

DESIGN AND ACCESS STATEMENT



Client: BARNSELY COLLEGE
Project: EASTGATE HOUSE
Reference: EAR-SEV-ZZ-XX-RP-A-00531



REVISION

| | |
|----------------|-----------------------------|
| PROJECT TITLE | EASTGATE HOUSE |
| PROJECT NUMBER | 20972 |
| CLIENT | BARNESLEY COLLEGE |
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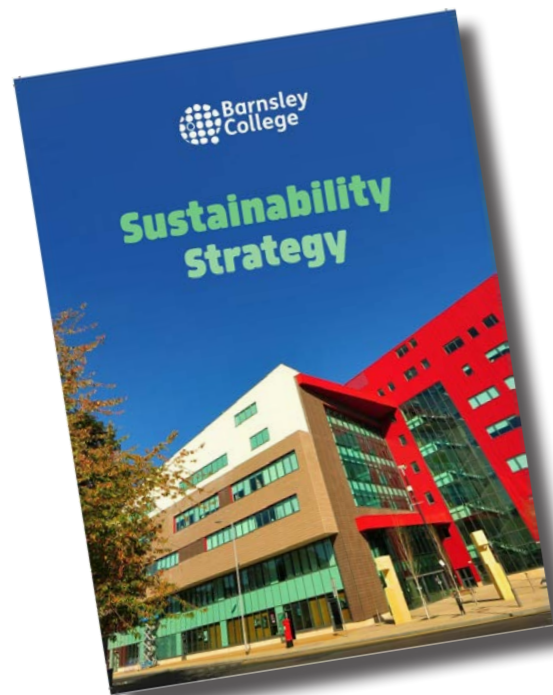
1.0 INTRODUCTION

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1.1 PROJECT TEAM & SCOPE OF REPORT

This document provides an overview of the planned refurbishment works for Eastgate House, 9 Eastgate, Barnsley S70 2EX to provide a new facility for Barnsley College.

The investment being made supports the College focus on the effectiveness and sustainability of its estate and are being developed in line with the College's sustainability strategy.

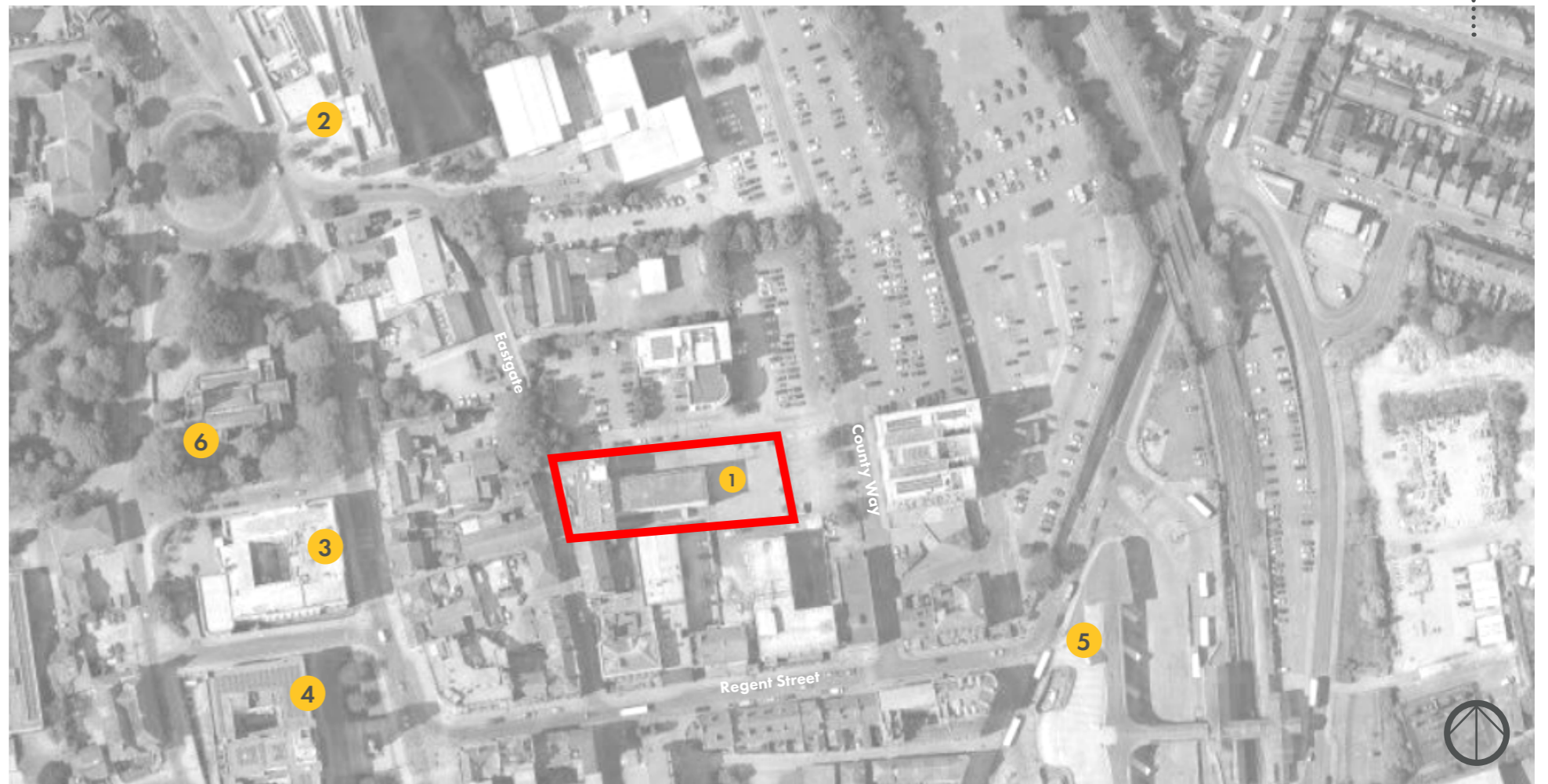
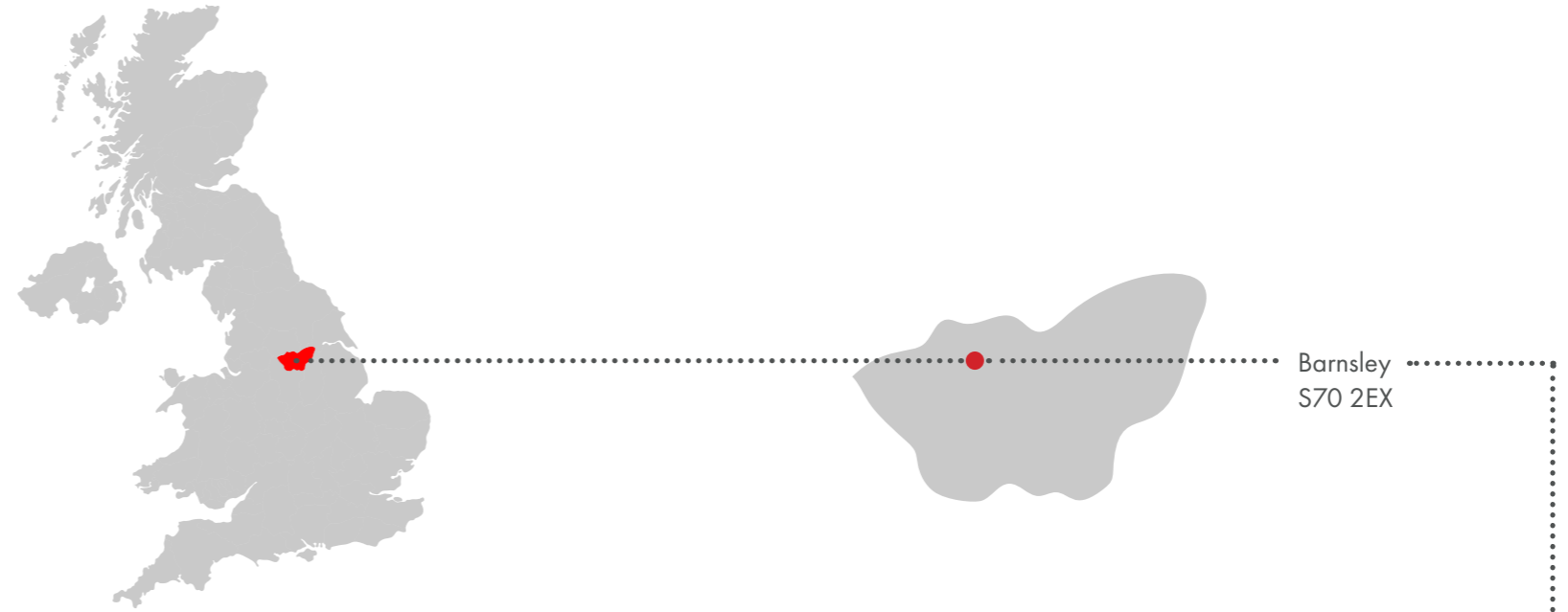


2.0 EXISTING SITE

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2.1 SITE LOCATION AND SUMMARY

The site is a plot of land formerly used for education purposes for Trinity Academy School and is in the ownership of Barnsley College. It is located adjacent to other Barnsley College facilities and forms part of the overall city campus.



