BARNSLEY
Metropolitan Borough Council

align PROPERTY SERVICES

Classroom Extension and Refurbishment at

Sacred Heart Primary School, Goldthorpe

Design and Access Statement

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Document history and status

Revision	Date	Description	By	Review	Approved
P1	29.05.26	First issue	GPL	MR	MR
P2	11.06.26	Revised with Client's comments	GPL	MR	JB

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1.0 Introduction

Barnsley Metropolitan Borough Council (BMBC) identified the need to extend the school in order to increase its capacity and enhance existing facilities to better accommodate the requirements of both staff and pupils. Align Property Services (APS) were commissioned to develop the scheme and secure planning approval for the proposed expansion.

This statement has been prepared in accordance with the National Planning Policy Framework (NPPF) and outlines how the scheme has been informed by a thorough assessment of the site and its surrounding context. The document is structured as follows:

Part 1: Introduction

Part 2: Site Location and Context

Part 3: Design Concept and Development

Part 4: Proposed Design

Part 4: Access and Movement

Part 6: Landscaping and PE Provision

Part 7: Drainage and Flood Risk

Part 8: Ecology and Biodiversity

Part 9: Sustainability and Renewable Energy

Part 10: Conclusion

This document provides background and technical information required to accompany a Full Planning Application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

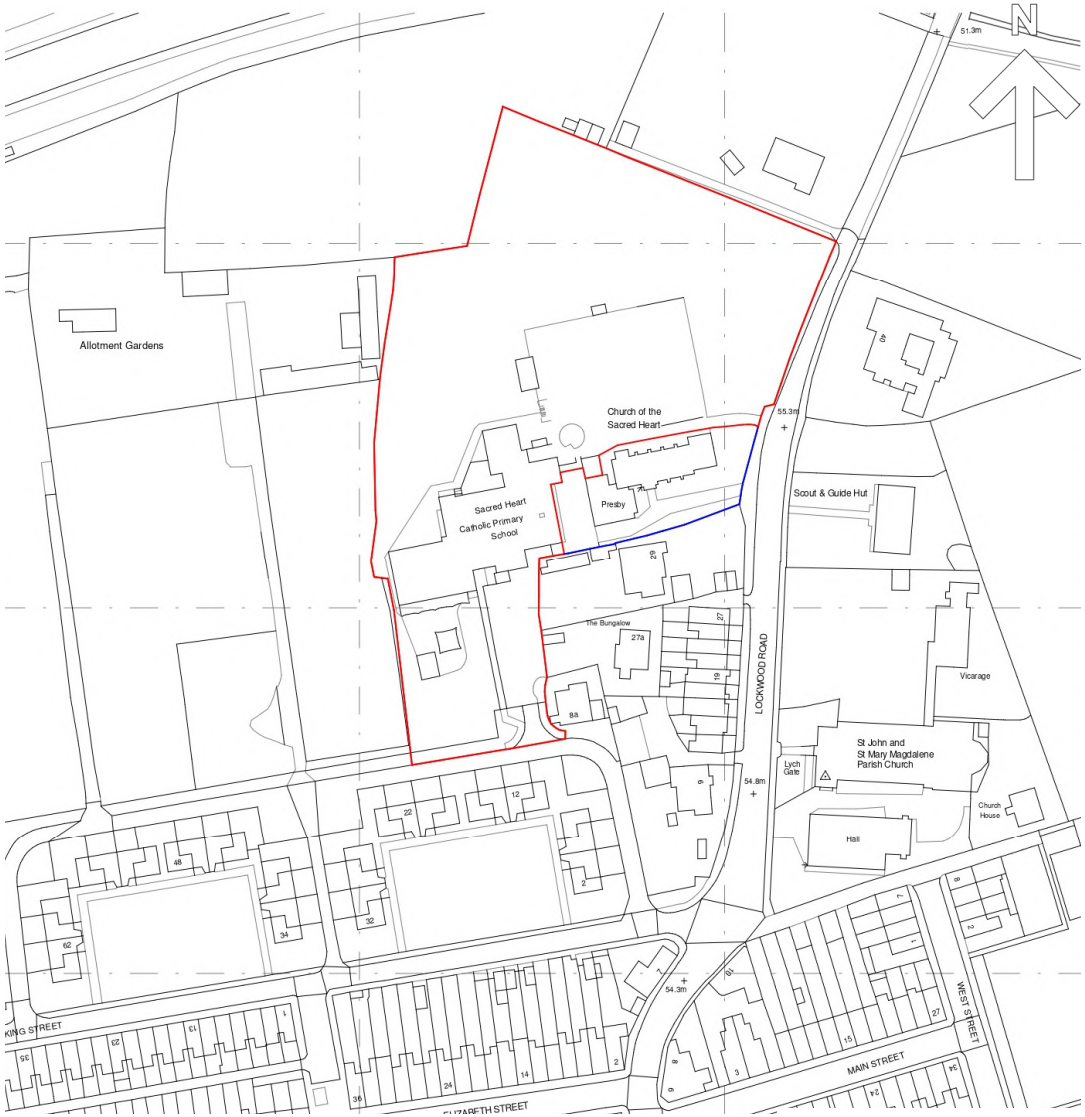
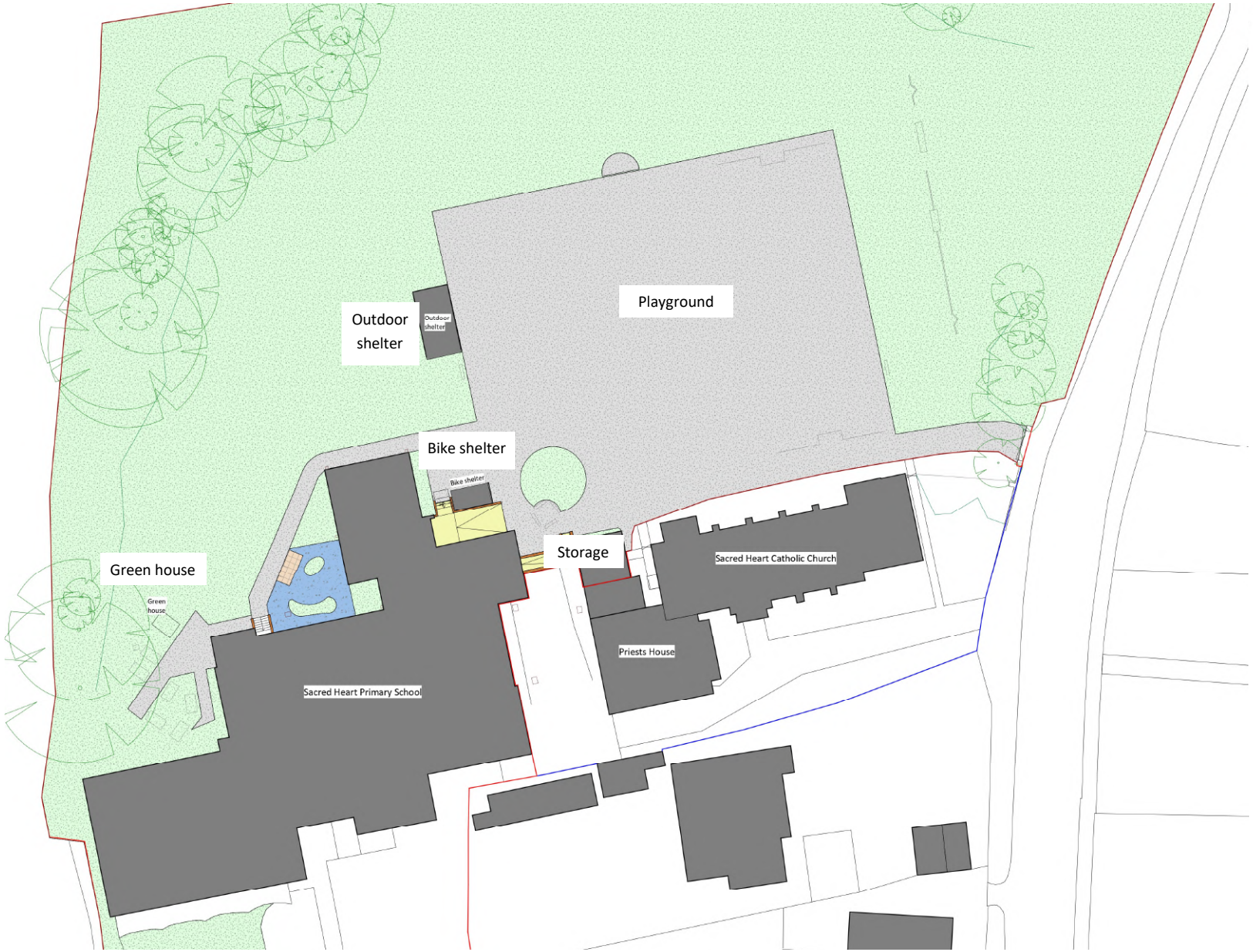


