



Design & Access Statement
Gooseacre Primary Academy
Single Story Extension and Link Corridor

May 2025
BC.HUD.2025.00532.001

1.00 Introduction

- 1.01 This Design and Access Statement has been prepared to support the Planning Application for the construction of a 260m² extension to replace the existing link corridor with a new link corridor, staffroom, staff work room, classroom, class store, cloak room, WC's, plant room, cleaners store and resource room.
- 1.02 The proposed works involve demolishing the existing brick and glazed link corridor that currently connects the two buildings, along with the redundant external brick plant room. A new corridor will be constructed in their place to link the two blocks, incorporating a staffroom, classroom, cloakroom, WCs, and a resource room accessed from the corridor. The scheme also includes new areas of soft and hard landscaping.
- 1.03 The site address is:

**Gooseacre Primary Academy
Gooseacre Avenue
Thurnscoe
Barnsley
S63 0NU**

- 1.04 The proposed works involve demolishing the existing brick and glazed link corridor that currently connects the two buildings, along with the redundant external brick plant room. A new corridor will be constructed in their place to link the two blocks, incorporating a staffroom, staff work room, classroom, classroom store, cloakroom, WCs, plant room, cleaners store and a resource room accessed from the corridor. The scheme also includes new areas of soft and hard landscaping.

2.00 Location and Surroundings

- 2.01 The site of the proposed development lies within the curtilage of the existing Gooseacre Primary Academy on Gooseacre Avenue in Thurnscoe, including the 2 no. existing detached school buildings.
- 2.02 The site is surrounded by a playing field, agricultural land, allotments, another school, and residential areas.



Figure 1 - Aerial View of All Saints CE Primary School

3.00 Proposed Works

- 3.01 As part of substantial housing development within Thurnscoe, Barnsley Council has identified a need for additional education provision in the area. Consequently, the extension is being funded through a Section 106 agreement.
- 3.02 The school is currently a 1 Form Entry and the proposed works are to help transition into a 2 Form Entry.
- 3.03 The proposal is to demolish the existing link corridor between the two blocks along with the redundant external plant room.
- 3.04 The proposal includes the construction of a 260 m² single-storey extension and a new ramped link corridor between the upper and lower blocks.
- 3.05 The new extension will provide one classroom with two WCs, a cloakroom, a store cupboard, a staff room, a staff workroom, a resource room, a plant room, and a cleaner's store. The extension will be constructed using brick and blockwork, aluminium windows, doors and rainwater goods, and a profiled sheet-metal roof.
- 3.06 The new extension will be constructed with brick and block, aluminium windows, door and rainwater goods and warm pitched profile roof covering.
- 3.07 The proposed works will not affect the accessibility of the existing building, and every effort has been made to ensure accessibility throughout the school with the construction of new link corridor that will be ramped in line with Approved Document M.

3.08 There are trees along the site perimeter; however, no works will be undertaken that would directly impact them. None of the trees are subject to Tree Preservation Orders.

3.09 Access to the School will remain the same following completion of the works.

4.00 Appearance and Effect on the Character

4.01 The proposed works are located between the two existing school buildings and will be constructed using fair-faced brick to match the existing upper block. As a result, the development will have no adverse impact on the appearance or character of the existing buildings.

4.02 The proposed windows, doors, and rainwater goods will be aluminium with a polyester powder-coated finish to ensure durability and longevity

4.03 The roofing will comprise warm pitched profile roof covering. Similar to the construction of the upper block roofs.

5.00 Flood Risk

5.01 The proposed site is in flood zone 1 and has a low probability of flooding from rivers and the sea. Due to the nature of the works and the size of the site being less than 1 hectare. A flood risk assessment is not required.

