

03

Consultation

03: Introduction Consultation

During RIBA Stage 3 the project team engaged with numerous internal stakeholders and HAZ officer to develop the design. The following is a summary of those discussions

Pre-App Planning and Conservation meeting - Conservation officer, HLM, Evolve 31/03/2022

The virtual meeting was to discuss the scheme

- Overall the proposals are viewed as a superior scheme (re. the Eldon street block) to the previous iteration of the design that was approved under 2021/1048 and 2021/1045.
- The Eldon Street block which includes internal changes, the conservation works and exterior repairs to this part of the envelope are fully supported.
- The removal of the canopy is a retrospective item and all in support of removing the canopy on Eldon Street.
- The current fascia has been investigated and discovered that there is no useable original fascia however after removing the roller shutters the new fascia will be developed more in line with the original location.
- The ground and first floor include a primary entrance to the central staircase from Eldon Street thus activating the Eldon Street block as the principal and public face of the building. The entrance allows access to two lettable spaces (café bar etc) either side of the main corridor which could be separate or one unit.
- The first floor is configured as a possible food and beverage facility that could be linked or could be separate to that of the GF.
- The second entrance introduced to Eldon Street provided a separate secure access to the upper floors.
- The second floor is retained as an office.
- The third floor proposals for a Creation space retains the legible and historic features (including truss detailing and the overall openness of the space). The historic staircase will be extended to allow public access to the theatre along with modifying the toilets and office space to the Hanson Street building.

Consultants

The design and client team have engaged in workshops to develop and co-ordinate the scheme incorporating specialist advice from the following consultants

HAZ Consultant

Heritage Consultant

Acoustic Consultant

Fire Consultant

Lighting Consultant

All the information captured from the workshops have been provided in reports submitted with the application

Note

The planning approval reference is 2021/1045 & 2021/1048, granted on the 09/08/2021 for proposed works to Barnsley Civic's formed the basis for the revised scheme and following the continued support of the HAZ and Conservation officers we feel that this high scheme will also add to the vibrancy and vitality of the townscape.

