

HERITAGE PLANNING STATEMENT

New Extension & Alterations at Barnsley College, Bellevue House, Barnsley

Bellevue House, Cockerham Lane, Barnsley, S75 1AT

Date: 7th March 2022

Revision: * (first)

Contents

1.0	Introduction	3
2.0	Existing site and surrounding village context	4
3.0	Statement of Historical Significance	11
4.0	Design	15
5.0	Access	27
6.0	Statement of Need and Heritage Impact Assessment	28
7.0	Environmental impact & considerations	29
8.0	Appendix	30

1.0 Introduction

1.1 Introduction

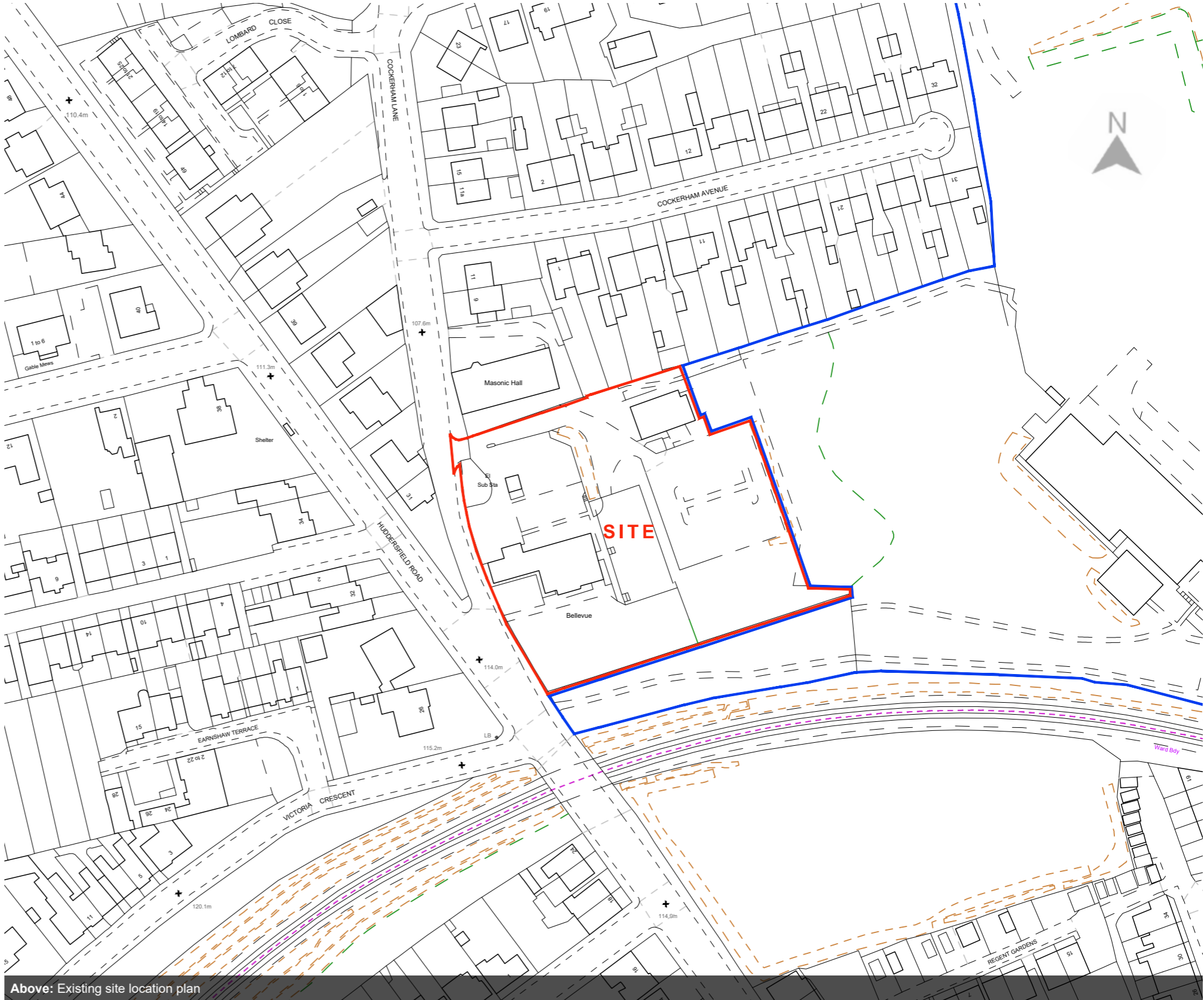
This Heritage Planning Statement has been prepared by Stem Architects Ltd on behalf of the applicant Barnsley College and accompanies a 'Full Planning Approval and Listed Building Consent' planning application for works to their existing Belle Vue building. The document involves the assessment of subsequent impact to the character of the existing building and its historical building fabric. The proposals seek to repair, refurbish and extend the existing building to provide new progressive 21st century teaching facility for Barnsley College. Other works include the resurfacing and improvement works to the existing car parking areas, demolition of existing outbuilding and creation of new access road through to the neighbouring Barnsley College Honeywell Campus.

This statement has been prepared to provide an assessment of the main planning issues raised by this application as well as to cover the key design principles and concepts applied to the proposed development. The planning issues considered include relevant planning policy, both locally and nationally within the National Planning Policy Framework (NPPF).

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



Above: Existing side south elevation of Bellevue.



Above: Existing site location plan

2.0 Existing Site Context

2.1 Location and Context

2.1.1 Location

The site is approximately 3 Ares and located close to the town centre of Barnsley, situated less than 50m north-west from Barnsley College Old Mill Lane campus. The existing site features Bellevue House, which was originally built circa early 19th century in the Georgian architectural style and features a number of late 20th century extensions. The building provides a series of side and rear elevations to the main road which are largely set back. The site is well screened from the road by a stone wall along Cockerham Lane, which forms a distinctive feature to the street scene.

The building was previously used by Barnsley College as the Business Management faculty but has been vacant for approximately 6 years and is falling into disrepair including roof failure and water ingress, and is subsequently not suitable to provide safe teaching facilities. Bellevue is not a Listed Building, however it is of historical architectural interest and part of the site falls within the designated 'Huddersfield Road' conservation area, see Section 3 of this document.

The existing site features a large number of trees, a single-storey mid-20th century maintenance workshop situated at the north-west corner and a number of macadam covered car parks for Barnsley College staff car parking.

The site is surrounded by a mix of community, residential and college buildings. To the north of Bellevue House lies The Masonic Hall which still functions as a meeting place with function rooms. To the south of the site is the railway line. To the east of the site is Barnsley College Honeywell campus, featuring a number of sports and construction teaching facilities. To the west of the site are some substantial detached Victorian residential properties. The primary site entrance is at the north-west corner of the site from Cockerham Lane. The site boundaries generally include limestone walls to the west / south and metal palisade / timber panel fencing to the north / east.

2.1.2 Planning History

There have been a number of previous planning applications made to the Belle Vue, in summary these include:

Application: B/99/0793/BA/AD

Description: Display of non-illuminated, free-standing, 'V' formation sign.

Decision: Approved (28.07.1999)

Application: B/98/0596/BA

Description: Installation of septic tank

Decision: Unknown (08.10.1998)

Application: B/92/0031/BA

Description: Construction of vehicular access and car parks

Decision: Approved (02.12.1992)

Application: 2005/1508

Description: (Outline) application for residential development and conversion of existing building to residential use

Decision: Approved (30.08.2005)

Application: B/82/1406/BA/LB

Description: Demolition of Horsa Building (being a building listed under Section 54 of the Town and Country Planning Act).

Decision: Approved (04.11.1982)

Application: B/98/0475/BA

Description: Erection of single-storey extension, felling of sycamore tree and three replacement trees.

Decision: Unknown (25.06.1996)

Application: 2014/0808

Description: Conversion of Belle Vue House to 5 no. apartments (Full), and residential developments of 17 no. dwelling houses, 1no. sports pitch, ancillary works and car parking (Outline).

Decision: Approved (17.12.2014)

2.1.3 National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out guidance for Local Authorities to require applications of proposals which may affect heritage assets to describe the significance of any affect upon these assets. The Setting of Heritage Assets document prepared by Historic England (HE) provides good practice advice for preparing relevant documents to accompany applications to Local Authorities. This statement has therefore been made based on the requirement within the NPPF and the guidance within The Setting of Heritage Assets document and considers the effect of the proposals proportionally to the significance of the heritage asset and the degree of potential impact.

The existing Barnsley Local Plan (BLP) sets out the factors which should be considered when proposing development which affects both heritage assets as well as designated conservations areas. The setting of heritage assets have therefore also been considered against guidance within this policy.

Belle Vue and part of the existing grounds are situated within a Barnsley College and it's grounds are included within the Huddlesfield Road Conservation Area, see Appendix.

