



Harborough Hill Park Proposals



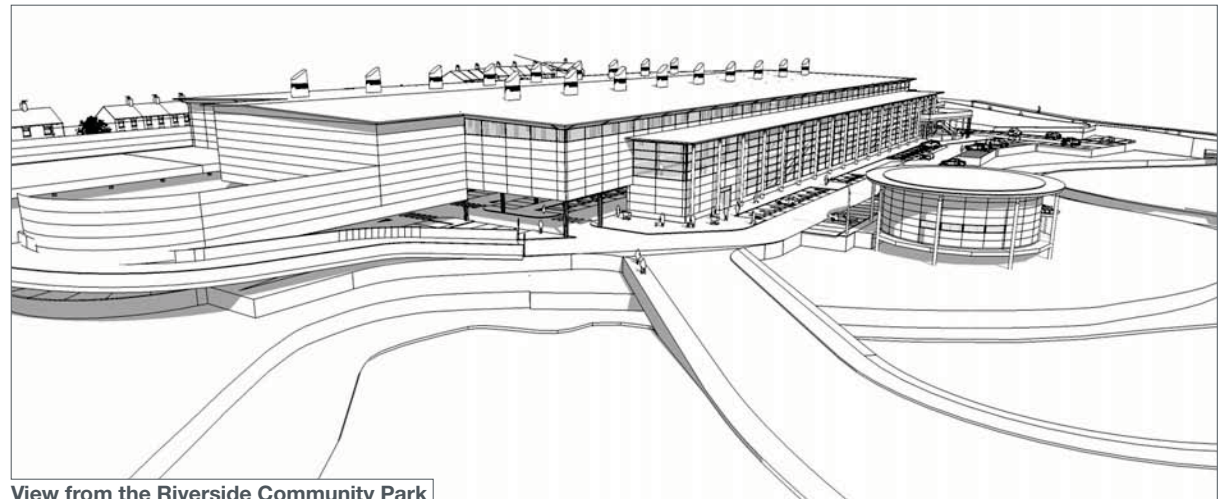
Scale & Massing: Riverside Frontage

- 6.10 This is the principal elevation for food store. The focus of this elevation is the creation of a clear, easily understood entrance into the store from the key approaches of the Old Mill Lane/Harborough Hill Road corridor, the new Link Road (QBC) and the River Dearne Valley Park.
- 6.11 This is achieved by bringing forward the main entrance as a distinct protrusion from the main store building form, and reducing the scale and massing of the entrance building form. The fenestration and use of glazing across the entrance further differentiates this part of the building.

- 6.12 The main entrance building form also accommodates the escalators needed to bring shoppers from groundlevel up to the raised shopping level. In doing so, it draws activity to the Park, and also screens the majority of the car parking areas accommodated under the store from key viewpoints including the Riverside Community Park and the Old Mill Lane/Harborough Hill Road corridor.
- 6.13 The visual prominence of the servicing bays and ramp access leading up to them is mitigated. This is achieved by reducing the scale and massing of the structures in relation to the main store building form, and using less

prominent colours and materials.

- 6.14 The Riverside frontage, together with the Harborough Hill Road frontage, has an important role to play in creating a positive gateway into the town. This is achieved by the approach to scale, massing and fenestration as set out above, together with the use of prominent skylights and wind catchers placed in prominent positions across the roofline when viewed from the Old Mill Lane/Harborough Hill Road corridor and River Dearne Valley.



