

**RESIDENTIAL EDUCATIONAL FACILITY
THURNSCOE, BARNSELEY**

1.0 CONTEXT

- 1.1 The site is irregular in shape and bounded by development to the West with Thurnscoe Business Park and to the North by Lidget Lane. However, the site is dominated visually by the former spoil heap – now landscaped and planted; which lies immediately to the South East.
- 1.2 The location of buildings is further affected by the Easements which exist within the site –the culvert of the previous Thurnscoe Dyke which follows the South East boundary, the easement along Lidget Lane on the Northern boundary and the mine shaft vent in the North East corner.
- 1.3 In addition, a small opencast operation to remove coal was carried out under previous site remediation works. Whilst the excavated area was subsequently backfilled and compacted to allow for future development on the site, there remains the potential for differential settlement between the made ground and the natural ground over the highwall. Accordingly, the new buildings have been positioned within the area of previous excavation to mitigate any future site settlement issues.
- 1.4 The site has the benefit of previous Planning Permissions for use as a residential college under Application No. B/04/2112/DE and, more recently, under Application No. 2006/1741. This application, whilst now intended for children as opposed to the young adults of the foregoing approvals, follows the principle of the most recent permission – comprising a Residential Unit (reduced from 54 bedrooms to 40) and a separate Administration building (again reduced in size from that previously approved).
- 1.5 There is now also the requirement for a Sports Hall facility and vocational Workshop spaces which have been combined into a single building.

2.0 SITE LAYOUT

- 2.1 The general principle of locating the Administration and Residential Units to the North of the site, with a primary access from Lidget Lane, has been followed from the previous proposals.
- 2.2 The Site entrance aligns with the space between the Administration Unit to the West and the Residential Building to the East. Therefore, the visitors' first view is through the site to the landscape beyond. Car parking, servicing and vehicle circulation have been kept around the perimeter of the buildings.
- 2.3 A controlled access roadway continues East from the parking area to the furthest point of the Residential Unit, and West to the Sports Hall & Workshops to give service and fire fighting access to all points of the buildings.
- 2.4 The courtyard created by the enclosure of the Residential and Administration buildings on three sides is open to the South – again affording the view of the landscape beyond the site.
- 2.5 The Sports Hall / Workshop building is located directly behind the Administration Unit. It's location at the furthest point from Lidget Lane means that, whilst being the tallest building on the site, it will not visually dominate either the site or its surroundings.

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3.0 ADMINISTRATION UNIT

- 3.1 This building remains the main control point of the site and all visitors etc will be required to access the remainder of the site and buildings via the Administration Unit.
- 3.2 The Administration Unit has been designed as a conventional two storey, steel frame building in an L shape configuration. The main staircase and lift are opposite the Main Entrance / Foyer with the toilet accommodation located in the internal corner of the L on both floors.
- 3.3 In addition to the operational administration office space for the site, this building also accommodates the resident / staff / visitor cafeteria and the main educational spaces and conventional classrooms facilities.

4.0 RESIDENTIAL UNIT

- 4.1 Due to the more cellular nature of the rooms, the Residential building is a timber frame construction - with three arms of accommodation radiating out from a central core which houses the communal facilities of staircase, lift, wc's, recreation rooms, etc.
- 4.2 The 40 bedrooms have been split into 6 separate home base units over two floors, consisting of 6/7 bedrooms each with their own Kitchen, Dining, Lounge and Study areas. Each separate unit is accessible either directly from the central communal core, or individually from the end access / fire escape staircases.
- 4.3 The accommodation has been organised internally to allow views from the shared areas within each home base unit – Kitchen, Dining, Lounge and Study; either into the newly created Courtyard or to the wider landscape beyond.

5.0 SPORTS HALL / WORKSHOPS

- 5.1 A steel framed building which is square in plan and accommodates a three court Sports Hall with associated office, changing facilities and storage along with a Vehicle Workshop and Building Workshop for vocational education of the students.
- 5.2 The facility is designed such that the showers and changing facilities can be accessed by users of the Workshops as well as the Sports Hall.
- 5.3 In conjunction with the Sports Hall, an 'all-weather' outdoor play area is sited immediately to the East of the building which can be used for both formal and informal recreational activities. Whilst this encroaches into the easement to the existing culvert it does not create an obstruction which would prevent future access and repair work.

6.0 APPEARANCE

- 6.1 The elevations of the buildings have been designed to reflect their differing uses whilst using some common materials to give continuity and coherence to the whole site.

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- 6.2 Thus, the Administration Unit is composed with metal faced, flat composite panels (which denote a more corporate environment and give some measure of continuity along the immediate street scene of Lidget Lane with the adjacent Business Park) and brickwork – arranged to reflect the differing uses within.
- 6.3 The Residential Unit, in contrast, is clad in horizontal cedar boards which, will give a much softer appearance more in keeping with a 'campus' type environment as one moves further into the site.
- 6.4 The Sports Hall / Workshop building has brickwork to the more 'robust' areas at Ground Floor level contrasting with larger areas of composite panels which wrap around the opposite corners. Above, is horizontal profiled metal sheet cladding – which echoes the timber of the Residential Building but in a material more appropriate for this size and scale of building.

7.0 LANDSCAPE

- 7.1 The shape and disposition of the proposed buildings creates different and complementary soft landscape opportunities around the site.
- 7.2 By setting the Administration and Residential buildings away from Lidget Lane, a robust landscape 'buffer zone' can be planted behind the existing stone boundary wall along Lidget Lane at a scale appropriate to the viewer moving along the road.
- 7.3 The rectangular courtyard created between these two buildings, in contrast, will relate to the human, pedestrian scale and can incorporate plants selected for sensory impact other than the purely visual e.g. scent. To the South East of the Residential building the planting can form a link with the existing landscape mound outside the site.
- 7.4 Given the nature of use on the site, it is the operators' intention to carry out a detailed landscape design and implementation as part of the educational process of the college itself along with specialist external landscape input as required.

8.0 DISABLED ACCESS

- 8.1 As noted previously, car parking and drop-off access is via a newly created crossover off Lidget Lane. Within this area 2 no. spaces are designated for disabled persons in accordance with UDP Policy T22 and the specifications of Approved Document M.
- 8.2 A 1.8m minimum width footpath is to be provided from the site boundary along Lidget Lane to the principal entrance of the Administration building at a gradient of less than 1:30. The footpath linking the Administration to the Residential and Sports Hall buildings will be constructed similarly.
- 8.3 The level threshold, glazed principal entrance doors to all buildings will be automatic opening sliding doors.

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- 8.4 Internal corridors and doors are sized to allow wheelchair access throughout both buildings. The main staircases to First Floor level are Part M compliant for ambulant disabled persons. In addition to this a Part M compliant 8 person, hydraulic passenger lift is provided to both the Administration and Residential buildings.
- 8.5 Wheelchair accessible, and equipped, WC's are provided at Ground level to all buildings and First Floor levels where appropriate.