



18.12.13

Barnsley College
New Sixth Form Centre

Design and Access Statement





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Revisions

<i>Rev D0</i>	13-12-13	First Issue
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1.0 Introduction

1.0 Introduction

The purpose of this Design and Access Statement is to set out the architectural design intentions for Barnsley College's proposed new Sixth Form Centre as part continued ambition to improve the quality of its estate and the facilities available to its learners. It is to be read in conjunction with the drawings submitted as part of the planning application.

The proposed project envisages the construction of a new stand alone Sixth Form Centre, bringing together all of the Sixth Form curriculum into a single bespoke building on a highly prominent Town Centre site. The proposed development comprises:

- Demolition of the vacated Library building, mixed use units and decked parking on Shambles Street.
- Construction of a high quality new build 4-storey teaching building. This new facility will have a Gross Internal Floor area of around 7,000m² comprising a mix of traditional classrooms, specialist facilities for science art and media and open plan learning areas. These will be supported by a large social/dining facility and flexible multi-purpose lecture/performance venue, as well staff and support facilities.
- Improvements to the public realm surrounding the building, in particular the key pedestrian approaches from St Mary's Place and along Shambles Street
- Creation of circa 16 on site parking spaces in an under-croft under the new centre, approached from St Mary's Place via the existing vehicular access point.
- Integration of low carbon and on site renewables and sustainable design principles to achieve a target BREEAM rating of Excellent.
- Completion of the new facility to open in September 2015. This is a key condition of the funding secured by the College for the scheme from the Skills Funding Agency.

The College's ambition is to create a contemporary, landmark building that will reflect the ambitions of the College to offer its learners the highest quality teaching and learning environments possible. In doing so it is equally important that the new facility is a positive contribution to Barnsley's Town centre, complimenting and enhancing the setting of the listed Town Hall. The massing and fenestration of the building have therefore been carefully considered to reflect the traditional materials and proportions of the neighbouring historic buildings whilst the use of extensive glazing will showcase the learning activity occurring within and provide animation to the surrounding streets.

Section 2.14 sets out the historic context of the site, with section 4.3.2 describing how the design responds to this setting.





2.0 The Process – Site Analysis

2.1 Site Analysis

2.1.1 Overview of the Site

The proposed site for the new Sixth Form Centre is located just to the west of Barnsley Town Hall. It is currently occupied by the Library (due to be vacated prior to the acquisition by the College) and adjacent retail units and decked parking.

The site is bounded to the north by Westgate, to the east by St Mary's Place, to the south by Shambles Street and to the west by John Rideal House.

The central location, proximity to the listed Town Hall and long elevation to the key vehicular approach into the centre along Shambles Street make this site a critical location within the Town Centre requiring an approach that will compliment the historic context of the Town Hall and support the wider aims of Barnsley Metropolitan Borough Council to create a sustainable, high quality town centre environment.

2.1.2 Town Centre – Public Spaces Strategy

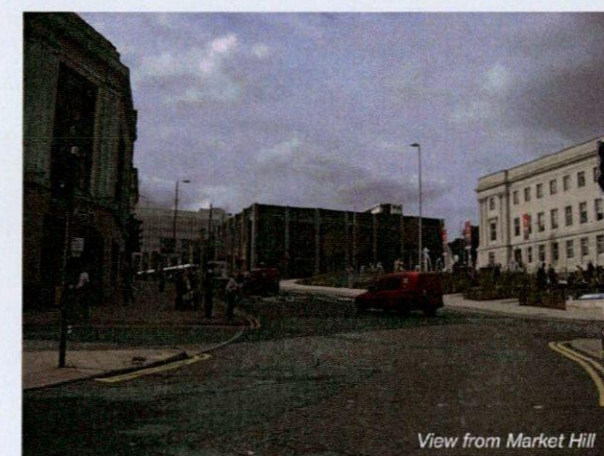
In September 2010 BMBC released its Public Spaces Strategy, setting out its vision for the improving the town centre environment. This set out a number of core principles that should underpin all developments:

1. To Create Cohesion and 'glue' Barnsley Town Centre together.
2. To create user friendly, comfortable, clutter free streets, spaces and gateways.
3. To Celebrate Barnsley; reflecting the architecture and topography, add the WOW factor and creating spaces that provide the stage for events and activity.

The proposed Sixth Form site forms an important element within this wider vision for the town centre, directly relating to an number of core ambitions over the medium and long term including:

- Supporting the move towards creating pedestrian focused streets, notably Westgate in the short/medium term (2019) and Shambles Street in the longer term (2029).
- Linking and complimenting the network urban squares and parks including: the Town Hall Square immediately to the east of the proposed sit, the landscaped park adjacent the magistrates court to the north on Westgate and the area adjacent Rideal House immediately to the west.
- Improving the setting to the key priority area of the Town Hall.
- Helping to green the town centre through the introduction of high quality urban green spaces and networks.

Section 4.1 sets out further how the proposed design response to these development principles.



View from Market Hill



View along Westgate



2.0 The Process – Site Analysis

2.1.3 Pedestrian and Vehicular Movement

As noted above the proposed site lies in a highly prominent location on key pedestrian and vehicular routes through the centre.

Currently the key pedestrian access to the site is from the east, linking through the Town Hall Square to the existing pedestrian hotspots of the Interchange, Peel Square, Arcade and Cheapside. Nevertheless Shambles Street remains an important pedestrian route, with pedestrian activity along both this street and Westgate envisaged to increase as the Town Centre Strategy to move towards greater pedestrian focus is implemented.

The site also currently has three pedestrian rights of way running through it:

- A route to the western edge of the propose site with steps linking Westgate to Shambles Street via the landscaped area adjacent John Rideal House.
- A route linking Westgate to Shambles street between the Library building and retail units. This is a poor quality route comprising access through the decked parking area behind the retail units and through an unattractive alleyway running between the library and retail units. There is no footpath on the access road from Westgate onto the upper car parking tier, forcing any pedestrians to walk on the roadway.
- A route linking St Mary's Place to Shambles Street. Again this is a poor quality route, utilising the existing car park access road from St Mary's Street, through the lower parking deck area and connecting to the narrow alleyway between the library and retail units. Similar to above there is no footpath on the access road into the lower tier parking.

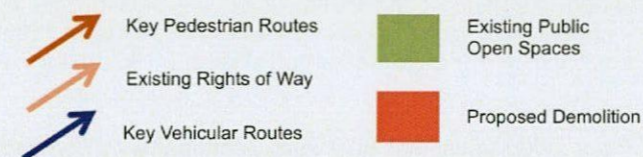
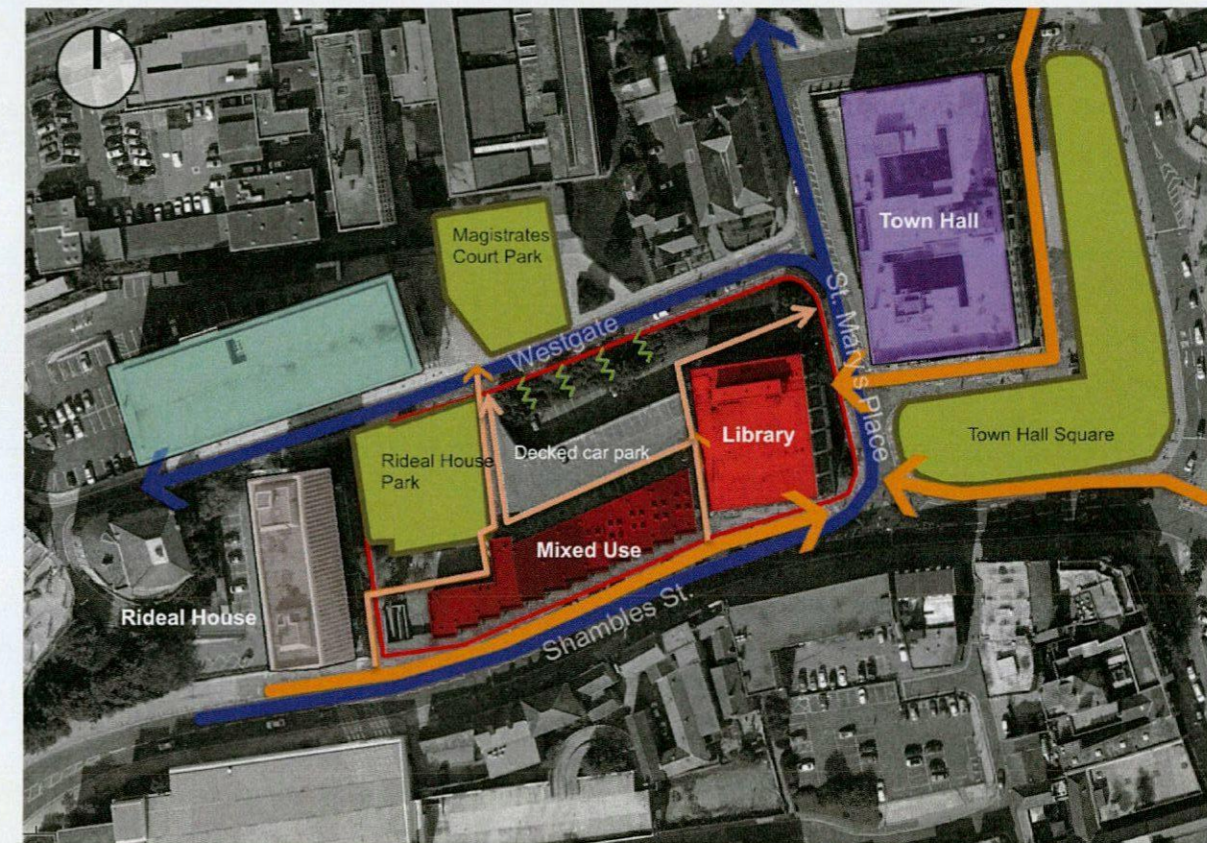
The site also presents long elevations to the key vehicular access routes through the town centre along Shambles Street and St Mary's Place. A two storey decked parking area lies behind the retail units, with the lower level accessed from St Mary's Place to the north of the Library building and the upper level accessed from Westgate via a concrete bridge.

2.1.4 Topography

The site reflects the hilly topography of Barnsley's town centre, with significant level changes across the site from both north-south and east-west.

The lowest point of the site sits at the junction of Shambles Street and St Mary's Place, with change in level of around 5.5m south to north between Shambles Street and Westgate.

Similarly moving west, Shambles Street initially rises steeply, with the existing entrance of the library approximately 2m higher than the corner with St Mary's Place. From this point the gradient eases along the frontage of the existing shop units rising a further 2m to the south western corner of the site.



Site analysis



2.0 The Process – Site Analysis

2.1.5 Existing Buildings

The site is currently occupied by the 3/4 storey Central Library building and adjacent 2 storey building comprising 12 commercial units at ground floor level (some already vacant). Behind the retail units is a concrete decked car park.

The Library building is a simple rectangular block dating from the 1970's. Although clearly of its time, careful consideration was clearly given in its design to its relationship with the Town Hall, with its distinctive architectural language of brickwork panels set between an exposed concrete clearly relating to the proportions of the adjacent listed building.

However the existing building does little to enhance or engage with the surrounding public realm. In response to the complex topography, the building entrance has been pushed away from the Town Hall along Shambles Street resulting in the creation of a prominent concrete plinth. Occupied by a basement, the result is a solid façade at street level offering no views into the library building.

Separated by a narrow alleyway, the two storey retail units fronting onto Shambles Street are of little architectural merit. Constructed of glazed shop units at the street level with precast concrete panels above, these units do nothing to enhance this key gateway site into the town centre. Behind the retail units, the decked parking area is treated very much as the rear of the development, with the consequence of presents an unattractive aspect onto Westgate and the park opposite.

2.1.6 Heritage Context

The proposed site sits at the edge of the Market Hill conservation area and adjacent the Grade II listed Town Hall.

