hb architects

Design & Access Statement

Barnsley Youth Zone

at
Land off Schwäbisch Gmünd Way, Barnsley

Project Partners:

OnSide
Here for young people

BARNSLEY
Metropolitan Borough Council



Document Details

Project Name	Barnsley Youth Zone
Project Number	83-18
Document Title	Design and Access Statement
Date Created	04.04.2022

Revisions

Issue	**Notes**	**Date**
-	Planning Issue	19.04.2022

The Old Telephone Exchange
Albert Street, Rugby
Warwickshire, CV21 2SA
info@hb-architects.co.uk
01788 576137

All drawings, images and visuals are indicative only and should be read in conjunction with the supporting information

Section 1 Introduction **1**
Introduction 1
About OnSide Youth Zones 2
Project Brief 4
Professional Team & Experience 5
Section 2 Site Context & Analysis **6**
Site Location 6
Site Context - Barnsley Town Centre & Surrounds 8
Site Photographs 10
Site Analysis - Boundary 12
Site Analysis - Levels 13
Site Analysis - Constraints 14
Site Analysis - Opportunities 15
Site Analysis - Connectivity 16
Site History 17
Development History 18
Hybrid Application 18
Section 3 Design Development **19**
Introduction 19
Massing Exploration 20
Massing Exploration - Concept 9 21
First Design Review 22
First Design Review Recommendations 23
Second Design Review 24
Description of Building's Architecture & Response to Context 25
Testing Views 26
A Landmark Building 27
Elevation Options 28
Clearer Architectural Response 29
External Space 30
Second Design Review Recommendations 31
Public Consultation 32
Section 4 Design Proposals **33**
Site Plan Layout 33
Internal Layout 34
Lower & Upper Ground Floors 35
First Floor & Roof Plan 36
Accommodation Schedule 37
Section 5 Appearance & Scale **38**
Proposed Elevations 38
Proposed Sections 39
External Views 40
Proposed Materials 43
Fire Strategy 44
Section 6 Landscape Design **45**
Landscape Proposal 45
Boundary Treatment 46
Transport & Accessibility 47
Section 7 Mechanical & Electrical Design **49**
Environmental & Services Design 49
Mechanical Installation Description 49
Energy Supply 50
Water, Drainage and Plumbing 50
Electrical Services 51
BREEAM 53
Section 8 Structural & Civil Engineering Design **54**
Ground Conditions 54
Levels Strategy 54
Foul Drainage Strategy 55
Surface Water Disposal 55
Flood Risk 55
Foundations and Ground Floor 55
Superstructure 55
Section 9 Construction Management **56**
Section 10 Conclusion **57**

Section 1 Introduction

Introduction

This Design and Access Statement has been prepared in support of a hybrid planning application for the development of a new Youth Zone building and activity park in Barnsley Town Centre.

The Youth Zone aspect of the application described in this statement will be for full planning permission, with the adjacent Activity Park forming the outline planning aspect of this application. Refer to the separate Design & Access Statement for details of the Activity Park.

Barnsley Youth Zone will join a national network of other OnSide Youth Zones which provide opportunities for young people to make more positive and constructive use of their leisure time.

This project is being developed as a partnership between OnSide Youth Zones and Barnsley Metropolitan Borough Council.

In 2020 the Council reiterated its aspiration to deliver a new Youth Zone in the Town Centre on the proposed site on the Eastern Gateway near to Schwäbisch Gmünd Way, Harborough Hill Road and Mottram Street.

Barnsley Youth Zone is designed to support and encourage social integration by providing a quality facility where young people can come together to participate in a wide range of positive activities in thier leisure time.

The proposals for the Youth Zone have been through considerable pre-application discussions and several presentations made to the Council's design review panel. As a result, the design of the scheme has evolved, amended and improved in a number of areas.









About OnSide Youth Zones

More than 38,000 members are making around 500,000 visits to OnSide's existing network of 14 Youth Zones every year. They are drawn by the array of activities and support on offer seven days a week, 52 weeks a year, from DJ'ing to climbing, basketball coaching through to support into employment.

OnSide was established as a regional charity in 2008 with a vision of creating a network of 21st Century Youth Zones which give young people top quality, safe and affordable places to go in their leisure time.

OnSide Youth Zones provide opportunities and challenges that inspire young people to lead healthier and more positive lives, raising their aspirations so they grow up to become happy, caring and responsible citizens, with more to offer themselves, their families, the community and employers. Having opportunities to try new things and face challenges in a safe environment, supported by staff and volunteers who care, gives young people the chance to build career skills, life skills and confidence.

Youth Zones are built in prominent positions in the heart of town and city centres. They are landmark buildings which make strong visual statements and are finished to a high internal specification, with the best equipment, and a clear focus on the quality of the environment and facilities.

Further information on OnSide and its projects can be found at www.onsideyouthzones.org

hc architects

Barnsley Youth Zone

Barnsley Youth Zone is to be a pioneering youth charity whose mission is to address the childhood crisis of social isolation and disadvantage. In common with all Youth Zones in the OnSide Network, Barnsley Youth Zone will be a separate Registered Charity, a standalone organisation receiving support and encouragement from OnSide and others but independent, self-sufficient and sustainable. The Youth Zone is being developed by OnSide Youth Zones with Barnsley Metropolitan Borough Council as a strategic partner.

The project is in the early stages, but the capital funding and the initial years of operating costs will be secured by contributions from the council and funding coming from local businesses, in common with other Youth Zones, which are shining examples of true public/private sector partnerships.

Barnsley Youth Zone will be a new organisation and the latest member of the OnSide network of Youth Zones. Since 2008, OnSide Youth Zones have established 14 Youth Zones which support a total of 50,000 young people each year. Barnsley Youth Zone will operate according to OnSide's model of best practice but will run as an independent charity, led by a board of Trustees with the support of the Local Authority and the local Private Sector.

Each Youth Zone welcomes 200 or more young people every day of the year. At just 50p per visit and £5 annual membership, young people aged 8-19, or up to 25 with a disability, can choose between 20 recreational, arts and sports activities supervised by experienced Youth Workers, at every session.

Barnsley Youth Zone will also offer targeted programmes for those most in need including mentoring services and employability support. Based on data collated from 4 Youth Zones which opened between 2017 and 2019 we anticipate that 5,000 young people will join the Youth Zone within 12 months of opening.









Project Brief

If you talk to any group of young people and ask them what they need in their communities, you will get a consistent, realistic and simple answer. They will ask for:

Somewhere to go, something to do and someone one to talk to.

What makes an OnSide Youth Zone? The following are key considerations:

- An inspiring, safe and affordable place for young people to go
- The right location - in neutral territory that all people from the community can share
- A functional, inspirational building based on how young people engage, socialise and participate
- A private sector led board, heading up an independent local charity
- A sustainable funding model

Typically, a Youth Zone offers a minimum of 20 different activities each session in a facility that includes the following:

- A bright attractive reception area with lobby
- A large open recreation area, incorporating a small café facility and informal activity space
- Catering facilities
- A four court sports hall
- A fitness suite
- A climbing wall
- A boxing and martial arts gym
- A dance and performing arts studio
- Arts & crafts areas (both in an informal space within the recreation area and a separate project room)
- A music, film and multi-media room
- Training facilities (which will double as a Board room)
- A facility for enterprise and employability projects
- A health and wellbeing room
- Other rooms/spaces (with associated storage) suitable for flexible use and a variety of activities
- Smaller rooms/spaces which are suitable for one-to-one engagements or work with small groups of young people
- An outdoor 3G kick pitch
- External areas for informal recreation.





Professional Team & Experience

OnSide have instructed a team of consultants and professionals that have demonstrated their reliability, competency and flexible approach to design, whom will contribute to the success of a Youth Zone project.

The design team has unrivalled design and delivery experience having delivered multiple Youth Zone projects for OnSide and bring learning from latest projects to ensure each new facility is improved and enhanced.

The consultancy team for this project is:

HB Architects	- Architects & Principle Designer
Walker Sime	- Project Manager & Cost Consultant
HL Structural Engineers	- Structures & Civils
TACE	- M&E consultants
SK Transport Planning	- Transport Consultant
Miller Goodall	- Acoustic & Air Quality
ECUS	- Ecology
Clarke Banks	- Fire Consultants
BWB	- BREEAM Consultants
RSSC	- Security Consultants



Future Youth Zone - Barking & Dagenham

Youth Zone - Basildon



The Way Youth Zone - Wolverhampton

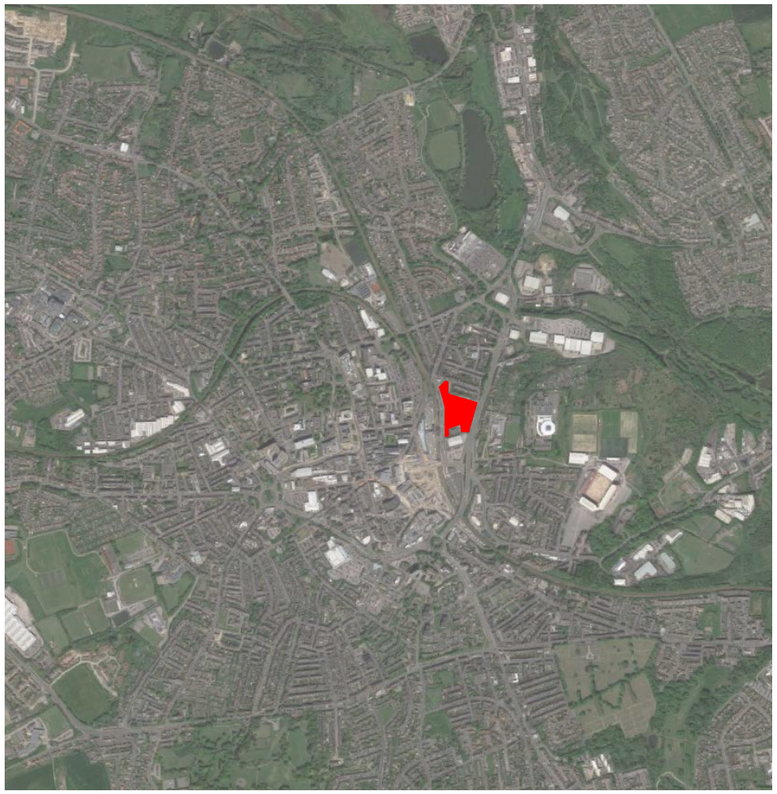


Unitas Youth Zone - Barnet



Section 2 Site Context & Analysis

Site Location



- A Proposed Youth Zone Site
- B Barnsley Interchange Bus & Train Station
- C New pedestrian footbridge over railway
- D Glass Works town centre development including Barnsley Markets
- E Barnsley College (various locations)
- F Metrodome Leisure Complex
- G Barnsley Football Club Oakwell Stadium & Academy
- H Barnsley Town Hall
- I Barnsley Sixth Form College
- J Barnsley Law Courts & Police
- K Barnsley Metropolitan Borough Council

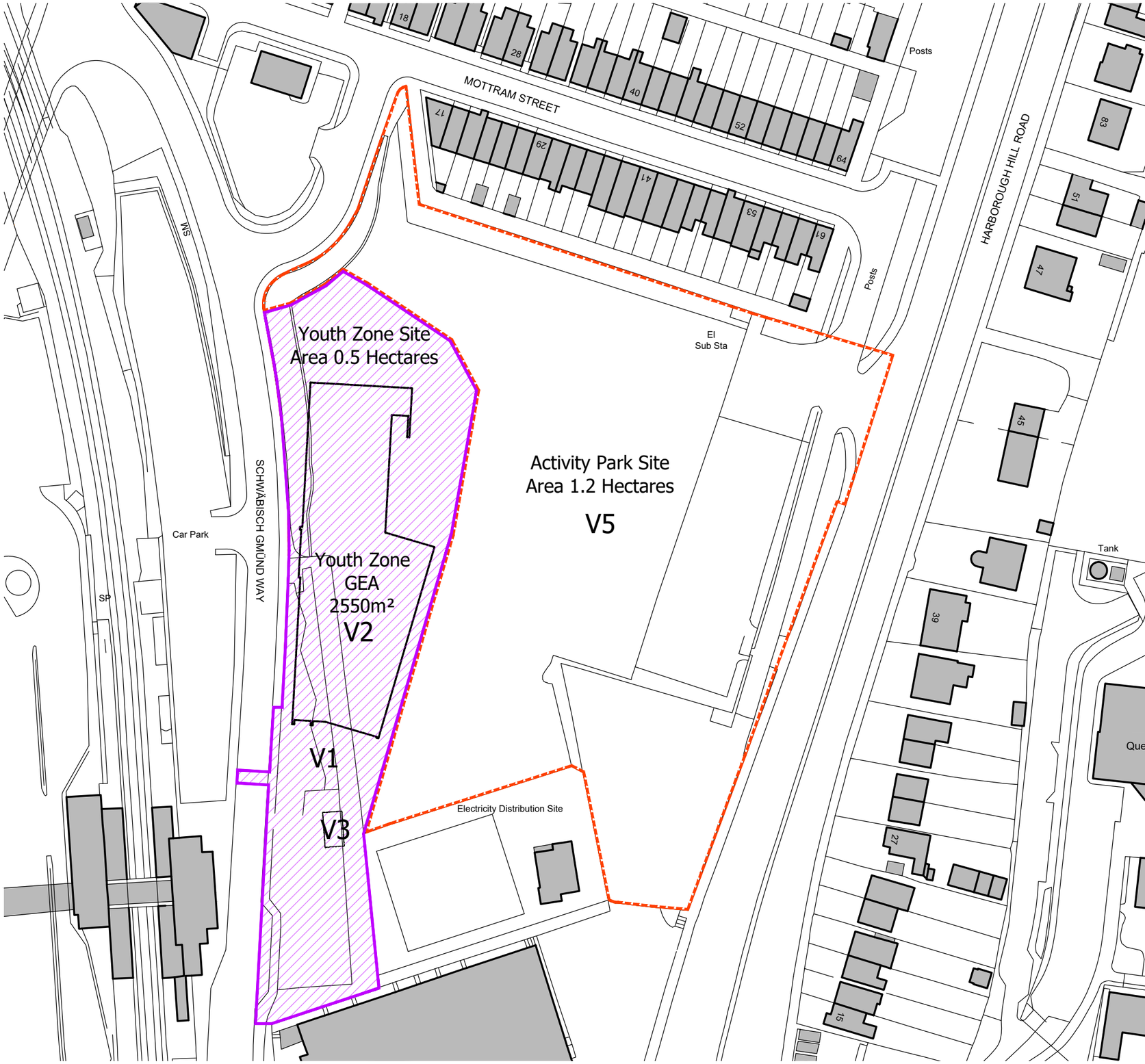
The site for Barnsley Youth Zone and Activity Park is on the Eastern Gateway near to Schwäbisch Gmünd Way, Harborough Hill Road, and Mottram Street.

The Youth Zone part of the site is located on the western side facing on to Schwäbisch Gmünd Way. This side of the site faces the small railway station car park and then the railway line and interchange beyond.

Opposite the train station to the south of the site is a small area that is currently used for Network Rail as a parking area.

To the north of the site are residential terrace housing and to the east there are larger detached and semi-detached dwellings facing onto Harborough Hill Road. To the south is an electricity distribution site and a bingo hall.

The site is currently a brownfield site that has been vacant for some time, recently parts of the site have been used for storage as part of the wider town centre redevelopment.



OnSide Youth Zone Boundary (Full Application)
Volume 1 (V1)
Youth Zone footprint
Volume 2 (V2)
Youth Zone external store footprint
Volume 3 (V3)
Barnsley Activity Park Boundary (Outline Application)
Volume 5 (V5)

Site Context - Barnsley Town Centre & Surrounds


The New Library at 'The Glass Works' development



Barnsley Market as part of 'The Glass Works' development


Barnsley Town Hall



Barnsley Sixth Form College



Barnsley Construction College

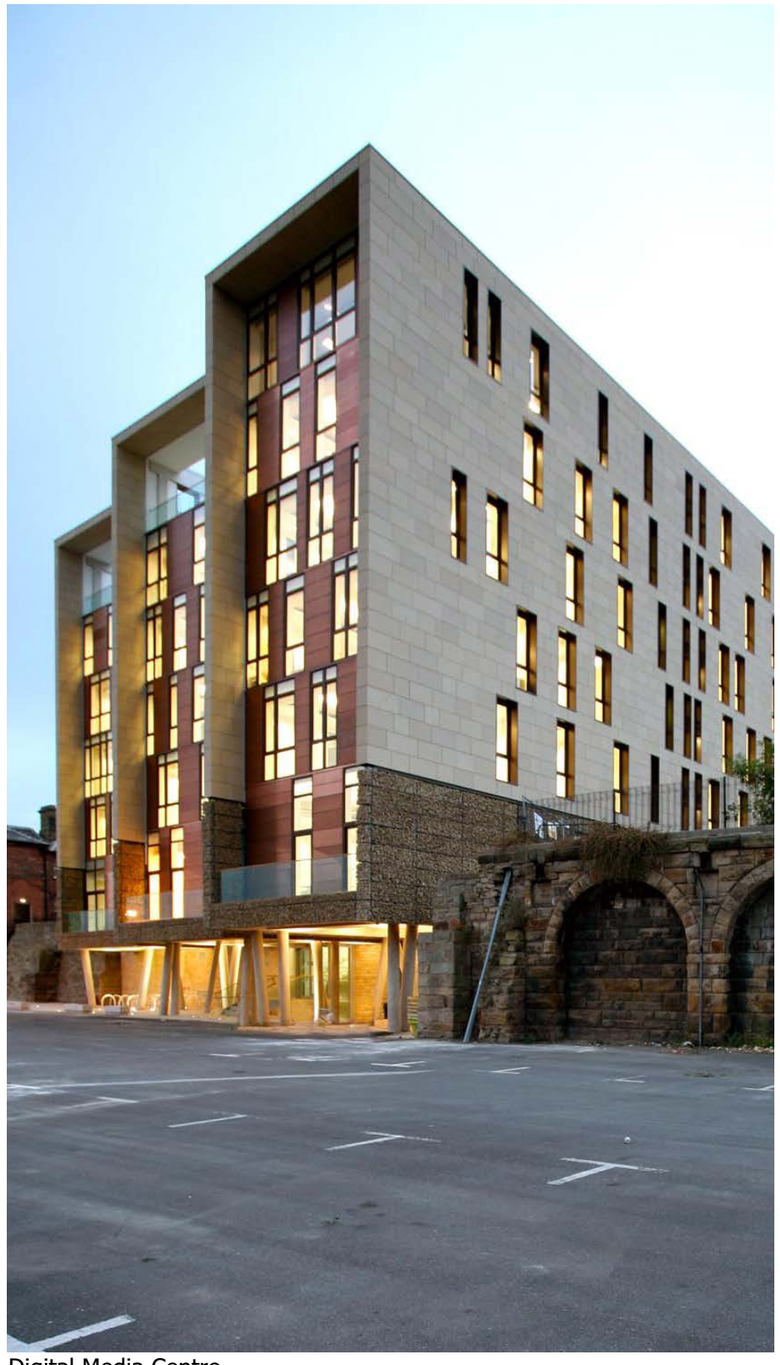

Barnsley College



Barnsley Interchange



Barnsley train station


Digital Media Centre


Parking and rear elevation of The Glass Works



Digital Media Centre 02

Site Photographs

The following are photographs showing the streets surrounding the site



View looking west from Harborough Hill Road



View west along Mottram Street



View west along Mottram Street with Mottram Way on the left



View north from junction of Schwäbisch Gmünd Way and Mottram Way



View south along Schwäbisch Gmünd Way, train station on right and Glassworks ahead



View north along Schwäbisch Gmünd Way, train station on left bingo hall on right



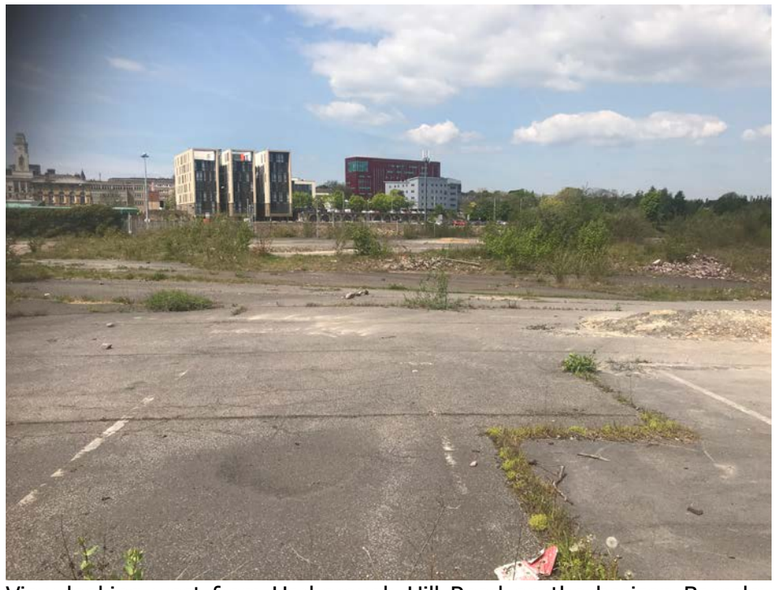
View of narrow north end of site from Mottram Way



View of banking facing Schwäbisch Gmünd Way



View from Schwäbisch Gmünd Way of fenced parking area used by Network Rail



View looking west from Harborough Hill Road on the horizon Barnsley Digital Media Centre and Barnsley College Buildings



View looking North West within the site



View towards Barnsley Interchange

Site Analysis - Boundary

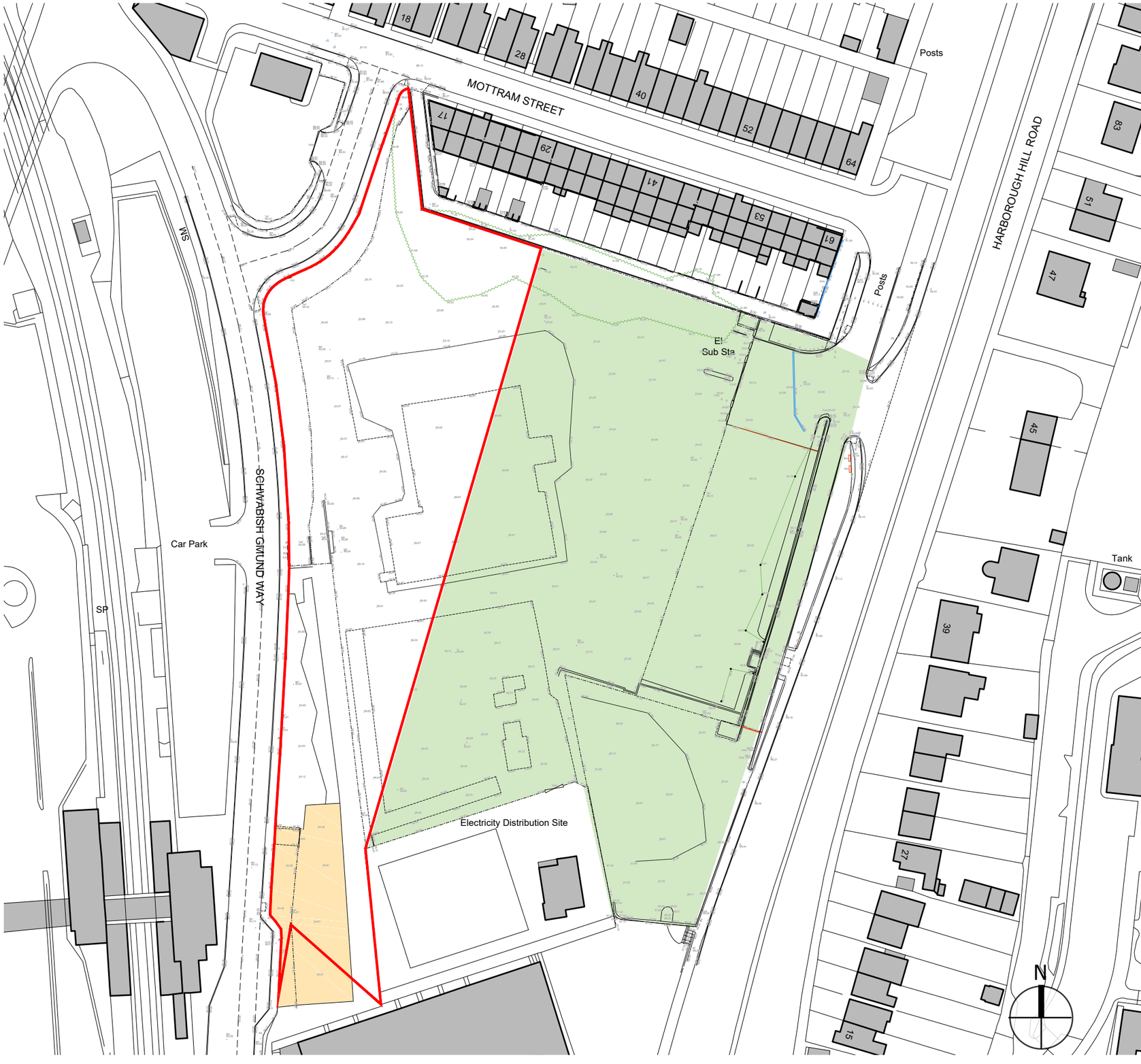
Red line boundary provided by council

Future development / Activity Park site

Area of land under ownership / lease by Network Rail as parking and servicing yard, see photos below







Site Analysis - Levels

The existing site within the anticipated Youth Zone boundary has some significant level differences along Schwäbisch Gmünd Way and into the site, as can be seen from the marked up plan and photos.

