

Design & Access Statement

Barnsley Youth Zone

at
Land off Schwäbisch Gmünd Way, Barnsley

Project Partners:



BARNSLEY
Metropolitan Borough Council



Document Details

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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 their 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



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

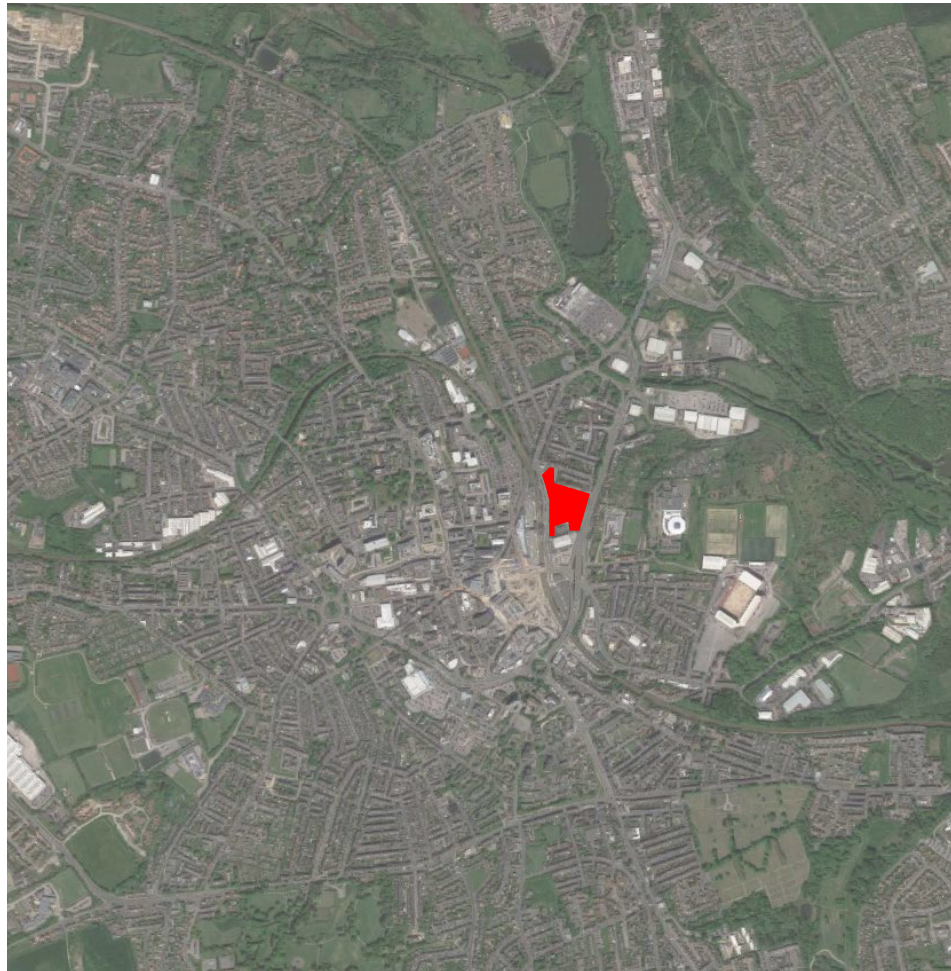


Unitas Youth Zone - Barnet



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



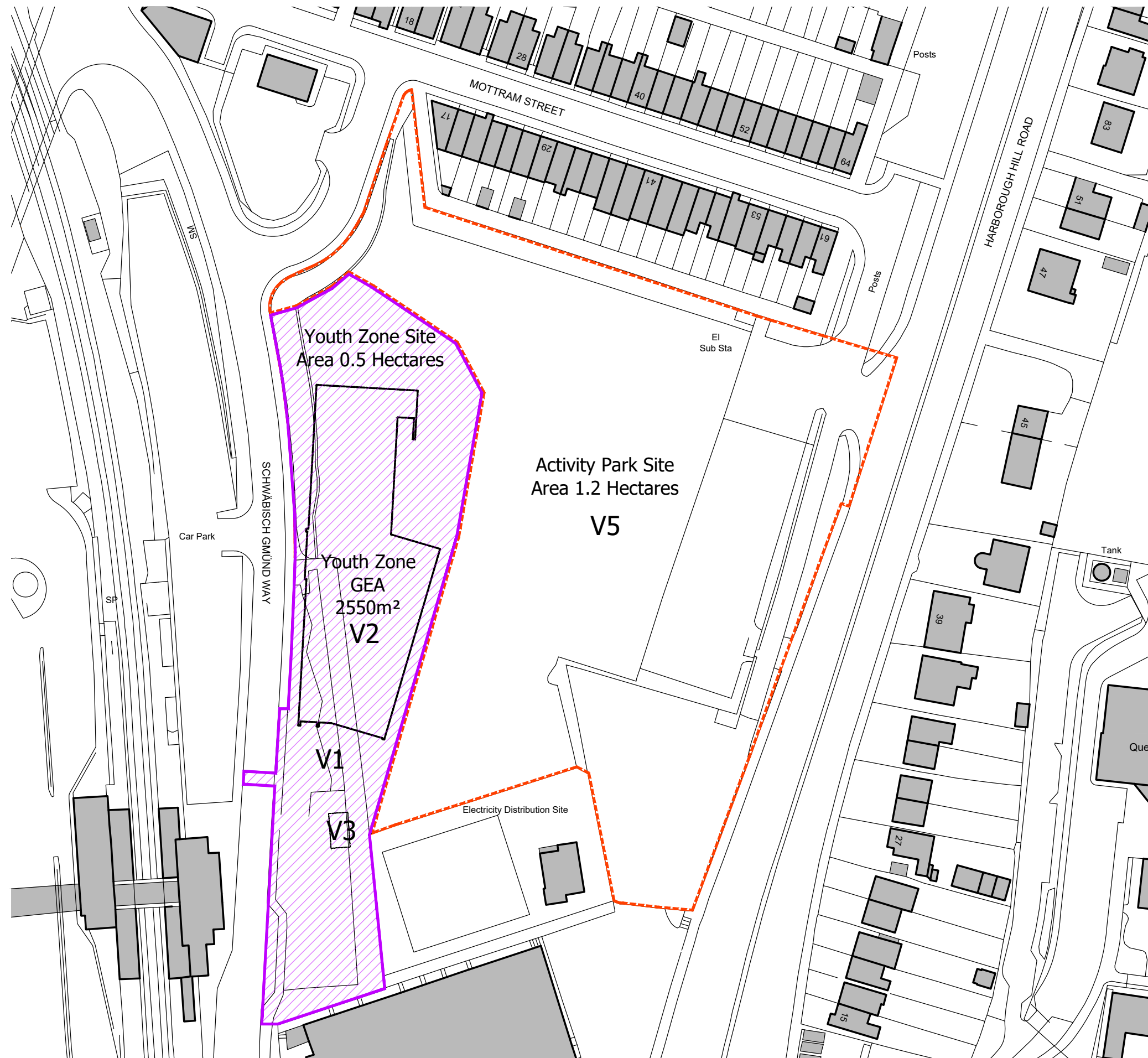
The site for Barnsley Youth Zone and Activity Park is on the Eastern Gateway near to Schwäbisch Gmünd Way, Harbrough Hill Road, and Mottram Street.