KEY

- 1 The site
- 2 Barnsley College
- 3 Barnsley College - Church Street Campus
- 4 Barnsley College - 6th Form
- 5 Railway Station
- 6 St Mary's Church
- Site Boundary

2.0 EXISTING SITE

2.2 SITE AND AREA PHOTOS



1 Eastgate Street Facade



2 Eastgate Street Entrance



3 View of North facade from adjacent car park



4 View from NE



5 View from SE



Key Plan

3.0 DESIGN PROPOSAL

3.0 DESIGN PROPOSAL

3.1 PROPOSED WORKS

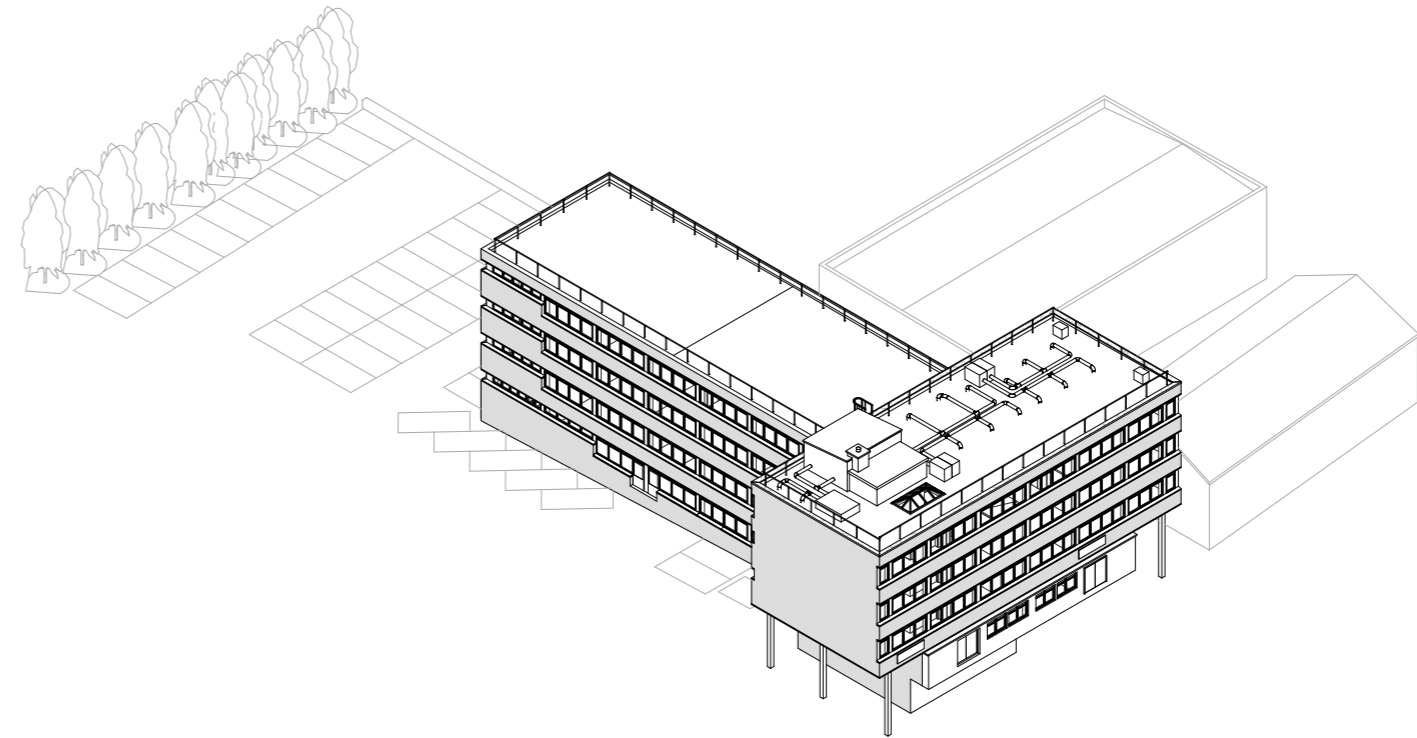
Description of works

Barnsley college intend to refurbish their Eastgate building to provide staff working areas and additional teaching spaces for students. The investment will significantly upgrade the thermal performance of the building and support the College's commitment to 2045 net zero.

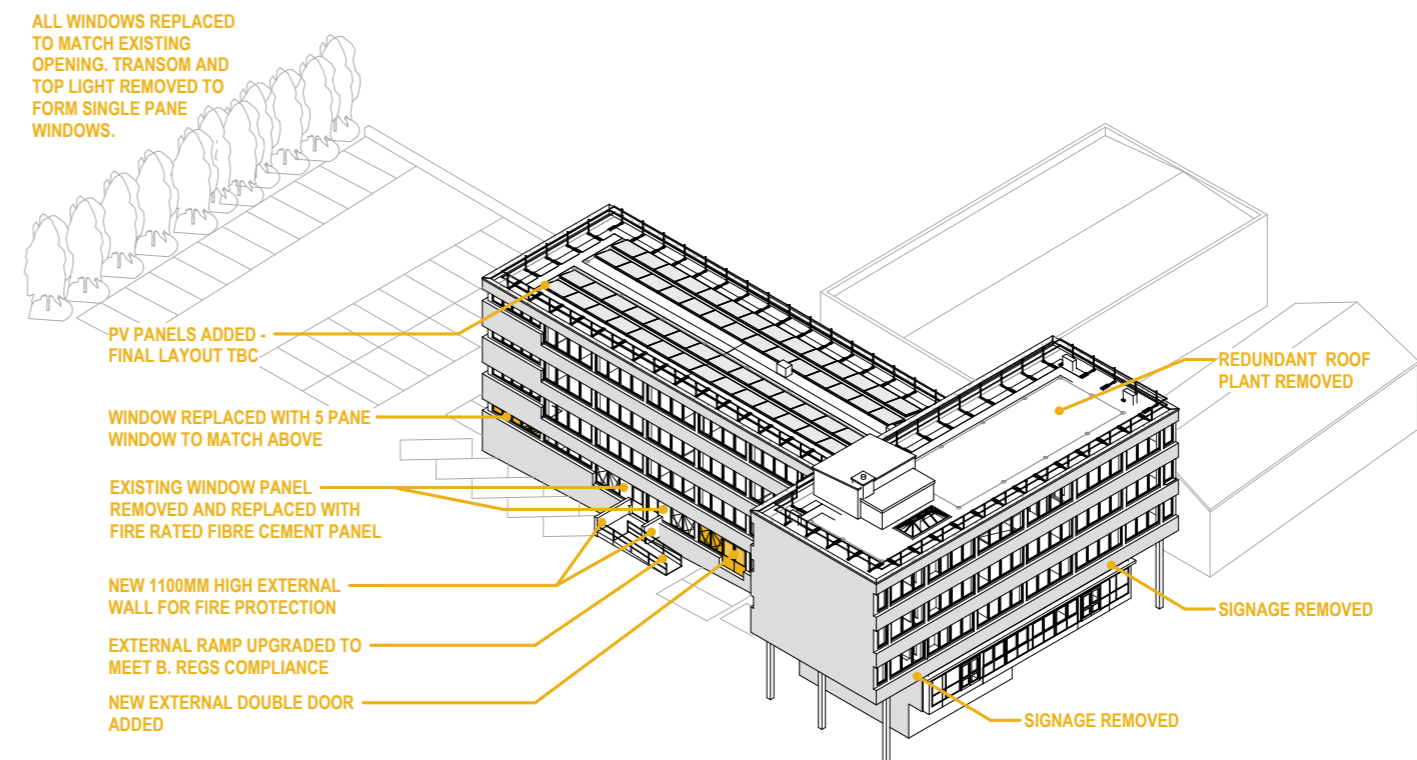
The works are taking place April - August 2025 and involve

- New UPVC windows and doors throughout – aside from some minor variations where infill panels are introduced or additional doors are being added, this will be 'like for like' but with enhanced thermal performance and airtightness. The existing windows are white and are also proposed to be white.
- Re-roofing – new insulation and roofing membrane will be installed to improve thermal performance and weather-tightness.
- PV panels – installation of PV panels on the roof to improve the energy / low carbon performance of the building
- New plant - there may be some additional rooftop plant installed, although this will be similar in scale and nature to that already in place.
- New signage - the Trinity signage will be removed and replaced with signage aligned with Barnsley College's needs.
- Internal reconfiguration - some internal modifications to enable teaching and administration to operate independently and effectively within the building

Adjacent are some diagrammatic axonometric views taken from the NW illustrating the external changes.



