2.0 The Process – Consultation

2.2 Consultation

2.2.1 Design Team

The College has appointed a professional design team to progress the design of the proposed new building. These professionals bring considerable knowledge in their specialist fields but in particular to education. The design team is as follows:

- Project Manager – Turner & Townsend
- Architect - Bond Bryan Architects
- Landscape Architect - Dally Henderson
- Cost Consultant - Turner & Townsend
- CDMC Coordinator – Turner & Townsend
- Structural Engineer – WYG Engineering
- Building Services Engineer - Silcock Leedham
- BREEAM Consultant - Silcock Leedham
- Highways Consultant - WYG Engineering
- Ecology Consultant – WYG Engineering

2.2.2 College Consultation

The proposed brief and design for the new Construction Centre has been developed in conjunction with the College through a series of meetings and workshops with key members of the College team, including the Principal Sixth Form, Vice Principal Property Development and Assistant Principal Construction and Sustainable Industries. This has been an iterative process allowing the College to feedback at each stage of the design process, from the development of the outline brief through the initial site planning to the emerging architectural concepts. Particular focus has been placed on developing and testing the detailed layout of the building, to ensure that the spaces created will that will provide functional flexible teaching and learning environments that can adapt to the changing needs of the College.

2.3.3 Planning Consultation and BURDAP

As part of the process for developing these proposals, early discussions with the Local Authority have been seen as imperative to ensure that there is broad support for the key design proposals. The College and Bond Bryan have therefore sought to keep Barnsley Council Planning department informed of the emerging proposals via a number of meetings, email and telephone correspondence. This has included discussions on the proposed massing, site planning and elevational treatment.

As part of this consultation process Bond Bryan also presented the initial concept design proposals for the new Construction Centre to the Barnsley Urban Renaissance Design Review Panel (BURDAP). This included a broad discussion of all aspects of the scheme from the building massing and elevational language to its relationship with the external works and wider masterplan. The feedback from the BURDAP meeting has been a useful tool in developing the detailed design proposals, and section 2.3.5 sets out a number of areas that have been directly influenced through this review process.

2.3.4 Police Architectural Liaison/Crime Prevention Officer

As part of the on going consultation process the College's design team has also met with South Yorkshire Police's Architectural Liaison Officer to discuss the proposed College building and site design. A number of relatively minor issues where highlighted by the ALO to improve security and reduce potential for crime, notably the use of brick or block at low level for robustness, modifications of the line of any fencing to the parking/yard area and integration of good CCTV coverage. These comments have been considered and integrated in the proposed scheme wherever practical.

2.3.5 Influence of the Consultation on the Design Proposal

The emerging design has been driven by the specific objectives and curriculum needs of the College as expressed through the consultation process. This has influenced all aspects of the design from the fundamental relationship of the spaces to the detailed specification and room layouts. In addition the College and design team has been very mindful of the feedback from the wider consultation process. A number of key aspects arising from the consultation process are particularly worthy of note in the way that they have shaped the proposals:

- *Campus Masterplan* – A critical element in the development of the building orientation and concept has been in response to the College's desire to create a coherent and cohesive campus. Key to this has been the opportunity to link the design of the new Construction Centre to encompass improvements to the external works to create a new landscaped pedestrian route and plaza linking to the existing refectory, nursery Sports Academy and Think Low Carbon Centre.

- *Building Massing*. Early consideration was given to a number of different building massing concepts. Consultation with the College management and building users identified a clear preferred concept that clearly expressed the key functions of the building; the large scale highly flexible workshops areas, the smaller scale 'clean teaching spaces and the informal learning spaces that link these two elements.

- *Internal Layouts.* The detailed internal layouts have been developed through several rounds of consultation with the College. This has included a number of iterations in term of the position and scale of facilities to ensure the optimum layout to meet the curriculum needs.

- *Fenestration and Active Frontage to the North East and North West Elevations*. Both the College and the BURDAP meeting identified the importance of creating an active frontage to the new centre. In response, the design incorporates extensive glazing at the ground floor level to both the north east north west elevations that face on to the Low Carbon Centre and new landscaped plaza respectively. This will offer views into and out of the building, providing an opportunity to showcase the activity occurring within the building and providing passive surveillance.

- *Servicing and Deliveries*. The practical nature of the construction curriculum inevitably requires significant requirements for servicing, deliveries and storage. A key element in the design process has therefore been working with the College to identify this need and develop a strategy that addresses this requirements without impacting upon the quality of the new facility or surrounding external environments. The response has therefore included

    - Seeking to separate vehicles and pedestrians as far as possible.
    - Separating the service turning area from the main parking areas.
    - Orientation of the building to place the service area at the rear of the building visually screened from the main pedestrian routes by the building and the change in levels.
    - Incorporation of a drop of bay and delivery entrance at the lower ground floor level to reduce the need for large delivery vehicles having to manoeuvre in the service yard.
    - Creation of a large external covered project and storage area where materials can be stored in a secure environment.

