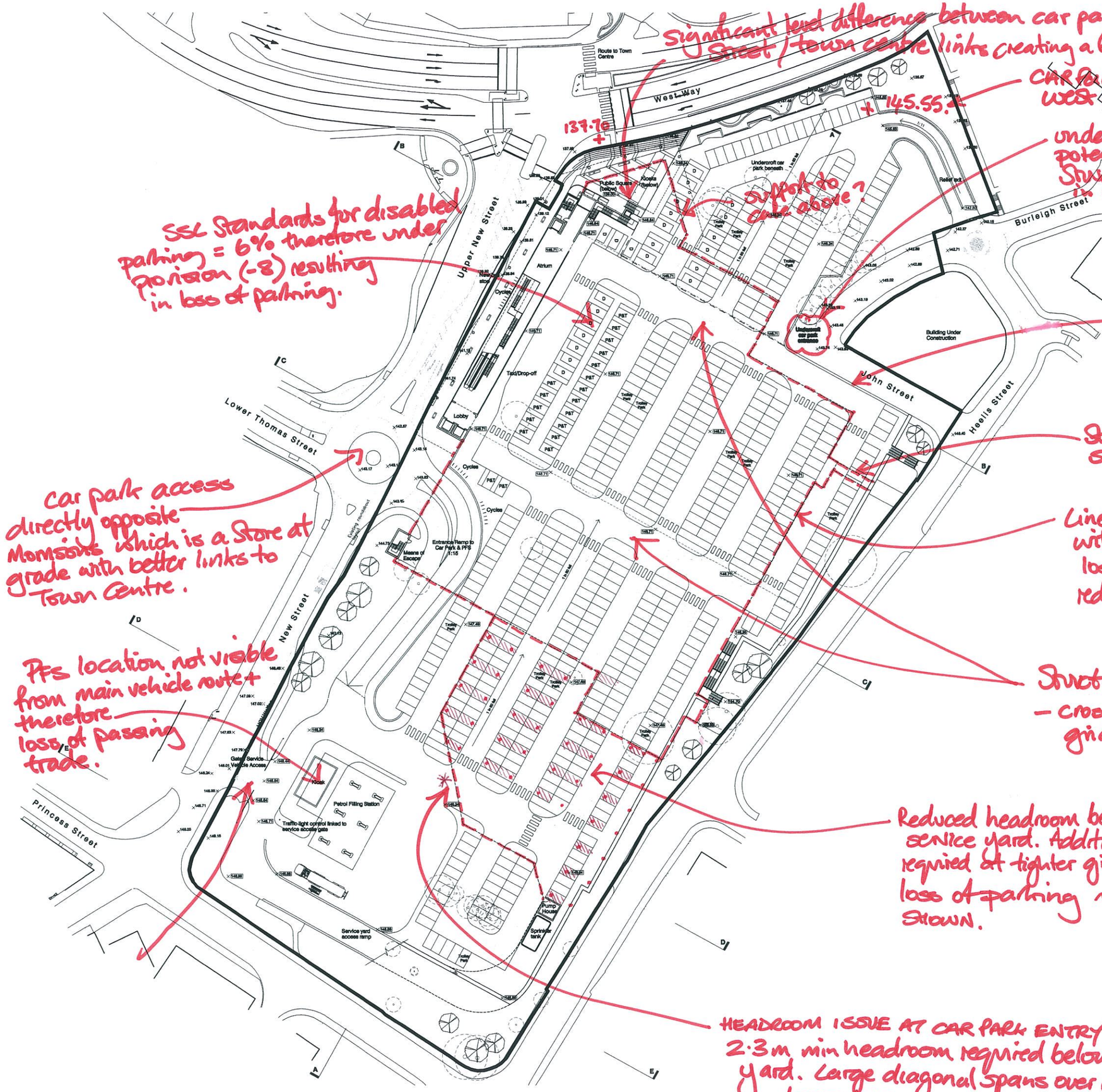


STATISTICS		
Building Gross Internal Areas:		
Store	8859m²	95,358ft²
Atrium - Entrance Level	345m²	3,714ft²
Atrium - Car Park Level	537m²	5,780ft²
Atrium - Store Level	552m²	5,942ft²
Cage Marshalling	314m²	3380ft²
Dot Com	242m²	2,605ft²
Cafe	315m²	3391ft²
Car Park: (constant gradient 1:60)		
Standard Parking Spaces	481	
Disabled Spaces	23	
Parent & Toddler spaces	19	
Total	523	
Trolley Bays	13	
Cycles Spaces	50	
Petrol Filling Station:		
Pumps	6	
Kiosk	1	
Air/Water/Vacuum	1	
Recycling Bay	1	
Service Yard 26m diameter min.	1	
Dot Com Vans		
Docked	8	
Undocked	9	
Total	17	

Significant level difference between car park + Street / town centre links creating a barrier.

137.76

145.55

Car park is ~ 7.5m above West Way level.

Undercroft parking creates potential headroom + structural issues resulting in loss of spaces.

Support to C above?

SSC Standards for disabled parking = 6% therefore under provision (-8) resulting in loss of parking.

retaining wall to highways likely to require additional space resulting in loss of parking.

Stair + bridge link not supported - may lose spaces.

car park access directly opposite Morrisons which is a Store at grade with better links to Town Centre.

Line of Store above does not tie in with car park layout + will result in loss of parking from that shown or reduction/increase in footprint to coordinate.

PFS location not visible from main vehicle route + therefore loss of passing trade.

Structure below Store typically 16·1m x 7·5m - cross aisles shown will not work with grid.

Reduced headroom below service yard. Additional columns required at tighter grid resulting in the loss of parking ~ 33 SPACES FROM THAT SHOWN.

HCD Comments 16/09/2013.

HEADROOM ISSUE AT CAR PARK ENTRY
2·3m min headroom required below yard. Large diagonal spans over road = deeper beams.