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 Harbrough 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



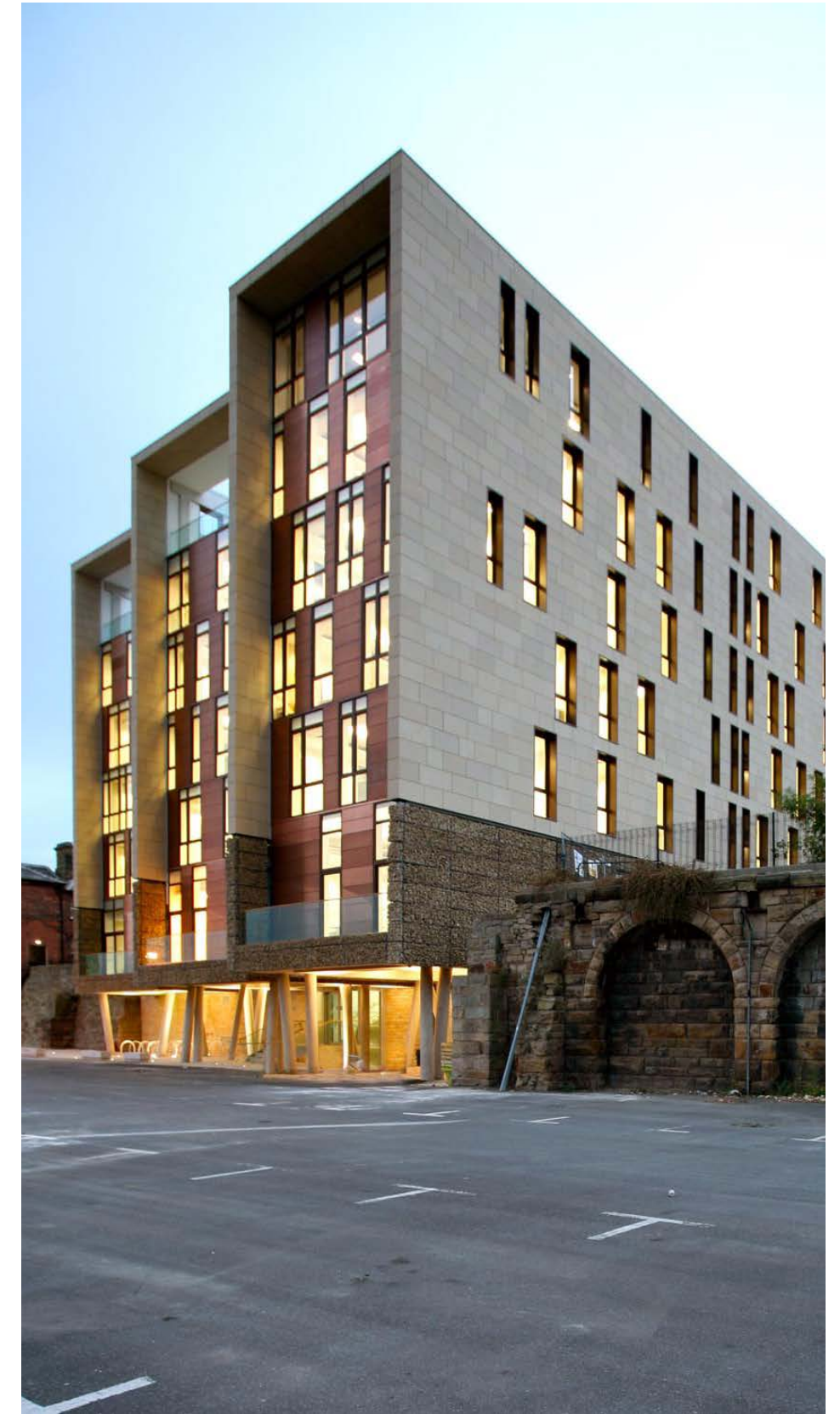
Barnsley train station



Parking and rear elevation of The Glass Works



Digital Media Centre 02



Digital Media Centre

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



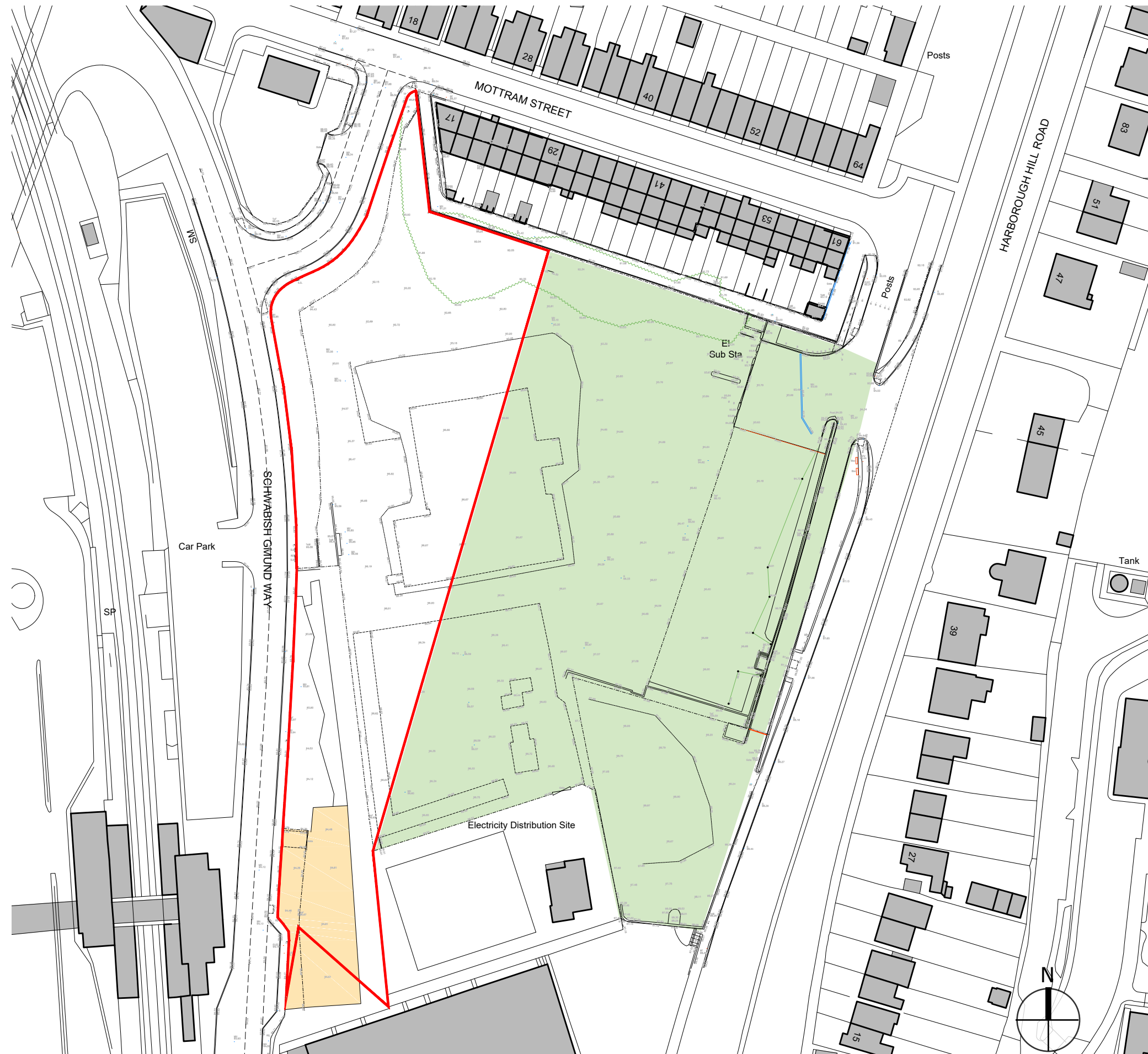
View looking North West within the site



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.

