Design and Access Statement

Rabbits Ings Pavilion
Off Lund Hill Lane, Royston

March 2026

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 Pavilion building at Rabbit Ings Country Park, Royston, Barnsley.

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 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.

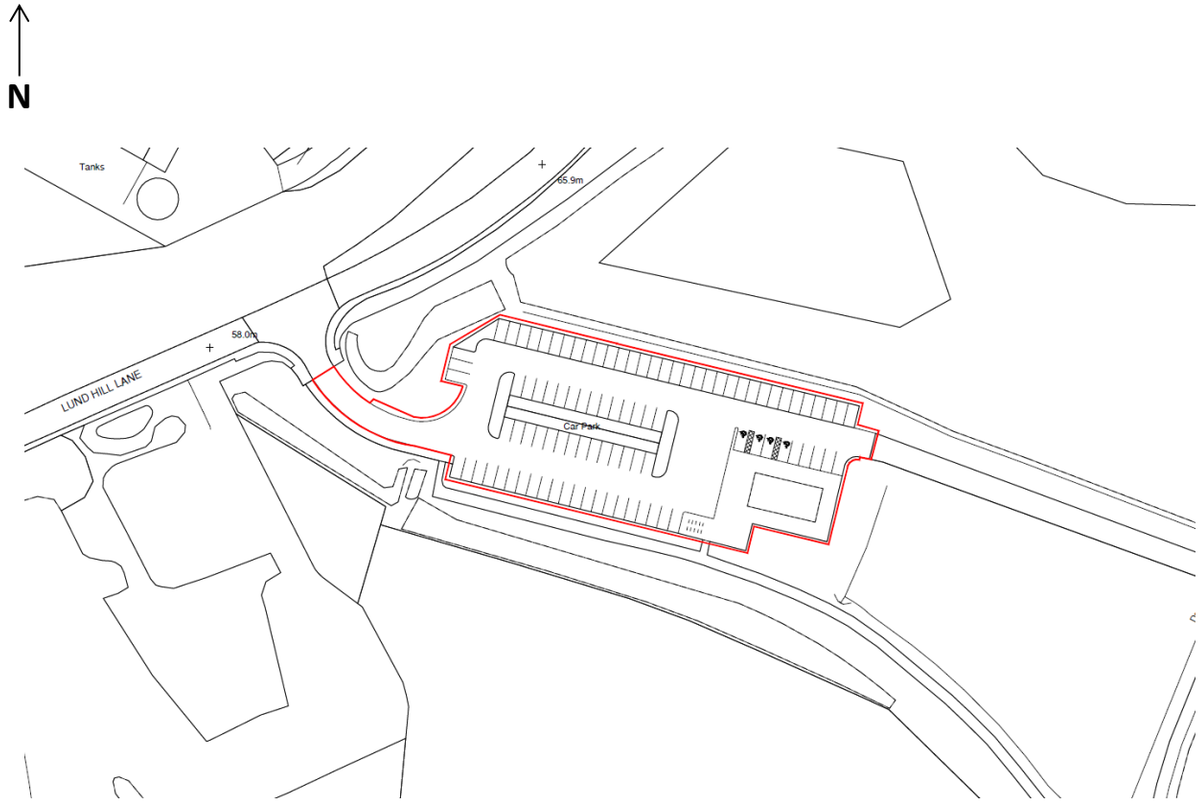
The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, details of illustrative external appearance and scale, along with an explanation of the sustainability of the proposal, and the required description of access arrangements.

This statement is 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 CABE'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 Lund Hill Lane within the suburb of Royston, approximately 8.5km north-east of Barnsley town centre. The existing site contains a large surface car park, which serves the wider country park and a small building occupied by the park rangers as well as providing changing facilities for the local football teams.

The site is bound by Lund Hill Lane to the north-west, the existing country park to the north-east and south-east and football pitches to the south-west.