REV	DATE	DESCRIPTION	DRN	CHK
H	030913	Amendments to layout from Planning meeting to be reviewed, new Store and revised car park layout. Pedestrian crossing and footpath added.	MBD	MT
G	220813	Trees removed to facilitate new Store/Car Park	MBD	MT
F	210813	Road name amended to Upper New Street	MBD	MT
E	120713	Gas line and pressure reg compound, PFS, recycling bay, car parking and trolley bays relocated, Building footprint and pedestrian routes amended.	MBD	MT
D	050713	Car park and pedestrian routes to Public Hall, Town Hall and Square amended, Retail unit and Atrium footprint amended, Trees to be retained and removed amended.	MBD	MT
C	020713	Car park and pedestrian routes amended, PFS relocated, car parking amended, Retail unit and Atrium footprint amended, Trees to be retained and removed amended.	MBD	MT
B	170613	Petrol pumps and Petrol Filling Kiosk/canopy amended, Gates added and car park layout.	MBD	MT
A	070613	Petrol pumps and Petrol Filling Kiosk/canopy amended, Gates added and car park layout. Trees to be retained and removed amended. Gas line and pressure reg compound, Kiosk and canopy added.	MBD	MT

MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

MANCHESTER □ SHEFFIELD ■

61 BARTON ARCADE, DEANSGATE, MANCHESTER M3 2BJ
TEL 0161 834 1010 FAX 0161 834 4796 Manchester@MHA architects.com

ALLIANCE HOUSE, LEOPOLD STREET, SHEFFIELD S1 2GY
TEL 0114 2726000 FAX 0114 2767761 Sheffield@MHA architects.com

PROJECT TITLE: PROPOSED NEW FOOD STORE NEW STREET, BARNSLEY

DRAWING TITLE: PROPOSED SITE PLAN CAR PARK LEVEL

DRAWN / CHECKED	DATE	SCALE
MBD	OCT 2011	1:500 @ A1
JOB No: 1S15	DRAWING: 1-022	H

Sales level is ~15m above the level of West Way making the customer journey + linked trips to the town centre less desirable than adjacent Monsons store.

6m/food split will require travellators to move towards roundabout - clashes.

Car park below ~7.5m above level of West way.

Travellators appear to short for 5.88m level difference if at 10° standard. need to be 7.8m longer than shown.

Notch required in sales area due to building footprint + sales depth.

Walls to store do not relate to parking layout below:
- either non standard structure or loss of parking below.

~3m high highway retaining wall to John Street. Looks very tight + likely to require additional space + result in loss of parking.

To get store entrance to work - travellator core to slide along - clashes with access roundabout below.

62m.

Unsupported staircase over road below.

Approx line of back wall.

Stair cores look insufficient for likely occupancy figures.

Large diagonal span over road below - insufficient headroom below as a result.

~7m high retaining walls required to perimeter of site.

HCD Comments 16/09/2013.

STATISTICS		
Building Gross Internal Areas:		
Store	8859m²	95,358ft²
Atrium - Entrance Level	345m²	3,714ft²
Atrium - Car Park Level	537m²	5,780ft²
Atrium - Store Level	552m²	5,942ft²
Cage Marshalling	314m²	3380ft²
Dot Com	242m²	2,605ft²
Cafe	315m²	3391ft²
Car Park: (constant gradient 1:60)		
Standard Parking Spaces	484	
Disabled Spaces	23	
Parent & Toddler spaces	19	
Total	526	
Trolley Bays	13	
Cycles Spaces	50	
Petrol Filling Station:	84m²	
Pumps	6	
Kiosk	1	
Air/Water/Vacuum	1	
Recycling Bay	1	
Service Yard 26m diameter min.	1	
Dot Com Vans		
Docked	8	
Undocked	9	
Total	17	

Existing tree retained
Existing tree removed
New tree planted

REV	DATE	DESCRIPTION	DRN	CHK
F	07/02/12	Service yard access ramp amended, PFS repositioned, car park amended and service vehicle access road added. Sprinkler tank and pump house repositioned.	MBD	
E	24/01/12	Levels added.	KB	
D	18/01/12	Undercroft car park entrance repositioned to John Street, Trees to be removed shown dashed.	MBD	
C	21/11/11	Car park relief exit added. Undercroft car park access added. Atrium enlarged. Public square amended.	MBD	
B	11/11/11	Stairs added from Heelis Street to car park. Barlow yard amended.	MBD	
A	25/10/11	Cafe enlarged. Mezzanine added. Atrium stair repositioned behind lift.	MBD	-

MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

MANCHESTER □ SHEFFIELD ■

51 BARTON ARCADE, DEANSGATE, MANCHESTER M3 2BJ
TEL 0161 834 1018, FAX 0161 834 4798, Manchester@MHA architects.com

ALLIANCE HOUSE, LEOPOLD STREET, SHEFFIELD S1 2GY
TEL 0114 2739666, FAX 0114 2767751, Sheffield@MHA architects.com

PROJECT TITLE	PROPOSED NEW FOOD STORE NEW STREET, BARNSLEY	
DRAWING TITLE	PROPOSED SITE PLAN FOOD STORE LEVEL	
DRAWN / CHECKED: MBD	DATE: OCT 2011	SCALE: 1:500 @ A1
JOB No: 1SI5	DRAWING: 1-023	REVISIONS: F

Public realm improvements:
- planting
- benches
- trees

New Public Square:
- kiosks
- seating
- raised planters
- landscape buffer
- stairs to food store

Public realm improvements:
- planting
- benches
- trees

West Way

Upper New Street

Public Square

Kiosks

Possible undercroft car park for adjacent residential development subject to viability

Undercroft car park entrance

Car park relief exit

Highways:
- car park relief road
- possible undercroft parking to adjoining development

Burleigh Street

Building Under Construction

+137.70

+139.00

~+139.5

+143.74.

~142.55.

Large spans as a result of layout. + potential loss of spaces.

No viable support to parking above.

* Potential headroom issue over only 2.97m floor to floor at this point.

1 Light grey concrete paving

Existing tree retained

2 Yellow / Orange / White / Red 'crazy' paving

3 Dark grey concrete paving

4 Recessed feature lights to columns

5 Green wall

6 Planted embankment

7 Mosaic finished conrete benches

8 Metal art panels

HCD comments 16/09/2013.

REV	DATE	DESCRIPTION	DRW	CHK
C	10/01/12	Car park entrance repositioned. Seated parking spaces repositioned. Trees to be removed shown dashed.	MBD	KB
B	29/11/11	Car park walls amended to show columns and openings.	MBD	
A	23/11/11	Lift and ramp added to public square. Undercroft car park access amended.	MBD	-