Existing Axonometric - NW

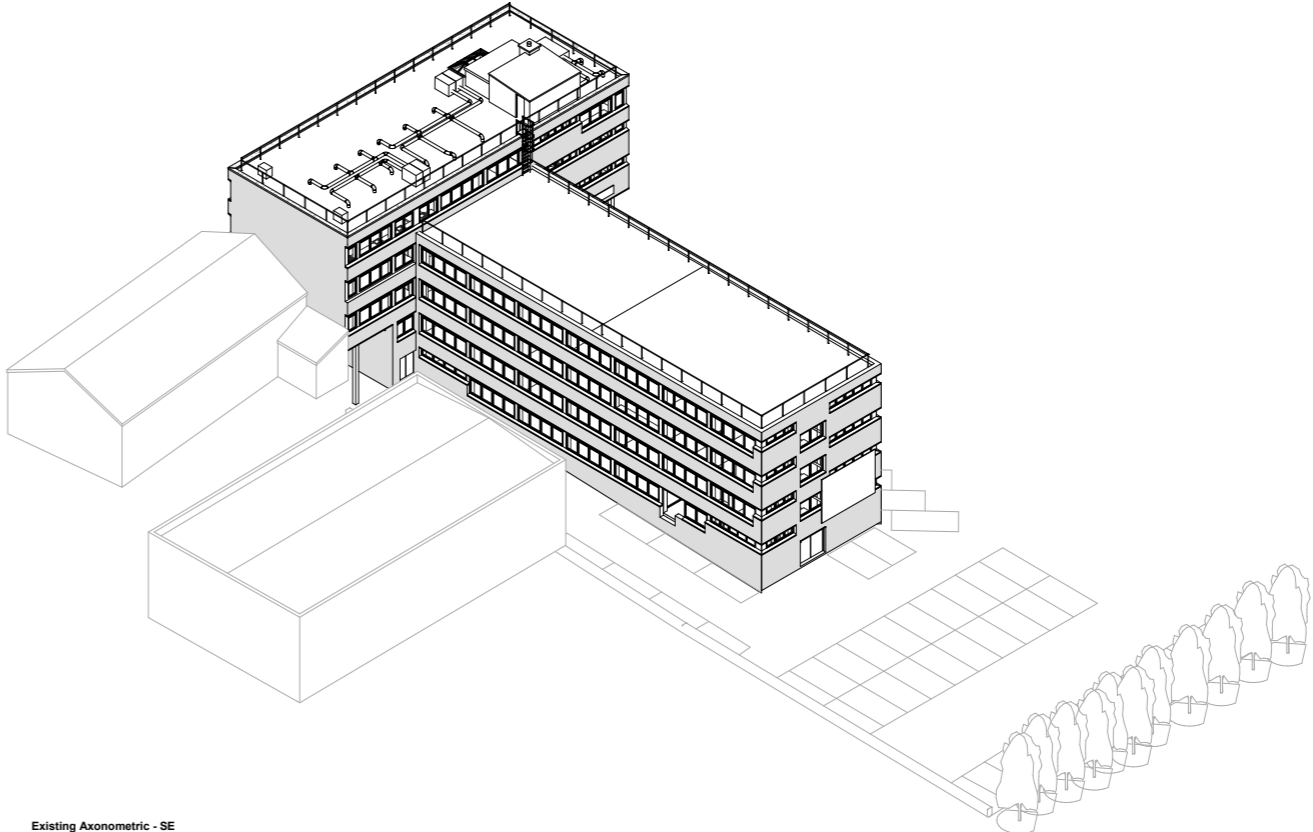


Proposed Axonometric - NW

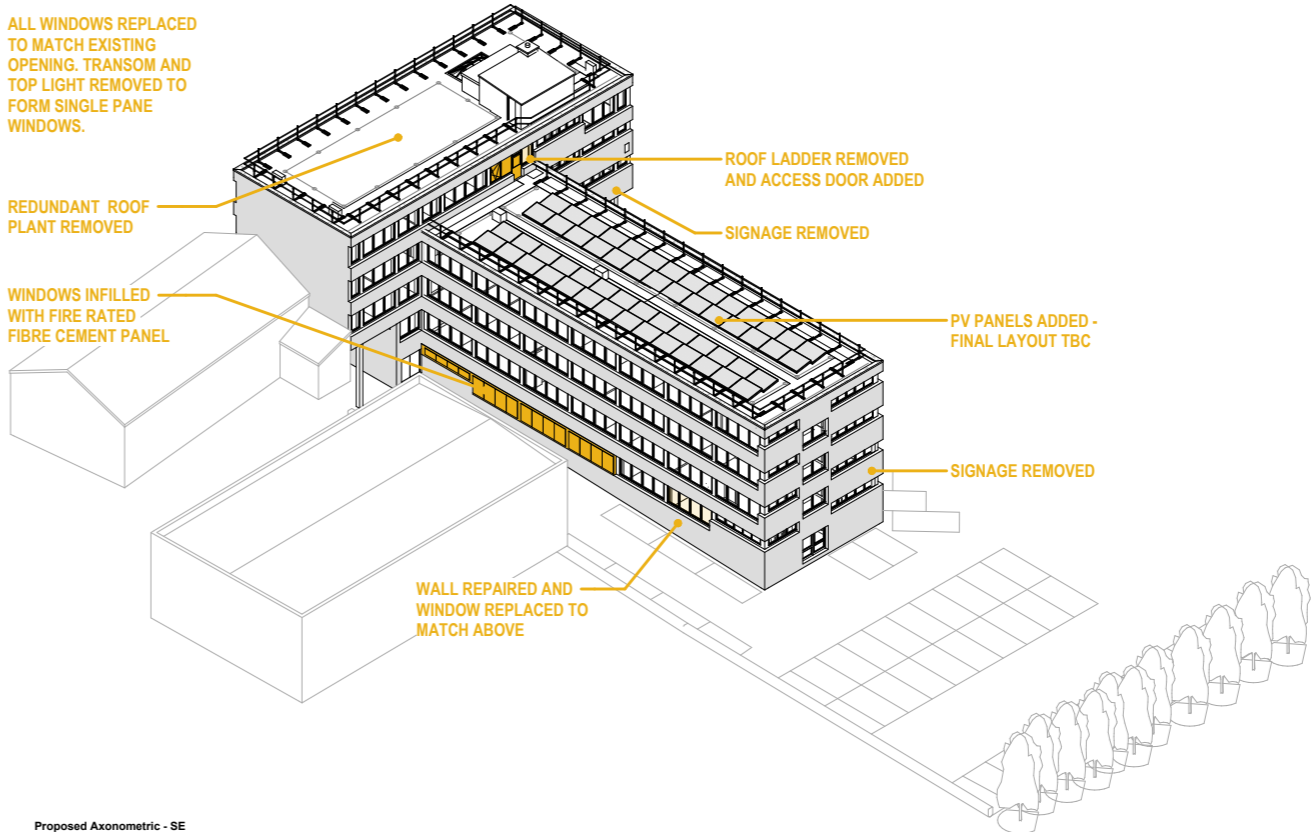
3.0 DESIGN PROPOSAL

3.2 PROPOSED WORKS

Adjacent are some diagrammatic axonometric views taken from the SE illustrating the external changes.



