**BARNSLEY COLLEGE**

**Project:**

Wigfield Farm – New modular building to form

Classroom accommodation creating new teaching space at

Wigfield Centre for Land Based Studies

Waverlands Lane Worsbrough Barnsley S70 5NQ

**Subject:**

Design & Access Statement

**Date:**

04/08/2011

## *1.0 Introduction*

This statement has been prepared to support the planning application submitted by Barnsley College for the proposed modular building at Wigfield Farm, Haverlands Lane, Barnsley. Wigfield Farm is a base for Barnsley College courses in Agriculture, Horticulture, Animal Care and Environmental Studies, as well as being a working farm producing livestock and arable crops and having an open farm and visitors centre accessible to the local and wider community. It is within the prior context that the college are looking to improve their facilities for students attending courses at the farm by way of providing better teaching accommodation and facilities. The following aerial photograph shows the Wigfield Farm campus in relation to the surrounding area.

## *2.0 Site and Surroundings*

Wigfield Farm is situated on a 48 Ha site within the Worsborough Country Park area of Barnsley, some 5km south the City Centre. The site is rural in character and is surrounded by farmer's fields on all sides. Haverlands Lane is the only form of access into the site and runs immediately adjacent to the farm Buildings on the southern side. A public car park is situated on the eastern side of the farm buildings which has the capacity for 40 parking spaces plus 2 disabled bays. The buildings themselves are split into two distinct use categories; the northern out buildings being the working farm the southern building being the visitor centre and student classrooms. In the wider landscape, the farm buildings are visible from the elevated adjacent housing estate to the eastern side of the site. The following aerial photograph shows the precise location of the existing/proposed modular portacabins.

The existing cabin is currently used for the teaching of students and is timetabled for the next academic year 2011/12. There are two entrances to the existing cabins – one facing the car park and one on the opposite side facing the northern outbuildings. Both entrances are ramped with timber handrails. The land proposed for the new modular building is to be adjacent to the existing within with small plot of disused land facing the northern outbuildings. By positioning the new cabins here the entrance will benefit from utilising the existing ramp, whilst extending the landing of the ramp to meet with current fire and accessibility regulations. It is believed that there will not be any detrimental impact or social effect on the farm. On the contrary, the facility will provide students with enhanced facilities to learn in. Access and egress to the classrooms will also be improved slightly.

## *3.0 Design*

The new modular building will be positioned adjacent to the existing twin modular building, and would be situated in between the tractor and animal sheds. The elevation of the proposed modular building facing the tractor shed will be the same colour as the existing and so little change to the aesthetics of the area will be present. Following installation of the modular building we propose to grass a seated are to the side of the cabin for students and public to enjoy. The modular building will cause minimal disturbance in terms of developing and accessing the site as the land proposed for use is derelict, un-kept, and currently dead space. The surrounding

infrastructure to the site is good with the farm car park located directly to the east of the modular building and access into the area remaining as existing. The proposal looks to introduce a 2 unit modular building of total size 7.5 (l) 6.1m (w) x 3.2m (h) which will provide 1 classroom giving an overall footprint of 45.75m². Access to the classroom will be off a ramped area. The colour externally of the new unit will be as the existing, green cabins with green fascia's.

## *4.0 Access*

The only vehicular access to the farm is via the main entrance on Haverlands Lane. Car parking can be found directly down the eastern side of the main vehicular entrance and there is an access road that continues around the perimeter of the main building for farm or emergency vehicles only.