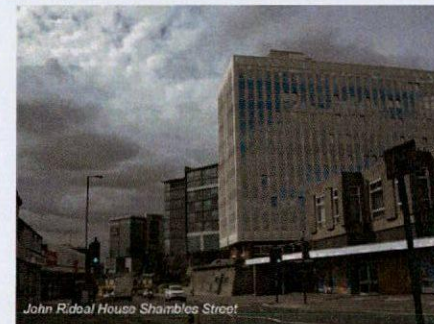
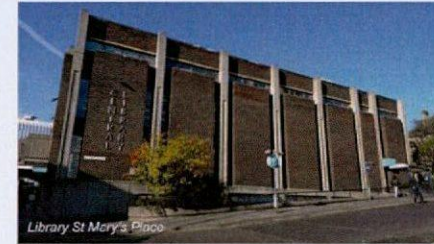
Dating from 1933 the Town Hall is a key architectural statement in the town centre and is surrounded to the east and south by high quality public spaces. Constructed principally of Portland stone in a classical style the 3/4 storey Town Hall have an elegantly proportioned symmetrical façade with a tall square tower over the central entrance bays.

The elevations are broken down horizontally into several elements; a plinth taking up the sloping site, a rusticated ground floor with band above, upper two storeys and a deep frieze, cornice and parapet. The southern elevation facing onto St Mary's Place has projecting corner bays framed at 1st and 2nd floor level by giant fluted Corinthian pilasters.

The rear (western) elevation facing on to St Mary's Place offers a simpler brickwork treatment with Portland stone limited to the horizontal banding, frieze, cornice and parapet and a central loggia. The building is surrounded by cast iron railings with Portland stone base and piers.

The tower has a clock face to each side and steps in as it rises to form a highly distinctive feature of the Barnsley skyline, visible from many places moving around the town centre and beyond. Of particular importance to the proposed development of the Sixth Form Centre are the views from the east and south, where the massing and proportions of any development will have a direct visual relationship with the Town Hall.

The existing buildings directly opposite the proposed site on Shambles Street comprise a mix of architectural styles and quality, ranging from 3 storey concrete faced 1960'70's retail units to more traditional 19th Century 2 and 3 storey stone fronted dwellings with shop units at the ground floor.





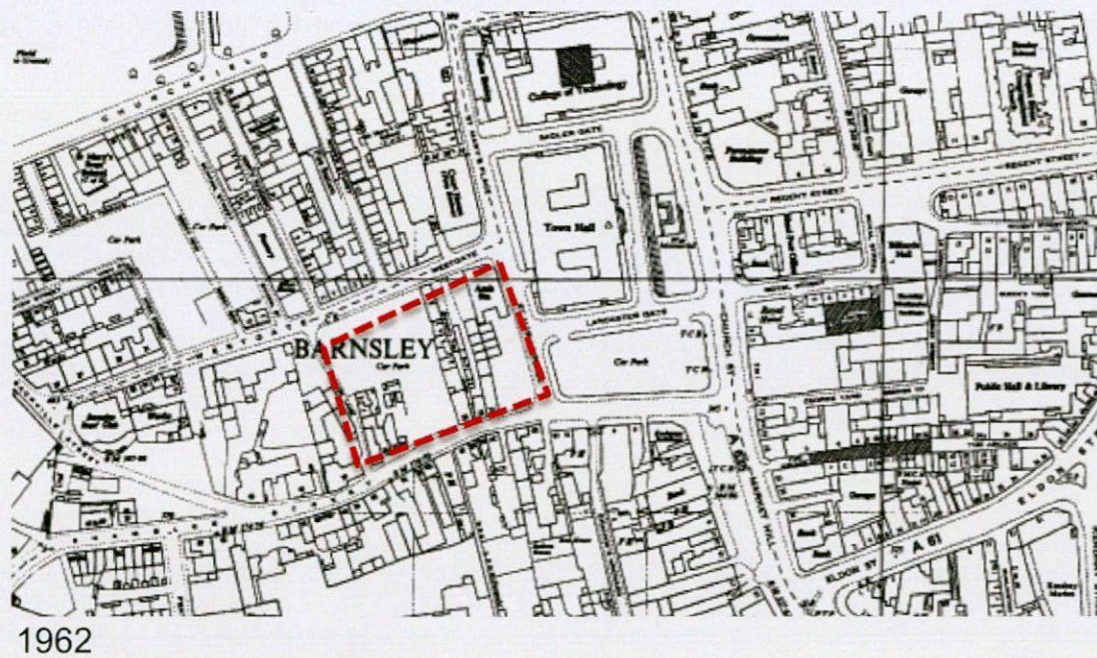
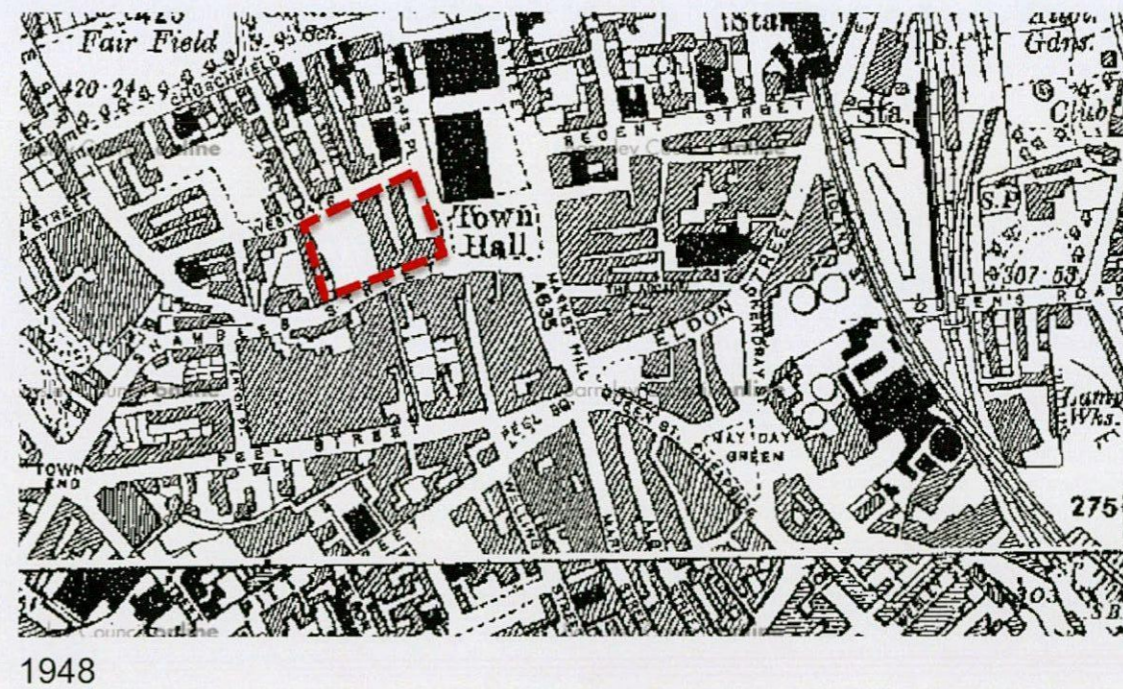
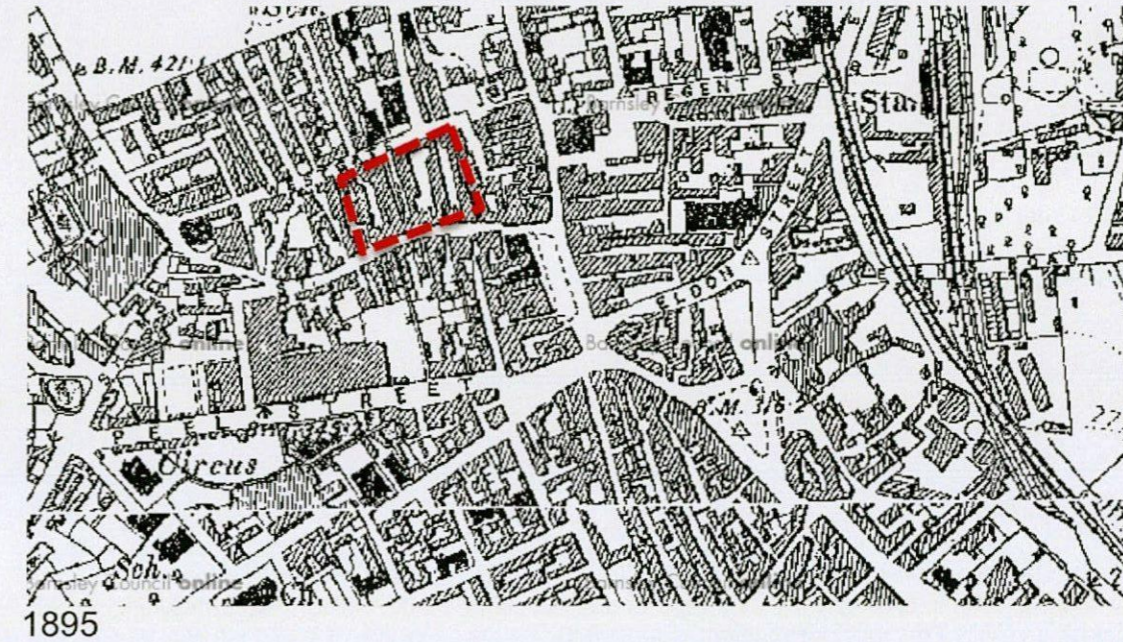
2.0 The Process – Site Analysis

2.1.7 Historical Site Use

Shambles Street lies in the historic heart of Barnsley with development in this area dating back to the medieval expansion of the original Saxon settlement.

Centred around the wide open market place at Market Hill this developed in to the characteristic medieval form, with narrow plots running perpendicular to the main street and a series of side streets including Shambles Street.

It appears that Shambles Street continued to follow this original form, developing into a pattern of thin tenements orientated north south, with narrow alleys connecting between Shambles Street and Westgate. The construction of the Town Hall and Technical College in the 1930's swept away these tenements to the east, however elements of the tenements continued to survive on the proposed site until they were finally swept away with the construction of the current library and retail units.





2.0 The Process – Consultation

2.2 Consultation

2.2.1 Design Team

The College has appointed a professional design team to progress the design of the proposed new building. These professionals bring considerable knowledge in their specialist fields but in particular to education. The design team is as follows:

- Project Manager – Turner & Townsend
- Architect - Bond Bryan Architects
- Landscape Architect - Dally Henderson
- Cost Consultant - Turner & Townsend
- CDMC Coordinator – Turner & Townsend
- Structural Engineer – WYG Engineering
- Building Services Engineer - Silcock Leedham
- BREEAM Consultant - Silcock Leedham

2.2.2 College Consultation

The proposed brief and design for the new Sixth Form Centre has been developed in conjunction with the College through a series of meetings and workshops with key members of the College team, including the Sixth Form Principal, and Vice Principal for Property Development.

This has been an iterative process allowing the College to feedback at each stage of the design process, from the development of the outline brief through the initial site planning to the emerging architectural concepts. Particular focus has been placed on developing and testing the detailed layout of the building, to ensure that the spaces created will that will provide functional flexible teaching and learning environments that can adapt to the changing needs of the College.

2.3.3 Planning Consultation and BURDAP

As part of the process for developing these proposals, early discussions with the Local Authority have been seen as imperative to ensure that there is broad support for the key design proposals. The College and Bond Bryan have therefore sought to keep Barnsley Metropolitan District Council Planning department informed of the emerging proposals via a number of meetings, email and telephone correspondence. This has included discussions on the proposed massing, site planning and elevational treatment.

As part of this consultation process Bond Bryan also twice presented the emerging design proposals for the new Sixth Form Centre to the Barnsley Urban Renaissance Design Review Panel (BURDAP). The initial presentation included a broad discussion of the opportunities and constraints of the proposed site, including the important heritage setting, conceptual design response, proposed building massing and elevational treatment. The second presentation provided an update on the design development including how the proposals have developed in response to the BURDAP feedback. Section 2.3.5 sets out a number of areas that have been directly influenced through this review process.

2.3.4 Police Architectural Liaison/Crime Prevention Officer

As part of the on going consultation process the Colleges design team has initiated discussions with South Yorkshire Police's Architectural Liaison Officer. Copies of the proposed College building and site design have

been forwarded to the ALO for review and initial comments received. It is the intention of the design team to meet the ALO to discuss the practicality of implementing any recommendations further.