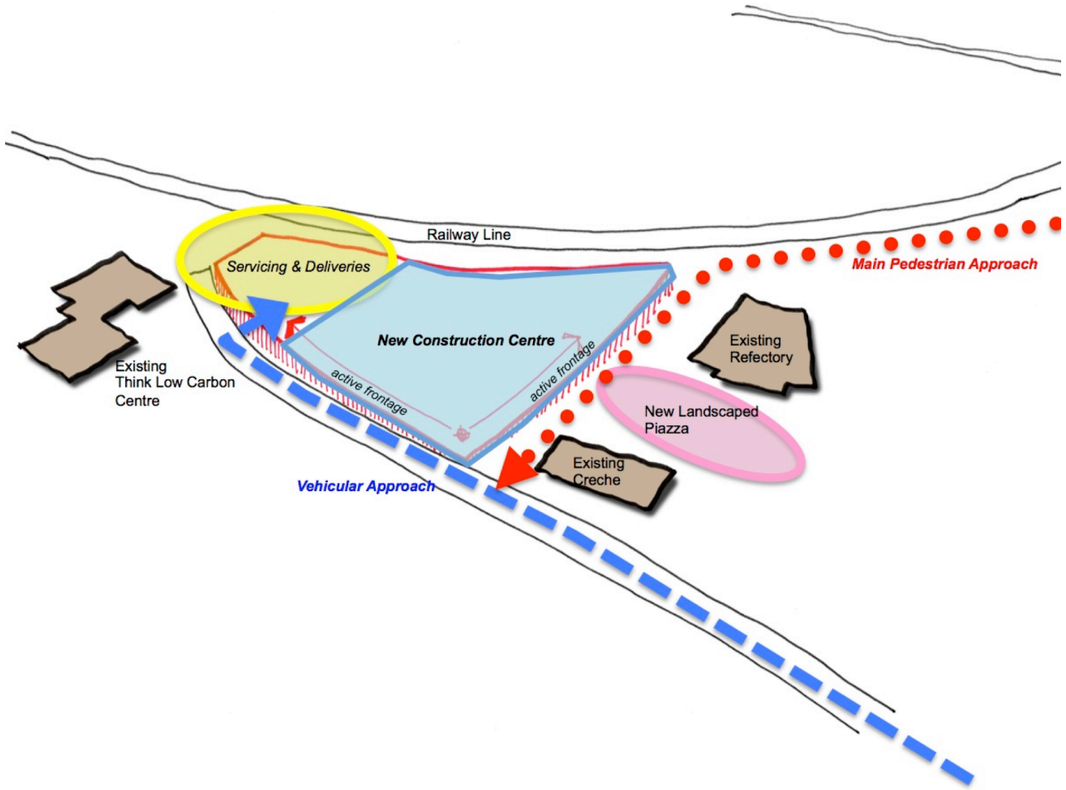
3.0 Proposed Use – Client Brief

3.1 Client Brief

3.1.2 Project Objectives

As part of the successful capital funding application to the Skills Funding Agency the College identified a number of core objectives for the New Construction Centre:

- Provision of a new facility that will allow all of the Construction skills to be consolidated back into a single building.
- Provision of high quality teaching and learning facilities tailored to meet the needs of the construction and sustainable technologies curriculum in line with local, regional and national skills needs.
- Integration of the new facility into a clear site masterplan that helps pull all of the College buildings in to a coherent campus linked by positive external spaces.
- Separation of vehicular and pedestrian activity improving health and safety around the site.
- Creating a distinctive and high quality building that compliments the College's existing estate and provides a clear identity for the Construction department. In particular this includes creating opportunities to showcase the activity both externally and whilst moving around the building.
- Reduction in estate running costs and opportunity to promote more sustainable technologies. In response the College is currently targeting a BREEAM rating of Excellent.
- Delivering all of the above by September 2015 in order to meet Skills Funding Agency funding requirements.