04

Site analysis

04: Site analysis Masterplan

Masterplan

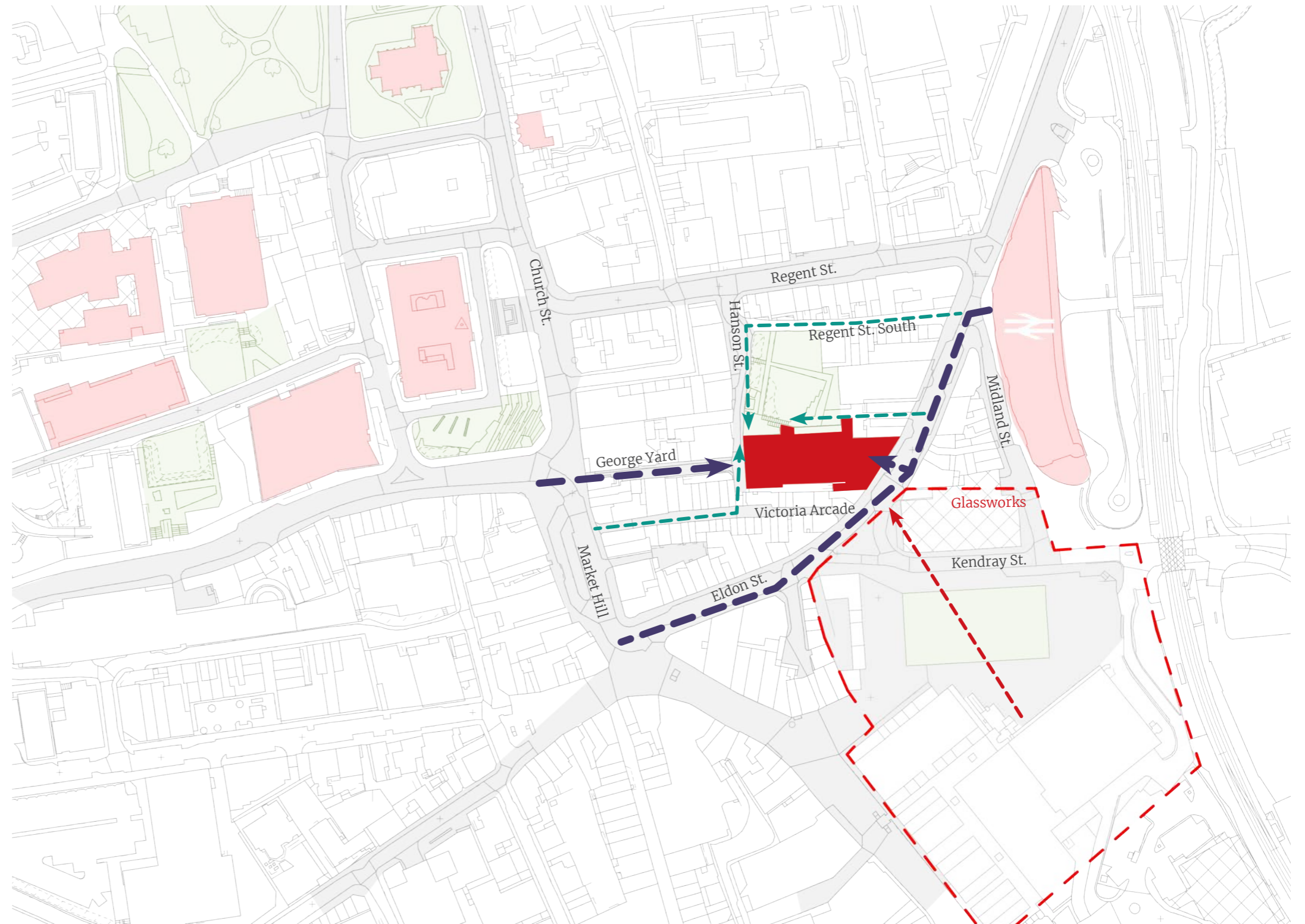
The Town Square will be at the convergence of routes into the town centre and will provide the setting for new buildings including a public face to the indoor market. A new library and restaurant and leisure facility will hug the new public square as it opens onto The Civic Barnsley.

This will not only create a wide open frontage for The Civic Barnsley restoring its grandeur as a landmark building within the city, but with the right offer also increase footfall within it.

Re-activating the main entrance on Eldon Street would ensure increased footfall within the building and encourage the opportunity to house mixed use accommodation.

The Civic building is a Grade II listed building located within the Regent Street/ Church Street/ Market Hill conservation area. This area includes the historic core of Barnsley Town Centre and the centre of the borough's civic and commercial functions. The Civic is one of the most prominent buildings in this area. As 2.2.2 of the Heritage Statement refers to, there are no conservation area appraisals or management plans for this area. The proposals therefore seek to retain and enhance the existing characteristics of the building.