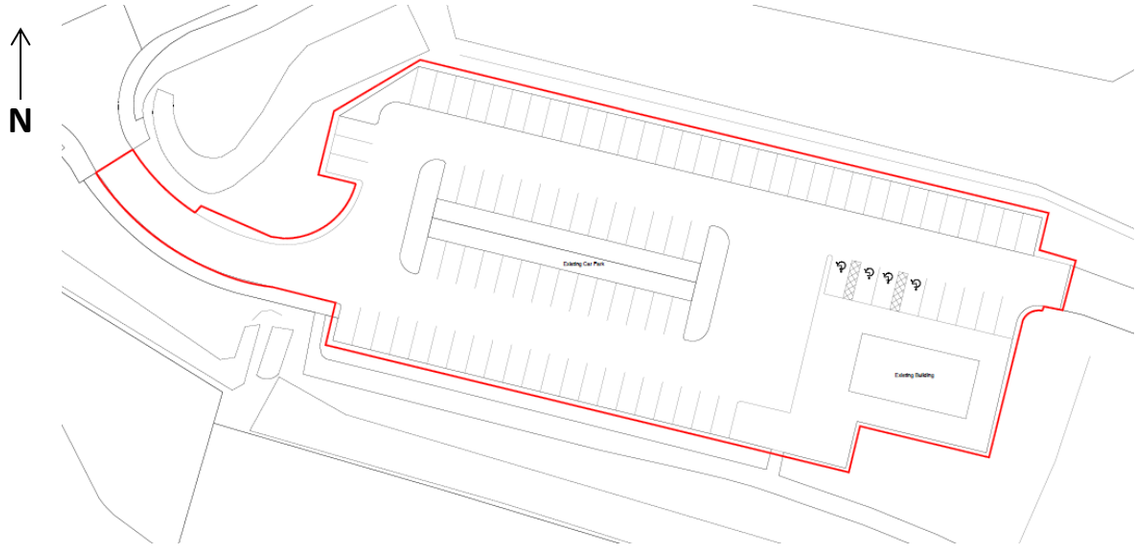
The site is situated on designated green belt but constitutes previously developed land

The car parking is mainly used by dog walkers and walkers during the week, with use by the football teams on weekends. The rangers host small groups of school children on an ad-hoc basis undertaking field work within the park. The small space in the existing building is used as a classroom, which also doubles up as the site office. The changing facilities are mainly used at weekends for matches and on weekday evenings during the summer months when the teams are training.

The existing building is a single storey prefabricated steel 'box' located at the east end of the existing car park. The existing building has a GEA of 116m2. The building has been in situ for several years and has reached the end of its lifespan. The building also no longer the meets the needs of the users.

The proposed scheme has been earmarked for funding from the Principal Towns & Local Centres Investment Programme, which is a £35m project to improve local economies across the borough. The project is made up of three phases, with £12m already invested into 50 projects and an additional £3m already approved for the next phase.

The aim of the project is to improve the existing provision on the site and to make the facility more accessible for the residents of Royston and to encourage more visitors from across the borough.



Above: Existing Site Plan

Site Photos

Site Approach along Lund Hill Lane

Site Access from Lund Hill Lane

Existing Car Park looking south-east

Existing Car Park looking north-east

Existing Building

Football pitches to the south-west

Proposed Use

The proposed use is very similar to that of the existing but with an extended offer to meet the needs of the current users and to attract new users to the site. Following consultation with the key stakeholders, the following issues were identified with the existing facility:

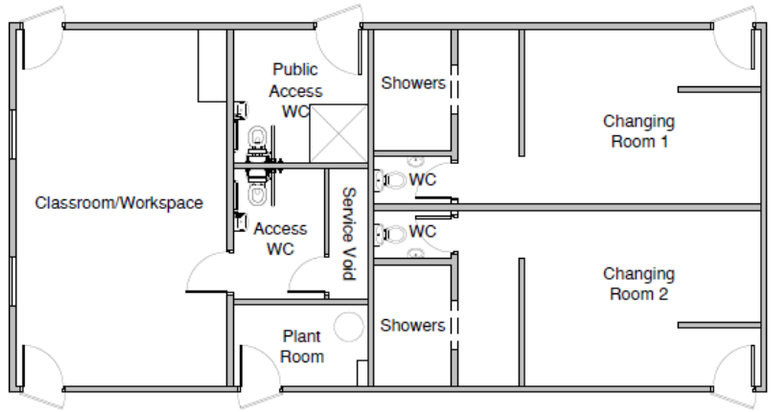
- The classroom space was too small to accommodate full class visits
- The classroom space was shared with the Groundworks ranger's office.
- Under provision of WC facilities for events etc.
- Football changing facilities are outdated and the shower facilities are not operational.
- No separate officials changing, which is an FA requirement in higher leagues.

Based on the above, it was agreed that a larger building was required to meet the needs of the users.

