

REFURB / EXTENSION OF MULTI-FUNCTION HALL
BARNESLEY COLLEGE
HONEYWELL CAMPUS, HONEYWELL LANE, BARNESLEY

DESIGN+ACCESS STATEMENT

26630(06)01

ADDRESS

Multi-Function Hall, Barnsley College Honeywell Campus, Honeywell Lane, Barnsley S75 1BP.

PROPOSAL / BACKGROUND INFORMATION

The application seeks full planning permission for the refurbishment and extension, for educational use, of the existing multi-function hall located next to the original red brick Honeywell Campus building.

The original campus building is scheduled for demolition under the extant planning permission (Reserved Matters Application) ref 2009/0609 for Mixed Use Development of Residential, Offices and relocation of Sports Hall and Tennis Courts, approved March 2012.

Pre-application discussions for this proposal were held December 2012, by the previous Architects, Jefferson Sheard and Planning Officers Keiron Dunn / Nick King.

The key issues which need to be addressed in any submission, were identified in Keiron Dunn's email dated 12 December 2012, as follows:

An explanation of the relationship between these proposals and the housing layout shown on the extant planning permission (2009/0609) and the need for a redesign of the housing scheme to accommodate both schemes in a satisfactory manner.

An explanation of the relationship of these proposals to the latest iteration of the Honeywell Masterplan, which was presented to the Design Panel, and in particular a discussion about design issues such as the pedestrian experience, views and vistas.

An analysis of the potential impact on future residents in terms of proximity of dwellings to a large building and an explanation of the uses that are likely to take place in the building e.g. functions with amplified music.

LOCATION / CONTEXT

The site is located at the Honeywell Campus, positioned approximately 800m north of the main Town Centre campus, with vehicular access off Honeywell Lane and pedestrian access off the main Huddersfield Road.

The application site is shown on the latest iteration of the Honeywell Masterplan, with the existing sports hall and two storey attached 'lean-to' identified as being retained, following the demolition of the original red brick campus buildings.

There is an existing modular 'Yorkon' building, used as teaching space, southwest of the sports hall, which is also being retained.

The Masterplan has been developed by others, to show proposed new residential development, opposite the application site, as part of an approval in March 2012, of a reserved matters application ref 2009/0609.

DESIGN AND PLANNING CONSIDERATIONS

Initial pre-application discussions have been held with Barnsley Council's Planning and Urban Design Officers, by the previous Architects, Jefferson Sheard.

The main issues arising from the meeting have been noted earlier, in an extract from the case officer's email, but fundamentally these relate to the proximity of dwellings to a relatively large educational use building opposite and the effects on amenity for residents.

Planners have made it clear that the housing scheme needs to be redesigned to accommodate both schemes satisfactorily. We understand further discussions will be taking place between the College and the Council, in this regard.

The design proposals have been re-worked from those previously tabled at the pre-application meeting, by Jefferson Sheard, primarily to the materials palette proposed, including refinishing the existing sports hall cladding, but also in

changing the orientation to the roof pitch of the single storey addition along with slight modifications to the footprint and stepping of the massing.

The main design driver for this, is to create a much 'calmer' contemporary campus style building, down playing the 80's style bulk of the original sports hall with its industrial aesthetic, stripey brickwork and post modern features.

The introduction of steps in the massing, articulates the built form into a series of elements and helps define the main entrance. In addition it also provides the opportunity to introduce landscaped margins to soften the impact of the building, which is achieved by the use of pleached trees across the sports hall elevation and low level dense shrub planting in front of the single storey addition.

NEIGHBOUR CONSULTATION

Barnsley College has already consulted on the masterplan proposals, with neighbouring owners of the properties surrounding the site.

MATERIALS PALETTE

Refer to the elevation drawings submitted with this application.

USES / NOISE ISSUES + ASSESSMENT

With regard to the uses within the building, Barnsley College are aware of the relationship to the potential housing development adjacent and as such any noise sensitive areas e.g. gym / fitness areas etc have been specifically designed to be located at the rear of the building.

We understand that the facilities will be made available at certain times for community use.

It is not possible at this stage to provide an accurate noise assessment for the proposals in relation to the proposed housing development, as the latter may

well be re-designed in line with the case officer's previous comments. We propose however that a condition(s) be imposed within any planning consent granted, based on limiting noise break-out to a standard determined by the Council's Environmental Protection Service Pollution Control. This could also include limiting hours of operation / use of amplified music within the facility or fitting of a sound limiting device.

SUSTAINABILITY + ENVIRONMENTAL FEATURES

We are aware of the Council's requirements for 15% renewables and for a BREEEAM pre-assessment to establish what rating if any can be achieved given the financial constraint.

ARUP will be providing an energy report once the pre-assessment has been carried out and this will be submitted during the course of the application.

FLOOD RISK ASSESSMENT

A flood risk assessment was carried out at the time of the Reserved Matters application ref 2009/0609, which identified parts of the site as Flood Zone 1 but acceptable as this is a low risk use.

DRAINAGE / SUDS

Generally drainage will be to the existing combined sewer, with design details covering the extent of permeable paving / surface water attenuation etc still to be finalised and subject to any re-design of the proposed housing scheme.

WASTE STORAGE

Facilities for waste storage including recycling provision, will be located adjacent the car parking area, southwest of the proposed single storey extension.

CYCLE STORAGE

The proposal includes secure / covered parking for 20 cycles, positioned adjacent the sports hall / main entrance.

TREES

The removal of trees, affected by the proposals is covered in the previous Reserved Matters application ref 2009/0609.

ACCESSIBILITY

The proposals are to be designed to fully cater for people with disabilities, in line with Barnsley College's policy statement on inclusive access and DDA requirements.

The College are fully committed to working with the Council's Disabled Access Officer to finalise the detail for approval.

An AD Part M compliant lift will provide wheelchair access to the first floor facilities.

CONCLUSION

The proposal for the refurbishment and extension of the existing multi-function hall provides a sustainable use as part of the Barnsley College's expansion programme, further enhancing the existing facilities at Honeywell Campus, with the benefit also for community use.

The design has been revised in line with comment and feedback from the Council's Planning / Urban Design Officers.