Figure 2. OS location plan NTS.

2.0 Site Location and Context



KEY:

- Application boundary line
- Other land within ownership
- Below ground drainage
- Fixed furniture
- Buildings as existing
- Hardstanding / Tarmac
- Paving
- Soft landscaping / Grass
- Gravel
- Stairs / Ramps
- Low walls
- Existing trees as identified on topographical survey

N

General notes:

The site plan is based on topographical and utility surveys prepered by SCL Surveys.
Refer to drawings 16032-01, 16032-02 and 16032-03 for further details.

Figure 3. Existing site plan NTS

2.0 Site Location and Context

2.1 Site Location

Goldthorpe lies adjacent to the A635, which provides a strategic link between Doncaster and Barnsley. The Sacred Heart Primary School is situated on Lockwood Road, to the north of Goldthorpe, immediately adjacent to the Sacred Heart Church. The site is bordered by residential dwellings to the south and east, allotments to the west, and further residential properties and open fields to the North.

2.2 Site Setting

The external areas of the site comprise a car park, pedestrian pathways, play areas, and landscaped spaces. Several external structures are present, including a storage building, an outdoor shelter, and a bicycle store. A number of trees and shrubs are located around the site, as identified on the topographical survey. None of these are subject to Tree Preservation Orders. At this stage, it is not anticipated that the surrounding vegetation will impact the structural design of the proposed extension; therefore, an arboricultural survey has not been included.

2.3 Site Context

Over the years, the school has undergone various refurbishments and extensions to meet operational demands at the time.

There are currently several residential developments in close proximity to the site, including: 125 new dwellings at Lockwood Road (Planning Ref: 2021/1171); 68 dwellings at Barnburgh Lane (Planning Ref: 2020/1439); 95 dwellings at Barnburgh Lane (Planning Ref: 2023/0195).

The increase in residential development is expected to generate additional demand for school places, thereby supporting the need for the proposed school expansion.

2.4 Use

The site is currently occupied by the school building and associated facilities required to support it.

2.5 Access

The site can be accessed from Kings Street (South main entrance) and from Lockwood Road (East for pedestrian access).

2.6 Topography

Existing site levels along the Northwest side of the main building slope down towards the site boundary. The topographical survey identified a 650mm drop from the building footprint to the vegetation / tree line.

Figure 4,. Aerial view of the School.

2.0 Site Location and Context

2.7 Services

An underground services survey and a Phase 1 Site Investigation have been undertaken. The electricity supply enters the site from Lockwood Road, running alongside a tarmac area before entering the school building adjacent to the caretaker's store. The gas connection also originates from Lockwood Road, running south of the church and entering the school near the kitchen.

The main drainage connections are located to the south of the site, towards King Street. Further details are provided within the Civil Engineering sections of this report. In accordance with Policy LG2 of the Barnsley Local Plan, Goldthorpe is identified as a priority location for development among other Principal Towns.

2.8 Archaeology

The site is not located within a conservation area, nor is the school building listed. However, the Church of St John and St Mary Magdalene on Lockwood Road, situated nearby, is a Grade II listed building.

It is not anticipated that any archaeologically significant remains will be uncovered during construction, as the affected areas comprise existing hardstanding playground surfaces, indicating that previous ground disturbance has already occurred. Nevertheless, appropriate caution should be exercised, and any unexpected findings must be reported to the relevant authorities.

2.9 Ecology

A Preliminary Ecological Appraisal, including a Biodiversity Net Gain (BNG) baseline assessment, has been undertaken by a qualified ecologist. The appraisal identified the potential presence of bats, and therefore an emerging bat survey was carried out (refer to Section 8.1).

The proposed development will result in the loss of over 25 m² of habitat area. A Biodiversity Net Gain calculation has been prepared to address this impact (refer to Section 8.2).

2.10 Planning Policy Context

The proposal has been developed in accordance with the National Planning Policy Framework (2012) and the Barnsley Local Plan.

Goldthorpe is designated as a Principal Town within Barnsley under the Regional Spatial Strategy (RSS). The RSS seeks to promote sustainable development and support the long-term vitality of local centres.

Figures 5-.7 Views across the playground, looking towards the classroom 0/026 .

3.0 Design Concept and Development

3.1 Reasons for Development

Due to projected increases in the local population arising from nearby residential developments, it is proposed to extend the school through the addition of two new classrooms. This would increase the overall capacity from 140 pupils to 210 pupils, providing an additional 70 places.