Any design will need to reflect this and review will be needed on the cut and fill requirement to make the site usable for a Youth Zone building.





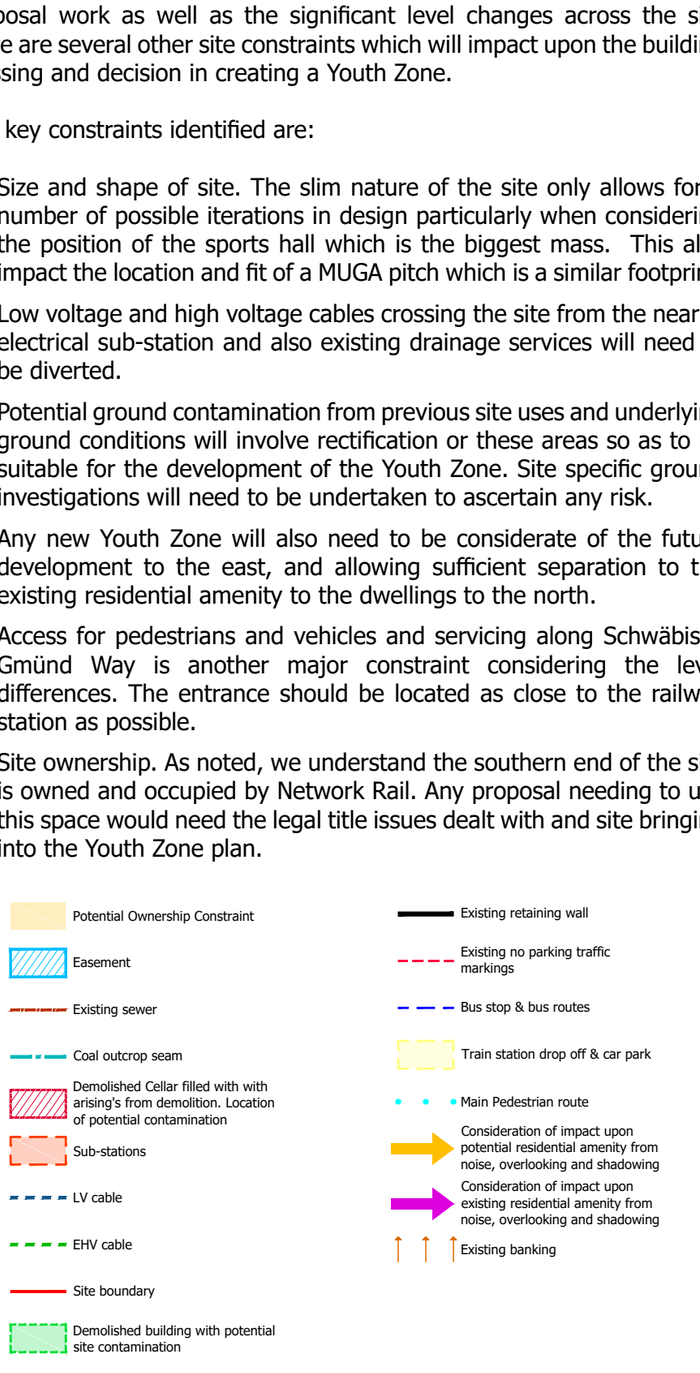


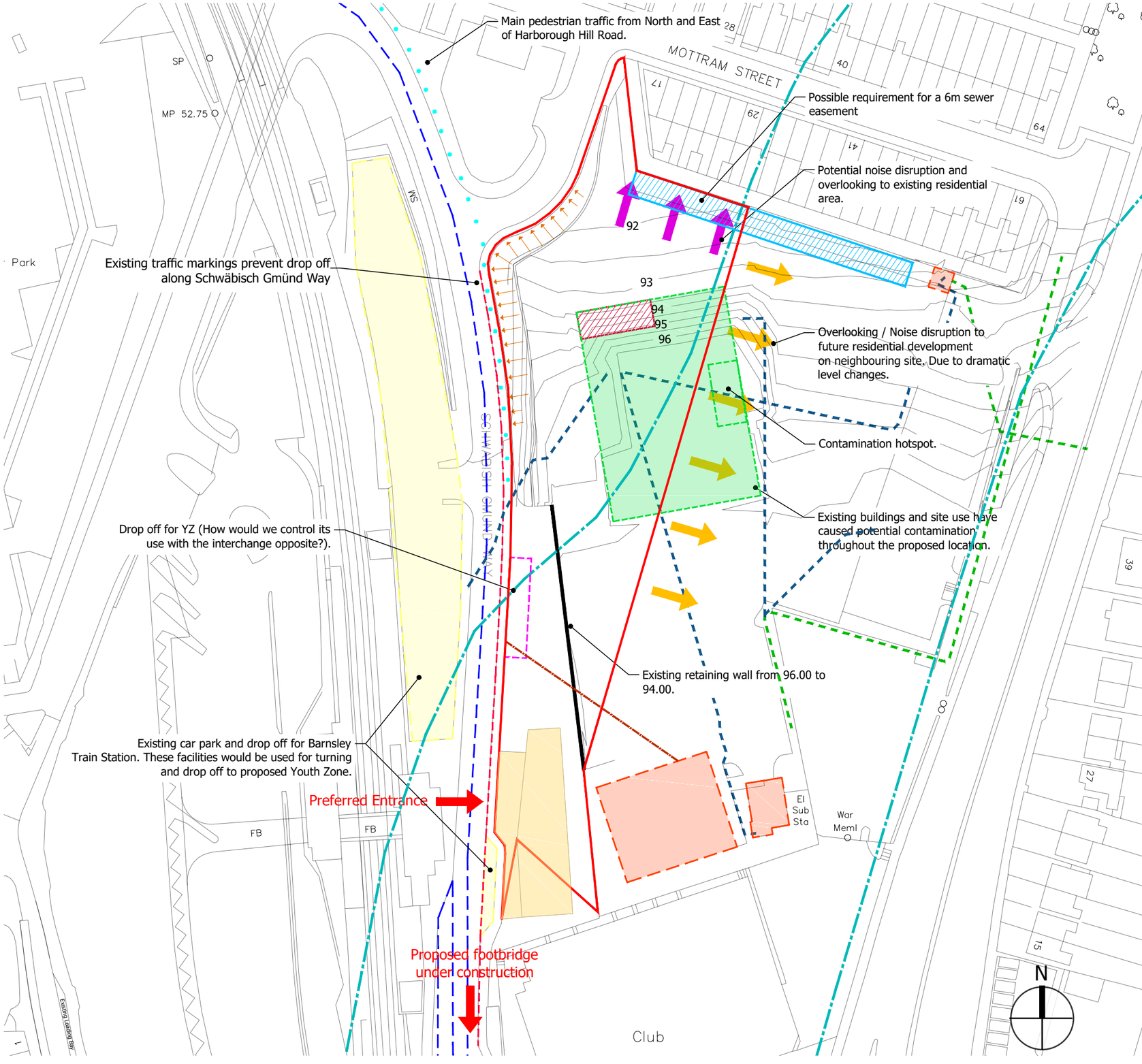
Site Analysis - Constraints

Along with the potential for some ownership issues toward the southern end of the site which will need to be resolved to make the servicing proposal work as well as the significant level changes across the site there are several other site constraints which will impact upon the building massing and decision in creating a Youth Zone.

The key constraints identified are:

- Size and shape of site. The slim nature of the site only allows for a number of possible iterations in design particularly when considering the position of the sports hall which is the biggest mass. This also impact the location and fit of a MUGA pitch which is a similar footprint.
- Low voltage and high voltage cables crossing the site from the nearby electrical sub-station and also existing drainage services will need to be diverted.
- Potential ground contamination from previous site uses and underlying ground conditions will involve rectification or these areas so as to be suitable for the development of the Youth Zone. Site specific ground investigations will need to be undertaken to ascertain any risk.
- Any new Youth Zone will also need to be considerate of the future development to the east, and allowing sufficient separation to the existing residential amenity to the dwellings to the north.
- Access for pedestrians and vehicles and servicing along Schwäbisch Gmünd Way is another major constraint considering the level differences. The entrance should be located as close to the railway station as possible.
- Site ownership. As noted, we understand the southern end of the site is owned and occupied by Network Rail. Any proposal needing to use this space would need the legal title issues dealt with and site bringing into the Youth Zone plan.

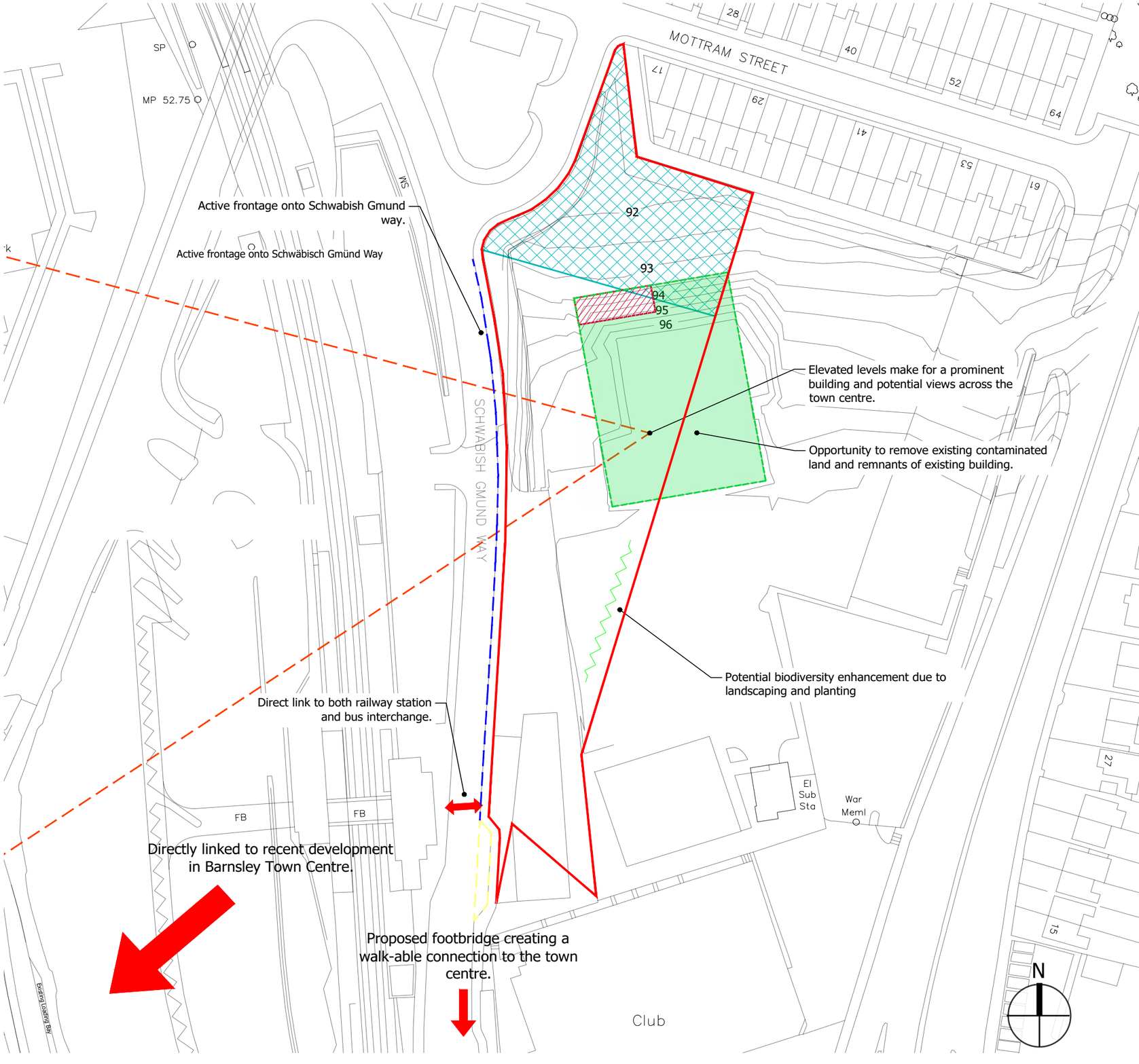




Site Analysis - Opportunities

Despite the many challenges facing the difficult site there are also some key opportunities with the site put forward.

- The site is well located for the town centre.
- Long views across Barnsley with prominence of the elevated site.
- The steep changes in level difference are an opportunity to look at exploiting this in the building design.
- Potential to increase the site biodiversity and removal of contamination as part of the Youth Zone development will be a positive outcome.
- Introduce screening to future housing with soft landscaping to help mitigate potential noise and light spill from the Youth Zone.
- Excellent opportunities for good visibility along Schwäbisch Gmünd Way presenting an active frontage onto this key local route into the town centre.
- Close to transport nodes.



Biodiversity enhancement

Townscape Views

Landscape Screening

Active Frontage

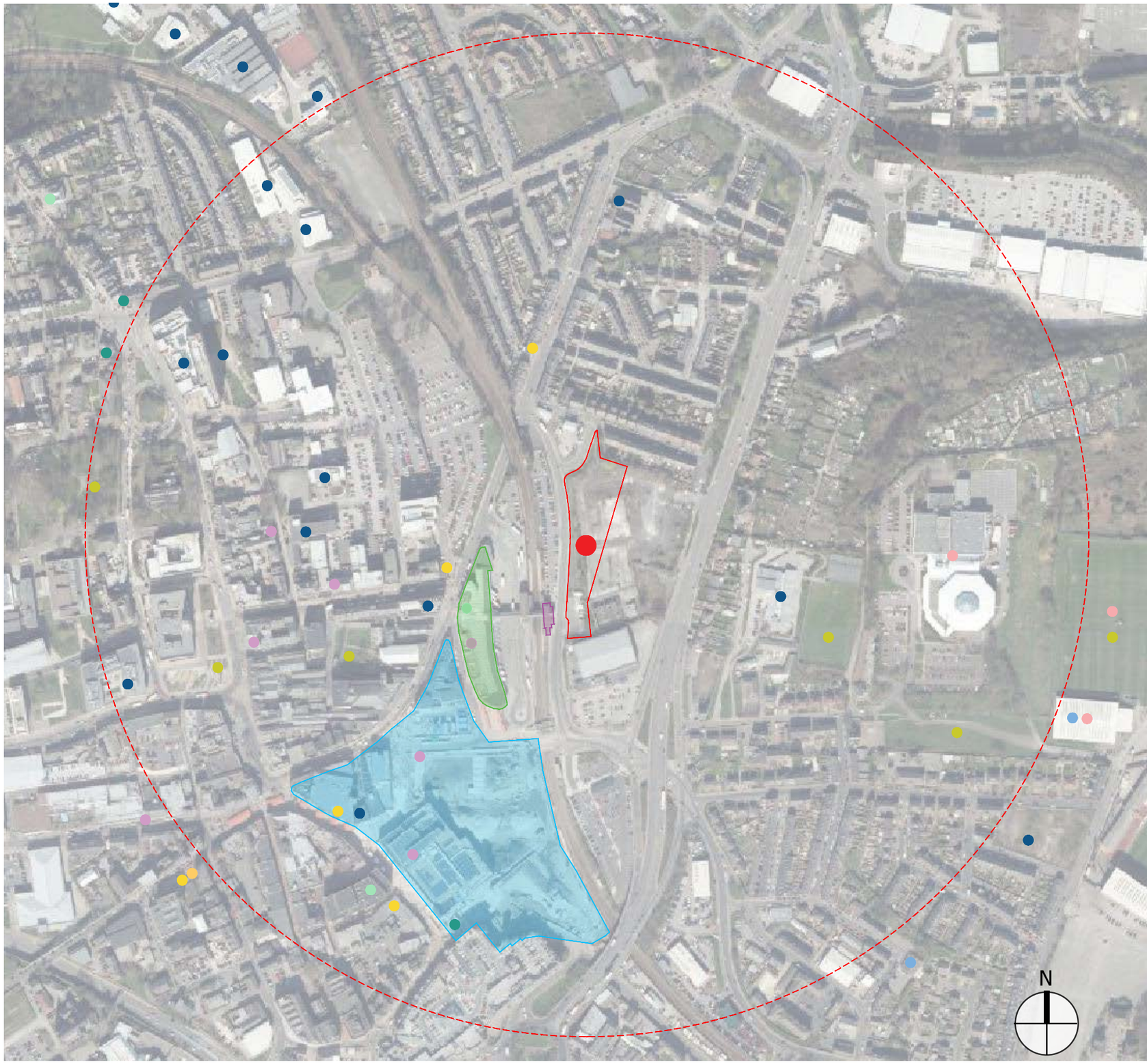
Demolished building with potential site contamination

Site Analysis - Connectivity

The site location is positive in the connectivity to local education facilities so young people will have good access to the Youth Zone facilities when going there after school.

There are also good transport links very nearby making access to the Youth Zone easy for users and staff and also promoting sustainable methods of travel.

The site is also well located for the town centre, where there will be access to 'The Glass House' redevelopment accessed via a new planned footbridge just south of the train station. This also gives access to various food outlets, access to cash and other facilities such as medical and open green spaces, which contribute to a sustainable development location.



- Bus Station
- Railway Station
- The Glass Works
- Food outlets
- Access to cash
- Outdoor open space
- Recreation or leisure facilities
- Postal facilities
- Community facility
- Over the counter pharmacy
- GP surgery or medical centre
- Child care or school
- Proposed Youth Zone
- 500m radius

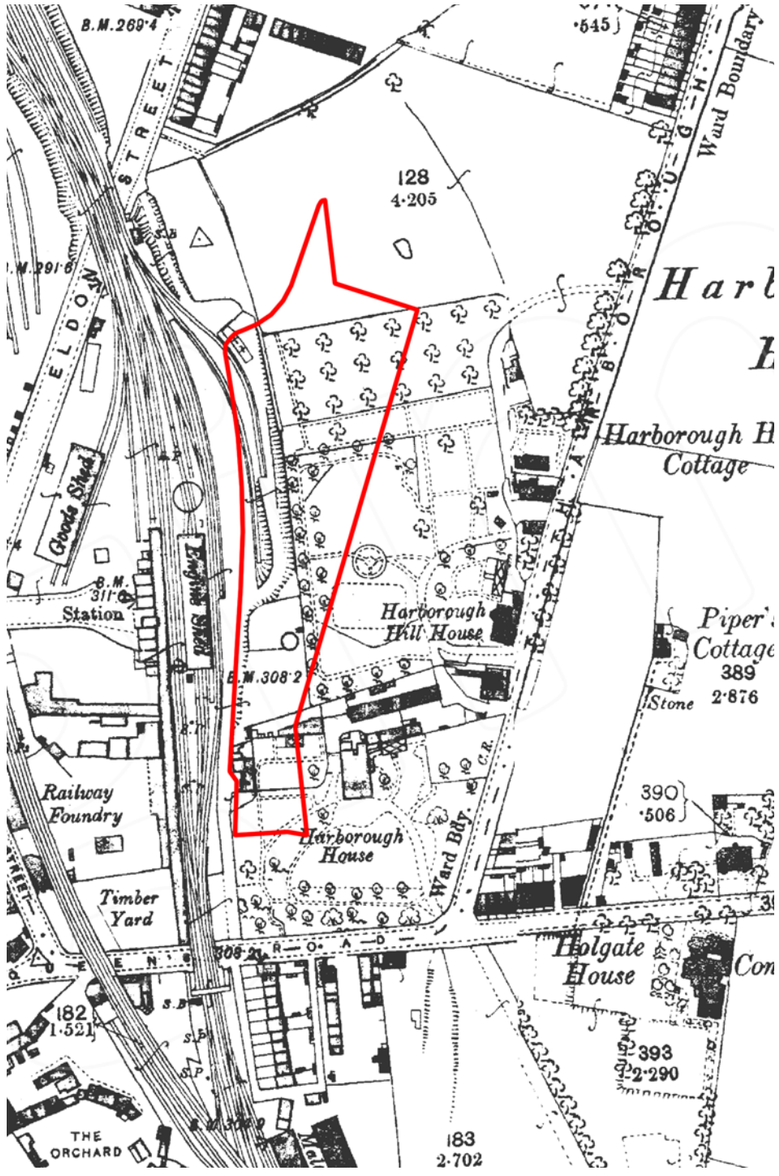
Site History

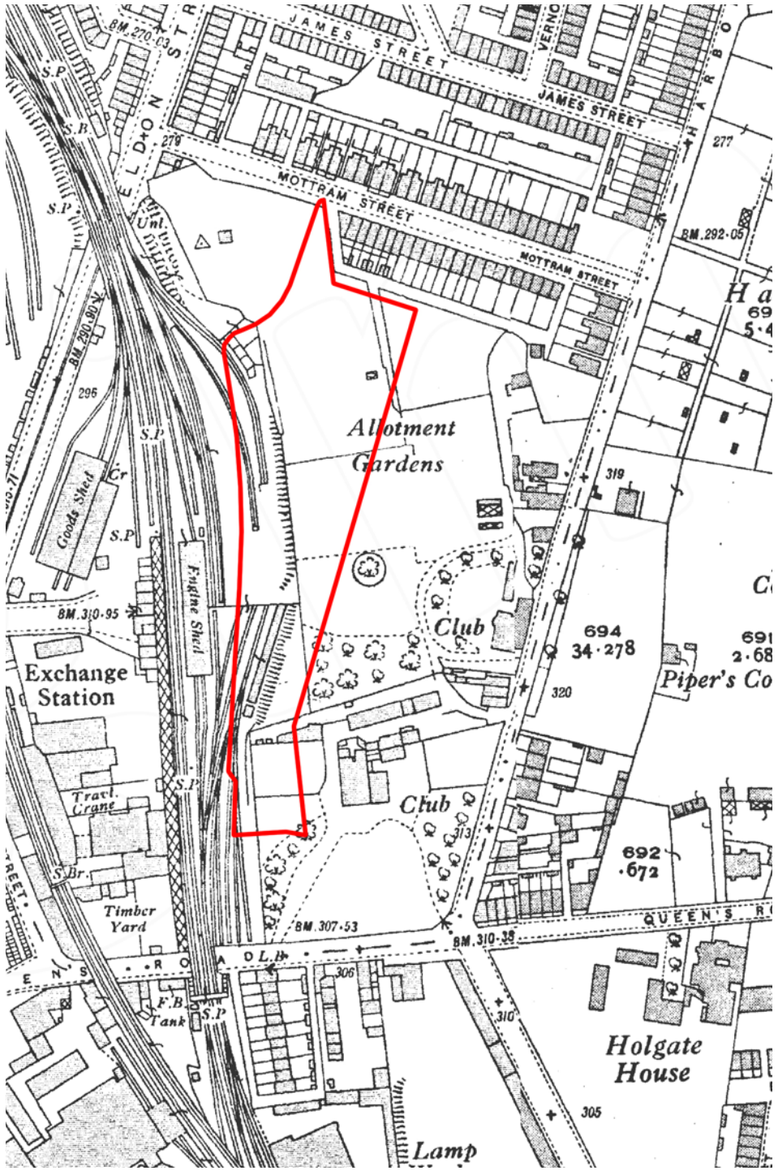
The earliest mapping available for the site, dated 1852, shows the northern half of the site as well as the eastern edge of the site to have been occupied by woodland / orchards with the south and east of the site being occupied by what appears to have been gardens and parkland behind Harborough Hill House. The railway station to the west of site is shown as having been present.