View from the Riverside Community Park



Elevation from the Riverside Community Park

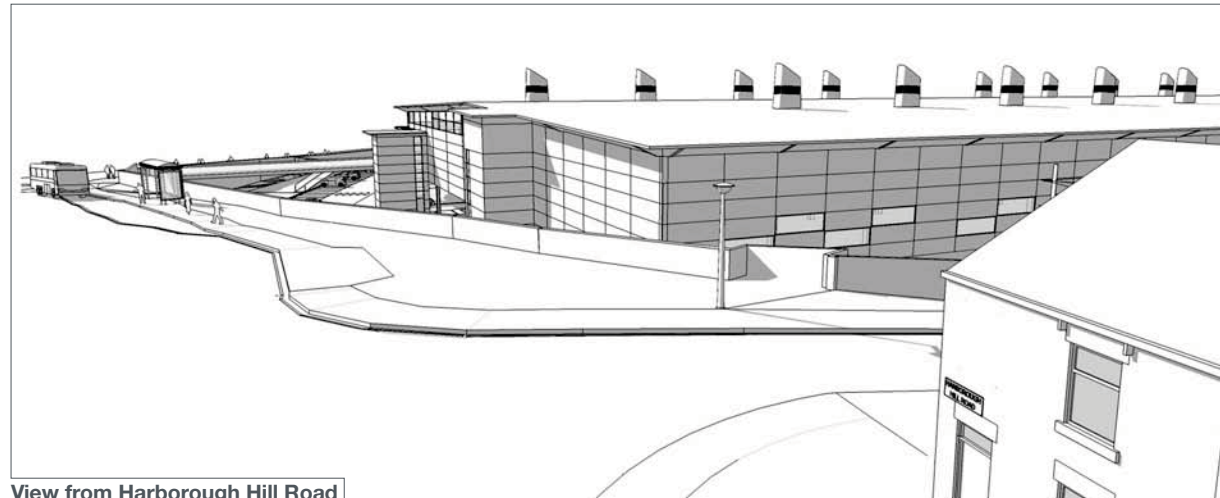


Harborough Hill Park

Scale & Massing: Harborough Hill Road

6.15 This is the most prominent foodstore elevation from the Old Mill Lane/Harborough Hill Road corridor. The focus of this elevation is the creation of a positive gateway into the town, particularly from the Old Mill Lane/Harborough Hill Road corridor. This is achieved by revealing views into the main shopping floor and café, and the use of prominent skylights and wind catchers placed in prominent positions across the roofline when viewed from the Old Mill Lane/Harborough Hill Road corridor and River Dearne Valley.

6.16 The visual prominence of the food store is increased as a result of raising the main building above the ground to accommodate car parking under the store. This overcomes the challenge of creating a visual gateway on this low lying site.



View from Harborough Hill Road



Elevation from Harborough Hill Road



Scale & Massing: Twibell Street

- 6.17 This is the most prominent foodstore elevation from Twibell Street. The focus of this elevation is the creation of a sensitive transition between the development and the residential properties along Twibell Street.
- 6.18 This is achieved by reducing the scale and massing of the building through a roof profile that falls towards Twibell Street (as shown on the Harborough Hill Road and Service Area elevations), setting the building back from the site boundary, and positioning sky lights and

wind catchers towards the Harborough Hill Road and Riverside Frontages, and away from the Twibell Street elevation.

- 6.19 The building has been set back to allow a landscape corridor to be created along the Twibell Street elevation to support the approach to scale and massing of the food store. The building set back and landscape buffer provide a frontage that is responsive to the residential properties along Twibell Street.