The contribution to significance of a heritage asset can be based on many factors, with some being relevant to assets whilst others are not, and is split into two distinct areas relating to the physical surroundings and the experience of the assets. Significance of assets is based on a checklist provided within HE's The Setting of Heritage Assets document; however is not exhaustive whilst some factors may be more relevant than others.

2.0 Existing Site Context

2.1 Location and Context

2.1.4 Barnsley Local Plan

The Barnsley Metropolitan Borough Council Local Plan was adopted in January 2019 and replaced the Barnsley Borough Council Core Strategy and Unitary Development Plan. The plan is now the main relevant planning policy document for Barnsley and the surrounding borough.

As part of the design process we have reviewed the proposals against the above document and consider that the main policy relevant to the proposals are as follows:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy GD1: General Development
- Policy LG2: The Location of Growth
- Policy E1: Providing Strategic Employment Locations
- Policy E4: Protecting Existing Employment Land
- Policy D1: High Quality Design and Place Making
- Policy HE1: The Historic Environment
- Policy HE3: Developments affecting Historic Buildings
- Policy TC1: Town Centres
- Policy BTC5: Landmark Buildings
- Policy BTC6: Building Heights
- Policy BTC19: Market Hill District
- Policy CC1: Climate Change
- Policy CC2: Sustainable Design and Construction
- Policy RE1: Low Carbon and Renewable Energy
- Policy I2: Educational and Community Facilities

Policy SD1: A Presumption in Favour of Sustainable Development

This policy reiterates the overarching policy priority within the NPPF of delivering sustainable development and refers to development being required to improve economic, social and environmental conditions. The proposals will extend and improve education facilities within an existing building in the centre of Barnsley. It creates the opportunity to improve the viability of the building and ultimately social and cultural opportunities to young people in Barnsley. The existing building is sustainably located in the centre of the town and will potentially serve to ultimately increase job opportunities as well as developing skills in young people. The proposals will give an opportunity to improve sustainability aspects of the existing building.

Policy GD1: General Development

This policy sets out general policy for the approval of development proposals. This includes whether proposals are compatible with neighbouring land uses, whether they will adversely impact on future potential development and the existing environment; as well as providing adequate access and landscaping to ensure assimilation with surrounding context. Broadly speaking the fact that the proposals comprise alterations and extension to an existing building already within an appropriate context suggests that the general principle of these proposals would be acceptable under this policy.

Policy LG2: The Location of Growth

The priority of locations for development is defined within this policy with the urban core of Barnsley being at the top of this hierarchy accommodating a significant amount of growth in the area.

Policy E1: Providing Strategic Employment Locations

This policy primarily relates to the allocation of employment land in sustainable locations. Whilst this does not directly relate to the proposals the policy encourages Barnsley town centre as the focus for employment in new technologies such as that being provided within the proposed scheme.

Policy E4: Protecting Existing Employment Land

In this policy, it suggests that premises currently used for employment purposes should be retained in order to safeguard existing or potential jobs. The proposals aim to improve resources within the Church Street campus building, thus improving the viability of the building to serve Barnsley College in the 21st Century and retaining the building for education and educational employment purposes.

2.0 Existing Site Context

2.1 Location and Context

Policy D1: High Quality Design and Place Making

This policy is concerned with ensuring that proposals reflect a high quality design and generally respect local character. This includes protecting views to important buildings and landmarks and considering heritage and townscape character. It also includes contributing to place making by complimenting and enhancing existing context, making proposals accessible and inclusive, using high quality materials and good architectural quality. The proposed design is discussed in more detail in later sections; however the protection of important elements of the surrounding context is vitally important. By including the majority of the proposed additional space within an existing central courtyard space, the surrounding context including the conservation area, listed buildings and views to important buildings to buildings such as the Town Hall are maintained and remain unaffected. Development to the roof of the existing building will be minimal and less impact from the street side than other options to create additional space. High quality design and materials is proposed in line with the attractive Art Deco style of the existing building.

Policy HE1: The Historic Environment

Protection of the historic environment is key to this policy, encouraging development which conserves the historic environment and enhances historic context including the surrounding conservation area and listed heritage assets. The sensitive expansion of the existing building will aid in sustaining the use of the building for its original intended purpose and conserving the historic context of the area.

Policy HE3: Developments affecting Historic Buildings

Whilst the Church Street campus building is not itself listed, its history and impressive facade are clearly an attribute to the surrounding context and the conservation area. This policy seeks to conserve the building's significance when alterations or additions are proposed by respecting existing precedence; the sensitive nature of the proposals aims to do this and maintain the integrity of the building within its context.

Policy TC1: Town Centres

This policy encourages new town centre development towards the centre of Barnsley maintaining and enhancing the vitality and viability of the town. The improvements to the building will aid in maintaining the viability of educational services within the town centre.

Policy BTC5: Landmark Buildings

This policy protects the setting of landmark buildings within Barnsley including Barnsley Town Hall, St. Mary's Church, Barnsley College and Barnsley Sixth Form College. Through the use of sensitive design, it is considered that views will be protected and retained towards these buildings.

Policy CC1: Climate Change

This policy seeks to reduce the causes and impacts of climate change. Preferences towards previously developed land, the reduction of emissions and the delivery of renewable energy. The proposals will prevent

the need for college resources to be allocated elsewhere and maintain and improve the efficiency of an existing building.

Policy CC2: Sustainable Design and Construction

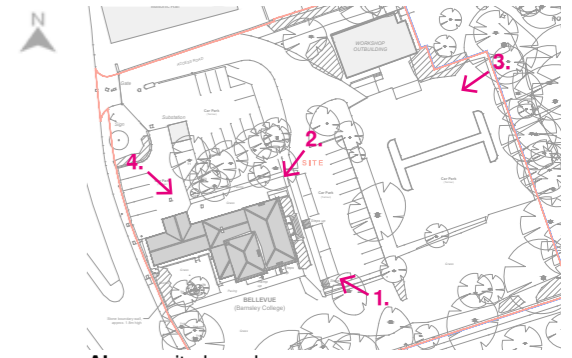
Further to Policy CC1, this policy encourages sustainability standards on non-residential development where technically feasible.

Policy I2: Educational and Community Facilities

This policy supports the provision of the development of schools, educational facilities and other community facilities including the existing and proposed use of the building. It also suggests that this provision should be centrally located close to the communities they serve. The upgrading of existing facilities within the Church Street campus building will ensure that the provision of college educational facilities in the town centre into the future, rather than consideration of alternative suitable premises to run these facilities.

2.0 Existing Site Context

2.2 Site Photographs



Above: site key plan

1.



Above: External south-east corner of building, facing north-west.

2.



Above: External north-east corner of building, facing south-west.

3.



Above: Eastern car park facing west towards Bellevue House.

4.



Above: External north elevation and current main entrance into building, facing south.

2.0 Existing Site Context

2.2 Site Photographs



Above: site key plan

1.



Above: External south elevation, facing north.

2.



Above: External north elevation, facing S.E

3.



Above: External lawn area situated south from Bellevue House, facing east.

4.



Above: Photo taken from first floor level facing west, showing roof of existing single-storey extension.

5.



Above: External west elevation, facing east

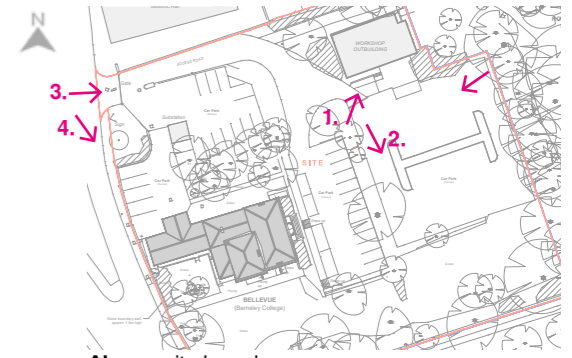
6.



Above: External west elevation, facing east

2.0 Existing Site Context

2.2 Site Photographs



Above: site key plan

1.



Above: Existing workshop outbuilding, facing north

2.



Above: East car park, facing south

3.



Above: Photo taken from Cockerham Lane showing primary site access, facing west.

4.



Above: Photo taken from Cockerham Lane showing west boundary, facing south.

2.0 Existing Site Context

2.2 Site Photographs

1.



Above: Internal photo taken within first floor former teaching space (F202), facing south-west.

2.



Above: Internal photo taken within first floor former teaching space (F203), facing south-west.

3.