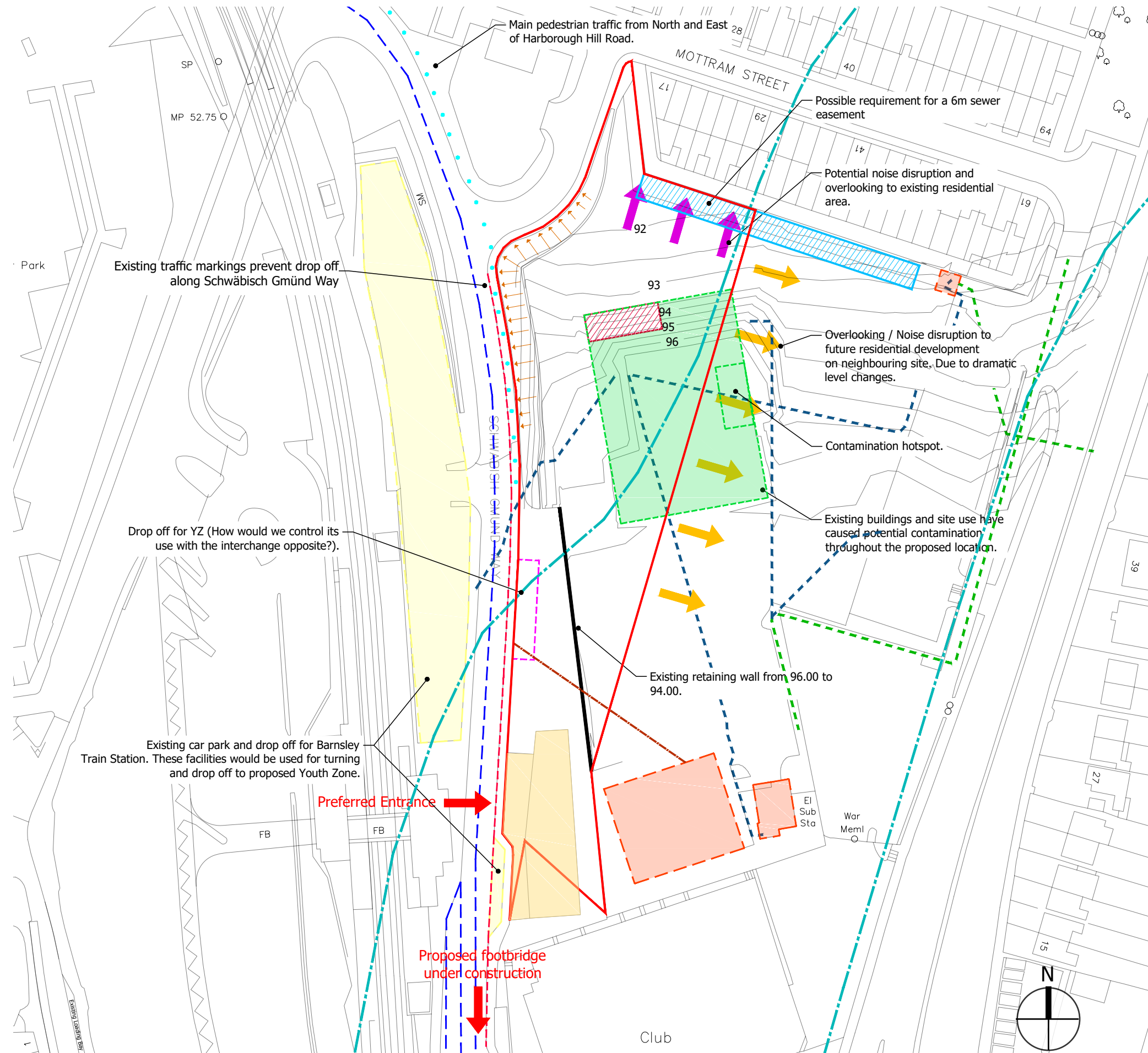
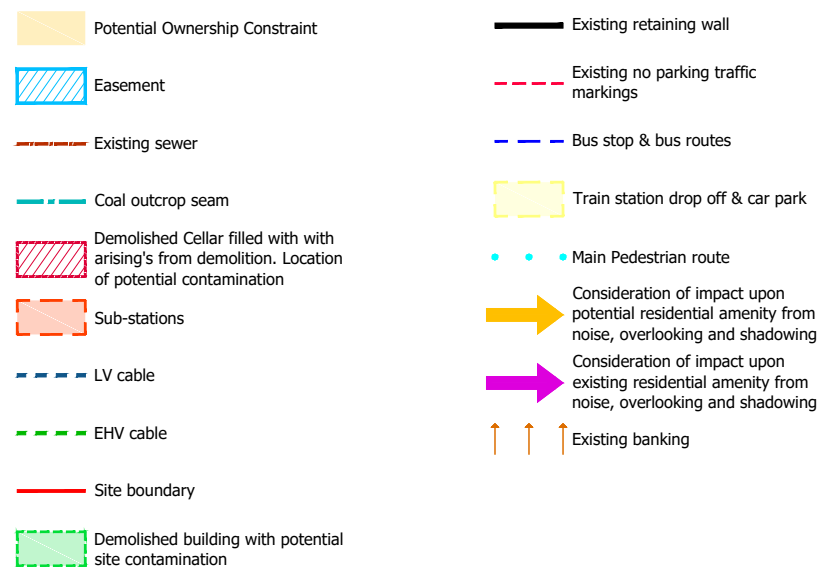


Site Analysis - Constraints

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.

