honeywell site along the existing highway and opposite to the Honeywell Sports facility.

The site is identified on the Location Plan in Appendix 1. The land use designated on the current UDP Proposals Map (Adopted in 2005) is an existing community facility. The land, although undeveloped at present, does not infringe greenbelt land and is not within a conservation area.

The proposed scheme is for:

- Crèche, day nursery and afterschool facility with links to the Sports Academy, Catering and other cross college departments
- The erection of a modular building on undeveloped land within Honeywell campus
- The provision for 3m high paladin fencing and gated area surrounding the development
- The provision for an outdoor play area including grassed and hard play
- Installation of a veranda for sheltered outdoor space
- Suitable ramped area for pushchair and wheelchair access to the main site

A pre application meeting was held on 6th July 2011 with a planning officer to discuss the proposal for the erection of the modular building. The Council considered the scheme to be of value however

concerns were highlighted regarding parking, pick up and drop off points and general traffic to the site at peak times. Due to the proposed opening hours, 7.00am to 7.00pm Barnsley College envisage infrequent peaks and troughs in vehicular traffic. Currently there is a traffic management system in place at the site which should control access and egress to the site to an extent. Additionally, the site can be accessed by foot along several footpaths minimising potential vehicular traffic further.

The drawings to accompany the application are as follows:

- Existing plans and elevation of modular building to be moved
- Existing site plan
- Proposed location plan with north compass and proposed access point
- Honeywell Master Plan details

Site & Surrounding Area

Location

The application site is situated within the Borough of Barnsley. The location of the site is shown on the site location plan (appendix 1)

Site

The proposed site for development is located College's Honeywell site – Barnsley College, Honeywell Lane, Barnsley, South Yorkshire, S71 1BP where a modular building will be erected.

Honeywell campus is relatively developed and comprises of offices, teaching areas, temporary portable accommodation, a sports facility and a new build in construction phase.

The topography of the land and the current road layout allows the proposed development to sit adjacent to the road with the front elevation facing away from this traffic. The proposed accommodation will be erected adjacent to existing portable cabin teaching accommodation.

Surrounded by trees, grassland and shrubs the development will benefit from the natural site surrounding the facility. This is believed to enhance learner experiences.

Surrounding Area

Although a dense residential area, the site also has a mixture of educational, A1 and B1 classes.

The buildings within the Honeywell campus range from pre-1950's red brick properties up to current building standards incorporating new construction technologies. All buildings are of varying storeys; either 1 storey accommodation or 2 storey.

There is little public view directly onto the site due to the surrounds foliage, trees and topography of the land.

To the north, south and east of the site railway tracks provide a commuter link into Barnsley Transport Interchange, approximately 1 mile away. Additionally, local buses serve the area.

Honeywell Master Plan

The overall Honeywell campus is part of a major Master Plan for the area. This Master Plan has been previously designed by Jefferson Sheard Architects on behalf of Barnsley College of whom work

closely with the Local Authority, Barnsley Council. The proposed development ties into the overall site proposals however these proposals are subject to change over time.

The current Master Plan Options is a strategic document and outlines areas for proposed uses on the site. This is attached in Appendix 5 though is not necessarily the finalised document as this is live. The current Master Plan Options demonstrates that the proposed development area is due to be a teaching establishment. The proposed modular building development is classed as a teaching establishment and therefore compliments the site's current Master Plan options.

Case for Permission

The proposal must be assessed against the following criteria:

- Sustainability and making efficient use of Land
- The design and re-use of existing resources
- The effect of the building upon the surrounding townscape
- Access, other planning constraints including parking
- Social and economic impact

Sustainability and Making Efficient Use of Land

The proposal would increase the density of the current development and therefore increase the efficient use of the site and land. In doing so, the development will cause little impact to the biodiversity, local population and current uses. The scheme would maximise the site potential, increase facilities, opportunities and learning support.