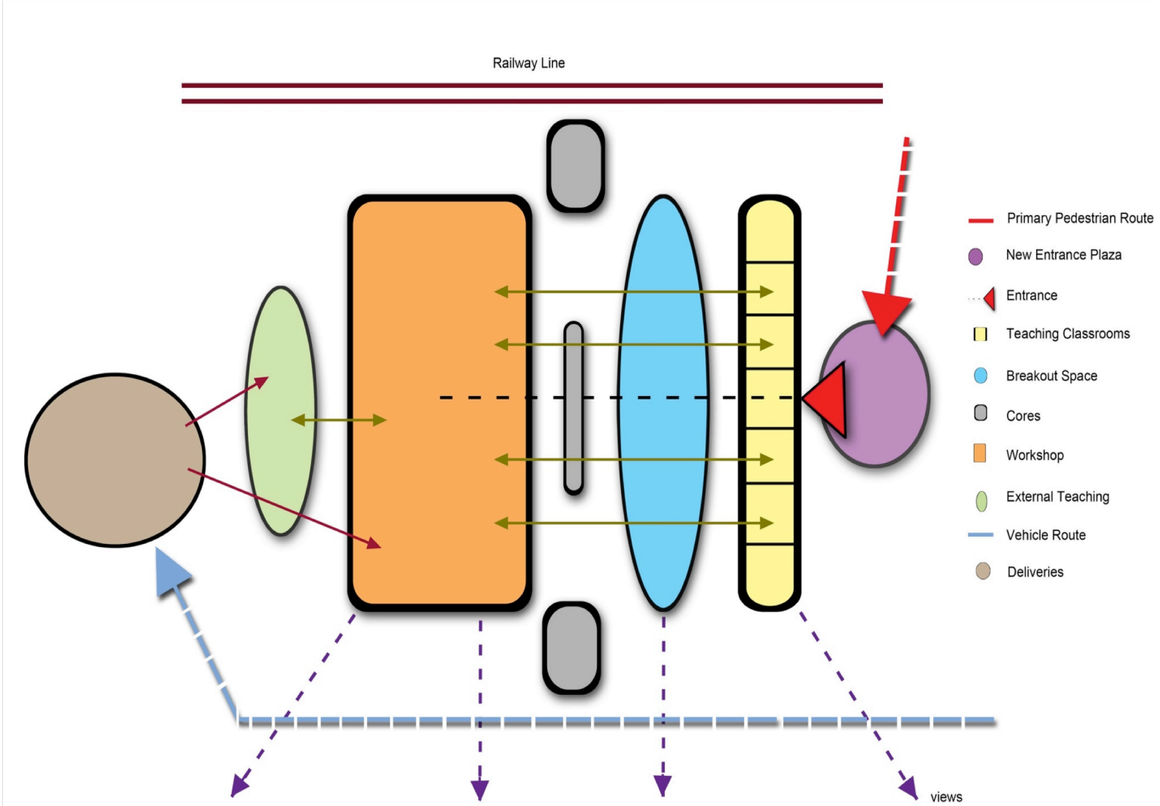
Site redevelopment concept diagram

3.0 Proposed Use – Client Brief

3.1.2 Key Facilities and Relationships

The initial consultation considered the core requirements for the new Construction Centre and examined a number of potential options for how these facilities might relate to each other and the wider campus. The adjacent diagram summarises the preferred approach, which includes a number of core underlying requirements:

- Provision of approximately 5,000m^2 (GIA) of new build accommodation.
- Large scale flexible double height workshops for brickwork, cladding plaster and drylining training.
- Joinery workshops and associated machine room for preparing the timber.
- Workshop areas for plumbing gas and painting and decorating.
- Flexible design space to facilitate a wide range of skills such as interior design and sign writing.
- More traditional classroom/theory environments.
- IT areas including specialist facilities for CAD and Building information Modelling (BIM) training.
- Break out areas to allow for a range of informal and self guided learning.
- A social area and small bistro café facility.
- Staff and stores areas.
- An external covered project area for large scale and cross discipline activities



Key facilities and relationships diagram

3.0 Proposed Use – Building and Site Areas

3.2 Building & Site Area

3.2.1 Proposed Site and Floor Area

The new Construction Centre will have a Gross Internal Floor area of 5,000m^2 and a building footprint of around 3,000m^2.

The total red line plot area of the proposed works, including the car park, service area and external landscaping extends to 0.98 hectares.

3.3 Student Numbers and Building Occupancy

The proposed new facility is primarily intended to consolidate the existing construction provision into a single building from a number of leased facilities. The total number of learners and staff on site will inevitably fluctuate significantly through the course of each day, week and year due to enrolments, timetabling and other factors. On this basis the building has been designed with a maximum assumed occupancy of approximately 400 - 450 students and staff.