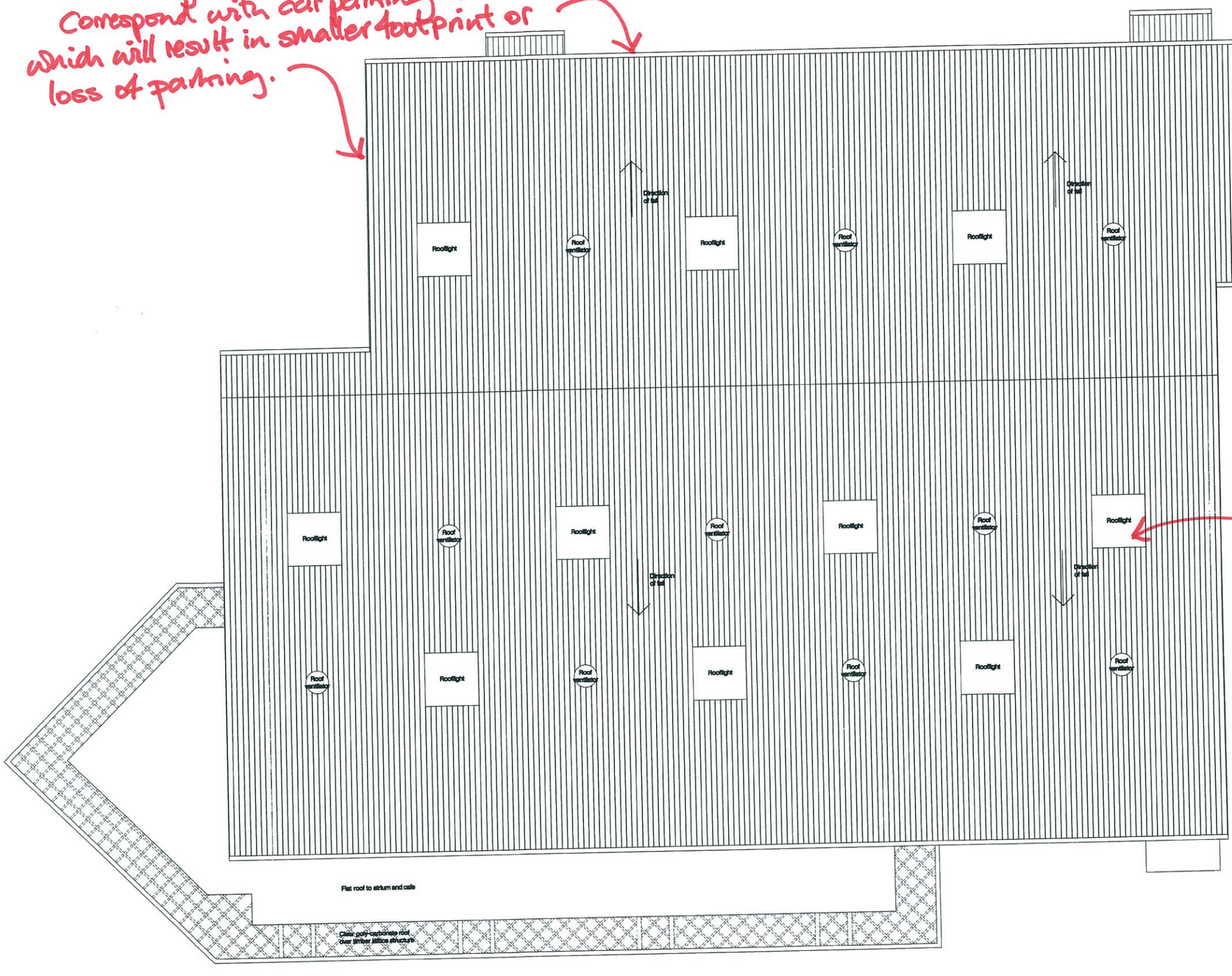
MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

MANCHESTER
51 BARTON ARCADE
DEANSGATE
MANCHESTER M3 2BJ
TEL 0161 834 1018
FAX 0161 834 4788
Manchester@MHA architects.com

SHEFFIELD
ALLIANCE HOUSE
LEOPOLD STREET
SHEFFIELD S1 2GY
TEL 0114 2759666
FAX 0114 2757751
Sheffield@MHA architects.com

PROJECT TITLE	PROPOSED NEW FOOD STORE NEW STREET, BARNSLEY
DRAWING TITLE	PROPOSED PUBLIC SQUARE PLAN
DRAWN / CHECKED	MBD
DATE	OCT 2011
SCALE	1:200 @ A1
JOB No	1SI5
DRAWING	1-024
REVISIONS	C

Building footprint does not Correspond with car parking below. which will result in smaller footprint or loss of parking.



no allowance for plant well – where are AHU's + Refridge kit to be located.

Likely to be far more rooflights required for SSC compliant layout.

HCD Comments 16/09/2013.

MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

MANCHESTER □ SHEFFIELD ■

61 BARTON ARCADE
DEANSGATE
MANCHESTER M3 2BJ
TEL 0161 834 1018
FAX 0161 834 4798
Manchester@MHA
architects.com

ALLIANCE HOUSE
LEOPOLD STREET
SHEFFIELD S1 2GY
TEL 0114 2758666
FAX 0114 2727751
Sheffield@MHA
architects.com