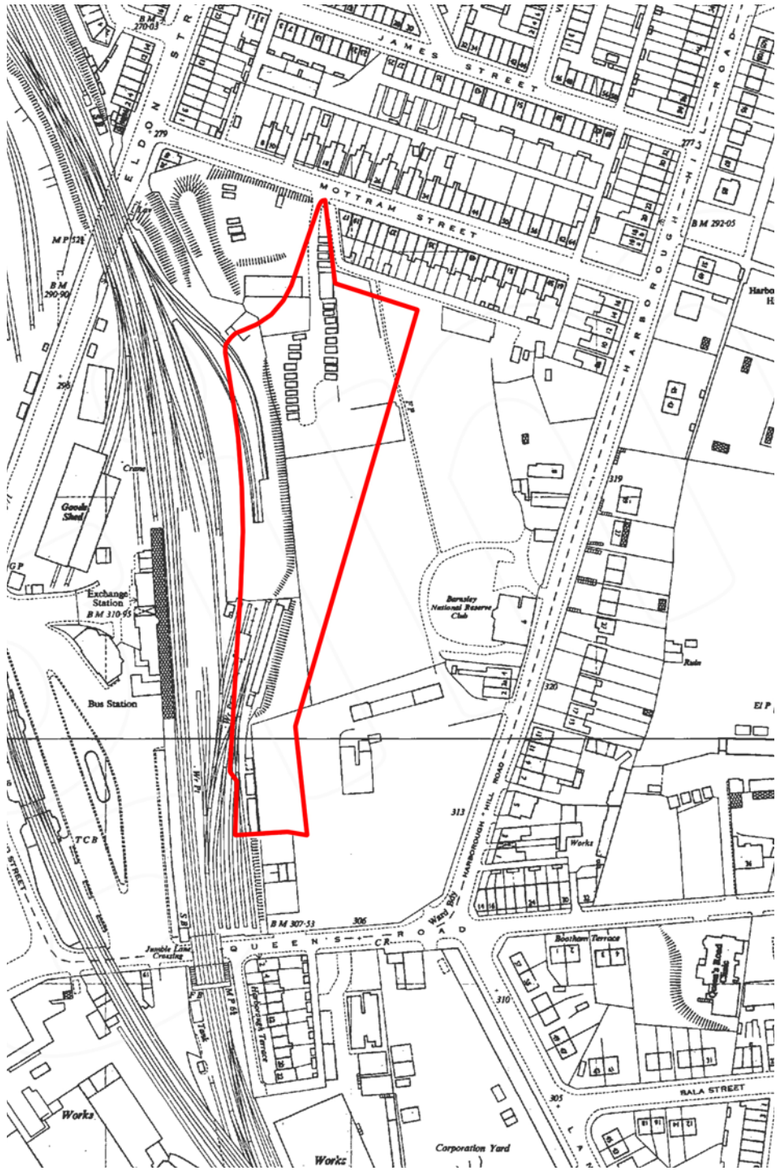
The maps dated 1892 and 1893 show a number of small buildings along the eastern edge of the site. The 1931 map notes the site as allotment gardens and Harborough Hill House had become a club. Boro Colliery, a drift mine, is noted approximately 160 m to the east of site.

Little or no change is noted on subsequent maps up to 1958 but the 1961 map shows a number of structures in the northwest of the site. The 1972 map shows that an Electricity Board Depot had been built and occupied the northern half of the site. The club in the southeast corner of the site also appears to have been expanded with a new building just to the west of the previous Harborough Hill House.

The 1991 map shows a number of structures have been constructed in the southwestern corner of the site as well as an electrical substation on the southern boundary. There is little or no further change of significance to the site on the maps dated up to 2006 but by 2020 the Electricity Board Depot and the club buildings had been demolished.







Development History

The site for the Youth Zone Activity Park and has been a vacant brownfield site for a period of time. Outline planning consent (ref: B/05/1339/BA) was granted in August 2005 comprising retail, associated car parking, landscaping works with a new access with reserved matters in December 2008 (2008/1564). Extension of time for implementing outline permission was approved in November 2010 (2010/1431) which expired.

The council have sought alternative proposals on the site for some time, with previous masterplan feasibility studies identifying housing and a youth zone, and also multi-storey car parking on the site.

Hybrid Application

In consultation with the council stakeholders in developing the brief the approach to planning was discussed. James Hyde from the council planning department offered the following approach.

A hybrid planning application may seek outline planning permission for one part of a site and full planning permission for another part of the same site under a single application. Hybrid applications are not defined in statute and as such it is the LPA's discretion whether to accept such an application. They are often used on major developments to enable work to start sooner on one part (or phase) of the site before the full details of the other part(s) are known.

As such, in terms of validation the part of the site which is proposed to come forward sooner would need to meet the validation requirements of a full application, and the part of the site which is proposed to come forward at a later date would need to meet the validation requirements of an outline application.



Block	Level	GIA (sqm)
Youth Zone	Basement	876
	Ground	1035
	First	817
	Total	**2728**
New development	00 (option within boundary)	178
	00 (option extending beyond boundary)	405

	No. of units	GIA (per unit, sqm)
Resi A (2 storeys assumed)	9	116
Resi B (3 storeys assumed)	6	112.5
Total	15	

354 parking bays



Top: Artist Impression of previously approved scheme
Below: Extract of early masterplan feasibility studies

Section 3 Design Development

Introduction

The site and its characteristics have been reviewed to determine several design options for review and consideration by OnSide before arriving at a favoured layout that works operationally.

The different activities comprising the universal service in a Youth Zone, all have particular space needs in order to meet the objectives of the Youth Zone delivery programme and respond to the requirements of its user group. Youth Zone buildings are designed to incorporate a wide variety of spaces, meeting areas and other facilities.

The site presents a number of challenges given its longitudinal shape, area and topography and these aspects have heavily influenced the massing options on what can fit on the site as well as how the facility mix is incorporated into the design.

The sports hall will typically accommodate four marked courts and be set out for various other sports courts to a minimum internal size of 18m x 33m, and with approximately 8m internal height requirement forms one of the largest masses of a Youth Zone.

The other facilities are designed to be as compact as possible making the most efficient use of the land that is to be 'gifted' to OnSide by the council, whilst still achieving the activity spaces required.

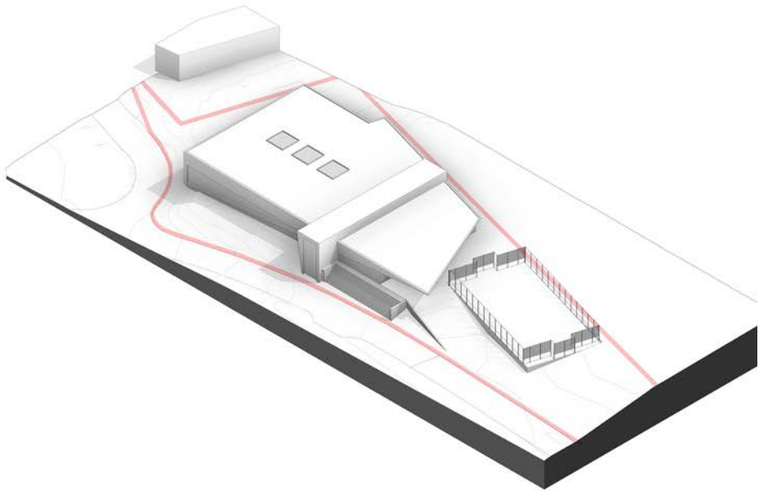
As a guide the Youth Zone requires a floor area of approximately 2250m^2.

The brief for a feasibility study was set by Barnsley Metropolitan Borough Council and included a requirement to take part in an independent Design Review Panel.

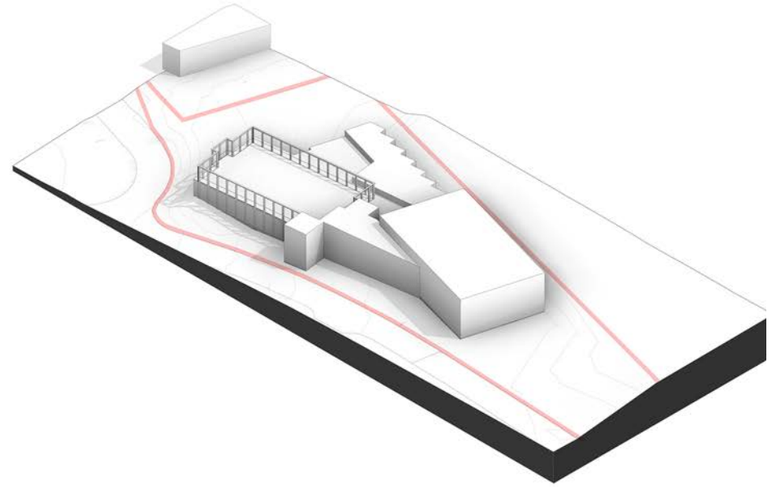
As part of this process there was a requirement to look at three massing options for the site that have been considered and the rationale behind each option.

The design panel were looking at how designs have evolved from and responded to the site, looking at the constraints and opportunities of the site and how the resulting proposed designs are distinctive to the site.

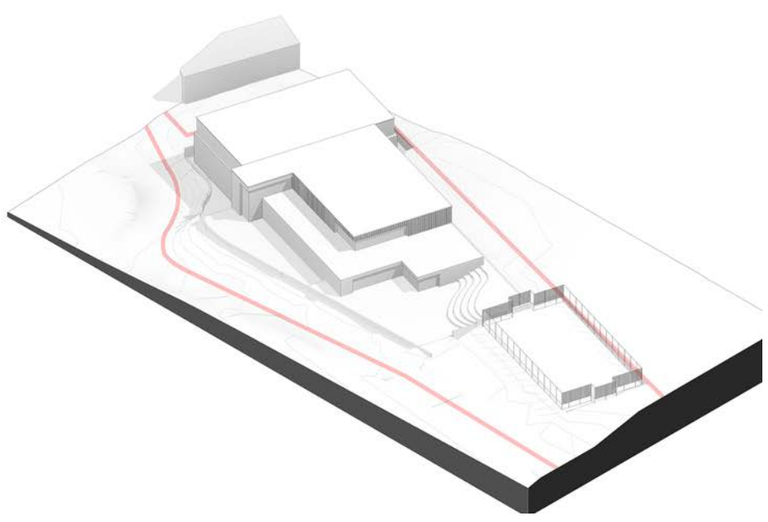
The aim of this review process was to provide constructive review of the design and to help to develop schemes into those with a high design quality that may be supportable for planning approval in design terms.



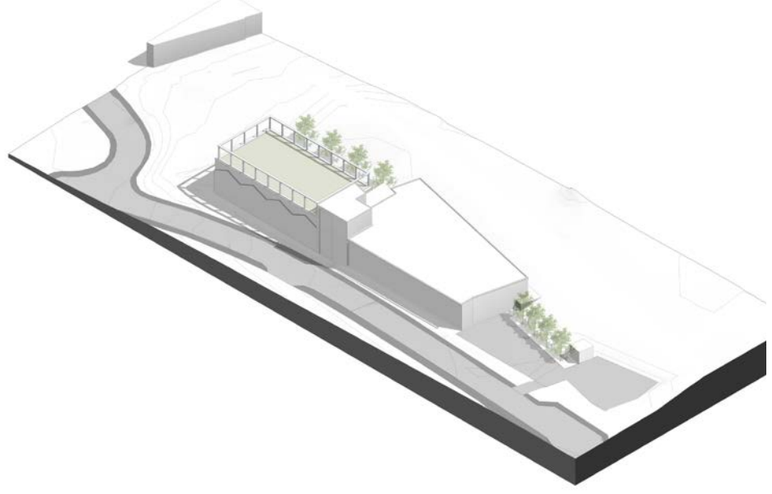
Concept 1 Massing



Concept 3 Massing



Concept 2 Massing



Concept 9 Massing

Massing Exploration

Concept 1
A two storey building with the facilities including the sports hall wrapped around a double height recreation area with an external recreation area and kick pitch. In this design the sports hall is positioned to the north of the site and the kick pitch, recreation area, and small service area to the south. This concept is similar to other successful OnSide Youth Zone models with the exception that, because of the severe level changes across the site, one side of the recreation area is effectively below ground. More accommodation is therefore at the upper level.

With floor levels at optimum levels to minimise cut and fill, entry to the building at the upper level, a long ramped access is required

Concept 2
Again a 2 storey building but with most of the facilities located on a single split level. In this design the sports hall is located to the north and the kick pitch, external recreation area and small service area to the south. The split level ground floor is on 3 different levels to optimise the use of the site levels. Entrance to the building would be by ramped access from the highway. Intently the split level nature of the layout requires extra stair and lift access point.

Concept 3
A fully 'single' storey split level building with all of the facilities wrapped around a central recreation area. The sports hall this time located on the south side, an external recreation area to the north and with the kick pitch on the roof of the main facilities building. By positioning the sport's hall to the south, the entrance to the building is positioned more centrally to the facility. In this format a service area would be positioned remotely to the main entrance.

The challenge of the site levels in each of the initial 3 concepts provided the opportunity to create exciting split level facilities.

However, each option has its own benefits which were analysed considering:

1. Operational requirements – accessibility, servicing, legibility.
2. Cost and buildability considering the level changes across the site.

Next Stage - Optimising the design
It was decided after careful analysis by the team, that Concept 1 was the preferred model, considering the potential operational efficiency and cost analysis.

However, the OnSide team asked for the design to be developed and presented to the design panel considering the following operational comments:

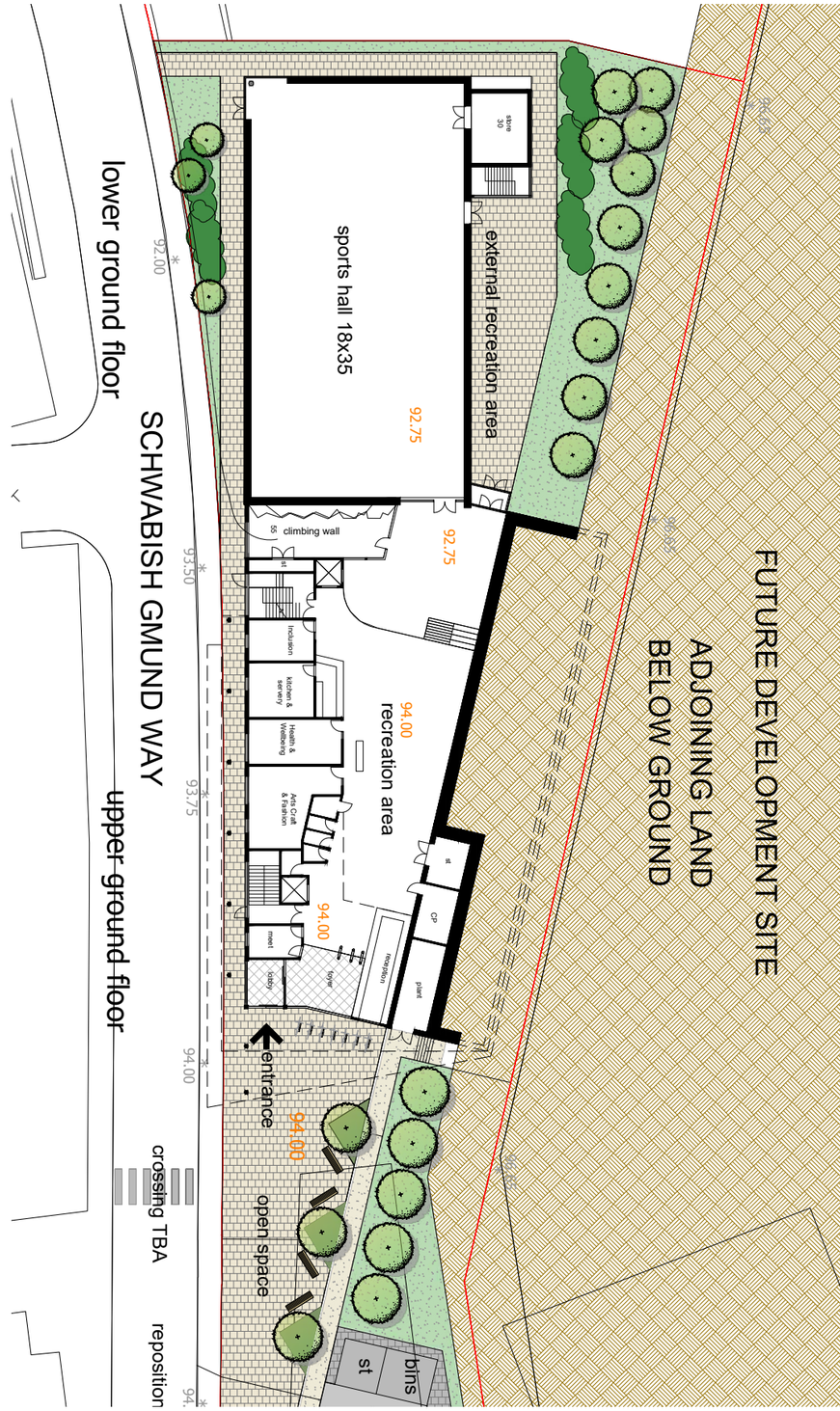
The cost analysis indicated that each design created a similar amount of abnormal works because of the severe change in levels across the site.

1. Building and Entrance to be moved towards the station/south end of the site to be more adjacent to the existing lay by to be used as a drop off area and possible service access point.
2. Create level access into building avoiding external ramps.
3. Explore putting kick pitch on the roof of the building to minimise the amount of earthworks and access problems created by an external pitch.

HB Architects then prepared several layouts, referred to as concepts 4-9 which were tested operationally and practically by the team.

The preferred layout – Option 9 it was decided, addressed many of the key operational issues created by the unique nature of the site:

1. Entrance and open space created all at the same level and at the highest part of the site adjacent to the footway access.
2. Entrance as close as practicable to the existing lay by/drop off area and station and transport hub achieving maximum visibility for the facility
3. Rotate the Sports hall to be away from the residential boundary to the site and locate the Kick pitch over the Sports Hall roof similar to other very successful OnSide facilities. Potentially creating a halo above the new youth zone at this important gateway site.
4. Work with the existing levels to creating a building that cascades down the site and creates exciting internal spaces.
5. Potential to create a colonnade alongside Schwäbisch Gmünd Way and widen the footpath and soften pedestrian access from the north of the town within the vicinity of the building



Massing Exploration - Concept 9

The preferred option operationally and from the abnormal cost was taken forwards and the massing and layout developed to present to design review panel.

Concept 9 is an iteration of the original concept 1 and taking the positive aspects of concept 3. The overall massing works with the existing levels, the sports hall then is based at a lower level using the existing contours throughout the site.

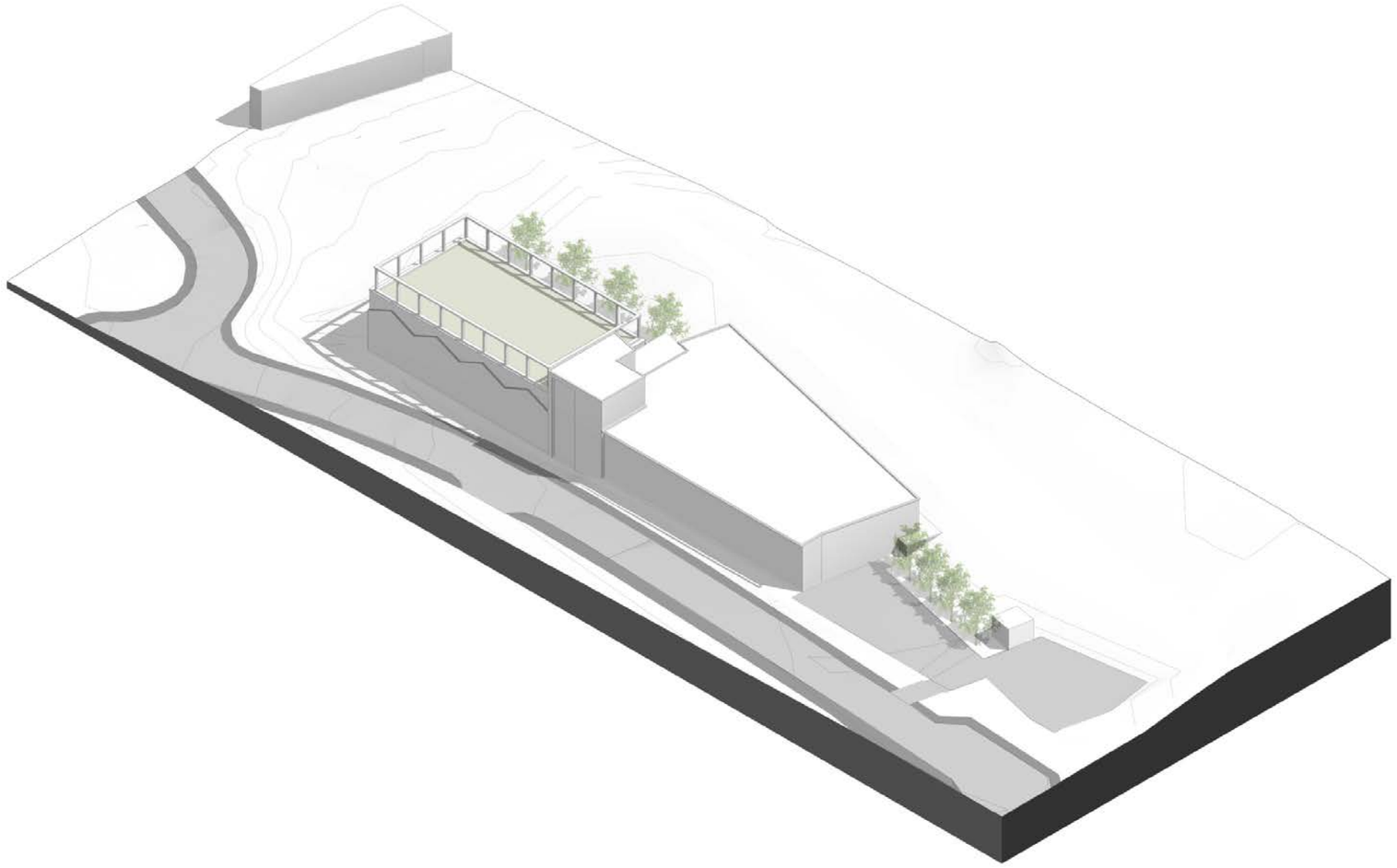
The sports hall and kick pitch have been moved to the principle elevation where they have a limited effect on both the existing and future developments neighbouring the site.

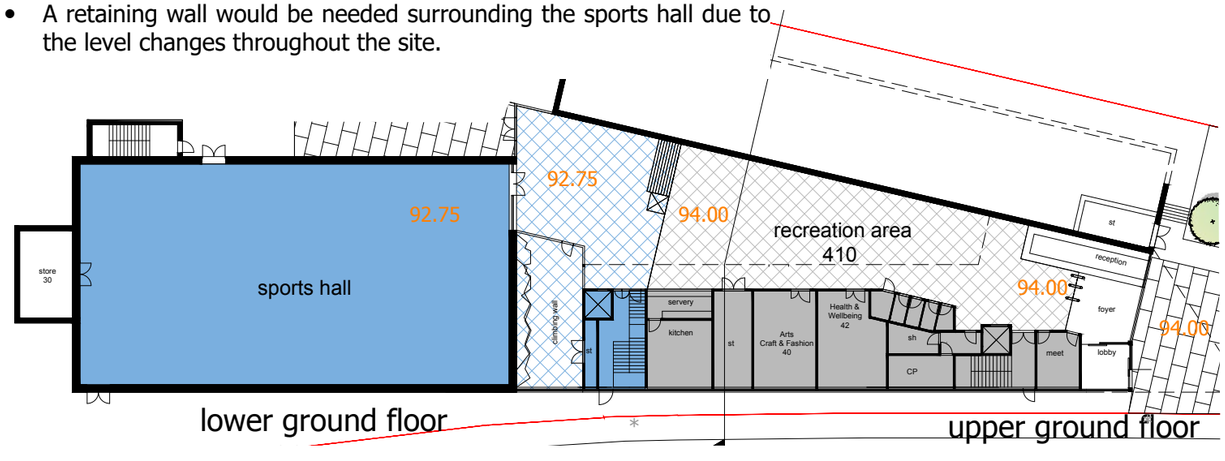
Positives

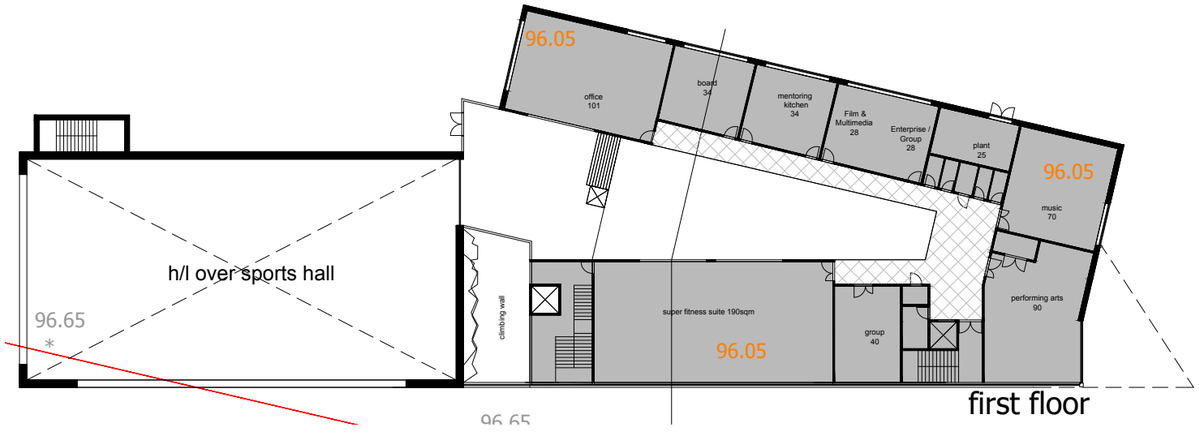
- The kick pitch on the roof creates a beacon and focus to the building.
- The split levels throughout the proposal follows the level changes within the site so cut and fill is less significant as other options.
- There is a limited amount of excavation needed throughout the site; due to the main spaces using the existing levels.
- The kick pitch is situated on the roof. Limiting the need to both excavate further and reduces its complexity.
- The orientation of the sports hall is less impactive visually on the residential houses to the north of the site.
- The building massing is more compact which is positive from a management and operational perspective.
- There is opportunity to push the building entrance closer to the railway station and with level access.

