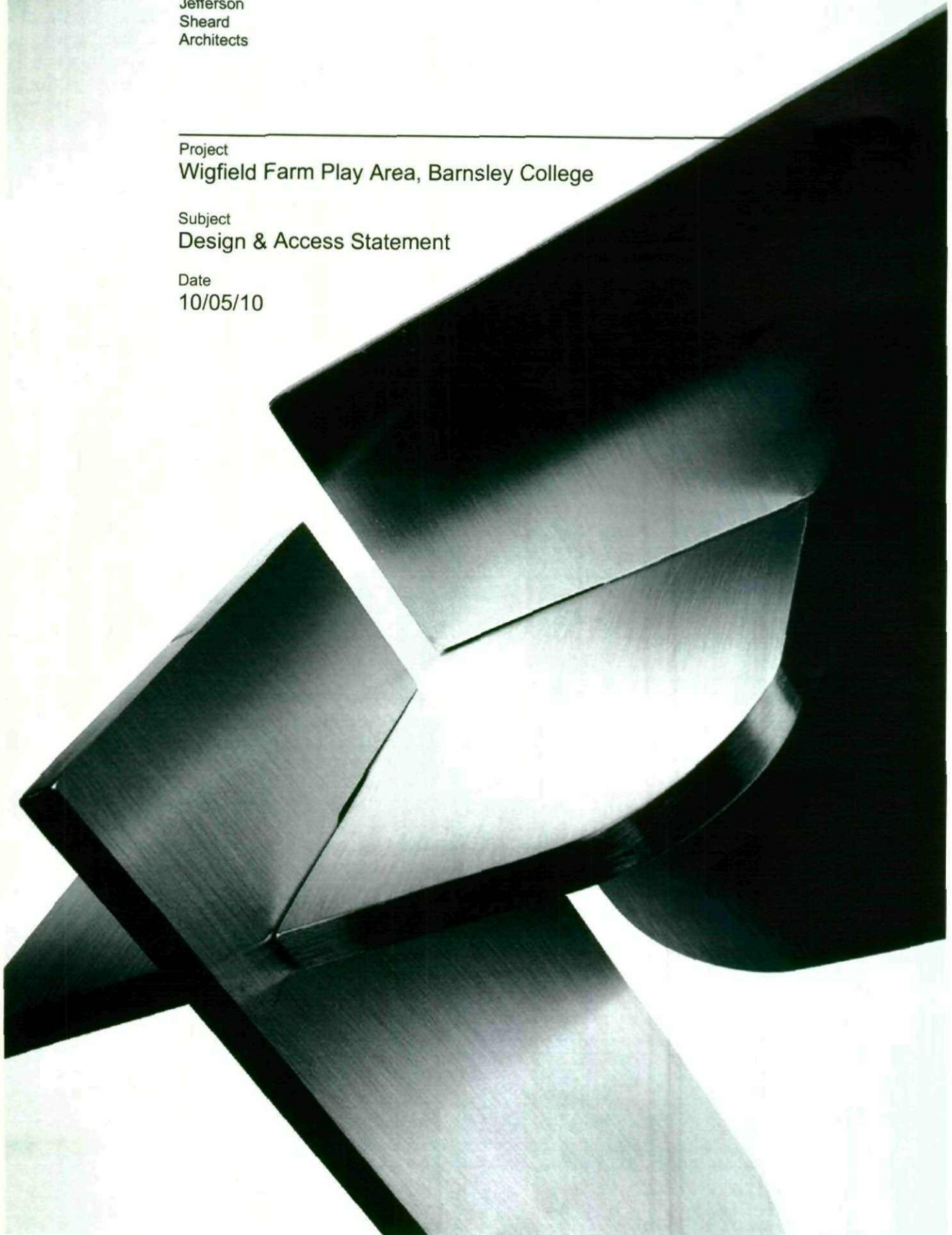


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Project
Wigfield Farm Play Area, Barnsley College

Subject
Design & Access Statement

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1.0 Design & Access Statement

1.1 Context

This report for Barnsley Metropolitan Borough Council is in support of the application submitted by Barnsley College for the proposed play area at Wigfield Farm, Haverlands Lane, Barnsley.