2.3.4 Other Consultation

In addition to the consultation outlined above, wider feedback on the proposed design is being sought through a number of methods:

- The College has been represented at a number of public meetings discussing the future of the Library site.
- Presentation of the emerging design proposals to the Civic Trust.
- Consideration of the use of the College website and/or 'We are Barnsley' online forum.

2.3.5 Influence of the Consultation on the Design Proposal

The emerging design has been driven by the specific objectives and curriculum needs of the College as expressed through the consultation process. This has influenced all aspects of the design from the fundamental relationship of the spaces to the detailed specification and room layouts. In addition the College and design team has been very mindful of the feedback from the wider consultation process. A number of key aspects arising from the consultation process are particularly worthy of note in the way that they have shaped the proposals:

- *Building Massing.* Early consideration was given to a number of different building massing concepts and its relationship to the public realm and historic context and this has been refined through consultation with the College, LA and BURDAP.
- *Internal Layouts.* The detailed internal layouts have been developed through several rounds of consultation with the College departments.
- *Fenestration and Active Frontage.* Both the College and the BURDAP identified the importance of creating an active frontage to the new centre. In response, the design incorporates extensive glazing at the ground floor level facing onto both the Town Hall Square and Shambles Street. Furthermore the increased emphasis of Westgate as an important town centre pedestrian route was identified. The design of the northern elevation fronting onto Westgate has therefore been refined to incorporate a potential secondary entrance and significant glazing to offer views into and out of the building and animate the streetscape.
- *Pedestrian Access.* All parties identified the importance of the primary entrance to the new Centre relating to the main pedestrian routes from Town Hall Square. However the preliminary meetings with the Planners and BURDAP also highlighted the importance of maintaining activity and a possible entrance directly onto Shambles Street. Security and safeguarding requirements for the College necessitate a single entrance into the new centre, however the design incorporates a franchised shop unit within the College design entered directly from Shambles Street.
- *Landscaping.* The proposed design proposed to retain the existing public square adjacent John Rideal House for use as potential future expansion to the Sixth Form. In the interim the need to maintain this as usable public realm with passive supervision from the new centre was identified. The landscape design retains existing pedestrian access and seeks to enhance this. Passive supervision is provided by teaching spaces overlooking this area. Section 5.2 sets out in greater detailed the landscaping and public realm proposals.

3.0 Proposed Use – Client Brief

3.1 Client Brief

3.1.1 Project Objectives

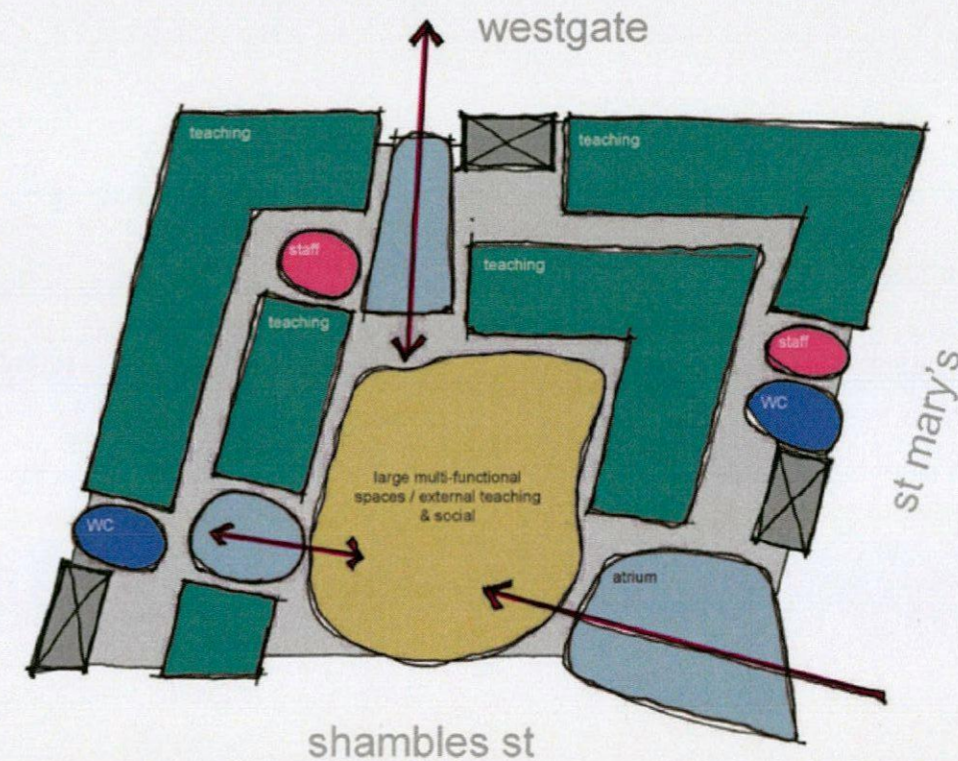
As part of the successful capital funding application to the Skills Funding Agency the College identified a number of core objectives for the new Sixth Form Centre:

- Provision of a new facility that will allow all of the Sixth Form provision to be consolidated into a single building.
- Provision of high quality teaching and learning facilities tailored to meet the needs of the curriculum including a mix of traditional classroom environments as well as specialist facilities and open plan areas for self guided learning.
- Creating a distinctive and high quality building that compliments the College's existing estate and historic location whilst providing a distinctive identity for the Sixth Form. In particular this includes creating opportunities to showcase the activity both externally and whilst moving around the building.
- Creating secure external social and learning environments to compliment the internal facilities and encourage learners to remain on campus.
- Reduction in estate running costs and opportunity to promote more sustainable technologies. In response the College is currently targeting a BREEAM rating of Excellent.
- Delivering all of the above by September 2015 in order to meet Skills Funding Agency funding requirements.

3.1.2 Key Facilities and Relationships

The initial consultation considered the core requirements for the new Sixth Form Centre and examined a number of potential options for how these facilities might relate to each other. The adjacent diagram summarises the preferred approach, which includes a number of core underlying requirements:

- Provision of approximately 7,000m² (GIA) of new build accommodation.
- Standardised classroom and IT environments suitable for 25-30 learners.
- Specialist facilities for science, media and art and design.
- A multi purpose performance/lecture space that could be used for a range of cross campus events such as exhibitions, end of term shows and enrolments as well as formal teaching and learning.
- A number of open plan Personalised Learning Zones (PLZ's) to facilitate self study and group working.
- A significant internal social area as well as external space for social and informal learning.
- Staff and storage areas.



Key functional relationship diagram



3.0 Proposed Use – Building and Site Areas

3.2 Building & Site Area

3.2.1 Proposed Site and Floor Area

The new Sixth Form Centre will have a Gross Internal Floor area of 7,000m² and a building footprint of around 2,800m².

The total red line plot area of the proposed works, including the car park, service area and external landscaping extends to 0.65 hectares.

3.3 Student Numbers and Building Occupancy

The proposed new facility is primarily intended to consolidate the existing Sixth Form provision into a single building. The building has been designed for a student occupancy of around 1200 learners plus approximately 80 staff.

However, a mix of part and full time learners and timetabling requirements means that the actual number of learners in the new facility will inevitably fluctuate significantly through the course of each day, week and year.



4.0 Design Statement – Design Concept

4.1 Design Concept

4.1.1 Design Drivers

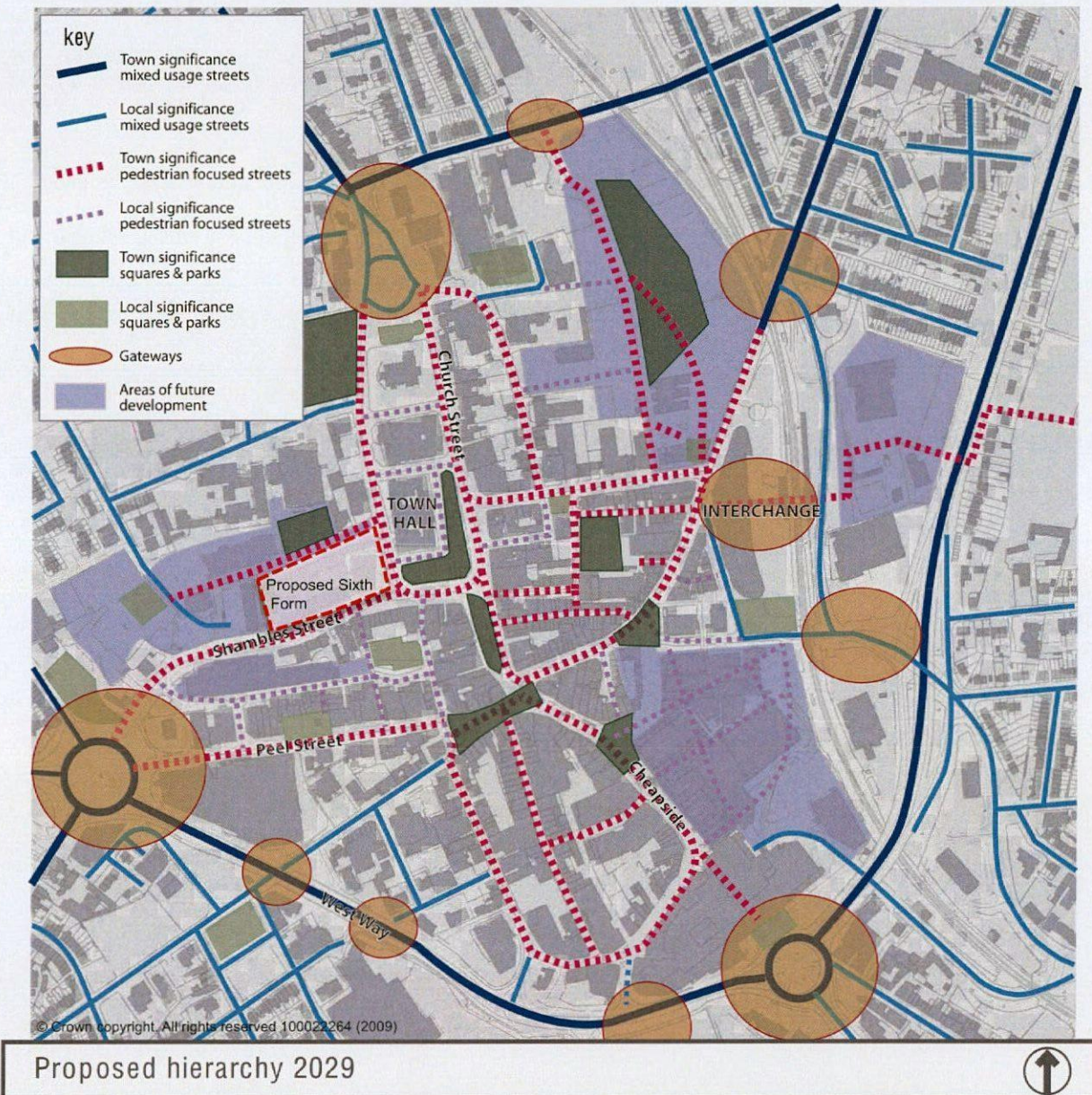
In developing the initial brief and concepts for the proposed new Sixth Form Centre, a number of key design drivers have been identified:

- Creating high quality teaching and learning environments that will accommodate the specific curriculum spaces required.
- Creating a design that would be flexible enough to respond to future curriculum needs and changing learning styles.
- Creating a landmark building that will not only create a distinctive identity for the Sixth Form but crucially also compliment and enhance and surrounding Town Centre environments and historic context.
- Make a positive contribution to the wider public spaces in line with BMBC Public Spaces Strategy, including creating active frontages and high quality external spaces, and linking existing green spaces.
- Retaining opportunities for future expansion of the Sixth Form.
- Producing an efficient and cost effective solution to ensure that the highest quality materials could be used within the College's affordable budget.