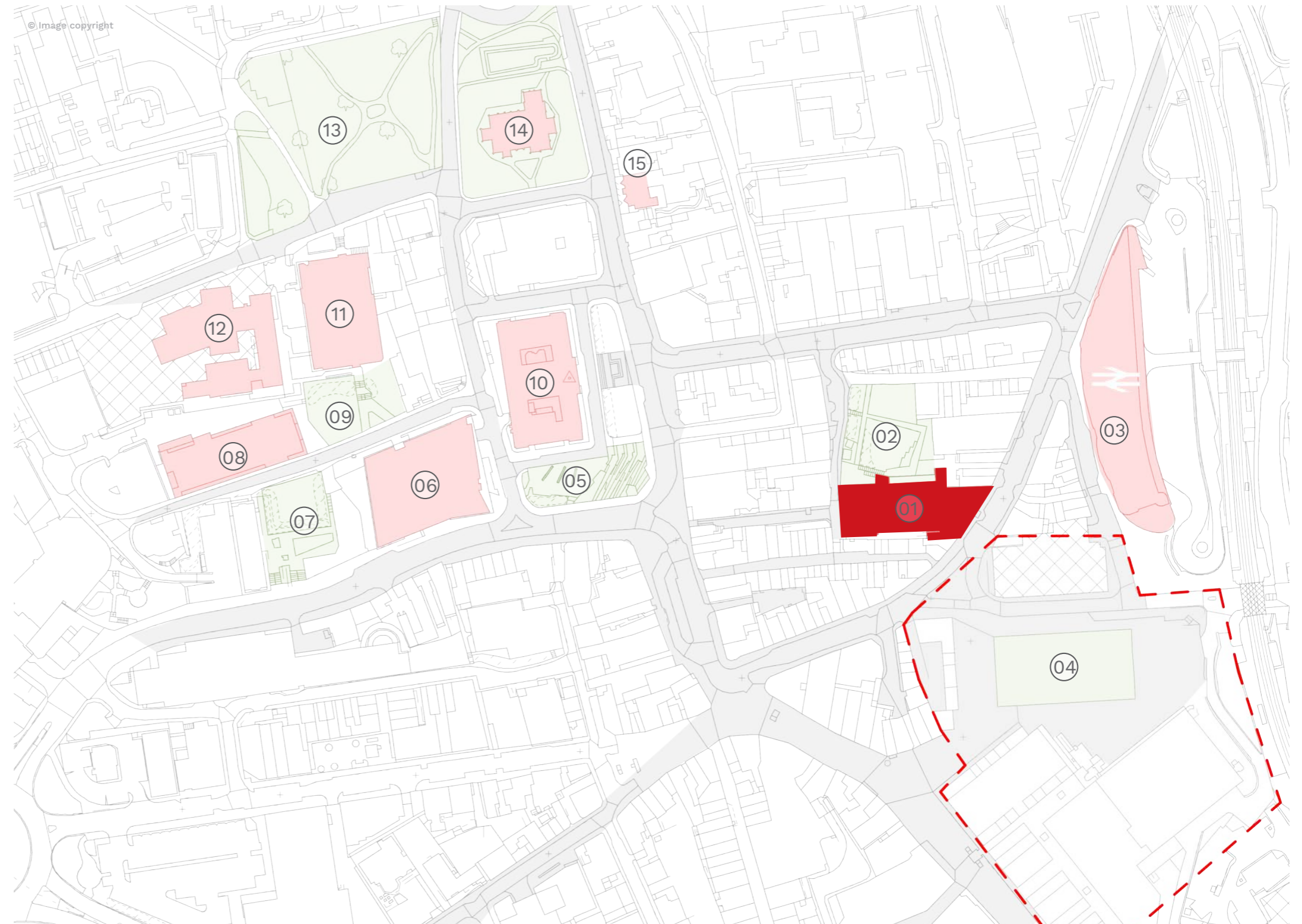
Refer to Heritage Statement sections 1 and 2.



