



**Barnsley FC**  
Fanzone Design and Access Statement

Revision 02  
23 January 2025

## **Design and Access Statement**

**Existing temporary fanpark area to South east of existing football stadium to be made permanent and include shipping container style units and canopies for the sale of food and beverage with external seating areas, stage with display screens, perimeter fencing and associated works.**

Please read in conjunction with the following drawings and architectural information:

- *24-073-001 Location Plan*
- *24-073-002 Site Plan - Existing*
- *24-073-003 Site Plan - Proposed*
- *24-073-004 Site Plan - Demolition*
- *24-073-005 Proposed Fanzone Plan*
- *24-073-006 Proposed Fanzone Elevations*
- *24-073-007 Proposed Fanzone Sections*
- *24-073-008 Proposed 3D Views*

## **Design Statement**

### **1. Introduction**

- 1.01 Barnsley Football Club seek planning permission for a permanent fanpark area and include shipping container style units and canopies for the sale of food and beverage with external seating areas, stage with display screens, perimeter fencing and associated works.
- 1.02 The fanpark is proposed to be located in the East stand car park adjacent the stadium, to the South east of the football ground and is intended to be used by supporters of the club mainly on match days and for infrequent standalone events.
- 1.03 The club already have permission to use part of this car park as a pop-up temporary fanzone on match days. This application seeks permission for the fanzone to be a permanent function of the club.

### **2. Location**

- 2.01 The application site is located within the curtilage of the Barnsley Football Club, to the South East of the stadium within what is currently identified on the site plan as the East car park area.
- 2.02 The location of the site has been carefully considered to minimise the impact of noise and light pollution as well as any disturbance to local residents, habitats or trees.
- 2.03 Consideration has been given to the business premises on Beavor Ct due to the proximity of the proposed fan zone. Due to the existing topography of the site, the fan zone would benefit from the existing hedge line in terms of a 'buffer zone' and be on a different level to the business units which would limit the overall impact.

### **3. The Site**

- 3.01 The application site is proposed to be located within an area of the east car park.
- 3.02 There is a gradient across the site which falls from West to East, with the East car park positioned at the lowest part of the site.
- 3.03 The application site outlined in red is currently allocated as car parking, and therefore already finished in a hard standing material. It is adjacent to the stadium which is good for servicing and staffing, with good pedestrian and vehicular access.
- 3.04 The proposed fanzone will require minimal change to the general finishes, and does not propose to remove any green areas.

### **4. Amount**

- 4.01 The application site marked in red on the location plan measures circa 1,280sq.m. The area is currently part of the east stand car park and contains 74 no parking spaces.
- 4.02 The proposed fanpark has been designed to accommodate circa 650 persons and have a mix of seated and standing spaces.

### **5. Layout**

- 5.01 The proposed fanzone has been designed to best suit the site shape and orientation with little need for any extensive landscaping.
- 5.02 The layout has been designed to follow the existing car parking perimeter with principal entrance / exit adjacent Oakwell stadium's east stand which allows for good pedestrian access. WC's are positioned to the side with easy accessibility for servicing and 2 large display screens are proposed along the East perimeter which will display live events throughout the year.
- 5.03 F&B outlets are proposed to be housed within various containers inside the fanpark, the majority also make up sections of the perimeter fence to allow the club to be able to limit numbers and provide enhanced security, being able to lock all units up as well as the whole area on an evening.
- 5.04 It is proposed to install permanent events tents for shelter which will enable the club to make use of the facility in different conditions throughout the year. These are generally positioned in the centre of the space but will be developed in more detail in response to the fanpark once a manufacturer has been selected.
- 5.05 As well as the above, the fanzone is proposed to have a 'shoot-out' area for children and families to practice taking shots on goal.
- 5.06 An expansion zone has been identified on the proposed plans. This is simply an area that can be closed off which would not only reduce the size of the fan zone during quiet periods, but it would also temporarily return 18 no parking spaces which amounts to circa 300sq.m.

5.07 The space indicated on plan for a generator would be a temporary, with the club's longer-term aspiration being to upgrade the incoming supply in order to accommodate the fanzone using the clubs supply.

## **6. Scale and Appearance**

6.01 The fanzone measures 1,280sq.m and is currently marked with 74.no car parking spaces.

6.02 2.4m tall shipping containers would demark the perimeter of the fanzone alongside 2.4m high hoarding. All entrance / exit and WC facilities would be demarked using a goalpost with signage above. Along the east perimeter is where the stage with display screens would be positioned, adjacent to the F&B outlets.