View from Twibell Street



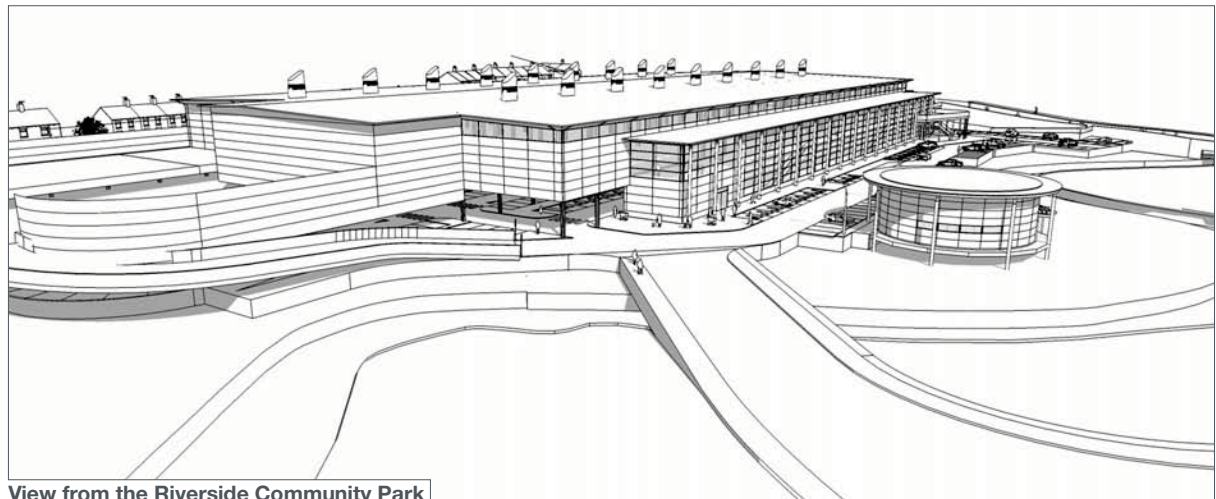
Elevation from Twibell Street



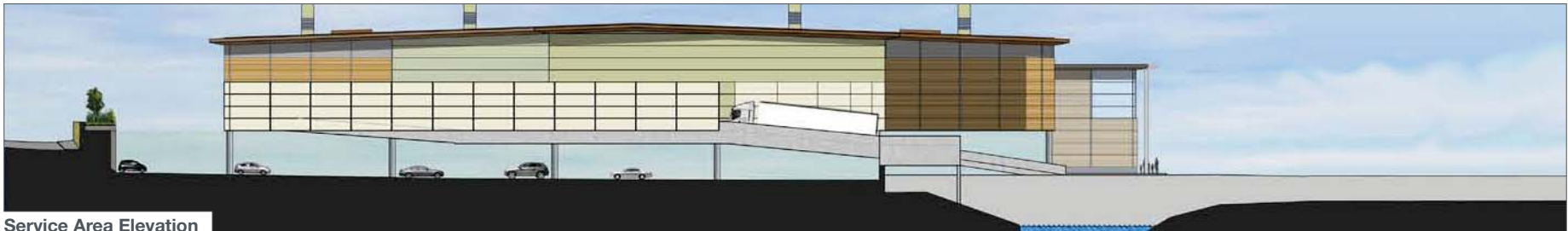
Harborough Hill
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Scale & Massing: Service Area

6.20 This is the least prominent foodstore elevation, as it faces onto an established trade warehouse and service yard. The service yard is raised above the ground to align with the raised shopping floor level. This is enclosed and forms a secondary building element that is lower and less prominent in relation to the scale and massing of the main food store.