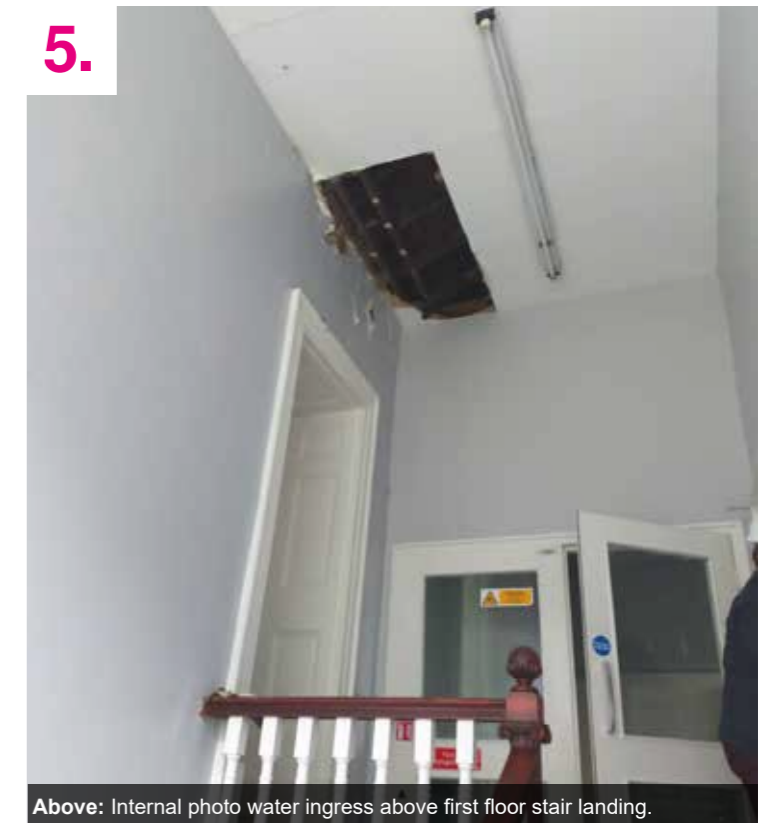
Above: Internal photo within former office space, facing south.

4.



Above: Internal photo water ingress damage at first floor corridor area.

5.



Above: Internal photo water ingress above first floor stair landing.

3.0 Statement of Historical Significance

3.1 Barnsley Conservation Area: 'Huddersfield Road' Conservation Area

The application site partly falls within the curtilage of the designated 'Huddersfield Road' conservation area, identified by Barnsley Metropolitan Borough Council, see illustration opposite. The Conservation Area is situated to the north-west of Barnsley town centre and is an excellent example of a Victorian residential suburb. It developed during the late 1800's on former field sand land associated with Cockham Hall, and has since remained largely unchanged. Properties within the Conservation Area tend to be residential and are detached, semi-detached and terraced houses. Properties tend to be built from sandstone (stone blackened) with welsh slate roofs. The majority of properties comprise of two-storeys, but there are a number of large three storey dwellings. Architectural design tend to be Victorian classic style, with some Arts-and-Crafts inspired dwellings. A small amount of infill development has taken place, notably around Raise Court by the Conservation Area remains relatively unaltered.

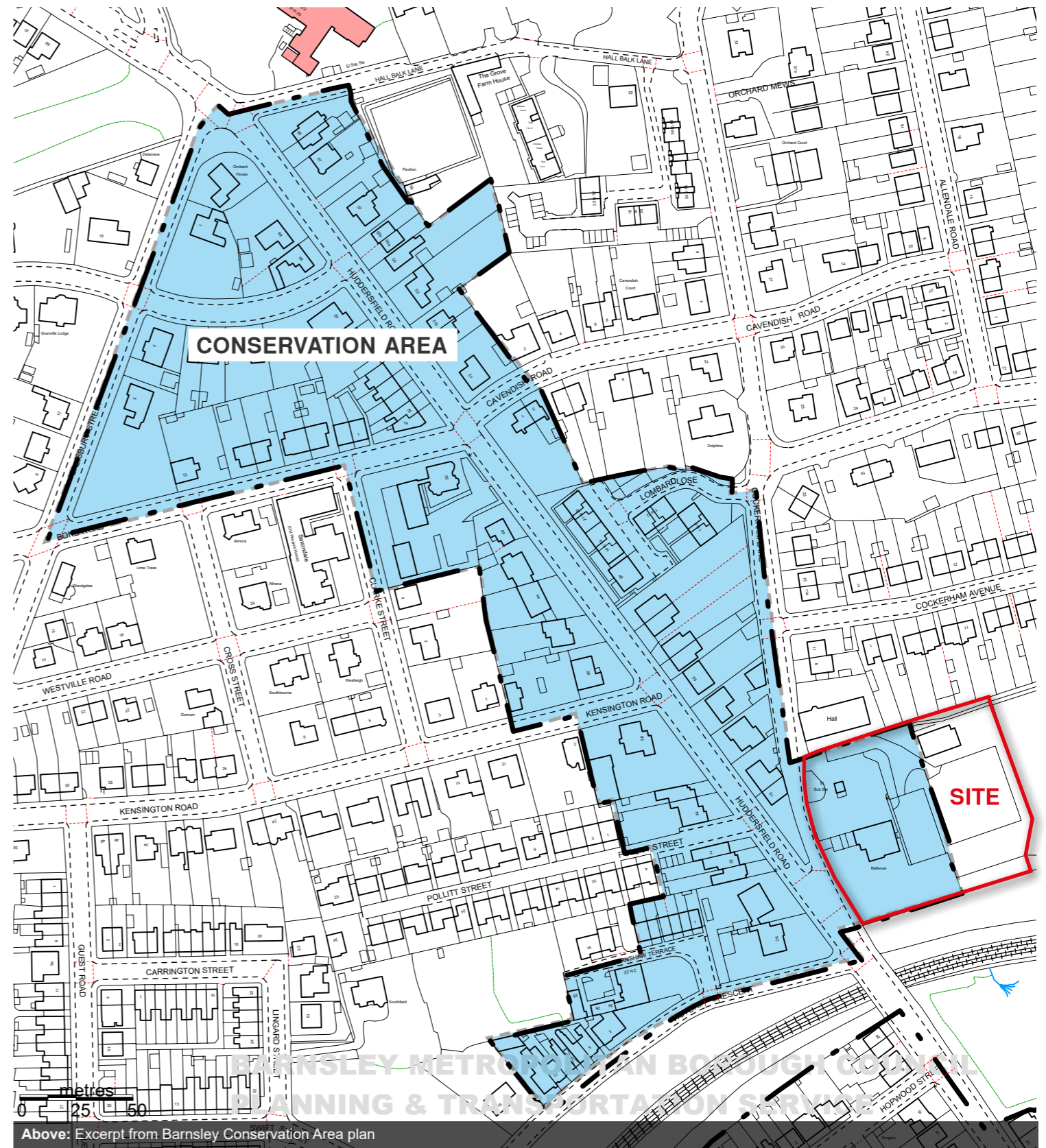
As stated within Barnsley Local Plan Policy HE1 'The Historic Environment';

"We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk".

Subsequently any proposed works to the existing site will be mindful and sensitive in regards to any potential impact to the existing historical building and surrounding conservation area.

3.2 Heritage Asset Status

Unlisted building in a conservation area.



