

Design and Access Statement

Parkside Community & Sports Facility
Hoyland Common, Barnsley

August 2023



BARNSLEY
Metropolitan Borough Council

Introduction

This design and access statement is intended to explain the rationale behind the design of the planning application for the proposed Community & Sports Facility at Parkside, Hoyland Common.

This statement is intended to explain the proposed scheme, contains a written description and justification of the application in design terms and is accompanied by a range of photographs, maps and drawings in order to illustrate and demonstrate the points made. It includes information from measured surveys, ecological investigations and is in keeping with future development of the immediate local area.

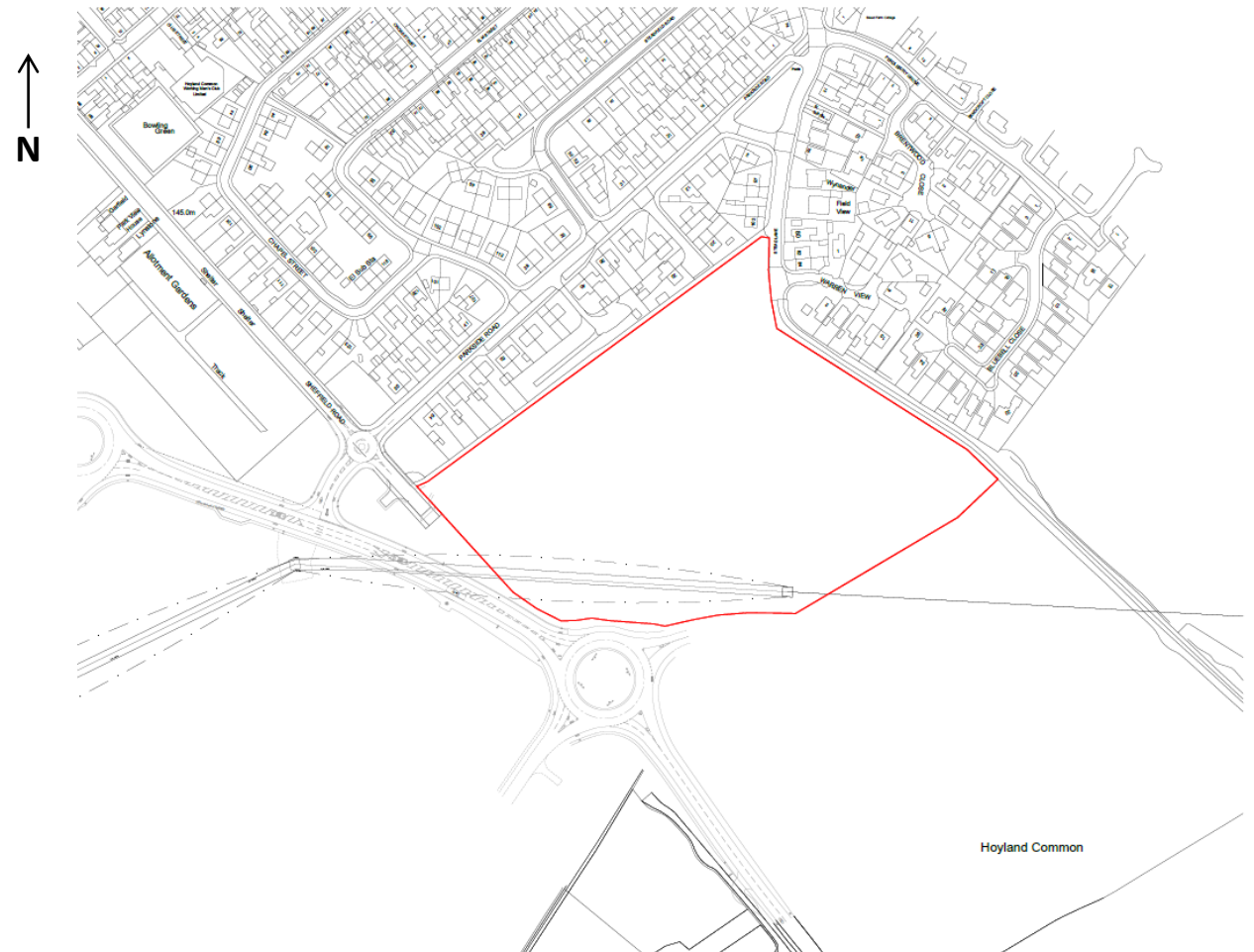
The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, details of illustrative external appearance and scale, along with an explanation of the sustainability of the proposal, and the required description of access arrangements.