6.03 To enable the club to make use of the facility throughout the year, it is proposed to install permanent events canopies / open sided marquees in the central areas, above seating / standing areas.

6.04 The proposed appearance of the fanzone has been designed to harmonise with the clubs colours and branding where possible.

## **7. Landscaping**

7.01 The existing topography slopes down from West to East across the site, with the application site being at the lower level and is generally level.

7.02 The existing landscape in this area of the site is predominantly a hard standing tarmac with a mix of grass and hedges along the perimeter and there is proposed to be limited change to the existing landscaping.

7.03 The existing tarmac will be utilised within the fanzone with the addition of areas of astro-turf, which allows the club to have flexibility if areas of parking need to be re-introduced on certain days.

7.04 The existing perimeter hedge rows are proposed to be retained which will assist with providing a buffer between the adjacent business premises.

## **8. Design**

8.01 The design has been developed based on the following principles. Entrances / exits will be positioned adjacent to Oakwell stadium for access etc... WC's will be located at the side to make servicing easier. 2.no large display screens and stage will be positioned opposite to the entrances along the long edge of the site, with seating and canopies in the central zone to allow good circulation and flow.

8.02 The proposed fanzone is predominantly made from shipping containers that will be fitted-out to a high level and serve food and beverages. The containers are located around the perimeter of the site

which helps define the fanzone and also allows for good servicing. The containers will have serving hatches and canopies within the fanzone which can be secured as required.

- 8.03 The perimeter of the site between the containers will be infilled with hoarding to match the same height, which will provide security and allow the club to monitor occupancy levels. Entrances / exists / WC's are designated with a goalpost detail with lettering above to make wayfinding clear and easy to follow.
- 8.04 Internally, the fanzone will have a mixture of seating / standing areas defined by areas of astro turf and covered canopies to provide shelter. There is also proposed to be a 'shoot-out' zone for children and families to enjoy.
- 8.05 An expansion zone has been identified on the proposed plans. This is simply an area that can be closed off which would not only reduce the size of the fan zone during quiet periods, but it would also temporarily return 18.no parking spaces which amounts to circa 300sq.m.
- 8.06 The fanzone is fully accessible with level access / thresholds throughout, with a good provision of accessible WC facilities.
- 8.07 Colours have been selected for the containers and hoarding to tie in with the club branding and colours for consistency.
- 9. Sustainability**
- 9.01 Materials will be sourced locally and where possible spoil from the excavations on the site will be redistributed within the landscaping available on site where possible.

## **Access Statement**

### **10. Approach**

- 10.01 The fanzone is within convenient walking distance of highways and public transport.
- 10.02 A level approach from the East car park to the principal entrance / exit will provide level access. Level WC thresholds and clear opening widths will be designed to meet Building Regulations Part M.
- 10.03 Hard standing surfacing to paths and patios will provide a slip resistant and even surface.
- 10.04 External lighting will be provided to the principal entrance / exit and throughout the fanzone.

### **11. Entrances**

- 11.01 The proposed entrance and exit will be clearly visible.
- 11.02 All door openings will be wide enough for their function and level thresholds will be provided at external entrance doors.
- 11.03 Vision or side panels will be provided any entrance doors.
- 11.04 There is adequate space alongside the leading edge for a wheelchair user to open the doors.

### **12. Internal**

- 12.01 Ground floor access and minimum clear widths of unobstructed openings will be achieved in circulation areas.
- 12.02 The provision of a safe means of escape route from the building is to be provided via compliance with Building Regulations Part B.
- 12.03 All door widths and openings are to meet the minimum requirements of Building Regulations Part M and BS 8300 (for clear opening type and heights of handles, vision panels, door closers etc...).
- 12.04 Internal layouts and designs will be compliant with Part M of the current Building Regulations.
- 12.05 Electrical switches and sockets to be at 450mm to 1200mm above finished floor level.

**13. Conclusions**

- 13.01 The proposed fanzone at Barnsley Football Club will make good use of the available space on this part of the site without need for removing / demolishing and existing landscaping. The proposed fanzone will create a high-quality venue for the local community and people further afield, with little affect on the surrounding area and local residents. It will provide Barnsley with a great family facility and therefore should be supported.