Above: Excerpt from Barnsley Conservation Area plan

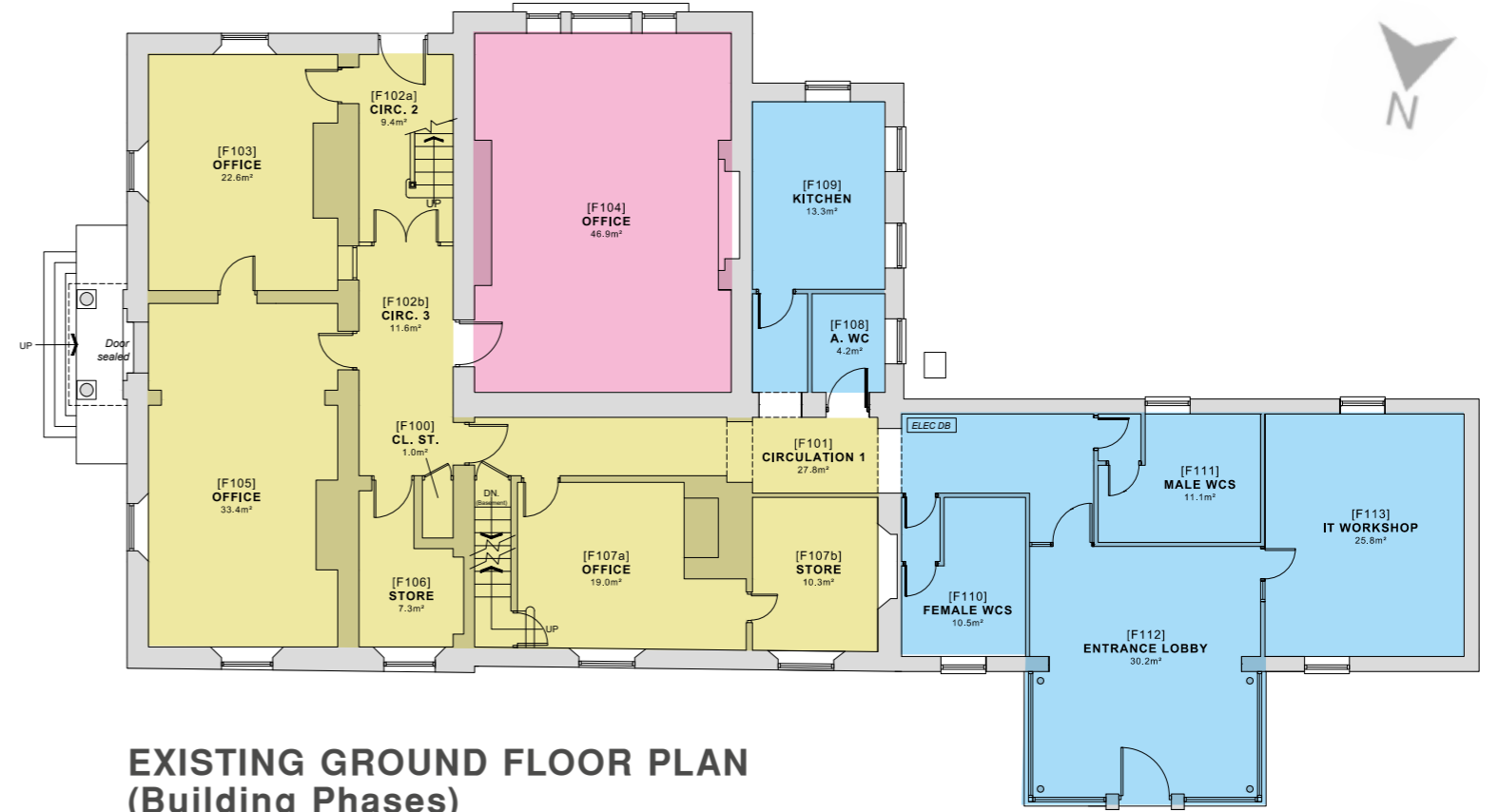
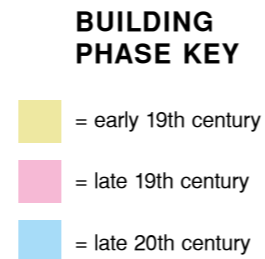
3.0 Statement of Historical Significance

3.3 Building Significance & Evolution

Bellevue House was originally constructed in the early 19th century and was one of the first houses to be constructed within the area. At the same time a number of similar properties were built in the local area, many of which have been demolished and the site redeveloped. Cockerham House to the north of Bellevue is an example of such a house that since no longer remains.

No records have been found about the architect for Bellevue House, but it displays a typical middle class residence for the time. The house is built in a classical style of Georgian architecture which was popularised in the 18th century pattern books, a new development that had not existed in previous centuries.

There are three clear phases of construction to the existing property; the first in the period from 1800-1830, the second in the period between 1880-1885 and the third in the 1990's



3.0 Statement of Historical Significance



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION

3.3 Building External Features

Bellevue House is an attractive, well-proportioned and detailed detached property. The original part of the property dates from the early 19th Century and has been extended considerable since first constructed. The original part of the house is typically Georgian and is constructed of dressed stone with hipped welsh slate covered roofs. The is two-storeys plus a basement. Other buildings within the area of the age are constructed of sandstone which has weathered black over time. Bellevue House is one of the few buildings in the area that has been cleaned at some stage and retains it golden sandstone colour.

The front east elevation is symmetrical and is 3-bays wide. There are symmetrical chimneys which enabled fireplaces in almost every room. There are moulded aves cornice and a blocking course to screen the gutter. The central doorway has a fan light above and is in a Doric

portico. The windows are top hung casement windows designed to mimic the appearance of sliding sash windows; these are modern additions installed during the 1990's. Most of the other windows are timber framed however there as some uPVC units installed, The original windows would have likely featured traditional 12-paned vertical sliding sash timber windows.

The property was substantially extended to the rear circa 1885 and displays typically Victorian features which are more decorative with greater detail tan its Georgian counterpart. The Victorian element include quoins and a cill band to first floor. There is a large ground floor 3-section window and feature cill first floor window to the southern elevation.

The building was extended during the 1990's. This section replaced the original ancillary outbuildings. The extension is single-storey and

is sympathetic subordinate that follows a traditional design aesthetic, but with the contemporary addition of the glazed main entrance lobby. These windows to the extensions feature dressed stone surrounds.

Within the surrounding gardens there is very little remains of historical interest in regards to landscaping. The majority of the trees which are present today were planted circa 1960's and are overgrown, but nevertheless add to the character of the site. The large area of car parking has not been formally maintained and detracts from the setting of Bellevue House.

Some of the original boundary walls remain to the south and west boundaries of the site. The original gate opening is still present with wrought iron detailing above.

3.0 Statement of Historical Significance

3.4 Building Internal Features

Internally much of the historical interior features have no longer remain, however the floor plan form is still readable. The layout demonstrates the private sphere of the family who occupied the house, with servants segregated from the family. The over-riding principle of the layout is the differentiation of functions and the allocation of a separate room for each and every purpose. The ground floor features rooms that would have originally functioned as a living room, drawings room, dining room, kitchen and pantry. The original dining room and hallway have been combined to provide a large classroom teaching space. The original features including picture rails, window shutters coving, some skirting boards, internal doors and one fireplace which is boarded up. At first floor level, two of the original Georgian bedrooms have been combined into one, however all bedrooms retain coving picture rails and windows shutters. There is a large hallway that is part if the original building, which has been subdivided into two spaces for fire separation. The original staircase remains.

The original Victorian extension was designed for the servants and housed the kitchen, pantry, servant staircase to the first floor and two servant bedrooms. There is also a staircase leading down to the basement which would have houses further servant bedrooms. Being designed as a annex from the main house it gave the effect of being separate and helped segregate the servants from the family house, The kitchen area today was formerly used as an office and the basement for storage for storage and boiler room. The basement windows have been blocked-up and few original features remain in the part of the house. On the first floor the annex contained two smaller rooms, one with a small boarded-up fireplace.

The Victorian extension provided a grand drawing room, specifically for entertainment. It is will detailed with decorative mouldings and high ceilings to created the impression of opulent space. There are ceiling mouldings, coving, picture rails, panelling and blocked-up fireplace. The large 3-section window provides a clear view of the garden. The room is now used formerly and a teaching space. At first floor level of the Victorian extension originally contained two bedrooms which have since been combined into one space and was also formerly used as teaching space.

The ground floor 1990's extension is a single-storey and provides toilets, office space and a main entrance lobby. There are no special internal features which this part of the building. This part of the building replaced some original outbuildings likely to have been the scullery and garden store.

3.5 Summary of Significance of Bellevue House

Although Bellevue House is not a Listed Building, it is of local historic value and makes a positive contribution to the character and appearance of he Conservation Area. Each phase to the house has architectural merit and the collection of forms add to the overall historical interest. The significance of the building is its value as a surviving piece of Georgian and Victorian architecture; externally much of the original building is still apparent. The overall form and facade provide much of the special interest of the site. Within the grounds of the house there are several mature trees on the site which create an attractive setting for Bellevue House.