This statement is considered to be fully in accordance with Government Circular 01/06, 'Guidance on Changes to the Development Control System'.

This statement reflects the following stages as set out in CABI's document 'Design and Access Statements – How to Write, Read and Use Them'.

These are: Assessment, Involvement, Evaluation and Design.

This statement should be read in conjunction with the Planning Statement document also included with the application.



Above: Site location plan

Context

The site is located to the east of Sheffield Road within the suburb of Hoyland Common, approximately 9.5km south-east of Barnsley town centre. Newlands Developments have developed the land to the south-west of the Rockingham site constructing large scale warehousing and associated infrastructure including the new relief road 'A6135 Olympus Way'

The site is bound by existing residential properties to the north-west and north east with open fields to the south-east and the new Hoyland Common relief Road to the south-west. There is an existing footpath along the north-west boundary which is a designated public right of way and this separates the site from the residential properties on Parkside Road.

The site has previously been used as playing fields with football pitches, but more recently the space has been left unused, becoming overgrown and popular with dog walkers.

The site was identified as a new location for the Rockingham Sports Centre (currently sited further north on Sheffield Road), which currently sits within the employment allocation outlined under planning policy ES13 in the Barnsley Local Plan. The provision of the new sports facility was agreed following consultation with BMBC under Newland's planning application reference 2020/0647 for the large scale employment development to the west of Sheffield Road.

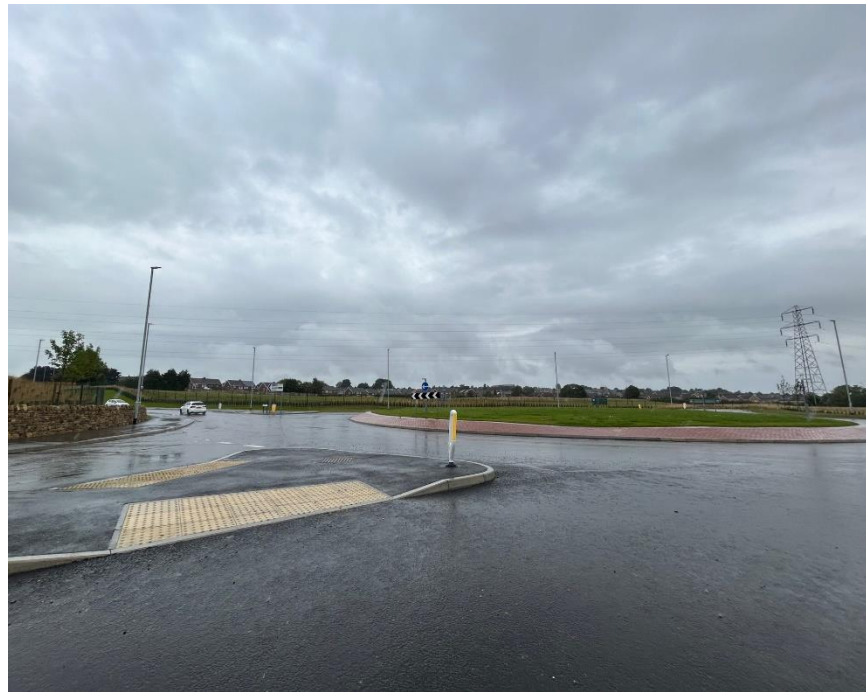
Following approval of the above application, Newlands submitted a further application ref. 2020/0999 for the works to form the new sports facility on the Sheffield Road site, which included the provision of level plateau's to accommodate new grass football pitches and a grassed archery range. The application also included provision for temporary welfare, changing and car parking facilities. The proposal included new surface water drainage provision by means of perforated pipes and an attenuation pond, to control the flow rates prior to discharging into the existing brook via a new culvert. A foul water connection tail was also proposed to the south-west corner of the site.

Forge Community Partnership operate the current Rockingham Site and will continue to operate the new facility to which this application relates. An initial site meeting took place in August 2021 with representatives from Forge, BMBC and Newlands to look at the existing facilities at the existing Rockingham site and to look at the proposed development site prior to the re-engineering works commencing.