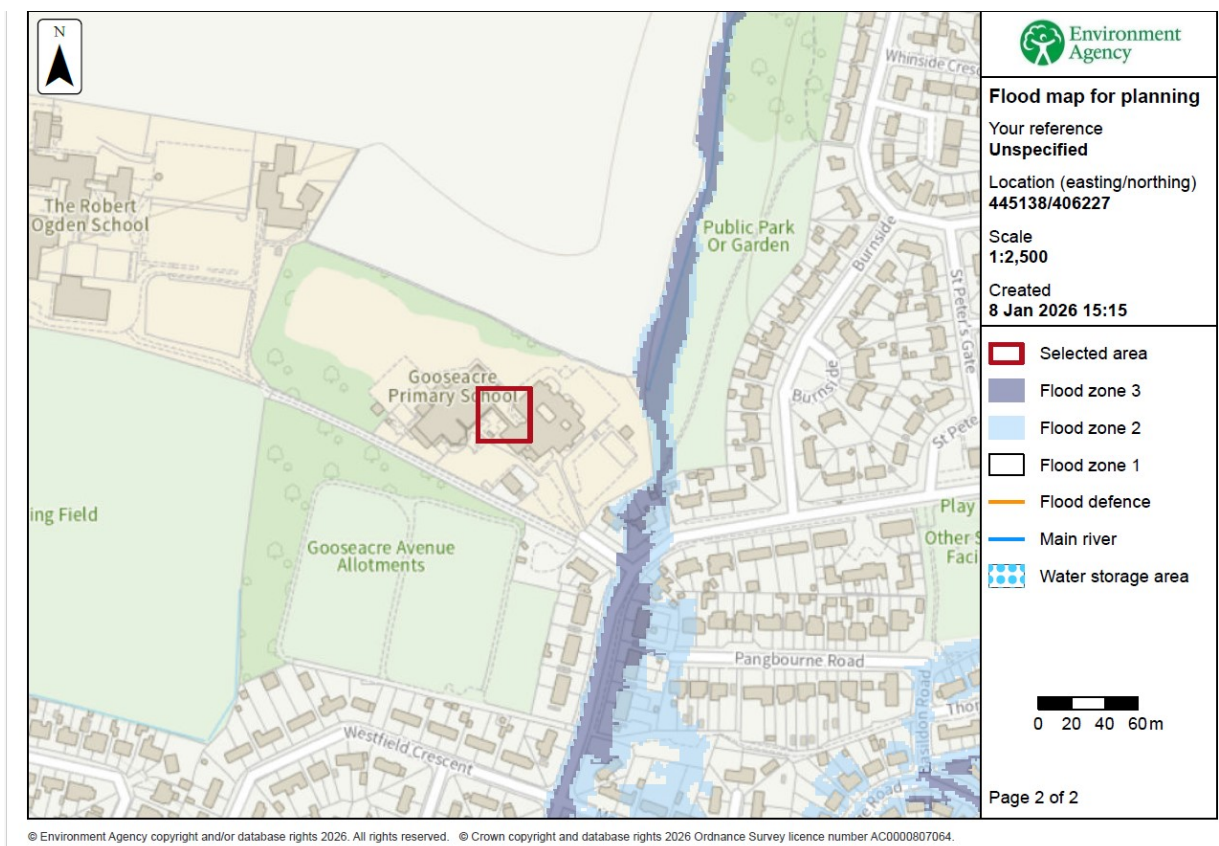


Figure 2 - Environment Agency Flood Risk Map

5.02 The extract on the flood risk summary is included in appendix B

6.00 Summary

- 6.01 The proposed works will address the shortfall of pupil placements within the area as a consequence of development surrounding the area.
- 6.02 The proposed works will be undertaken in a manner which is in keeping with the existing building and minimise impact on the existing listed building
- 6.03 The site is not within an area that is at high risk of flooding, and the proposed works will not affect rainwater / waste water discharge negatively.

7.00 Photos

7.01 The below images show the external areas of the school in the proposed location of the extension



Appendix A

Flood Risk Information

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
445138/406227

Created
8 January 2026 15:15

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

445138/406227

Scale

1:2,500

Created

8 Jan 2026 15:15

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

