

+ **Northern College**
Provision of Raised Walkway and External Canopy to Owen Block
Design & Access Statement

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Aedas
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Design and Access Statement for:
Provision of Raised Entrance Walkway and Covered Play Area to the Owen Block
at
Northern College
Wentworth Castle
Stainborough
Barnsley
South Yorkshire
S75 3ET



On Behalf of:

1.00 Introduction

- 1.01 Northern College is a residential college that is a dedicated provider of education to adults without formal qualifications that are seeking to return to learning.
- 1.02 As part of an ongoing estates strategy the College is undertaking a review of the condition and suitability of the existing accommodation on the College with a view to ensuring the sustainability of the College for the long term.
- 1.03 As part of this strategy the College is proposing to relocate the existing Children's Centre from an existing dilapidated pre-fabricated HORSIA Hut into the ground floor of the Owen Block. It is proposed as part of the work to construct a raised entrance walkway to provide dedicated access to the first floor of the building where three teaching rooms are being retained and to construct a canopy and enclosed play area to the rear of the building for the proposed Children's Centre.

2.00 Existing Building and Site

To be read in conjunction with site plan/photo, see Appendix 'A' and existing photos refer to Appendix 'B'

- 2.01 The College site is located at Wentworth Castle to the South of Lowe Lane between the Hamlets of Stainborough and Hood Green. The college is situated within a Green Belt and Conservation area.

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2.02 The Northern College / Wentworth Castle site is of considerable historical, architectural and landscape importance. The site consists of a Grade 1 listed mansion (Wentworth Castle) with features that date from the 18th Century and numerous Grade 2 listed out buildings, including 17th-19th Century farmstead known as Home Farm with a de-consecrated 19th Century church.

2.03 The site is surrounded by Grade 1 listed woodland gardens which are owned, operated and maintained by the Wentworth Castle and Stainborough Park Heritage Trust.

The design of the gardens originates from the 18th Century and includes a partly ruined mock medieval castle. , The wider area that surrounds the woodland garden constitutes the historic Stainbrough Park, containing several follies and monuments and an ornamental lake to the East, is designated as a Grade 1 historic landscape.

2.04 Post-war buildings were added to the site in 1947 when the site was converted to Teacher Training College when the private owners the Vernon Wentworth Family sold it to Barnsley Council. These comprised of three linked prefabricated HORSAs made with concrete panel walls between concrete portal frames with asbestos cement sheet roofs. They were used as dormitory accommodation for the newly opened Women Teachers Training College housed in the Wentworth Castle Main House.

The HORSAs are still in use with the top two providing storage for the college and the bottom hut being used for the provision of an OFSTED approved Children's Centre providing day-care for the children of students attending the Northern College.

The existing HORSAs are now in a severely dilapidated condition and are beyond economic repair and refurbishment.

2.05 In the 1960's the Teacher training College was expanded and the flat roofed concrete framed Owen Block and the Wollstonecraft Block were added to the campus as classroom blocks.

2.06 The Owen Block is located to the north of the Main House in an elevated position opposite the Stables block.

2.07 The Owen Block is a currently a two storey classroom block constructed from painted fair-faced blockwork with a flat roof that is concealed from view by a parapet and with polyester coated aluminium framed double glazed windows and doors installed when the block was externally refurbished in 2011.

3.00 **Rationale for Change**

- 3.01 As part of a wider property strategy the College has recently undertaken a thorough review of the condition, and functional suitability of its existing estate's accommodation and has taken the decision that rationalisation of the existing accommodation is key in ensuring the long term future of the college.

Suitability

- 3.02 The existing Children's centre is located in the bottom HORSA Hut which is in a better condition than the others however is still in a seriously dilapidated condition and comprises of a layout that is poorly suited for its use as a Children's Centre.

4.00 **Proposal and Design**

- 4.01 It is proposed to undertake works to relocate the Children's centre into the ground floor of the Owen Block.

Accommodation

- 4.02 It is intended to undertake remodelling works in order to accommodate the provision of the children's centre to the ground floor of the existing building. In order to satisfy the safeguarding requirements associated with operating the Children's Centre it is required that a separate entrance is provide to the Children's Centre from the access to the first floor teaching accommodation contained within the building.

- 4.03 In order to provide this segregated access an option was considered to provide a new internal staircase within the existing building however this would significantly impact the internal layout and therefore the operation of the proposed Children's Centre. This option was disregarded for this reason.

Appearance

- 4.04 The proposal to provide access to the first floor of the building is to construct an elevated ramped walkway which will provide access from the car park to the first floor of the building.