Re-utilising an existing modular building demonstrates sustainable ethics of the College and minimises construction waste from within the education sector of the Borough.

The Design

Currently the single storey modular building is used as a crèche and nursery for young children. The proposed use will remain the same. Little alteration to the internal layout will achieve the desired results to support a crèche for ages ranging from 0-5yrs during 7.00am to 7.00pm and 5-7yrs from 4.30pm to 7.00pm, with the possibility to extend hours further as an afterschool provision.

The current modular building and design is approximately 4 years old and therefore meets the requirements of the following:

- DDA
- Fire Regulations

In terms of designing out crime, the current facility incorporates security grills to the windows and high level paladin fencing will ensure student safety on site together with deterring criminal acts against the building.

The facility is proposed to improve the physical environment as per section 1.16 of the current Borough UDP.

Access, other planning constraints including parking

Vehicular access is gained from Honeywell Lane onto a managed private road. This is a “give way” managed road and leads to all facilities mentioned above. This entrance is the only vehicular entrance to Honeywell campus, all other entrances are pedestrian.

There are a number of car parking spaces for staff, students and general public to use. Following the restructure of the site for the 2011/2012 academic year, approximately 60% of students and staff will be relocating to the new build premises on Old Mill Lane/Church Street. This will reduce all traffic to the site and therefore allow for a modest level of vehicular traffic for the proposed development.

Social and Economic Impact

Socially, the development will provide a safe, secure and outstanding facility for the care of babies and young children. The College do not have such a facility and aim to assist and encourage new students to the College who may not consider further study without childcare assistance close by.

The facility aims to bring together the local community and current curriculum students by interacting with catering students, early years and care students, horticulture students, art and sports students – this list not exhaustive.

As an afterschool facility the development will support and encourage local families with work commitments.

There are several nurseries in and around Barnsley town centre however these appear to be distanced from the proposed site. Economically, the College believe that local nurseries and crèches’ would not be dramatically affected by the creation of this facility. To support this, the facility is likely to be aimed toward existing and future students, staff and where enough spaces apply, the local community.

The reduction in travel requirements for Barnsley College student families will

The facility, if at full capacity will hold around 45 places at one time. If at full capacity, the provision for 5 new full time staff members would be created together with the provision of 6 new apprenticeships and added learning and enrichment for current students.

All the above mentioned will enhance the area as per the Borough’s employment strategy objective 2.33 of the UDP (Adopted in December 2000).

Appendix

The attached information includes images and plans of the development and are aimed at supporting the application.

