

Barnsley College
Design & Access Statement
The Fleets

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Summary

The Planning, Design and Access Statement is submitted together with a full planning application for the provision of a change of use from an A4 Drinking Establishment to a D1 Non Residential Institution (educational facility) at The Fleets, Smithies Lane, Barnsley, S71 1NL.

Mainly single storey, the premises comprises of commercial kitchen space, fire damaged living space, a large open plan dance area and bar, pool room and family room. Barnsley College propose to refurbish the site and alter the internal layout to maximise learning potential and suitable accommodation. As part of the refurbishment project, Barnsley College propose to extend the facility with a Design & Build shower and changing facility to complement the College's playing field provisions.

The main site will be used for our MIX students, who are currently sited at the Belle Vue campus off Huddersfield Road. By relocating these students, it thought that the learning experience will be enhanced as a result of purpose built classrooms and the likelihood of truancing will be greatly reduced as the site is further out of the town centre than the existing site. In addition to the MIX students, Sports students and our commercial customers will be using the proposed extension as a changing facility to compliment the sports pitches.

Barnsley College believe that the presence of an educational facility in the area will be welcomed by the local community and improve the area.

In summary, the scheme will provide:

- A new Barnsley College teaching establishment
- Expansion on an existing community facility as per local UDP
- Interaction between a cross section of students from various departments
- Additional facilities for Barnsley Sports Academy's users, including students and the general public.
- No loss to neighbouring amenity
- Suitable use of land and buildings in accordance with the area as previously discussed with Barnsley Council

Introduction

This supporting Planning, Design and Access Statement has been prepared by Corina Billing on behalf of Barnsley College.

The Statement forms part of a full planning application for a refurbishment project and premises change of use for Barnsley College

The site, known as the Fleets on Smithies lane was previously used by the local community as a public house. Although Barnsley College will retain a licence function for external and internal events the College will operate strictly as an educational facility. The site is located adjacent to the College's playing fields and a local residential area. Access to the site is via a bus route and there is ample on-site parking for staff and students.

The site is identified on the drawings provided with the planning application.

The land use designated on the current UDP Proposals Map (Adopted in 2005) is an existing community facility. The land, although undeveloped at present, does not infringe greenbelt land and is not within a conservation area.

The proposed scheme is for:

- Teaching facility with links to the Barnsley Sports Academy, Catering and other cross college departments
- The refurbishment of an existing and currently dilapidated site in a nice residential area
- The provision for extending the site to allow for additional and complimentary sports facilities

A pre application discussions have been taking place with the Council following the College's purchase of the site in September 2011. The Council considered the scheme to be of value to the site and neighbouring communities.

The drawings to accompany the application are as follows:

- Existing plans and elevations of the Fleets
- Existing site plan
- Proposed refurbishment layout and extension with north compass and proposed access point
- Proposed elevations of the refurbished and extended building

Site & Surrounding Area

Location

The application site is situated within the Borough of Barnsley. The location of the site is shown on the drawings attached with the planning application.

Site

The proposed site for development is located a couple of miles away from the College's main town sites and the address is The Fleets, Smithies Lane, Barnsley, S71 1NL.

The area is mainly residential with some playing fields and a fishing lake nearby. Local residents use the site to walk their dogs.

The topography of the land and the current road layout allows the proposed development to sit adjacent to the road with the front elevation facing the traffic. This is the existing entrance will not be altered.

Surrounded by trees, grassland and shrubs the development will benefit from the natural site surrounding the facility. This is believed to enhance learner experiences and allow for freedom outdoors in break times.

Surrounding Area

Although a residential area, the site also has a mixture of educational, A1 and B1 classes nearby.

The buildings within the Honeywell campus range from pre-1950's red brick properties up to current building standards incorporating new construction technologies. All buildings are of varying storeys; either 1 storey accommodation or 2 storey.

There is public view directly onto the site due to the adjacent residential developments; however the College believe that the presence of new occupiers within the building will deter vandalism and arson attacks as previously experienced being a vacant building. Once the development is in use the College also believe that fly tipping at the site will be greatly reduced and the land surrounding the site will be maintained.

