GCW/PC/1037/3

5th November 2010

Design & Access Statement for the Proposed Change of Use of the Indoor Equestrian Arena at Westfield park Equestrian Centre to an Indoor 5-A-Side Football Centre for Westfield Park Equestrian Centre Ltd at Knabbs Lane, Silkstone Common, Barnsley. S75 4PT.

A - General – Client Requirements:

01 – The intention of the applicant Westfield Park Equestrian Centre Ltd (WPEC) is to change the use of part of the indoor equestrian competition and practice arenas to that of indoor football courts comprising three 5-a-side football courts and one 7-a-side football court. The external stables and equestrian arena will continue to function as at present. The indoor restaurant, shop, cafe and changing and support facilities will also be retained and function as at present.

02 – WPEC have been experiencing a reduction in use and demand for the indoor practice and competition areas in these financially straightened times and are now in a position that they need to seek to diversify in order to continue trading. WPEC have carried out some market research and have identified a demand for indoor football facilities in the area that would be suitable within the existing building without much alteration to the building.

03 – In practical terms to use the existing practice and competition areas for indoor football only requires minimal internal changes and no external changes to the building and the changing and support facilities will be retained and used by the new users. The proposed work required to create the football courts is removable for the arenas to revert to an equestrian use at a later date should the demand recover.

B – The Site & Existing Building:

01 – The existing detached steel framed building currently comprises an equestrian practice arena (29.4 x 24.4m), competition arena (29.4 x 53.0m), restaurant, cafeteria, shops, 2 viewing galleries changing rooms, toilet and service facilities. The equestrian arenas are un-heated, rudimentary in nature and open to atmosphere; the remainder of the building is fitted out to appropriate modern standards and heated. Externally there is a stable block with paddock and an open competition arena. Car parking and hardstanding is available on site for over 100 cars and the 2 access roads within the site have a sealed surface.

02 – With minor exceptions externally the site and buildings will be unchanged. The minor alterations proposed are for the laying out of 4 dedicated disabled parking spaces adjacent to the entrance to the building and the formation of a motorcycle and bicycle parking bay with bollards and ground anchoring devices. External advertising and directional signage will need to be erected but this will be subject to a separate planning application.

C - The Proposals:

01 – The work needed to facilitate the change in use will comprise the removal of the 75-100mm loose layed rubber chip wearing surface that forms the existing floor surface of the arenas back to the concrete and hardcore base and the laying of a suitable flat and level playing surface matting or similar to form a modern football playing surface.

02 – The football courts will be divided by timber freestanding rebound boards to 1.1m in height and enclosed to high level on all sides with appropriate netting suspended from the underside of the roof. Another net will also be suspended from the roof to enclose the courts and protect light

fittings. A new internal access stair will be constructed from the ground floor viewing gallery to give users internal direct access to the changing facilities and bar/restaurant/cafeteria etc.

03 – Other improvements being carried out include the refurbishment of the existing cafeteria to create an improved lounge facility with soft furniture along with the formation of a new disabled WC facility and external paving adaptations to create level access to the main entrance and escape doors.

04 – All existing changing rooms and services will be used by the new football clientele and remain unchanged.

05 – There are no buildings to be demolished or removed from the site and there are no trees or hedges to be removed as a result of these works.

B - Design:

01 – The existing building is generally to remain unchanged externally other than some repair and maintenance works, footpath raising and new signage (separate application).

02 – The football courts will be lit to the same standard as the equestrian use and the building will remain un-heated and open to atmosphere.

03 – The cafeteria is in need of refurbishment and the intention is to create a new service counter and loose table and chairs with more carpets and soft furnishings to form a new ‘lounge’ type atmosphere rather than the rustic plastic fixed table and bench seating of the existing basic tea bar.

04 – The existing restaurant and shop facility will remain unchanged.

05 – Car parking to the south-east of the site is to be designated and signed for the restaurant and football court users – approx 44 spaces. There is also overspill car parking available on the south of the building which will be signed.

C – Access:

01 – Unchanged from existing, all main entrances and escape doors will have level thresholds; a new unisex disabled toilet facility will be created. The small shop facility is currently at first floor level and there is no disabled access to this level or the first floor viewing gallery. Arrangements are in place for purchases from the shop to be made via the main management office for people not able to use the stairs. Disabled access to the football playing surface is via the existing external concrete access ramp and car parking is available immediately adjacent to the 2 arena entrance doors by arrangement.

02 – 4 Disabled /accessible parking spaces are marked out within the adjacent car park and level hard surfaced access can be obtained to the premises.

03 – Car Parking – Generally car parking will remain unchanged other than the creation of designated disabled parking. From the research carried out by WPEC at other similar facilities in the UK it is expected that the number and frequency of vehicles using the site will be less at peak times than the traffic generated by competitions and the horse boxes, vans and vehicles.

04 – Sustainable Transport – There is currently a regular public bus service serving the site which stops at the main entrance to the site and there is access to the site by rail from the adjacent village of Silkstone Common.

D – Appendix:

01 – Site Photographs.

02 – Business Statement by Westfield Park Equestrian Centre Ltd.

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