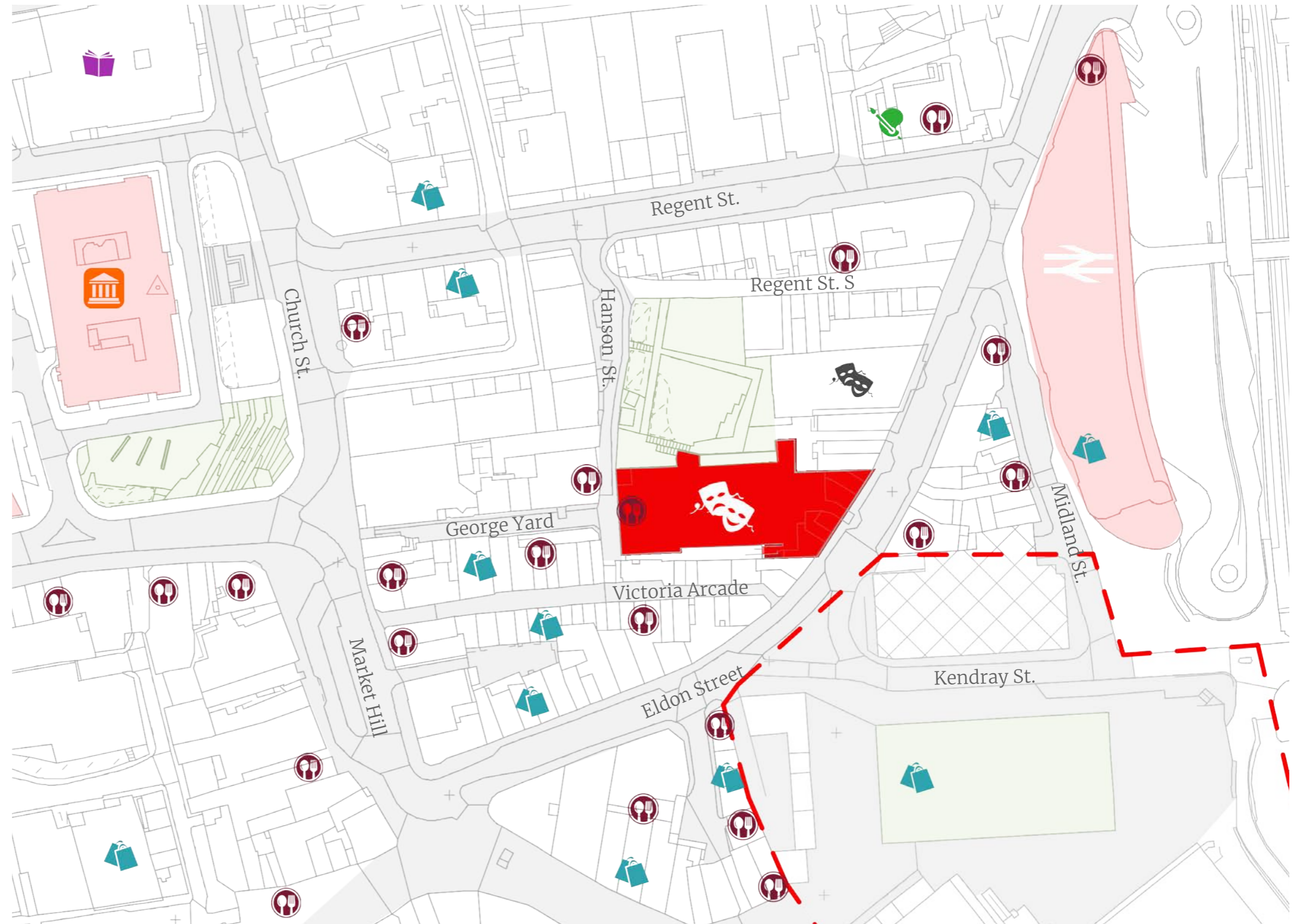
04: Site analysis

Key buildings / spaces







- ① The Civic Barnsley
- ② Mandela Gardens
- ③ Barnsley Interchange
- ④ Alhambra Centre / Glass Works
- ⑤ Town Hall Landscape
- ⑥ 6th Form College
- ⑦ Public Park / Square
- ⑧ Council Offices
- ⑨ Courthouse Gardens
- ⑩ Experience Barnsley Museum
- ⑪ Courthouse
- ⑫ Police Station
- ⑬ Berneslai Park
- ⑭ St.Mary's Church
- ⑮ Cooper Gallery