Following this meeting Forge and BMBC held subsequent meetings to discuss the requirements for the site, with a view to developing a project brief. These meetings provided an invaluable insight into the operations of the existing Rockingham facility and highlighted the wide variety of community groups and external clients that utilised the building in addition to the sports teams/clubs. The meetings also highlighted the operational challenges that Forge currently face with their existing accommodation. The Rockingham building is an old miners welfare building that has had a variety of 'bolt-on' extensions over the years. The main issue they face is lack of circulation between the spaces which makes the internal layout inflexible to users and makes it difficult for different groups to operate in the building simultaneously.

The relocation of the facility will provide an opportunity to address these issues and to provide Forge with a purpose built facility, which will meet all of their occupational needs.

Another important factor in the relocation was to ensure the new facility was easily accessible to the community. The new facility is close to bus routes on Sheffield Road and Parkside Road, which provide transport links to other local suburbs as well as Barnsley Town Centre, Rotherham, Sheffield and Doncaster. The new site is also in walking distance to many local residential streets.



Site from Olympus Way Roundabout (South West)



Site Access (North West)



Site from Stead Lane (North)

Proposed Use

The 4.3 hectare site will provide external sports pitches, an archery range along with a multi-use building providing a variety of spaces for use by community groups and external clients as well providing welfare and changing facilities for the sports users.

The application by Newlands included for grass football pitches to the main plateau, however, grass pitches can be difficult to maintain during the wetter winter months, which limits their use and therefore impacts the availability of the facilities to the potential users. During the earlier meetings in the latter part of 2021, BMBC and Forge met with representatives from the Football Foundation to discuss the how to maximise use of the facility all year round. The obvious solution to this was to swap the grass pitches for all weather pitches. A variety of options we discussed including a mix of all weather and grass pitches, separate smaller all weather pitches and one larger pitch that could be subdivided for use by multiple groups simultaneously. Due to the level constraints on the site, the pitch area is bound on 3 sides by steep banking, which limits the extent of the pitch footprint. The orientation of the pitches was also limited by the proximity of the overhead power cables running across the south side of the site. On that basis, it was agreed that one large pitch would be best suited with the length running west to east across the site.

Further discussions with the Football Foundation highlighted the opportunity for them to partially fund the pitch and potentially also contribute to the changing facilities, which will further enhance the provision available, making the facility as attractive as possible to local sports teams looking for somewhere to train/play. One condition of the Football Foundation funding is that the pitch is regularly maintained and the surface replaced in line with their guidance. As a result of this, the operators must have a 'sinking fund' to put money aside for the maintenance and replacement of the surface. In order to fund this, the operator will need to create as much revenue as possible from the pitch use and the wider facility.

The vision for the building is for it to be used as a local hub and therefore the layout has been designed to be as flexible as possible to accommodate the wide range of potential users. With this in mind, we have created 2 large activity spaces that can be opened up to form one large space, which can be used by a wide range of potential users. There are then two studio spaces which will be aimed towards fitness classes and the existing NHS rehabilitation classes that will move from Rockingham. These spaces could also be hired by local dance, drama or martial arts clubs. Each of these spaces are accessible independently, allowing different activities/classes to happen at the same time. Separate WC facilities have been provided both adjacent to the reception and also directly adjacent to the studios. In order to make the building as accessible as possible, we have also included a changing places room in the design. Further information on changing places facilities can be found at www.changing-places.org.

The central reception area will welcome users into the building with a manned desk for checking in or general enquiries. Forge would also like this space to operate as a café area serving hot drinks and snacks to both building users and sports spectators but also providing somewhere for local people to meet and socialise.

The changing facilities have been positioned close to the studio spaces with a direct access door to the sports pitches, located on the rear elevation of the building. This will keep sports users separate from the other spaces. The changing facilities will provide showers and changing benches. There will be two changing rooms, sized to accommodate a full sports team in the event that a competitive sports match is played on site. There are also two separate unisex changing rooms, which will be fully accessible. These will also double up as officials changing for referees etc. A communal locker space will be provided outside the studios. All of the above has been planned in accordance with the Sport England guide for sporting facilities.

Proposed Amount

The building will be single storey with a Gross External Area of 728m². There will be an external terrace area to the east and south east of the building, accessed from the main activity spaces. These areas will serve as both an elevated spectator area for the sports pitches as well as for casual external seating for the café and users of the activity spaces.