4.0 Design Statement – Building Layout

4.1 Building Layout

4.1.1 Design Drivers

In developing the initial brief and concepts for the proposed new Construction Centre, a number of key design drivers have been identified:

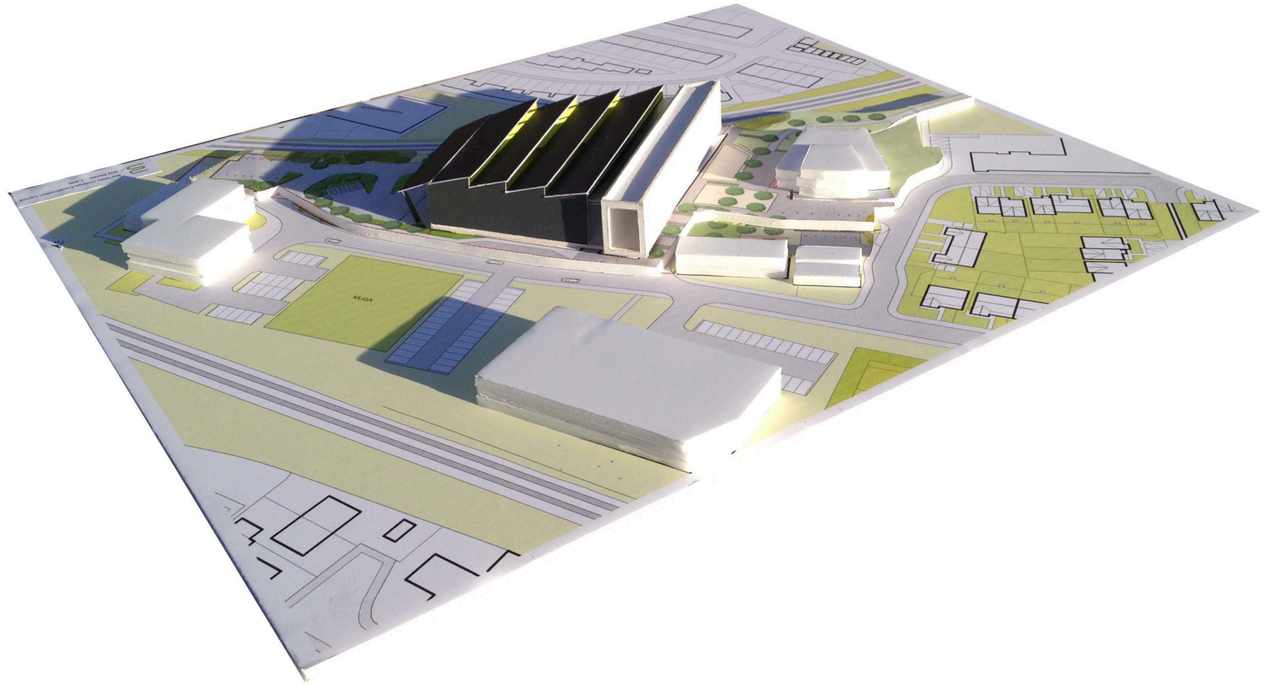
- Creating high quality teaching and learning environments that will accommodate the specific practical spaces required.
- Creating a design that would be flexible enough to respond to future curriculum needs and changing learning styles.
- Ensuring that the new building compliments the other campus buildings functionally and architecturally.
- Creating a coherent campus masterplan. and making a positive contribution towards the external environments.
- Producing an efficient and cost effective solution to ensure that the highest quality materials could be used within the College's affordable budget.

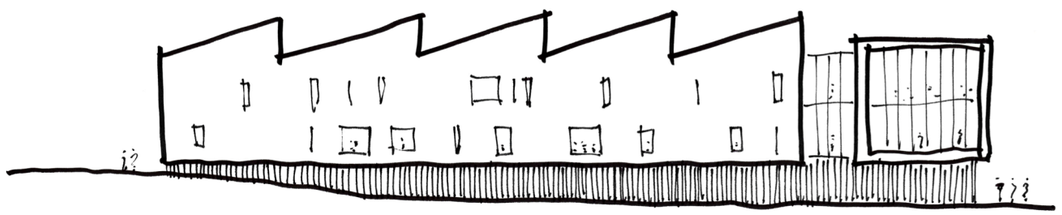
4.1.2 Building Massing & Scale

The design concept comprises three simple elements that seek to clearly articulate the key functions of the new building whilst nevertheless creating a varied and interesting building form:

- A simple 2 storey saw toothed workshop block maximises the available footprint of the site to create a large and highly flexible teaching environment that will allow the College to easily accommodate changing curriculum needs in response to the needs of the construction industry. The saw tooth profile references traditional industrial workshop environments, while providing excellent daylighting into this deep plan form.
- To the northwest, a narrower two storey teaching block provides the 'clean facilities'; theory rooms, IT spaces and staff areas. This block frames the new external arrival plaza with the main entrance oriented to address the main pedestrian flows and link to the existing refectory and nursery block.
- Between these two key elements, a highly glazed link provides the informal social and learning areas, allowing learners to move easily from the more formal clean areas into the practical workshop spaces.

These elements sit upon a solid plinth that unites the three main elements and accommodates the steep fall across the site.





Preliminary building massing studies