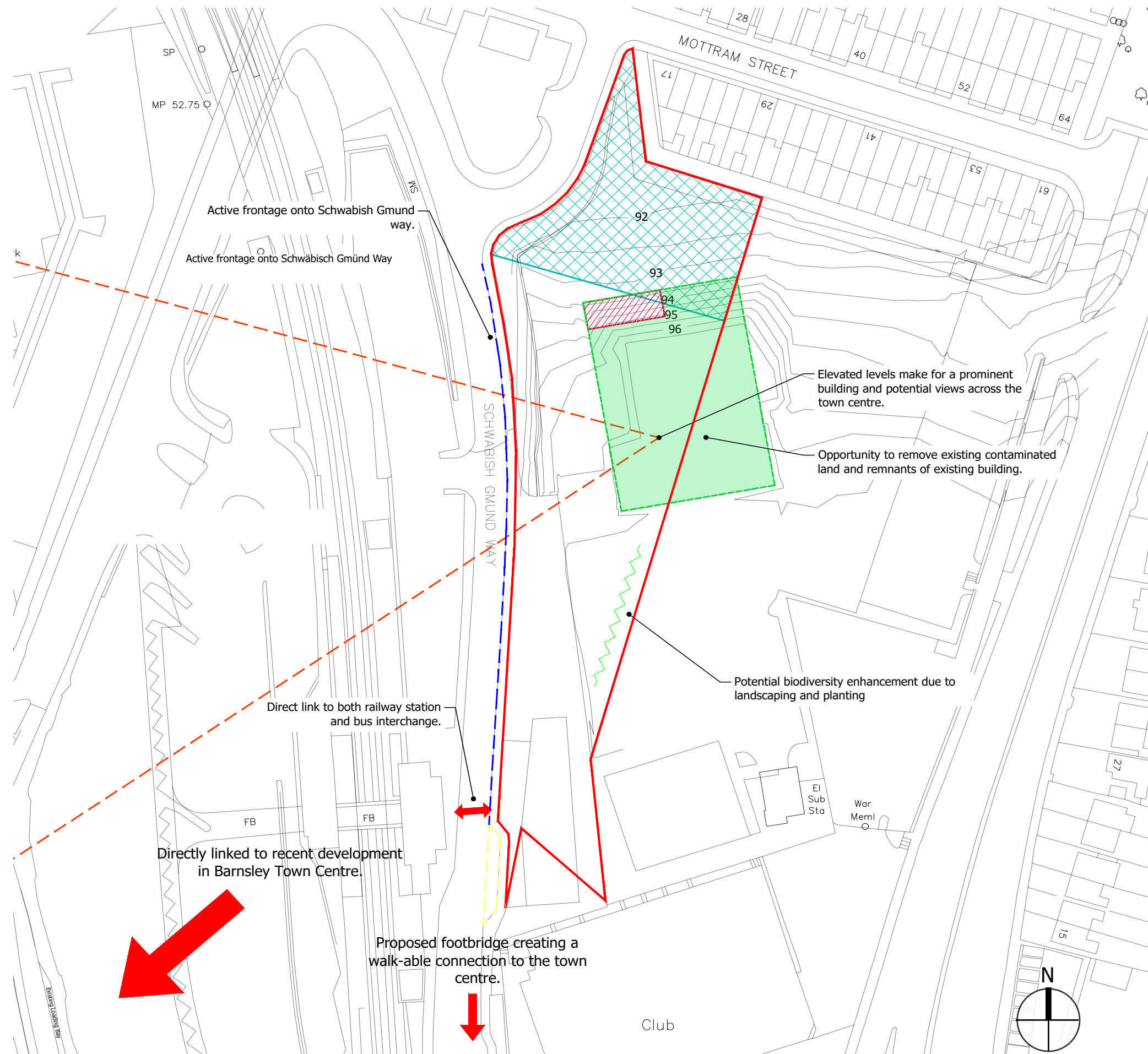


Site Analysis - Opportunities

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

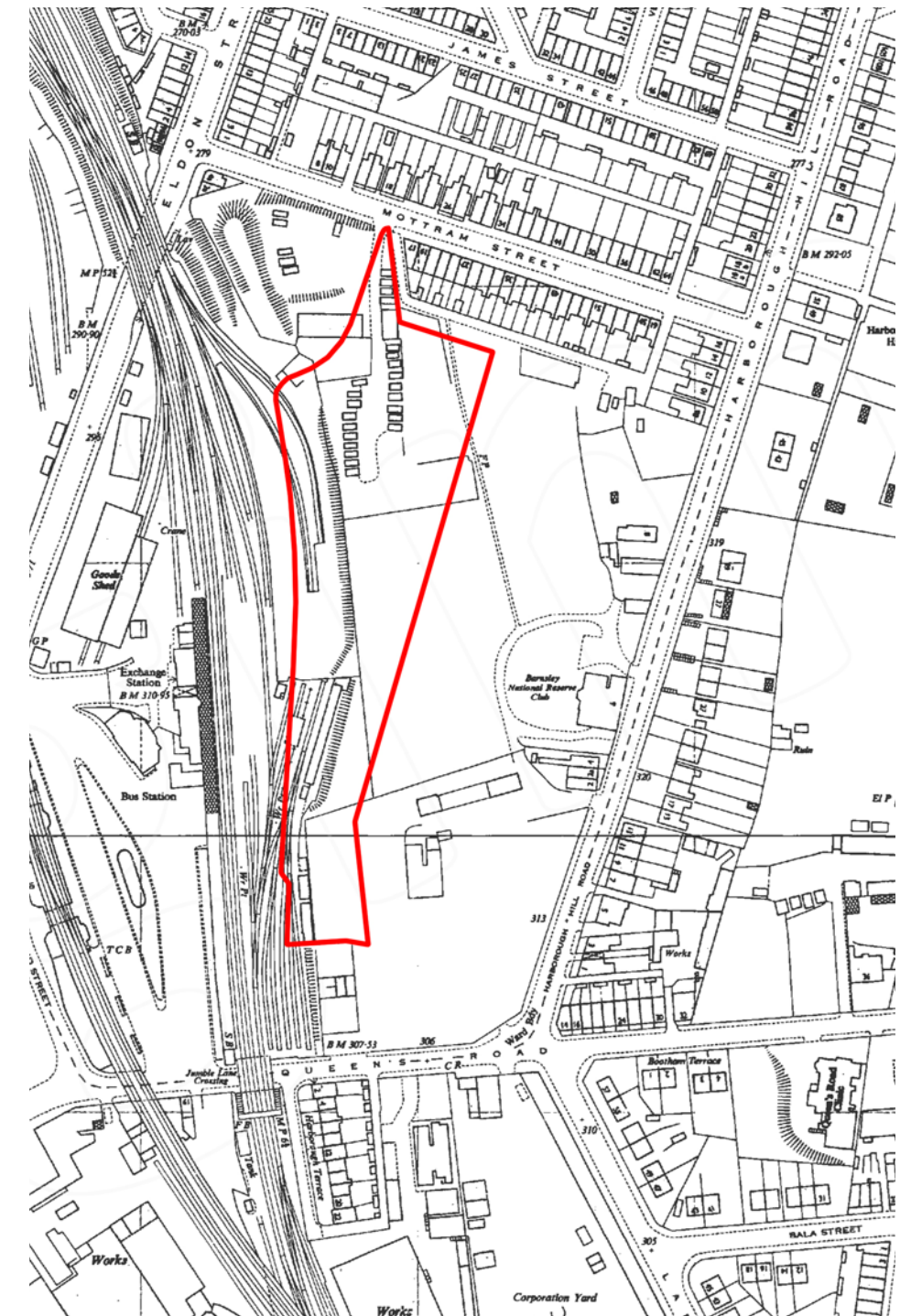
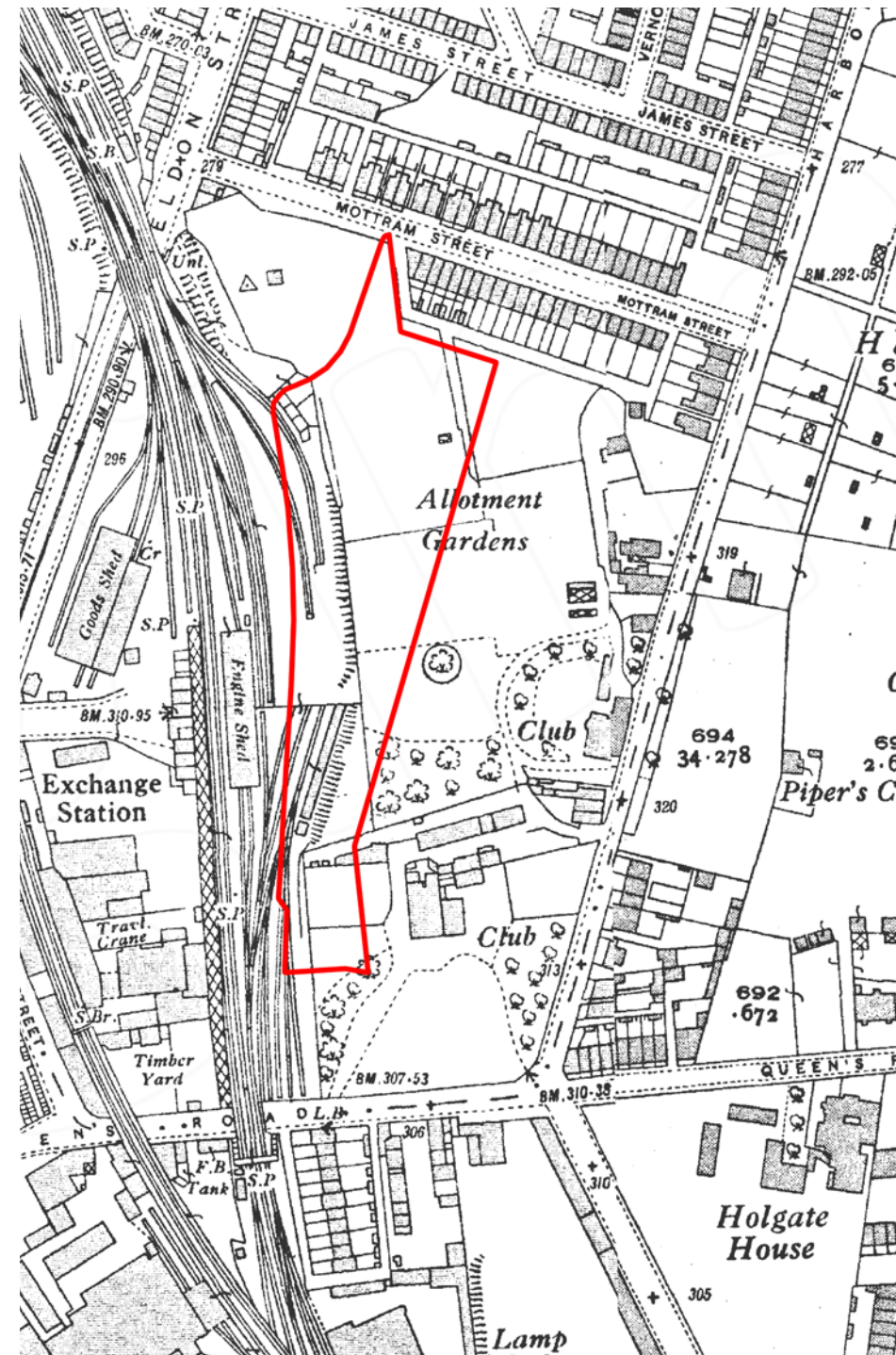
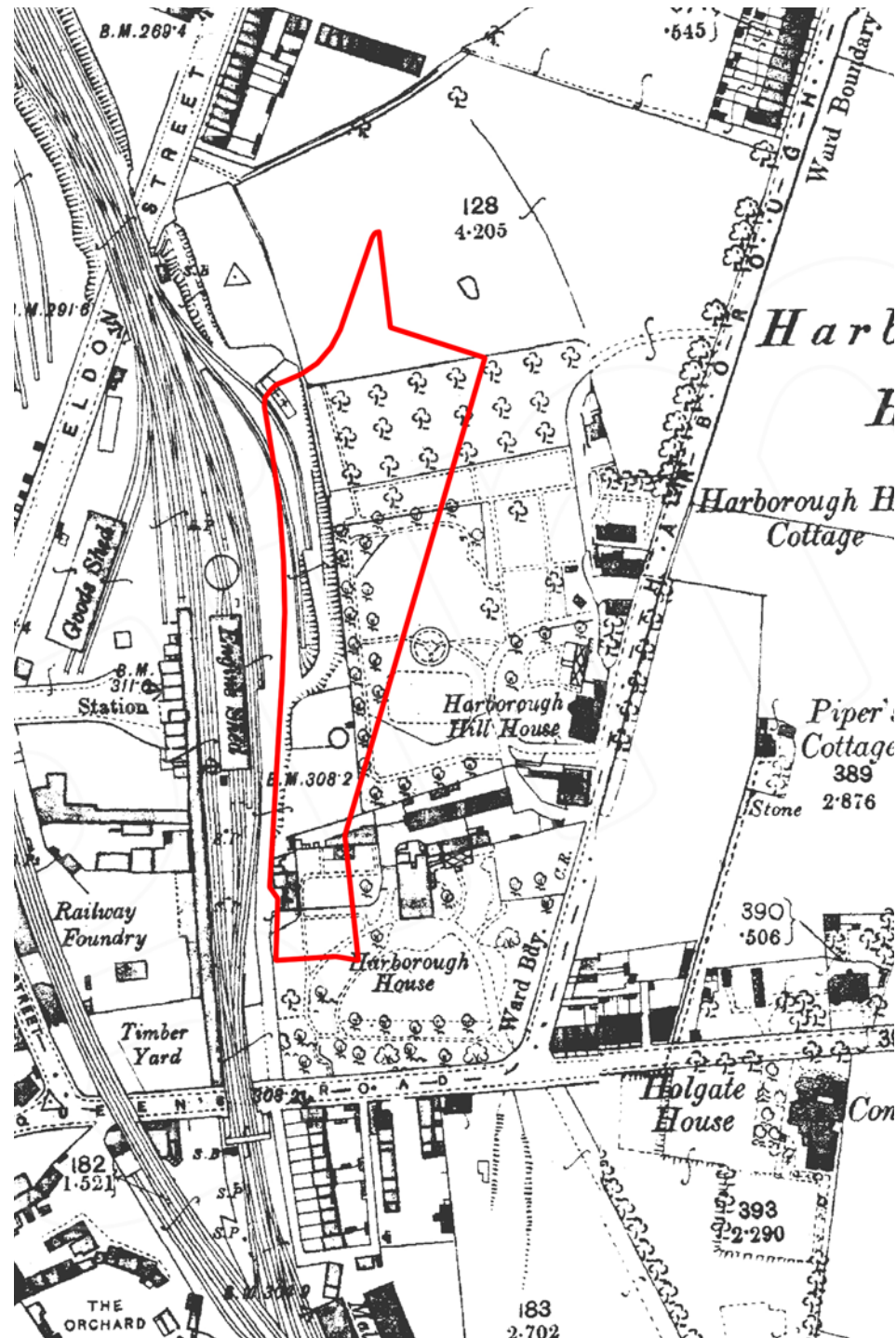
The earliest mapping available for the site, dated 1852, shows the northern half of the site as well as the eastern edge of the site to have been occupied by woodland / orchards with the south and east of the site being occupied by what appears to have been gardens and parkland behind Harborough Hill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