The proposal will comprise a section of coursed stonework retaining wall supporting the lower section of the walkway to match the existing coursed stonework retaining wall that surrounds the raised ground within which campus fire-fighting water storage tank is situated to the north east side of the Owen Block. The existing car park end of the walkway which will incorporate both a stepped and ramped access to the proposed walkway for both ambulant and non-ambulant persons. The walkway gradient will be designed in accordance with the Building Regulation requirements.

It is proposed that the elevated section of walkway will comprise of a free standing

steel frame which is to be decorated to match the steelwork installed to the adjacent Wentworth Court Building.

The proposed ramp, walkway and stairs are to be provided with polyester powder coated handrails to both sides which are to incorporate polyester powder coated mesh infill panels in order to prevent falls from height.

A new polyester powder coated (RAL 7032) aluminium framed double glazed door and slave leaf is to be provided to the existing building in order to facilitate access at first floor level

4.05 As part of the proposal for the remodelling to the ground floor a new polyester powder coated (RAL 7032) aluminium framed double door is to be provided to the north elevation of the building in order to facilitate access to the proposed external play area.

4.06 It is intended to provide a free standing canopy to the area immediately adjacent to the proposed doorsets to provide a covered play area for the Children's Centre occupants. The canopy is to comprise a polyester powder coated frame (colour to match existing windows) with a clear polycarbonate panel roof.

Landscaping

4.07 A section of hard standing is to be provided immediately adjacent to the new double doors in order to provide an all-weather play area for the children.

4.08 It is proposed to install 1500mm high polyester powder coated (colour green) weld mesh fencing to the perimeter of the proposed external play area complete with and access gate located at the bottom of the exiting fire escape stair.

4.09 The existing external store located adjacent to the Owen Block within the area of the proposed play is to be refurbished as part of the works in order to provide suitable external storage for the storage play equipment.

4.10 As part of the works the existing retaining wall adjacent to the access road which is showing deterioration and bulging in numerous areas is to be taken down and rebuilt using the original stone, following the construction a new retaining structure within the existing banking

4.11 New planting is to be provided to the top of the retaining wall adjacent to the proposed play area and adjacent to the section of masonry walling associated the proposed ramp in order to visually soften the completed works. The planting scheme design for these areas is to be undertaken in conjunction with the Wentworth Castle Trust grounds maintenance team.

4.12 Following the relocation of the Children's Centre to the ground floor of Owen Block the existing HORSAs Hut containing the existing Children's Centre is to be demolished.

4.13 As part of the project it is proposed to install solar thermal panels to the roofs of the Owen and Wentworth Court Panels to be in the region of 20 m² per roof. In order to supplement the provision of hot water and reduce the college's expenditure of energy.

To Owen Block the panels are to be installed to the centre of the roof. As the roof has a parapet wall to the perimeter the panels will not be visible from ground floor level.

To the Wentworth Court building the panels are to be installed to the south facing roof pitch within the internal courtyard.

5.00 **Context**

5.01 The proposed works are to be undertaken to the Owen Block and are intended to be in keeping with the existing style and nature of the building.

When approaching the building from the main car park the new construction will be to the left as the Main House is approached. The setting of the ramped/stepped access onto the walkway at this location has been designed in such a way with new planting to improve its appearance as the existing mixed shrubbery and hedge are currently overgrown and untidy.

The proposal will have little impact on the Main House and the surrounding listed buildings however as part of the works the existing retaining wall along the east side of the proposed play area will be carefully taken down and rebuilt using the original stone, this in turn improving the vista when approaching the Main House from the access road and from the Stable Block and Home Farm entrance archway.

5.04 The scale of the proposed works will have little impact on the building as a whole and therefore does not warrant an assessment in terms of physical, social and economic characteristics of the surrounding area and the impact of this development upon them.

5.05 Consultation regarding the proposals has been undertaken with the Wentworth Castle Trust, the local planning authority and English Heritage as the proposals have been developed and their comments have been incorporated into the final proposals.

6.00 **Access**

Site

6.01 Access to the site is provided via access road from Lowe Lane. It is our intention to maintain this as the principal access route throughout the works and upon completion.

Building

6.02 The College operates an inclusive policy in terms of its students and staff. Following completion of the works of the works it is intended that access is available for any disabled staff, students and children to access all areas of this building.

6.03 With the above in mind all new doors provided within this project will have minimum openings of not less than 830mm to assist with the movement of students and staff around the building.

7.00 **Summary**

7.01 The various options for the works have been considered as part of a larger estates strategy and it is felt that the proposals will fulfil the College's short term goal of rationalising the existing campus in order to reduce the existing financial liabilities and ensuring the sustainability of the College for the future.