4.0 Design

4.1 Brief & Design Objectives



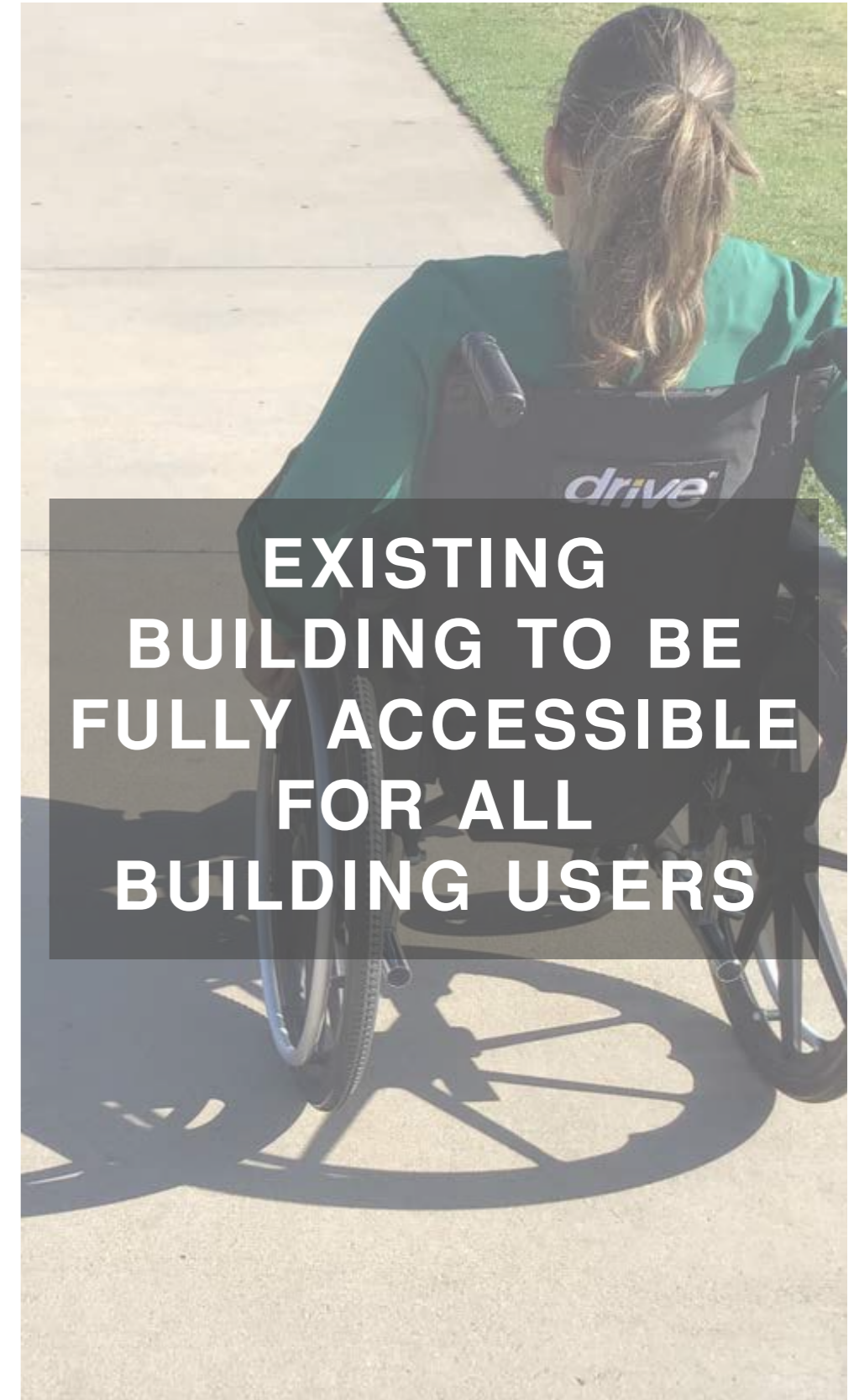
Brief & Design Objectives

To refurbish and sensitively modernise the existing Barnsley College Bellevue House and surrounding site to provide the following key elements:

- » Entrance lobby with reception space
- » 4no. teaching spaces (approx. total of 140m²)
- » Learning Resource Centre / breakout space
- » Staff offices (6-8 persons).
- » Head of Department private office.
- » Staff welfare e.g. WCs and kitchenette
- » New unisex and accessible WCs.
- » Ground and first floor levels to be fully accessible (AD Part M)
- » Conference / Teams Space.
- » Staff meeting / group room.
- » General storerooms
- » Cleaners Store
- » Installation of modern methods of teaching, e.g. digital smartboards
- » Use of sustainable technologies where possible,
- » To be respectful and appropriate to the surrounding historical context.
- » Utilisation of existing building services where possible.
- » Maintain and increase staff parking where possible.
- » Creation of new access road and connection to adjacent Barnsley College Honeywell campus.



4.0 Design
4.2 Project Narrative



4.0 Design

4.3 Proposed Site Plan

The primary design intention was to retain the existing historical elements of Bellevue and to carry out sensitive alterations, extension and refurbishment work to provide modern teaching facilities for Barnsley College.

Key design aspects of the proposed concept proposals include:

1. Elements of existing late-20th century single-storey extensions to be removed where shown (red dashed line). Existing ground to be made good and new asphalt surfacing installed to form part of adjacent car park. Roofs of existing single-storey extensions to be replaced with new insulated pitched roofs, feat. natural slate roof coverings.
2. All existing trees, paths / roads and landscaping to be retained.
3. New two-storey extension to be created, featuring main stairway and lift, providing accessibility for all building users. New extension to be situated behind existing primary building-line, in order to appear subservient and not compete with the original building.
4. Existing building to be fully refurbished to provide new modern teaching facilities and college staff offices.
5. Existing sealed east entrance door opening to be reinstated and new timber framed door unit to be installed, painted finish colour Green Grey (RAL 7009). New metal balustrades and handrails installed to existing steps, colour black.
6. All existing car parking areas to be retained.
7. Existing main site entrance to be retained.
8. Existing pedestrian gate entrance to be reinstated.
9. Location of potential Air Source Heat Pumps
10. Location of potential Ground Source Heat Pumps.



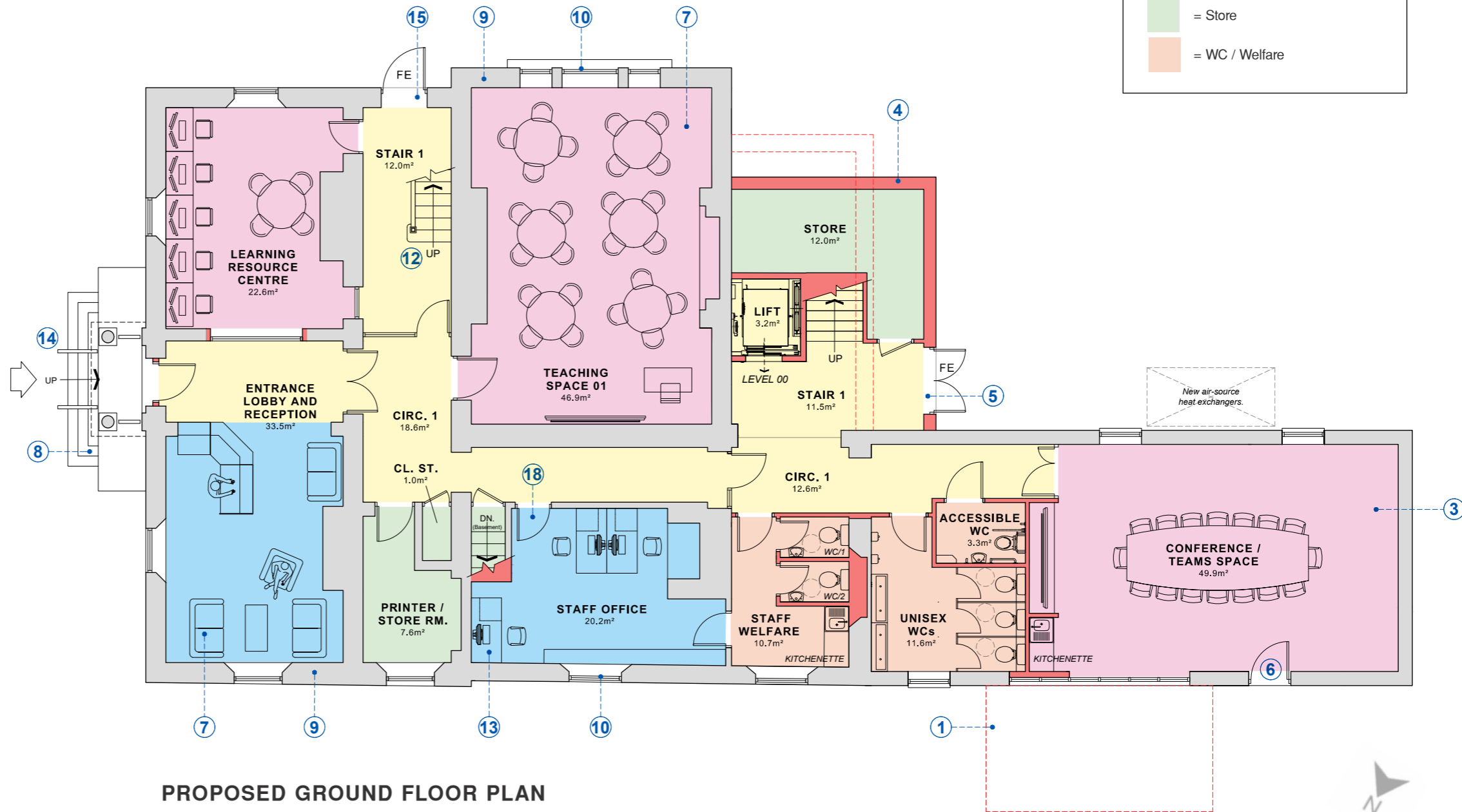
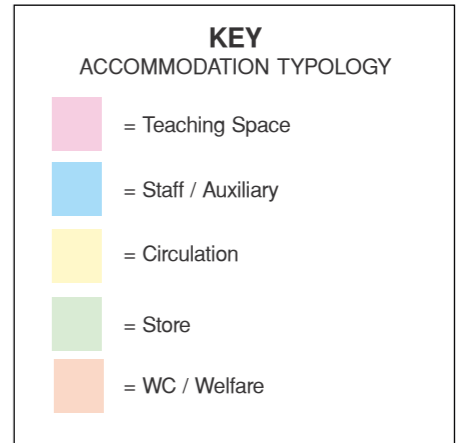
4.0 Design

4.4 Proposed Plan Layout: Ground Floor Level

The proposals have been designed as a response of the design brief and negotiation with the existing surrounding building and context. This includes consideration of access, circulation, views / connections and function.