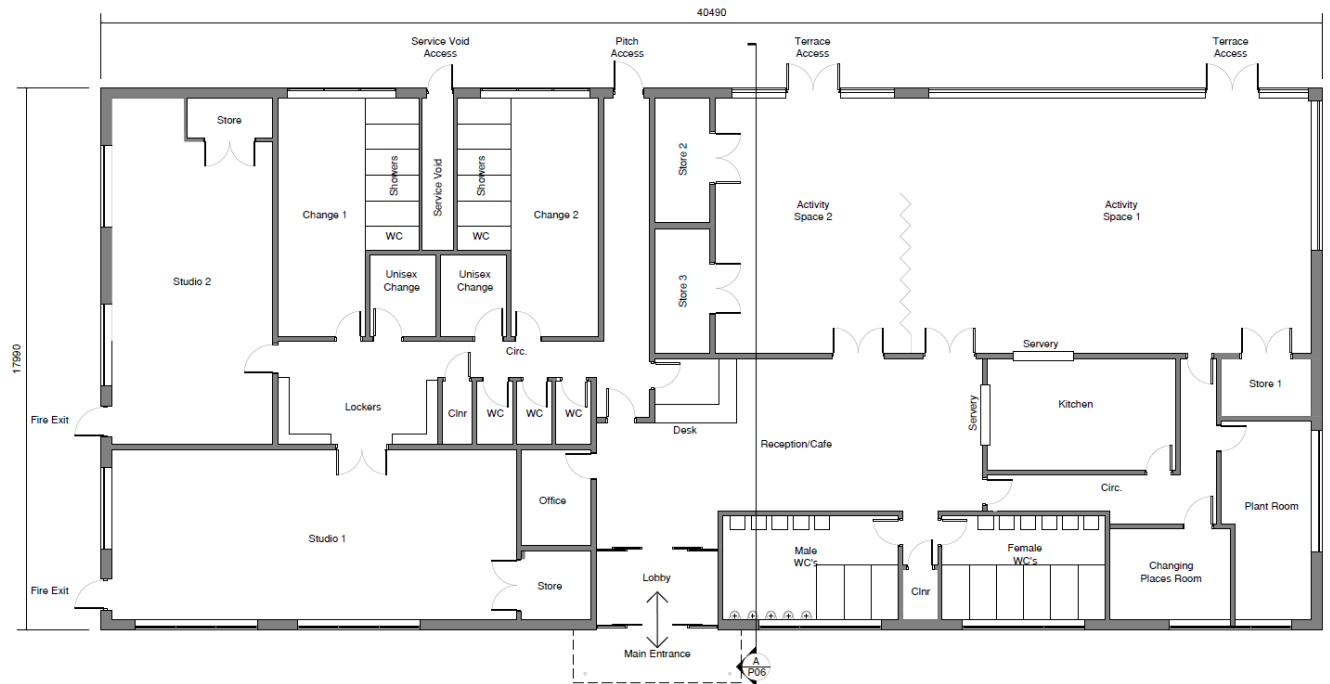
The main car park will provide 64 spaces, 6 of which will be allocated for blue badge holders. There will also be an allocation of electric vehicle charging spaces, as well as motorcycle parking. A further overspill car park will be provided to the south of the site adjacent to the archery range. This will provide an additional 30 spaces for users of the sports pitches and archery range during peak times. The overspill car park will have a barrier to allow the car park to be closed off when not in use.

The all weather pitch will be 1.1 hectares, which includes the playing surface, run off (required around the playing surface), spectator space and an area for maintenance equipment storage. The pitch will be enclosed by metal fencing with moveable netting dividers to allow the pitches to be separated as required. The pitch will have LED floodlighting as required by Sport England/Football Foundation.

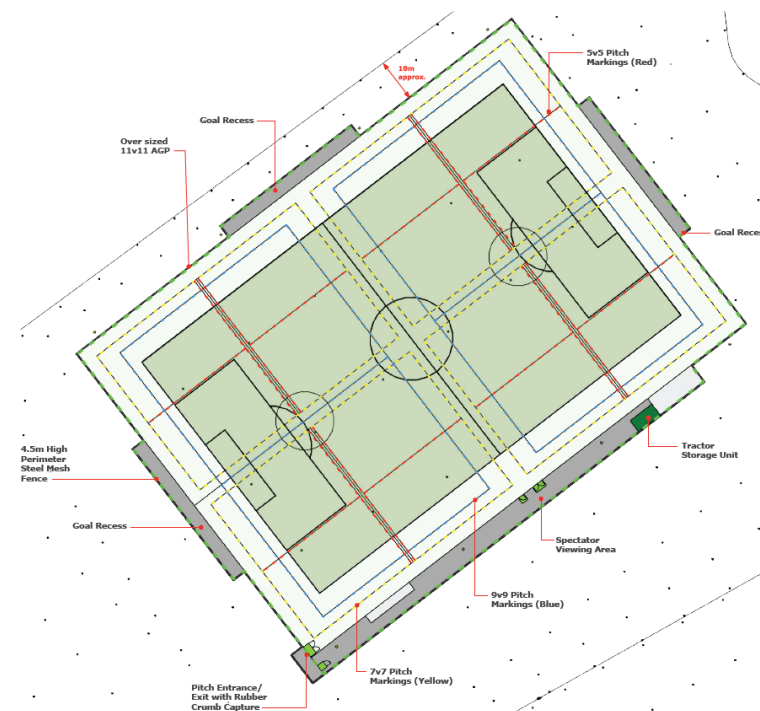
The archery range has already been formed on site. We intend to provide 2 temporary containers adjacent to the range for storage of their equipment and also for the mowers to maintain the range.