REV	DATE	DESCRIPTION	DRN	CHK

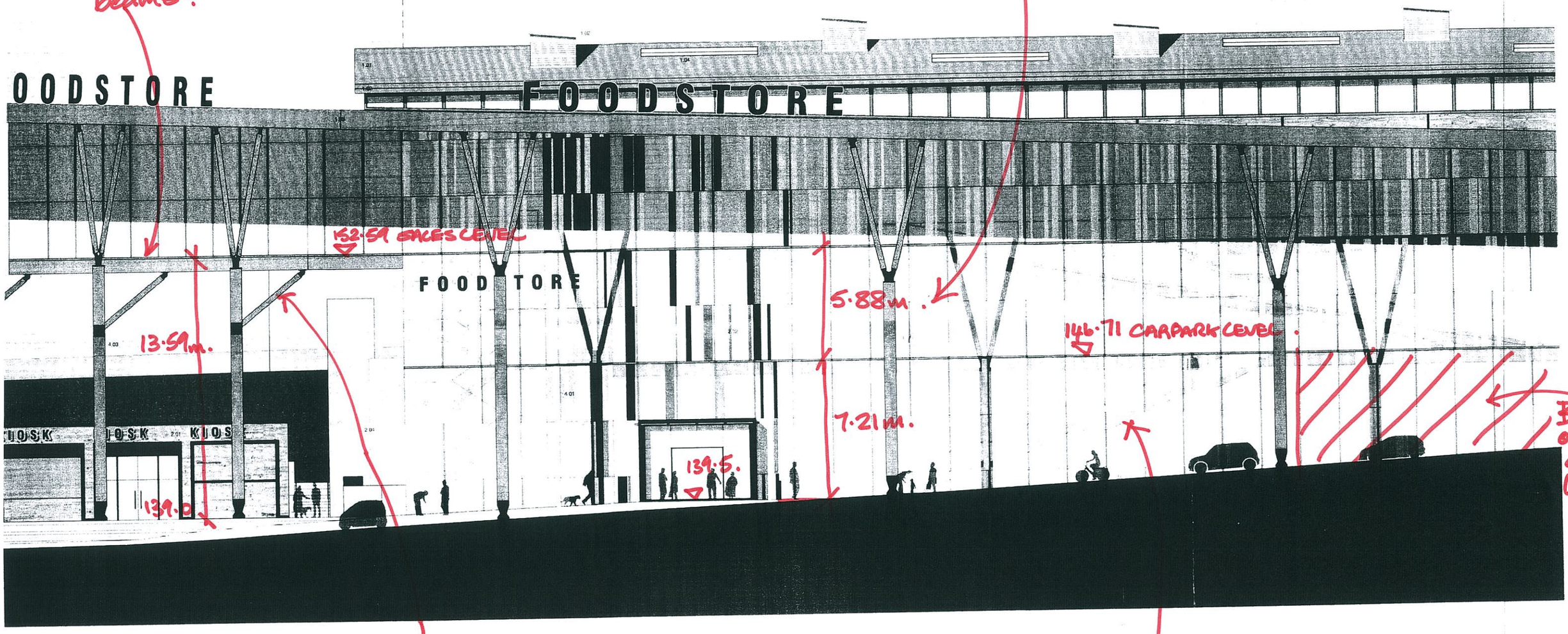
PROJECT TITLE
PROPOSED NEW FOOD STORE
NEW STREET, BARNSLEY

DRAWING TITLE
PROPOSED ROOF PLAN
FOOD STORE LEVEL

DRAWN / CHECKED	DATE	SCALE
KB / MBD	JAN 2012	1:250 @ A1
JOB No	DRAWING	REVISIONS
1SI5	2-005	

No allowance for Structural floor depth + beams?

1.38m higher than standard (7.8m longer) therefore longer travellators, extra cost + longer customer journey.



Supports to floor ?

Internal stair up to car park level very onerous over 7.21m level difference.

- Pedestrian rate up to Store incredibly long winded.

HCD Comments 16/09/2013.

Materials Key

1.00 Roof
1.01 Single ply membrane
1.02 PPC aluminium concealed gutter system
1.03 Rooflights

2.00 Walls
2.01 Timber cladding
2.02 Structural sealant curtain wall glazing system
2.03 Green 'living' wall
2.04 Concrete retaining walls
2.05 Ceramic mosaic
2.06 Metal 'art' panels

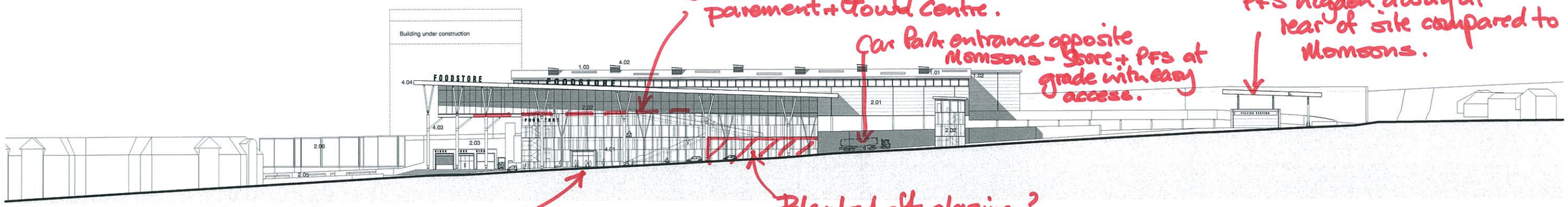
3.00 Windows and Doors
3.01 Grey aluminium double glazed windows
3.02 Aluminium door

4.00 Miscellaneous
4.01 Timber canopy
4.02 Windcatchers
4.03 Timber columns to canopy
4.04 Timber fascia to canopy

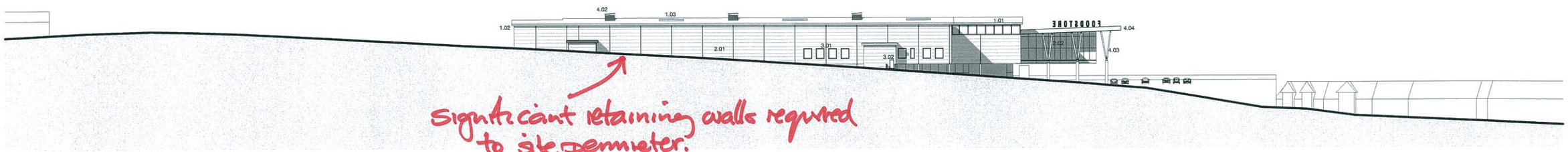
MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects
MANCHESTER
51 BARTON ARCADE
DEANSGATE
MANCHESTER M3 2BJ
TEL 0161 834 1018
FAX 0161 834 4798
Manchester@MHA-architects.com
SHEFFIELD
ALLIANCE HOUSE
LEOPOLD STREET
SHEFFIELD S1 2GY
TEL 0114 2759666
FAX 0114 2757751
Sheffield@MHA-architects.com