Key design aspects of the proposed concept proposals include:

1. Elements of existing late-20th century single-storey extensions to be removed where shown (red dashed line).
2. Existing single-storey extension roof to be made good and slate roof coverings replaced.
3. Existing internal walls to be removed within single-storey extension to create new Conference / Teams space. Existing opening of former glazed lobby to be altered form large glazed window, providing views and visual connections to surround existing trees and landscaping.
4. New two-storey extension to be created, featuring main stairway and lift, providing accessibility for all building users. New extension to be situated behind existing primary building-line, in order to appear subservient and not compete with the original building.
5. New glazed external access doors and fire escape.
6. Existing window cill to be lowered to form new external door opening.
7. Existing building to be fully refurbished to provide new modern teaching facilities and college staff offices.
8. New internal partition walls to be installed as shown (denoted in red pink hatch)
9. Existing building structure to be retained where shown (denoted in grey hatch)
10. All existing window units to be replaced with new low-profile aluminium window units, featuring double glazing, colour Green Grey (RAL 7009). Note existing timber window shutters and panelling to be retained and refurbished.
11. New internal openings to be created within existing structures, providing new door openings / glazed screens.
12. Existing staircase to be retained, overhauled and redecorated.
13. Existing 'servants staircase' up to first floor level to be removed and existing floor opening sealed.
14. Existing sealed east entrance door opening to be reinstated and new timber framed door unit to be installed, painted finish colour Green Grey (RAL 7009). New metal balustrades and handrails installed to existing steps, colour black.
15. Level threshold to existing door side entrance and new extension.
16. New internal ramp to accommodate existing change in level.
17. Existing window openings and surrounding stone former external walls to remain exposed. New glazed screens to be installed to existing window openings.
18. All existing doors to protected corridors to be replaced with new FR30 fire doors.
19. New plant equipment to be installed to accommodate new ground / air-source heat pumps, such as hot water cylinder, etc. Existing boiler to be replaced with new energy efficient unit and to be used as supplementary backup heating when required. New electrical installation throughout building, featuring energy efficient fittings.



4.0 Design

4.4 Proposed Plan Layout: First Floor Level

The proposals have been designed as a response of the design brief and negotiation with the existing surrounding building and context. This includes consideration of access, circulation, views / connections and function.

Key design aspects of the proposed concept proposals include:

1. Elements of existing late-20th century single-storey extensions to be removed where shown (red dashed line).
2. Existing single-storey extension roof to be made good and slate roof coverings replaced.
3. Existing internal walls to be removed within single-storey extension to create new Conference / Teams space. Existing opening of former glazed lobby to be altered form large glazed window, providing views and visual connections to surround existing trees and landscaping.
4. New two-storey extension to be created, featuring main stairway and lift, providing accessibility for all building users. New extension to be situated behind existing primary building-line, in order to appear subservient and not compete with the original building.
5. New glazed external access doors and fire escape.
6. Existing window cill to be lowered to form new external door opening.
7. Existing building to be fully refurbished to provide new modern teaching facilities and college staff offices.
8. New internal partition walls to be installed as shown (denoted in red pink hatch)
9. Existing building structure to be retained where shown (denoted in grey hatch)
10. All existing window units to be replaced with new low-profile aluminium window units, featuring double glazing, colour Green Grey (RAL 7009). Note existing timber window shutters and panelling to be retained and refurbished.
11. New internal openings to be created within existing structures, providing new door openings / glazed screens.
12. Existing staircase to be retained, overhauled and redecorated.
13. Existing 'servants staircase' up to first floor level to be removed and existing floor opening sealed.
14. Existing sealed east entrance door opening to be reinstated and new timber framed door unit to be installed, painted finish colour Green Grey (RAL 7009). New metal balustrades and handrails installed to existing steps, colour black.
15. Level threshold to existing door side entrance and new extension.
16. New internal ramp to accommodate existing change in level.
17. Existing window openings and surrounding stone former external walls to remain exposed. New glazed screens to be installed to existing window openings.
18. All existing doors to protected corridors to be replaced with new FR30 fire doors.
19. New plant equipment to be installed to accommodate new ground / air-source heat pumps, such as hot water cylinder, etc. Existing boiler to be replaced with new energy efficient unit and to be used as supplementary backup heating when required. New electrical installation throughout building, featuring energy efficient fittings.



PROPOSED FIRST FLOOR PLAN



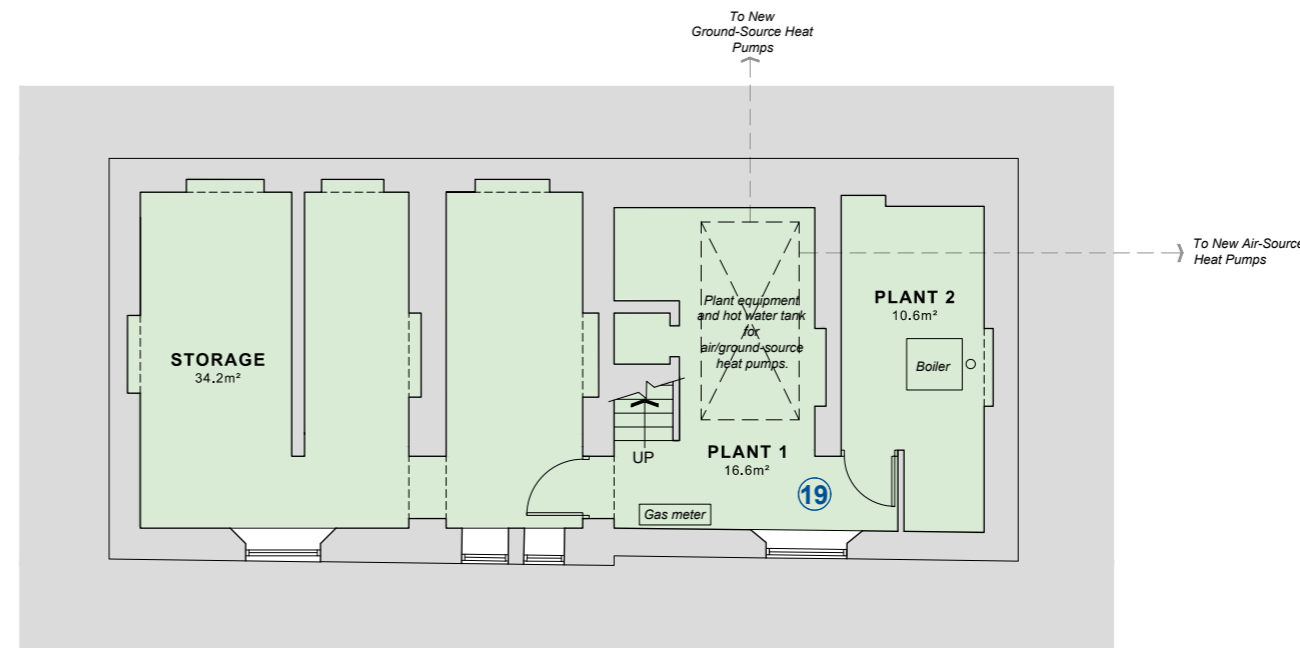
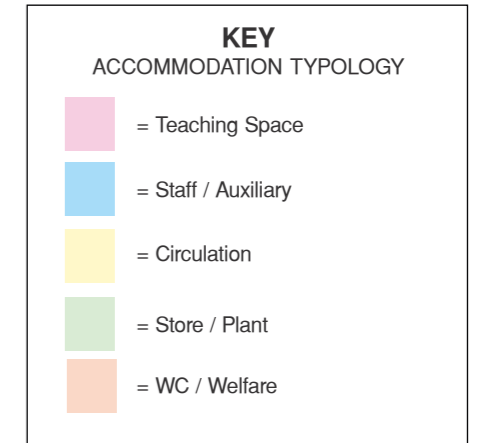
4.0 Design

4.4 Proposed Plan Layout: Basement Level

The proposals have been designed as a response of the design brief and negotiation with the existing surrounding building and context. This includes consideration of access, circulation, views / connections and function.