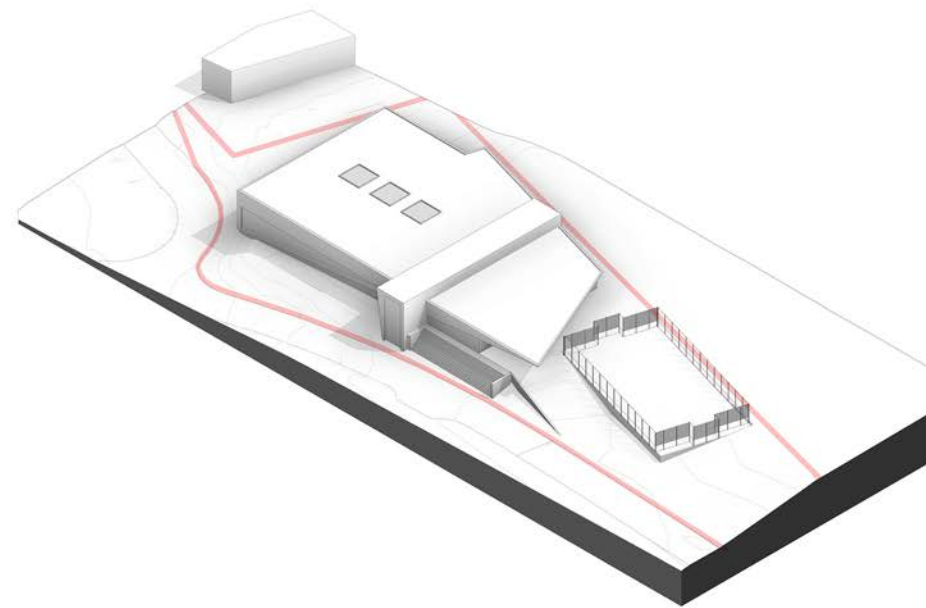
As a guide the Youth Zone requires a floor area of approximately 2250m².

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.

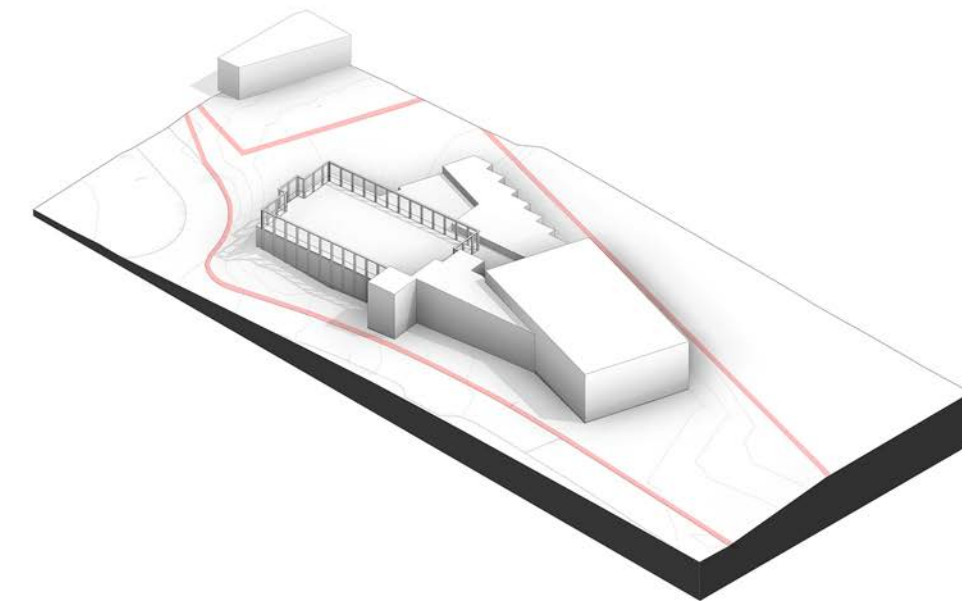
As part of this process there was a requirement to look at three massing options for the site that have been considered and the rationale behind each option.

