



Barnsley FC
External Alterations - Design and Access Statement

Revision 01
24 April 2025

Design and Access Statement

External alterations to stadium which include cladding infill panels to east stand, replacement glazing to south stand, new ticket office and canopy.

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

- *0001 Location Plan*
- *0002 East Stand – Existing Elevation*
- *0003 East Stand – Proposed Elevation*
- *0004 South Stand – Existing Plans and Elevations*
- *0005 South Stand – Proposed Plans and Elevations*

Design Statement

1. Introduction

- 1.01 Barnsley Football Club seek planning permission for external alterations / enhancements to the East and South Stand buildings.
- 1.02 The alterations include installation of cladding infill panels, replacement glazing and a new ticket office and canopy.

2. Location

- 2.01 The application site is located within the curtilage of the Barnsley Football Club and relates to the East and South stand buildings.

3. The Site

- 3.01 The football stadium is positioned centrally to the site and surrounded by a mixture of hard standing car parking, training pitches and ancillary buildings / features that enable the club to operate.
- 3.02 The external alterations / enhancements are proposed to the East and South stand buildings only.
- 3.03 The East stand is the largest of the 4 stands which contains a mixture of tiered seating and hospitality venues used for conferences, events etc...
- 3.04 The South stand houses the main reception, staff offices, supporters shop as well as tiered seating to the rear.

4. Amount

- 4.01 It is proposed that the existing red metal railings are to be removed above the entrance gates and the openings between the gates and cladding are to be infilled with matching cladding panels, to close off the open space between.
- 4.02 It is proposed that the existing glazing and doors on the South stand are to be replaced like-for-like, with a new ticket office created with canopy above.

5. Layout

- 5.01 The alterations to the cladding infill panels on the East stand and replacement glazing / doors on the South Stand are not proposed to change the layout.
- 5.02 The existing ticket office is currently accessed through a set of external doors into a lobby space which is small and gets congested when in use. It is proposed to push the ticket office towards the external wall line and remove the internal lobby so that customers can access the ticket office externally.

6. Scale, Appearance and Design

- 6.01 The scale of the infill panels on the east stand have been indicated on the elevations and are to close the existing openings. The proposed panels are to be a mixture of cladding panels to match the existing grey cladding, and louvred panels to allow airflow, finished in the same colour.
- 6.02 The replacement glazing on the South stand elevation will be like for like in terms of appearance and size.
- 6.03 The new ticket office will be fabricated from the same glazing units in a matching colour, with a facing brick dwarf wall beneath in a matching brick. The new canopy is proposed to contrast from the other signage at the front of the building to draw people towards it and mark the main entrance / ticket office.

7. Landscaping

- 7.01 No changes are proposed to the external landscaping in this application.

9. Sustainability

- 9.01 Materials will be sourced locally and where possible and spoil will be recycled accordingly.

Access Statement

10. Approach

- 10.01 The ticket office is within convenient walking distance of highways and public transport.
- 10.02 A level approach will provide level access. Clear opening widths will be designed to meet Building Regulations Part M.
- 10.0 Hard standing surfacing to paths will provide a slip resistant and even surface.
- 10.0 External lighting will be provided to the principal entrance / exit within the new canopy.

11. Entrances

- 11.01 The proposed entrance and exit will be clearly visible and demarked with signage on the new canopy.
- 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 to 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 external alterations at Barnsley Football Club will help to create a more distinctive main entrance and more usable ticket office for the club and it's members. The addition of the cladding infill panels in lieu of the existing railings will improve the overall appearance of the stadium and make it more secure. The alterations will improve the facility and therefore should be supported.