PROPOSED NEW FOOD STORE
NEW STREET, BARNSLEY
NEW STREET ATRIUM ELEVATION

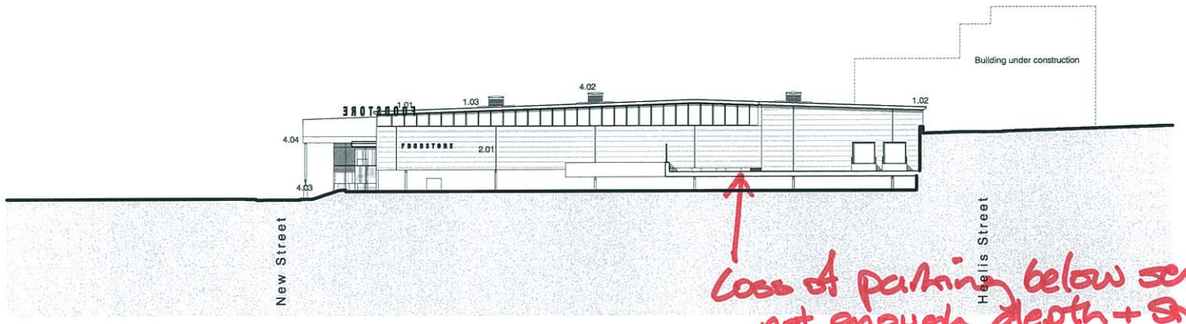
KB	NOV 2011	1:100 @ A1
1515	3-002	A



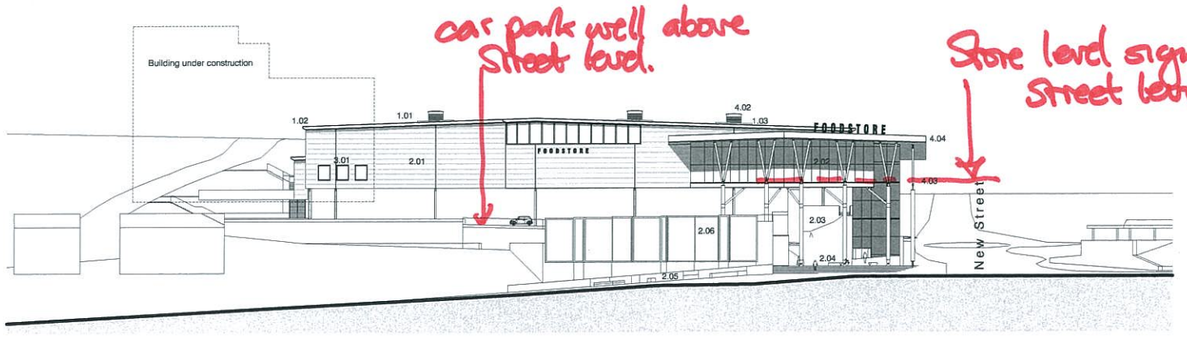
New Street Elevation



Heelis Street Elevation



Wood Street Elevation



West Way Elevation

Materials Key

1.00 Roof
1.01 Single ply membrane
1.02 PPC aluminium concealed gutter system
1.03 Rooflights

2.00 Walls
2.01 Timber cladding
2.02 Structural sealant curtain wall glazing system
2.03 Green 'living' wall
2.04 Concrete retaining walls
2.05 Ceramic mosaic
2.06 Metal 'art' panels

3.00 Windows and Doors
3.01 Grey aluminium double glazed windows
3.02 Aluminium door

4.00 Miscellaneous
4.01 Timber canopy
4.02 Windcatchers
4.03 Timber columns to canopy
4.04 Timber fascia to canopy

HCS Comments 16/09/2013.

REV	DATE	DESCRIPTION	DRN	CHK
C	13/02/12	Service yard amended to Wood Street and New Street elevations	MBD	
B	20/12/11	Fenestration glazing amended to show frame, materials key updated. Signage amended. Number of columns supporting canopy reduced and rotated 90°.	KMB	MBD
A	15/11/11	Car park levels to New Street and West Way elevations amended. Ground level to Heelis Street elevation amended. Stair to New Street elevation changed to glazing system. Opening to car park underneath food store shown. Cladding, shadows and glazing detail added to Wood Street elevation. Context, trees, people and vehicles added to all elevations. Materials key added.	KMB	-

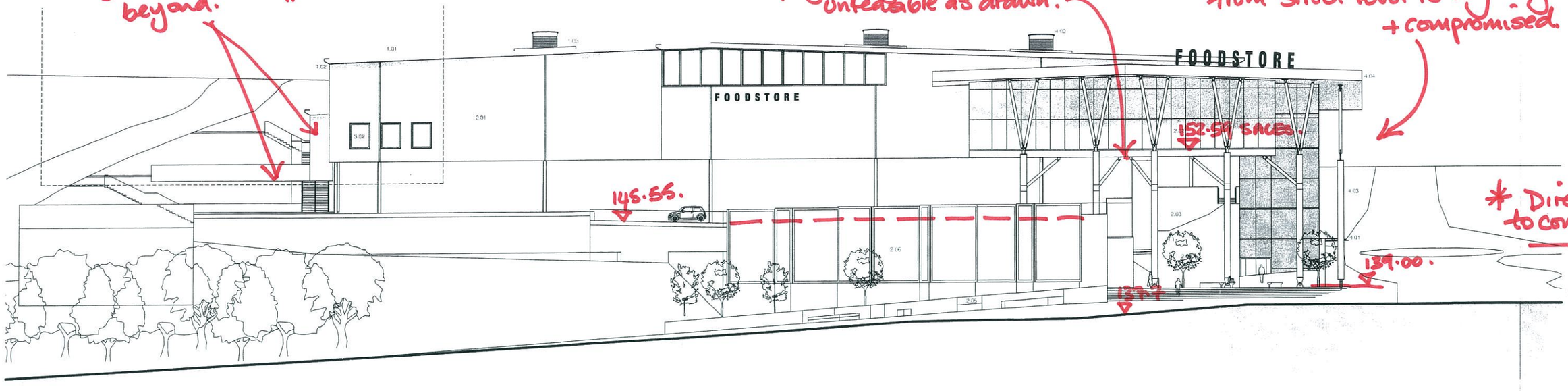
MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

MANCHESTER □ SHEFFIELD ■

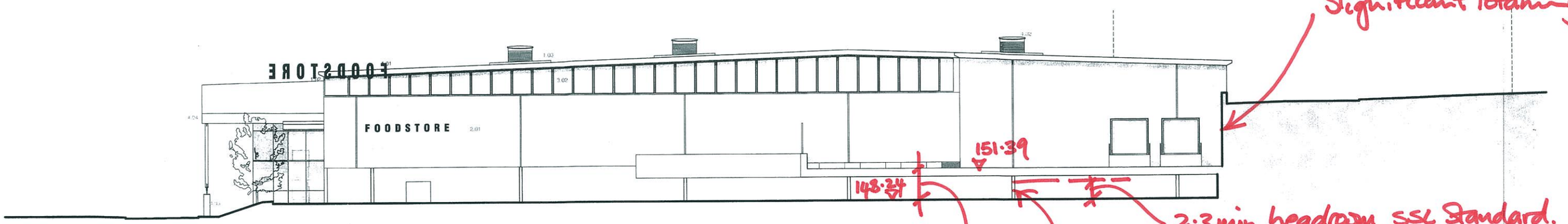
51 BARTON ARCADE DEANSGATE MANCHESTER M3 2BJ
TEL 0161 834 1015 FAX 0161 834 4795
Manchester@MHA architects.com

ALLIANCE HOUSE LEOPOLD STREET SHEFFIELD S1 2GY
TEL 0114 2759888 FAX 0114 2757751
Sheffield@MHA architects.com

PROJECT TITLE	PROPOSED NEW FOOD STORE NEW STREET, BARNSLEY		
DRAWING TITLE	PROPOSED STREET ELEVATIONS		
DRAWN / CHECKED	DATE	SCALE	
KB	OCT 2011	1:500 @ A1	
JOB No	DRAWING	REVISIONS	
1SI5	3-001	C	



West Way Elevation



Wood Street Elevation

Materials Key

1.00 Roof
1.01 Single ply membrane
1.02 PPC aluminium concealed gutter system
1.03 Rooflights

2.00 Walls
2.01 Timber cladding
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4.01 Timber canopy
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4.03 Timber columns to canopy
4.04 Timber fascia to canopy

Staircase unsupported beyond.

Structural support to projecting cafe looks untenable as drawn.

Customer journey for pedestrians from Street level is very long winded + compromised.

* Direct access to competitor at grade car park

Significant retaining

2.3 min headroom. SSL Standard.

