

## Design and Access Statement

### Reception and Student Hub at Wentworth Castle for the Northern College

#### 1.0 Introduction

The statement relates to the proposed alterations to improve the approach and access to Wentworth Castle, improving way finding, point of arrival and entry. The proposals relocate some office accommodation and bring the student hub into the main castle building. The works include refinishing tarmac paths externally, a pergola within the entrance courtyard, removal of modern partitions and the restoration of room volumes within the ground floors of Cutler House and the Victorian wing of Wentworth Castle. The proposed development is detailed in drawings and schedules prepared by Storah Architecture Ltd.

The statement has been prepared to address the requirements of the The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 and considers the proposals in relation to the National Planning Policy Framework (NPPF) and local plan policies. It should not be used for any other purpose.

#### 2.0 Site Context

Northern College is an adult residential college based at Wentworth Castle a grade I listed country house in parkland at Stainborough near Barnsley.

Wentworth Castle is the former seat of the Earls of Strafford. It is sited in a landscaped parkland at Stainborough, near Barnsley. It is a large building built in four distinct phases between 1670 and 1900.

#### 3.0 Requirements of the Brief

The College wish to improve accessibility, way finding and the approach and entry to the building. They also propose to relocate student facilities from an annex into the main body of the house to improve accessibility and allow more viable use of the main house whilst reducing servicing requirements and the colleges environmental impact.

The project is part of a strategy to concentrate teaching and student activities in the core of the building to improve access for students.

**Design and Access Statement:** Reception and Student Hub, The Northern College.

## 4.0

### Design

The external alterations to improve the approach and access to Wentworth Castle, include the following:

- Removal of late C20 kerbs.
- Covering the black tarmac surface fronting Cutler House and the approach from the parking area in resin bound stone (as used elsewhere within the castle gardens)
- Improved lighting within the entrance courtyard.
- A pergola within the entrance courtyard to focus entry on the reception rather than the kitchen service stair.

The internal alterations to improve the reception and provide a student hub, include the following:

- Replanning and relocation of the reception counter.
- Internal redecorations within the reception, including new carpet, ceiling tiles and refurbishment of sanitary installations.
- Removal of a glazed office partition.
- Provision of a kitchenette.

The internal alterations within the upper ground floor of Cutler House, include the following:

- The removal of modern demountable and plasterboard and stud partitions, together with 'fake' plywood and timber panelling to late C20 partitions.
- Removal of ceiling tiles and repair of lath and plaster ceilings, including making good of timber panelling and decorative coving.
- The flooring over of a service stair (the stair is to be retained in situ below).
- The introduction of a glazed office partition.
- Internal redecorations within the reception, including new carpets and refurbishment of sanitary installations.

To allow improved access for wheelchair users, alterations to three late C20 doorsets off the Palladian wing stair are proposed. This will allow the replacement of flush fire doors with Georgian wired fanlights and side panels and the introduction of modern glazed doors with automatic openers.

## 4.1

### Accessibility

Concentrating activity spaces including teaching and student services and student leisure within the core of the Castle reduces travel distances and improves accessibility.

Internal doors which are wheelchair accessible have proved problematic for larger battery powered wheelchairs, hence the intention to provide larger automatic doors.

**Design and Access Statement:** Reception and Student Hub, The Northern College.

#### 4.2 **Crime Prevention**

The proposals will have no negative impact on security. By relocating the student common rooms in to main building, night porter cover is available improving nighttime supervision.

#### 5.0 **Appearance**

The works will restore the rooms to their original volumes and retain all surviving original features, including decorated plasterwork, timber panelling and joinery within Cutler House.

#### 6.0 **The Context and Impact of the Proposals**

Returning rooms to their original volumes will enhance the significance of the spaces by allowing the full volumes and detailing to be viewed as originally intended.

#### 7.0 **Conclusion.**

The proposals respect the significance of the existing building, its detailing, and its historic features.

There benefit in restoring the rooms to their original volumes. The additional door to form the server cupboard within the link is a fully reversible alteration, which will not impact on significance. The improved understanding of the rooms by the removal of the partitions offsets this minor harm.

The proposals should be considered in the context of national guidance in the National Planning Policy Framework.

Paragraph 207 of the NPPF states that 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The impact on the heritage asset (the listed building and curtilage) is minimal as has been demonstrated. There are benefits in the proposal in terms of improved aesthetics and improved understanding of the rooms and the setting of Cutler House.

The proposal is considered acceptable in terms of the NPPF, as there is only minor harm offset by considerable visual improvement. There is no long term impact on the significance of the heritage assets (listed building and its curtilage).

The proposals improve the viability of the College providing additional student spaces in the main building and improving accessibility.

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The proposals are considered the proposals meet the requirements of the NPPF and Local Plan Policies.

Prepared by

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