Wigfield Farm is a base for Barnsley College courses in Agriculture, Horticulture, Animal Care and Environmental Studies, as well as being a working farm producing livestock and arable crops and having an open farm and visitors centre accessible to the local and wider community.

It is within this latter context that the college are looking to improve their facilities for visitors to the farm by introducing a small play area for children outside the farm adjacent to Haverlands Lane consisting of a small climbing frame with slide and a swing along with associated rubber safety surfacing and secure perimeter fencing.

The following illustrated area photograph shows the Wigfield Farm campus in relation to the surrounding area.



1. 2 Assessment

1.2.1 Site and surroundings

Wigfield Farm is situated on a 48 Ha site within the Worsborough Country Park area of Barnsley, some 5km south the City Centre.

The site is very rural in character and is surrounded by farmer's fields on all sides. Haverlands Lane is the only form of access into the site and runs immediately adjacent to the farm buildings on the southern side.

A public car park is situated on the eastern side of the farm buildings which has the capacity for 40 parking spaces plus 2 disabled bays.

The buildings themselves are split into two distinct use categories; the northern out buildings being the working farm the southern building being the visitor centre and student classrooms.

In the wider landscape, the farm buildings are visible from the elevated adjacent housing estate to the eastern side of the site. The proposed site for the play area however is not visible from these houses as it is shielded by the extension of the southern visitor centre.

The following illustrated area photograph shows the precise location of the proposed play area.



1.2.1 The existing play facilities

The land proposed as the play area is located at the very south of the farm buildings, adjacent to Haverlands Lane and is enclosed by a 1 metre high dry stone wall around the perimeter of the area along with a short length of wire mesh fence along the north western boundary. Access to the site is limited to from inside the building only.

The existing external area is 520m² and consists of a large expanse of grassland adjacent to a small concrete seating area with chairs and tables. *This space provides the predominant external social area within the farm grounds.*

1.2.2 Social and economic context

The land proposed for the new play area is to be retained as existing and it is not believed that there will be any detrimental impact or social effect on the area adjoining the farm. On the contrary, the facility will provide local residents, particularly those with children, with enhanced recreation opportunities when visiting the farm and will thus serve to enhance local community life. It will also add to the diversity of the farm as a visitor attraction and though it is not seen that the new play facilities will have any significant increase on visitor numbers to the farm, particularly with regards the need for more car parking spaces etc., but it will help to add to the range of experiences available to on site visitors.

1. 3 Design

1.3.1 Site location

The proposed play area is to be located in the same location as the current external social space, on the southern side of the main farm building and is adjacent to Haverlands Lane which is the only access into the site.

As the play area is to remain fundamentally the same in terms of size and location it will therefore create minimal disturbance in terms of developing and accessing the site.

The surrounding infrastructure to the site is good with the farm car park located directly to the east of the play area and access into the area remaining as existing through the main building.

1.3.2 Use and layout

The proposal looks to introduce a two bay swing and a three tower timber climbing frame with slide into the existing external social space to turn it into a children's play area. This will cater for a maximum of 12 children at one time and has dimensions of 7.15 x 4.8 x 3.2 metres with a platform height of 1.5 metres.

The layout of the space will remain as existing with a small concrete seating area and the rest of the area short grassland. The only development proposed to the play area is for a rubber safety surface to be installed around the climbing frame and swing to 2 metres.

A new 3 metre high mesh fence will be introduced along the inside of the existing dry stone wall to fully enclose and secure the perimeter of the play area and restrict access into the site from within the building only.

The design of the proposed climbing frame and swing can be found below:



1. 4 Access

1.4.1 Vehicular access and transport links

The only vehicular access to the farm is via the main entrance on Haverlands Lane. Car parking can be found directly down the eastern side of the main vehicular entrance and there is an access road that continues around the perimeter of the main building for farm or emergency vehicles only. Emergency access into the play area will be through the main building.