Negatives

- The sports hall has a some impact on the amenity of the neighbouring site, however the proposed orientation of this option reduces the visual impact to existing properties
- A retaining wall would be needed surrounding the sports hall due to the level changes throughout the site.







First Design Review

The concept and massing designs for the new Youth Zone were presented to the Barnsley Urban Renaissance Design Advisory Panel on the 11th March 2021. There was a presentation of the conceptual designs and site massing explorations, with the developed concept scheme presented.

Key points discussed were;

1. Importance of Gateway site
2. Importance of pedestrian connectivity
3. Active Street frontages
4. Open space – importance of detailing.
5. Impact on amenity of residential properties and future use of adjoining site.
6. Harshness of the urban environment along Schwäbisch Gmünd Way
7. Colourful building to be investigated.
8. Creative use of sloping site.

Following the design review panel the layouts, elevations and massing were further developed and tested and presented to the council in a feasibility report.

The images on this page show how the massing was developed in the wider context in response to the discussion points, prior to the written feedback from the Barnsley Urban Renaissance Design Advisory Panel.









First Design Review Recommendations

Provide a more through description of the building's architecture and context. Look at how the building needs to respond to the architecture of the neighbourhood.

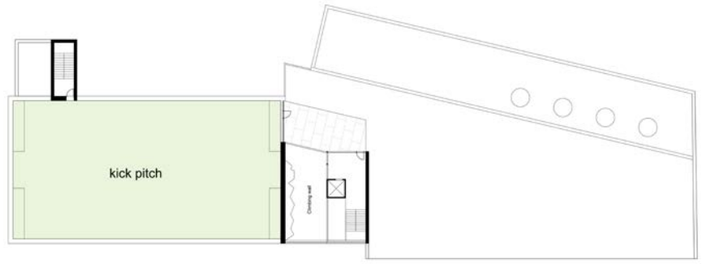
Provide a clearer, more meaningful architectural response. This needs to be thoroughly tested in its context in 3d sketches and renders so the building's contribution to the town can be fully understood and assessed by the architects.

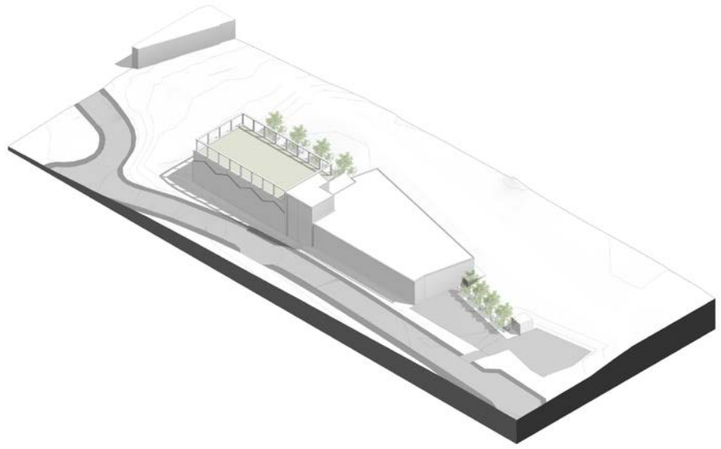
Prepare a conceptual view as a gateway. Sketch this out as it's an important view.

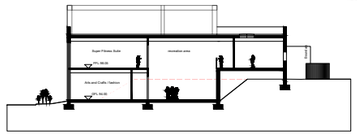
Provide a more descriptive language regarding the personality of the external public space by the foyer of the building, the first impression of the facility. Look at the treatment of the separation space with the residential so it becomes a positive space, so the building feels more as a point of convergence.

Test and investigate in 3d what this building looks like from its approach and from residential areas. These images should show views both during daylight hours and at night.

Make the building more distinctive to help it become more of a landmark building. Avoid taking historical design cues. The building needs to be fun, to be a gateway, with bright architecture, together with depth & modelling and active frontages. It needs a stronger, more inviting personality.





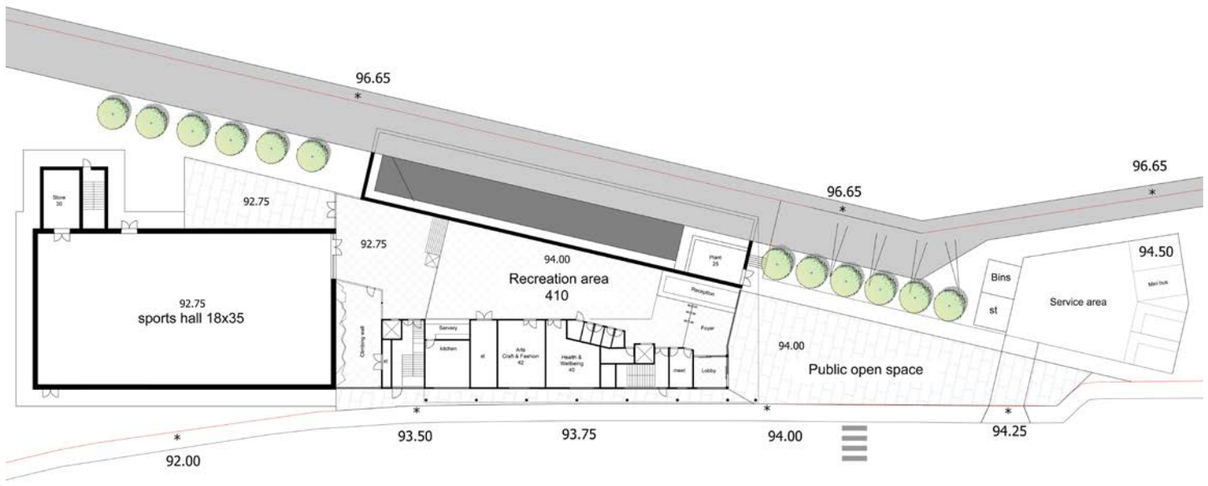


CROSS SECTION





LONG SECTION



Second Design Review

The previous review looked at the conceptual designs and site massing, the presentation made to the Barnsley Urban Renaissance Design Advisory Panel on the 2nd December 2021 showed the design development and reponse to previous recommendations.

The top two elevations were those presented at the first review panel, the elevation below was the initial response and that used for the Stage 2 feasibility report presented to the council in April 2021.

The design proposal presented in the rest of this presentation is the further development and testing in response to the review panel's recommendations.







Description of Building's Architecture & Response to Context









The design was developed by looking at the constraints and opportunities on this difficult site to maximise the amount of floor space for the facilities, by working with the challenging topography to reach a suitable plan arrangement.

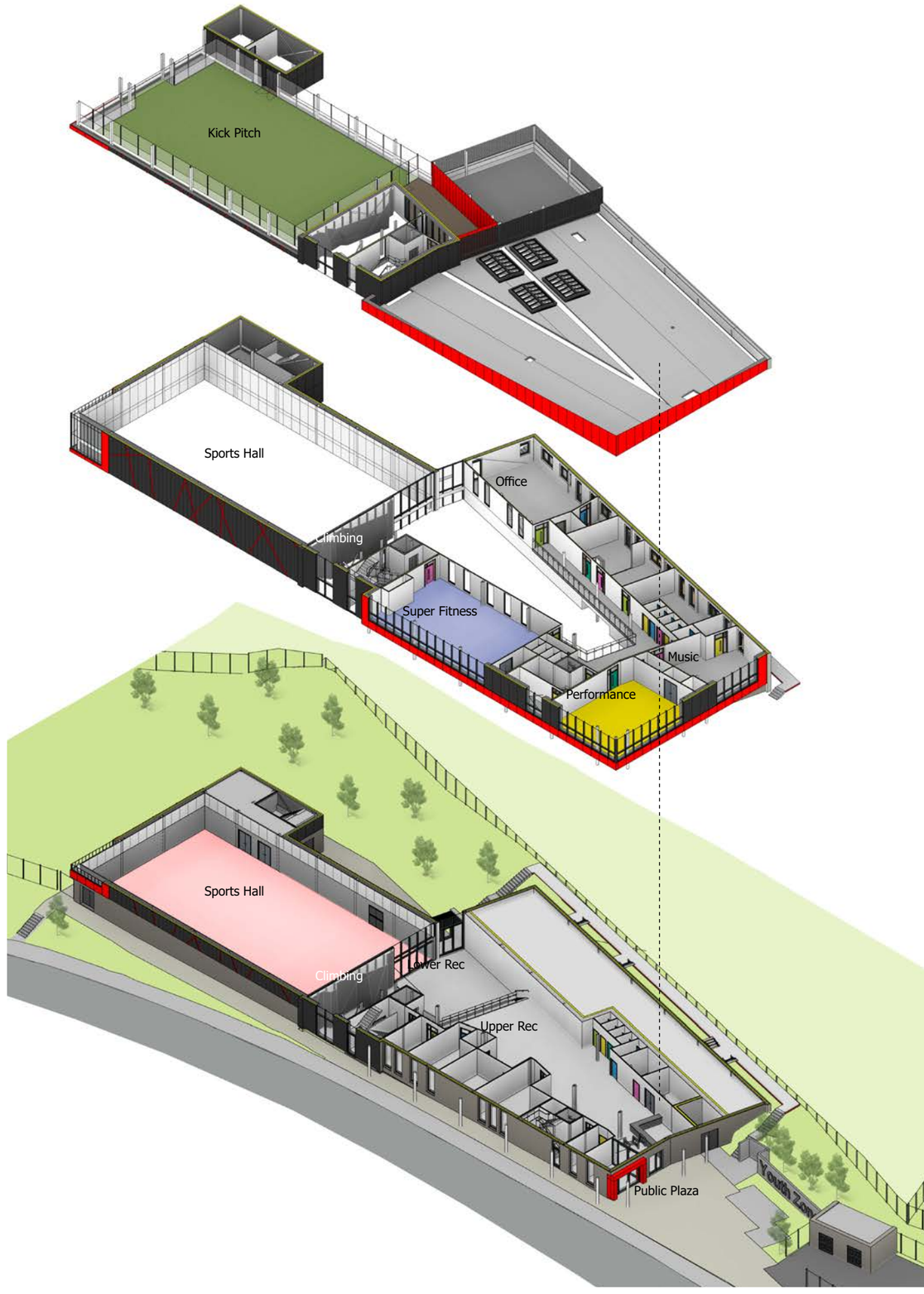
Consideration of the massing and positioning of facilities has been tested to respect the adjacent gateway location and residential amenity to the north and potential development to the east.

A key design driver has been creating a distinctive landmark building with an active frontage onto the public facing elevation that acts as a gateway into the town centre.

A projecting first floor along Schwäbisch Gmünd Way that overhangs the ground floor, frames areas of floor to ceiling glazing offering distance views of the internal activity and provides shelter at ground floor to the entrance.

A bold feature colour of red is used to give the facade a contemporary and exciting aesthetic which appeals to children of all ages. The red feature colour is set against a darker palette of materials to allow the feature colour to stand out. This feature colour is used to frame windows and other architectural features to add a vibrancy to the elevations.

Barnsley Youth Zone will enhance the area by providing a destination for the young people of Barnsley giving them somewhere to go, something to do, with someone to talk to.



Testing Views

Prepare a conceptual view as a gateway. Sketch this out as it's an important view. These images should show views both during daylight hours and at night.

Test and investigate in 3d what this building looks like from its approach and from residential areas.

Provide a clearer, more meaningful architectural response. This needs to be thoroughly tested in its context in 3d sketches and renders so the building's contribution to the town can be fully understood and assessed by the architects.











A Landmark Building

Make the building more distinctive to help it become more of a landmark building. Avoid taking historical design cues. The building needs to be fun, to be a gateway, with bright architecture, together with depth & modelling and active frontages. It needs a stronger, more inviting personality.

Materials proposed are to be high quality, robust finishes that will ensure longevity with minimum levels of maintenance. The building is designed to have a masonry base at low level on public and activity fronting areas, with slots of glazing giving glimpses of activity within.

The projecting upper storey will be clad in Rockpanel, a fire resistance material, in a feature red colour with large glazed areas to activity rooms. This cladding has a raising parapet towards the corner opposite the station acting as a beacon towards the entrance.

The corner to the north will also use this feature colour to frame a backlit polycarbonate panel with the remainder of the sports hall covered in a dark cladding with expressive illuminated feature bands.

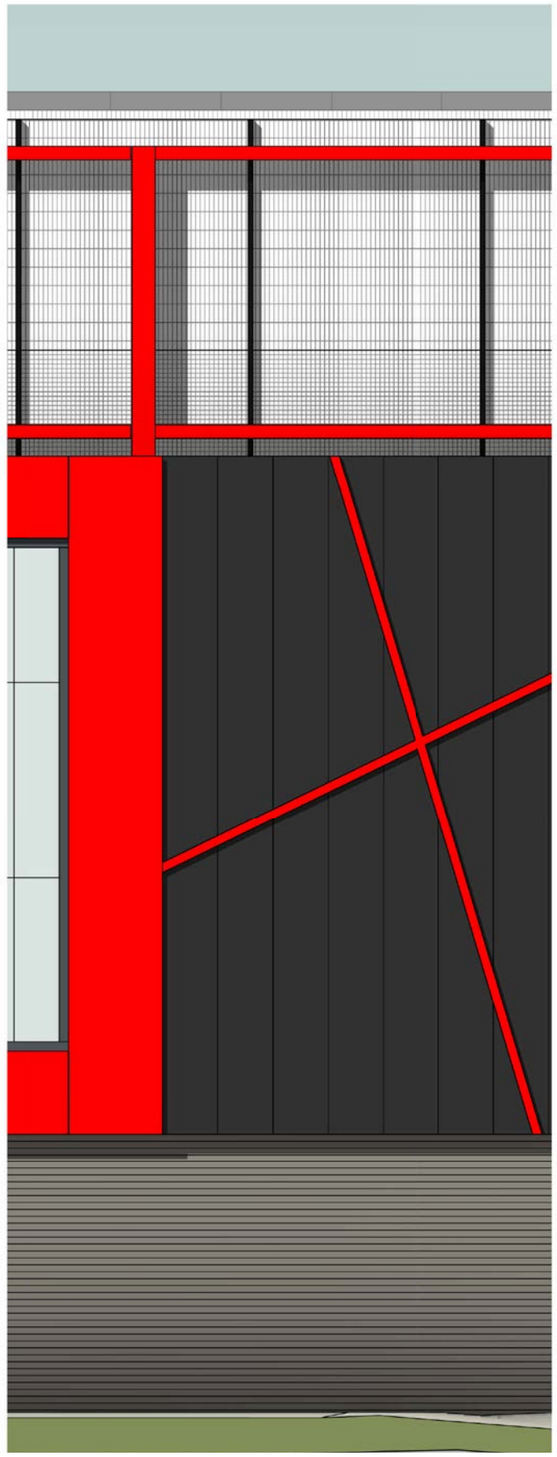
The mass of the sport hall is treated differently to the other elevations due to it being one large volume where glazing is not suitable due to glare when playing sports and damage from the activities. The materiality is considered to help break up the massing and also provide a sense of fun and energy.

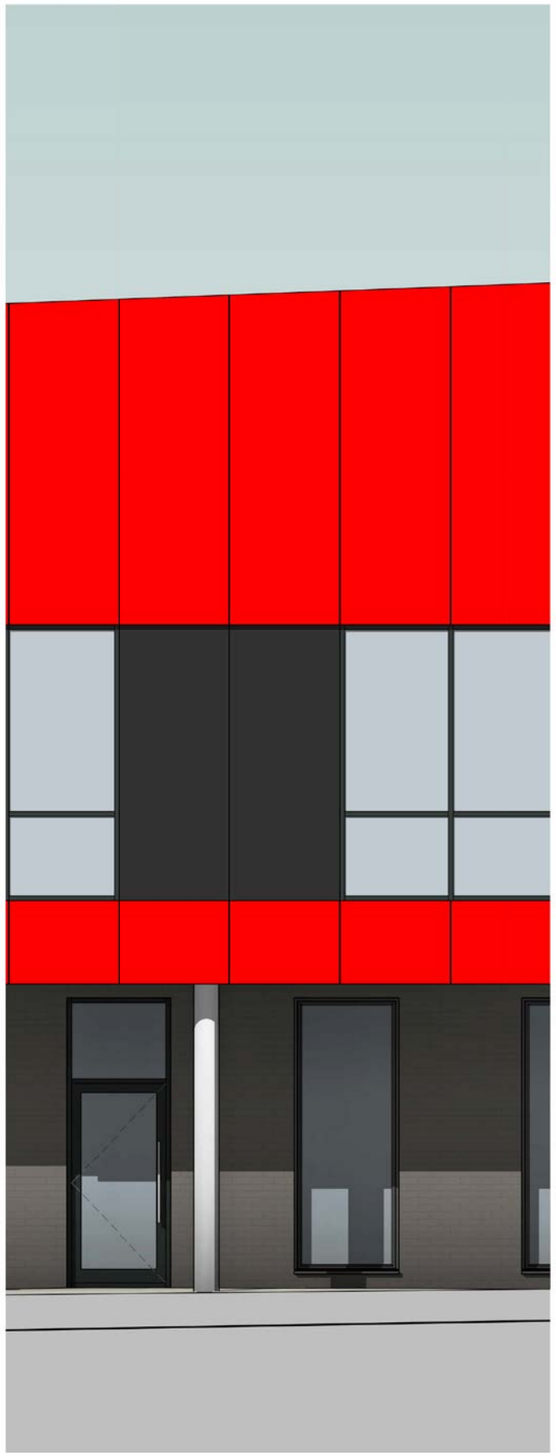
We have tested various design options to break up the massing and have proposed a dark cladding with illuminated feature bands. Other options shown on the following page are a 'barcode' of differing panel colours interspersed with lighting strips. A further option using the feature red colour with a light grey panel below with reducing panel widths is a refinement of the feasibility elevations.

All the options have a kick pitch on the roof level which when in use will provide a 'halo' effect of light and activity above the volume of the sports hall below.

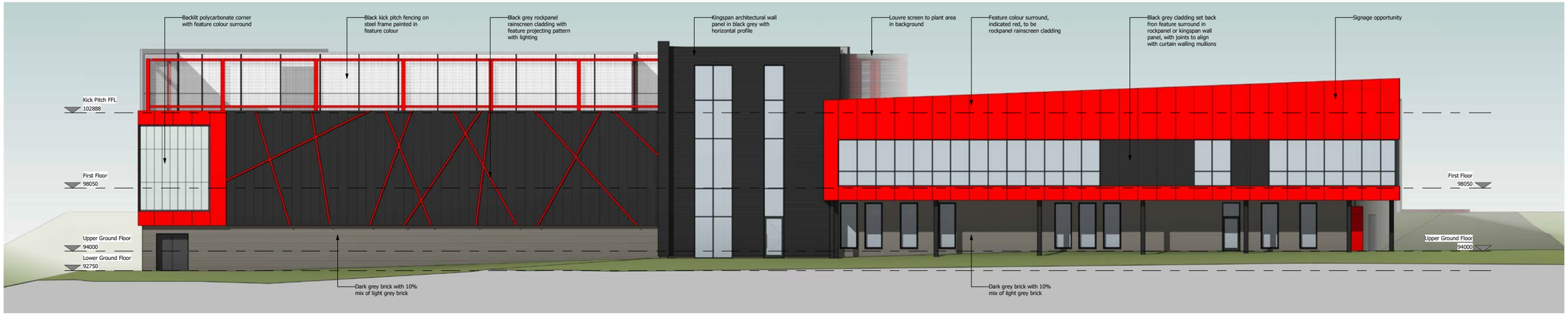


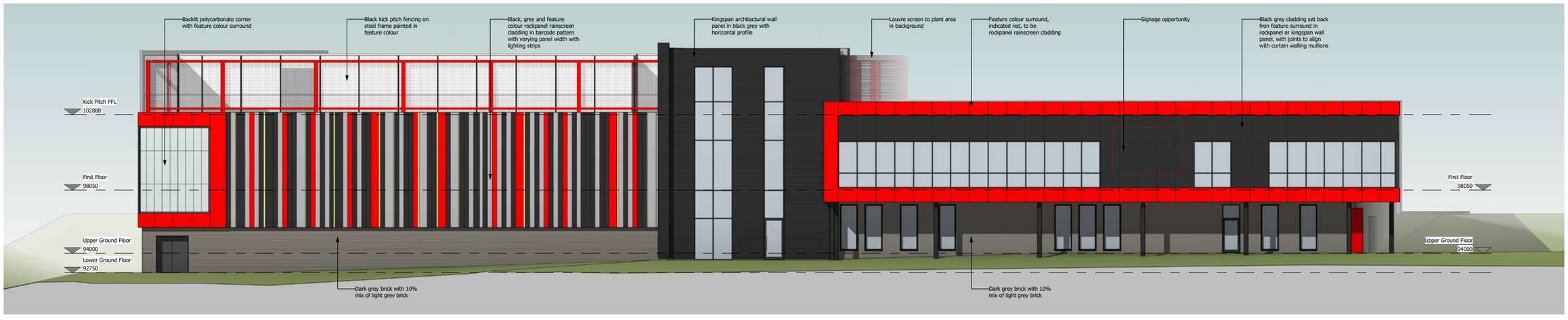






Elevation Options







Clearer Architectural Response

Provide a more through description of the building's architecture and context. Look at how the building needs to respond to the architecture of the neighbourhood.

The smaller scale elevation to the eastern boundary faces towards the existing residential areas and the future development site.

This elevation has been crafted to respond to this architecture by introducing a rhythm to the fenestration and detailing that echoes the domestic scale of terraced housing nearby.

It is proposed to split this elevation into bays with a recessed vertical band with each bay using a mix of light and dark grey bricks in varying amounts to echo the nearby residential terrace houses.













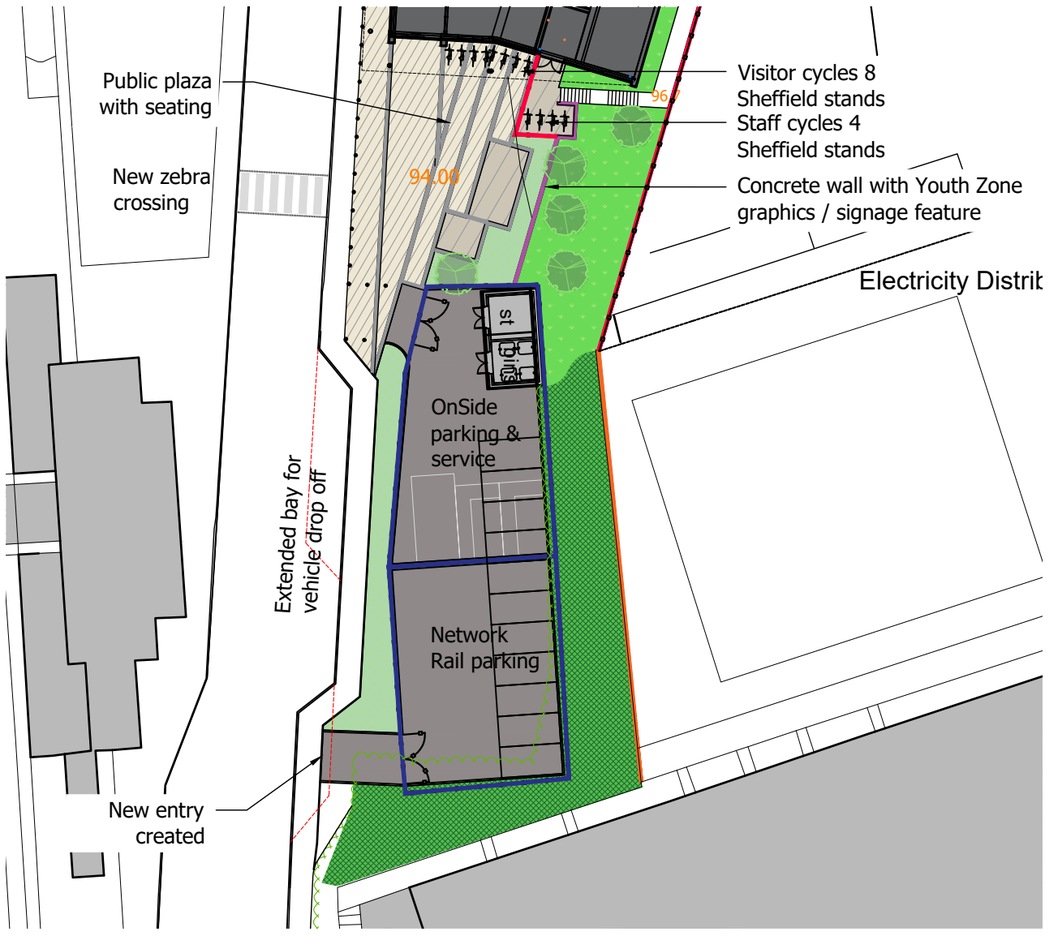
External Space

Opposite the station entrance is the compound used by network rail. We have sought to reduce the area of land they use and reorganise this space to provide the parking for network rail and the service area for the Youth Zone.

