

## **Design + Access and Heritage Statement | Sense of Space Architects**

### **Provision of Temporary Kitchen and Perimeter Fencing, Eastgate House, Eastgate Street, Barnsley**

#### 1.0 Application Description

This application seeks temporary approval for the addition of a modular kitchen to the south elevation of Eastgate House on behalf of Barnsley College. The building will be occupied temporarily by students from the newly-formed Trinity Academy St Edwards whilst the new school building at Keresforth Close is under construction. The additional space is required as the existing kitchen is not suitable for the provision of school meals.

The proposal is for a temporary kitchen to serve a new intake of 120 Year 7 Secondary pupils in September 2021 and a further 120 pupils in September 2022. Approval is sought for the temporary kitchen for a two year period until August 2023, after which the kitchen building will be removed and the areas affected will be returned to their original condition.

In addition, the application seeks approval for the erection of perimeter fencing to the rear hardstanding to provide security for the occupants of the school.

#### 1.1 Existing

Eastgate House, formerly part of Barnsley College's Eastgate campus, comprises a split-level brick-clad, concrete-framed building with a four-storey element fronting Eastgate and a perpendicular four storey element at a lower level to the rear. The building is of a modernist design, built around 1967 as offices for a Government Department. More recently, it has been used for teaching purposes by Barnsley College.

The proposed site for the modular kitchen is to the south of the rear-facing block. It is set a full storey height below Eastgate and as such, is not visible from Eastgate to the west. To the east, the site opens up into a wider area of macadam-surfaced hardstanding which is enclosed by a mixture of brick walls, stone walls and mesh fencing. To the south, the boundary with adjoining properties is formed of stone walls with palisade fencing above, along with the rendered gable of a storage facility.

The wider site (bounded by the red line on the application drawings) lies between Eastgate and a public car park to the east. A service/access road running from east to west lies to the north of the site and north of this lies The Michael Young Arts Centre and associated car parking. The entire site falls quite significantly from west to east, such that it is hardly visible from Eastgate.

#### 2.0 Context

The proposal to introduce a modular kitchen extension and perimeter fencing has been prepared with knowledge of existing planning legislation and working within Conservation Areas. The site lies within the Regent Street/Church Street/Market Hill Conservation Area.

## 2.1 National Planning Policy

The National Planning Policy Framework (Feb 2019) has policies relating to the protection of Heritage Assets including those which fall within Conservation Areas. In our opinion, this site offers little in the way of a positive contribution to the Conservation Area as a whole.

## 2.2 Local Planning Policy

The adopted Barnsley MBC Local Plan confirms that the site is located within a Conservation Area and broadly within an area defined as the Courthouse Campus, an area identified as being suitable for future development. Other than being within the wider Conservation Area, the site is not identified as being amongst any priority areas. It does however fall within the Barnsley Town Centre Boundary and whilst this application does not refer to the already established educational use of the building, the need for improved facilities is a direct consequence of this and as such, the proposal reflects statements within the Local Plan which seek to improve education provision.

## 2.3 Planning History

There is no relevant Planning history associated with this site in terms of this proposal. Previous submissions relate to applications to display advertisements and vehicle barriers and ramps associated with the former office use.

## 3.0 Evaluation

The site for the modular kitchen is largely hidden from public view. Whilst it is possible to see the site from the adjoining amenity space serving properties to the south, we consider the addition of a modular building will not detract from the already commercial/industrial outlook. In our view, the localised hard landscaping works associated with the insertion of a modular kitchen will help to "tidy up" some of the existing surfacing and internal retaining wall and balustrade.

The existing boundary treatment to the site as a whole is a mis-match of different forms of walling and fencing, erected in an ad-hoc manner. The proposal to provide new mesh fencing to the boundary will act as a unifying element and will significantly improve the external appearance of the site when viewed from the north and east.

## 4.0 Design

The application drawings demonstrate how the modular kitchen units will be introduced to the site. These will be manufactured off-site in a factory-controlled environment and thus will be high quality in terms of appearance and materiality. The modular extension will comprise two units: a standard modular kitchen unit and a smaller link unit, providing an internal connection to the existing kitchenette/servery. The units will be set on concrete pads, so as to provide a level access to the existing lower ground floor of Eastgate House. The void between pads and below the suspended floors will be closed off with panelling which will follow the fall in the site level.

As the units will be manufactured off-site, the extension to the building will be highly sustainable in terms of its fabric and reduced extent of construction waste and being temporary, will be suitable for re-use elsewhere once its existence at this site has ended.

The modular units will be clad in powder coated metal panels with single ply roof membranes. An image of a typical unit follows (for illustration purposes only).



The application drawings show the extent of new fencing required to secure the site for the school use. In line with standards set by the Department for Education, the fencing proposed will be 2.4m in height. The paladin mesh fencing will be formed in 3m long panels supported on square posts with reinforcing v shaped profiles and powder coated green. An image of a typical fence panel follows (for illustration purposes only).



#### 4.1 Use

The use of Eastgate House is unchanged and will remain in education. The modular units will provide necessary kitchen facilities to serve school dining.

#### 4.2 Layout, Design and Appearance

Due to the secluded nature of its site, the modular kitchen will be barely visible from outside the wider site. Its proposed location allows for the existing servery within the dining room to remain and also enables servicing of the kitchen to take place without any effect on the day-to-day operations of the school.

The proposal to provide new mesh fencing to the boundary will act as a unifying element and will significantly improve the external appearance of the site when viewed from the north and east.

#### 4.3 Landscape

Only minor alterations are proposed as part of the works. The application drawings show where a small amount of localised levelling of surfaces will be required, in order to maintain a safe means of escape following the introduction of the modular kitchen. Allied to this, a small section of retaining wall and railing will need to be taken down – this is currently damaged and its removal will contribute to an improvement in the appearance of this part of the site.

#### 4.4 Scale

The scale of the temporary extension has been designed to utilise the minimum volume required to provide a kitchen which is fit for purpose.

The perimeter fencing will provide security for the building's occupants in accordance with the DfE's minimum requirement.

#### 4.5 Amount

The proposed extension to provide the temporary kitchen equates to 35sqm. The site area as a whole is 2,395m<sup>2</sup> and will be largely enclosed with the new weld mesh fence or existing buildings.

#### 4.6 Access

The points of entry to the site and building will be generally unaffected by the proposals. The existing vehicle gates from the service/access road to the north will be retained and repainted in green to match the new fencing with a waste compound being formed inboard of this entrance. Access for pedestrians from Eastgate will be retained. Servicing access for the new temporary kitchen will be via the undercroft in the south west corner of the building and will be separated from the pupils' play area by the introduction of new fencing and gates, as shown on the application drawings.

## 5.0 Heritage Statement

Whilst the site lies within the Regent Street/Church Street/Market Hill Conservation Area, for the reasons identified above, the introduction of the temporary modular kitchen will have limited impact upon the appearance of the Conservation Area. Added to this, the application is only for a temporary two year period, following which the site will be returned to its current condition.

The introduction of new mesh fencing to the boundary will act as a unifying element when considering the ad hoc nature of the existing boundary treatment. The new fencing will only be visible to the north and east of the site as a whole and in our view, will represent a visual improvement compared with the current scenario. The selection of a green finish represents a reflection of the heritage nature of the Conservation Area and it is expected this will blend in with its surroundings.

Overall, there are no Listed Buildings or key buildings within the Conservation Area which will be affected negatively by these proposals.