Existing Axonometric - SE

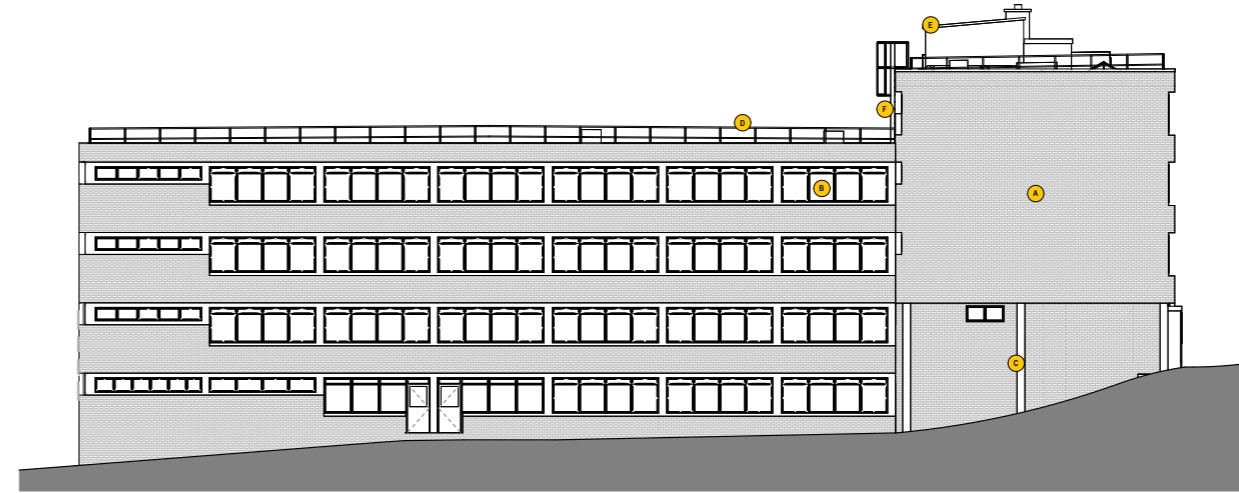


Proposed Axonometric - SE

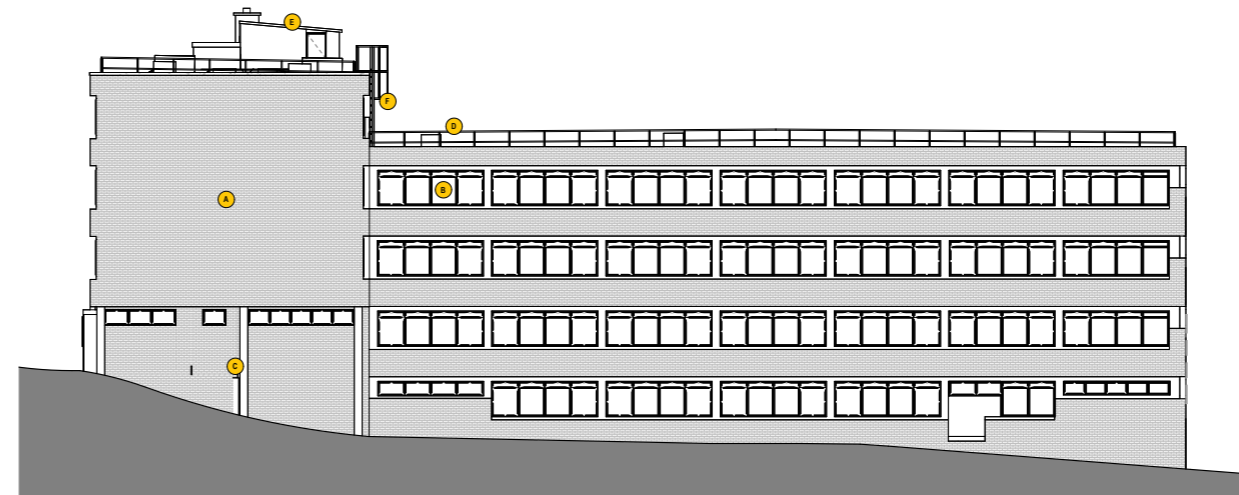
3.0 DESIGN PROPOSAL

3.3 EXISTING ELEVATIONS

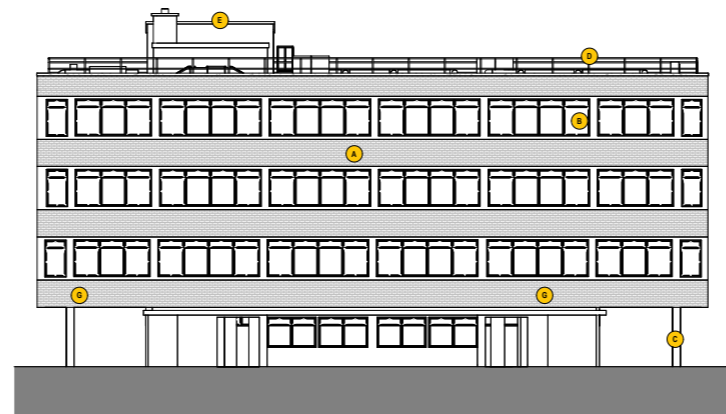
Existing building elevations. Refer to key



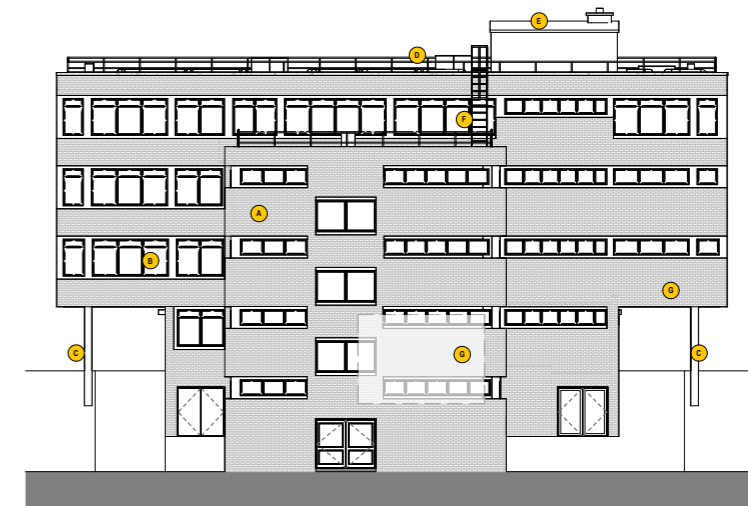
Existing Elevation - North Copy 1
1:100



Existing Elevation - South Copy 1
1:100



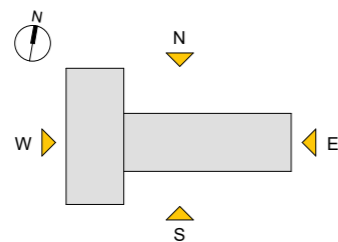
Existing Elevation - West Copy 1
1:100



Existing Elevation - East Copy 1
1:100

EXISTING ELEVATIONS KEY:

| | |
|----------|--------------------------------------|
| A | Brickwork |
| B | White UPVC Double Glazed Windows |
| C | External Concrete Columns |
| D | Roof Fall Protection - Metal Railing |
| E | Profiled Metal Sheeting |
| F | Roof Ladder |
| G | Signage |



3.0 DESIGN PROPOSAL

3.4 PROPOSED ELEVATIONS

Proposed building elevations. Refer to annotations and key.

WINDOWS

All windows will be replaced as part of the building works and the windows will largely match the existing windows unless stated otherwise. The existing windows are a white UPVC style, the proposed windows will also be a white UPVC window to help maintain the original appearance of the building. However, it is proposed to remove the fanlights within the proposed windows to improve the external aesthetics with consideration to the surrounding character of the area, it further improves the natural ventilation rates of the building. The simplified profile and glazing setting out appearance is more suited to the purpose and use of the College and minimises potential maintenance issues associated with a more complex window profile.

DOORS

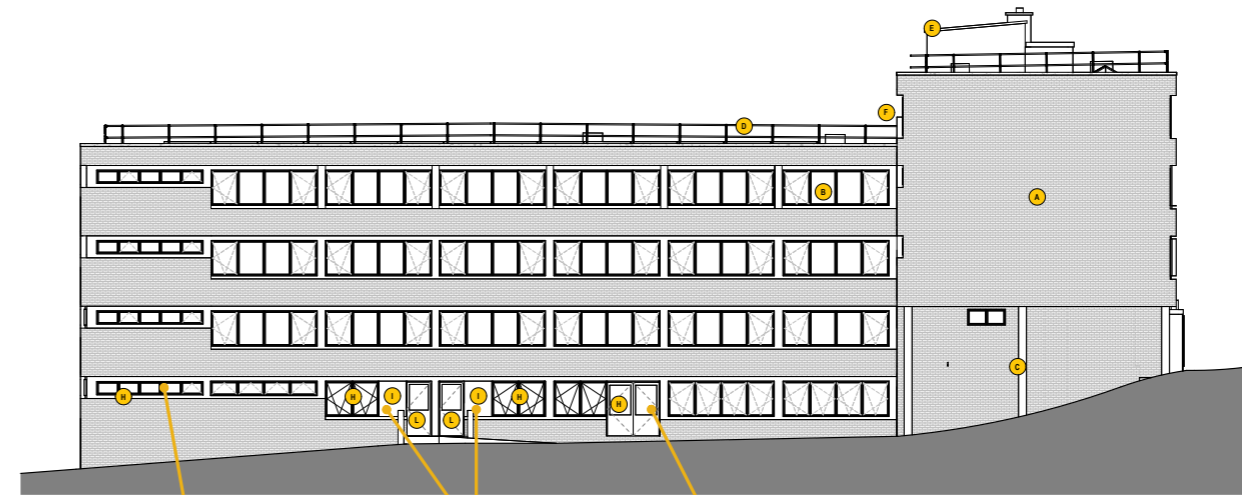
The existing single doors on the north elevation are a White UPVC style, these are to be replaced with White PPC metal door to improve robustness and longevity, more suitable to withstand high usage.