4.1.2 Reference Documents

In developing the design concepts the team has also made reference to several key guidance documents and the response to these are set out in the following pages:

- BMBC - Local Development Framework and Core Strategy document.
- BMBC - Barnsley Town Centre Public Spaces Strategy.
- BMBC - Barnsley Building Heights Study.
- South Yorkshire Historic Environment Characterisation Project – Barnsley Character Zone Description.
- English Heritage – Barnsley Town Hall Listing.
- English Heritage – PPS5 Planning for the historic Environment Practice Guide.



Extract from BMBC Town Centre Public Spaces Strategy with proposed sixth form site overlaid



4.0 Design Statement – Design Concept

4.1.3 Building Massing and Scale

From the outset of the design process, a critical factor has been developing the form and massing of the new Sixth Form building. In doing so, this must strike the correct balance between respecting the historic context and setting of the Town Hall, whilst maximising the potential of this high profile site to celebrate the College and play a significant role in the continued regeneration of the Town Centre.

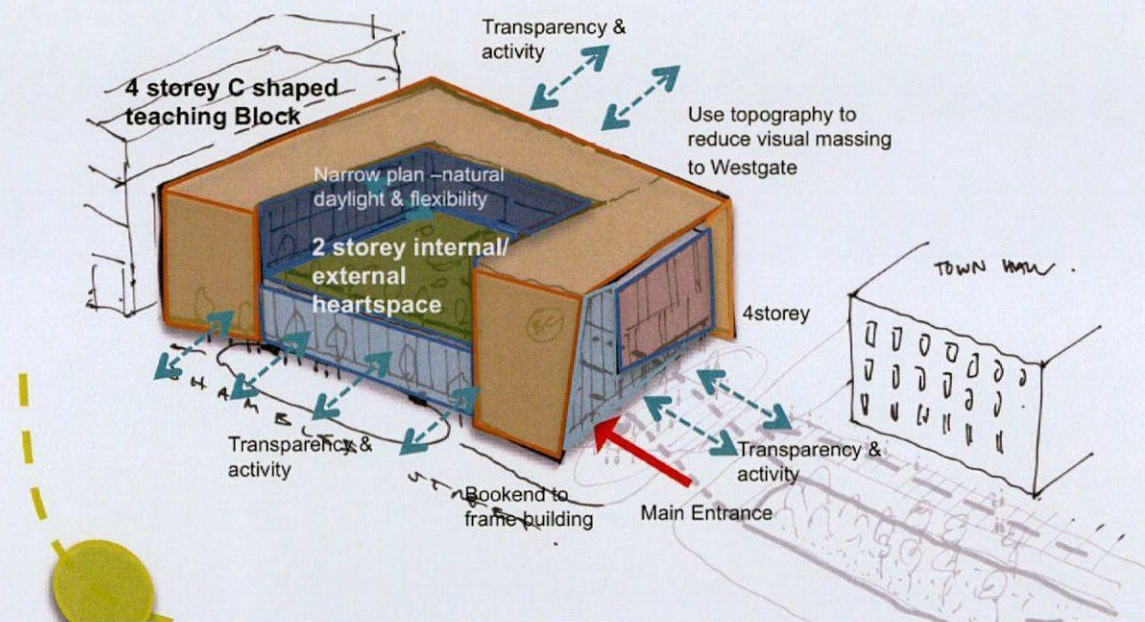
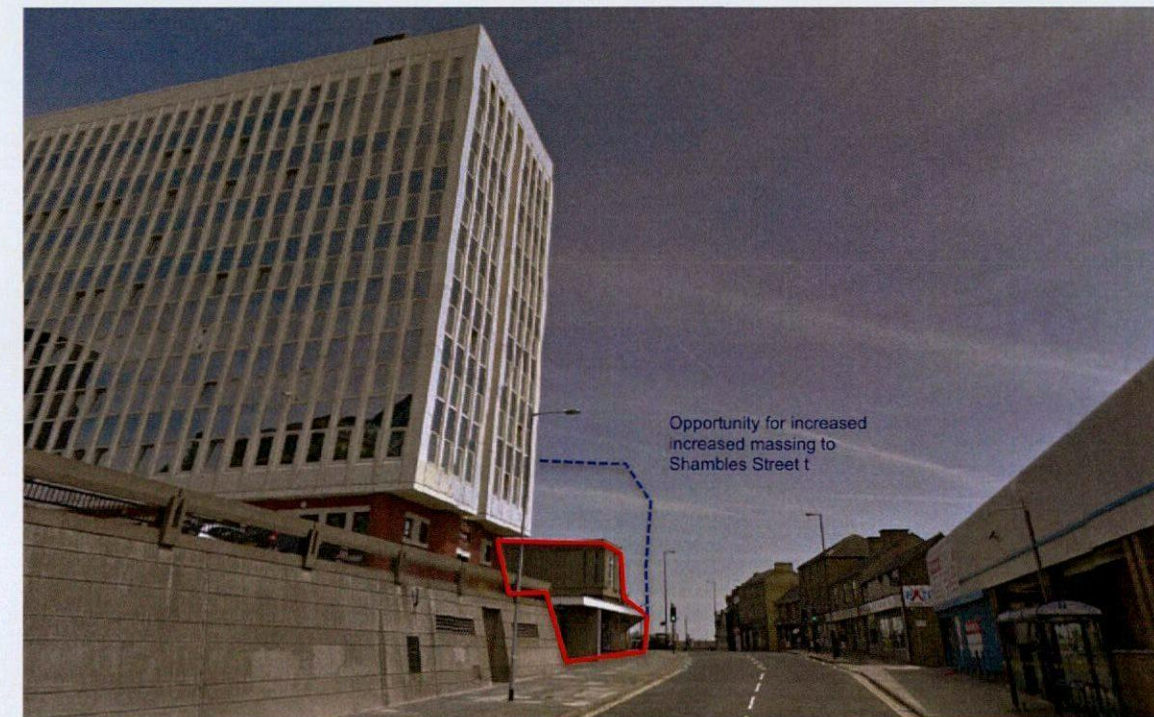
Examination of the existing building and key views onto the site identified a number of potential opportunities:

- There is an opportunity to increase the height of any new development on the site whilst still ensuring that the development does not dominate the form of the Town Hall.
- There is an opportunity to increase the massing onto Shambles Street in order to help visually step the streetscape down from Rideal House.

In response the proposed design identifies a simple building massing comprising two distinct elements: a narrow plan 4 storey 'C' shaped teaching block enclosing a deeper plan two storey social heartspace. This arrangement creates highly flexibility teaching environments with a depth that maximises the potential for natural daylight. The deeper plan heart provides the larger scale double height environments (social area/multipurpose hall), with opportunity to create new rooftop social space above.

The four storey façade to St Mary's Place offers the opportunity to create a distinctive shopfront for the new Sixth Form Centre onto the Town Hall Square, whilst remaining respectful of the Town Hall itself by keeping the overall height below the parapet line when viewed from Church Street/Market Hill. The gable ends of the teaching block provide additional variety and scale along Shambles Street, bookending the central two storey social space.

The topography of the site is utilised to reduce the height of the building when viewed along Westgate, creating a more sympathetic massing to the 3 storey buildings opposite and helping to frame views of the central clock tower of the Town Hall. The urban form is strengthened by reinstating the building line onto Westgate and the park beyond, with glazing providing opportunities to add activity and animation onto this important pedestrian route.





4.0 Design Statement – Design Concept

4.1.4 Town Centre Skyline and Key Strategic Views

The combination of the natural topography of Barnsley and the adjacency of the proposed site to the Town Hall and conservation area makes the long distance views onto the new building an important consideration.

In 2009 Barnsley Metropolitan Borough Council released the Building Heights Study setting out the core vision for Barnsley Skyline to enhance the effect of buildings cascading down the natural topography and safeguard key views of the Town Hall centrepiece.

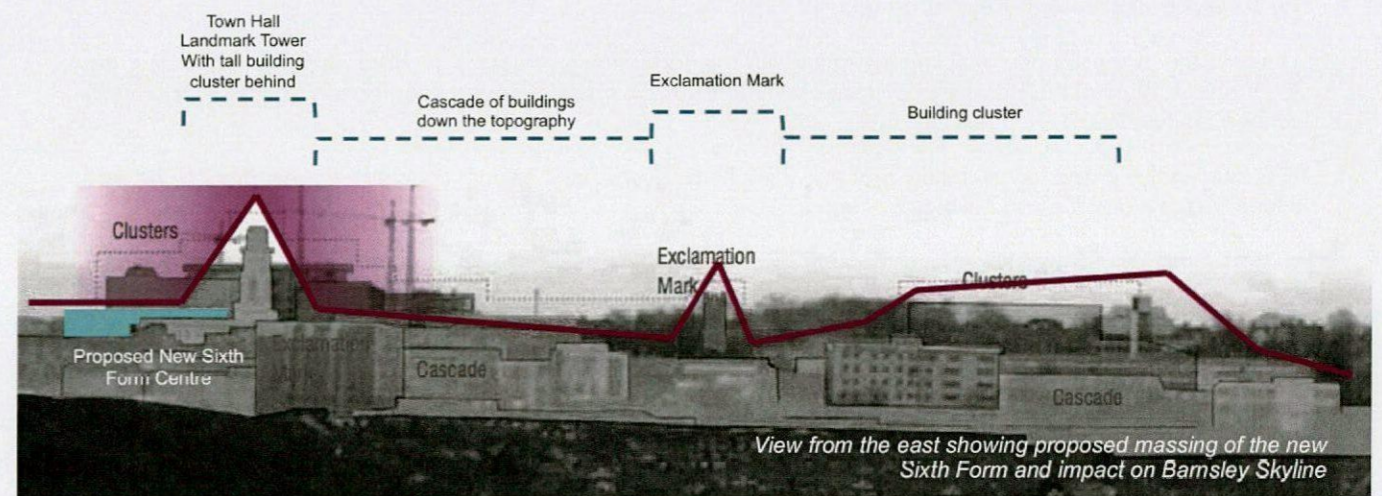
This identifies key building height zones through the town centre as well as strategic views across the town centre. In particular it identifies a number of factors that are of particularly importance to the proposed Sixth Form site:

- The proposed site sits outside the identified 'Tall Building Area', in the town centre area with a typical height of 3-5 storeys.
- The site is particularly prominent from the south and west, sitting in a 'buffer zone' of lower building heights designated to give the Town Hall and Conservation area room to breathe.
- Viewed from the east the proposed site sits within a distinct cluster of tall buildings on the highest point. To maintain the strength and clarity of this cluster it is important that the new building does not further extend the tall building cluster.

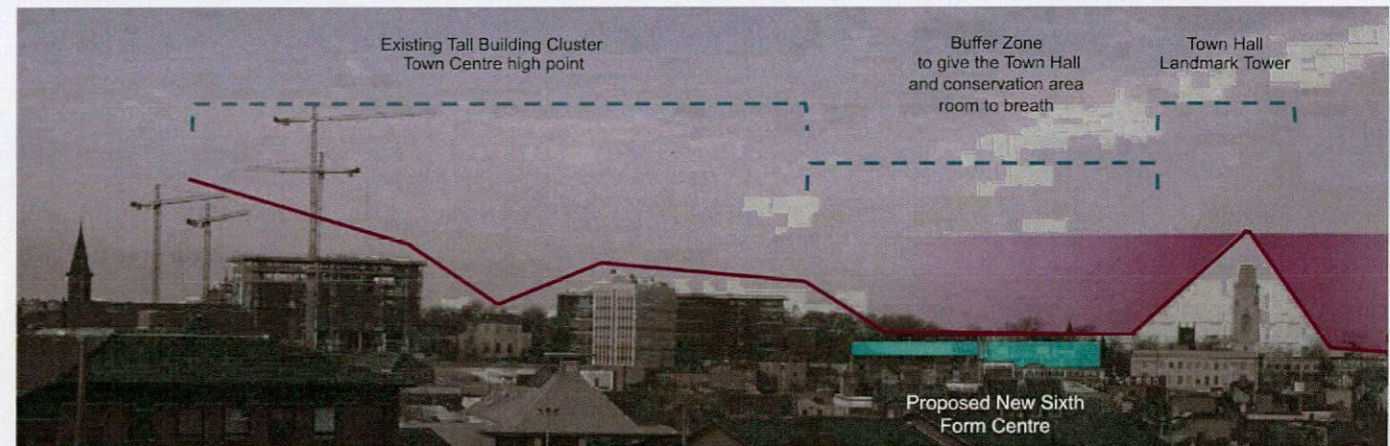
The adjacent diagrams illustrate the proposed design response to these criteria, with the proposed building massing of new Sixth Form Centre respecting these key views and sky line strategy.