View from the Riverside Community Park



Service Area Elevation



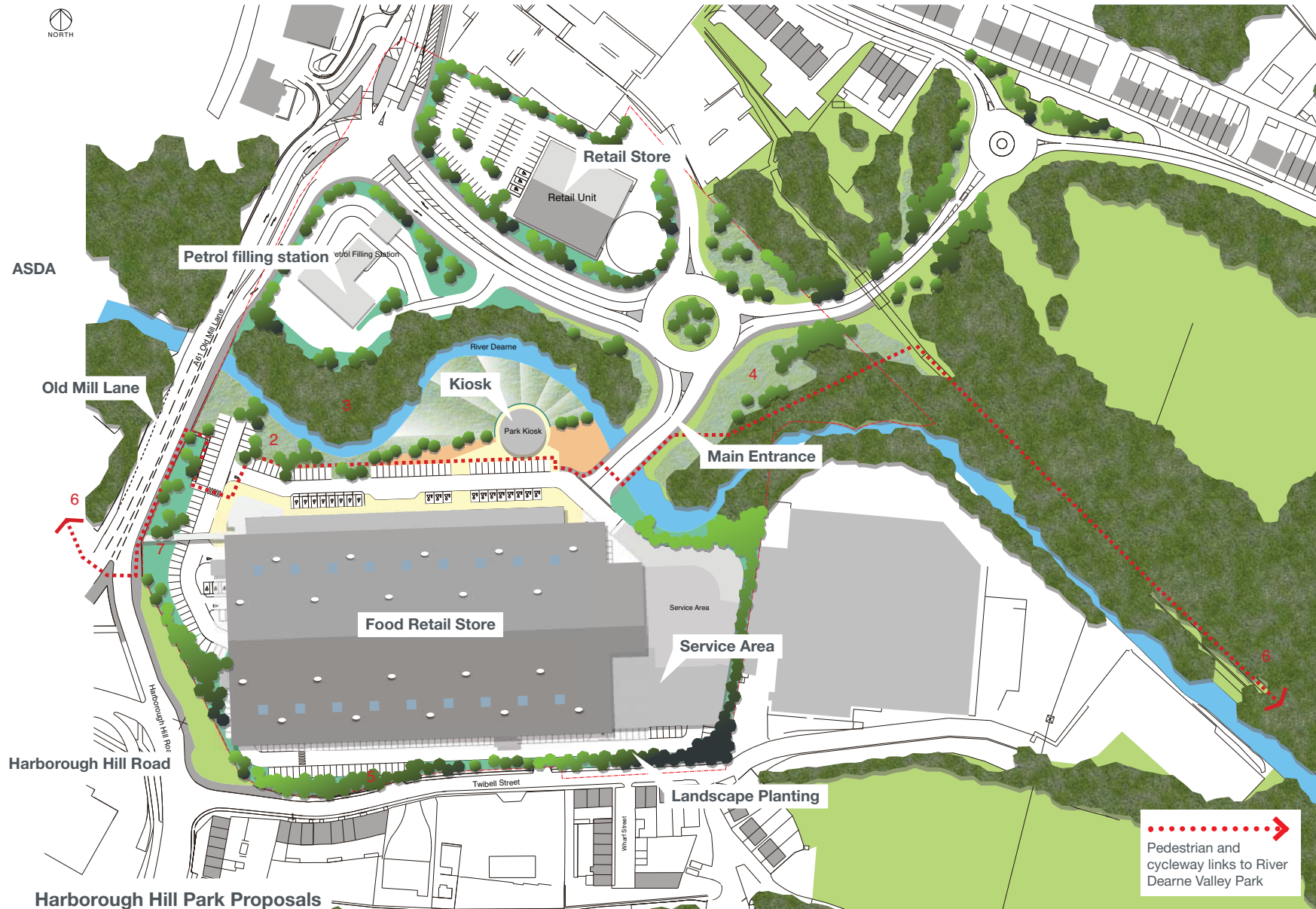
Landscape and Riverside Park

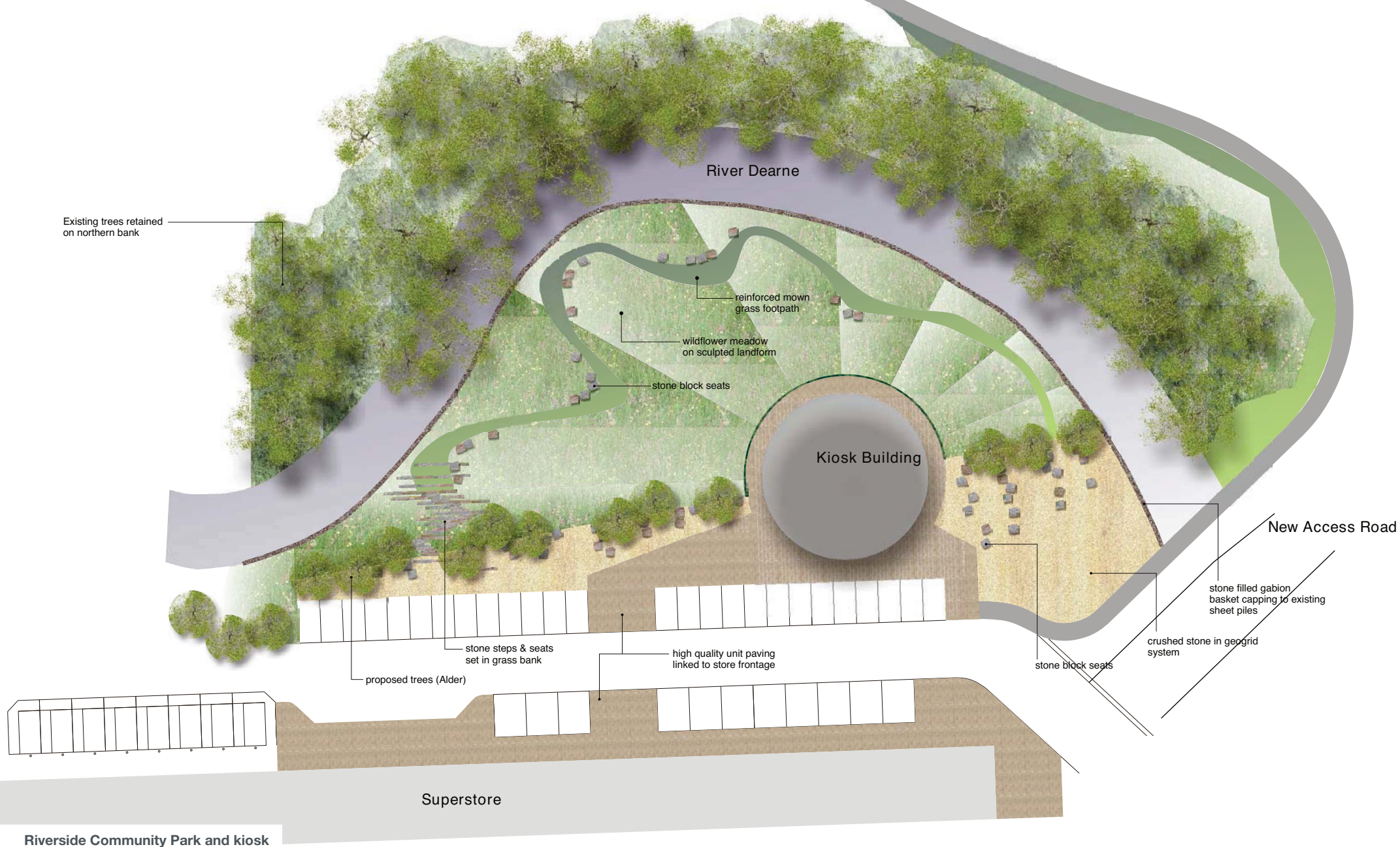
- 6.21 The landscape structure of the proposals and the Riverside Community Park integrate the development with the wider landscape setting of the River Dearne Valley Park. This integration is achieved through a landscape design approach and palette of native plant materials that are drawn from the more natural riverside character of the River Dearne.
- 6.22 The Riverside Community Park is positioned at the centre of the proposals. The layout of the buildings, access roads and car parking have been positioned to create an intact, open parkland that provides clear connections with the wider River Dearne valley.
- 6.23 There are two parts to the Park. The northern bank is proposed as an ecological, environmental and visual resource. This encloses and protects the existing bat roost (close to the existing Old Mill Lane bridge), and provides a direct, physical connection to the wider River Dearne parklands to the east and west. Indigenous tree, shrub and grassland mixes are proposed to create a robust, enclosed native planting area. Pedestrian access is not provided.
- 6.24 The southern bank is proposed as the 'hub' of the new Riverside Community Park providing two functions. Firstly, it provides a safer access point. This is achieved through new footpaths connecting the existing strategic pathways along the River Dearne to the Old Mill/Harborough Hill Road corridor.
- 6.25 Secondly, it creates a new destination for the River Dearne. This is achieved by creating a Park Kiosk as the focal point for community activities and enterprises. This supports the work of the River Dearne Eco Valley Project and the Dearne Valley Groundwork Trust in creating a sequence of flexible community hubs, providing bike hire, meeting space, etc, along the River Dearne corridor.
- 6.26 The Kiosk is placed in front of the main store entrance, as it is the most prominent part of the Park, with the highest footfall, and safe, direct access to key pedestrian/cycleway connections crossing the site.
- 6.27 The new Park provides the opportunity to reconsider appropriate river edge treatments to increase biodiversity across all areas and access to the waters edge on the southside.
- 6.38 Examples of the proposed materials palette as set out below:



