BARNSLEY PARTNERSHIP FOR LEARNING

SUBSTATION BUILDING AT WOMBWELL ALC

DESIGN AND ACCESS STATEMENT

MARCH 2011

TURLEY ASSOCIATES

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1. Introduction

1.1 This Design and Access Statement has been prepared by Turley Associates on behalf of Barnsley Partnership for Learning in support of a Full Planning Application for a substation building at the new Wombwell Advanced Learning Centre (ALC).

1.2 The requirement for a Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development, an objective embedded through PPS1: Creating Sustainable Communities (2005).

1.3 The purpose of this statement is to consider the relevant design policy guidance and identify the design principles and concepts that have been applied to particular aspects of the proposal – these being the amount, layout, scale, appearance and landscaping of the development and access arrangements.

2. Policy Framework

2.1 The following documents set out the policy framework for consideration of the proposed development.

PPS1: Creating Sustainable Communities (2005)

2.2 PPS1 sets out the Government's commitment to sustainable development. Local Planning Authorities are encouraged to:

- Give priority to re-using previously developed land;
- Create sustainable patterns of development;
- Create usable, durable and adaptable places;
- Make more efficient use of land; and,
- Promote good design in development.

2.3 The principle policies set out by PPS1 (paragraph 13) include the promotion of high quality development though inclusive design and the efficient use of resources. These include a commitment towards addressing the causes and impacts of climate change, through reduced energy consumption and the promotion of renewable energy sources.

2.4 PPS1 states that '*good design should contribute positively to making places better for people'* (paragraph 34). As such, design should be appropriate in its context and should allow a place to function well, through carefully planned high quality developments which support the efficient use of resources.

2.5 Good design should:

- Be integrated into the existing urban form and the natural and built environments;
- Be an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;
- Create an environment where everyone can access and benefit from the full range of opportunities available to members of society; and
- Consider the direct and indirect impacts on the natural environment.

2.6 Design policies should avoid unnecessary detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area.

Barnsley Unitary Development Plan (Adopted 2000)

2.7 The Barnsley Metropolitan Borough Council Unitary Development Plan (UDP) (2000) constitutes the Council's statutory development plan whilst the Local Development Framework (LDF) is under preparation.

2.8 Saved Policy BE6 sets out design standards for all development; proposals will be assessed in accordance with the following criteria:

- The quality of layout and the suitability of the scale of the development;
- The use, quality, design and landscape treatment of open land within the site and the area around buildings;
- The standard of detailed design and facing materials of proposed buildings;
- The suitability of the whole development for its proposed context and its relationship with adjoining land uses.

Barnsley Local Development Framework

2.9 In accordance with the requirements of the Planning and Compulsory Purchase Act (2004), the Council is currently preparing its Local Development Framework (LDF). The Core Strategy Was submitted for examination in August 2010.

2.10 Policy CSP 29 states that high quality design is expected that takes advantage of the distinctive features of Barnsley. The policy then goes on to require that development proposals should:

"Contribute towards creating attractive, sustainable and successful neighbourhoods;

contribute to place-making and be of a high quality, that contributes to a healthy, safe and sustainable environment; and

help to transform the character of physical environments that have become run down and are lacking in distinctiveness"

3. Evaluation of the Proposals

3.1 The proposal will provide accommodation for an electricity substation in order to facilitate the supply of electricity to the ALC. The proposal will serve and provide energy for the larger overall development scheme for the development of the school in accordance with the national Building Schools for the Future (BSF) programme and Barnsley Remaking Learning.

Use

3.2 The proposal is for a single storey building which is to accommodate the required transformer equipment to facilitate the supply of electricity to the ALC.

Amount

3.3 The proposal is for a small 15 sq m single storey building with associated surfaced access, fencing and gates. This will house the plant required for the substation. Energy distribution will be underground to the main ALC.

3.4 The proposals will have little impact on the overall density of the site and its surroundings by virtue of the small quantity of development and the scale of the proposal.

Layout

3.5 The building has been located to coordinate with the new landscape layout, and is set away from the entrance to the new school. The plant layout within the structure has been carefully designed to minimise the footprint and height of the building.

Scale

3.6 The substation building is single storey with a flat roof with a maximum height of 3.5 metres.

3.7 The scale of the proposed development is in keeping with its surroundings.

Landscape Design

3.8 The proposals are to be accommodated within the landscaping details approved under the wider ALC construction programme.

Appearance and Materials

3.9 The substation is conceived as a simple, elegant, functional box which houses a range of electrical equipment.

3.10 The proposed cladding for the structure is concrete which wraps around the structure. The panels incorporate recessed grooves to link the building to the main ALC and to provide visual relief.

3.11 Further relief is also provided in the east and west elevations through the provision of doors, ventilation facilities and rainwater goods. Access into the building is via double doors to the eastern elevation. The roof is to be PPC aluminium.

3.12 The proposed design provides an unobtrusive, functional structure which recognises its ancillary function to the overall Wombwell ALC development.

Accessibility

3.13 The proposals will require occasional access for maintenance purposes in line with a specified schedule. Parking will be directly outside the building to minimise heavy lifting, parking will be via an existing access that comes from Pitt Street to the north.. The building is single storey, offering level access throughout.

3.14 The substation building will be constructed in compliance with Building Regulations Approved documents M and BS8300. All entrance doors will provide a minimum of 926mm clear openings with closures meeting the requirements of Approved Document Part M.

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