Northern College

Remodelling Works to Top Floor of Wentworth Castle

Aedas

Aedas Building Consultancy Ltd
Norwich Union House
High Street
Huddersfield HD1 2LF
United Kingdom

T +44 (0)1484 537411
F +44 (0)1484 530332
huddersfield@aedas.com
www.aedas.com/buildingconsultancy

Aedas

BC.HUD.2013.01193.000/6.0

Statement for:
Remodelling of the Top Floor of Wentworth Castle to Create 3 No. Teaching Rooms
at
Northern College
Wentworth Castle
Stainborough
Barnsley
South Yorkshire
S75 3ET

On Behalf of:

1.00 Introduction

1.01 Northern College is a residential college that is a dedicated provider of education to adults without formal qualifications that are seeking to return to learning.

1.02 As part of an ongoing estates strategy the College is undertaking a review of the condition and suitability of the existing accommodation on the College with a view to ensuring the sustainability of the College for the long term.

1.03 As part of this strategy the College is proposing to relocate the existing Children's Centre from an existing dilapidated pre-fabricated HORSA Hut into the ground floor of the Owen Block. To accommodate these works it is proposed to relocate 3 no. teaching rooms from the ground floor of Owen to the underutilised top floor of the main house.

2.00 Existing Building and Site

To be read in conjunction with site plan/photo, see Appendix 'A' and existing photos refer to Appendix 'B'

2.01 The College site is located at Wentworth Castle to the South of Lowe Lane between the Hamlets of Stainborough and Hood Green. The college is situated within a Green Belt and Conservation area.

Company registration No: 2156528, Registered in England. Registered office: 5-8 Hardwick Street, London EC1R 4RG
Directors: M Ellis FRICS | RC Grayson BSc FRICS | SJ Smith BSc (Hons) MRICS | AJ Hunt BSc MRICS | A France BSc (Hons) MRICS
Regulated by RICS

2.02 The Northern College / Wentworth Castle site is of considerable historical, architectural and landscape importance. The site consists of a Grade 1 listed mansion (Wentworth Castle) with features that date from the 18th Century and numerous Grade 2 listed out buildings, including 17th-19th Century farmstead known as Home Farm with a de-consecrated 19th Century church.

2.03 The site is surrounded by Grade 1 listed woodland gardens which are owned, operated and maintained by the Wentworth Castle and Stainborough Park Heritage Trust.

The design of the gardens originates from the 18th Century and includes a partly ruined mock medieval castle. , The wider area that surrounds the woodland garden constitutes the historic Stainbrough Park, containing several follies and monuments and an ornamental lake to the East, is designated as a Grade 1 historic landscape.

2.04 Post-war buildings were added to the site in 1947 when the site was converted to Teacher Training College when the private owners the Vernon Wentworth Family sold it to Barnsley Council. These comprised of three linked prefabricated HORSA Huts made with concrete panel walls between concrete portal frames with asbestos cement sheet roofs. They were used as dormitory accommodation for the newly opened Women Teachers Training College housed in the Wentworth Castle Main House.

The HORSA Huts are still in use with the top two providing storage for the college and the bottom hut being used for the provision of an OFSTED approved Children's Centre providing day-care for the children of students attending the Northern College.

The existing HORSA Huts are now in a severely dilapidated condition and are beyond economic repair and refurbishment.

2.05 In the 1960's the Teacher training College was expanded and the flat roofed concrete framed Owen Block and the Wollstonecraft Block were added to the campus as classroom blocks.

3.00 **Rationale for Change**

3.01 As part of a wider property strategy the College has recently undertaken a thorough review of the condition, and functional suitability of its existing estate's accommodation and has taken the decision that rationalisation of the existing accommodation is key in ensuring the long term future of the college.

Suitability

3.02 The top floor of the Main House was converted in the 1950's into dormitory

accommodation for the Teacher Training College's needs by the installation of timber stud framed and plasterboard faced partition walls to break the original rooms into bedrooms for the residential students that attended the college. This layout was retained after the Northern College took over the campus in 1978 and this residential use of the top floor has continued since.

This bedroom accommodation is not fully utilised resulting a significant amount of inefficient floor area. The provision of bedroom accommodation within the main house also presents further problems to the College as follows:

- The bedrooms present an increased fire risk to the property as the building is occupied at all times.
- The building is inefficient to heat however requires heating for prolonged periods due to the building being occupied residentially at all times.

4.00 **Proposal and Design**

4.01 It is proposed to undertake works to provide 3 No. Teaching rooms to the top floor of the Main House

Accommodation

4.02 It is intended to undertake works to remove the existing timber stud partition walls that were constructed during the 1950's from 6 No. Bedrooms to reinstate 3 No. large rooms back to their original layouts

Part of the works involves remodelling the existing sanitary accommodation which was originally installed in the 1950's to provide sanitary accommodation for use by the students.

Appearance

4.03 The intention is to remove the existing stud partition walls and undertake making good works as required following their removal. The existing ceilings and cornice details are to be retained throughout.

4.04 It is intended that small power and lighting will be provided via dado trunking and surface mounted conduit which is easily demountable.

Landscaping

4.05 Works are to be also undertaken to the existing Main Plant Room to repair the cracking to the front elevation being caused be the corrosion of the embedded steel beams.

4.06 The works will include taking down and rebuilding the front elevation of the building

with the existing stone and removing the existing steel lintols and providing new doors to the main plant room and bin store to match the existing.

5.00 **Context**

5.01 The proposed works are to be undertaken are intend to return this portion of the main house back to its original layout .

5.04 The scale of the proposed works will have little impact on the building as a whole and therefore does not warrant an assessment in terms of physical, social and economic characteristics of the surrounding area and the impact of this development upon them.

5.05 Consultation regarding the proposals has been undertaken with the Wentworth Castle Trust, the local planning authority and English Heritage as the proposals have been developed and their comments have been incorporated into the final proposals.

6.00 **Access**

Site

6.01 Access to the site is provided via access road from Lowe Lane. It is our intention to maintain this as the principal access route throughout the works and upon completion.

Building

6.02 The College operates an inclusive policy in terms of its students and staff. Following completion of the works of the works it is intended that access is available for any disabled staff, students and children to access all areas of this building.

6.03 With the above in mind all new doors provided within this project will have minimum openings of not less than 830mm to assist with the movement of students and staff around the building.

7.00 **Summary**

7.01 The various options for the works have been considered as part of a larger estates strategy and it is felt that the proposals will fulfil the College's short term goal of rationalising the existing campus in order to reduce the existing financial liabilities and ensuring the sustainability of the College for the future.

7.02 The above proposals will not have an impact upon the character and appearance of the listed buildings as the works intend to partially return the building to its original layout. As part of the works it is also intended to undertake repairs to the sections of

historic fabric that are in dilapidated condition in order to ensure that they remain for the future.

7.03 The proposed finishes have been chosen in an attempt to keep with the appearance of the surrounding buildings to suit planning policies and the proposals will not harm the special character of the buildings.

Appendix A

Site Location Plan



NORTHERN COLLEGE
SITE PLAN

Aedas