Park Kiosk







Riverside Community Park and kiosk



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Park



View across the Park from the West



Access

- 6.28 The proposals are located at the crossing point of a number of strategic bus, cycleway and pedestrian routes connecting Barnsley town centre to its surrounding residential neighbourhoods and landscape setting. The site is also accessed directly from the Strategic Highway Network (Old Mill Lane/Harborough Hill Road and Burton Road), and is close to the new Transport Interchange (Bus and Rail) in Barnsley Town Centre.
- 6.29 In response, the proposals provide improved pedestrian and cycleway connections, and provide access for cars and deliveries into the site in a way that improves the residential amenity of those living close by. The layout of the buildings and roads has been carefully considered to reduce the impact of the car, and place importance on pedestrian and cycle movement.
- 6.30 This is achieved through by creating pedestrian and cycleway connections through the site, and a single access point for vehicles as set out below.
- 6.31 East – west pedestrian and cycleway connections across the site connect the existing pathways along the edge of the River Dearne to Old Mill Lane/Harborough Hill Road. From the east, the pathway enters the site across the new bridge, and crosses into the Riverside Community Park (south), and onto the pedestrian pavement at the store entrance.
- 6.32 From here, pedestrians may enter the store and travel up to the elevated shopping floor. From here, there is access to a pedestrian footbridge connecting the elevated store level to the pedestrian pavement along Old Mill Lane/Harborough Hill Road.
- 6.33 Alternatively, pedestrians/cyclists may use the external ramp that connects the car park to the pedestrian pavement along Old Mill Lane/Harborough Hill Road.
- 6.34 There is a single access vehicular access point into the site from the new Link Road (QBC) being constructed by Barnsley MBC. This provides shared access for cars and service vehicles across a new bridge over the River Dearne. On crossing the bridge, service vehicles turn left and access the elevated Service Area via a ramp. Cars and other vehicles turn right to access parking and drop off/pick up areas. A total of 772 car parking spaces (inc. 41 disabled and 37 parent and child) are provided, the majority being accommodated under the main foodstore building.
- 6.35 The PFS and smaller non food retail unit are access directly off the new Link Road (QBC).
- 6.36 This approach manages cars and service vehicles away from residential properties on Twibell Street.



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Appearance

- 6.37 The proposal is to create a positive gateway for Barnsley. The scale and massing of the buildings is contemporary, simple and distinct. The proposed building materials supports this approach through the use of a simple, contemporary palette of materials for the roofscape and elevations.
- 6.38 Examples of the proposed materials palette as set out below:



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Sustainability

- 6.39 Peel Holdings has a long standing commitment to the principles of sustainability. The most recent evidence is the MediaCity: UK development in Salford, which is the first project to be awarded BREEAM (Building Research Establishments Environmental Assessment Method) Communities Standard..

BREEAM

- 6.40 At this Outline Application stage, there is no named food retailer. As each food store operator employs different approaches to sustainable design there is a need to retain flexibility to allow more detailed design proposals to emerge as Peel Holdings works with a named retailer to bring forward a Reserved Matters application.
- 6.41 In this regard, it is considered appropriate to set a level of achievement through the BREEAM approach. The food store and landscape will be built to BREEAM 'Very Good' rating.
- 6.42 The detailed approach to achieving BREEAM 'Very Good' will be determined at the Reserved Matters application stage. At this stage, it is possible to identify the following design aspects that will make a contribution.