The existing lay by is to be relocated further toward the Youth Zone and extended to provide a drop off area and a new zebra crossing is proposed to provide safe access for pedestrians.

A new public plaza is created with surface treatments to leading to the entrance of the Youth Zone, imagined as a space to direct users to the building and offering moments to pause with seating along with cycle storage. This space is intended to be framed with some soft landscaping and a wall offering an opportunity for artwork or branding.

Around the youth zone there are challenging level changes between the site, the proposed floor levels, the surrounding footpath network, and adjacent site. Level changes around the youth zone will be graded and provided with soft landscaping for ecological enhancement. Some rainwater attenuation is located on the northern end of the sports hall. The extents of this area are to be finalised but there is potential for some further outdoor space for use by the Youth Zone for planters and outdoor activities and possible linkages to the residential streets and adjacent development site.





Second Design Review Recommendations

The discussion with the design review panel was a positive one and it was commented that

"It feels like you have certainly listened to what the panel said at the previous review and have endeavoured to take the panel's comments on board. The building has much improved. It's quite an exciting building, which is appropriate for a gateway building."

The panel expressed a concern that there was not a masterplan for the whole of the wider area. Paul Clifford, (the Head of Economic Development, BMBC), responded that the council is looking at the master planning of the wider site. It was viewed as an important, strategic site.

It was this comments that has lead to outline proposals described in the Activity Park Statement submitted as part of this application.

The chair concluded that Barnsley will clearly benefit from this youth zone- it's an interesting and exciting building & facility. The design of the building is going in the right direction and the panel wish to celebrate that fact and declare it; it looks very promising.

Give further careful thought as to how the design of the building can express its character. Look at more public focussed typologies, colours and forms to visually communicate that this is a public building, for kids and activity. Give a legible, clear visual message that its internal uses are civic and community orientated.

Look again at the design proposed on the residential side to make it more inspiring and holistic and so those driving along Harborough Hill Road are drawn to what the building is.

Look at the master planning of the wider site, to ensure that the design of the spaces around the youth zone don't fall behind. These areas need purpose and character.

Avoid using vague terminology to describe external spaces such as 'plaza', 'soft landscaping' and 'public open space'. There needs to be a named purpose for these areas that translates into a brief.

Carefully consider the building's impact on the residential amenity of nearby, existing residents. Look at mitigating any potential problems before they start.

Look further at the design of the front corner of the building to make it bolder. The colonnade needs more work to develop it further. The building entrance could be made more prominent.



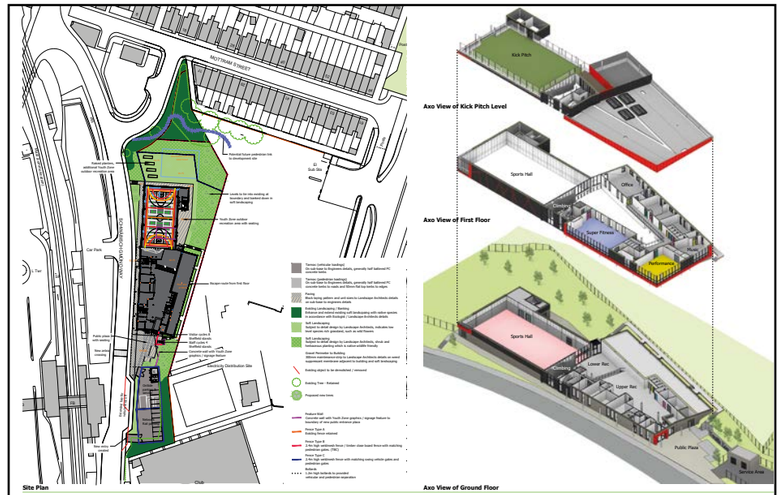
Public Consultation

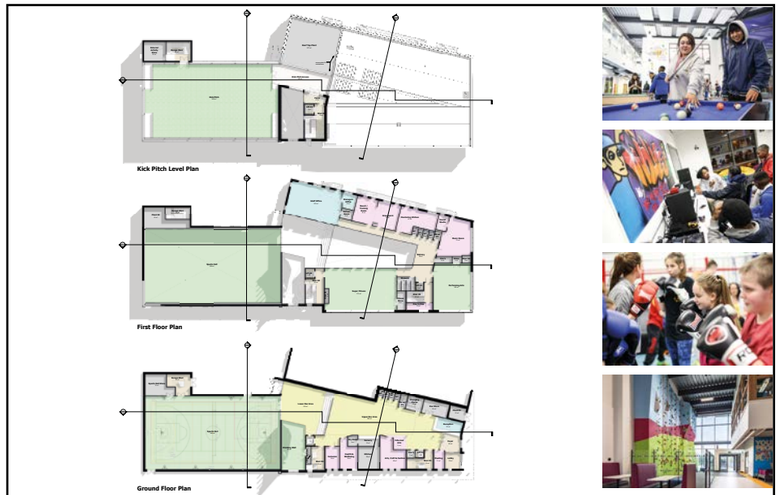
An online pre-application consultation ran for twelve days from Monday 13h December to Friday 24th December 2021. In conjunction, OnSide held a two-day public consultation event in Barnsley Market place on Wednesday 16th and Thursday 17th December 2021.

A Statement of Community Consultation is provided with the application to comply with the recommendation within Barnsley Metropolitan Borough Council's Statement of Community Involvement (SCI): and with guidance within the National Planning Policy Framework (NPPF).

The approach taken to the pre-application consultation process was to provide detailed information about the proposed redevelopment scheme to members of the local community in order to help answer questions about the proposals and provide reassurance that key issues likely to affect the local community have been addressed as part of the development of the project. A range of communication methods were used to provide information and to give people the opportunity to get in touch to give feedback.











Section 4 Design Proposals

Site Plan Layout

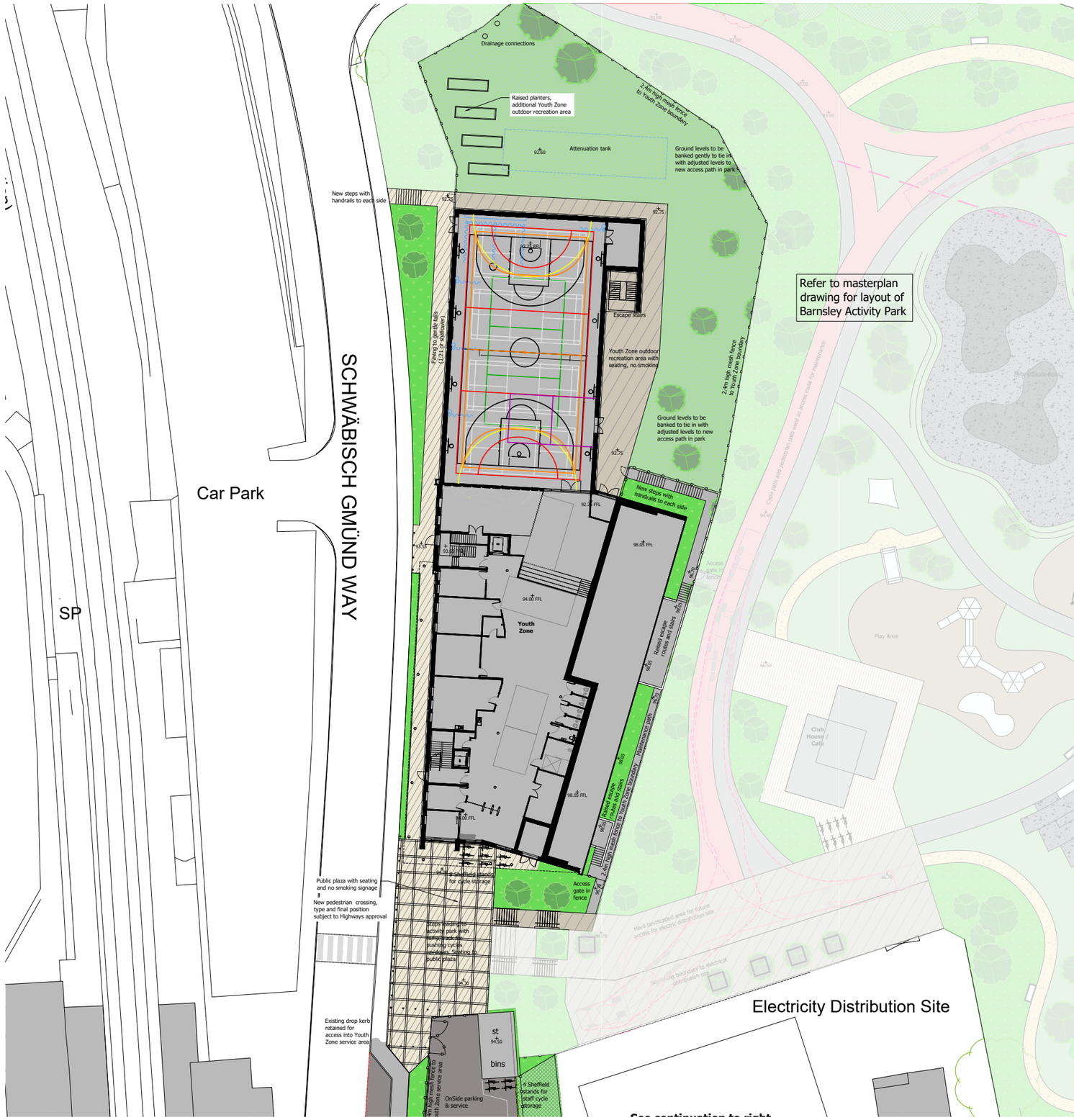
A key client requirement is that there is only one entrance to the building and facilities and that this is supervised and controlled at all times. The layout has been designed so that visitors enter the building via a new civic space located at the front of the site opposite the station which will link into the wider Activity Park. This creates a legible and impressive single access point within the modernised and upgraded urban townscape.

The building is set back slightly facing Schwäbisch Gmünd Way to enhance pedestrian connectivity and provide arrival point in the street scene. A new pedestrian crossing is proposed from station to further improve pedestrian connectivity. As the levels change towards the north of the site, the landscaped strip increases to accommodate this change and provides an area of soft landscaping to improve biodiversity.

External amenity space is created to the north on the higher ground and to the east with a banked landscaped buffer to the activity park. The east elevation is made secure with fencing and masonry walls to afford emergency escape from the first floor in a narrow strip of land that sits adjacent to the activity park.

To the south the existing network rail compound is adjusted to provide two service areas, one for the Youth Zone and one for Network Rail with an improved drop off area.





Internal Layout

Facilities

OnSide Youth Zones provide flagship facilities for young people in prominent, accessible positions in neutral locations. They are landmark buildings, making strong visual statements and are finished to a high internal specification, with the best equipment and a clear focus on the quality of the environment and facilities. The buildings offer a wide range of sporting, artistic, cultural, physical and recreational activities for young people as well as opportunities for personal development and informal education to help raise aspirations and improve prospects. Youth Zones are accessible to all young people and are open every day of the year.

At the core of a Youth Zone's offer is its 'universal service'. With at least 20 different activities every session, Barnsley Youth Zone will be open to young people aged from 8-19 years (up to 25 years for those with additional needs), offering the chance to learn new skills, make new friends and develop interests.

The universal service comprises the programme elements set out below.

Get Active:

The comprehensive facilities at the Youth Zone will enable young people to participate in a wide range of sports and physical activities including: football, badminton, netball, basketball, cricket, climbing, martial arts, boxing and fitness training amongst many others. They will be able to engage at every level from just 'having a go' to developing their skills and engaging competitively.

Get Creative:

Young people in the Youth Zone will be able to access a broad range of arts and media opportunities. The facility will have a specialist dance and performing arts studio, film and music suites and art and craft workshops.

Get Sorted:

Support will be available for young people around personal health and wellbeing issues including sexual health, relationships, stress, drugs and alcohol. The Youth Zone will link in with existing services in the area to ensure it is supporting young people to access the information, advice and guidance they really need. For those that need more individual focused support a mentoring programme will be a valuable resource.

Get Outdoors:

Young people should have the chance to explore different environments, experience new things and reconnect with nature. Barnsley Youth Zone will offer a range of outdoor experiences including, using the area's local resources or potentially travelling further afield to broaden horizons.

Get Connected:

OnSide want young people to play a real role in the running of their Youth Zone and to have a clear and coherent voice in the wider community. Barnet Youth Zone will support young people to become more connected to what's going on around them and to develop their leadership skills.

Get Ahead:

The applicant recognises that having the right skills and support is key to getting ahead. With the help of partners and local businesses Barnsley Youth Zone will support young people to get on the right path for the future.



Lower & Upper Ground Floors

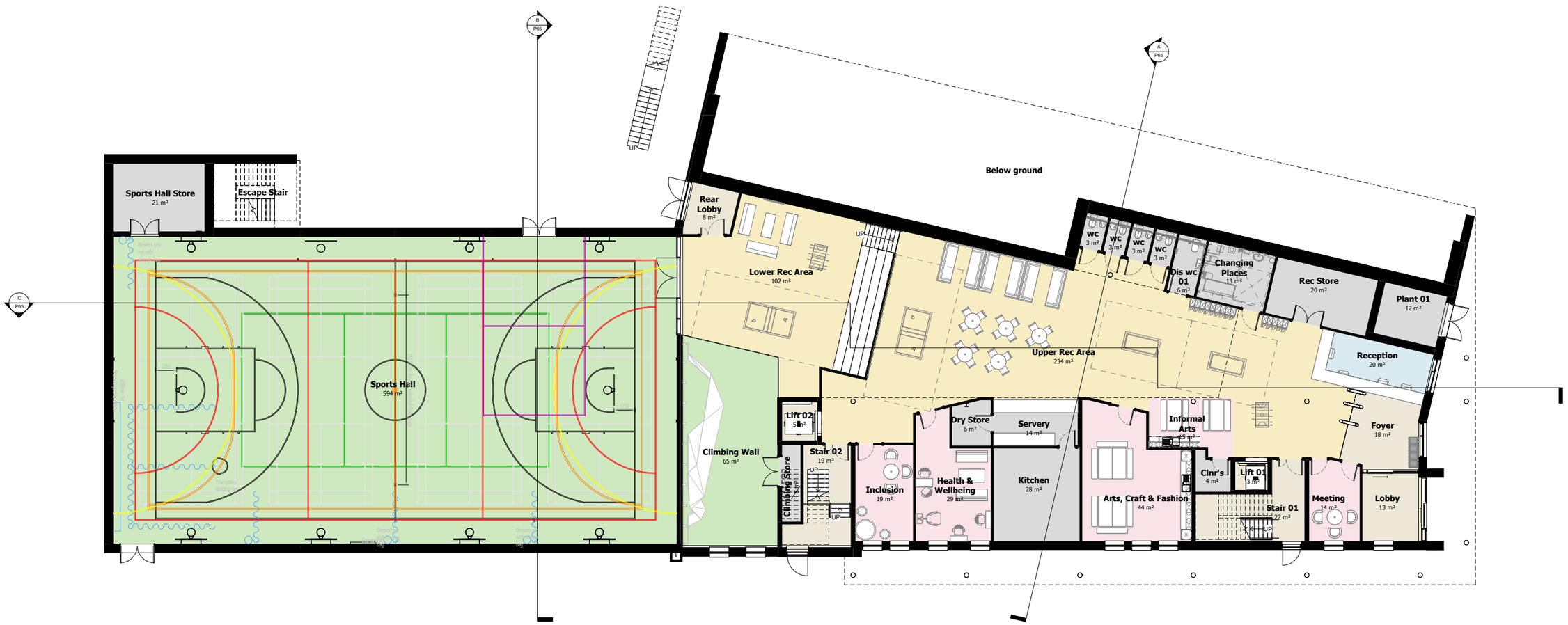
The design is based upon legibility and connectivity and from the front area, visitors enter the building through a glazed lobby and foyer area where they are greeted by a reception with controlled access into the complex. The visitors are then allowed through the controlled access where they pass into an open plan recreation area.

The most important aspect of the layout from this visitor entrance position is legibility. To this end the arrival / recreation area, has visibility into the vast majority of the activity and social areas.

In particular the sports hall is positioned so that it is accessed at the centre from the long side facing into recreation area. This gives maximum flexibility to the sports hall by simplifying subdivision and therefore multi activity use.

The open plan recreation area has also been designed as double height space; this again gives a visual link on entering the building with the facilities at first floor level. These are accessed via a balcony with glazed edge protection giving views over and into the ground floor recreation area.

The 'open' climbing wall opens onto the recreation area and is an exciting part of the space. The recreation area also legibly leads through to the external areas.

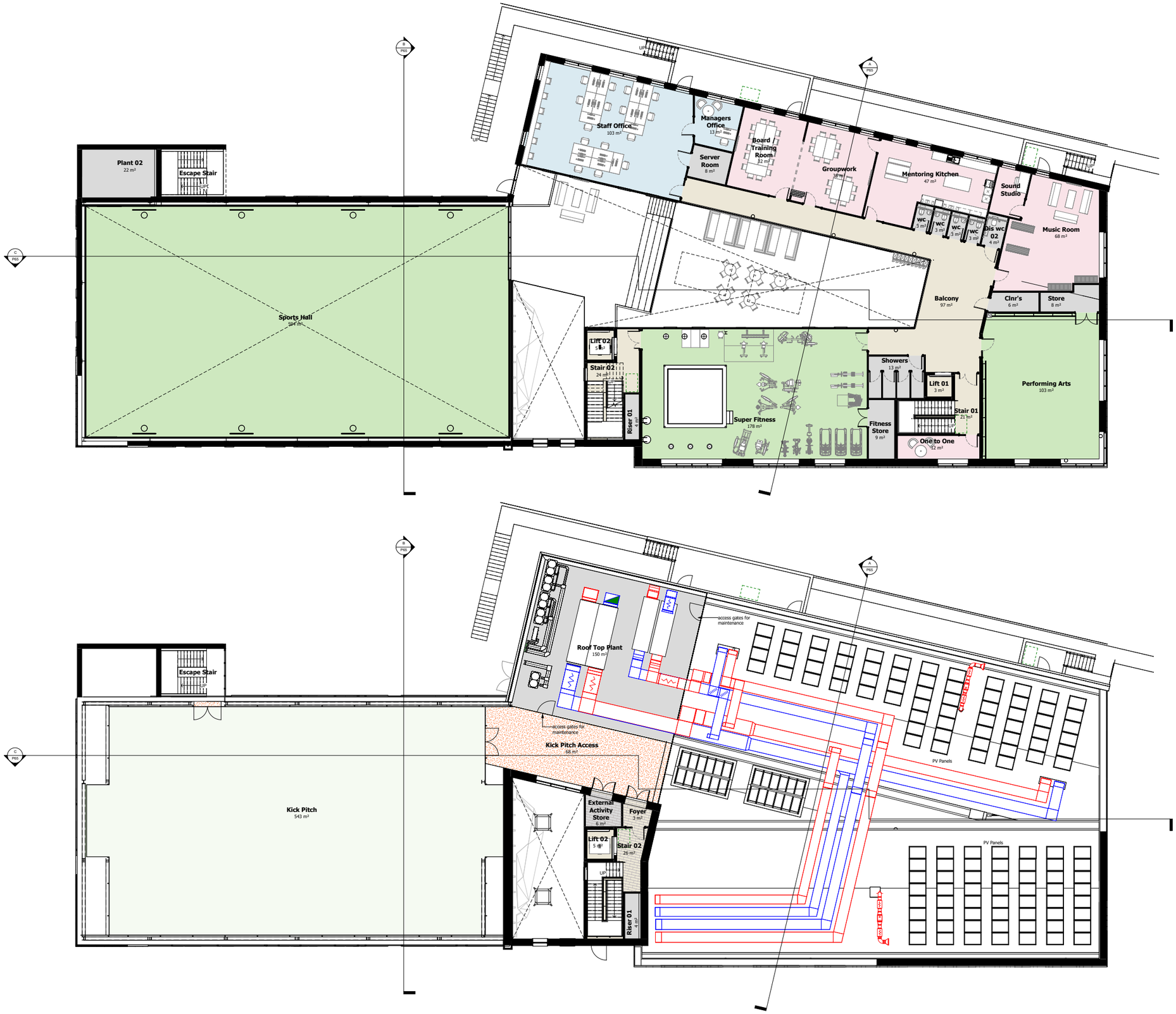


First Floor & Roof Plan

All first floor facilities are wrapped around and overlook the open double height recreation area creating a legible exciting space.

Key facilities including the super fitness suite and performing arts studio are located 'front of house' overlooking Schwäbisch Gmünd Way and the external entrance space to create active street elevations.

Stair and lift access is provided to the roof top kick pitch which will provide an architectural 'halo' visible from the town centre and approaches to the Youth Zone.



Accommodation Schedule

The different activities comprising the universal service all have particular space needs in order to meet the objectives of the Youth Zone delivery programme and respond to the requirements of its user group. The building has thus been designed to incorporate a wide variety of spaces, meeting areas and other facilities.

The sports hall will accommodate four marked courts and be set out for various other sports courts to a minimum internal size of 18m x 35m, the floor will be a specialist sprung sports floor with a seamless polyurethane playing surface.

The facility has been designed to be as compact as possible making the most efficient use of the land that is to be 'gifted' to the applicant by the council, whilst still achieving the activity spaces required. The table below provides some figures for comparison purposes of other Youth Zone sizes:

Youth Zone	Gross Internal Area (m²)
Carlisle	1725
Oldham	2282
Blackburn	2319
Manchester (North)	2931
Wigan	3460
Wolverhampton	2614
Chorley	1915
Wirral	2850
Barking & Dagenham	2175
Barnet	2260
Croydon	2264
Manchester (East)	2519
Warrington (On Site)	2640
Grimsby (Proposed)	2956
Basildon (Proposed)	2324
Barnsley	2298

Room Schedule

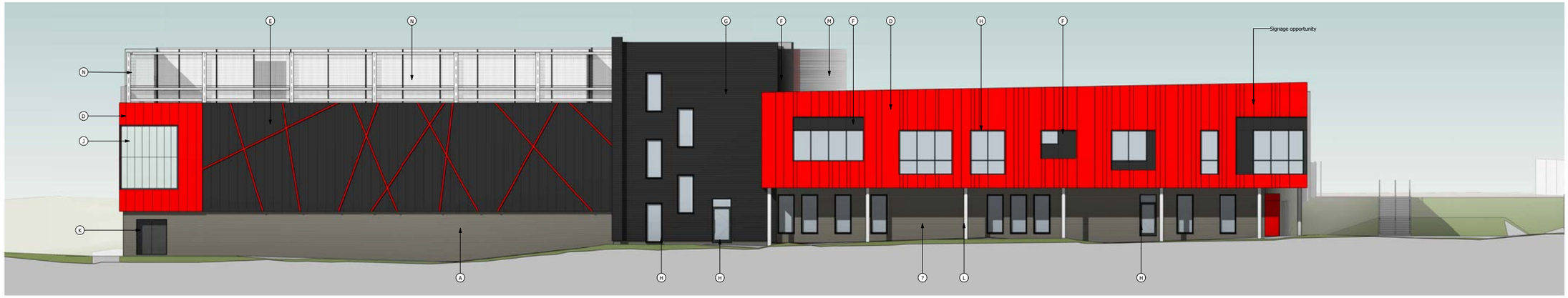
Level	Number	Name	Area
Upper Ground Floor	00.01	Lobby	13 m²
Upper Ground Floor	00.02	Foyer	18 m²
Upper Ground Floor	00.03	Reception	20 m²
Upper Ground Floor	00.04	Plant 01	12 m²
Upper Ground Floor	00.05	Rec Store	20 m²
Upper Ground Floor	00.06	Meeting	14 m²
Upper Ground Floor	00.07	Upper Rec Area	234 m²
Upper Ground Floor	00.08	Stair 01	22 m²
Upper Ground Floor	00.09	Changing Places	13 m²
Upper Ground Floor	00.10	Lift 01	3 m²
Upper Ground Floor	00.11	Clnr's	4 m²
Upper Ground Floor	00.12	Dis wc 01	6 m²
Upper Ground Floor	00.13	Informal Arts	15 m²
Upper Ground Floor	00.14	Arts, Craft & Fashion	44 m²
Upper Ground Floor	00.15	wc	3 m²
Upper Ground Floor	00.16	wc	3 m²
Upper Ground Floor	00.17	wc	3 m²
Upper Ground Floor	00.18	wc	3 m²
Upper Ground Floor	00.19	Kitchen	28 m²
Upper Ground Floor	00.20	Servery	14 m²
Upper Ground Floor	00.21	Dry Store	6 m²
Upper Ground Floor	00.22	Health & Wellbeing	29 m²
Upper Ground Floor	00.23	Inclusion	19 m²
Lower Ground Floor	00.24	Lower Rec Area	102 m²
Upper Ground Floor	00.25	Stair 02	19 m²
Lower Ground Floor	00.26	Climbing Store	5 m²
Lower Ground Floor	00.27	Lift 02	5 m²
Lower Ground Floor	00.28	Climbing Wall	65 m²
Lower Ground Floor	00.29	Sports Hall	594 m²
Lower Ground Floor	00.31	Sports Hall Store	21 m²
Upper Ground Floor	00.32	Workshop	12 m²
Upper Ground Floor	00.33	Bin Store	12 m²
Lower Ground Floor	00.34	Rear Lobby	8 m²