Appendix 1 – Springwell Image

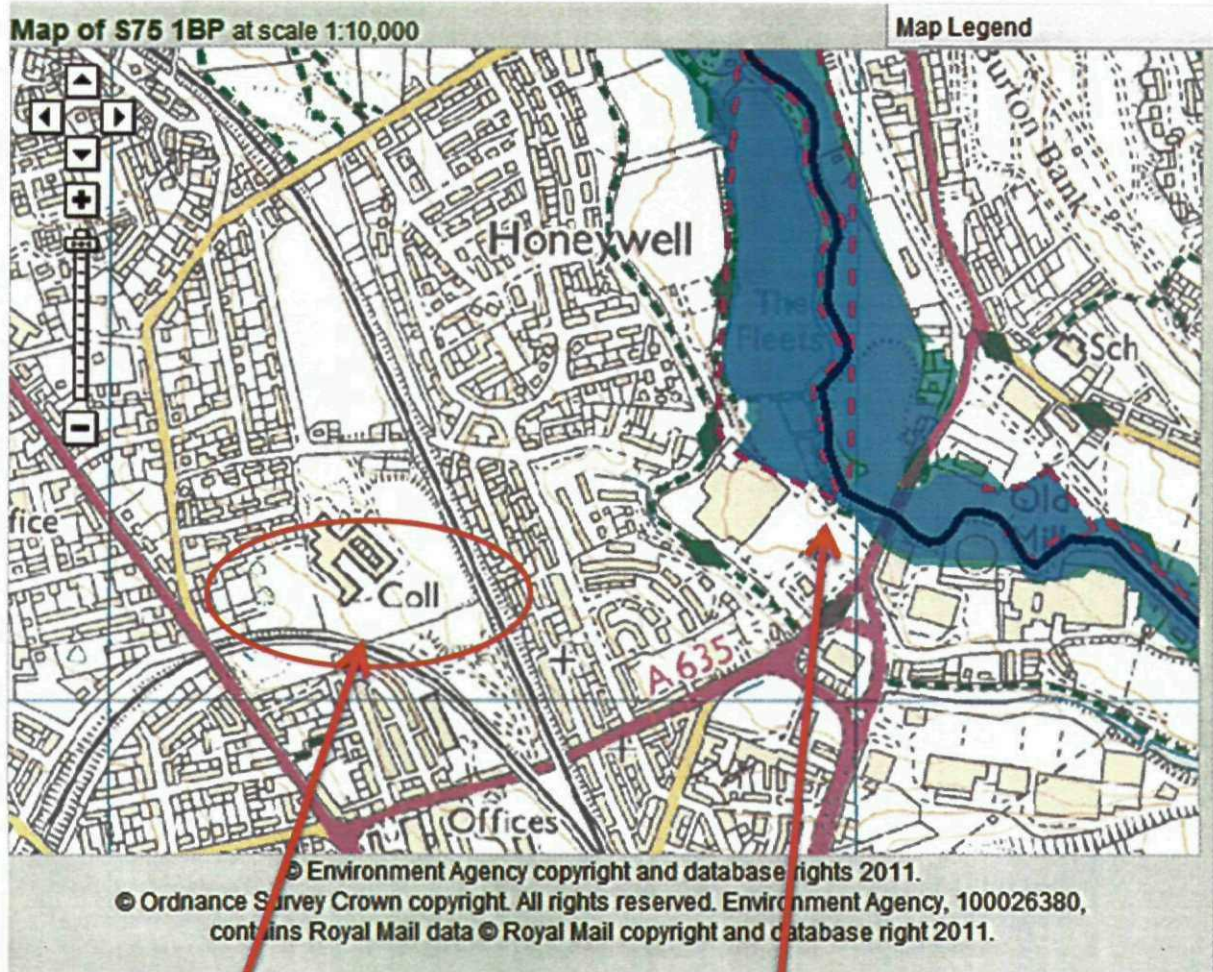


Image 1: Springwell modular building – Barnsley College propose to relocate the building for use on the Honeywell site.



Image 2: Springwell modular building – Current internal accommodation; main corridor with classrooms and WCs leading off corridor.

Appendix 2 - Flood Plane Map



HONEYWELL SITE

FLOOD PLANE

BARNESLEY COLLEGE HONEYWELL SITE (APPROXIMATE) – FOR ILLUSTRATION PURPOSES TO DEMONSTRATE THE DISTANCE OF FLOOD PLANE.

THE PROPOSED DEVELOPMENT WILL BE SITUATED WITHIN THE GROUNDS OF THE HONEYWELL SITE.
NOT TO SCALE.

Appendix 3 – Honeywell Ariel View of Proposed Development
BARNSELY COLLEGE HONEYWELL ARIEL VIEW OF PROPOSED DEVELOPMENT SITE

BARNSELY COLLEGE PROPOSED LOCATION OF DEVELOPMENT – BUILDING AND CURTILAGE WITHIN THE RED LINE SUBJECT TO TOPOGRAPHY. PROPOSE TO RETAIN TREES & SHRUBS TO ENHANCE LANDSCAPE. NOT TO SCALE. The proposed location for Springwell modular building is in the BLUE box.



Appendix 4 – Plans and Elevation of Springwell modular building