The remaining space on the site will be landscaped, which is covered later in this document.

The levels within the site will generally follow the existing topography, although some releveling works will be required around the building and car park to achieve the desired gradients and to provide level access to the building. Generally, the site will fall at 1:20 from north-west to south-east corner. Some retaining walls will be required around the north-west side of the building as well as to the terrace, car park and pitch access path to the south-east side. The levels to the wider site will generally be left unchanged.



Above: Floor Plan



Above: Proposed Pitch Layout

Site Layout & Access

Whilst the site is quite expansive, there are a number of existing constraints, which have somewhat limited the site arrangement. The archery range and pitch plateau have already been formed by Newlands as referenced earlier.

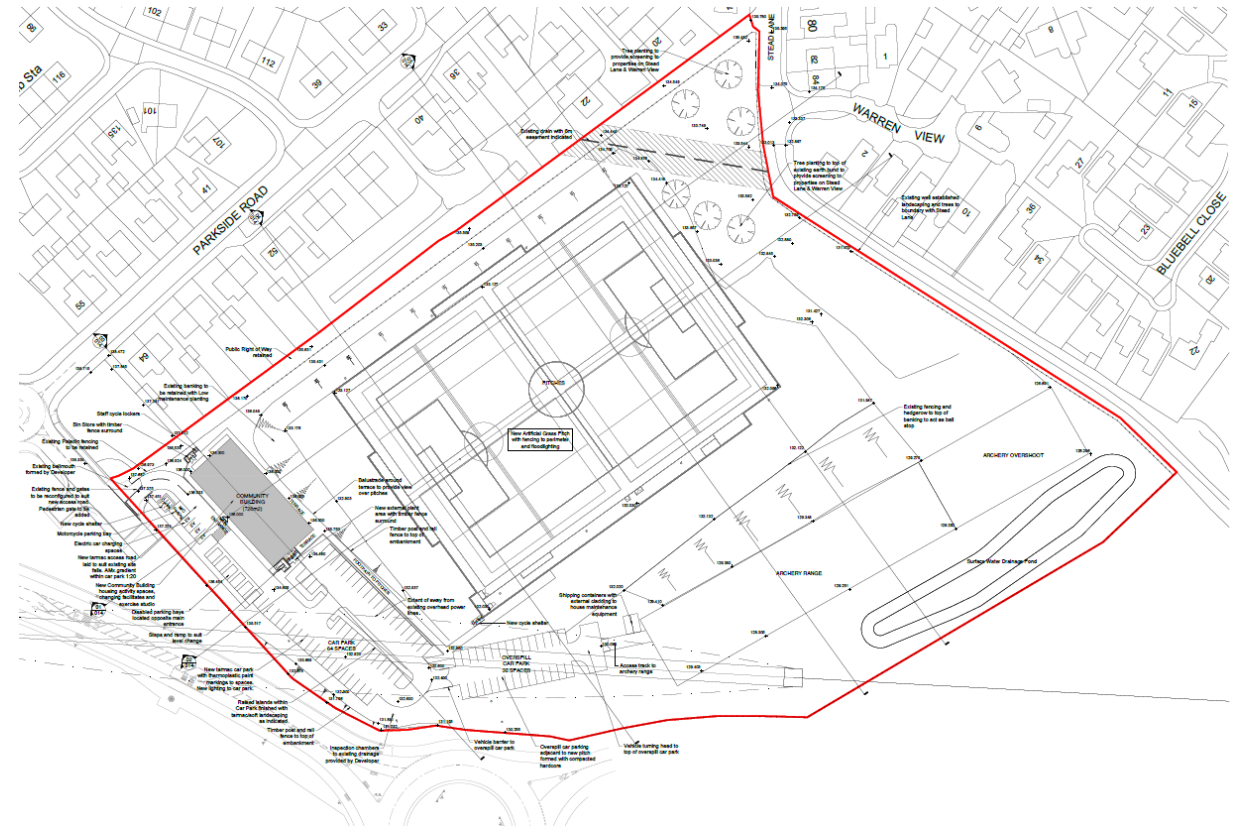
The site has one access point from Sheffield Road in the north-west corner of the site. Due to the site surroundings, there are no other opportunities for forming additional access points at this time. The existing access point will be retained as the main vehicular access/egress point with the addition of a pedestrian access gate to the south side of the bellmouth.