Existing white metal double entrance doors with vision panels to be replaced with white metal double doors with vision panels to match the existing appearance of the building.

New single UPVC white door is to replace an existing window panel on the east elevation to improve accessibility to lower roof.

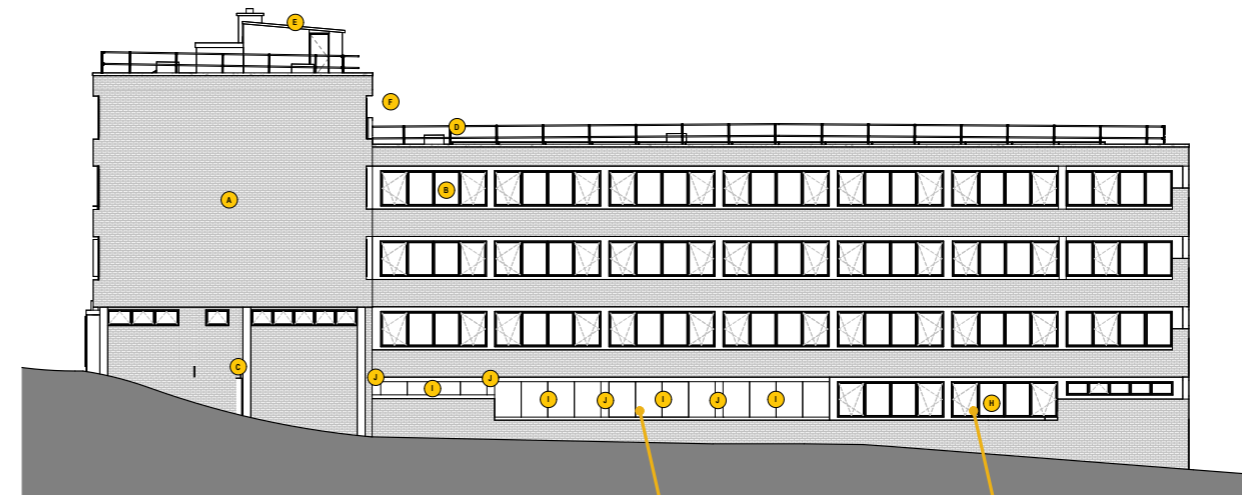
SIGNAGE

Existing signage is removed, new signage type and location TBC.



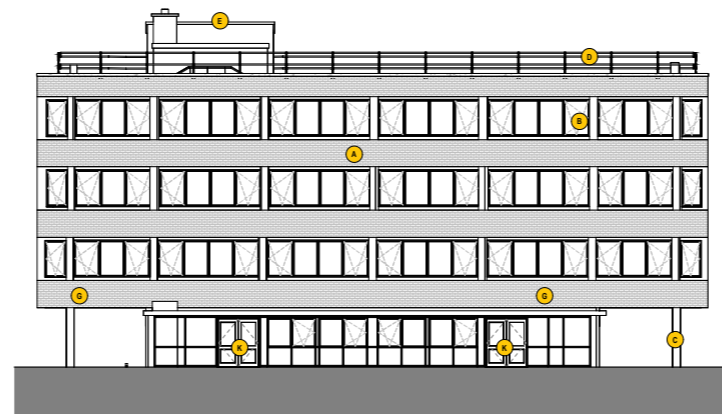
Proposed Elevation North
1:100

Exg 6 pane window replaced with 5 Pane window to match windows above
Exg 1 panel window removed and replaced with fire rated fibre cement panels
New external double door

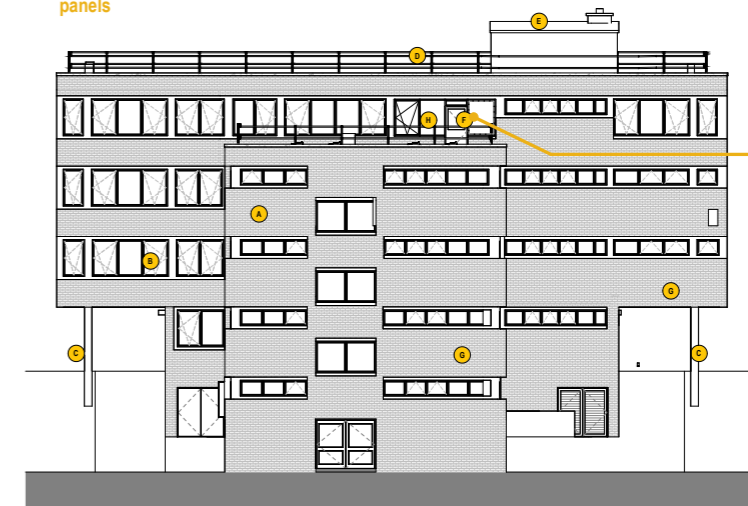


Proposed Elevation South
1:100

Exg 4 pane windows removed and replaced with fire rated fibre cement panels
Wall repaired and window replaced to match above



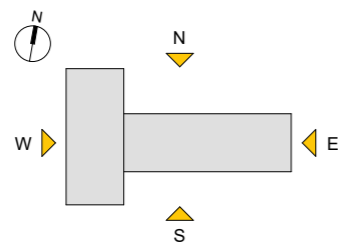
Proposed Elevation West
1:100



Proposed Elevation East
1:100

Roof ladder removed and access door added

| PROPOSED ELEVATIONS KEY: | |
|--------------------------|---|
| A | Brickwork |
| B | Replaced UPVC Double Glazed Windows - White |
| C | External Concrete Columns |
| D | Replaced Roof Fall Protection - Metal Railing |
| E | Profiled Metal Sheeting |
| F | Roof Ladder Removed - New Roof Access UPVC Door - White |
| G | Existing Signage Removed - New Signage Types and Location TBA |
| H | Window Layouts With Variation From Existing Design |
| I | Fibre Cement Cladding Panel - Colour 1 |
| J | Fibre Cement Cladding Panel - Colour 2 |
| K | Replaced PPC Metal Double Doors - White |
| L | Existing UPVC Single Doors Replaced with PPC metal Single Doors - White |



3.0 DESIGN PROPOSAL

3.5 APPEARANCE

INFILL PANELS

Some areas of existing windows on the lower ground floor along the north and south facade are to be replaced with a fire rated through colour fibre cement panel. This is to fire protect the external wall adjacent to escape route. The UPVC windows do not achieve a 60 minute fire rating required, and were therefore not be suitable in these areas. White PPC metal windows were considered however, these were financial unviable for the project.

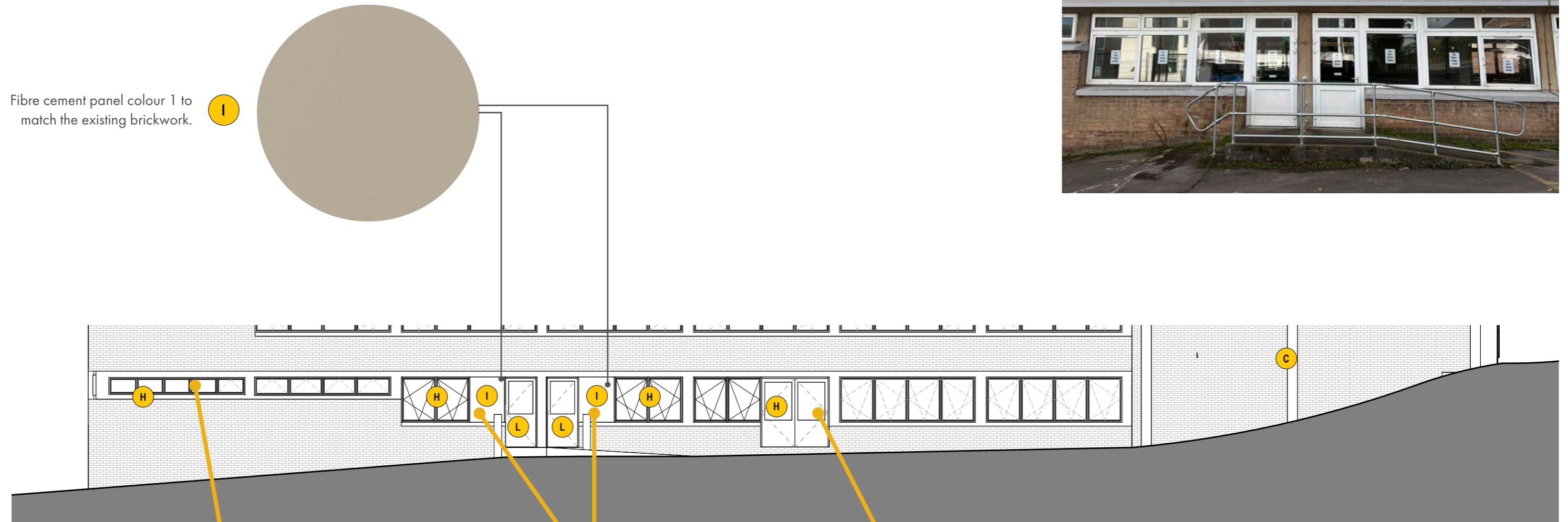
The fibre cement panels are to follow the existing setting out of the glazing and columns embracing the existing consistent rhythm of the facade. The colours of the

