

SITE

Design and Access Statement

Information on this page has been produced to describe the proposed scheme which has been developed for the extension works to the existing pavillion building at Higham Cricket Club on Pog Well Lane, Barnsley, S75 1PH.



The above satellite image identifies the position of Higham Cricket Club in relation to the village of Higham. As is evident from the map, the cricket club is located directly adjacent the M1, yet with an established tree belt screening the road from view. The proposed development relates only to the existing cricket clubhouse / pavillion, which was built for 2018 (bound in red). This Planning submission is for 2no new side extensions to be built to both gable ends of the existing building to improve and increase the leisure facilities within the building. The existing clubhouse / pavillion is accessed off Pog Well Lane, within the north east corner of the site. On entering the site the access track drops down to the level of the clubhouse / pavillion, providing level access to the front of the building. Vehicle parking spaces are located off this track, which also provides access to the recent changing facilities, which were completed in 2022. The clubhouse backs onto the bank that leads up to Pog Well Lane. A small retaining wall runs to the rear of the building, with a small footpath to the perimeter. The proposed extensions are to be sited to either end of the existing building. Photos of the existing areas that will accommodate the extension units are shown below to provide context and also identify that the new build structures will be constructed on hard surfaced areas. The new build structures will not be constructed on areas of vegetation totalling over 25 sq.m. As can be seen from the below left image, the existing single storey building (at an elevated level) is to be demolished, with the banked area removed to allow for the northern extension. This raised area is to be levelled, with a new retaining wall to be constructed away from the building footprint to avoid the need for tanking. As per the existing, a new perimeter footpath will be provided. For the southern extension, this new build structure will be constructed over the existing paved area, as can be seen from the below right image. Based on the siting of the 2no extensions, it is of the applicant team's opinion that a supporting biodiversity net gain metric will not be required for this submission.



DESIGN

Design and Access Statement

The proposal for the 2no side extensions to the existing clubhouse / pavillion has been required due to the popularity of the building, which opened in 2018, and the need for additional seating to maintain the services provided by the bar and kitchen. The designs prepared to support this full Planning application have been developed alongside the operational team at Higham cricket club to ensure their needs are met and the new internal spaces provide the functional space needed. Externally, the opportunity has been taken to tie the appearance of the clubhouse / pavillion into that of the more recently completed changing facilities, providing a wider palette of materials that include through colour render and composite cladding boards. The below sketch shows how the various materials have been used across the proposed elevation for the building and the influence of the adjacent changing facility building on the scheme put forward.



Use

The proposed extensions are to maintain the same building use as previous, ensuring that the clubhouse / pavillion can continue to operate as per the current arrangement, providing eating and drinking facilities during the cricket games and outside of these periods to the general public.

Amount

The site is to provide 2no new side extensions to the original Higham Cricket Club clubhouse / pavillion to provide additional seating space for the existing kitchen and bar facilities within the building. Each individual extension is to provide a GIA of 50.3m², therefore providing a new total area for the building of 222.4m², broken down into the following:

Original clubhouse / pavillion GIA	121.8m ²
New northern extension GIA	50.3m ²
New southern extension GIA	50.3m ²
Total GIA	222.4m²

Scale

The proposed extensions have been designed to reflect the massing of the original building. Nonetheless, the opportunity has been taken to offset the front elevations of the new build extensions by 675mm, this has been included to maintain prominence for the original building and generate hierarchy across the structure. Given this reduction in the depth of the building, the ridge line of the roof to the extensions is lower than that to the original clubhouse / pavillion, again further differentiating between the existing and proposed. Finally, the opportunity has been taken to hip the roofs to soften the form of the building, which again aids in emphasising the original building.

Landscaping

There is only a small section of landscaping associated to these proposals, which consists of increasing the length of the front terrace (to span along the front of the new extensions), along with a new paved terrace area to the southern elevation which is accessed through the bar seating area. All the external spaces are to be newly paved to maintain a level external space for seating and viewing of the cricket pitch.