3.2 Site Constraints and Opportunities

The existing building structure, internal layout, split-level floor arrangement and site topography all present constraints that influence the potential location for a new extension. A detailed analysis was undertaken, and an area to the northern side of the school was identified as the most suitable location for development. Further information is provided on drawing BC2505-APP-XX-00-DR-A-003 – Constraints and Opportunities Plan.

To accommodate the new extension, it is proposed to remove the existing outdoor shelter and relocate the bicycle store.

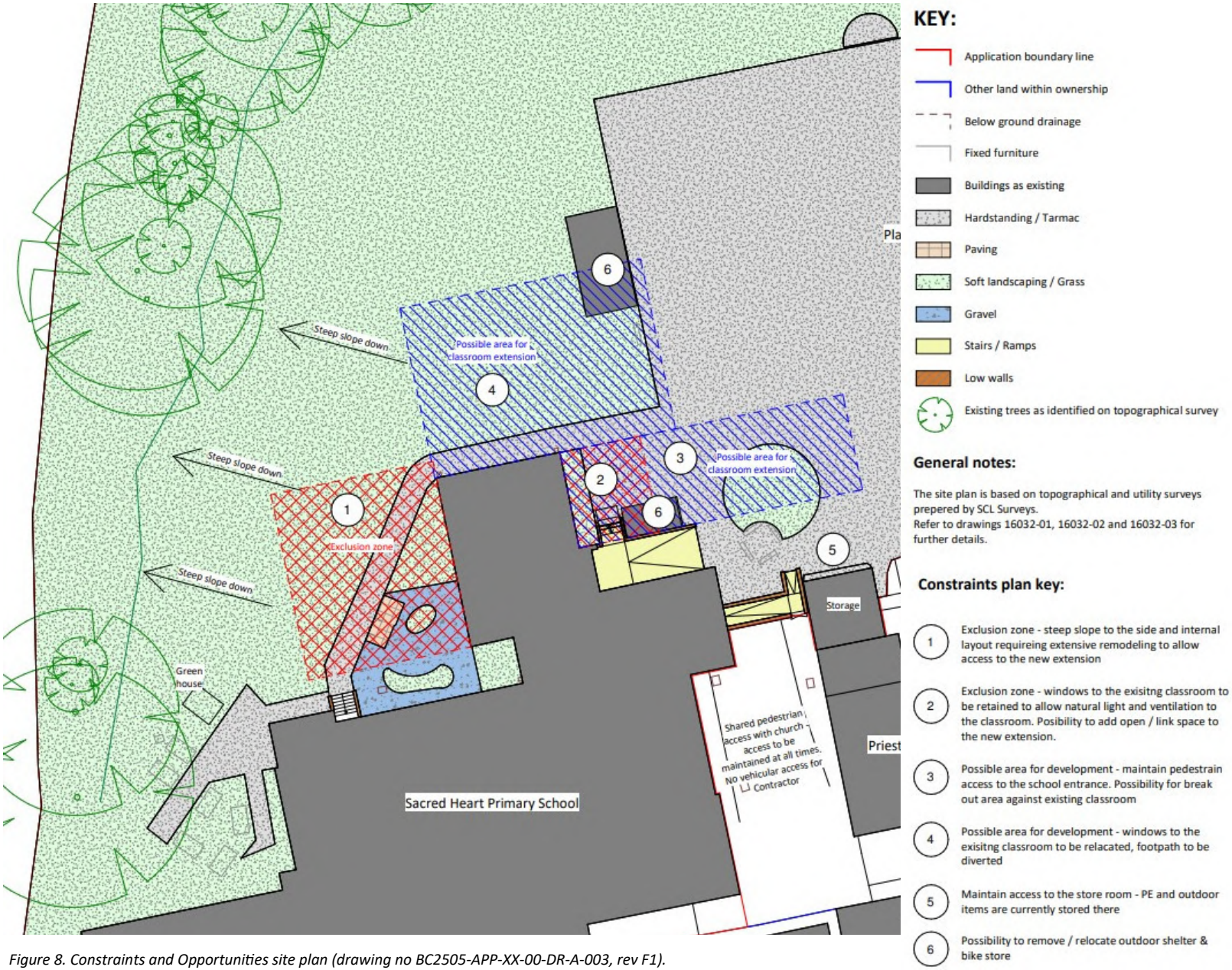


Figure 8. Constraints and Opportunities site plan (drawing no BC2505-APP-XX-00-DR-A-003, rev F1).

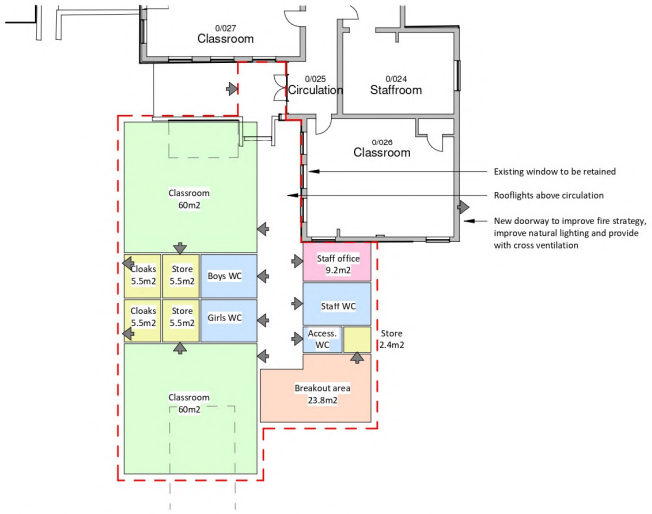
3.0 Design Concept and Development

3.3 Layout Evolution

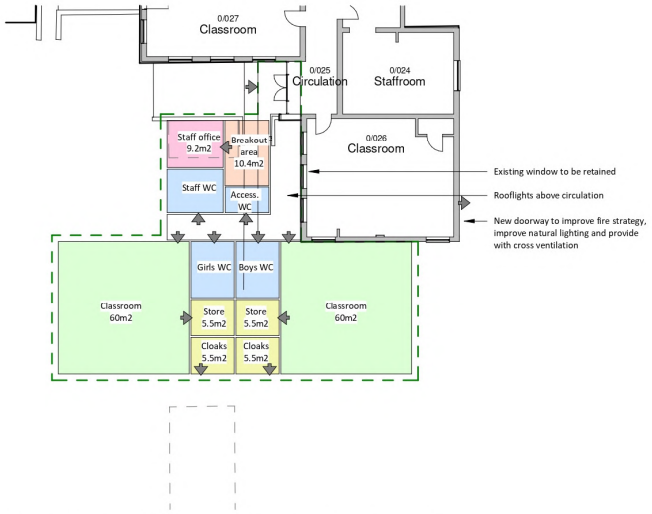
The extension layout has been developed over time in collaboration with the Applicant and the End User. A range of design options was explored to assess potential locations and internal arrangements for the proposed accommodation.