fibre cement panels will match the colour of the existing brick work and concrete columns to compliment the existing colour palette of the building.

EXTERNAL WALL

A new fire rated external wall at 1100mm above landing level to achieve fire protection requirements is proposed along the lower ground of the North elevation.

EXISTING PHOTOGRAPHS



Proposed Elevation North
1 : 100

Exg 6 pane window replaced with 5 Pane window to match windows above

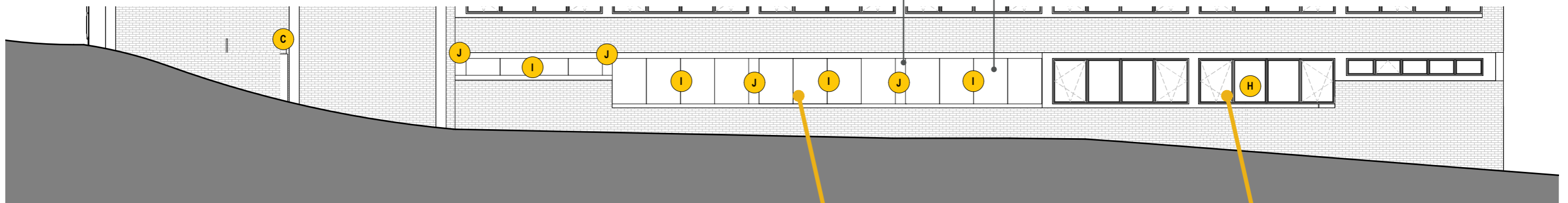
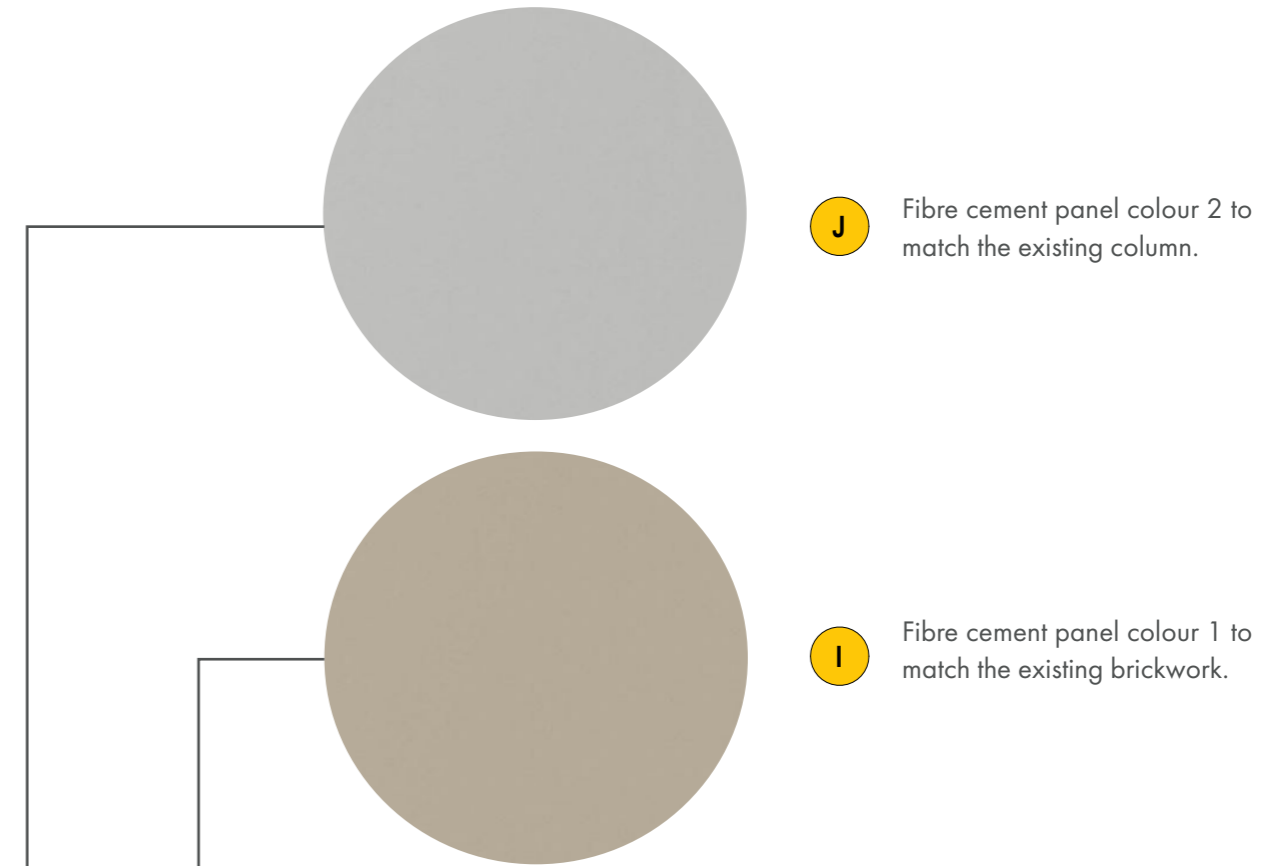
Exg 1 panel window removed and replaced with fire rated fibre cement panels

New external double door

3.0 DESIGN PROPOSAL

3.5 APPEARANCE

EXISTING PHOTOGRAPHS



Proposed Elevation South

1 : 100

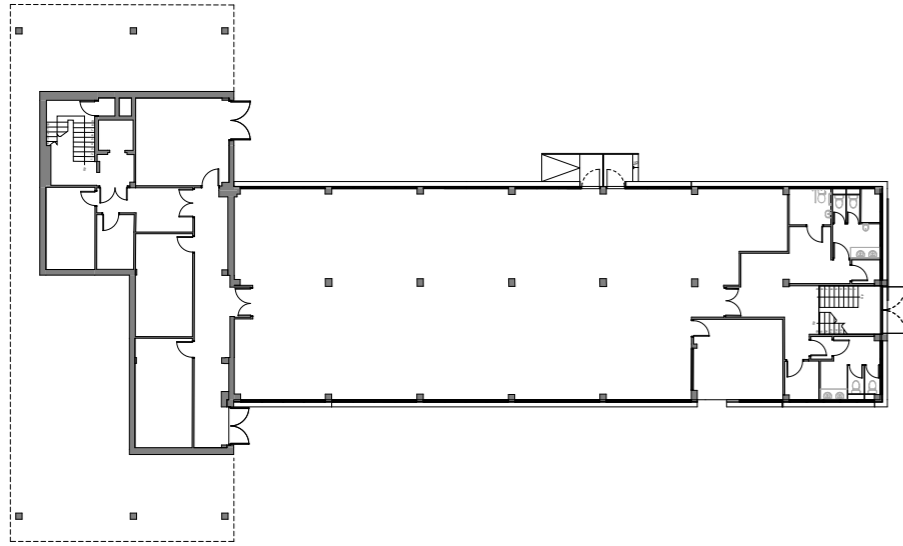
Exg 4 pane windows removed and replaced with fire rated fibre cement panels