Key design aspects of the proposed concept proposals include:

1. Elements of existing late-20th century single-storey extensions to be removed where shown (red dashed line).
2. Existing single-storey extension roof to be made good and slate roof coverings replaced.
3. Existing internal walls to be removed within single-storey extension to create new Conference / Teams space. Existing opening of former glazed lobby to be altered form large glazed window, providing views and visual connections to surround existing trees and landscaping.
4. New two-storey extension to be created, featuring main stairway and lift, providing accessibility for all building users. New extension to be situated behind existing primary building-line, in order to appear subservient and not compete with the original building.
5. New glazed external access doors and fire escape.
6. Existing window cill to be lowered to form new external door opening.
7. Existing building to be fully refurbished to provide new modern teaching facilities and college staff offices.
8. New internal partition walls to be installed as shown (denoted in red pink hatch)
9. Existing building structure to be retained where shown (denoted in grey hatch)
10. All existing window units to be replaced with new low-profile aluminium window units, featuring double glazing, colour Green Grey (RAL 7009). Note existing timber window shutters and panelling to be retained and refurbished.
11. New internal openings to be created within existing structures, providing new door openings / glazed screens.
12. Existing staircase to be retained, overhauled and redecorated.
13. Existing 'servants staircase' up to first floor level to be removed and existing floor opening sealed.
14. Existing sealed east entrance door opening to be reinstated and new timber framed door unit to be installed, painted finish colour Green Grey (RAL 7009). New metal balustrades and handrails installed to existing steps, colour black.
15. Level threshold to existing door side entrance and new extension.
16. New internal ramp to accommodate existing change in level.
17. Existing window openings and surrounding stone former external walls to remain exposed. New glazed screens to be installed to existing window openings.
18. All existing doors to protected corridors to be replaced with new FR30 fire doors.
19. New plant equipment to be installed to accommodate new ground / air-source heat pumps, such as hot water cylinder, etc. Existing boiler to be replaced with new energy efficient unit and to be used as supplementary backup heating when required. New electrical installation throughout building, featuring energy efficient fittings.



PROPOSED BASEMENT PLAN

4.0 Design

4.5 Proposed Elevations

Key design aspects of the proposals include:

1. Elements of existing late-20th century single-storey extensions to be removed where shown.
2. Existing single-storey extension roof to be made good and slate roof coverings replaced.
3. Window and door units installed to new extension, which include dressed sandstone band surrounds and low-profile aluminium window units, featuring double glazing, colour Green Grey (RAL 7009).
4. Existing opening of former glazed lobby to be altered form large glazed window, providing views and visual connections to surround existing trees and landscaping.
5. New two-storey extension to be created, featuring main stairway and lift, providing accessibility for all building users. New slate covered pitched roofs and wall elements to feature buff coloured brickwork and dressed sandstone eaves corbel, to compliment existing sandstone walls.
6. New extension to be situated behind existing primary building-line, in order to appear subservient and not compete with the original building.
7. Existing roof repairs to be carried out where required. All existing rainwater goods to be overhauled and redecorated, painted colour black. Any defective units to be replaced with aluminium units feat. matching ogee profiles. All lead flashing and valley gutters to be checked for damage and repaired / replaced where necessary.
8. Existing sandstone walls to be repaired where necessary using matching stone and defective joints to be re-pointed using matching lime mortar.
9. Existing window cill to be lowered to form new external door opening.
10. All existing window units to be replaced with new low-profile aluminium window units, featuring double glazing, colour Green Grey (RAL 7009).
11. Existing sealed east entrance door opening to be reinstated and new timber framed door unit to be installed, painted finish colour Green Grey (RAL 7009). New metal balustrades and handrails installed to existing steps, colour black.
12. Level threshold to existing door side entrance and new extension.
13. New building signage, details TBA by employer and Architect.

Material Palette

Existing and New Roofs:
Pitched roofs with natural slate coverings.



Existing Walls:
Coursed sandstone ashlars



New Walls (extensions):
Buff coloured brickwork (stretcher) and lime-coloured mortar.



New Rainwater Goods:
Ogee black aluminium and circular downpipes



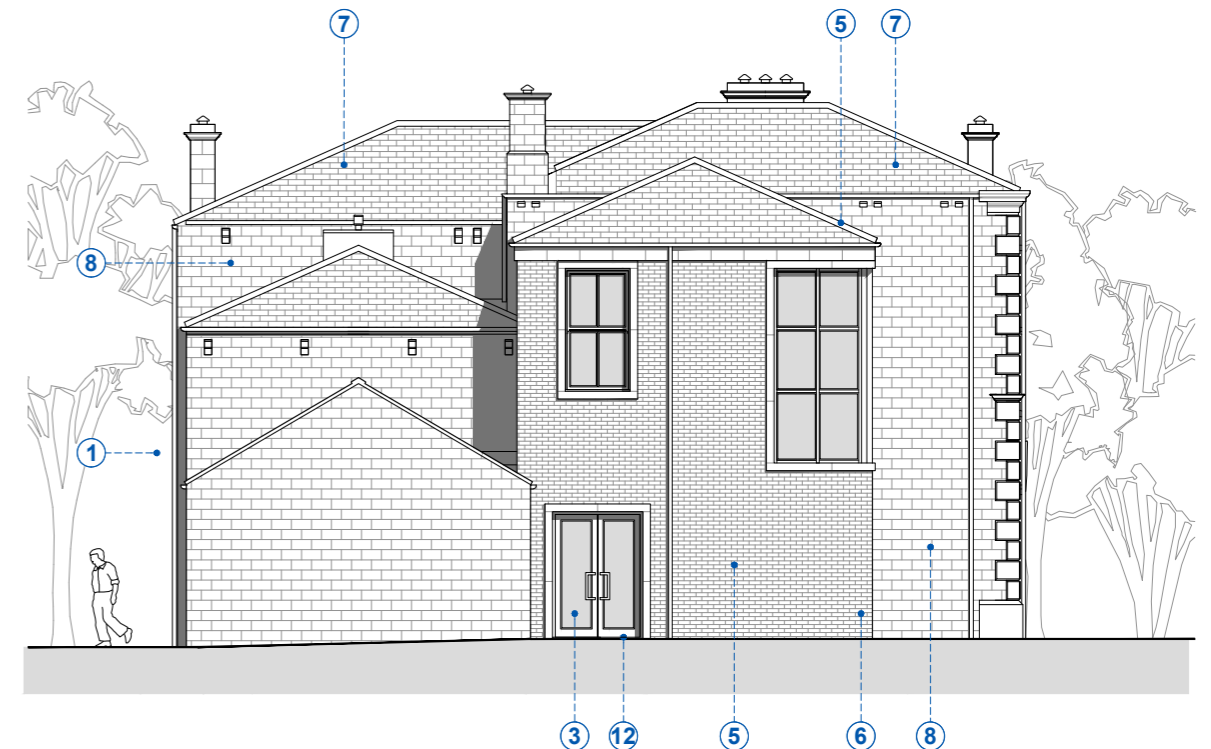
New Windows and Door:
Aluminum framed low-profile units (colour Green Grey RAL 7009) featuring stone surrounds.



Green Grey (RAL 7009)



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

4.0 Design

4.5 Proposed Elevations

Key design aspects of the proposals include:

1. Elements of existing late-20th century single-storey extensions to be removed where shown.
2. Existing single-storey extension roof to be made good and slate roof coverings replaced.
3. Window and door units installed to new extension, which include dressed sandstone band surrounds and low-profile aluminium window units, featuring double glazing, colour Green Grey (RAL 7009).
4. Existing opening of former glazed lobby to be altered form large glazed window, providing views and visual connections to surround existing trees and landscaping.
5. New two-storey extension to be created, featuring main stairway and lift, providing accessibility for all building users. New slate covered pitched roofs and wall elements to feature buff coloured brickwork and dressed sandstone eaves corbel, to compliment existing sandstone walls.
6. New extension to be situated behind existing primary building-line, in order to appear subservient and not compete with the original building.
7. Existing roof repairs to be carried out where required. All existing rainwater goods to be overhauled and redecorated, painted colour black. Any defective units to be replaced with aluminium units feat. matching ogee profiles. All lead flashing and valley gutters to be checked for damage and repaired / replaced where necessary.
8. Existing sandstone walls to be repaired where necessary using matching stone and defective joints to be re-pointed using matching lime mortar.
9. Existing window cill to be lowered to form new external door opening.
10. All existing window units to be replaced with new low-profile aluminium window units, featuring double glazing, colour Green Grey (RAL 7009).
11. Existing sealed east entrance door opening to be reinstated and new timber framed door unit to be installed, painted finish colour Green Grey (RAL 7009). New metal balustrades and handrails installed to existing steps, colour black.
12. Level threshold to existing door side entrance and new extension.
13. New building signage, details TBA by employer and Architect.



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

4.0 Design

4.6 Proposed Visual A: external south-east corner of building, facing north-west



4.0 Design

4.6 Proposed Visual B: external south elevation, facing north



New extension to provide new
access stair and lift

4.0 Design

4.6 Proposed Visual C: external north-east corner of building, facing south-west



Existing western entrance
door to be reinstated.