In accordance with the End User's requirements, the proposed extension will provide: 2no classrooms with a store each and shared cloaks, sanitary accommodation (boys WC, girls WC, accessible WC), staff office, breakout area, 2no of stores and circulation. All spaces have been designed in accordance with the Department for Education (DfE) *Technical Annex 1A: Definitions of Spaces*.

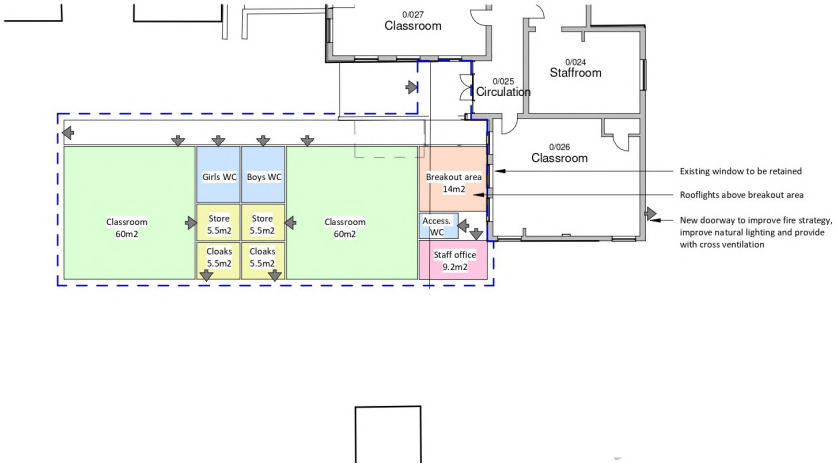
New staff toilets are proposed within the existing school footprint by utilising the current sanitary provision in the boys' toilet (Room 0/033). Classroom 0/026 will be refurbished to facilitate the connection to the new extension.



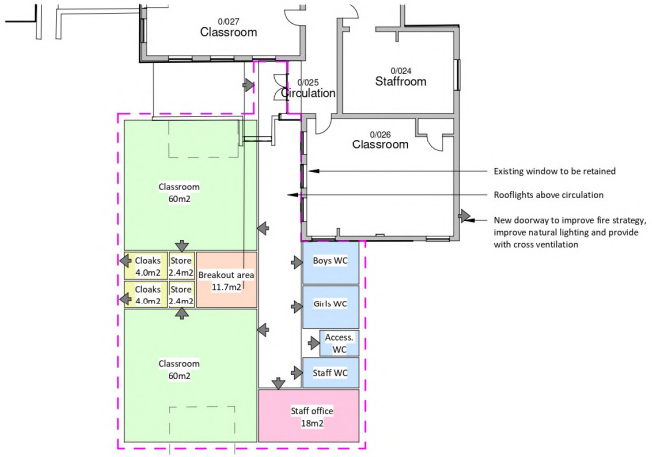
Proposed floor plan - Option 1



Proposed floor plan - Option 2



Proposed floor plan - Option 3



Proposed floor plan - Option 4

Figure 9 Design consideration (drawing no BC2505_APS-XX-00-DR-A-500, rev F1).

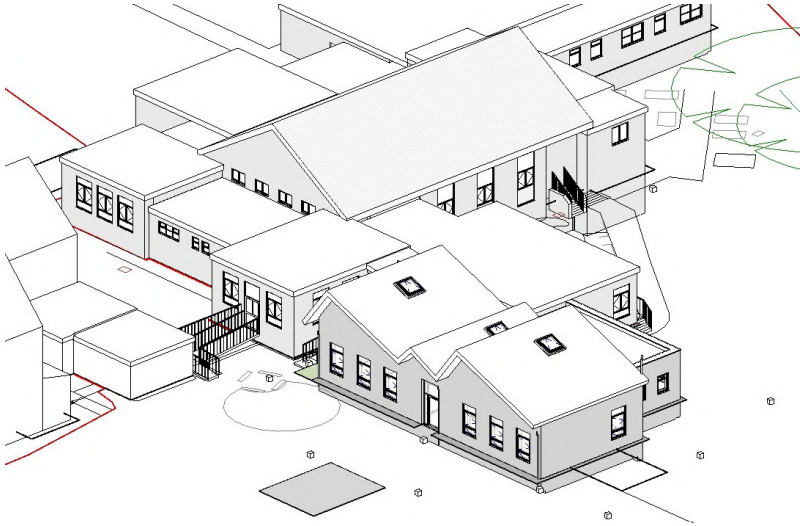
3.0 Design Concept and Development

3.4 Scale Evolution

The existing school building comprises a series of single-storey cluster blocks with flat roofs arranged around a central main hall, which is double-height and features a pitched roof.

The proposed extension faces open fields, the playground, and the Sacred Heart Church. Its orientation provides an opportunity to expand the building mass while creating generous, open, and higher-volume classroom spaces.

A range of design options was developed to explore different architectural approaches, beginning with a simple and sympathetic flat roof form, followed by a split mono-pitched roof, split off-centre pitched roof, and finally a more expressive zigzag roof profile. These options were reviewed in detail with the Applicant and the End User, considering the advantages and disadvantages of each approach.