The presence of the high voltage power cables to the south-west of the site restrict what can be located in this area and due to regulations outlined by national grid, it is not permitted to construct structures directly underneath power lines.

The topography of the site also limits the options for the layout of the site and in particular the location of the building. The Newlands engineering works have provided a fairly level area close to the site access point at the north of the site and this quickly became the preferred location for the building. During the feasibility design development, we did consider various positions for the building, however, the position shown on the drawings was selected as it worked best with the flow of the site and avoids the main site constraints referenced above.

During the feasibility stages, we commissioned ground investigation works on site, which highlighted the presence of the open cast mine highwall under the proposed building footprint. We worked with our engineers on this to adjust the position of the building to minimise the impact this would have on the foundation designs. Additional rotary core boreholes have been commissioned to locate the steps in the high wall, which will go on to inform the final foundation solution and design.

Please refer to drawing P07 for further details of the site constraints.



Above: Site Plan



Above: Site Constraints Plan

Appearance

The appearance of the building bears resemblance to what a sports pavilion would typically look like. It is a single storey building with a mono-pitch roof to the front section of the building, with low eaves and a step down at the ridge to form a lower section of mono-pitch roof to the rear half of the building. The roof will be formed using a metal standing seam profile with pressed metal fascias and soffits to the eaves, with concealed gutters and powder coated metal down pipes.

The external walls will be predominantly formed in facing brickwork, which will be buff in colour. The high level section of wall at the roof step will be formed in composite cladding panels.

The design incorporates a number of large windows with a mix of glass and look-a-like panels to suit the internal layout. The windows will have projecting pressed metal surrounds to provide depth to the elevations. The main entrance is located on the front elevation with sliding glazed doors and a steel canopy over. The activity space will feature larger curtain wall glazing with doors providing access out onto the terrace. The glazing also provides views of the sports pitches as well as picturesque views towards the local historic villages of Elsecar and Wentworth. A small section of glazing will also be incorporated at the roof step to act as a north light, to introduce natural light into the reception area.

Feedback received at the pre-application meeting asked us to consider the colour palettes from the Hoyland North Masterplan Framework document, with a focus on the colours based on the surrounding landscaping, given the rural setting of the site. The colour palette is shown opposite.

The colour scheme for the building has been based around the colour palette with the use of the buff brick and also the mix of greys for the roofing and glazing. We have introduced the greens into the look-a-like panels within the glazing creating an alternating pattern, which is followed around all four elevations of the building. The high level composite cladding has also been shown in green.

Scale

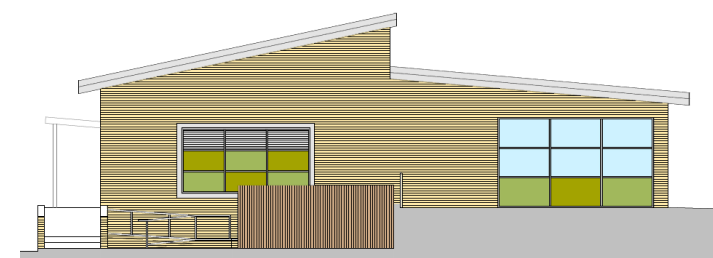
We have been mindful of the scale when developing the design to minimise the visual impact of the building surroundings. The eaves have been kept as low as possible with shallow falls to the roofs.

The position of the building on the site means that it is partially screened from the north-west approach and it also sits around 2.5m lower than the road. The building will also screen the proposed pitch from the north approach. The front and side elevation will be the focus from the south where the building will appear elevated from the road due to the natural topography of the surroundings.

The rear of the building has the lower section of roof with the green cladding to soften the impact of the view from the footpath and fields to the south east of the site.