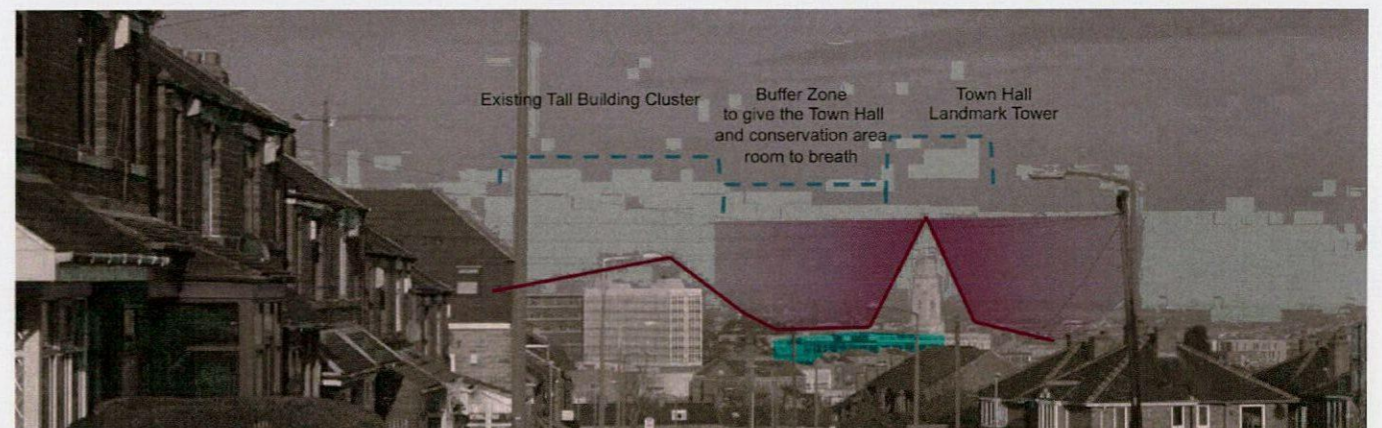
Extract from the Barnsley building Height Study indicating proposed Sixth Form site within 'Town Centre Building Zone' (3-5 storey height)



View from the east showing proposed massing of the new Sixth Form and impact on Barnsley Skyline



View from the south showing proposed massing of the new Sixth Form and impact on Barnsley Skyline



View from the west showing proposed massing of the new Sixth Form and impact on Barnsley Skyline



4.0 Design Statement – Design Concept

4.1.5 Main Entrance and Key Frontages

The way the proposed new building interacts with the surrounding streets is a critical factor in supporting the key strategic aims of the Barnsley public spaces framework, namely to create user friendly spaces that provide a stage for activity.

The site analysis and consultation process identified several key design concepts to respond to the key pedestrian movements and building frontages:

- Locating the main entrance on the eastern façade to addressing the main anticipated pedestrian approach and connect to the Town Hall Square.
- In contrast to the existing library building, maximising transparency at ground floor level to St Mary's Place to provide animation and interest to the streetscape.
- Similarly creating a significant 'shop frontage' with views into the new College along the important vehicular and pedestrian approach on Shambles Street.
- Provision of a separate franchised shop unit directly accessible from Shambles Street to maintain public interaction and movement on this frontage. A secondary access into the main college building was considered on this elevation, however this has been discounted due to the need for a single entrance into the Sixth Form to meet safeguarding and security requirements of the College.
- Providing animation and interest to Westgate through the use of glazing at street level, in particular at the key node between the Rideal House green space and the park adjacent the magistrates court. Potential for a secondary entrance onto Westgate is also provided, although use of this will be subject to addressing the College's safeguarding and security requirements.

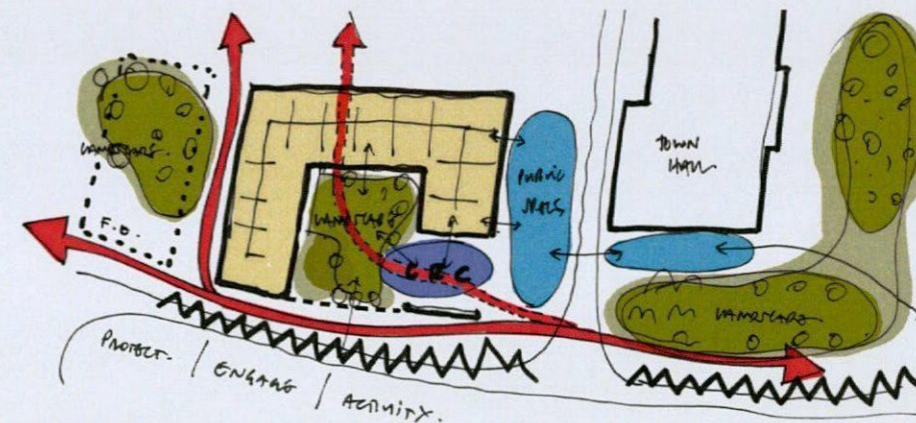
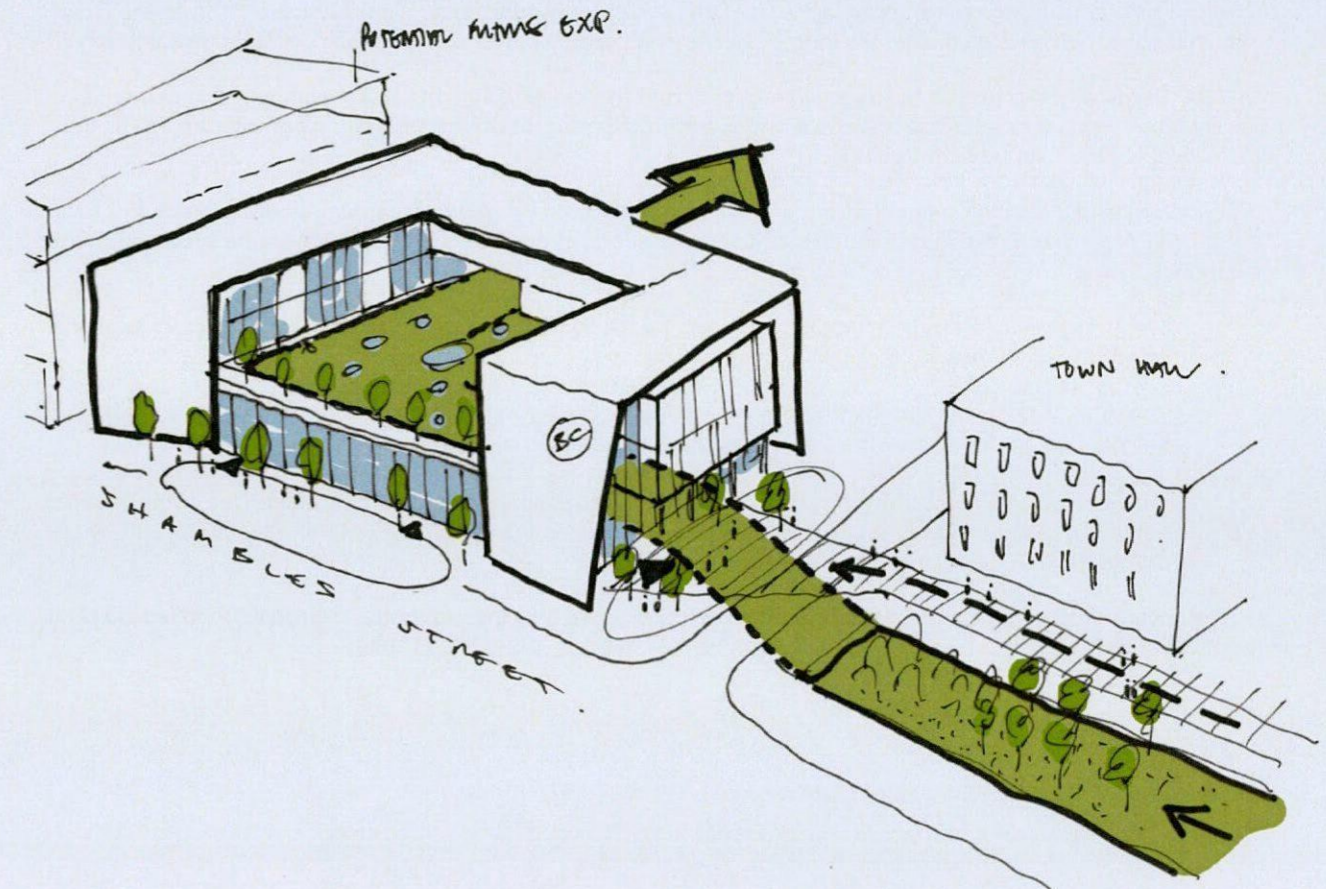
4.1.6 Green Links

As identified in section 2.1.2 the proposed College site lies between several public spaces identified in the town centre strategy; the Town Hall Square, Rideal House area and the Magistrates Court park and an important part of the long term vision for Barnsley is to begin to link these green spaces.

A key concept for the new Sixth Form has therefore been the idea of creating a new 'green oasis' that visually connects these spaces, with the C shaped college buildings enclosing a south facing rooftop landscaped social space overlooking Shambles Street.

Consideration was initially given to providing public access to this new landscaped space, however on reflection, concerns over safeguarding, maintenance and out of hours supervision mean that this has had to be discounted. Instead this will form an external heartspace for the campus activities, with social and learning spaces spilling out onto it, whilst extensive glazing to both the St Mary's Place and Westgate elevations will offer views between this heartspace and the public spaces to the north and east.

Section 5.2 provides further details of the proposed landscaping strategy for this heartspace, along with the proposals for improving the public interfaces with Westgate, St Mary's Place, Shambles Street and Rideal park.



Concept sketches -
main entrance, key frontages
and new landscaped heartspace



4.0 Design Statement – Internal Arrangements

4.2 Internal Arrangements

The internal layouts have been designed to meet the specific requirements of the Sixth Form, with the proposed floor plans developed through an iterative consultation process. The proposed designs are best understood through the attached floor plans, but in summary the concepts include:

4.2.1 Ground Floor

The main entrance is located on the south eastern corner of the building, linking directly to the key pedestrian approaches. Users will enter into a dramatic four storey atrium, animated by a feature staircase and offering views vertically through the building to the external social space at the second floor level.

In order to address the complex topography of the site, the reception area is set at a lower level with a grand staircase and through lift providing access to the main ground floor area.

Reaching the main ground floor level, users will move through the double height social and café area, with extensive glazing providing views into out onto Shambles Street. Linked to this by sliding folding screens, a multipurpose flexible hall and adjoining drama classroom offers the opportunity to create a large, highly flexible space, that can be used for a multitude of cross college activities and events.

The remainder of the ground floor is occupied by the centre's senior management team offices and flexible conference suite, that can be utilised for training and events for both College staff and external businesses.

Across the northern half of the site, the topography creates a natural undercroft that will be poorly suited to teaching spaces. Instead this has been utilised to create essential plantroom and storage areas as well as access for deliveries and a small number of parking spaces for disabled users and visitors.