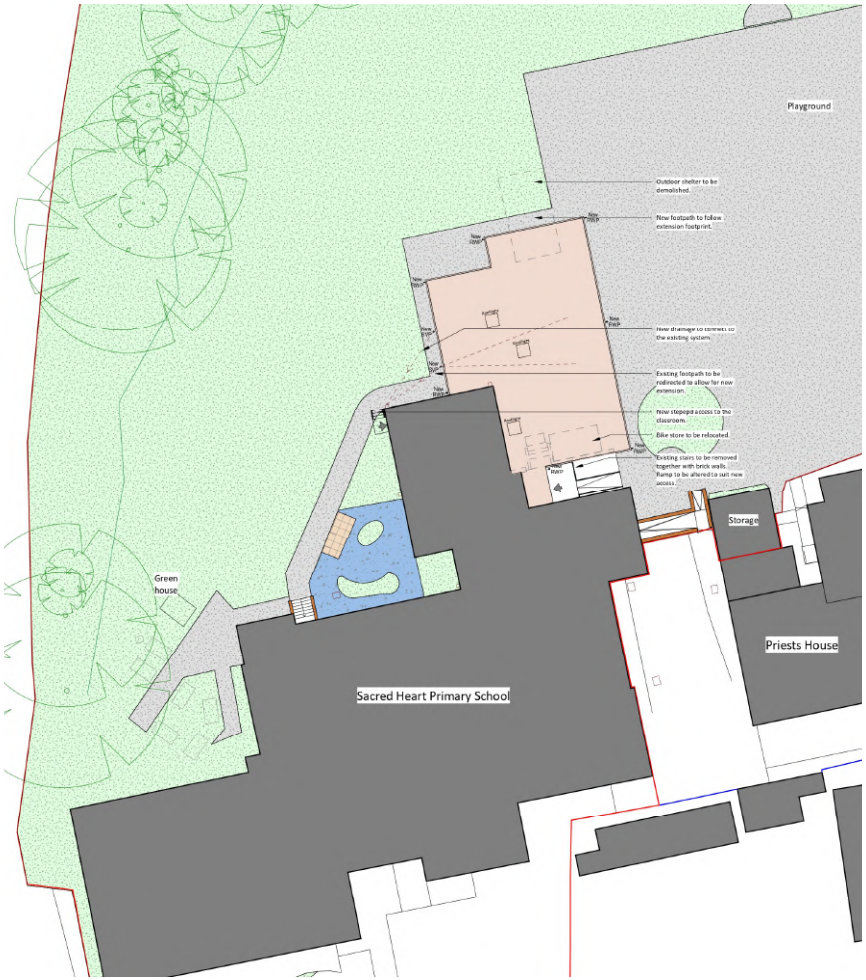
Figures 10-13. Design consideration looking at various forms of the extension.

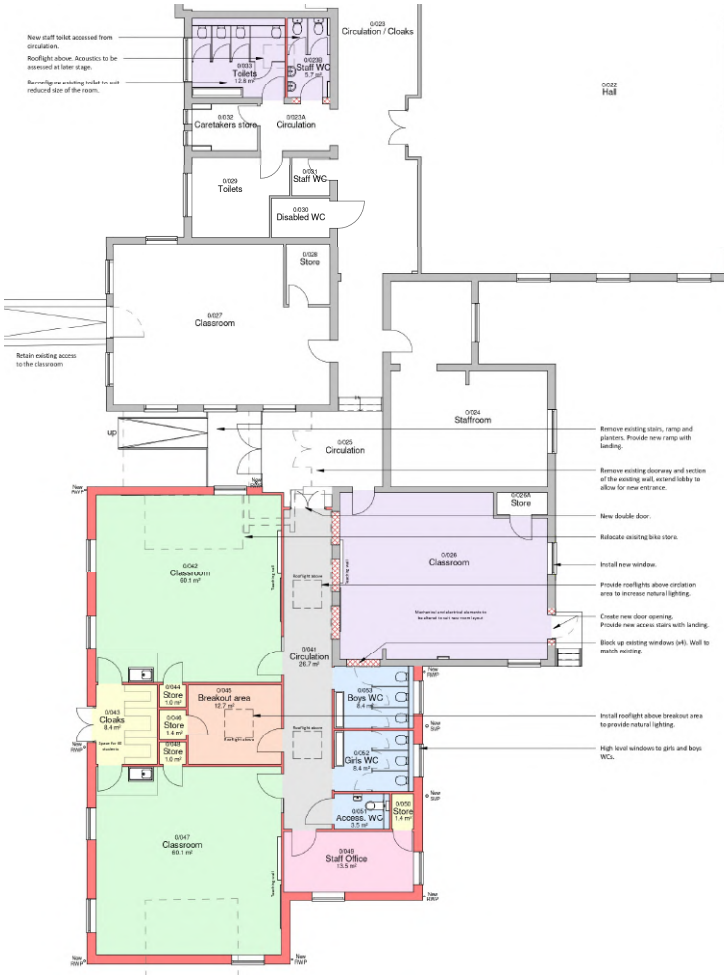
3.0 Design Concept and Development

3.5 Pre-application advice

Align submitted a pre-application to BMBC on 23rd October 2025 with the following comments and consultee feedbacks received on 15th January 2026:

- Visual Amenity—There will be little to no impact on visual amenity to residents in the area as the development is at the rear of the site as such would be considered to be acceptable.
- Highways DC – The scheme is acceptable and would not impact highways.
- Pollution control – Has the potential to impact workers and residents around the development site. Conditions have been suggested.
- Conservation – No objections and no further information required.
- Biodiversity/Ecology – No objections in principle.
- Tree Officer - Tree protection plan and tree protection plan details required at submission
- Sports England – Sports England has not been consulted upon at this point. However, there is the potential that they object to the scheme.





Figures 14- 15. Proposed site plan and floor plan (drawing ref: BC2505-APP-XX-00-DR-A-020-F2 and BC2505-APP-XX-00 -DR-A-120-F2).

4.0 Proposed Design

4.1 Use

The existing educational use of the site and the building will remain as it's existing educational setting.

4.2 Amount

The total site area is 11,760m2 with the building footprint of 1,137m2. The proposed extension is approx. 271m2 GEA.

4.3 Layout

Site Layout

The proposed site layout has been developed with careful consideration of site constraints and feedback from the End User to ensure the most effective design solution.

The extension is positioned to the North West of the site, facing the playground. To accommodate the new building, the existing timber shed will be demolished, and the bicycle store will be relocated.

A new ramped access route is proposed to serve the playground entrance, improving accessibility. In addition, a new footpath will be constructed around the extension to connect it seamlessly with the existing pedestrian routes to the east of the building.