Room Schedule

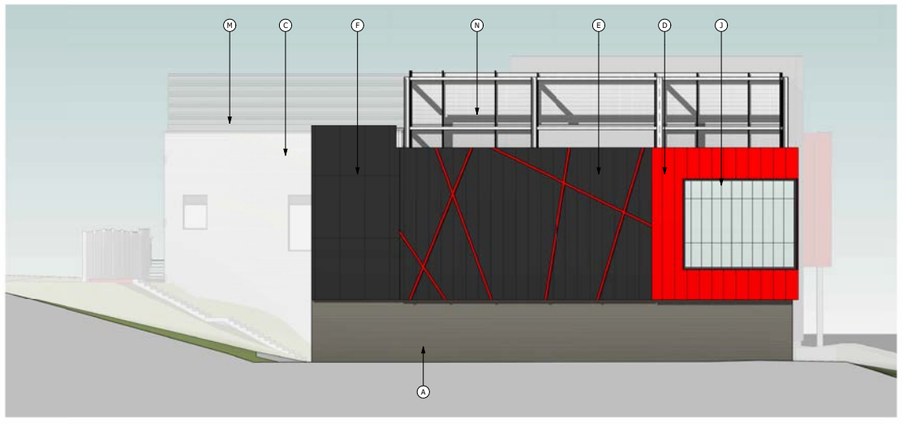
Level	Number	Name	Area
First Floor	01.40	Stair 01	21 m²
First Floor	01.41	Balcony	97 m²
First Floor	01.42	Performing Arts	103 m²
First Floor	01.43	Store	8 m²
First Floor	01.44	Clnr's	6 m²
First Floor	01.46	Music Room	68 m²
First Floor	01.47	Dis wc 02	4 m²
First Floor	01.48	wc	3 m²
First Floor	01.49	wc	3 m²
First Floor	01.50	wc	3 m²
First Floor	01.51	wc	3 m²
First Floor	01.52	Mentoring Kitchen	47 m²
First Floor	01.53	Groupwork	36 m²
First Floor	01.54	Board / Training Room	32 m²
First Floor	01.55	Staff Office	103 m²
First Floor	01.56	Managers Office	13 m²
First Floor	01.57	Server Room	8 m²
First Floor	01.58	One to One	12 m²
First Floor	01.59	Showers	13 m²
First Floor	01.60	Super Fitness	178 m²
First Floor	01.61	Fitness Store	9 m²
First Floor	01.62	Riser 01	4 m²
First Floor	01.63	Stair 02	24 m²
First Floor	01.64	Plant 02	22 m²
Kick Pitch FFL	02.70	Stair 02	26 m²
Kick Pitch FFL	02.71	Foyer	3 m²
Kick Pitch FFL	02.72	Kick Pitch Access	68 m²
Kick Pitch FFL	02.73	Roof Top Plant	150 m²
Kick Pitch FFL	02.74	Kick Pitch	543 m²
Kick Pitch FFL	02.75	External Activity Store	6 m²

Section 5 Appearance & Scale

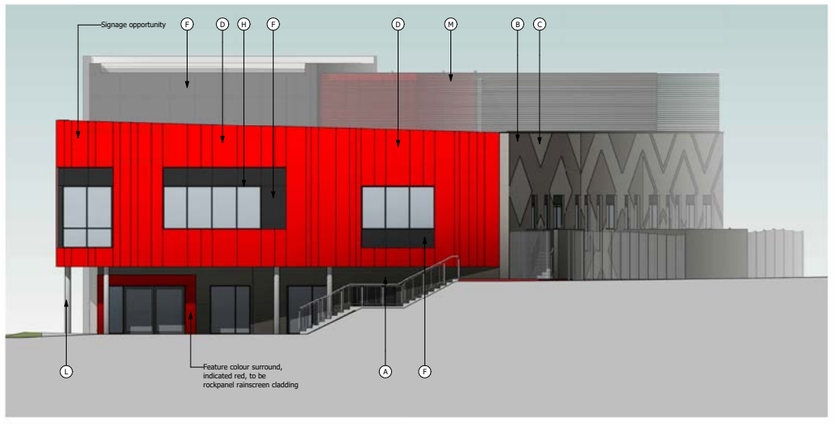
Proposed Elevations



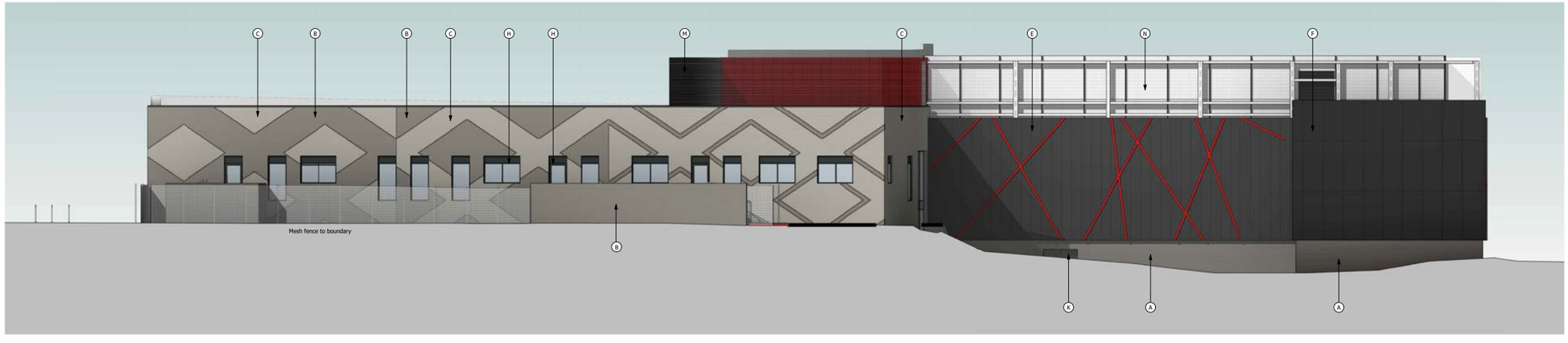
West Elevation



North Elevation



South Elevation



East Elevation

Materials Key

- (A) Dark grey brick with 10% mix of light grey brick
- (B) Dark grey brick
- (C) Light grey brick
- (D) Rockpanel mineral wool cladding, red RAL 3028, varying width boards
- (E) Rockpanel mineral wool cladding, black grey RAL 7021, with recessed feature lighting strips
- (F) PPC Aluminium / Rockpanel cladding, black grey RAL 7021
- (G) PPC Aluminium horizontal profiled cladding, black grey RAL 7021
- (H) PPC Aluminium glazing / curtain walling system / doors
- (J) Back lit polycarbonate glazing system
- (K) PPC Aluminium service doors, copings and flashings
- (L) Painted columns and exposed steelwork
- (M) Louvre plant screen
- (N) Black mesh fence to kick pitch with painted steel supporting structure

Proposed Sections

The design of the external envelope has developed following feedback and comments from the design review panels. As previously mentioned the proposed materials are to be high quality, robust finishes that will ensure longevity with minimum levels of maintenance. The building is designed to have a masonry base at low level on public and activity fronting areas, with slots of glazing giving glimpses of activity within.

The projecting upper storey will be clad in Rockpanel, a fire resistance material, in a feature red colour with punched windows to activity rooms. This cladding has a gently raising parapet towards the corner opposite the station acting as a beacon towards the entrance with a varying width panel profile to introduce animation to the facade.

The corner to the north will also use this feature colour to frame a backlit polycarbonate panel with the remainder of the sports hall covered in a dark cladding with expressive illuminated feature bands.

The mass of the sport hall is treated differently to the other elevations due to it being one large volume where glazing is not suitable due to glare when playing sports and damage from the activities. The materiality is considered to help break up the massing and also provide a sense of fun and energy.

A kick pitch on the roof level which when in use will provide a 'halo' effect of light and activity above the volume of the sports hall below.

The east brick elevation has been redesigned to echo the diagonal line pattern but using brickwork in a more regular diagonal pattern with changes to the mix of brick colours. This more domestic scale elevation faces the Activity Park and uses fenestration in a pattern that references the domestic properties on Mottram Street.



Cross Section A



Cross Section B



Long Section C

External Views

View from South along Schwäbisch Gmünd Way



View from North along Schwäbisch Gmünd Way

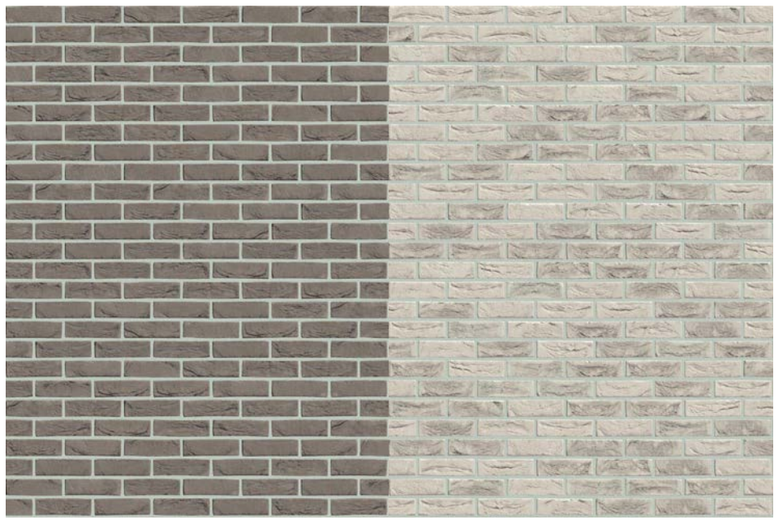


View from the transport interchange & station



Proposed Materials

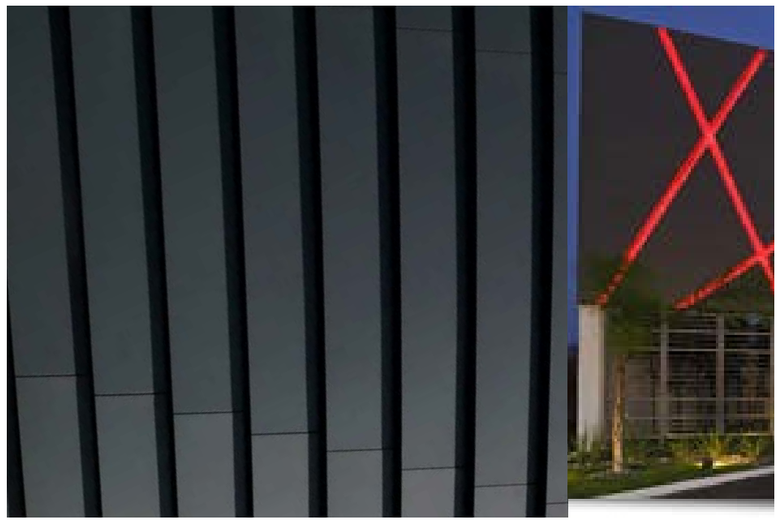
Grey brickwork laid in mixed colours
Used for the lower areas on public facing sides to give a robust finish and to the residential and park facing elevation



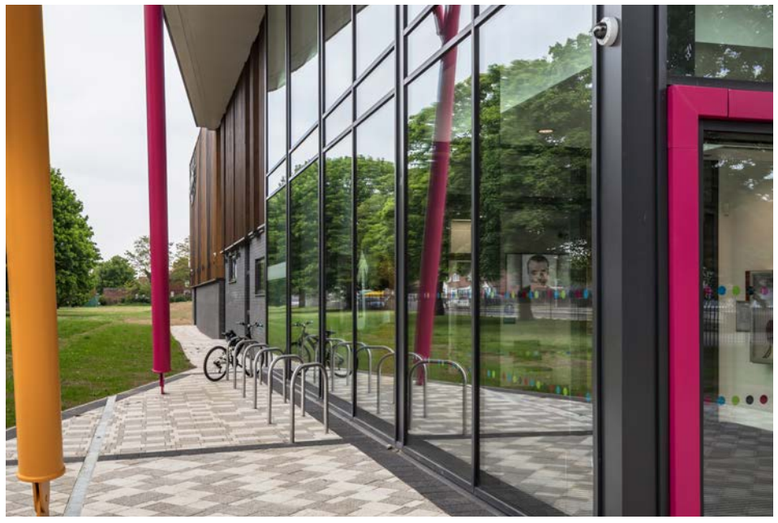
Rockpanel mineral wool cladding panels
Used for the upper areas of the main building to give a varied pattern and colour.



Rockpanel mineral wool cladding panels with lights
Used for the sports hall facade, dark panels with strips of recessed lighting to animate the facade.



Curtain walling system
Powder coated aluminium curtain walling and windows



Aluminium window system
Punched windows in various sizes are set in darker cladding and surrounded by the red rockpanel cladding with varied width panels.



Horizontal profile cladding
Used for the climbing wall and roof top access element, using a horizontal profile



Fire Strategy

An important factor of consideration in any building is that of fire safety and one that has been brought to the public attention following the tragedy at Grenfell. The proposals have been developed with this in mind from day one as it a now considered a topic that needs addressing earlier on in the design process.

Although the building will be less than 18m in height, being a recreational facility, there are requirements upon the fire resistance of materials and how means of escape are designed that need to be addressed.

The development consists of a construction of a new 3-storey (GF+2) assembly and recreation building containing various recreation areas (gyms, kitchen, performing arts, music, etc.), office areas, ancillary areas (storage plant etc.) along with an adjoining single storey sports hall with a rooftop kick pitch.

As a key architectural feature, a large central void connecting both floors is present. The first floor is served by two protected stairs. The main stair to the upstairs accommodation is approached from a circulation balcony.

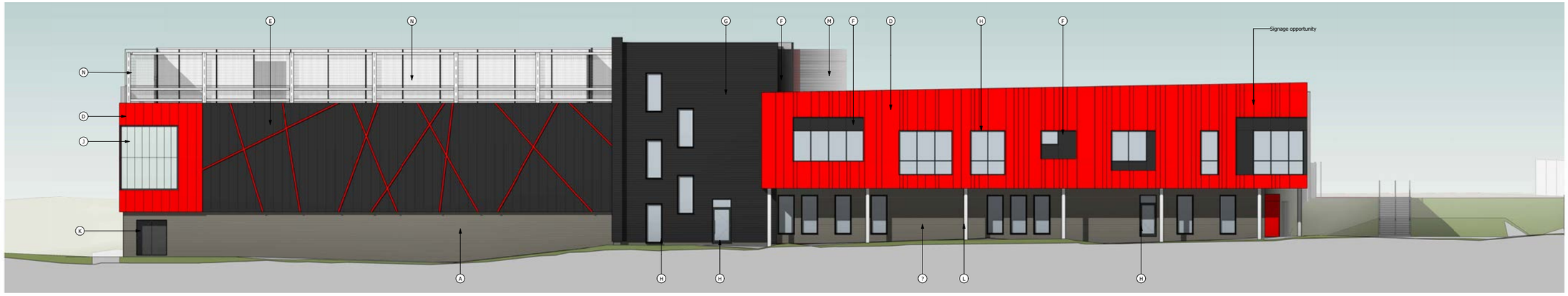
The second floor, which contains the kick pitch, plant areas and forms a roof access level, is provided with two stairs: a dedicated external stair, and a protected internal stair shared with the rest of the building.

The building is constructed on a slope (from east to west), which results in a part of the 1st floor accommodation being provided with exits directly to outside.

The treatment of elevations is another consideration, the initial concept designs have included the use of non-combustible, and limited combustibility materials and those with a low spread of flame.

As part of the design process advice has been sought from a Fire Engineering Consultant who has reviewed the principal design. They have identified the following aspects for consideration;

- The building will be designed to meet the function requirements of Part B of the Building Regulations 2010, through compliance with BS 9999.
- The building will include a Category L2 fire detection and alarm system in accordance with BS 5839-1, in order to provide early detection and warning in all areas.
- A simultaneous evacuation regime will be implemented, whereby the entire building will be evacuated at the same time upon detection or activation of a manual call point anywhere within the building.
- Travel distances will keep with the limitation of BS 9999 (20m in a single direction and 40m in more than one direction).
- As a key project aspiration, the first floor will be served by an open balcony, with a central void connecting to the ground floor. This innovative layout will have to comply with BS 9999 open special planning requirements. However, as the escape route will be within 4.5m of the void edge, a bespoke package of fire safety provisions is proposed to ensure that occupants on the first floor can escape. It is proposed that an imperforate protected balustrade, at least 1.1m high is provided, with reference to similar design recommendations from BS 9991. This will ensure occupants can be protected from smoke rising from below in a fire scenario, and then have a choice of escape via one of the two escape stairs provided.
- Horizontal escape from both floors will be via final exits and storey exits. These exit widths will be in accordance with BS 9999, providing sufficient horizontal exit capacity for the proposed occupancy.
- Vertical escape from the first floor will be via stairs. Exit widths will be in accordance with BS 9999, providing sufficient vertical exit capacity for the proposed occupancy. Stairs will include refuge areas including emergency voice communication devices as per BS 5839-8 in support of disabled occupants.
- Internal compartmentation will include high risk areas (plant areas and storage areas) enclosed in fire resisting construction, however the entire building will be in a single fire compartment in accordance with BS 9999.
- The external surface of the cladding will achieve Class B-s3, d2 rating. BS 9999 does not impose restrictions of combustibility of external walls for a building of this height. External fire spread requirements will include only localised fire resisting façade only if confirmed following a detailed assessment.
- Fire Service access will be within 4m of the building, which will result in 15% of the building perimeter being within 18m and line of sight of the pump appliance. Access doors will be provided within these areas for the fire service. This is in accordance with BS 9999 recommendations.
- Overall a L2 management system will be implemented in accordance with BS 9999.



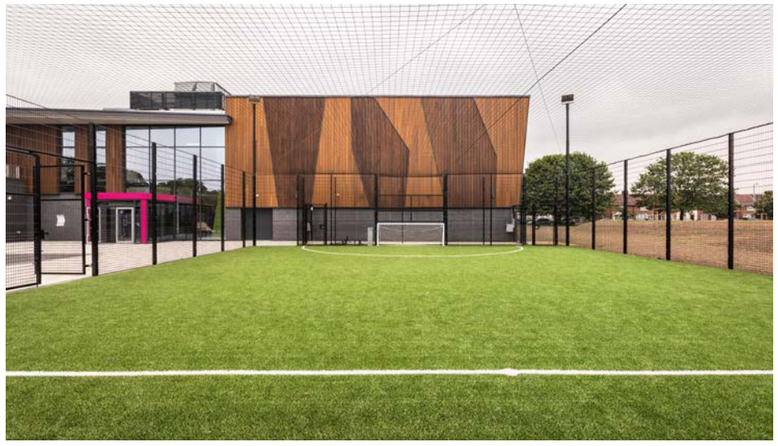
Section 6 Landscape Design

Landscape Proposal

The site has varying levels, with areas of banking, and former retaining walls with the small area to the south which is relatively flat and used as a car park for Network Rail. The road and foot path to the west follows the site levels, but falls away to the north with the banking forming this boundary. A small area of banking with some poor quality shrubs is located to the south around the parking area. The site is generally overgrown with self seeded plants interspersed with areas of hard standing.

Where the lower quality shrubs are to be removed by the proposals, these will be offset with new planting and an increased amount of soft landscaped areas to soften the site. It is proposed that wildflower meadow grass will be used in areas around the Youth Zone external amenity area along with some low maintenance shrub planting to the remainder of the site to soften the public facing boundaries

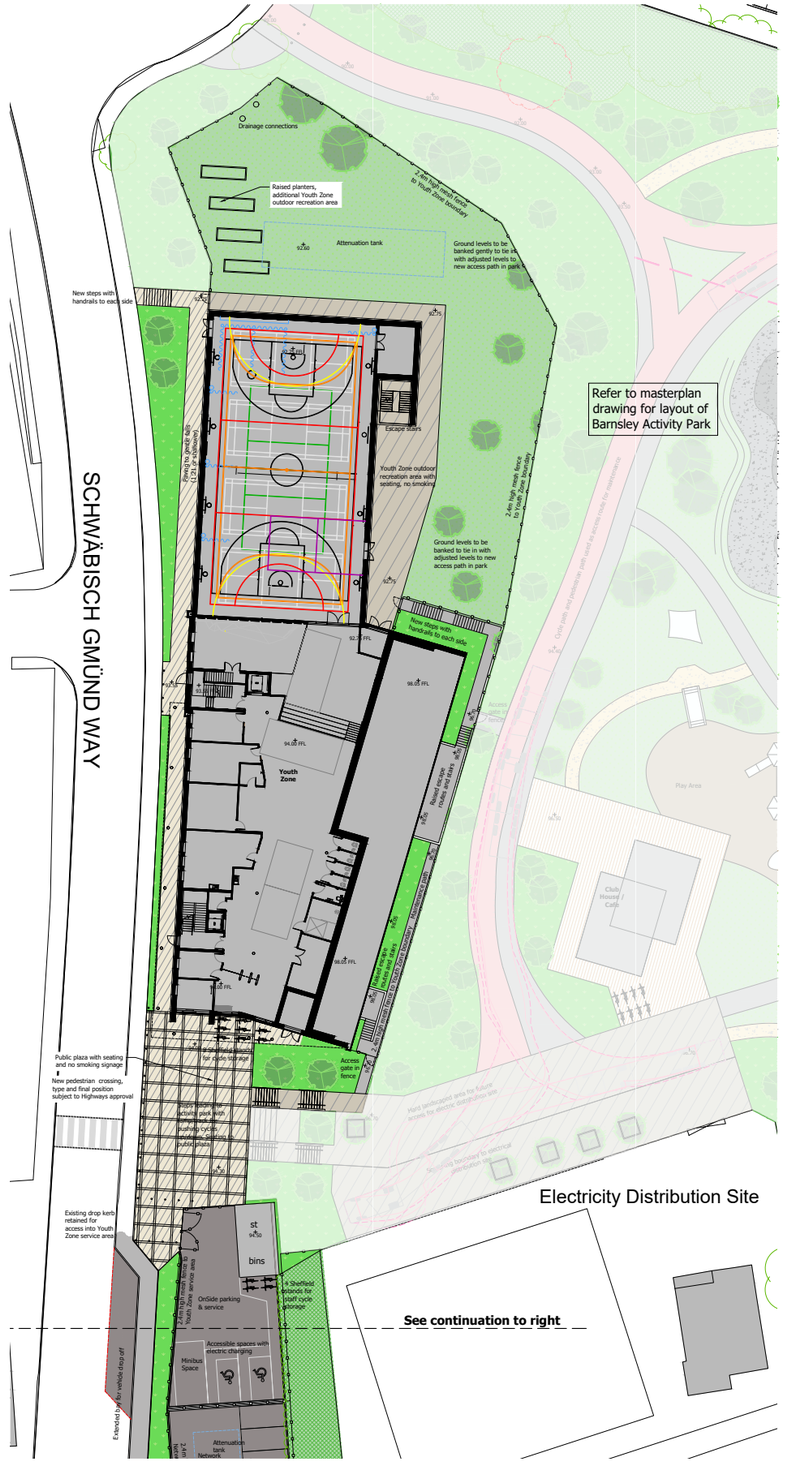
Hard landscaping will be designed to be attractive and tie in with wider proposals in the town centre, but still be distinctive to the Youth Zone and suitable for the young people. This could be the use of texture paving with some contrasting colours to form patterns to the public facing areas and with some tarmac to the recreation area.









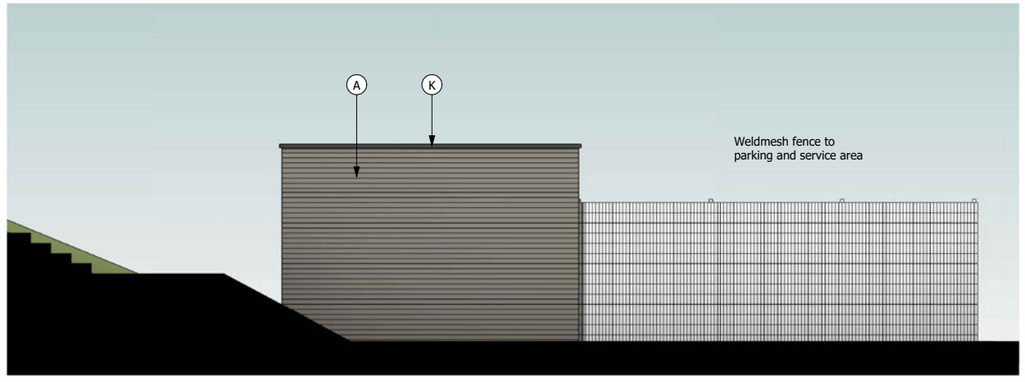


Boundary Treatment

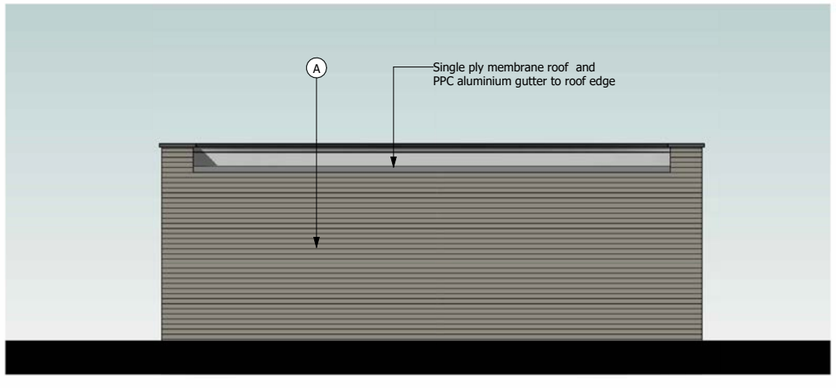
The site will be open to the front entrance and along Schwäbisch Gmünd Way, with some bollards and soft landscaping.