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.

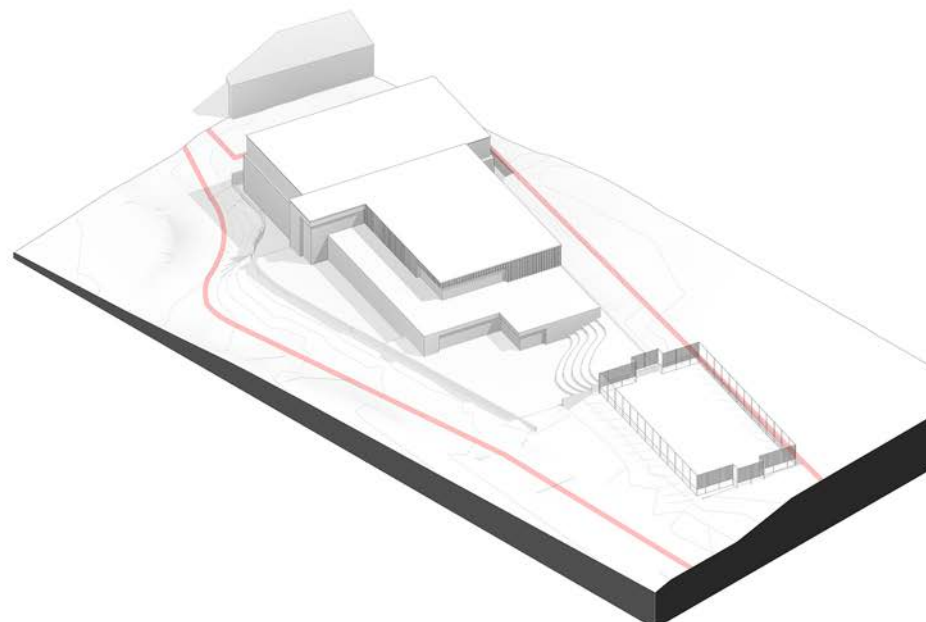
The aim of this review process was to provide constructive review of the design and to help to develop schemes into those with a high design quality that may be supportable for planning approval in design terms.



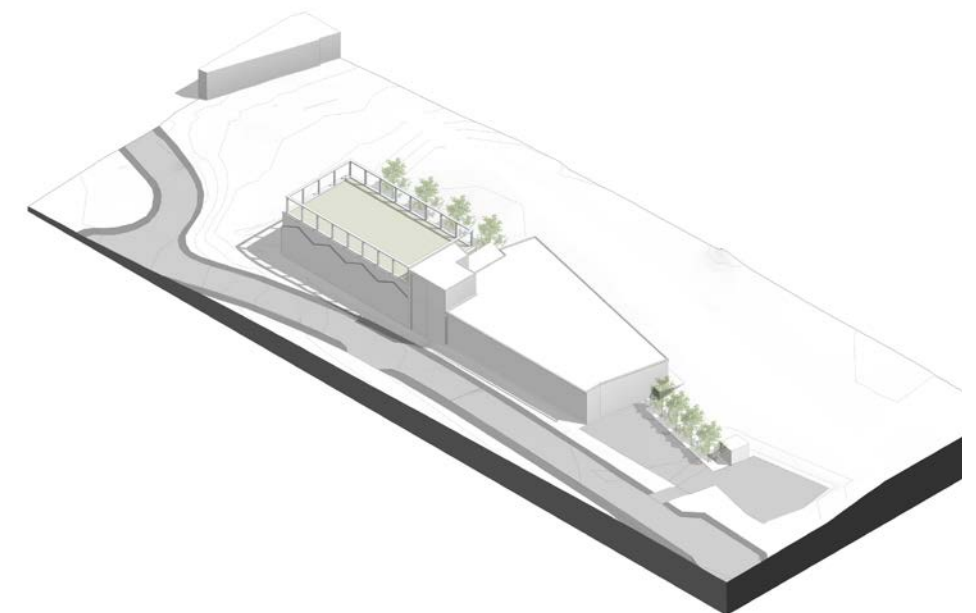
Concept 1 Massing



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:

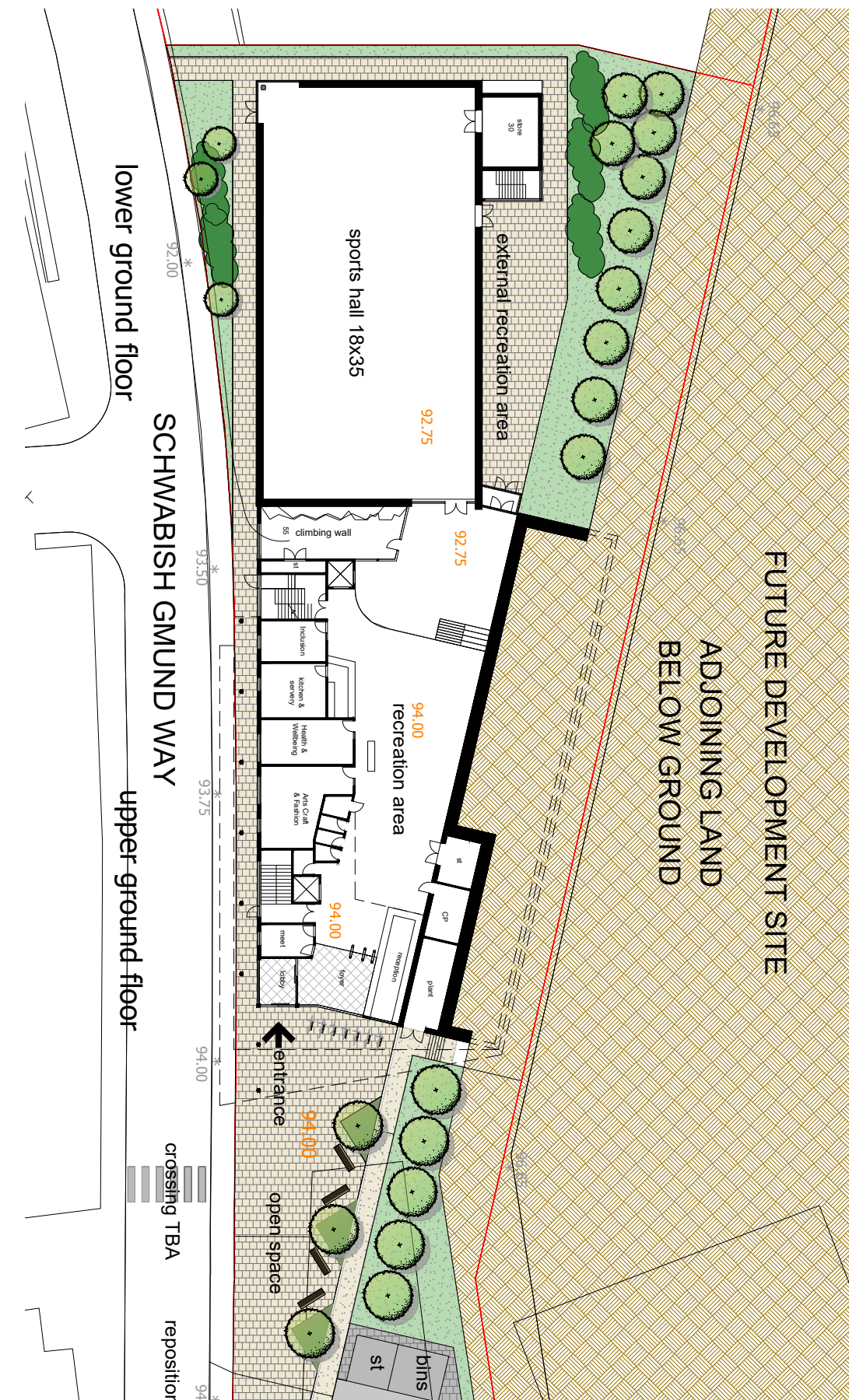
The cost analysis indicated that each design created a similar amount of abnormal works because of the severe change in levels across the site.

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.