ENERGY EFFICIENT DESIGN

- 6.43 By minimising windows on the south elevation and maximising their use elsewhere, natural light into the store will be maximised whilst minimising direct sun strike. This may be supplemented by natural roof lighting units (sunpipes, daylight panels, etc). This will help reduce the need for artificial lighting.

- 6.44 Vents on the roof may be used to allow warm air to escape and cooler air to enter the store in the summer, reducing the need for air conditioning.
- 6.45 The use of a lobby at the store entrance will reduce the heat loss through the front door.

BIODIVERSITY

- 6.46 Biodiversity will be encouraged through the retention of existing native planting where feasible, together with robust, native planting across all landscape areas.

WATER AND DRAINAGE

- 6.47 A grey water system will be adopted, allowing the potential for water run off from the roof to be used for flushing toilets, cleaning external areas and irrigation of landscape planting.
- 6.48 A Sustainable Drainage System will be created as part of the external works and landscape proposals.

COMMUNITIES

- 6.49 The Riverside Community Park and Kiosk will provide an important social amenity not currently provided in this part of the River Dearne Valley Park. The Park and Kiosk will have excellent cycle and pedestrian access from nearby residential and employment neighbourhoods.

RENEWABLE ENERGY

- 6.50 On site renewable energy generation such as Combined Heat and Power (CHP) plant may be used to generate electricity using renewable fuel.







7. Conclusions

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Overview

- 7.1 This application seeks outline planning permission for the development of the Old Mill Lane site. Harborough Hill Park is proposed as a retail and recreational 'hub'. The proposals are for a new food store, a community park centred on the River Dearne as it passes through the site, a non food retail store and a petrol filling station. All matters are reserved except for access. The application is accompanied by a full suite of supporting documents.
- 7.2 At present, the application site supports a number of non food retail stores surrounded by parking and servicing areas. They are accessed directly off Twibell Street. The layout and condition of the existing site discourages access to the river corridor and presents a poor quality 'front door' for Barnsley.
- 7.3 The proposals will deliver a positive gateway for the town, trigger the regeneration of the River Dearne corridor as it passes through Barnsley, provide a distinct shopping experience, and a new community park connecting the town to the River Dearne.
- 7.4 Together, the Structuring Principles, Development Parameters and Illustrative Masterplan demonstrate that the development may be accommodated within the site, in accordance with planning policy and to a high quality design standard.

Securing Design Quality

- 7.5 Peel Holdings is committed to delivering high quality design and recognises the fundamental benefits of good design in creating successful places, attracting and retaining investment and tenants, attracting new shoppers and visitors and raising values.
- 7.6 Peel Holdings has an established track record in innovation, asset growth and stewardship, and bringing about the regeneration of the neighbourhoods surrounding their developments by working closely with local authorities and their partners. High quality design and sustainability has been central to many projects that Peel Holdings have been involved with, including MediaCity:UK at Salford Quays which is the first development in the UK to be awarded BREEAM Communities status.
- 7.7 In preparing proposals to date and the Outline Planning Application, a great deal of resources has been invested in design including:
 - consulting with Barnsley MBC and their partners in regard to design, including Barnsley Civic Trust and Dearne Valley Groundwork Trust
 - taking a holistic, contextual view of the design process, looking beyond land ownership to see how the proposals may deliver wider regeneration, investment and positive benefits for Barnsley as a whole
- 7.8 Peel Holdings are committed to setting in place the appropriate mechanisms for delivering design quality through the Reserved Matters Planning Application process including:
 - Continuing to consult closely with Barnsley MBC design professionals, Barnsley Civic Trust, Dearne Valley Groundwork Trust and other partners through the pre application and determination stages of future applications
 - Engaging with the independent Intergreat Yorkshire Design Review Panel
 - Continuing discussions with management organisations in regard to the long term stewardship of the Riverside Community Park.







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