Front Elevation (south-west)



Side Elevation (south-east)

Landscaping

Following the re-engineering works undertaken by Newlands, the site has grassed over in most parts. Newlands have carried out some planting to the southern boundaries as well as the planting of the native hedge to the top of the banking from the archery range.

A recent site walk was carried out with representatives from BMBC Property, BMC Planning, Newlands Developments and BCA Design (Newlands Landscape Architects) to agree the final planting proposals in order to discharge the outstanding landscape condition 18 under application 2020/0999. The site walk enabled an open discussion on the extent of our proposals to ensure Newlands were not intending to plant anything in the areas where we would be developing, as this would be abortive work and counter-productive to the end goal.

Following the meeting, BCA Design provided their final landscape plan, which confirmed the extent of their planting, which was subsequently submitted and the condition discharged on 31st July 2023.

Due to the extensive landscaping provision by Newlands, there are only small pockets of landscaping to be completed as part of this development. These will include some grass and wildflower seeding to the areas around the pitch and soft landscaping to the car parking islands and the areas around the site entrance. There is a bund to the north-east corner of the site, which was formed as part of the Newlands works. Whilst this provides some screening of the site to the residents on Stead Lane and Warren View, these properties are still exposed to the site and we are therefore intending to provide some additional tree planting to the top of the bund and up into the corner of the side to provide additional screening.

We have included drawing P03 showing the proposed extent of our landscaping works and we are in the process of commissioning a landscape designer to provide a full design, which will complement the BCA proposals to provide a collective appearance to the overall site.

The main car parking area and access road will have an asphalt surface, with the main carriageway specification being enhanced to accommodate delivery and refuse collection vehicles. Paths within the car park and directly around the building will be formed in paving.

The overspill car park surface will be formed with compacted hardcore, which will assist with drainage to this area.

The existing paladin fence to the site boundary will be retained with some minor alterations to suit the site access arrangements. The external plant area to the south-east elevation will be enclosed with a close boarded timber fence. A bin store will be provided to the north-west side of the building, which will also be enclosed with a close boarded timber fence.



Existing Site Landscaping (Looking South West)



Site Landscaping (Archery Range)

Introduction

In order to understand the wider impact of the proposed development, a number of specialist external consultants were appointed to provide advice and mitigation strategies to ensure the development had minimal impact on the surrounding areas. These consultants also advised on how the existing surrounding area would impact on the proposed development and what measures needed to be considered in the design.

Ecology

A Biodiversity Net Gain Assessment was submitted by Newlands under application 2020/0999 to demonstrate that the minimum biodiversity net gain requirements of the Biodiversity & Geodiversity SPD document (May 2019) would be achieved upon completion. BMBC planning advised at the pre-application stage that we did not need to include any further ecological net gain proposals as part of our development, subject to us providing evidence that Newlands had met the 10% net increase. Once Newlands have completed their planting scheme, we will commission an ecology report to confirm that the 10% net gain requirement has been met.

Tree Survey

Following the works undertaken by Newlands, the only trees remaining on the site are those along the eastern boundary. We have, however, commissioned a tree survey and arboricultural impact assessment to accompany the application.

Transport Assessment

We have commissioned Andrew Mossley Associates to produce a Transport Assessment for the site. They had an initial meeting with BMBC Highways to discuss the scope of the assessment to ensure all relevant information has been captured. They have also used data provided by Forge to identify the peak times for vehicle movements.

Lighting

The proposed pitch will have LED floodlighting to allow use in the evenings through the winter months. LED fittings provide a much more focussed beam of light than a traditional halogen fitting which reduces the amount of spill. The proposed lighting columns will be 15m high with the fittings directed at the pitch. We have included a light spill analysis drawing to demonstrate the extent of the light spill in relation to the surrounding properties. Smaller lighting columns will be used to light the car park and access road with wall mounted external lighting to the perimeter of the building. All external lighting will operate from dusk until closing time.

Noise

We have appointed Acoustic Design Technology (ADT) to undertake a noise impact assessment for the development. ADT held initial meetings with the BMBC pollution control team to agree the scope for the surveys. We have already taken some steps to limit the impact of noise by positioning the plant room and external plant area on the south side of the building, which is the furthest point from the residents. The building itself will also act as a natural barrier to the plant noise.

Ground Investigation

MET Consulting were appointed to undertake intrusive ground investigations around the proposed location of the building to understand the ground make up. The discovery of the high wall has triggered the requirement for additional investigation works. The initial report is included with the application.