4.2.2 First Floor

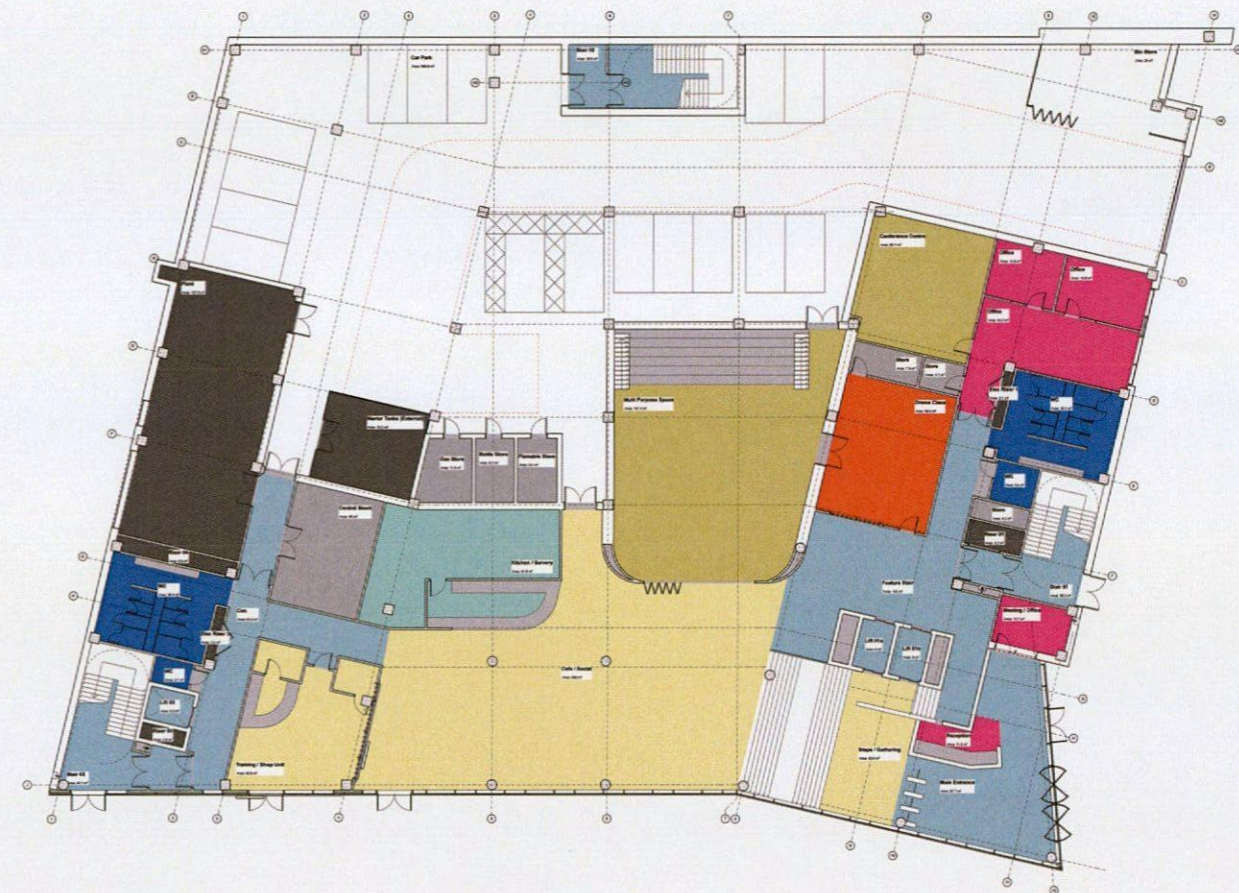
Rising up the feature staircase users will be offered views back out to the Town Square and down into the social space from a large open plan learning zone at the first floor. From this area, a more traditional arrangement of teaching spaces and corridors is broken down by the introduction of a second breakout area facing onto Westgate, whilst an external courtyard will allow learning to spill out from the neighbouring art and design studios.

4.2.3 Second Floor

Moving up to the second floor reveals the C shaped form of the main building, with the building opening up onto the central landscaped rooftop heartspace from informal learning spaces. Following the pattern of the first floor, clusters of traditional teaching spaces are grouped around informal breakout areas with double height voids adding visual links between the floors and allowing daylight to penetrate the lower areas.

4.2.4 Third Floor

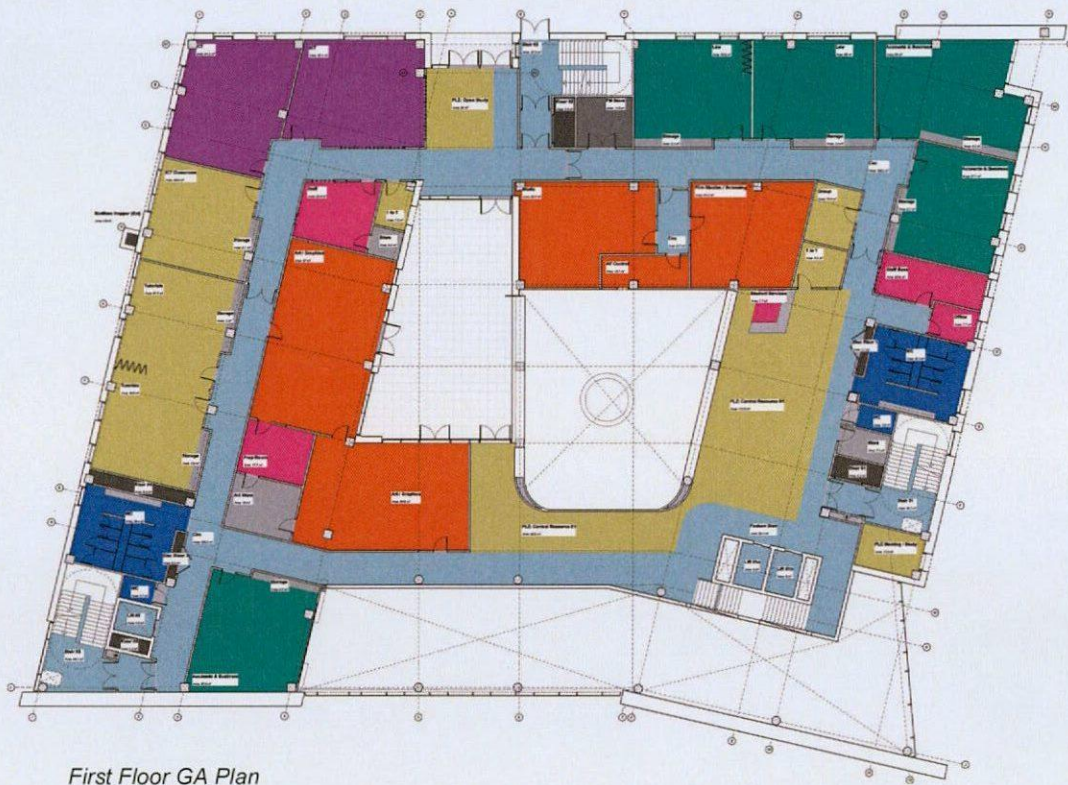
The uppermost floor is occupied by a mix of traditional flexible classrooms and more specialist science laboratories. Again the traditional corridors are broken down with voids and open plan learning area, allowing users to move easily between different styles of learning.



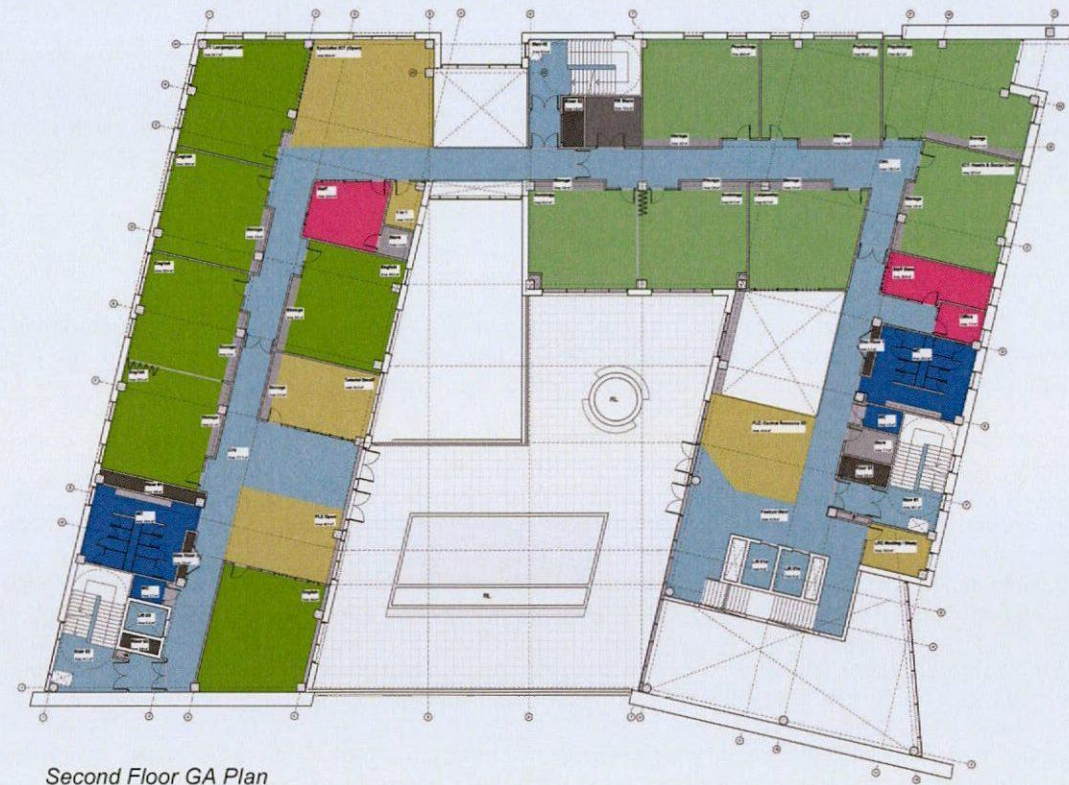
Ground Floor GA Plan



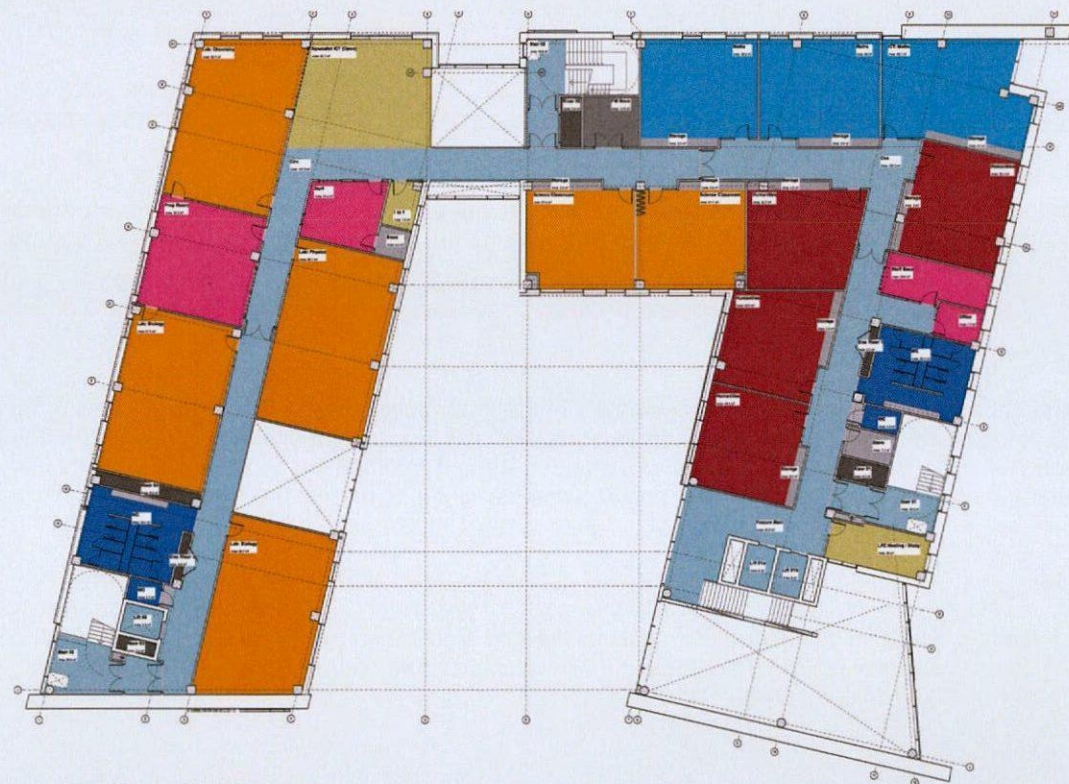
4.0 Design Statement – Internal Arrangements



First Floor GA Plan



Second Floor GA Plan



Third Floor GA Plan



4.0 Design Statement – Internal Arrangements



4.0 Design Statement – Elevational Treatment & Response to the Heritage Context

4.3 Elevational Treatment and Response to the Heritage Context

4.3.1 Elevational Strategy

Working from the design concepts set out in section 4.1, the new building's elevations are underpinned by a number of design principles:

- Retention of a strong architectural concept that clearly distinguishes the main elements of the building and reflects the internal layouts.
- A careful assessment of the proportions and detailing of the key elements drawing on those of the neighbouring Town Hall in order to provide visual harmony between the buildings.
- Use of a limited palette of high quality materials to break down the building massing and make reference to the architectural language of the neighbouring buildings.
- Clearly signalling the main entrance to the new Centre and providing visual connections to the landscaped rooftop heartspace through the use of extensive glazing overlooking the Town Hall Square.
- Use of extensive areas of glazing at the ground floor level to provide transparency and animation to the streetscape and showcase the activities of the College occurring within.
- Maximising opportunities for natural daylight.