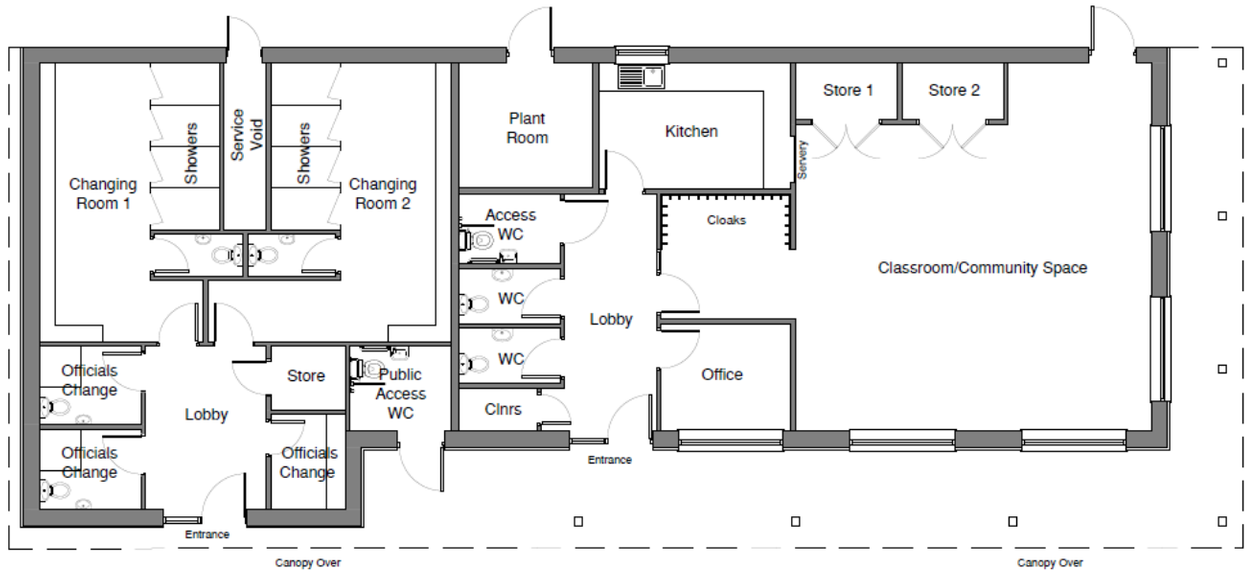
The larger building will provide a 55m2 classroom space that can be used by school groups but also has the option to be hired out to other local groups to generate income towards the maintenance of the building. Additional storage has been provided in the main classroom space and a new plant room will be positioned to the rear of the building.

A separate office space and kitchen will also be provided, as well as unisex WC facilities, cleaners store. An externally accessible disabled WC will also be provided, which will be available during operational hours.

The football changing space will provide two separate changing rooms with showers to replace the existing as well as three dedicated officials changing rooms and an equipment store.



Above: Existing Building Floor Plan



Above: Proposed Building Floor Plan

Proposed Amount

The proposed building has a Gross External Area of 226m2, which is a modest increase from the existing Pavilion at 116m2. The proposed Pavilion will be single storey and similar in shape and proportion to the existing. The building will also feature a low profile roof design to minimise visual prominence within the park setting.