The bus stops on Smithies Lane providing a commuter link on the site.

Case for Permission

The proposal must be assessed against the following criteria:

- Sustainability and making efficient use of Land
- The design and re-use of existing resources
- The effect of the building upon the surrounding townscape
- Access, other planning constraints including parking
- Social and economic impact

Sustainability and Making Efficient Use of Land

The proposal would slightly increase the density of the current development and therefore increase the efficient use of the site and land. Refurbishing an existing building to suit current requirements ensures that efficient use of resources is maintained. In doing so, the development will cause little impact to the biodiversity, local population and current uses. The scheme would maximise the site potential, increase facilities, opportunities and learning support.

Re-utilising an existing building demonstrates the sustainable ethics of the College and minimises construction waste from within the education sector of the Borough.

The Design

Currently the two storey premises are vacant and have been subject severe vandalism, including one arson attack. The design will include the extension of the premises to accommodate Sports use of the playing fields adjacent to the property and use of the existing building as a teaching facility. The teaching facility will remain open as per current College opening hours with the potential to take evening classes and weekend Sports activities.

The proposed use will remain not the same, currently a drinking establishment and proposed to be a non-residential educational facility; the College will retain the site licence. Alteration to the internal layout will achieve the desired results to support the learning environment – these changes can be viewed on the existing and proposed layouts (layouts are subject to slight alterations during the construction phases).

Opening hours will be from 7.00am to 7.00pm, with the possibility to extend hours further for evening class provision and events.

The building and design has been changed and extended over the years and is approximately 20+ years old. The alterations proposed will enhance the access to and around the building whilst incorporating current regulations for design, fire and access.

In terms of designing out crime, the current facility incorporates security grills to the windows and high level paladin fencing will ensure student safety on site together with deterring criminal acts against the building.

The facility is proposed to improve the physical environment as per section 1.16 of the current Borough UDP.

Access, other planning constraints including parking

Vehicular access is gained from Smithies Lane directly onto The Fleets carpark. This is the main and only vehicular entrance to the site and access will be restricted to site users only. Pedestrian access through the site and adjacent to the site will not be affected by the development. During the development period, pedestrian access adjacent to the site will not be affected.

Although the number of parking bays is not marked out on the car park surface, there is approximately room for 35-40 vehicles. Once the development is complete, this will reduce as the spaces to the rear of the building will where the proposed changing rooms will be sited. This will reduce spaces by around 10.

Social and Economic Impact

Socially, the development will provide a safe, secure and outstanding facility for the care of our Belle Vue students. Due to the heavy maintenance requirements of the College's existing site, it does not provide students with a continuous outstanding facility. The students using Belle Vue appear distracted by the Barnsley town centre and the College has found that although these students attend to learn, they become distracted and attendance becomes poor. The College have deemed that the proposed site will dramatically increase attendance of these students, enhancing the prospects of learners greatly. The extension will provide additional sporting facilities to enhance community use and College use of the sports pitches.

Section 4.19 of the UDP highlights the Borough's concerns that there are not enough people in work and too many people are in low paid work, and too many people lack the skills or travel opportunities to take advantage of jobs outside the borough. The Fleets teaching facilities aims to reduce these situations for learners and provides a stepping stone for learners to achieve greater prospects. New facilities in the way of refurbishing the site may help to overcome the "below average" educational attainment by providing up to date teaching accommodation away from distractions with additional facilities to the existing site. The College believes that encouraging students to use The Fleets as a stepping stone to higher and further education, this will encourage higher skill bases, resulting in potential economic growth and regeneration.

All the above mentioned will enhance the area as per the Borough's employment strategy objective 2.33 of the UDP (Adopted in December 2000).

We regularly check the site as we have received a number of “call-outs” following intruder alarm activations. This should give local residents peace of mind that we are actively protecting and maintaining their neighbouring sites.

Appendix

The attached information includes images and plans of the development and are aimed at supporting the application. Further information is provided as plans and elevations additional to this Design and Access Statement.

Appendix 1 – The Fleets, Current site



Image 1: The Fleets, currently vandalised with graffiti – Barnsley College propose to remove graffiti and provide a warm and welcoming entrance for students.