To the remainder of the site, from the south east corner of the building around to the north west corner of the sports hall, will be bound by a 2.4m perimeter fence along the boundary with some brick walls where escape stairs are located.

Just off the service area will be a small external brick building containing the bin stores and some maintenance storage. 4 no. 1100 ltr euro bins and 2no. 240ltr wheelie bins are proposed to be located within a designated, locked, refuse area which will have vehicular access from Schwäbisch Gmünd Way via the service yard.



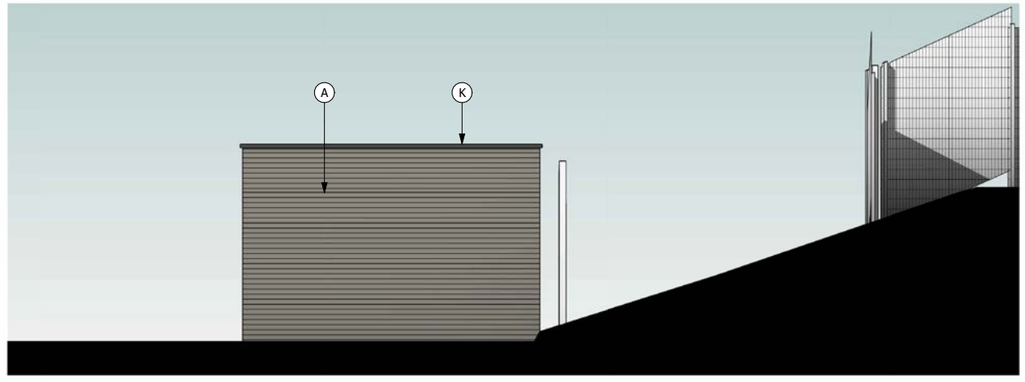
Store North Elevation



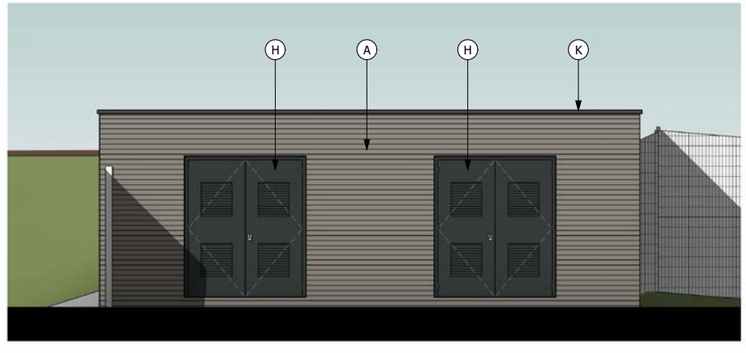
Store East Elevation

Materials Key

- (A) Dark grey brick with 10% mix of light grey brick
- (B) Dark grey brick
- (C) Light grey brick
- (D) Rockpanel mineral wool cladding, red RAL 3028, varying width boards
- (E) Rockpanel mineral wool cladding, black grey RAL 7021, with recessed feature lighting strips
- (F) PPC Aluminium / Rockpanel cladding, black grey RAL 7021
- (G) PPC Aluminium horizontal profiled cladding, black grey RAL 7021
- (H) PPC Aluminium glazing / curtain walling system / doors
- (J) Back lit polycarbonate glazing system
- (K) PPC Aluminium service doors, copings and flashings
- (L) Painted columns and exposed steelwork
- (M) Louvre plant screen
- (N) Black mesh fence to kick pitch with painted steel supporting structure



Store South Elevation



Store West Elevation

Transport & Accessibility

Transport

A major advantage of the site is its proximity to the town centre and local transport links. It can easily be accessed by a variety of modes, including on foot, by bus and train (with further walking from the nearby transport interchange). Further information on the sustainable credentials of the site is provided in the accompanying Transport Statement prepared by SK Transport Planning Ltd.

The site is exceptionally well located for access on foot and by bike as shown by the CERS and PERS analyses set out in the Transport Statement. The images under the site analysis section of this document summarise the position of the site relative to public transport links, and the supporting documentation confirms there are numerous bus and rail services that route via the interchange, which is located less than 100m from the site.

Site Accessibility

The OnSide Model is constantly evolving to reflect the changing requirements of its users. Consultation, reference and iteration are an essential part of this process. In particular, sustainable travel modes to and from the Youth Zone sites are a key consideration for OnSide, as well as the young people and staff who will visit the site. These matters have been considered in a separate Transport Statement that is included with the application.

In summary the site meets all the industry-standard accessibility guidance, being within 400m of public transport stops, as well as being easily accessible on foot with the town centre and a number of residential areas being within 2km of the site. The adjacent isochrone plan also confirms that the town and a number of surrounding villages fall within the accepted 5km cycle distance from the site.

The design iterations have all focused on delivering direct pedestrian and cycle access from Schwäbisch Gmünd Way, with the building orientated to have the main entrance at the southern end of the site to ensure the entrance is as close to being 'at grade' as possible to the existing footway on Schwäbisch Gmünd Way. Orientating the entrance to the building this way also respects the pedestrian desire line to the nearby interchange, providing visitor and staff with easy, direct access via a new formal Zebra crossing on Schwäbisch Gmünd Way.

Cycle parking for staff and visitors will also be provided adjacent to the entrance to the building. Seven Sheffield cycle stands will provide parking for 14 bicycles, and in line with OnSide's commitment to sustainable travel space is reserved for additional cycle parking, if demand exceeds supply once the facility is open.

Inclusivity

The OnSide Model as a matter of policy states that:

'Inclusivity begins at the design stage'

To this end the building has been designed and will be operated following the principle of inclusivity. This includes considering the needs of disabled users, including people with sensory, cognitive and mobility impairments, including wheelchair users.

The OnSide Model as a matter of policy further states that:

Each Youth Zone must work towards offering a core service for young people whenever schools are closed, 365 days a year.

Typically this would be:

Term Time	(Monday-Friday)	3.30pm-10.00pm
Holidays	(Monday-Friday)	8.00am-10.00pm
Weekends	(Saturday-Sunday)	9.00am-10.00pm

Junior sessions may finish earlier at around 8.30pm. Additional services may be delivered and offered during the day before 3.30pm, to target specific needs of young people and local partners.



Furthermore the OnSide Model as a matter of policy also states that:

'There should be a nominal annual and session fee with no additional charges for core activities' & 'Access to an affordable hot meal should be provided'.

Barnsley Youth Zone will follow the OnSide Model with an annual membership fee of just £5 and a nominal session fee of 50 pence per visit.

Design Principles

The proposals demonstrate a commitment to inclusive design and have been informed by the following standards and further reflect good practice:

Legislation

- The Building Regulations: Approved Document M: Access to and the use of buildings.

British Standards

- BS9999: 2008 Fire precautions in the design, construction and use of buildings - Code of Practice for Means of escape for Disabled People.
- BS8300: 2009 Design of buildings and their approaches to meet the needs of disabled people - Codes of Practice.

Drop-Off and Servicing Arrangements

A key element of every Youth Zone is having an appropriate vehicular drop-off/pick-up facility for parents and guardians to use. Whilst the vast majority of young people will walk or travel to the facility by public transport, some will be dropped off and it is important to have this dedicated bay as close to the main entrance as possible. The ability to have a clear view of the atrium and main entrance from this drop-off area is important from a safeguarding perspective, as well as minimising the walk distance for the mobility impaired.

The scheme design has also been shaped by delivering the above-mentioned access requirements. By bringing the building as close as possible to the drop-off area to the south this also allows this area to connect with a new crossing point on Schwäbisch Gmünd Way, allowing visitors and staff easy access onwards to the transport interchange. This is an important design consideration as the southern part of the site is where the levels are as close as possible to those on the adjoining highway network, meaning pedestrian access routes to the front of the building have minimal changes in gradient for those walking from the interchange, the adjacent footways and the existing drop-off bay.

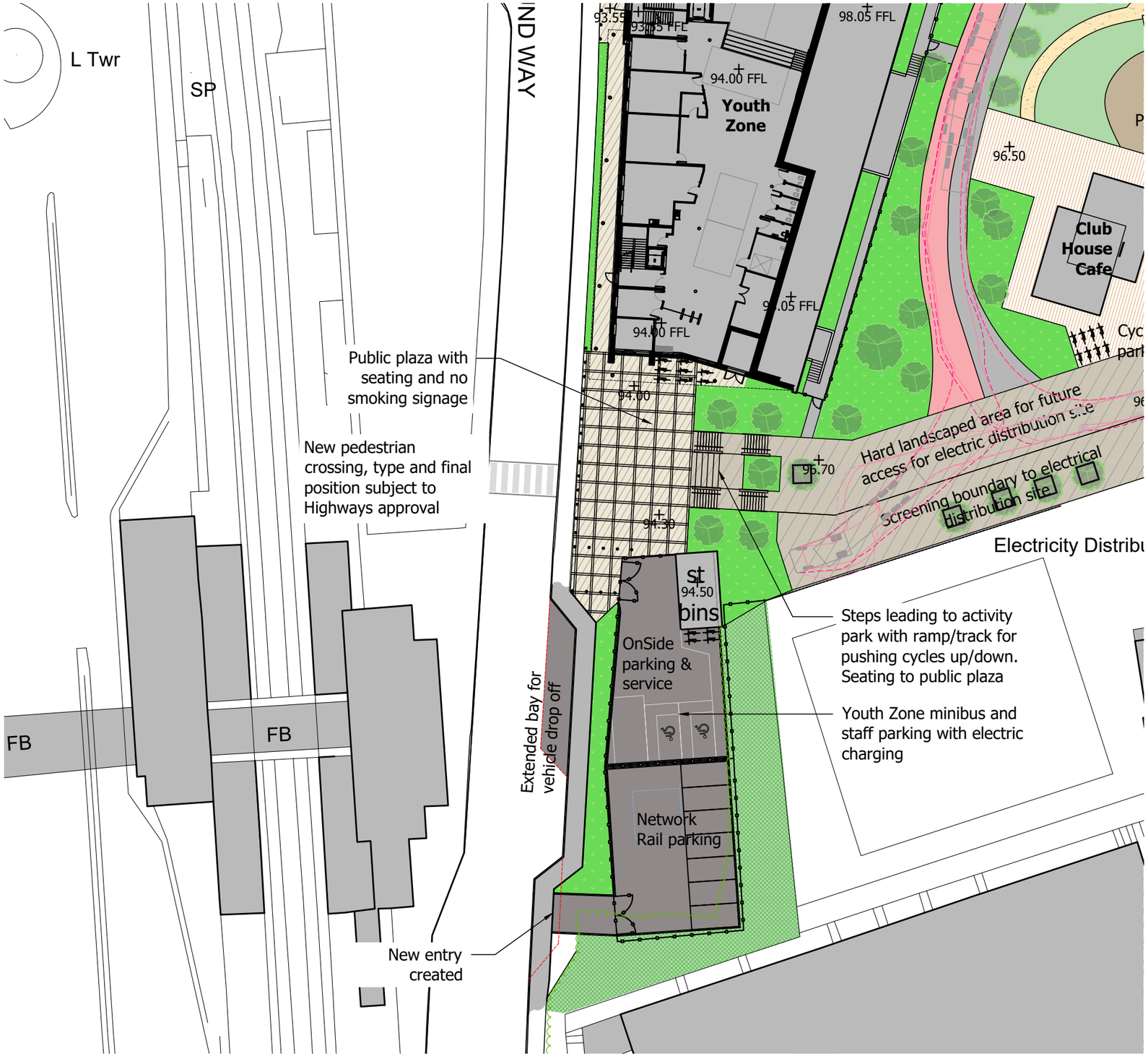
To deliver this important design element for those young people and staff who are dropped off/picked up by car the existing three vehicle parallel bay on Schwäbisch Gmünd Way has been retained. This bay is already used by rail travellers, and will also be available for Youth Zone use. Retaining this dedicated drop-off bay is a prerequisite of the OnSide Youth Zone scheme designs and will also ensure that the 'no waiting/no loading' restrictions on the rest of Schwäbisch Gmünd Way are respected.

Alongside the retention of the drop-off bay the scheme has been designed to ensure appropriate access for servicing, deliveries and disabled/minibus parking is provided. The development proposals show a secure service/ essential parking area at the southern end of the development site, within what is understood to be Network Rail land (highlighted on the plan below in pink). As with the drop-off bay this is located within easy and direct access of the main entrance to the building, with limited changes in levels to allow the safe movement of deliveries, refuse and recycling.

The servicing and delivery area will also provide two disabled parking spaces for visitor and staff use, as well as parking for a minibus to deliver OnSide's outreach programme. The service area will have a secure perimeter fence, and will be accessed via a simple dropped-crossing arrangement from Schwäbisch Gmünd Way. The disabled and minibus parking spaces will also be provided with EV charging points, in line with the Council's requirements.

Typically the Youth Zone will have a twice weekly deliveries of food, daily post and parcel deliveries and weekly refuse/recycling collection. All service vehicles associated will be able to either reverse into the service yard for collections or deliveries or use the retained three car drop-off bay to access the Youth Zone.

The principles of sustainable access have been refined and enhanced through the provision of Youth Zones across the whole of the UK, and the Barnsley scheme will also benefit from a Travel Plan, managed by the facility to encourage sustainable travel in perpetuity.



Section 7 Mechanical & Electrical Design

Environmental & Services Design

Building services are the Mechanical and Electrical systems that are installed in a building to make them comfortable, functional, efficient and safe. The systems anticipated to be designed and developed for Barnsley Youth Zone will include:

- Heating, Ventilation and Air Conditioning systems
- Electric Panel Heaters
- Water, drainage and plumbing
- Building Management Systems (BMS)
- Utility Supplies (Gas, Electric, Water installations)
- Lighting (internal/external/emergency) and Controls
- Fire Detection and Alarm Systems
- Public Address Systems
- Structured Cabling System and WiFi
- Intruder, Access Control and CCTV
- Incoming Telephone and Data Services and WiFi
- Renewables and carbon emissions calculations and reduction.

Mechanical Installation Description

Comfort Cooling

Mechanical comfort cooling and heating shall be via direct expansion (DX) plant operating via a refrigerant with a Global Warming Potential (GWP) of 1900 or less and Ozone Depletion Potential (ODP) of zero. The systems shall comprise of external condensing units, fan coil units / ceiling mounted cassette units / wall mounted units and interconnecting refrigerant pipework.

Individual room controllers shall be provided offering limited control together with a central controller located within the main control panel. Areas served include fitness suite, boxing gym, multi-media, rec area and offices.

Electric Panel Heaters

As carbon factors for electricity are reducing year on year due to offshore windfarms it is proposed to heat area's of the building that aren't being comfort cooling via electric panel heaters and ceiling electric panels. These area's consist of WC's, changing area's and circulation spaces. AHU's will be provided with DX coils to help temper the air before it enters the building with electric over door heaters provided at the front entrances to prevent cold draughts. In addition, gas fired radiant tubes shall be installed to meet the demands of the heat loss within the sports hall.

Ventilation

The building shall be ventilated in accordance with Approved Document Part F of Building Regulations. The sports hall shall be ventilated via a separate AHU mounted within the store room. Mechanical ventilation shall be provided to all other areas that cannot be naturally ventilated via opening windows.

The recreation area shall be heated via the ventilation system with a DX coil provided within the AHU, heating the air to offset fresh air, fabric and infiltration losses to maintain a minimum comfortable internal room temperature.

All toilets, showers and change room areas shall be provided with mechanical extract ventilation.

Extract ventilation to the main kitchen shall be provided by a dedicated motor out of air stream extract fan located at roof level. The extract ductwork shall be fire rated where it passes through a fire compartmentation wall or floor. Make up air shall be from a dedicated supply fan located at roof level. Supply air shall be filtered G4 and F7 and heated to a minimum of 16°C Via an electric heater battery.



Area	Description	Design Requirements
Sports Hall	Mechanical ventilation with heat recovery & gas fired radiant panel heaters to provide heating.	10 l/s/pp for small groups.
Kitchens	Mechanical ventilation with heater battery.	To DW172 20°C
Toilets / Cleaners Store	Mechanical ventilation. Radiant panels provide heating.	6ACH/hr 18°C
Circulation / Store	Natural ventilation with mechanical ventilation where necessary to avoid overheating. Electric panel heaters to provide heating.	17°C
Server	Mechanical ventilation with heat recovery. Comfort cooling via ceiling cassette provides heating and cooling.	10 l/s/pp 20°C
Performing Arts / Music	Mechanical ventilation with heat recovery and comfort cooling.	10 l/s/pp 20°C (winter) 22°C (summer)
Changing / Showers	Mechanical ventilation with heat recovery. Electric panel heaters provide heating.	10ACH/hr 23°C
Office / Meeting Room	Mechanical Ventilation with heat recovery & comfort cooling	10l/s/p 21°C (winter) 23°C (summer)
Plantroom	N/A	N/A
All Other Rooms	Mechanical Ventilation with heat recovery & comfort cooling	10l/s/p 21°C (winter) 23°C (summer)
Fitness / Gym	Mechanical Ventilation with heat recovery & comfort cooling	20l/s/p 18°C (winter) 21°C (summer)

Water, Drainage and Plumbing

New incoming cold water mains pipework supply shall enter the building in the ground floor plantroom.

The cold water supplies serving all toilet areas shall be linked to PIR motion detectors operating solenoid valves installed on the cold water supplies serving these areas. These shall shut off the water supply during periods of non occupancy to meet the anticipated BREEAM criteria.

Domestic hot water generation shall be by means of gas fired calorifiers located in the plantroom.

Building Management System (BMS)

The BMS software and information shall comply to the following guides and standards:

- Approved Document Part L
- General Information Leaflet (GIL) 65
- CIBSE Guide F and TM 22

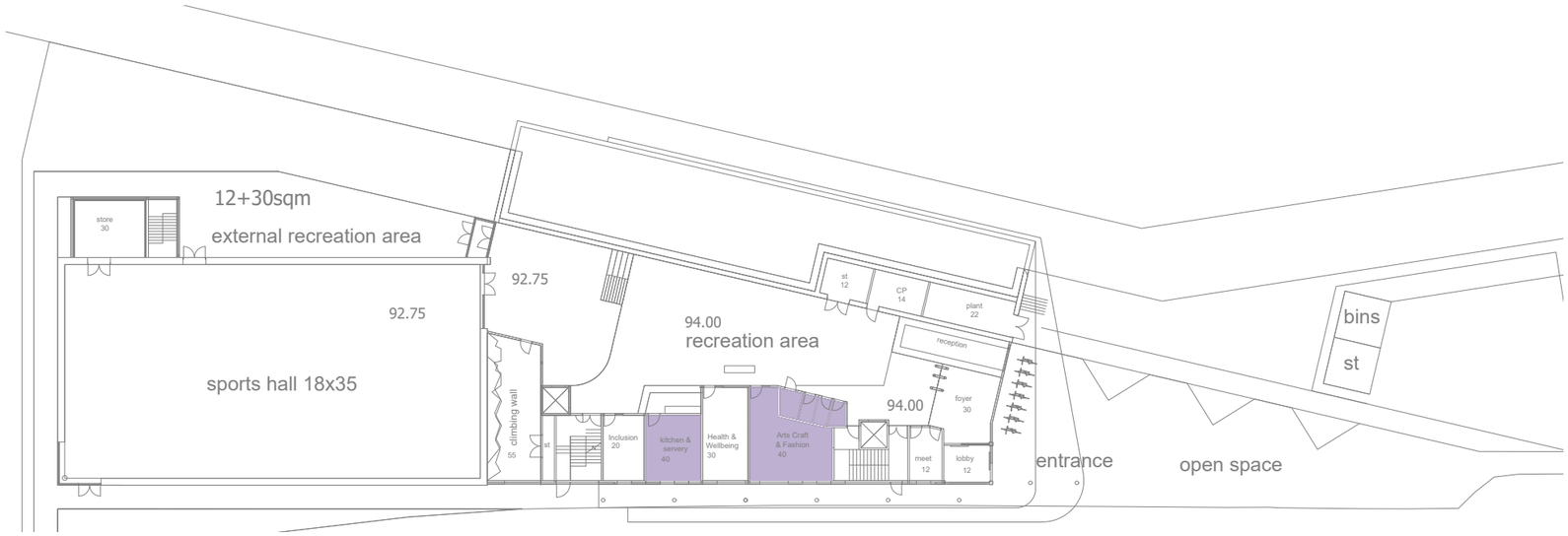
The BMS shall be site wide and shall perform a number of duties for the operation and running of the building and shall be simple in operation.

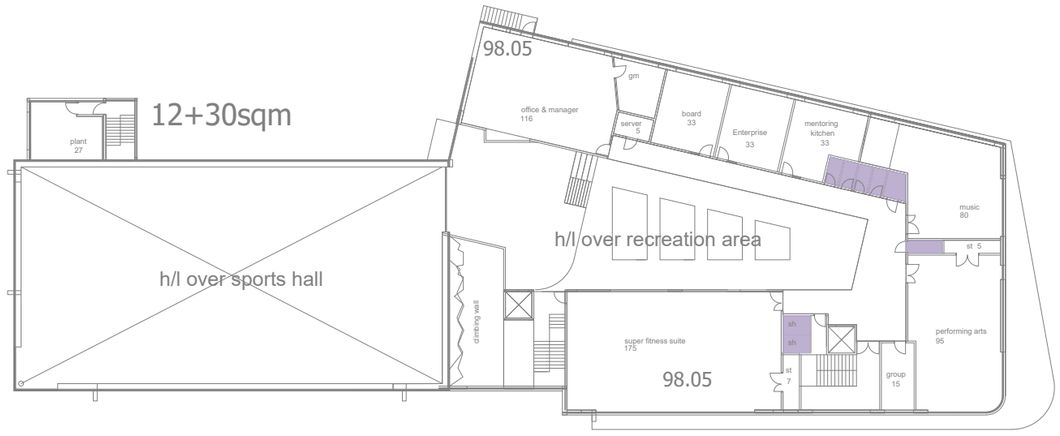
The BMS shall provide control and monitoring to the installed mechanical services, monitoring of mechanical services proprietary systems and equipment, the interlinking of mechanical services to each other and life safety systems.

Energy Supply

The building shall benefit from new gas, water and electric supplies of a suitable size in accordance with the building services design. All supplies will be suitably sized to cater for their design load with allowance for future capacity. There will be dedicated incoming plant service rooms provided in accordance with the Building Regulations.

Energy meters shall be provided to allow the recording of gas, water and electricity. Sub meters shall be provided to allow monitoring of the gas, water and electricity to the hot water, heating and ventilation systems. All sub meters shall have a pulsed output and be compatible with the BMS.





Area	Domestic water services strategy
Sanitary Facilities / Food Tech / Kitchens	Domestic Hot and Cold services fed from central storage plant. WHB to be fitted with TMV's set at 41°C

Electrical Services

Lighting (internal/external) and Controls

LED internal and external lighting installations will meet the functional objectives of the building but will also complement and respond to the building architecture in a manner which provides visual comfort and delight for the occupants. The installation shall provide artificial illumination of appropriate quantity and quality in order to allow normal activities to continue in the absence of daylight. Lighting shall be controlled in a user-friendly manner which minimizes unnecessary energy consumption. Lux levels to rooms will be designed in accordance with industry recommendations such as CIBSE.

Lighting controls will be designed to be simple, intuitive and unobtrusive operation for end users as well as being straightforward in maintenance and management of the system. It is anticipated that effective control of energy use will be by using daylight dimming and / or absence detection as appropriate in the spaces. A overall "lights off" override switch will be located at reception.