Wall repaired and window replaced to match above

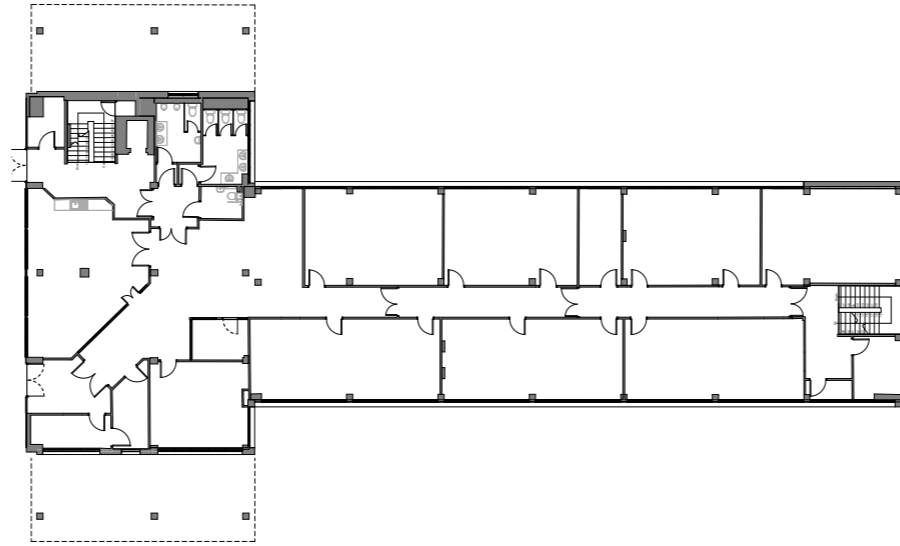
3.0 DESIGN PROPOSAL

3.6 FLOOR PLANS - EXISTING

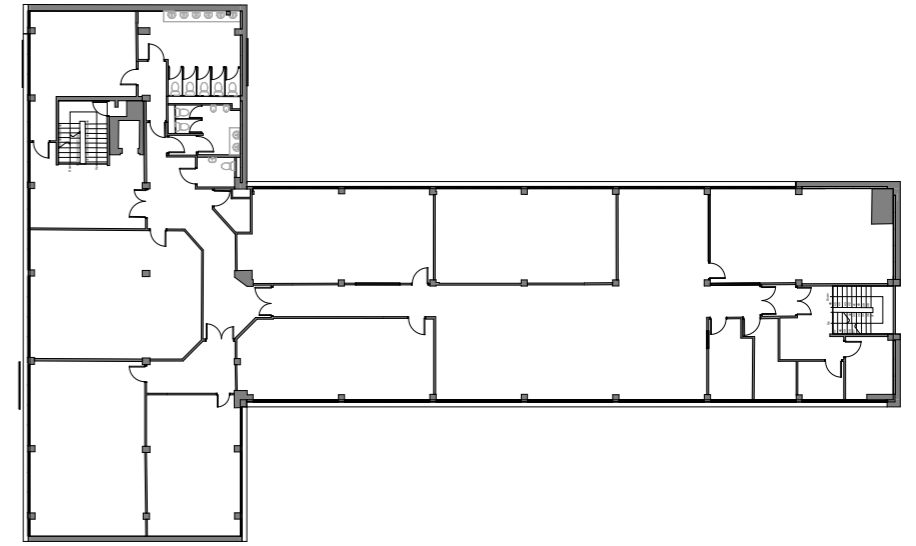
Existing plans below.



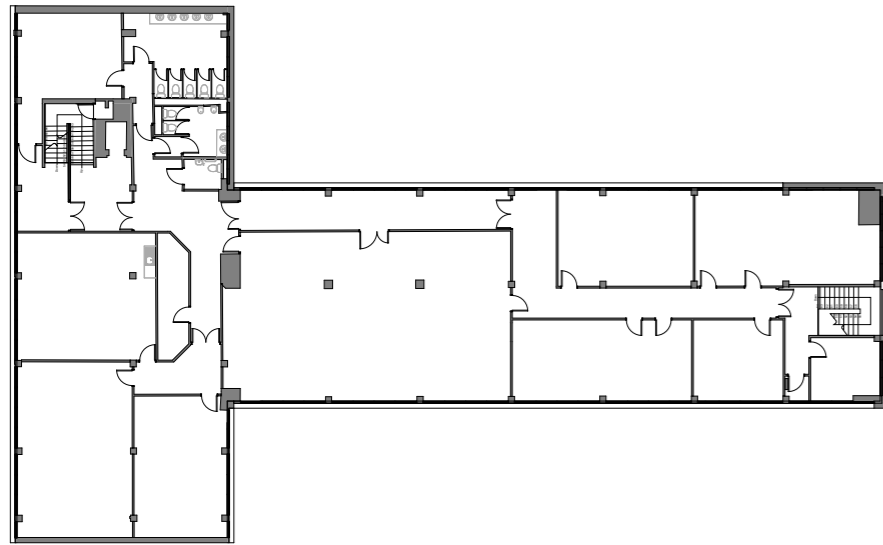
Existing - Lower Ground Floor Plan
1:100