3.15m.
(Typically 3.3m with reduced headroom in car park below).
Potential headroom issues.

Additional columns required below. Yard due to loads + spans associated with parking — loss of spaces.

HCD Comments 16/09/2013.

REV	DATE	DESCRIPTION	DRN	CHK
A	13/03/12	Service yard amended on Wood Street elevation.	MBD	

MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

MANCHESTER □ SHEFFIELD ■

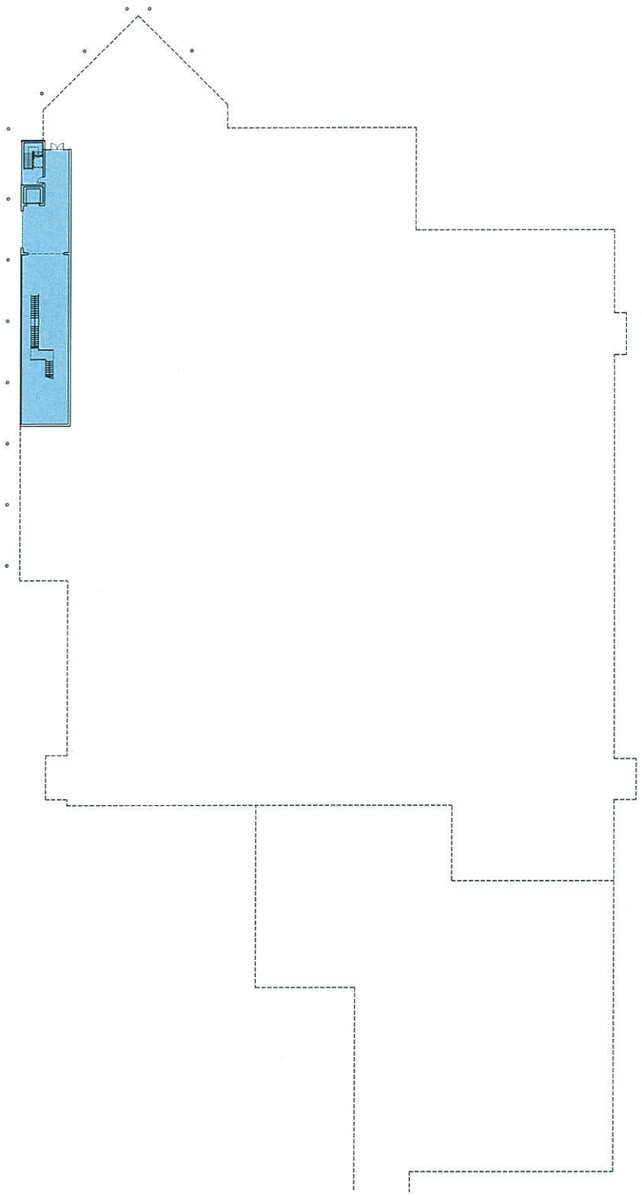
51 BARTON ARCADE DEANSGATE MANCHESTER M3 2BJ
TEL 0161 834 1018 FAX 0161 834 4798 Manchester@MHA architects.com

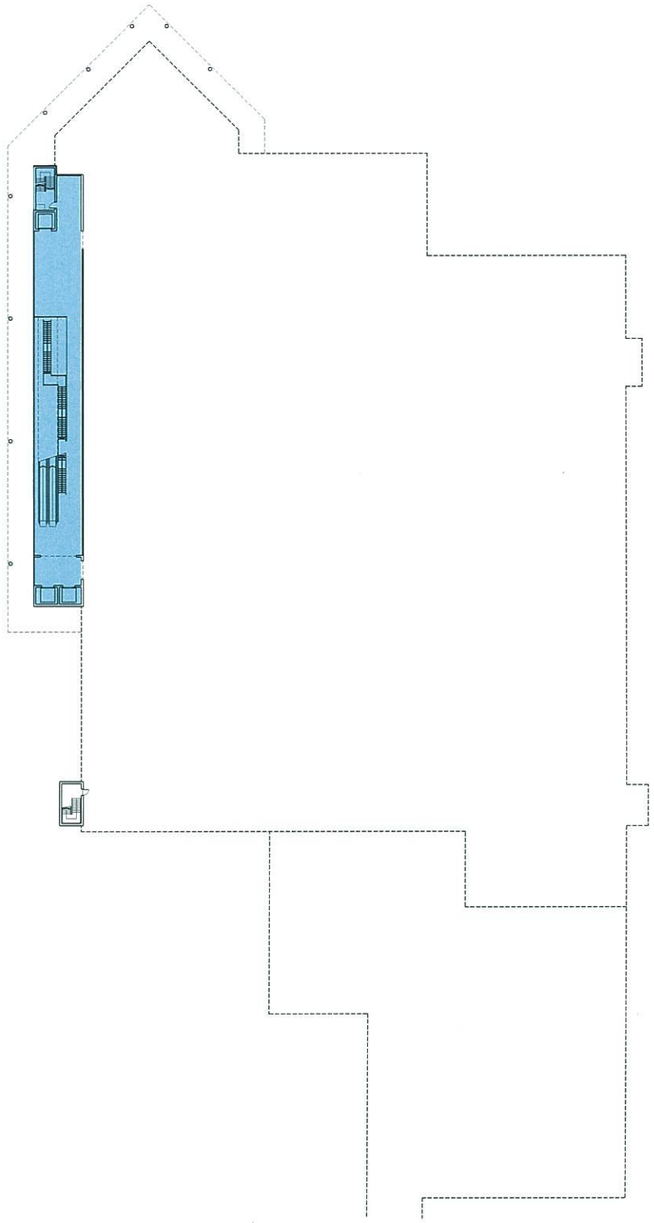
ALLIANCE HOUSE LEOPOLD STREET SHEFFIELD S1 2GY
TEL 0114 2759666 FAX 0114 2757751 Sheffield@MHA architects.com