Drainage Strategy & Flood Risk Assessment

STE have been appointed to provide the drainage strategy and FRA for the site. They have studied the information provided by Newlands and used this to inform the additional measures required to accommodate the proposed development.

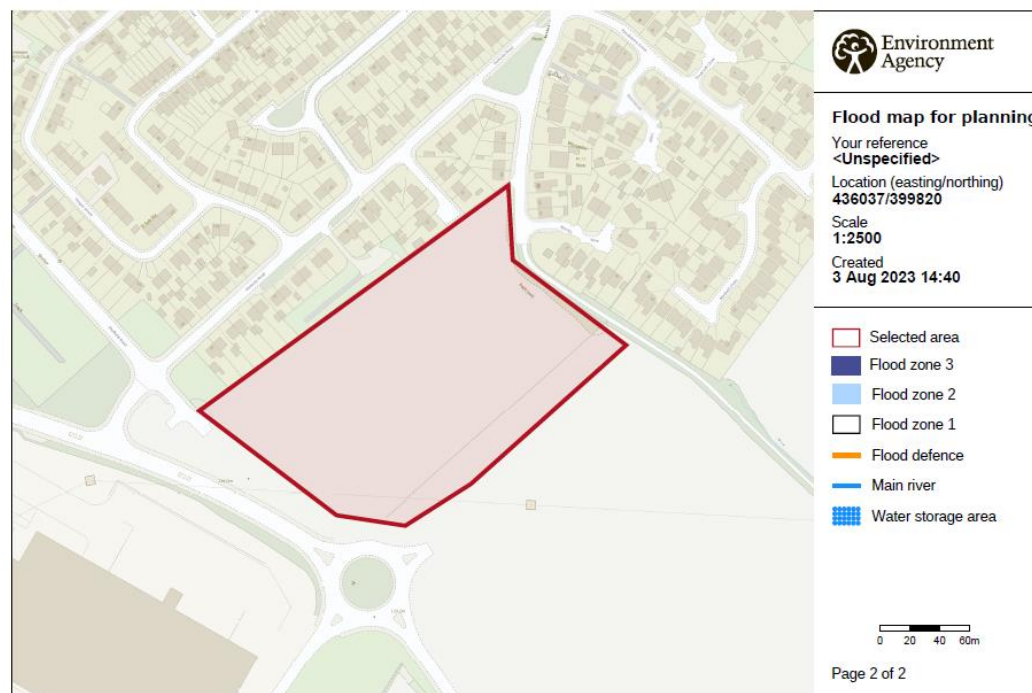
Sustainability

Barnsley Council declared a climate emergency in September 2019. Local Plan policy CC1, along with supporting text, set out how the Council will seek to reduce the causes or and adapt to the future impacts of climate change. This includes:

- Promotion of sustainable design and construction techniques
- Promoting the use of Sustainable Urban Drainage (SuDS)
- Promoting and supporting the delivery of renewable and low carbon energy; and
- Promoting investment in Green Infrastructure to promote and encourage biodiversity gain

A separate sustainability Statement has been provided with the application, which outlines the sustainability proposals in more detail.

The site is located in Flood Zone 1 as confirmed by the Environment Agency's flood map. A separate Flood Risk Assessment has been included with the application.



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Security

The proposed development will be designed in accordance with Secured By Design guidance. A meeting will be arranged with the local designing out crime officer from SY Police to discuss the most suitable security measures for the site.

The current site layout provides extensive surveillance opportunities from the surrounding highway and residential streets. The site is enclosed with a 1800mm high metal paladin fence and will be secured with locked gates when the site is closed.



This D&A Statement has been prepared in support of a full planning application for the proposed Community & Sports Facility at Land to the east of Sheffield Road, Hoyland Common.

This statement provides background information regarding the site context as well as a summary of technical reports, pre-application discussions and public consultation feedback. This statement demonstrates that the scheme has been developed in accordance with national and local planning policies as well as recently adopted supplementary planning documents. Overall it is demonstrated that the additional floor area can be supported by the existing infrastructure along with the proposed sustainable heating, power and drainage provision.

The layout, scale and appearance of the proposed development have been carefully considered and take into account the existing site's location, surrounding context, physical constraints and existing buildings to achieve an attractive and sensitive form of development.

The statement has determined that the development proposals are in accordance with national and local planning policy objectives, and that planning permission should be granted to allow the delivery of the additional school places through the proposed development.