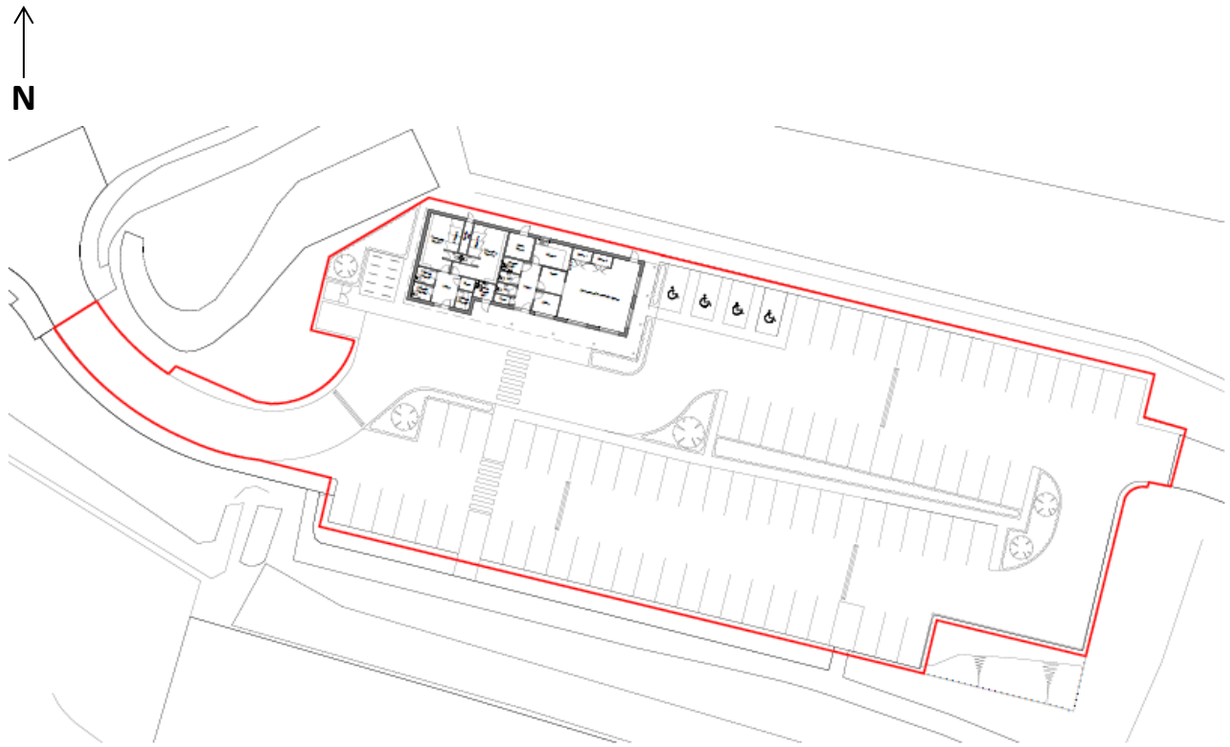
Site Layout & Access

Following initial consultation with the planners, it was decided that the new, larger building should be positioned towards to the rear of the site to reduce the visual impact on the surrounding country park. Utilities constraints also required the building to be located closer to the highway.

The perimeter kerb line of the existing car park remains mostly unchanged except for the new and existing building locations. The car park layout has been redesigned to suit the new building position and to minimise the loss of parking spaces. The parking spaces have been set to be 2.5m x 5m inline with Section 5 of the Barnsley MBC Parking SPD (Adopted 2019).

Clearly designated pedestrian routes have been included within the site layout to ensure the safe circulation of pedestrians within the car park. The pedestrian route from the building to the football pitches takes the shortest possible route and incorporates 2no. Zebra crossings with a path across the central raised island. Pedestrian safety will be further safeguarded by the introduction of a 5mph speed limit within the car park and speed bumps at regular intervals.

The existing vehicular access road from Lund Hill Lane will remain unchanged, providing access for cars, coaches and cycles. The existing vehicle height restrictor and security barrier remaining in place post completion. The pedestrian footpath access alongside the vehicular access road will also be retained. The existing cycle parking provision will be improved with the introduction of a new cycle shelter alongside the new building.



Above: Proposed Site Layout

Above: Proposed Pitch Layout

Appearance

The appearance of the building has been designed to complement the surrounding country park whilst remaining simple in it's form to suit the functional requirements of the building.

The front elevation (south-west) incorporates a deep roof overhang with a clear step in the building line between the two sides of the building. The flat roof will have a minimal fall from the front to the rear with pressed metal fascias and soffits to the perimeter.

The external walls to the front and side elevations will be clad in a horizontal cladding material with a timber grain effect. The rear elevation will be finished in a buff coloured facing brick. The same brick will also be used as an upstand to the base of the walls on the other 3 elevations. The classroom and office will have large windows to maximise daylight into the spaces and to also provide views out over the country park. Glazed aluminium doors will be provided to both parts of the building to tie in with the window designs. Due to the nature of the changing spaces, there will be no windows in this part of the building.

Initial pre-application discussions with the planning case officer highlighted the need for the building to blend with the natural surroundings. This has been achieved through the selection of the materials and by locating the building in the north-east corner of the site, where the existing topography provides natural screening.

Scale

The scale of the building has been a key driver in the design process with the overall footprint rationalised following initial comments received during the pre-app. The height of the building has also been considered and a flat roof detail selected to minimise the visual impact on the surrounding landscape.

Above: 3D Visual (Site Entrance View)

Above: 3D Visual (Car Park View)

Introduction

To understand the wider impact of the proposed development, several 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

Brooks Ecology have been appointed to assess the existing site biodiversity and to provide the necessary metrics to demonstrate a minimum 10% Biodiversity Net Gain.

Tree Survey

AWA have been appointed to undertake an Arboricultural survey and Arboricultural Impact Assessment for the scheme. This has been fed into the proposed landscaping design with new trees provided to replace those identified to be removed.