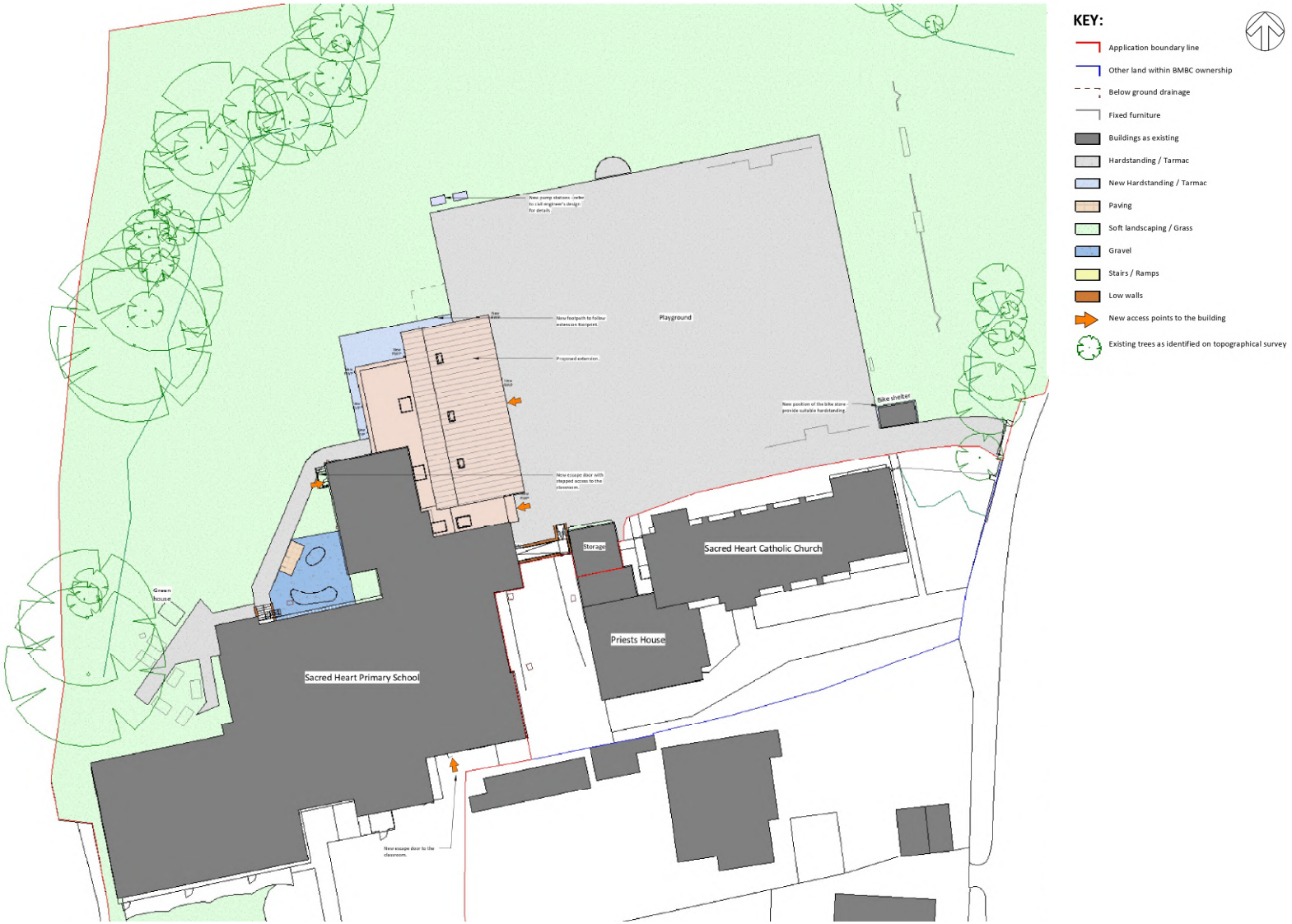


Figure 16.Proposed Site Plan (drawing ref no: BC2505-APS-XX-00-DR-020-P2)

4.0 Proposed Design

4.3 Layout

Internal Layout

The internal layout is organised around a central corridor, dividing the accommodation into *teaching* and *supporting side*. The teaching side comprises two classrooms with associated storage, shared cloakroom facilities, and a breakout area with additional storage.

The supporting side includes a staff office with storage, a girls' WC, a boys' WC, and an accessible WC.

All spaces are designed to maximise natural daylight and ventilation wherever possible.

Classroom 0/026 will be upgraded with a new external door, steps, and an additional window to provide a compliant fire escape route and improved natural lighting. The internal layout of this room will be reconfigured to integrate effectively with the new accommodation.

Classroom 0/034 will benefit from a new fire-escape door to provide a compliant means of escape.

The existing boys' WC (Room 0/033) will be reconfigured, with a portion of the space repurposed to create a new staff WC.

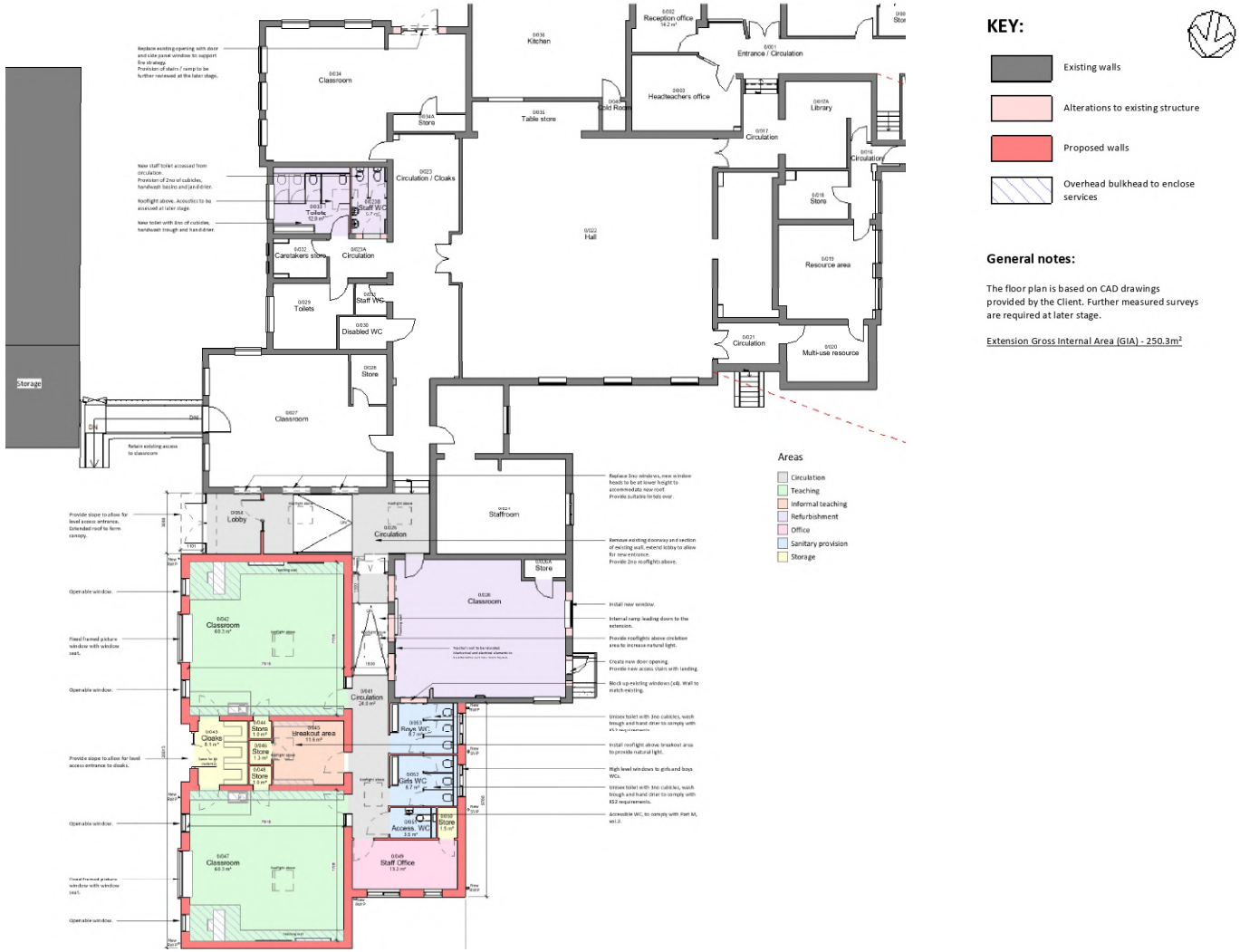


Figure 17. Proposed site plan (drawing ref no: BC2505-APS-XX-00-DR-120-P2)