Layout

The internal layouts of the 2no new extensions differ with their purpose and the internal environment created. The northern elevation is to be fitted out as a new games room. The existing entrance door opening is to remain and provide links through to the main bar area. This games room now includes the main entrance area to the building as shown on the supporting plans. The southern elevation is more open to the bar area, with a new 5m opening proposed on the south gable elevation. Amenity space is included along the rear of the layout alongside the existing facilities, this maintains the drainage within the eastern side of the building. Overall the inclusion of the 2no new extensions will double the size of the internal seating area.

Appearance

The proposed scheme shown within the sketch image at the top of this page provides a clear indication of how the new extensions will tie in with the original building and be enhanced to tie in with other structures on site. A consistent width for the new windows has been proposed, with the new double doorsets matching (for the entrance from the parking area and access on to the terrace space). These openings have then been enhanced through the inclusion of dark grey composite cladding boards, which then contrasts with the through colour render that has been included to lighten the elevation. As noted above, the roof form is to be modified to clearly differentiate between the original and the new build structures.

ACCESS

Design and Access Statement

The site is accessed directly from Pog Well Lane, with a private access track providing connections for both vehicles and pedestrians into the cricket club and associated facilities. Most visitors visit the site through the use of private cars, however public transport links are in place nearby. Higham Cricket Club is relatively well served by local bus routes connecting it to Barnsley town centre and surrounding villages. The primary bus routes serving Higham are the 94 and 94A, which is a service that runs between Barnsley Interchange and Denby Dale, passing through Gawber, Barugh Green and Cawthorne. Buses operate on this service typically run hourly, during the day from Monday to Saturday. The closest bus stop to the site entrance is located on Higham Common Road, which is approximately a 3 minute walk. Upon entering the site, the topography has been arranged to allow direct and level access to each of the primary buildings; the changing facilities (to the north), which were completed in 2022 and the clubhouse / pavillion, with this original portion being completed in 2018. Vehicle parking is provided about the entrance to the site, from which the visitor can directly access the clubhouse. The new extensions won't disrupt this existing arrangement, with the new entrance door to the building in a very similar position to that of the original. The external doors are to provide level access into the building and onto the terrace area to ensure exclusivity for all. Furthermore the accessible wc that has been installed within the original building is to be maintained. The internal layout of the proposed clubhouse / pavillion (including the new extensions) has been suggested to ensure seamless movement between the spaces. When finalising the furniture layout of the space, this factor will be maintained to ensure that all visitors can take advantage of the facilities.

Conclusion

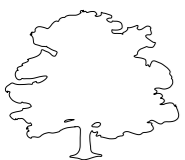
It is considered that the information contained within this design and access statement, when read in conjunction with the submitted technical drawings and supporting submission documents, demonstrates that the submitted proposals are proportionate and in keeping with the local context. It is therefore proposed by the applicant that the submission meets the requisite criteria and it is requested that Planning permission be granted accordingly.



P1	2026-03-03	Initial issue	CY	CY
Rev	Date	Description	Dm	Chk

Project
Higham Cricket Club
 Pog Well Lane Barnsley S75 1PH

Drawing Title	
Design and Access Statement	
Scale	NTS @ A2
Date	March 2026
Purpose	Planning
Job No.	042026
Drawing Ref.	042026.OP.ZZ.ZZ.DR.A.01.020
Revision	P1



Do not measure from this drawing and use figured dimensions only. The associated bar included is to check the drawing has been printed to scale only. The contractor is to check all dimensions and report any discrepancies to Oak and Prosper Construction. Feasibility schemes may be based on plan data obtained by unknown sources and are subject to further surveys being commissioned. All proposals are subject to statutory approvals. Declared areas are liable to change over the course of the design process.
 © Oak and Prosper Construction Limited. All rights reserved. This drawing has been produced for the appointing party and project noted within the title block and is not intended for use by any other person or any other purpose.
 Oak and Prosper Construction Limited is a limited company registered under company number 09603316 whose registered office is The Hart of Barnby Dun, Top Road, Barnby Dun, DN3 1DA. Email: contact@oakandprosper.co.uk Tel: 01302 247 100