4.0 Design

4.6 Proposed Visual D: external south elevation, facing south-east



Existing glazed porch extension to be removed. Existing opening to be altered to form new glazed wall section.

Existing window cill to be lowered to form new door opening (fire escape)

Existing stone walls to be removed.

5.0 Access



5.1 Approach / Entrances

The primary entrance into the building is to be via the principal east elevation via the reinstated main door into the property. This however involves building users traveling up existing steps into the building, therefore new handrails are to be provided to either side. These steps are to be retained in order not to detract from the historical character of the building. Three alternative side entry points feature fully accessible level thresholds for inclusive building access, such as for wheelchair and ambulant building users (AD Part M: Access to and use of buildings). The scheme includes a number of external means of escape from fire and formation of protective corridors for fire protection (AD Part B: Fire safety).

5.2 Summary of traffic and transport impact

The main vehicular access into site from Cockerham Lane is to remain via the existing entrance gates situation at the north-west corner of the site. The existing boarded-up gate entry is to be reinstated and utilised as the primary pedestrian means to site entry, and avoids risk of shared vehicular and pedestrian conflict.

The existing car parks are to remain as existing, providing approximately 60no. car parking spaces for Barnsley College staff. The proposed work essentially seek to refurbish and improve the existing teaching facilities at Bellevue, which includes only a marginal increase in the size of the existing building, primarily in order to provide a lift and stairs. Subsequently it is considered that the impact to surrounding traffic caused by the proposed works is considered negligible.

5.3 Refuse

The proposals include for an allocated area of refuse store to be created, situated on the south side of the existing substation. This includes for typical timber close-boarded open-top secure store, which is largely screened from sight behind the existing substation, in order to minimise the visual impact upon the existing main historical building character.

5.4 Drainage

All collected surface rainwater from the new extension would either connect into existing surface drainage runs, or alternatively lead to and discharge into a new soakaway located within the adjacent grounds and min. 5m from any building structure. All surface water is to be disposed of on site therefore not increasing potential risk of flooding elsewhere or demand on the main sewer.

6.0 Statement of Need and Heritage Impact Assessment

6.1 Statement of Need and Justification

The primary need for the proposed works is to modernise the existing teaching facilities and provide inclusive access for all building users. The existing building has suffered from neglect over the past years, such as roof / gutter failure and water ingress. The existing internal finishes are at the end of their serviceable life and require replacement. The proposals seek to fully refurbish the existing building.

The primary justification for the proposed works is in order for the existing building to comply with current building regulation standards, such as access, fire and thermal requirements, ensuring the future occupation and therefore repair and maintenance of Bellevue House.



6.2 Heritage Impact Assessment

In order to assess the impact that the proposals may have on the heritage asset, the identified significance of the asset should be considered against the effect the proposals may have on them. The analysis of historical impact will be based on four overarching key attributes of the proposals and how these may affect the surrounding heritage assets, as well as any additional cumulative and complex impacts:

- » Location and place
- » Form and appearance
- » Additional effects
- » Permanence

The proposals call for a new extension to be built at the west side of the building. Much of the existing original Georgian and Victorian building fabric and appearance is to be retained, and the proposed demolition and significant alteration works are to the later 20th century areas of the building. The design of the new extensions seek to compliment and not compete the existing original historic building. The proposed extension facades are situated behind the principle elevation line and tier back westwards, which is a continuation of the existing historical evolution of the building and further reiterating their subservient ancillary nature. The new extension would not be visible from the main road or on approach, as it is screened by the existing boundary wall and mature trees. Subsequently the location of the proposed extension is considered the least detrimental to the existing historical building fabric and protect the character and appearance of the surrounding conservation area.

The existing building historical features and primary building fabric is to be retained, with the exception to a small number of internal walls to be removed to form adequate teaching spaces. The majority of the existing building finishes dates back to later 20th century and are subsequently dated and at the end of their serviceable life.

The proposed works and subsequent investment would the longevity and secure against further detonation of the of the existing historical building fabric, therefore safeguarding the character and appearance of the existing conservation area. Should the building in the far future change of use and requires removal of the proposed extensions, then these can be removed with minimal detrimental impact to the original Georgian and Victorian historical building fabric.

7.0 Environmental impact & considerations

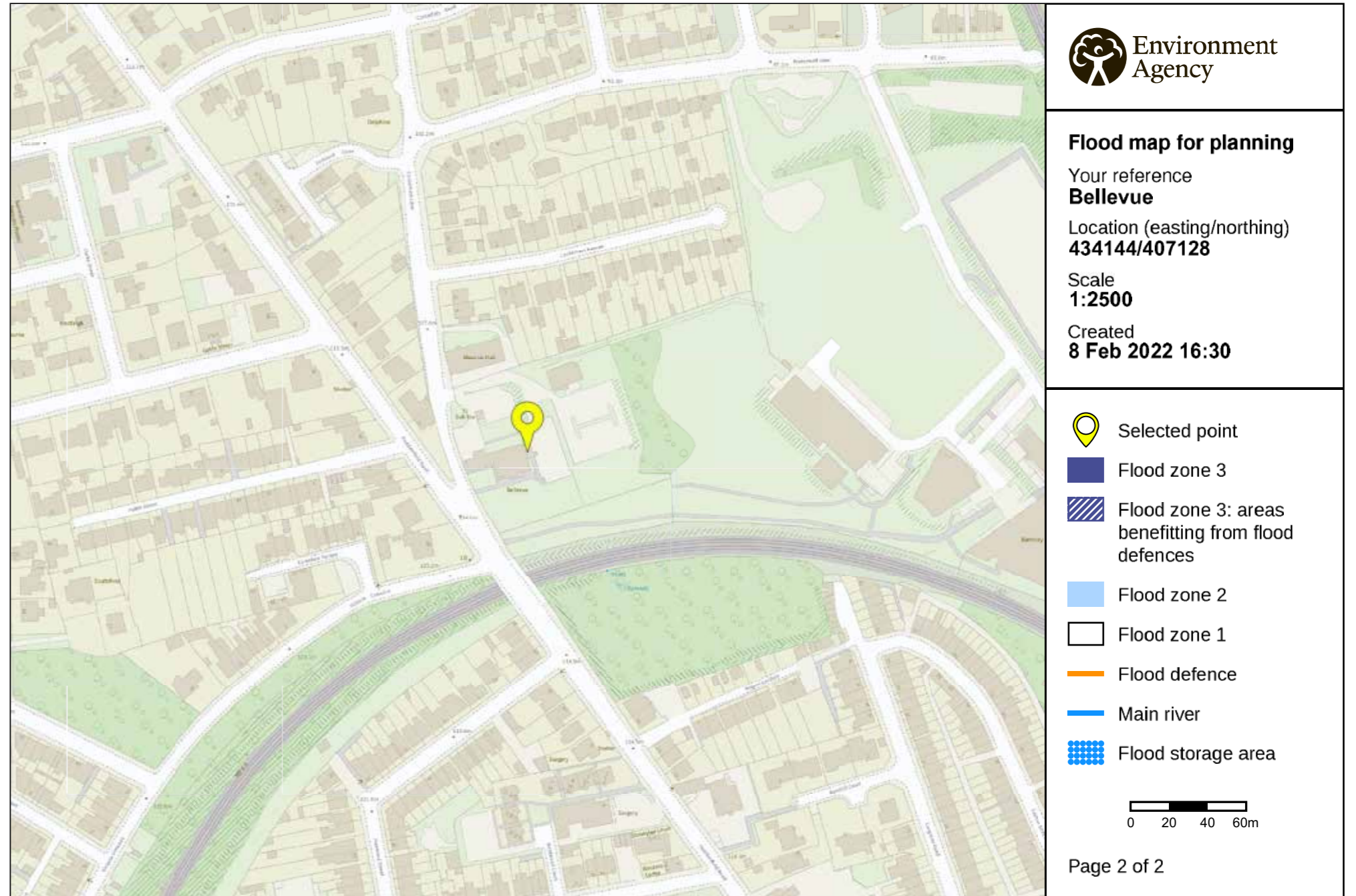
7.1 Flood risk assessment

The site is identified as being located within a Flood Zone 1 - an area with a low probability of flooding.

As the proposed works are less than 1 hectare and surface water displacement on site and elsewhere, a formal flood risk assessment is not required for this application.

7.2 Noise / Dust

Bellevue House and is set back from the main road and situated behind a stone wall. The potential impact of noise and dust to surrounding neighbouring buildings caused by the proposed works would be considered negligible.



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Above: Flood map extract showing identified flood zones surrounding the application site

8.0 Appendix

8.0 Appendix

8.1 Aerial photographs



Above: Aerial photo, dated 1979. Existing Bellevue House featuring bowling green and tennis courts where car parks are present today.



Above: Aerial photo, dated circa 2013.

Contact

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