4.0 Proposed Design

4.4 Scale

The proposal introduces a sympathetic built form, featuring an off-centre pitched roof above the classrooms and a flat roof over the link corridors, staff room, and sanitary accommodation. The split-roof arrangement provides two distinct internal heights, meeting the Department for Education's recommended space standards. This approach also helps to reduce the overall perceived height of the extension.

The link corridors have been designed in response to the constraints posed by both the existing building and the proposed structure. Variations in roof levels and finished floor levels necessitated alterations to the windows in classrooms 0/026 and 0/027.

The combination of the split roof height and the off-centre pitched roof enables the creation of open, vaulted ceilings, enhancing the sense of space and volume within the new classrooms and breakout area.

4.5 Appearance

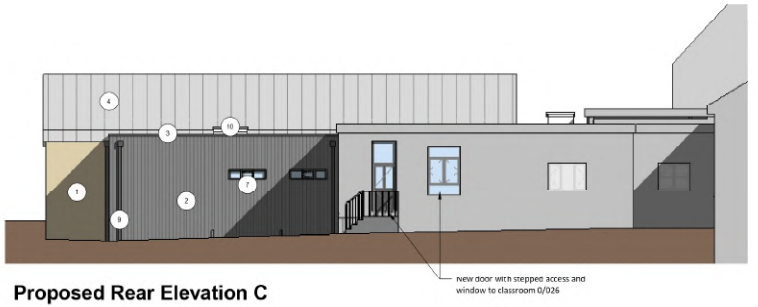
The proposed extension is designed to create a contemporary appearance through the use of contrasting materials and textures, adding visual interest to the overall form. Recesses along the principal elevation provide sheltered entrances to the lobby and cloakroom areas.

External walls will be finished in a combination of light buff brick and dark composite cladding. The pitched roof will feature a light grey metal standing seam system, while the flat roofed areas will be finished with a GRP covering. The rear roof section above the supporting accommodation will incorporate a parapet with aluminium capping.

Windows and doors are proposed in a dark grey finish with a smooth profile. Rooflights will be incorporated into both the pitched and flat roof elements to maximise natural daylight within the internal spaces.

Although the proposed extension adopts a visually distinct architectural language compared with the existing school buildings, it has been designed to remain sympathetic to its surroundings and to enhance the overall composition without dominating the site context.

Proposed Front Elevation A



Proposed Rear Elevation C

Proposed Side Elevation B

Figure 18-20. Proposed elevations (drawing ref no: BC2505-APS-XX-00-DR-220-P2)

5.0 Access and Movement

5.1 Pedestrian Access

The main entrance to the school is from Kings Street, south of the site. Further pedestrian access is from Lockwood Road. The access is through paved and tarmacked paths with gentle slopes, appropriate for wheelchair users.

Access from the playground is via steps and ramp, wheelchair access. This ramp will be altered to accommodate the proposal. A new ramp is proposed to ensure easy access.

Each classroom has it's own external access. This will be extended to classrooms 0/026 and 0/033 which will have new external door and stairs as applicable to provide alternative fire escape.

5.2 Vehicular Access and Parking

There are two vehicle access points, one from Kings Street leading to the staff car park, and another from Lockwood Road, where currently there is no parking provision provided there. At this stage, there is no proposal to change the above.

5.3 Cycle Parking

A sheltered cycle storage is currently located on the edge of the playground, adjacent to the entrance. To make space for the proposed extension, it is suggested to relocate it on the site.

6.0 Landscaping and PE Provision

6.1 Hard Landscaping

Following the construction of the extension, the access paths and hard surfaces will be altered to reflect the new building footprint. The access ramps and steps will be retained.

The footpath around the building perimeter will be extended to connect with the existing path on the Western side of the building.

The existing tarmacked playground levels will be adjusted to provide a gentler access route into the cloaks and lobby.

Hardstanding surface will be extended from the playground area to provide a base for the relocated bicycle storage.

6.2 Soft Landscaping

The existing provision will be enhanced to support BNG 10% net gain. This can be achieved by planting flower meadows or trees and shrubs and enhancing existing woodland.

A specialist will be consulted to seek further guidance.

6.3 PE Outdoor Provision

The proposal will increase the school's capacity by 70 pupils. A review of the existing and proposed accommodation has been undertaken in accordance with the guidance set out in *Building Bulletin 103: Area Guidelines for Mainstream Schools*. The analysis confirms that the post-development accommodation will be sufficient to meet the required standards.

The proposed extension will result in a loss of Hard informal and social area and Soft informal and social area. The soft PE and hard PE areas will remain the same.

Space	Current provision (based on 140 pupils)	Total required (based on 210 pupils)	Total post development	Further improvements required
Soft outdoor PE area	4,500m²	4,200 m²	4,500m²	No
Hard outdoor PE area	1,100m²	715m²	1,100m²	No
Soft informal and social area	1,150m²	1,020m²	1,050m²	No
Hard informal and social area	540m²	410m²	430m²	No
Habitat area	100m²	35 m²	100m²	No
Float	*2,087m²*	*1,650m²*	*2,040m²*	No
Net site area	9,477m²	8,100m²	9,220m²	No
Non-net	2,283m²	1,043m²	2,540m²	No
Total site area	11,760m²	11,220m²	11,760m²	No

Figure 21. Space revision based on Annex B of BB 103.

7.0 Drainage and Flood Risk

7.1 Proposed Surface Water Drainage

A new storm system is proposed to accommodate the extension area runoff. It is proposed to incorporate surface run-off from the existing roofed areas located at the northwest of the school. Due to insufficient falls from the proposed drainage to the existing private surface water system (to the south), a pump station is required.