Fire Detection and Alarm Systems

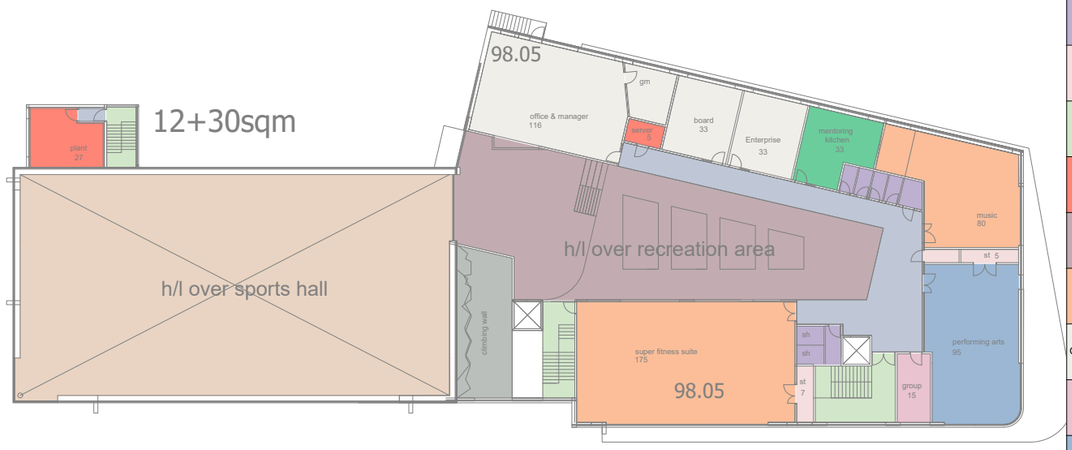
The fire detection and alarm system will be a fully addressable Category L2 system designed in accordance with BS 5839-1:2008 detection category L2 BS 7671. It will provide occupants of the Youth Zone early warning of smoke or fire and raise the alarm in sufficient time to allow the occupants to escape in relative safety. Both will be linked to an off site alarm monitoring centre.

Structured Cabling System and WiFi

The Youth Zone building will be fully "flood wired" to provide a structural cable system to support the ICT network and equipment.

There will also be full WIFI coverage for staff and members.





Area	Maintained Average Luminance (Lux)	Lighting Controls
Corridors / Circulation	100	Presence Detection (daylight dimming where daylight present)
Toilets	100	Presence Detection
Stores	100	Manual
Staircases	150	Presence Detection
Plantroom / Server	200	Manual
Recreation Area	200	Key switch staff control with override on; presence on, daylight dimming (only in a daylit space) and absence off.
Fitness	300	Absence detection with manual switch. Auto-dimming of window row fittings on daylight control. Manual override switch at teachers position for override luminaires above whiteboard.
Offices / Admin / Reception Desk	300	Absence detection with manual switch. Auto-dimming of window row fittings on daylight control.
Group Rooms	300	Absence detection with manual switch. Auto-dimming of window row fittings on daylight control.
Performing Arts	300	Key switch staff control with override on; presence on, daylight dimming (only in a daylit space) and absence off.
Sports Hall	500 with ability to switch to 300	Key switch staff control with override on; presence on, daylight dimming (only in a daylit space) and absence off.
Kitchen & Servery	500	Manual
Climbing Wall / Kick Pitch	200	Manual
Arts Craft & Fashion	500	Absence detection with manual switch. Auto-dimming of window row fittings on daylight control. Manual override switch at teachers position for override luminaires above whiteboard.

Intruder, Access Control and CCTV
The Intruder Alarm System will be designed to provide comprehensive protection to all ground floor perimeter rooms, all circulation spaces, and all access routes into the building with additional protection to high-risk areas such as ICT-rich rooms. The system shall be monitored out of hours by a call monitoring station.

An access control system shall be provided to help the Youth Zone manage the flows of visitors, staff and young people and to secure the contents of the building. The system shall be software based.

The hardware shall be a mixture of online proximity card readers, electromagnetic locks (internal and external), "push to egress" buttons, green emergency break-glass-units, fire alarm interfaces, monitored power supplies and an ethernet interface.

The CCTV shall be a 24-hour colour internal and external camera system to provide coverage of the building in line with BS EN 50132, all applicable British Standards, the NACOSS Codes of Practice and the Data Protection Act. The system shall provide observation of the building facades and entrances as well as providing general coverage of internal circulation spaces. All cameras shall be of the IP type with wired for POE power routed to a dedicated cabinet located in the server space.

Public Address Systems
A public address system shall be installed within circulation areas to provide a fully integrated audible information system throughout for both staff and youths. Speakers shall be positioned to allow full audibility within activity spaces.

The main control console, microphone and all the equipment shall be housed at the main reception and a further microphone shall be installed to the staff office with a facility to broadcast to all areas from either point. Loudspeakers shall be installed as required to meet the performance requirements.

Incoming Telephone and Data Services and WiFi
A new incoming fibre and copper voice and data communications service shall be provided from the external Virgin / British Telecom network via an underground route. This shall be terminated directly into the electrical intake room with suitable containment from this position to the ICT Server Room.

Renewables and carbon emissions calculations and reduction
The Proposed OnSide Barnsley Youth Zone will deliver a resource efficient, low Carbon and sustainable learning environment in response to the OnSide design criteria and to satisfy the sustainability policies of Barnsley Council.

The following measures are anticipated to be incorporated into the design of the Youth Zone: -

- Installation of an appropriate renewable energy technology in the form Solar photovoltaic array at roof level, to achieve a minimum of 20% of the energy consumed on site.
- High standards of thermal efficiency in the building fabric to reduce Carbon emissions and running costs for the building.
- Supplementation of natural ventilation systems with Mechanical Ventilation with Heat Recovery units where appropriate.
- Commitment to meeting the latest 2018 BREEAM 'Good' standard as an independently certified rating of sustainability.
- The use of a range of water efficient fixtures and fittings to reduce water consumption.
- A site that promotes walking and cycling and design including provision of new secure cycle storage.
- Good access to existing public transport links for bus and rail to promote sustainable transport options for occupants.



BREEAM

Like other Youth Zones Barnsley has the ambition of being a sustainable development. A Very Good BREEAM rating is being targeted.

Several workshops have taken place with the design team with the BREEAM pre-assessment has demonstrated potential strategies for achieving a BREEAM 'Very Good' rating for the proposed Barnsley Youth Zone. An expected BREEAM score of 57.80% - 'Very Good' BREEAM rating shall be achieved if the recommendations are followed.

Typically, a target higher than the minimum required to achieve a particular BREEAM rating is aspired to in order to allow for any unforeseen circumstances that may result in credits targeted at the Design Stage not being possible to achieve in the Post Construction assessment. As such the project team, should investigate those credits which have been highlighted as Potential credits to determine their feasibility and inclusion into the scheme. As it stands the potential credits identified as probably achievable and not at unreasonable cost amount to 63.90%.

Barnsley Youth Zone

BREEAM New Construction 2018

Pre-assessment Stage Tracker

BWB CONSULTANCY | ENVIRONMENT INFRASTRUCTURE | BUILDINGS

	CREDITS AVAILABLE	TARGETED CREDITS	% ACHIEVED	WEIGHTING	SCORE	CREDITS ACHIEVED	% ACHIEVED	WEIGHTING	SCORE	POTENTIAL CREDITS	% ACHIEVED	WEIGHTING	SCORE	CREDIT WEIGHTED VALUE
MANAGEMENT	21	15	71.43	0.11	7.86	0	0.00	0.11	0.00	0	0.00	0.11	0.00	0.52%
HEALTH & WELLBEING	17	12	70.59	0.14	9.88	1	5.88	0.14	0.82	3	17.65	0.14	2.47	0.82%
ENERGY	23	8	34.78	0.16	5.57	0	0.00	0.16	0.00	1	4.35	0.16	0.70	0.70%
TRANSPORT	12	7	58.33	0.10	5.83	0	0.00	0.10	0.00	0	0.00	0.10	0.00	0.83%
WATER	9	6	66.67	0.07	4.67	0	0.00	0.07	0.00	0	0.00	0.07	0.00	0.78%
MATERIALS	14	5	35.71	0.15	5.36	1	7.14	0.15	1.07	0	0.00	0.15	0.00	1.07%
WASTE	9	7	77.78	0.06	4.67	0	0.00	0.06	0.00	0	0.00	0.06	0.00	0.67%
LAND USE & ECOLOGY	13	7	53.85	0.13	7.00	0	0.00	0.13	0.00	3	23.08	0.13	3.00	1.00%
POLLUTION	12	9	75.00	0.08	6.00	0	0.00	0.08	0.00	0	0.00	0.08	0.00	0.67%
INNOVATION	10	1	10.00	0.10	1.00	0	0.00	0.10	0.00	0	0.00	0.10	0.00	1.00%
				TARGET SCORE	57.83			CURRENT SCORE	1.89			POTENTIAL SCORE	63.99	
				RATING	VERY GOOD			RATING	UNCLASSIFIED			RATING	VERY GOOD	

<30 %	UNCLASSIFIED
30 %	PASS
45 %	GOOD
55 %	VERY GOOD
70 %	EXCELLENT
85 %	OUTSTANDING

03/02/2022
PA Tracker - Issue 5

BREEAM-0093-6906

Section 8 Structural & Civil Engineering Design

Ground Conditions

The applicant has appointed HL Structural Engineers to advise on Civil and Structural matters to ensure that the engineering systems are built into the design from a very early stage. This section summarises key aspects of the Civil and Structural Engineering approach to the scheme.

A Phase 1 and Phase 2 ground investigation has been undertaken by GEA. This report included a review of past ground investigations for the wider site. These included a Phase 1 and Phase 2 investigation by BWB (2006) and further reviews by Hamson Barron Smith (July 2018) and the Met Consultancy Group (2019). The BWB report included a coal mining risk assessment which was also reviewed as part of GEA's work.

The geological map of the area and ground investigations indicate that the site is underlain by a limited thickness of made ground which is underlain by the Pennine Middle Coal Measures Formation. Typically, the thickness of the made ground was less than 500mm and the mudstone was found to grade as very weak to weak. The material was described as thinly laminated mudstones and siltstones with coal seams and sandstone layers.

Three coal seams outcrop through the site and despite there being no records of shallowing mining having taken place on the site ten boreholes to a maximum depth of 20m which were undertaken to further assess the risk of shallow mine workings. During the borehole drilling there was no significant loss of flush recorded and no evidence of voids or broken ground. No mine gases were encountered at the drill head. The GEA phase 2 report noted coal in various boreholes and concludes that the investigation provided 'reasonable evidence that there are no mine workings within 20m of the surface'. It states that 'the evidence for the area investigated would be sufficient to rule out the presence of shallow coal workings that might affect the development'.

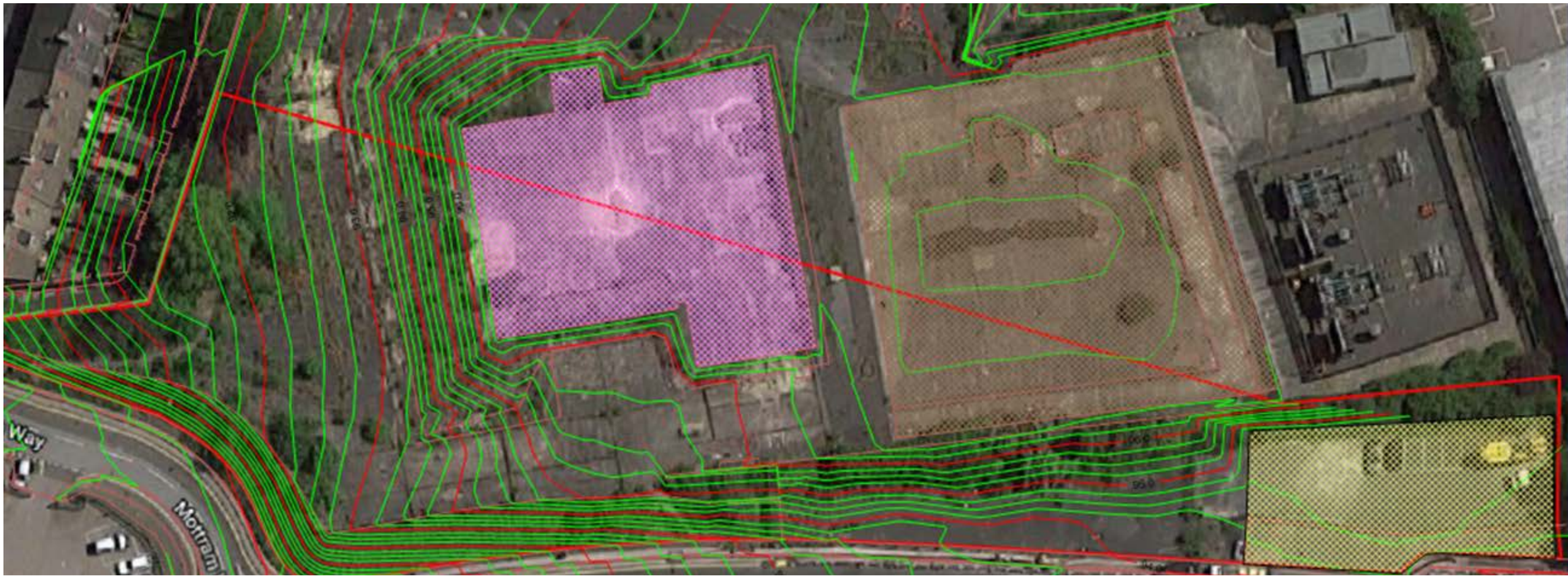
As part of the GEA phase 2 ground investigation 10 samples were tested for a range of contaminants and asbestos. No asbestos was found in any of the samples taken. During the ground investigation no olfactory or significant contamination as observed. Test results from samples showed elevated concentrations of arsenic, copper and lead however none were above the generic guideline values for a commercial use.

The phase 2 ground investigation has recommended that new soft landscaped areas have 300mm of clean topsoil.

Gas monitoring of boreholes has been undertaken which has confirmed that no special gas protection measures are required for the proposed development.

Levels Strategy

The site topography is a major site constraint which has been assessed in detail as part of the design development. The proposed design has been developed to minimize the next cut and disposal of arisings off site while also ensuring the building has good access to the road and rail station.



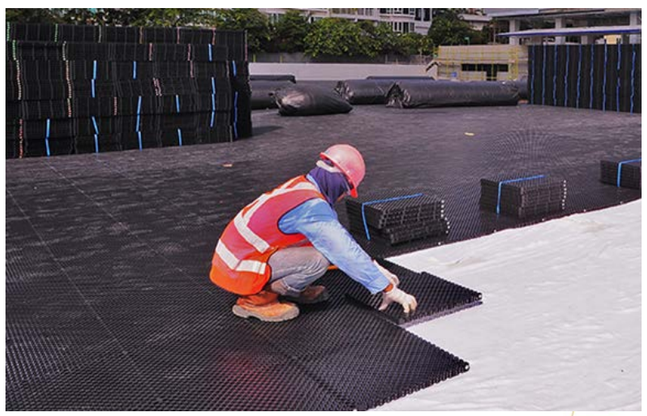
Foul Drainage Strategy

The Yorkshire Water public sewer records for the site were obtained however these appeared to be incomplete, showing no foul drainage serving the site. Record drawings from a major 2004 project to re-align Schwabisch Gmund Way (supplied by the local authority highways department) indicate the presence of an existing public sewer entering the site at the northern end and the location/configuration of this drainage has been confirmed by CCTV drainage surveys. Subject to Yorkshire Water approvals (adoption of the unrecorded public sewers) it is proposed to connect to the existing foul sewer at the north of site. A new connection into an existing manhole which we believe should be adopted will need to be made.

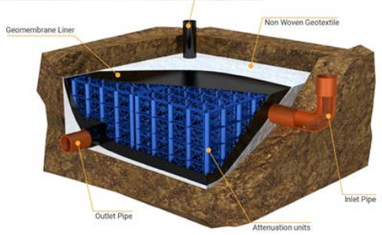
Surface Water Disposal

Infiltration Tests have shown that soak away drainage is not suitable for the proposed development due to inadequate ground permeability. There is no watercourse within the vicinity of the site to which a surface water connection could be made. As infiltration and discharge to a watercourse are not deemed viable it is proposed that surface water from the site will be discharged into the public surface water sewer network.

Surface water flows will be attenuated using a combination of a blue roof system below the roof top kick pitch and a below ground attenuation tank. Surface suds features have not been adopted due to challenges with the site layout, levels and concerns regarding risk poses to children using the site from open water features.



Blue roof system being installed



Below ground attenuation tank

Flood Risk

The Environment Agency flood risk maps for planning have been obtained and these show that the development is wholly in flood zone 1 (low risk of flooding).

Foundations and Ground Floor

Traditional reinforced concrete pad and strip foundations are proposed for the building. These will be founded 750mm into the top weathered face of the natural rock geology on the site. Ground floor slabs will be ground bearing.

Superstructure

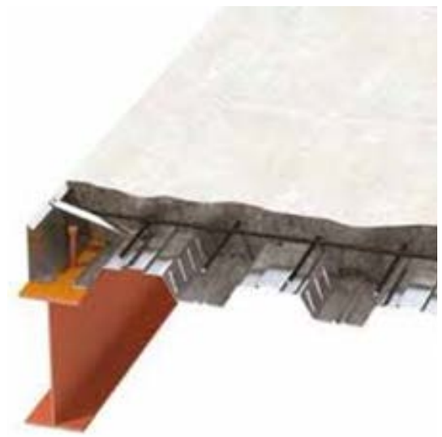
A number of material options for the structural frame have been considered in the development of the design, these included masonry, steel and concrete forms of construction. A braced steel frame was felt to be the most suitable design choice for the scheme.

It is proposed that suspended floors (including accessible roof areas) shall be constructed from a reinforced concrete slab laid on metal decking. For the areas of the roof where maintenance only access is needed the roof shall be formed from Kingspan Topdek panels on cold rolled steel purlins. The stairs within the building are to be constructed from precast RC units.





Kingspan Topdek panels supported on steel purlins



RC Slab on permanent metal decking construction



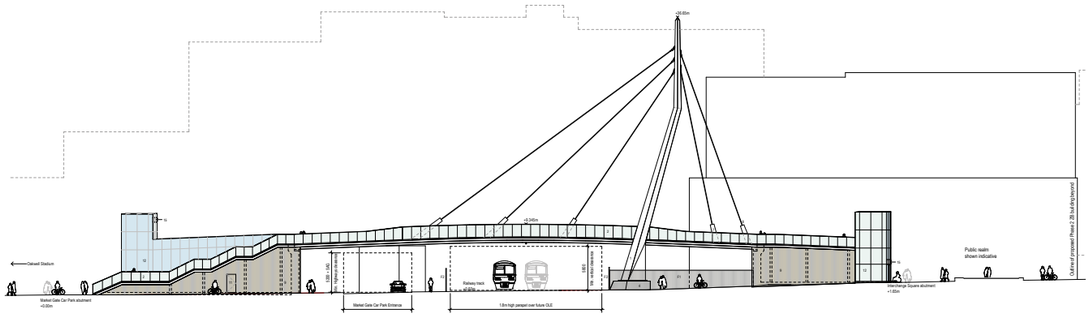
Typical precast concrete stairs supported on steel frame

Section 9 Construction Management

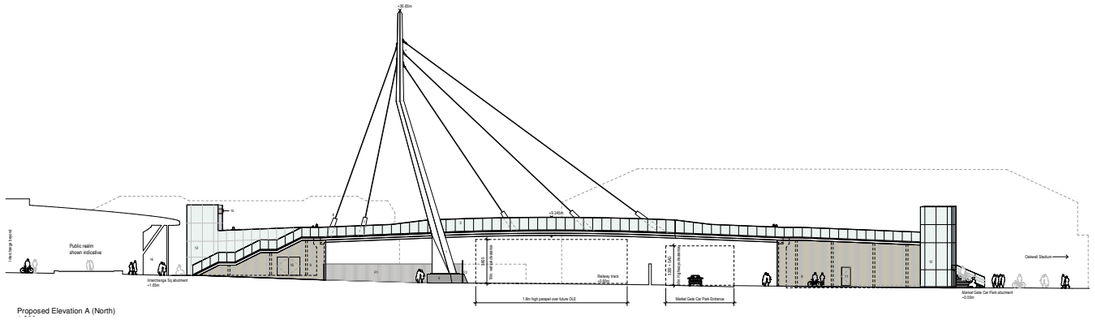
Barnsley Metropolitan Borough Council have advised that the new foot bridge across the railway will be in construction when the anticipated construction works will be commencing for the Youth Zone.

The bridge contractor intends to use part of the Youth Zone and Activity Park site for their site compound and materials store. We have worked with the council to produce an indicative construction plan which shows how the site can be used for both projects.

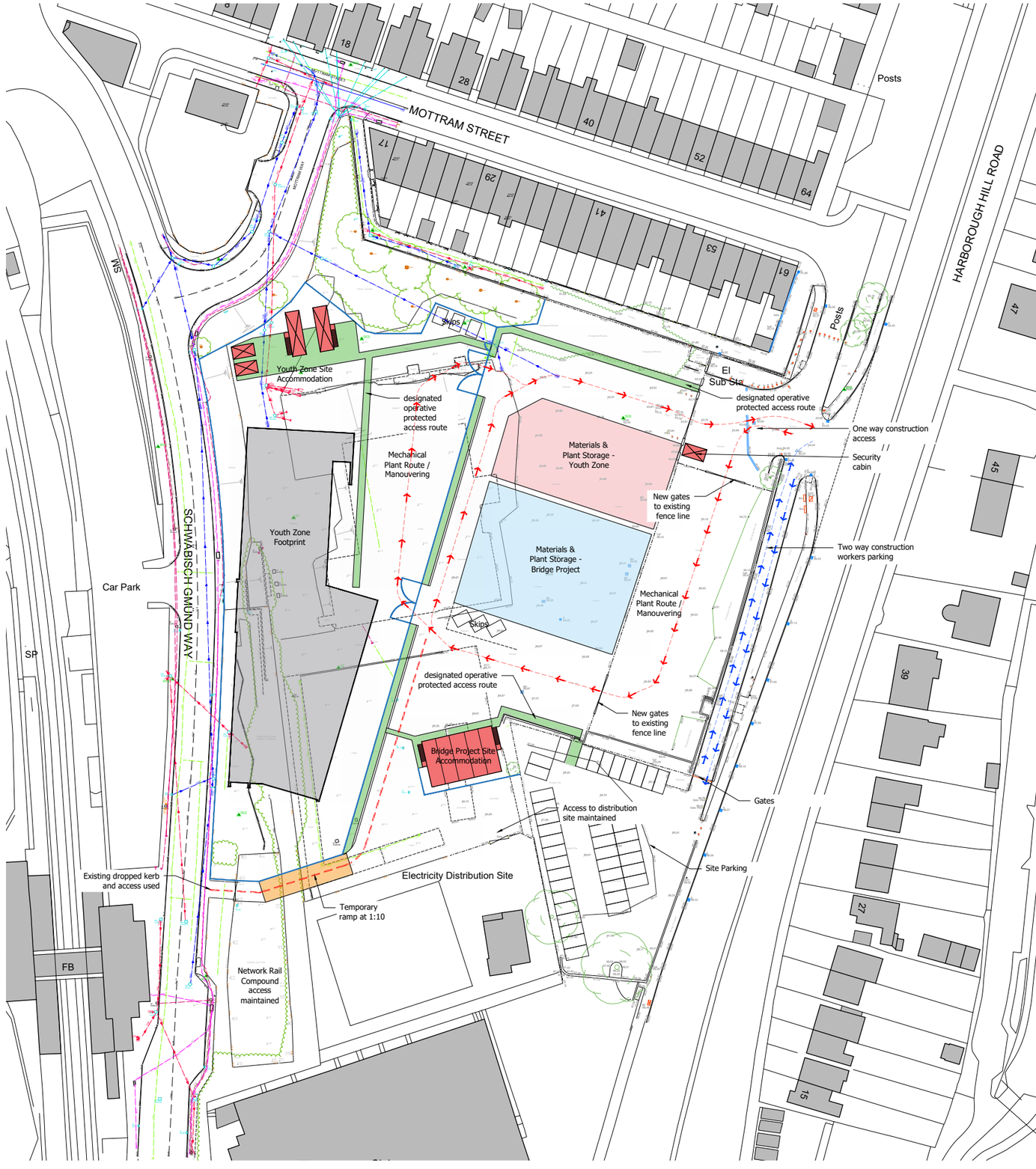
The plan involves a one way system for the construction site and deliveries using the existing access from Harborough Hill Road, with a segregated car access and parking area.



Proposed Elevation A (North)
1:200



Proposed Elevation A (North)



Section 10 Conclusion

The design of Barnsley Youth Zone has undergone a rigorous testing and feedback sessions with the design review panel process. This new building seeks to create a new gateway into the town with a modern and attractively vibrant building.

The following key design decisions have been made in order to address the concerns with building in such a location and difficult site.

- Building footprint kept as compact as possible. The building is kept within the proposed site area to keep the land take to a minimum allowing future development to the east for the Activity Park.
- Building footprint located as pragmatically close as possible to the street edge whilst providing some soft landscaped separation to deal with level differences and providing a reasonable construction and maintenance access zone and a setting for the building.
- The building is positioned to allow as much separation as possible to existing residential properties close to the site.
- Utilise the part of the site directly opposite the station to allow access to the Youth Zone and Activity Park and provide a focal point for the building entrance.
- The service area is distanced off to the south and uses and existing vehicular access point.
- Position the kick pitch on the sports hall roof to create and 'halo' of light and activity, but keeping this potential noise and light spill away from existing uses.
- Enhance the planting to the boundary fronting onto the highway and provide new planting and new mounded buffer between the site and the Activity Park to the east.

The design submitted for the proposed new Youth Zone in Barnsley presents a design that sits proudly in its setting creating a vibrant building for the local young people, and will sit alongside a new Activity Park for the town.