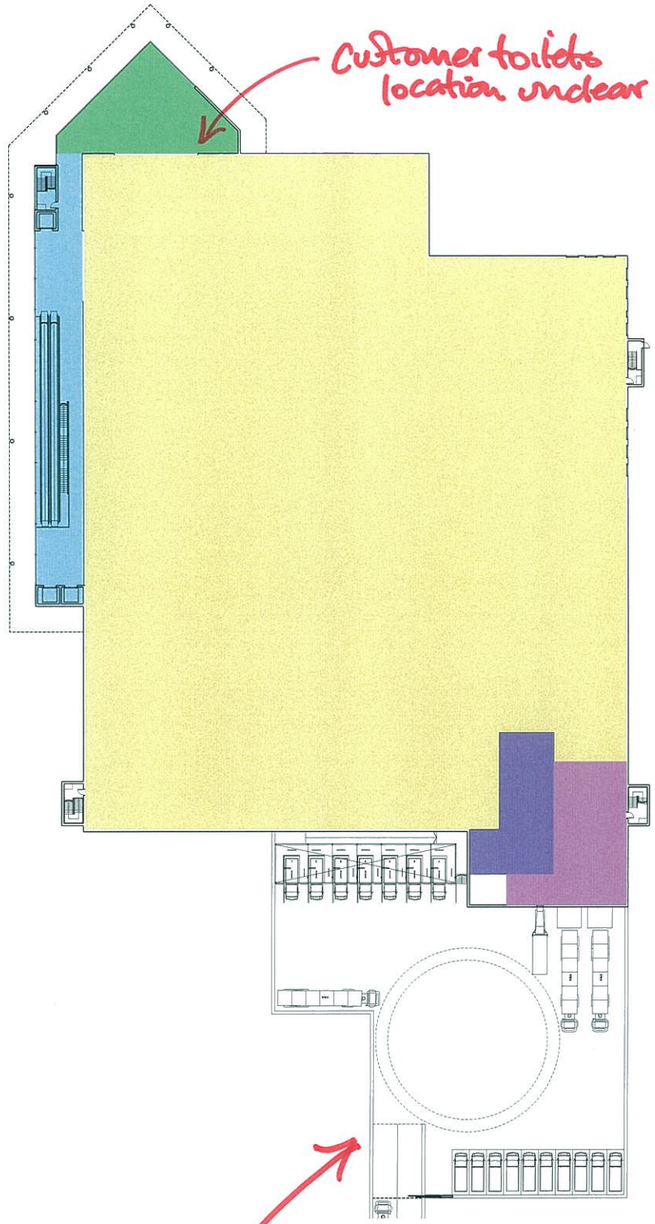
PROJECT TITLE: PROPOSED NEW FOOD STORE NEW STREET, BARNSLEY

DRAWING TITLE: PROPOSED FOOD STORE ELEVATIONS (SHEET 2 OF 2)

DRAWN / CHECKED	DATE	SCALE
KB / MBD	NOV 2011	1:200 @ A1
JOB No: 1SI5	DRAWING: 3-005	REVISIONS: A







	Atrium	1434m²	15435 sqft
	Cafe	315m²	3391 sqft
	Food Store	8859m²	95357 sqft
	Dot Com	242m²	2605 sqft
	Cage Marshalling	314m²	3380 sqft

Layout of yard inconsistant!

HCD Comments. 16/09/2013.

REV	DATE	DESCRIPTION	DRN	CHK
B	23/11/11	Atrium enlarged.	MBD	
A	11/11/11	Amended to fit in with latest Tesco layout.	MBD	-

MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects

MANCHESTER □ SHEFFIELD ■

51 BARTON ARCADE DEANSGATE MANCHESTER M3 2BJ TEL 0161 834 1018 FAX 0161 834 4798 Manchester@MHA architects.com

ALLIANCE HOUSE LEOPOLD STREET SHEFFIELD S1 2GY TEL 0114 2759666 FAX 0114 2757751 Sheffield@MHA architects.com

PROJECT TITLE	PROPOSED NEW FOOD STORE NEW STREET, BARNSLEY
DRAWING TITLE	PROPOSED AREAS
DRAWN / CHECKED	MBD
DATE	NOV 2011
SCALE	1:500 @ A1
JOB No	1SI5
DRAWING	2-004
REVISION	B

Do not scale from drawings.
All dimensions are in millimetres unless otherwise stated.
All dimensions to be verified on site before proceeding with the work.
Any discrepancies to be notified in writing to Architect immediately.

BARNSLEY

NETWORK PLAN SALES AREA REQUIREMENT	70k sq.ft.
SITE AREA	**7.04 acres / 2.85 hectares**
SITE YIELD *(Net retail space (sq.ft.) / site acreage)*	**9.94 ksq.ft./acre**

PROPOSED SAINSBURY'S AREAS

Gross Sales	(first)	75,423 sq.ft.	7,007 sq.m.
Net Sales (CC)	(first)	70,000 sq.ft.	6,503 sq.m.
Back Up Area	(first)	28,029 sq.ft.	2,604 sq.m.
Domestic	(first)	4,747 sq.ft.	441 sq.m.
Plantroom	(first)	4,973 sq.ft.	462 sq.m.
Lobby & Facilities	(gnd)	7,793 sq.ft.	724 sq.m.
Lobby & Facilities	(first)	5,199 sq.ft.	483 sq.m.
Delivery / Online	(first)	2,906 sq.ft.	270 sq.m.
Restaurant / Cafe	(first)	3,800 sq.ft.	353 sq.m.

Gross Internal	(gnd)	8,493 sq.ft.	789 sq.m.
Gross Internal	(first)	123,808 sq.ft.	11,502 sq.m.
Total Gross Internal Area (GIA)		132,300 sq.ft.	12,291 sq.m.
Total Gross External Area		133,840 sq.ft.	12,434 sq.m.
Gross External Building (GEB) *(minus atrium, circulation and plant)*		118,522 sq.ft.	11,011 sq.m.

GROSS SALES TO GEB **63.6%**

FUTURE EXTENSION OPPORTUNITIES
Extendibility by mezzanine.

CAR PARKING

STANDARD PARKING + PARENT AND CHILD	**507**
DISABLED SPACES	**32**
TOTAL CAR PARKING	**539**
PARKING RATIO *(GEB sq.m./ (standard + parent & child + comfort))*	**1:21.7**

PPG 13 MAXIMUM STANDARDS
1 space / 14sq.m. Total Gross External Area 908 + 54 disabled

PFS PROPOSALS
Number of Pumps 6
Car Wash / Jet Wash Facilities Both

PROPOSED RETAIL AREAS
2 x 61m² concessions

HIGHWAYS PROPOSALS
Customer and service access via new junction on Eanam subject to Highways Consultants' input.

SERVICING
Servicing via raised service yard 840mm below sales level.

SUSTAINABILITY PROPOSALS
Possible biomass boiler. Further proposals to be confirmed.