04: Site analysis Functions

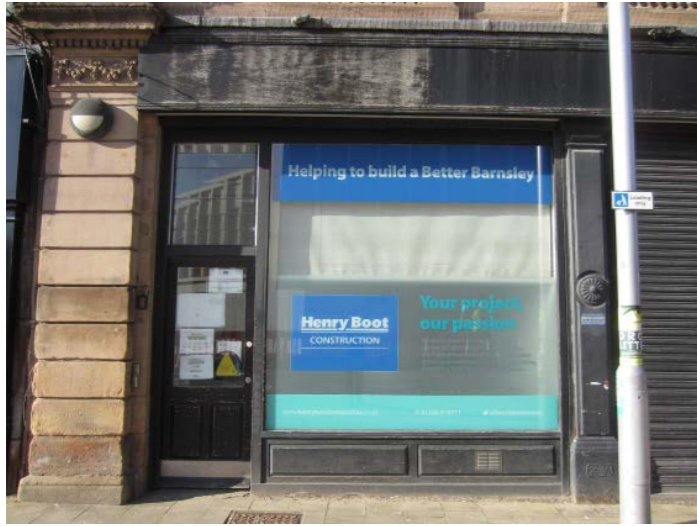


Key

-  F & B Outlet
-  Shop
-  Art Gallery
-  Museum
-  Theatre / Cinema
-  Library

04: Site analysis

Photographic Survey - Eldon Street Elevation



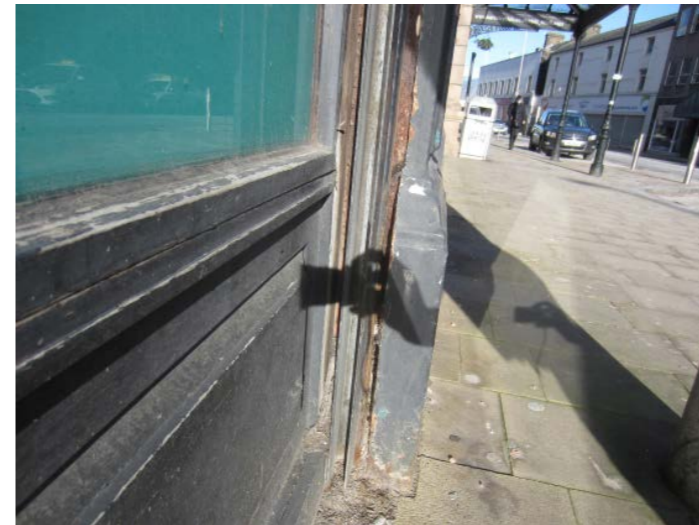
Secondary entrance on Eldon Street facade



1960's replica canopy - showing door connections to the stonework



Existing signage and fascia detail



Existing cast iron pilasters



Existing Eldon Street Facade

04: Site analysis
Photographic Survey



Eldon Street entrance



First Floor office



Second Floor office



Third Floor office



05

Design Development

05: Design Development Eldon Street Elevation

Eldon Street facade

The Eldon street frontage is an area of high significance (refer to Heritage Statement section 2.5.3 for more details). As the images adjacent demonstrate much of the facade has remained the same or similar. The shopfronts remained a fluid feature as the nature and need of the spaces on the ground floor change over time. The entrance canopy seen in image 01 is believed to be the original built in the early 1900's. This canopy was removed and reinstated as a replica of the original in the 1960's and therefore the canopy we see today bears no heritage significance.

The proposals take into account the Grade II listed buildings existing characteristics and aim to enhance and retain much of these features. The next few pages will offer justification for design decisions made.

Key design changes made to the Eldon Street facade are as followed:

- Redesign of the shopfronts, signage fascia and removal of the existing security roller shutters.
- Separate residential entrance with own internal lift and staircase which requires access off Eldon Street.
- The removal of the entrance canopy.
- The removal of the pigeon netting and fixings

Through several consultations with The Civic about how they wish to operate and manage this elevation; discussions with the HAZ officer, planning and conservation officers about the design proposals and in close consultation with the heritage consultant, these design changes on Eldon Street have been carefully considered.

The images adjacent from 01 - 04 show the evolution of the Eldon Street facade. Much of the existing elevation has remained the same, however the shopfronts and canopy have changed throughout the building's history to accommodate the variety of uses on the ground floor.