Existing - Ground Floor Plan
1:100



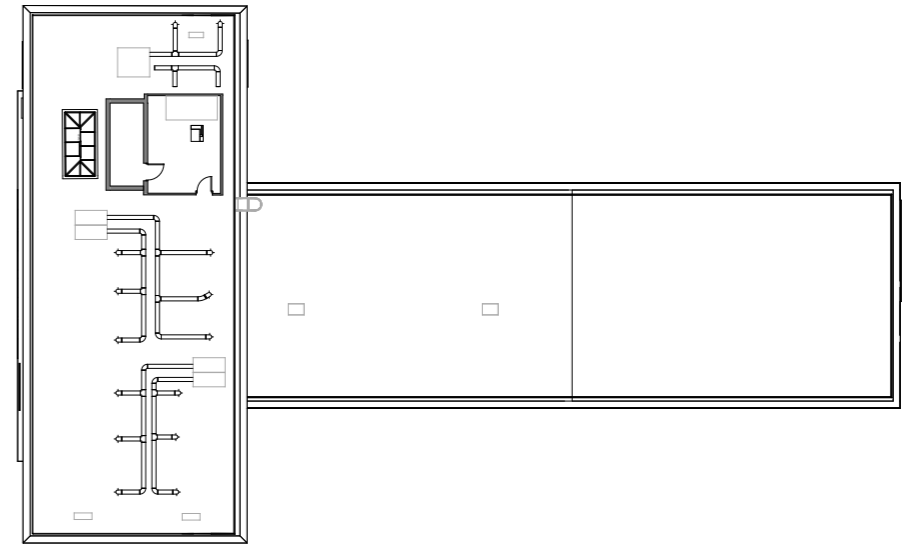
Existing - First Floor Plan
1:100



Existing - Second Floor Plan
1:100



Existing - Third Floor Plan
1:100



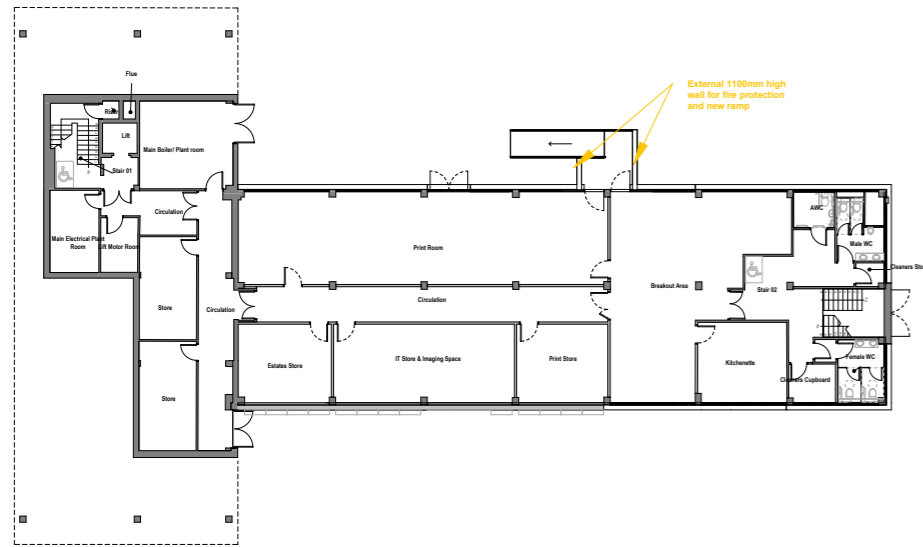
Existing - Roof Plan
1:100

3.0 DESIGN PROPOSAL

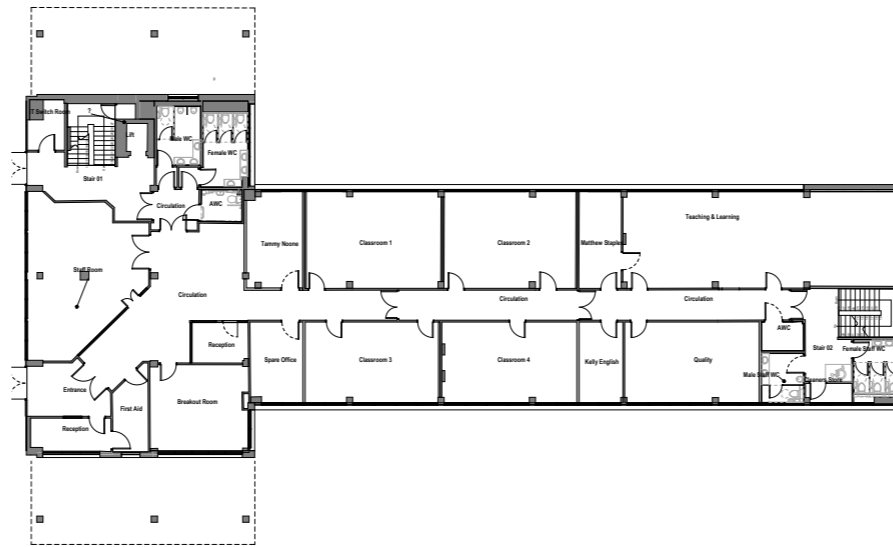
3.7 FLOOR PLANS - PROPOSED

General refurbishment and remodelling to create layouts best suited to the teaching and administration functions planned.

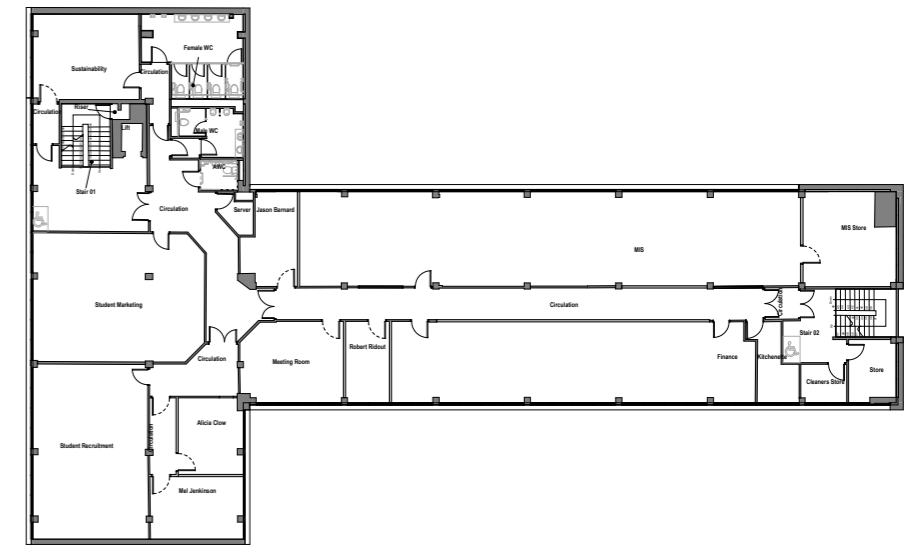
The plant ductwork on the existing upper roof will be removed as this is no longer needed for the building function. The remaining plant equipment is to be retained within the existing plant room on the upper roof. The lower roof will accommodate new PV panels and 3 new external condenser units.



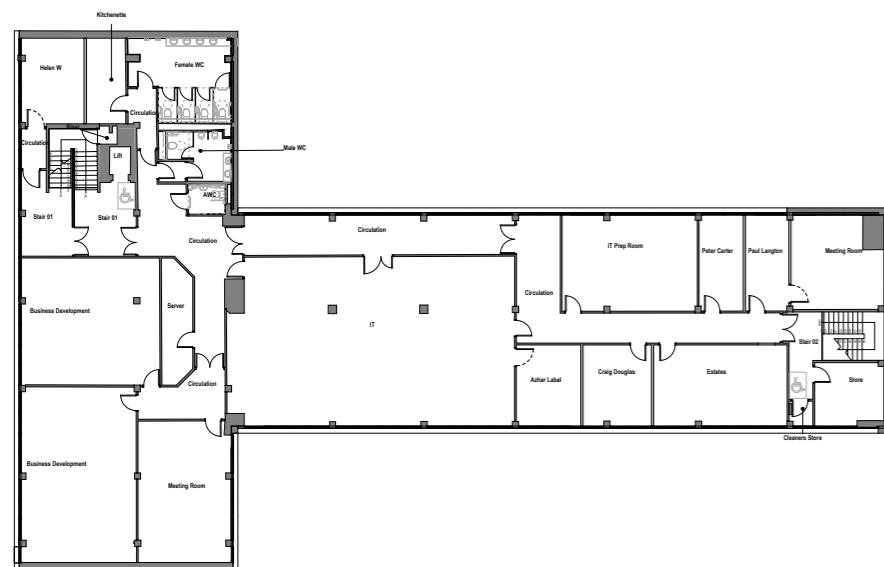
Proposed - Lower Ground Floor Plan
1 : 100



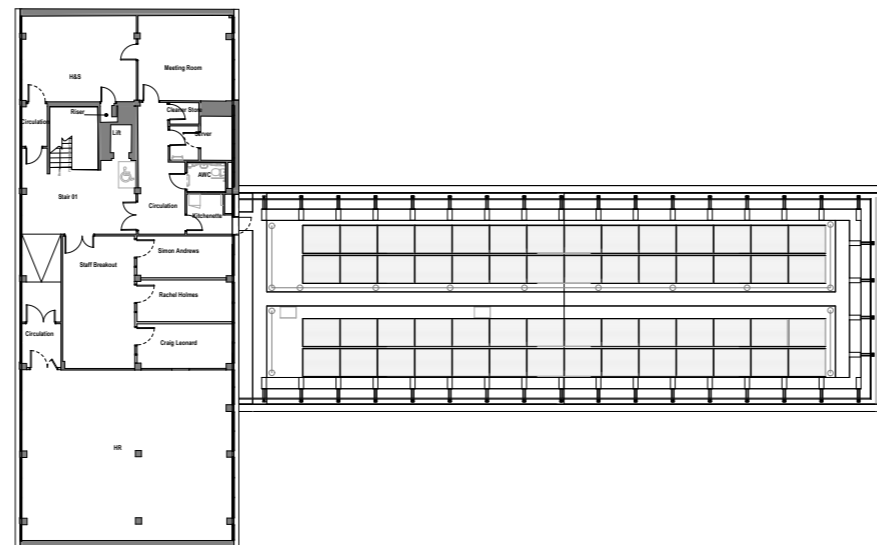
Proposed - Ground Floor Plan
1 : 100



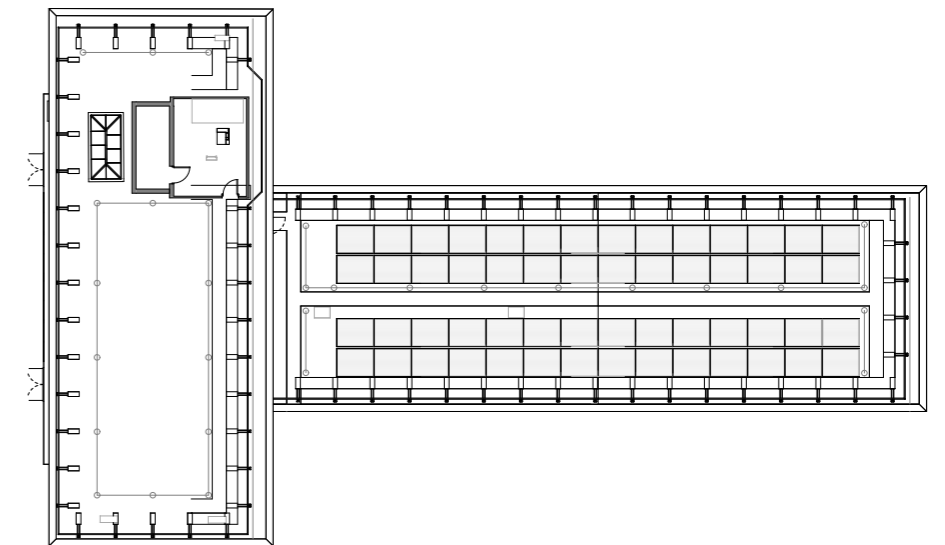
Proposed - First Floor Plan
1 : 100



Proposed Second Floor Plan Copy 1
1 : 100



Proposed - Third Floor Plan
1 : 100



Proposed - Roof Plan
1 : 100

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