Service access via new junction subject to Highways Consultants' input
Raised Service Yard 840 mm below Sales Area
Approx site boundary subject to confirmation by others
Store access via travelator & stairs
GM split subject to confirmation by others
Customer car park below
Dock Loading Area 1200mm below Sales Area
NEW STREET
UPPER NEW STREET
WEST WAY
FLEMING PLACE
WOOD STREET
HEELIS STREET
JOHN STREET
BURLEIGH STREET
Health Centre
Checkouts
Sainsbury's Store
70,000 sqft CC Net Sales
Service Yard
Refuse
Electrical services
JSR
K.
WCs
GM
Colleague Area
Bakery
Backup
Plant
6 Van / 12 Lane GOL Facility
Possible biomass boiler
Concession
Joseph Locke House Government Offices

Hadfield Cawkwell Davidson
17 Broomgrove Rd, Sheffield, S10 2LZ. T 0114 266 8181 F 0114 266 6246 www.hcd.co.uk
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DRAFT-Work In Progress

DRAWING
PROPOSED STORE PLAN

PROJECT
BARNSLEY, WEST WAY
NEW STORE FEASIBILITY

CLIENT
Sainsbury's
33 HOLBORN, LONDON, EC1N 2HT

DATE	DRAWN	SCALE	ORIGINAL
MAY 2011	GLC	1:1000	A3
PROJECT NO.	**DRAWING NO.**		**REVISION**
2008-189	SK003		A

PROJECT HEALTHCHECK & DESIGN ISSUES
Scheme subject to topographical survey.

Co-ordination with Highways Consultants	N
Co-ordination with CAD (Retail Plan)	N
Co-ordination with Structural Engineer	N
Co-ordination with Services Engineer	N

REVISION HISTORY

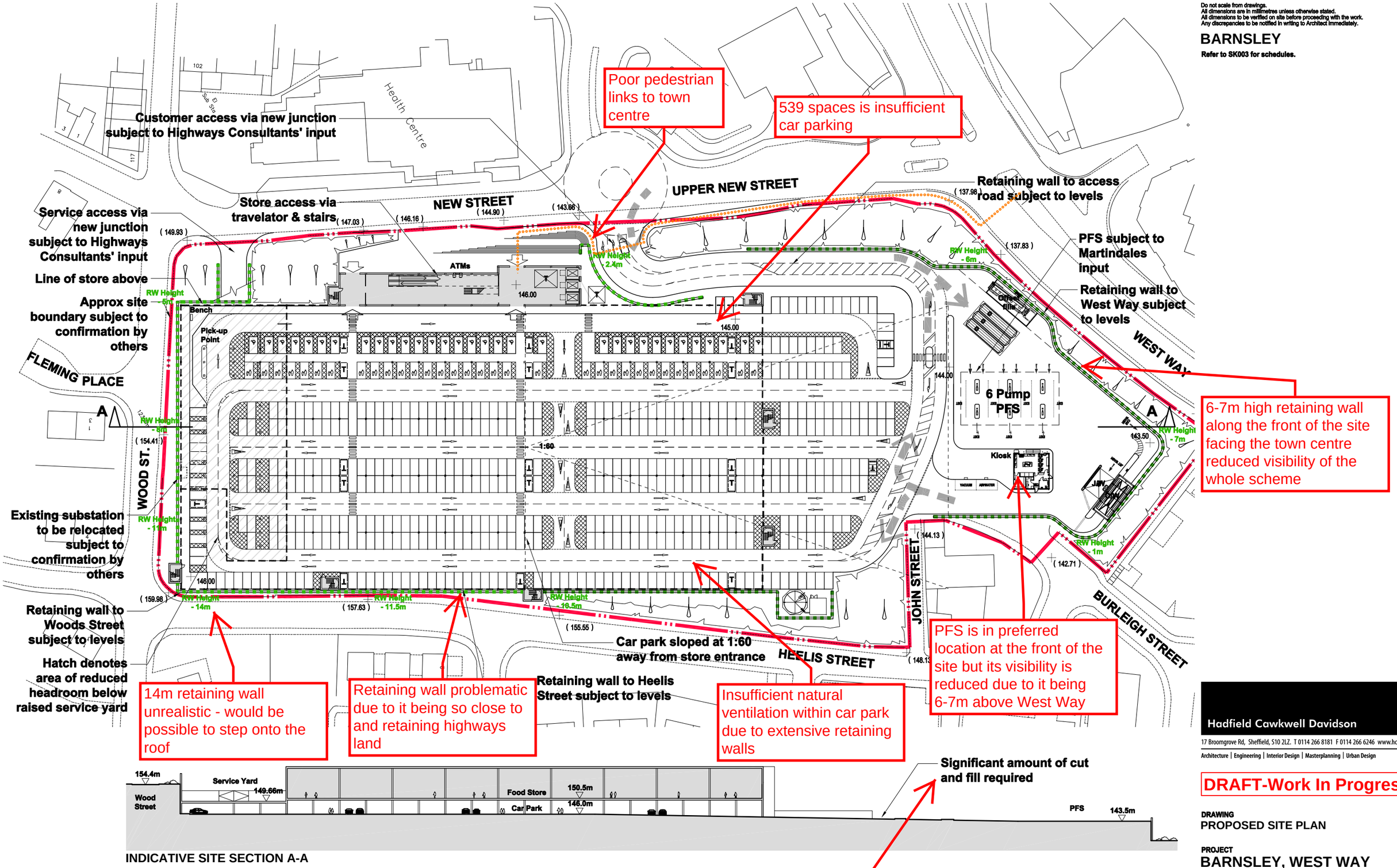
REV.	DESCRIPTION	DATE	BY
*	Initial issue.	10.05.2011	CMP
A	Updated to reflect new level information	16.09.2013	SR

REVISION HISTORY *(continued)*

REV.	DESCRIPTION	DATE	BY

0 25 50 m
1:1000

S:\Architecture\2008-189\Drawings\Plot Sheets\SK003



Do not scale from drawings.
All dimensions are in millimetres unless otherwise stated.
All dimensions to be verified on site before proceeding with the work.
Any discrepancies to be notified in writing to Architect immediately.

BARNSLEY

Refer to SK003 for schedules.

PROJECT HEALTHCHECK & DESIGN ISSUES

Scheme subject to topographical survey.

Co-ordination with Highways Consultants	N
Co-ordination with CAD (Retail Plan)	N
Co-ordination with Structural Engineer	N
Co-ordination with Services Engineer	N

REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
*	Initial issue.	10.05.2011	CMP
A	Updated to reflect new level information	16.09.2013	SR

REVISION HISTORY *(continued)*

REV.	DESCRIPTION	DATE	BY

Significant cut and fill required to achieve a workable site

0 25 50 m
1:1000

Hadfield Cawkwell Davidson
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DRAFT-Work In Progress

DRAWING
PROPOSED SITE PLAN

PROJECT
BARNSLEY, WEST WAY
NEW STORE FEASIBILITY

CLIENT
Sainsbury's
33 HOLBORN, LONDON, EC1N 2HT

DATE	DRAWN	SCALE	ORIGINAL
MAY 2011	GLC	1:1000	A3
PROJECT NO.	DRAWING NO.		REVISION
2008-189	SK002		A

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