The above proposals will not have an impact upon the character and appearance of the listed buildings, as the proposals are low key and have been proposed to keep in with the appearance of the existing buildings and site. As part of the works it is also intended to undertake repairs to the sections of historic fabric that are in dilapidated condition in order to ensure that they remain for the future.

7.02 The proposed finishes have been chosen in an attempt to keep with the appearance of the surrounding buildings to suit planning policies and the proposals will not harm the special character of the buildings.

Appendix A
Site Location Plan



NORTHERN COLLEGE
AERIAL VIEW

Appendix B
Photo Schedule



Photo 1 – Owen Block from the Main Entrance to Wentworth Castle



Photo 2 – Existing Front Elevation of the Owen Block



Photo 3 – Existing Front Elevation of the Owen Block



Photo 4 – Existing overgrown shrubbery to position of proposed walkway



Photo 5 – Rear and Side Elevations of Owen Block

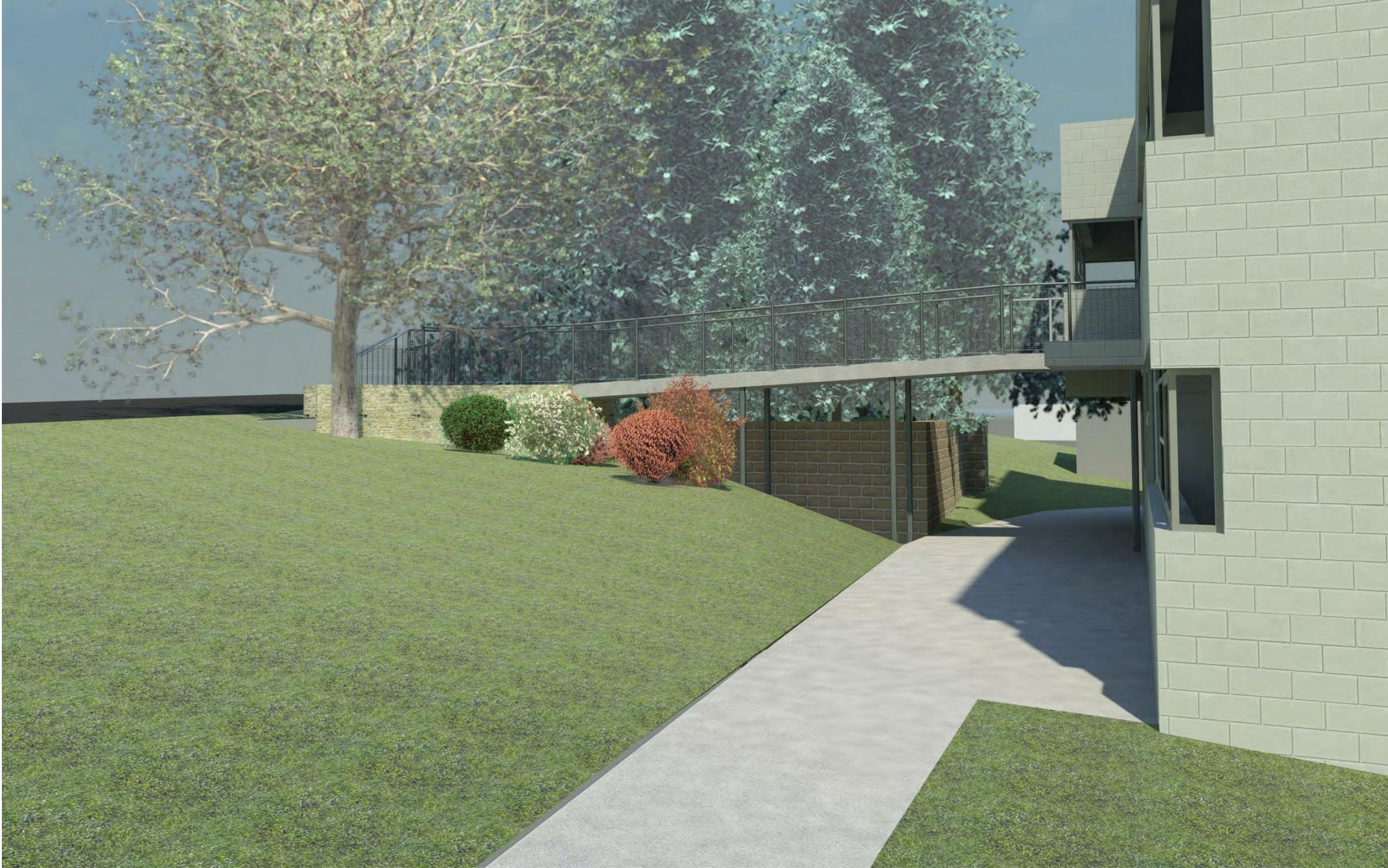


Photo 6 – Section of existing retaining wall to be taken down and re-built

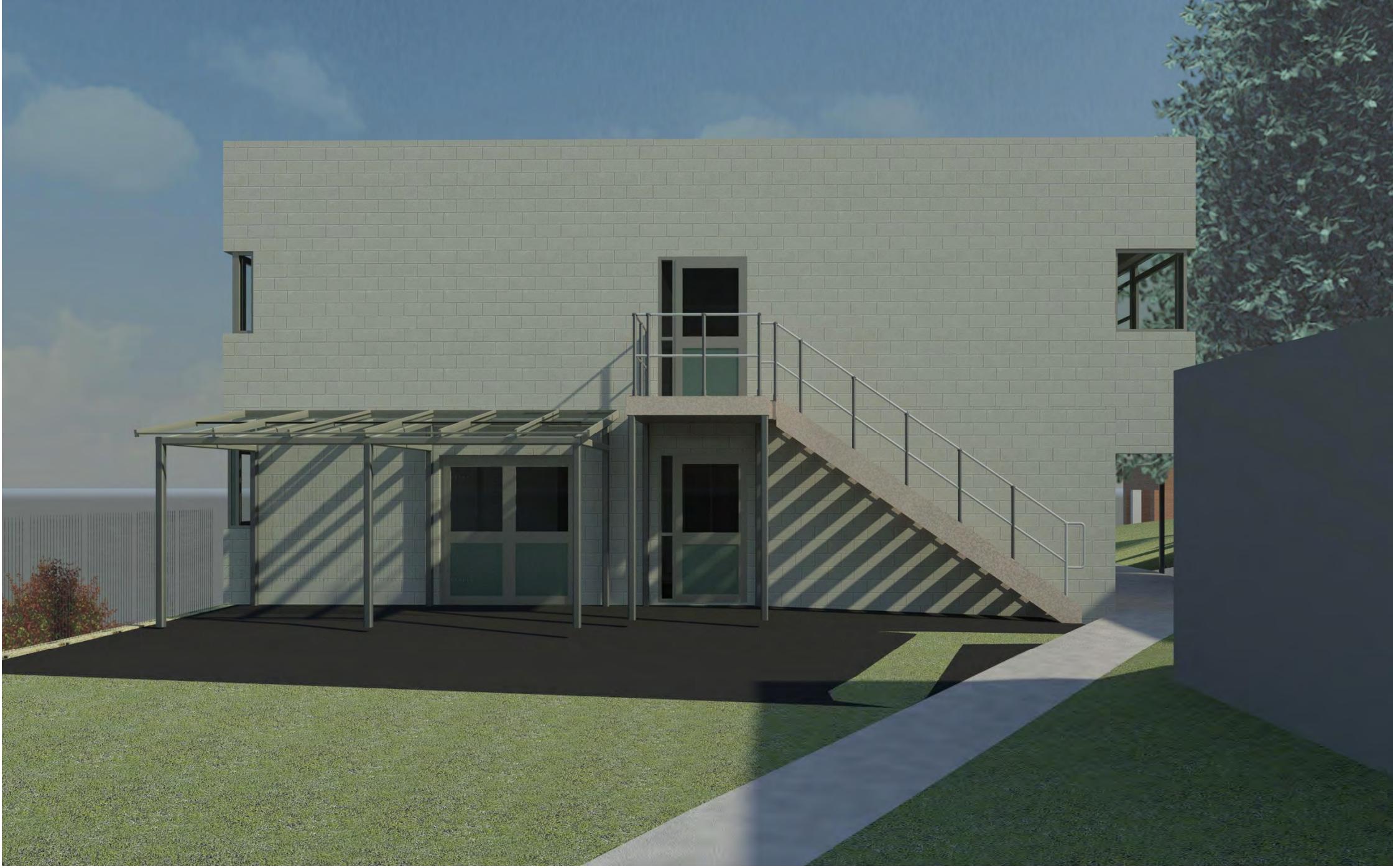
Appendix C
Visualisations



NORTHERN COLLEGE
VISUALISATION – VIEW FROM CAR PARK



NORTHERN COLLEGE
VISUALISATION – VIEW FROM FOOTPATH



NORTHERN COLLEGE
VISUALISATION – VIEW OF CANOPY