Proposed main entrance onto St Mary's Place



4.0 Design Statement – Elevational Treatment & Response to the Heritage Context

4.3.2 Response to the Heritage Context

As noted in section 4.1 a key driver for the proposed development has been to create a building that not only offered a landmark building for the College's Sixth Form but, equally important, complimented and enhanced the setting of the town centre, conservation area, and in particular the listed Town Hall.

The proposed design delivers this through a number of approaches:

- Careful massing of the new Sixth Form Centre as described in section 4.1 to ensure that the height of the new centre does not dominate the Town Hall when viewed from the surrounding streets, with particular consideration given to views from Church Street and Market Hill.
- Following the Town Hall's approach to the topography, through the use of a distinctive plinth.
- Using the topography of the site to lower the visual height of the build onto Westgate in order to be sympathetic to the historic buildings opposite and frame views of the Town Hall clock tower.
- Utilisation of the key proportions of the Town Hall and the existing library building in developing the elevations of the new Sixth Form Centre, including the parapet, window modules and projecting bays.
- Use of dressed stone cladding to the parapet and Shambles Street elevations, referencing the Portland stone of the Town Hall.
- Utilisation of vertical brick panels to the east, north and west elevations. This not only reflects the western façade of the Town Hall, but also references both the current library building and the former tenements on the site.
- Incorporation of feature brass coloured metal cladding panels to the east and north elevations in reference to the regions heritage of brass bands.
- Canting the curtain walling to the main entrance to create a high quality welcoming external public realm effectively extending the Town Hall Square across St Mary's Place. This angle on the glass will also reflect the town hall in the glass as you approach the entrance to the Sixth Form Centre.





4.0 Design Statement – Elevational Treatment & Response to the Heritage Context



Proposed from Market Hill



Proposed view along Westgate



4.0 Design Statement – Elevational Treatment & Response to the Heritage Context

4.3.3 Key Materials

It has been our strategy to minimise the palette of external materials to create a simple architectural language that offers a robust, high quality solution. As noted above the architectural language reflects the historic context and history of the site but reinterprets this through the use of contemporary materials and construction techniques. With this in mind, we are proposing to utilise the following key materials:

- Dark brickwork to the plinth to visually separate from the upper floors (colour and mortar TBC).
- Portland stone rainscreen cladding system to the distinctive wrapping parapet detail and panels to Shambles Street and Westgate. The inner face and soffit to the feature stonework is to be timber.
- Feature metal panel brass/bronze rainscreen cladding system to the upper floors of the principle east elevation and adjacent the curtain walling to Westgate.
- Red/brown brickwork to the north and west elevations to reference the western elevation of the Town Hall (colour and mortar TBC).
- Curtain Walling to the main entrance, Westgate and Shambles street to be double glazed thermally broken aluminium powder coated capped curtain walling systems. Double glazed spandrel/accent colour panels to be provided as per the architectural elevations.
- Generally windows to be double glazed thermally broken powder coated aluminium. Opening windows to be incorporated allow natural and rapid ventilation into occupied rooms to compliment the mechanical ventilation systems (subject to mechanical engineer design).
- Roof top plant enclosure to be screened with powder coated aluminium louvres (colour TBC). The plant enclosure is to be set back from the roof edge as indicated on the architectural roof plan in order to minimise its visual impact when viewed from key vantage points in the Town Centre, in particular, St Mary's Place and Market Hill.



Proposed view St Mary's Place



5.0 Landscaping & Site Strategy

5.1 Landscape Concept

5.1.1 Landscape Design

The overall landscape concept aims to provide an attractive setting for the new college building that responds to the surrounding buildings and open spaces, namely Town Hall Square and Magistrates Square open space. The landscape concept also seeks to create a strong street frontage to Westgate and Shambles Street due to the significance of these routes towards the town centre.

5.1.2 Existing External Spaces

There is an existing public open space in front of John Rideal House entrance, accessible from both Shambles Street and Westgate via steps. The open space is formed of a square grass bank, level with Westgate and the upper floor of the multi storey car park. The grass bank slopes 3.5m down at each side to a hard paved space to the rear of the shops along Shambles Street, and the adjoining lower floor car park, which is bounded by a retaining wall. Access from Shambles street is via two sets of stairs and an enclose ramp. The higher level of this area provides little visibility into the space from Shambles Street, and likewise from Westgate.

5.1.3 Landscape Concept and Principles

1. Provide an appropriate landscape setting for the Sixth Form College that is sensitive to the adjacent Town Hall and Square and the Council Offices.
2. 'To create user friendly, comfortable, clutter free streets, spaces and gateways' (Barnsley Town centre Public Spaces Strategy) - Develop a strategy for planting that responds to the urban location providing formal streetscape character that offer aesthetic, ecological, and biodiversity value and increase the pedestrian flow along main wayfaring streets, namely Shambles Street and Westgate.
3. Create a south facing entrance plaza that creates a pleasant threshold whilst complimenting the Town Hall Square opposite.
4. Segregate servicing and vehicle movements away from pedestrian movement and minimise the potential for conflicts between pedestrians and vehicles.
5. 'To create cohesion and 'glue' Barnsley Town centre together' (Barnsley Town centre Public Spaces Strategy, Sept 2010) - Improve the shortcut between wayfaring streets and provide a pleasant site adjacent to the existing public space that can be used by students, visitors and the wider community.
6. Create a central courtyard roof garden space as a venue for external learning, socializing and outdoor performance that is visible from street level.
7. Enhance the existing gardens to the west of the College and integrate into additional land from the demolition of the shops to create a public space with views across the town.
8. Maintain opportunities for future expansion whilst maintaining high quality public spaces.



Landscape design principles



5.0 Landscaping & Site Strategy

5.2 Landscape Strategy

5.2.1 Access and Circulation

Pedestrian access

The main entrance into the Sixth Form College building is from the south east corner of the building on St Marys Place, opposite Town Hall Square. The main entrance is at lower ground floor level and access to the ground floor is provided further north from the main entrance along St Mary's Place, in addition to two entrance points on Shambles Street. Emergency escape route and potential secondary access to the first floor is located on Westgate.

The street layout on St Mary's Place comprises stepped access alongside the building between ground floor level and lower ground floor level at the entrance plaza as well as a ramped access compliant with DDA standards which runs along the roadside.

An improved pedestrian stepped link between the Shambles Street and Westgate runs through the existing public space in front of John Rideal House and alongside the existing grass bank. The removal of the existing retail buildings fronting the Shambles creates a more open and attractive open space to Rideal House. A new wide flight of steps from this existing space up to Westgate and the Council Buildings improves the link. Existing stepped and ramped access from Shambles Street up to John Rideal House into this space are retained with the ramp access being enhanced by reducing the height of the walls and repaving with steel balustrade to improve visibility to users.

Within the building a wide pedestrian thoroughfare is provided across the central college courtyard, linking both sides of the building, with social spaces and viewing platforms either side.

Vehicle access

All vehicle routes around the site remain the same and access to the proposed undercroft car park is via the same route into the existing underground car park.

This car park will provide 15 spaces including 2 accessible spaces.

Service access and waste

Service access will be via the access into the undercroft car park. Refuse and recycling bins will be located within the undercroft car park area.

Cycle access

Cycle access in the immediate vicinity of the college is poor with high trafficked routes along St Mary's Street and the Shambles. Provision is therefore primarily for visitors with 12 no. cycle parking spaces along St. Mary's Street. Alternative parking provision is provided at the Old Mill Lane Campus provides a high volume of cycle spaces and is a couple of minutes away by foot.

5.2.2 Site Topography and Proposed Levels

As the site currently sits on two levels between Shambles Street and Westgate, a number of retaining walls and banks are required to enable an extension of the area in front of John Rideal House, and a more prominent route through linking Shambles Street and Westgate.

The low retaining wall surrounding the existing terraced bank will remain. A series of steps and resting platforms are proposed off Westgate, providing access to the existing public space. A retaining wall either side is proposed to accommodate hand railings and a proposed planted bank between the stepped route and the college building.

This grass bank will be terraced and graded to complement the level change of the steps towards the public space. The grass bank wraps around the public space and is retained by a wall, which runs along Shambles Street between the college and the existing steps.

Along the north boundary of the site on Westgate, the existing street levels can be retained and extended to the building minimising the need for retaining structures along this edge.

There is a gradual level change along St Mary's Place. Due to the distance between the main entrance at lower ground level and the secondary entrance at ground entrance, steps are required to provided access between these two entrances. Therefore a raised planter will be built to retain the change in level beside the steps and create an edge to the ramped access on the other side.

5.2.3 External Public Spaces

The key external public spaces are;

- The Entrance Plaza
- Open space to the West of the college
- Shambles / Westgate streetscape

Within the college the key social space is the Central Courtyard

The Entrance Plaza

The footprint of the College building defines a small entrance plaza to the southeast of the site that provides a formal gateway into the college and social seating areas.

The key elements to the entrance plaza are;

- Paved area with raised planter that provides an aesthetically pleasing frontage to the building and a place to gather with an informal seating edge. The raised planter also defines the entrance square and directs movement along St Mary's Place either along the ramp or the steps beside the college building.
- Trees line the boundary of the college property and the existing pathway, also providing vertical interest to the streetscape.

Open Space to the West of the College

The area between the college building and the existing public space and grass bank will be designed to allow a more pleasant route between the two wayfaring streets.

The key elements to the existing linking space are;

- A comfortable level change is provided by three sets of steps between Westgate and the existing public space. The wide route comprises planting in the middle of the steps; essentially dividing the route into two and allowing better access to hand railings on both sides. Platforms between each set of steps act as a resting platform, creating a more comfortable route.
- A grass bank between the college building and the proposed route provides a green buffer to soften the boundary of the college whilst giving an attractive aspect for to the college building. It also prevents access to the edge of the building and the 2m wide maintenance strip. The bank slopes down at the same gradient as the steps creating grass platforms. Planting runs beside the path to prevent access onto the grass bank and create visual interest along the route. The grass bank slopes further down towards Shambles Street in line with the existing steps where it is contained by a low retaining wall.



5.0 Landscaping & Site Strategy

- At the level of the existing public space, proposed trees provide shade with seating beneath. Proposed trees run along the raised planter and grass bank to reflect the line of trees along Shambles Street, drawing the pedestrian eye into the space.
- A raised planting bed in the centre of the space connects the new route with the existing public space and grass bank. Informal seating around the planting bed allows people to sit outwards towards surrounding grass banks, which also provides informal seating.
- The space is flexible to allow for future development.

St Mary's Place and Shambles Street

Provides a wide streetscape to allow for planting and seating.

Key elements of St Mary's Place and Shambles Street streetscape:

- Simple layout and clutter free streets allow flexibility, ease of maintenance and free movement.
- Proposed tree and quality planting along the grass bank on Shambles Street designed to help retain existing offer, attract investment and new retailers.
- Trees line Shambles Street and provide vertical interest, linking the planting on the edge of the courtyard balcony.

Westgate

Is proposed as a green street, using the 'green sprint' concept connecting Barnsley College with the St Marys area.