The rising main pump is designed to allow for an operational discharge rate of 12 l/s for the regular (1:2 year) storm event, with capability to boost to peak discharge rate of 31.7 l/s to accommodate the (1:100 year event + 40 % Climate Change).

7.2 Proposed Foul Water Drainage

The proposed foul discharge point from the extension to connect into an indirect connection on the existing Yorkshire Water Combined public sewer that is located off the southern main entrance of the school along King Street.

However, due to the inadequate level difference to achieve a free fall gravity sewer a foul rising main is proposed to allow for lifting storm sewer against the ground topography.

The Foul rising main pump is designed to allow for an operational discharge rate of 5 l/s due to the inefficiency in operating at lower rates. The required lift between the foul pump and pressure break chamber is 4.103m in elevation difference with a length approx. 113.6m. Duty and standby pumps are proposed and a deep sump or bigger tank incorporated to allow for daily (9000 litres) 1 day of storage in case of pump failure.

The pump is located more that more than 5m away from habitable buildings and unobstructed access is attainable through existing tarmac playground for any future maintenance.

7.3 Flood Risk

In accordance with the EA's Long-Term Flood Risk Information, the overall site is considered at a very low risk of flooding from the different sources of flooding. The whole site is located within a Flood Zone 1.

A Flood Risk Assessment is not required in accordance with EA guidance of flood risk as the school extension is located in Flood Zone 1, less than 1ha and with no risks of flooding from coastal, fluvial, surface water, groundwater, sewers or reservoir. Additionally, works encroachment into the greenfield area is kept to a minimum, and works could be considered minor as overall extension size approx. 271m².

8.0 Ecology and Biodiversity

8.1 Bats

A bat dusk survey was carried out by Brooks Ecological on 11th May which confirmed there are no bats present on site. Refer to bat report ref: ER-9044-01 for further details.

8.2 Biodiversity Net Gain

A Biodiversity Net Gain (BNG) calculation and accompanying statement were prepared by BWB Consulting in November 2025 to assess the existing site habitats and determine the number of units required post-development to achieve a 10% net gain. The assessment identified the site as comprising the school complex, modified grassland, and boundary woodland.

The habitats within the site include modified grassland and trees, with the total site area measuring 1.18 ha. The baseline habitat value was calculated at **3.85 habitat units**. To achieve a 10% net gain, the development must deliver **4.23 habitat units** post-completion. This uplift may be achieved through habitat retention and enhancement, new landscaping, or off-site offsetting, in accordance with the mitigation hierarchy.

Further guidance should be sought from a BNG specialist to determine the most appropriate on-site strategy for achieving the required 10% net gain.

Figure 22. BNG plan prepared by BWB highlighting different habitat.

9.0 Sustainability

The proposed works will be designed with consideration given to sustainability where practicable as well as any sustainability policies required by Barnsley Metropolitan Borough Council. The requirements will be met by implementing a fabric first approach, which will minimise energy consumption through the life cycle. Furthermore, space and water heating will be provided by the existing gas boilers. Natural lighting and ventilation, supplemented by mechanical measures, will improve the indoor environment. Other environmentally friendly measures include:

- Recycling of household waste, including bio-waste.
- Encouraging cycling by providing secure bikes stores.

The National Planning Policy Framework notes that the planning system aims to ensure sustainable development which encompasses the following 3 objectives:

- Economic – to help build a strong, responsive and competitive economy.
- Social – to support strong, vibrant and healthy communities.
- Environmental – to contribute to protecting and enhancing our natural, built and historic environment. The consequential improvements under Part L will be further considered at Stage 4 technical design.

10.0 Conclusions

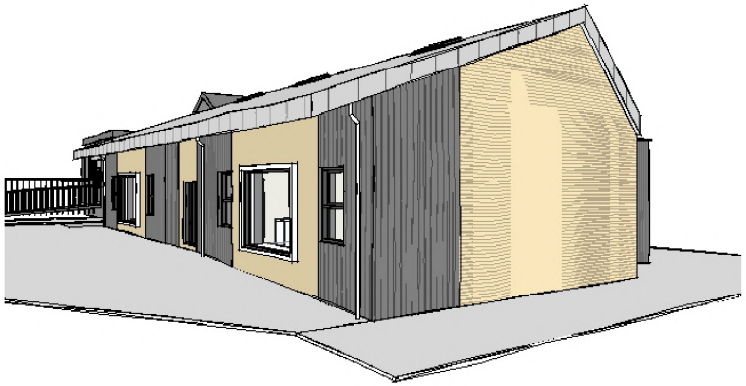
The proposal provides additional teaching and support accommodation in response to the identified need for increased pupil capacity. Recent residential development in the surrounding area has placed further pressure on the availability of school places, reinforcing the requirement for this expansion.

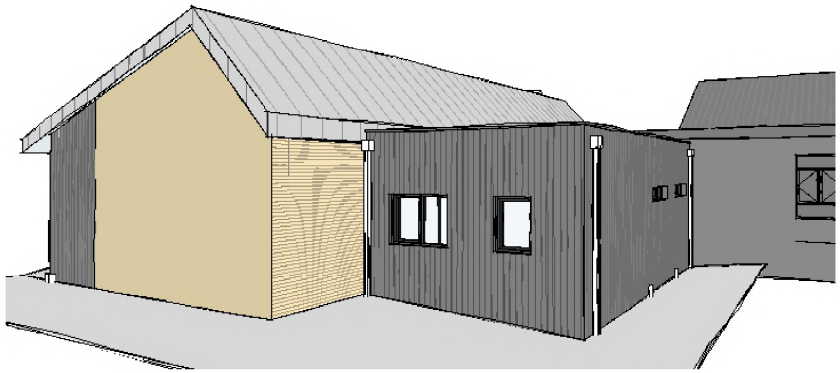
Barnsley Metropolitan Borough Council appointed Align Property Services to develop a design that meets the specific operational needs of the school. The proposed extension includes two classrooms with associated storage, shared cloakroom facilities, a breakout area, a staff office, toilets, and additional storage spaces.

The design has been developed with careful consideration of the constraints posed by the existing buildings, site topography, and surrounding amenities. A range of options, layouts, and building forms were explored, and pre-application advice was sought from the Local Planning Authority, which provided a generally positive response.

The proposed layout, massing, and scale are sympathetic to the existing structures. While the extension adopts a more contemporary architectural language than the existing school buildings, it has been designed to remain respectful of its context and to enhance the overall composition without dominating the site.

This Design and Access Statement demonstrates how the proposed development will deliver sustainable growth that supports the local economy and enhances the character of the area, in accordance with both local and national planning policy. On this basis, planning permission should be granted.





Figures 23-25 3D views of the proposed extension.