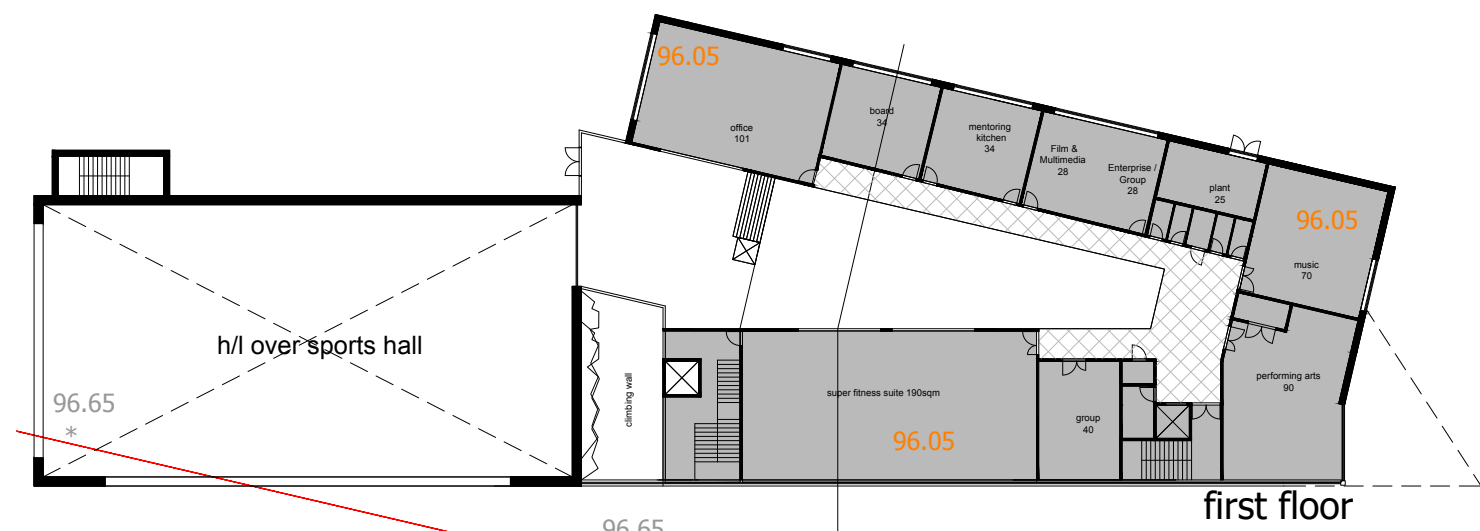
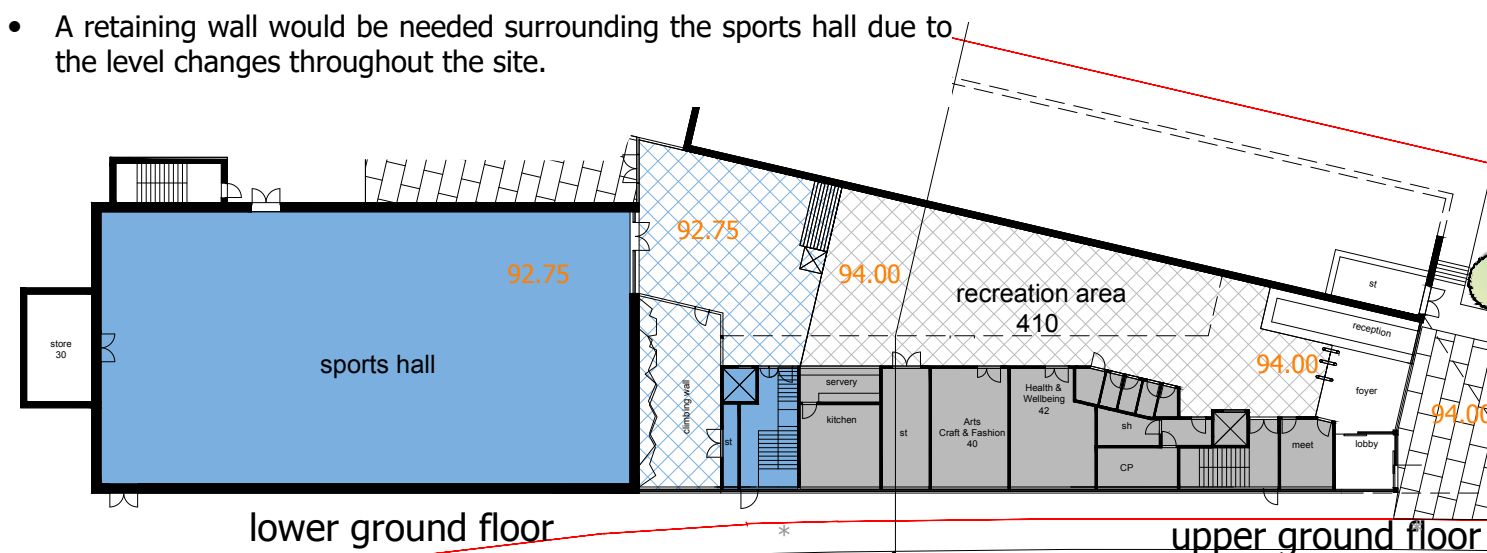
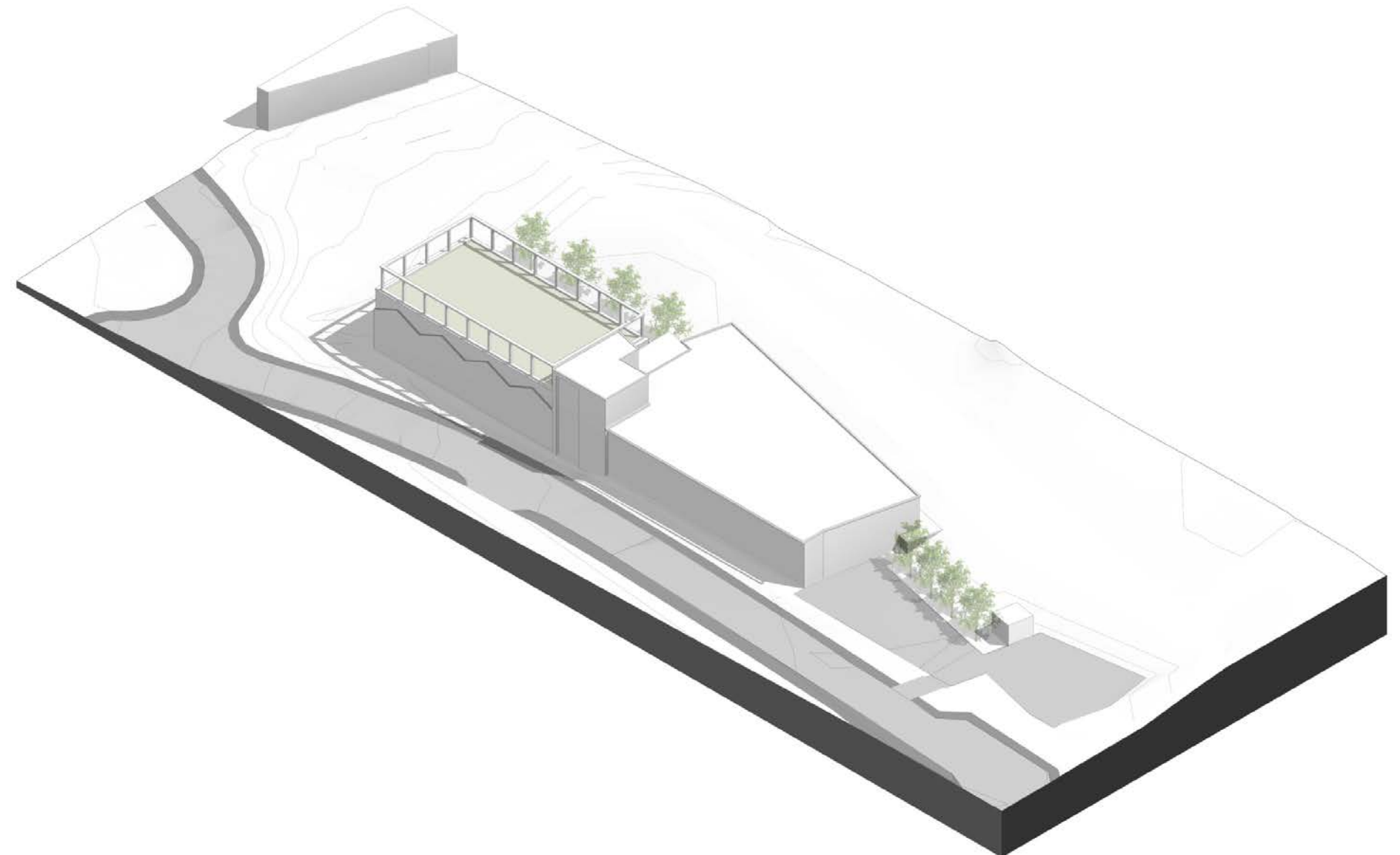
The sports hall and kick pitch have been moved to the principle elevation where they have a limited effect on both the existing and future developments neighbouring the site.