Landscaping

Despite being located on the edge of the Country Park, the landscaping within the site boundary is limited to planting beds within the car park and the perimeter of the car park.

The proposed works required a full reconfiguration of the car park and therefore, the existing landscaping will be replaced as required, but in a similar format. The car park has been designed with a central island, which will be landscaped to break up the expanse of hard surfacing to the car park itself.

Brooks have been appointed to design the landscaping proposals for the scheme and have worked in conjunction with colleagues in the Ecology division to achieve 10% biodiversity net gain.

Transport Assessment & Travel Plan

We have commissioned Andrew Mossley Associates to produce a Transport Assessment and Travel Plan for the site. They carried out an onsite survey of the existing car park to determine usage and capacity, which could then be fed into the proposals. The existing car park was found to only be at around 20% capacity across the times surveyed so it was determined that a slight loss in spaces wouldn't have a negative impact on the provision.

Lighting

The existing car park is lit via lighting columns to the perimeter and central island. The proposed car park will take the same approach but utilising LED fittings. External building lighting is proposed to the new building. This will be in operation when the building is occupied and will then set back to a dimmed level with presence detection to pick up any movement close to the building for security purposes. All external lighting will operate from dusk until closing time

Ground Investigation

Arc Environmental have been appointed to undertake both desktop and intrusive ground investigation surveys. It was initial thought that the building may have required piled foundations, but the intrusive findings discovered shallow mudstone which meant that traditional strip footings would be required. Ground gas levels were minimal, but it was advised that gas protection measures be incorporated into the sub-structure design.

Drainage Strategy & Flood Risk Assessment

STE have been appointed to provide the drainage strategy and FRA for the site. They have studied the existing drainage on site and made recommendations for the proposed use. The absence of a mains foul water sewer in the adjacent highway will mean that an on site below ground package treatment unit will be required, similar to that servicing the existing building.

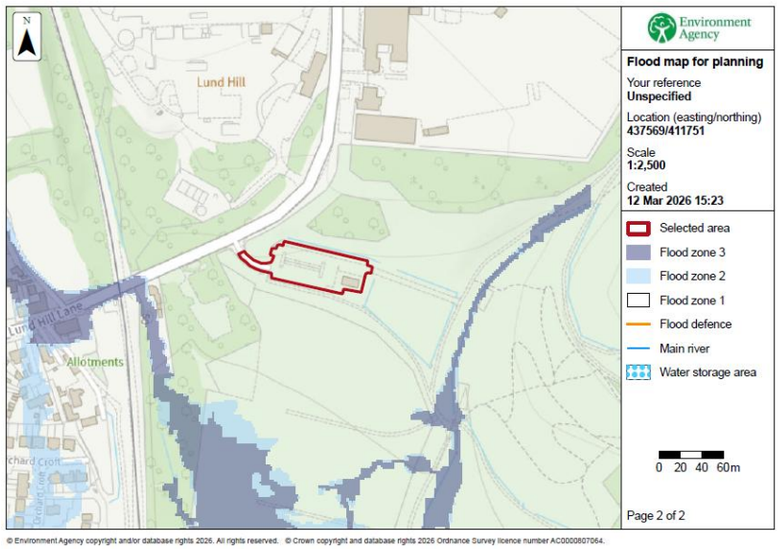
Sustainability

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

The pavilion has been designed to incorporate a range of sustainable design measures appropriate to a building of this scale. They include use of energy efficient building materials, LED lighting and modern mechanical systems designed to minimise energy use. The site layout also retains and enhances areas of soft landscaping within the car park and incorporates sustainable drainage measures where appropriate. These measures will help to ensure the development responds positively to the Council's climate change objectives.

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



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 building will have security shutters to all windows and doors. External lighting will be on presence detection to deter antisocial behaviour. The site access has an existing car park barrier, which is locked outside of operational hours.

Construction Management Plan

The appointed contractor for the scheme shall produce a detailed construction management plan, which will provide information under the follow key headings:

- Project Scope
- Site Management
- Key Roles and Responsibilities
- Site Set up & Security
- Traffic Management
- Environmental Management
- Community Liaison
- Waste Management

The CMP will be submitted to the LPA ahead of works commencing.

This D&A Statement has been prepared in support of a full planning application for the proposed Pavilion at Rabbit Ings Country Park, Off Lund Hill Lane, Royston.

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.

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

The proposal represents a modest replacement facility within an existing, previously developed part of the Country Park, delivering improved community and sports facilities while remaining appropriate to its parkland setting.

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 scheme to be developed.