Key elements of the Westgate 'green sprint'

- Street trees create interest
- Planting alongside the college building on Westgate reflects the planting on the other side of the street directing the pedestrians eye through the vista and framing the view of the town hall clock tower, thus creating a sense of discovery.

Central courtyard

The Courtyard provides the key external learning and social space set within the heart of the building. The space is set on the roof at first floor level with clear visibility from the Shambles and glimpse views from the main ground floor entrance onto St Mary's Street and the glazed doorway onto Westgate.

The space is formed of a series of seating spaces set around raised planters and the circular roof lights affording views down into the lower levels. The space also has a performance / debating area set above the theatre to echo this activity below.

There are visual links down to the art courtyard and long views across the town southwards.

The space will be predominantly paved with raised lawn and planting beds and three trees to the south side to provide enclosure and act as visual markers along The Shambles.



Proposed enhanced public realm to John Rideal House park area



5.0 Landscaping & Site Strategy





5.0 Landscaping & Site Strategy

5.2.4 Materials Strategy

The traditional materials of Barnsley include Yorkstone and Granite which reflects the local geology, coal mining heritage and the regions' traditional construction practice.

The key elements of the materials strategy are:

Entrance Plaza/St Mary's Place and Shambles Street

The high profile area of the entrance plaza will be paved in mixed colour Granite to compliment the granite setts around the Town Hall and more recent tumbled setts in Barnsley's arcades and lanes. Due to the high footfall of students, the mixed colour of the paving will help to disguise any staining that may occur.

The extensive width of the pavement around the college enables the streetscape to be divided in half, using different materials to create a distinctive semi-private edge to the college building as well as define the public pavement beside the road.

St Mary's Place and Shambles Street will be paved in Traditional Yorkstone slabs to define their character as civic wide streets and to connect the streets to the adjacent Yorkstone slabs present in Town Hall Square.

Yorkstone paving slabs

- laid normally in 300mm course. Random lengths to be no greater than 500mm and no less than 200mm.
- Colour: Predominantly buff with some colour variation (larger grain) eg. Woodkirk Buff/Crossland Hill or similar.
- Finish: Sawn / Shot Blasted.
- Blister / corduroy paving will be provided where required to meet DDA guidelines. Natural stone (To create a colour contrast with adjacent paving material).
- Between the back edge of pavement and the college will be resin bound paving including the tree pits, the colour will complement the Yorkstone colour.
- Tree planting will be 18 – 20cm girth trees

Westgate

Westgate will be paved with Yorkstone setts, to create a warmer palette and a more intimate character for this narrower street.

Yorkstone setts

- Laid in 100mm course. Random lengths to be no greater than 250mm and no less than 150mm
- Colour: Predominantly buff with some colour variation (larger grain) eg. Woodkirk Buff/Crossland Hill or similar
- Finish: Sawn or sawn tumbled
- Blister / corduroy paving will be provided where required to meet DDA guidelines. Natural stone (To create a colour contrast with adjacent paving material).
- Between the back edge of pavement and the college will be resin bound paving including the tree pits, the colour will complement the Yorkstone colour.
- A 1.5m wide Planting strip will be provided between the building and the footway to soften the streetscene and direct people away from the college windows.

Retaining walls

The retaining walls within the entrance plaza will be constructed out of glazed blocks with reconstituted stone coping.

Street furniture and planting

The unified approach to furniture and planting for the streetscape will include steel and timber furniture and vivid bright foliage with pinks and greens to create drama and complement and lift the cool tones proposed in the granite surface materials.



Proposed Shopfront activity to Shambles Street



5.0 Landscaping & Site Strategy

5.2.5 Planting Strategy

The key elements of the planting strategy are;

- Formal tree planting to Westgate / St Mary's Street and The Shambles with clear stem extra heavy standard trees including Field maple, Norway maple and Liquidambar to provide scale and seasonal interest.
- Central Courtyard – mixture of raised lawns and ornamental shrub planting both deciduous and evergreen to provide all year round interest but particularly in the winter months of the academic year.
- Lawn areas to the west of the College for social activities and public use. Existing grass to be retained. Where new grass proposed this will be species rich lawn such as Emorsgate EL1 which contains slow growing grasses with a selection of wild flowers. to increase ecological diversity whilst still providing an area for socializing and retaining an appropriate urban character.
- To enhance the ecological potential of the site native hedgerow and shrub planting within the western open space boundary. Native tree planting to the east boundary will include Horse Chestnut, Bird Cherry, Rowan, Crab apple and Wild pear.
- Formal native hedge planting to Westgate elevation.

For shrub a minimum of 450mm top soil will be provided. Tree pits will be backed fill with imported top soil / tree compost mix with 1000mm x 1000mm x 1000mm pits.

5.2.6 Drainage Strategy

Drainage

It is envisaged that consultation with Yorkshire Water and Barnsley Council will be made in respect of the proposed development as the detailed design is developed. Permitted discharge rates will be set by these consultees in conjunction with the available capacity in the offsite infrastructure and local planning policy in respect of drainage and flood risk.

The new drainage for Barnsley College 6th Form Centre will be developed with separate systems for foul and surface water. Below ground drainage systems are to be designed to the standards of BS EN 752 – Drain and Sewer Systems Outside Buildings. Under slab drainage including main runs and subsidiary branches are to be designed to flow rates determined from the standard BS EN 12056 – Gravity Systems Inside Buildings. The surface water discharge mechanism should be implemented in accordance with the order of hierarchy as defined in Part H of the Building Regulations. This being Soakaway – Watercourse - Sewer, and each of these mechanisms should be investigated based on site specific ground investigation to determine if the disposal mechanism is feasible. Any SUDS features used for the site will be designed in accordance with the design guidance in CIRIA 697 - the SUDS Manual.

Flood Risk

The proposed development is less than 1Ha in area and is located outside of Flood Zone 1 as defined by the Environment Agency. A Flood Risk Assessment is therefore not required for planning. However, dependant on the proposed BREEAM accreditation the college is targeting, a flood risk statement may be undertaken to claim the relevant drainage credit.



6.0 Sustainability Statement

6.1 Approach to Sustainability

The College is committed to creating a sustainable design solution and, in line with the Skills Funding Agency requirement, has identified a target BREEAM rating of Excellent for the new development.

As part of the design development a BREEAM pre-assessment has been undertaken, which has been used to refine the proposals, however core to the design concept are a number of key sustainable features:

- A focus on passive design measures including maximising use of natural daylighting and ventilation.
- Additional investment in the building fabric to increase air tightness and insulation levels significantly above current building regulations.
- Specification of environmentally friendly or recyclable materials wherever practical (Green Guide A or A+ rated).
- Separate metering for utilities and water supplies serving the new building, enabling the College to monitor its performance.
- Use of energy efficient heating systems and controls, linked to the Building Management System.
- Use of energy efficient lighting and controls, including daylight and motion sensors.
- Incorporation of significant amounts of low or zero carbon (lzc) on site renewable technologies to achieve a 15% target reduction in CO2 during the buildings whole life cycle.
- Incorporation of facilities for separating waste and recycling within the external external servicing and storage area. There will also be a requirement for the contractor to minimise, separate and recycle waste during the construction of the new building.
- Use of lawn mix incorporating a selection of wild flowers to new social areas to increase ecological diversity.
- Enhancing the ecological potential of the site through the use of native hedgerow and shrub planting within the western open space boundary. Native tree planting to the east boundary will include Horse Chestnut, Bird Cherry, Rowan, Crab apple and Wild pear.

An assessment of all the possible lzc technologies has been undertaken as part of the early design work and consideration is ongoing to the optimum range of technologies to utilise on the site. However at this time the provisional proposals include potential use of a biomass boiler and/or roof mounted photovoltaic panels.



7.0 Access Statement

7.1 Vehicular Access

7.1.1 Car Parking

As noted previously in this report, the proposed scheme includes for the provision of 16 car parking spaces in the under-croft area between the new building and Westgate.

This will include 2 accessible parking bays with a designated routeway leading back out onto St Mary's Place. There will also be a secure access into the building from the under-croft parking for use by staff with the potential of linking this to the main reception via intercom/camera for use by disabled visitors.

Access to the under-croft parking area will be from St Mary's Place utilising the existing junction.

7.1.2 Servicing and Deliveries

It is envisaged most deliveries to the College will be by small vans, with these utilising the undercroft parking area. Secure service doors will be provided from this area directly into the rear of the College adjacent the café kitchen and main plantroom.

Bin and recycling stores are to be provided adjacent the access point onto St Mary's Place with the assumption that waste collection vehicles will remain on the public highway.

If the final assessments of the optimum low and zero carbon technologies identifies use of a biomass boiler, it is proposed that fuel deliveries will be from Westgate with pellets being pumped into a storage area in the undercroft. It is recognised that the timing of deliveries will need to be managed to minimise potential disruption to other users of Westgate.

7.2 Inclusive Access

7.2.1 Approach to Accessibility

The design proposals for the new Sixth Form Centre have been designed to meet the requirements of Approved Document M. Set out below is a brief summary of the design features included within the design.

7.2.2 New Sixth Form Centre

The new building is designed to be fully compliant with Part M. key features include:

- **Main Access and Reception Area** – The main entrance into the building from the arrival plaza will provide level access with automatic sliding doors. All entrance doors that are fully glazed shall incorporate manifestations in accordance with Section 2 of Approved Document N. All principal entrance areas will have large walk-off low friction entrance matting to entrance lobbies.

From the reception area a feature staircase and through lift will provide full access to the main ground floor level.

- **Internal Circulation** - The building is constructed with level floor plates allowing ease of movement horizontally throughout the building. Vertical circulation for able bodied and ambient disabled users will be provided by three general access stairs and a feature staircase in the main atrium. These stairs are designed to ambulant disabled standard to Approved Document M and have a wheelchair refuge point with a call facility.

Two passenger lifts will be provided in the main atrium connecting the reception to all floors. In addition a third passenger lift is proposed in the west escape staircore to reduce potential travel distances to the lift, notably on the upper two floors.

All circulation routes are to be marked out in a contrasting colour to the other finishes so as to give a 30% min. visual differential to aid those building user with impaired sight. All internal doors are to provide a minimum clear opening width of 900mm, via one door leaf opening. All doors to have the requisite vision panels to comply to Approved Document M.

- **Accessible WC Provision** - A total of 72 WC's are to be provided including larger cubicles for ambient disabled and 8 dedicated accessible WC's. These are located to ensure that the maximum travel distance to an accessible WC is under 40m.
- **Reception** - Reception points will be designed to maximise inclusion whilst still maintaining a secure environment for both students and staff. The main reception will be prominently located adjacent the main entrance with a split height counter. This shall be designed to both receive wheelchair users and to allow a wheelchair user to be employed as a receptionist. However, given the varied nature of disabilities it will also be necessary to have a higher level serving position which will allow people to have difficulty in bending down to be served at a comfortable height.

Permanently installed Hearing Induction Loops will be fitted in key areas including the main reception to assist visitors who may have hearing aids. The incorporation of a hearing induction loop will be appropriately signed and made visible to all visitors to the building

7.1.2 External Works

- **Accessible Parking** – 2 accessible parking bays will be provided for the new Sixth Form Centre in the undercroft area.
- **External Surfaces and Approaches Generally** - All access points into the building, including the fire escapes are to be provided with level thresholds and ramped access to Approved Document Part M requirements. Elsewhere around the site, all gradients of the external paved areas will seek to achieve as close to Approved Document M compliance for ramped access as possible given the existing external gradients.
- **Accessible Paths & Steps** - All pathways as proposed will be hard surfaced with non-granular surface finishes being specified. Gradients of all paths around the building complex will be designed to be less than 1 in 20 where possible to avoid the need for ramped access. Where ramped access cannot be avoided and is greater than 1 in 20 stairs shall be provided for the use of ambulant users who may find the use of a ramp difficult to negotiate. Cross falls will be less than 1 in 40.
- **Warning Surfaces** - The edges of vehicular crossings to pathways at all access / egress points to and from the site will be provided with drop kerbs and tactile warning surfaces. The length of the tactile paving in instances such as these will be at least 1.2 metres.