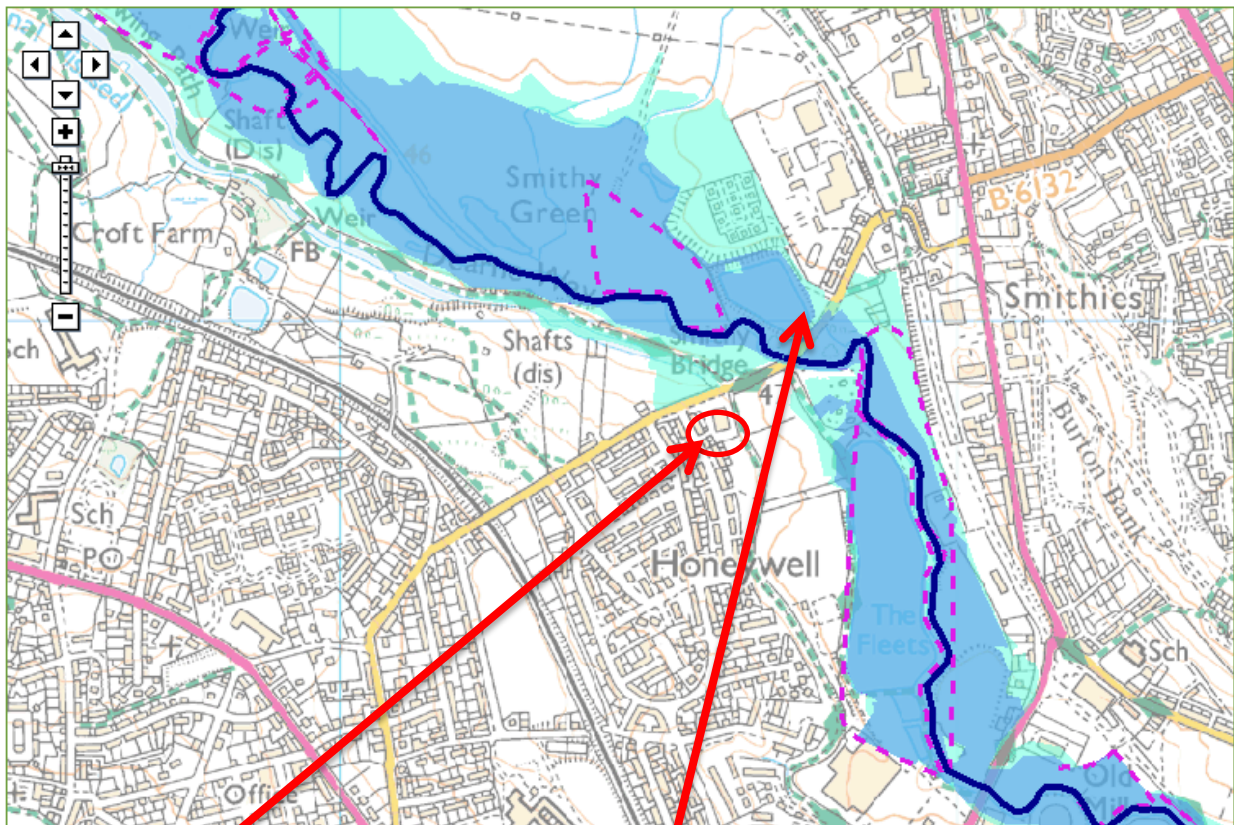


Image 2: The Fleets, currently used as a fly tipping area – Barnsley College propose to remove waste and maintain grounds.



Image 3: The Fleets, currently subject to severe vandalism – Barnsley College propose to secure the site and monitor, allowing neighbours to feel safe.

Appendix 2 – Flood Plane Map



THE FLEETS SITE

FLOOD PLANE

BARNSLEY COLLEGE THE FLEETS SITE (APPROXIMATE) – FOR ILLUSTRATION PURPOSES TO DEMONSTRATE THE DISTANCE OF FLOOD PLANE.

THE PROPOSED DEVELOPMENT IS SITED NEAR TO, BUT NOT WITHIN, A FLOOD PLANE. **NOT TO SCALE.**