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 impactful 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 thorough description of the building's architecture and context. Look at how the building needs to respond to the architecture of the neighbourhood.

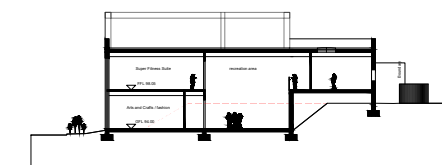
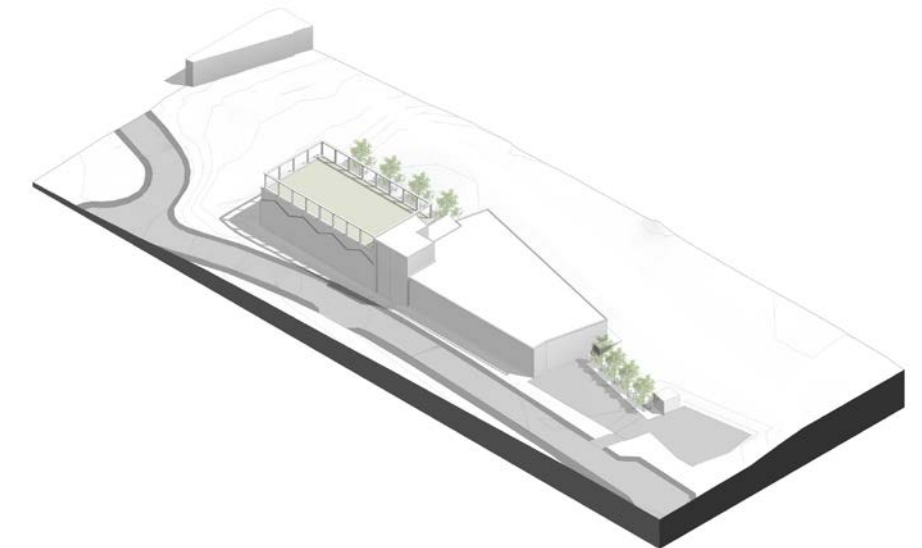
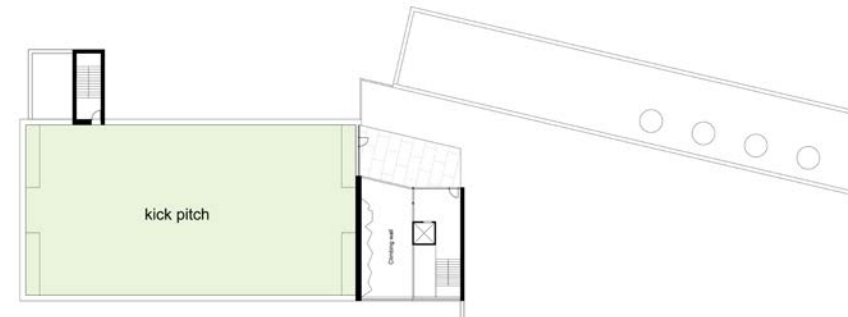
Provide a clearer, more meaningful architectural response. This needs to be thoroughly tested in its context in 3d sketches and renders so the building's contribution to the town can be fully understood and assessed by the architects.

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

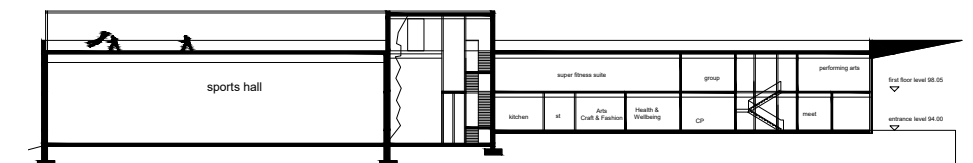
Provide a more descriptive language regarding the personality of the external public space by the foyer of the building, the first impression of the facility. Look at the treatment of the separation space with the residential so it becomes a positive space, so the building feels more as a point of convergence.

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.

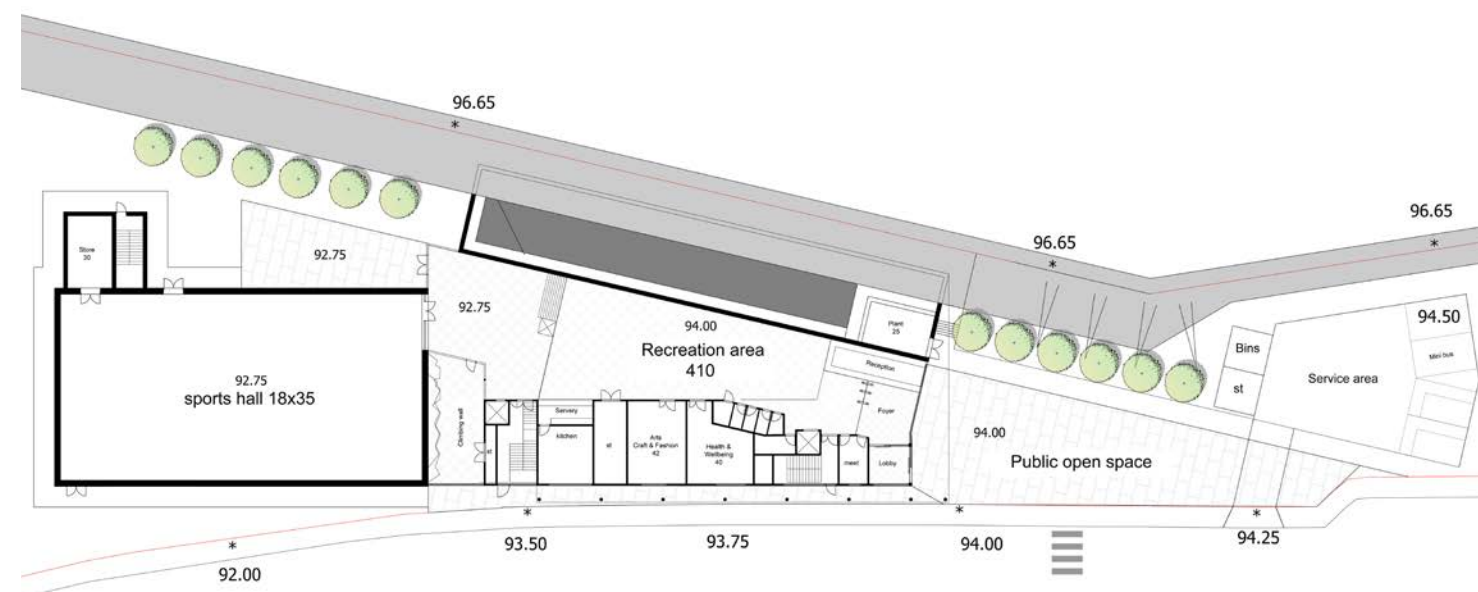
Make the building more distinctive to help it become more of a landmark building. Avoid taking historical design cues. The building needs to be fun, to be a gateway, with bright architecture, together with depth & modelling and active frontages. It needs a stronger, more inviting personality.



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 response 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.