Refer to Heritage Impact Assessment section 4.2.1



Barnsley Council Archive image



1963 Archive image



Copyright: Sheffield Hallam University



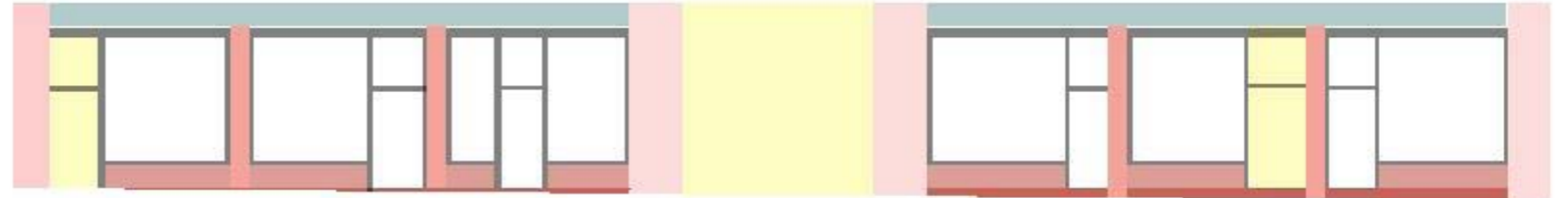
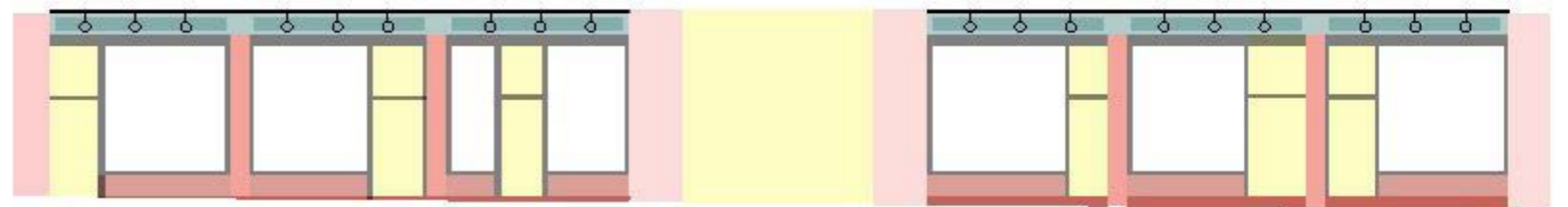
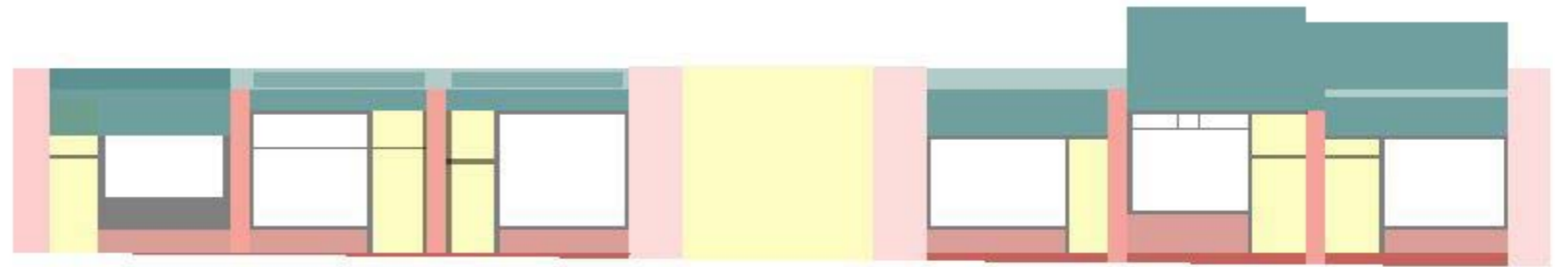
Barnsley Council Archive image

05: Design Development Eldon Street Elevation

Evolution of the shopfronts

This demonstrates a block colour analysis of the shopfront components dating from 1963 to present day demonstrating the evolution of the facade design. It is clear to see that they have evolved to accommodate the change of uses on the ground floor. This went from individual shopfronts and stores requiring individual entrances, signage and glazed displays to present day where access points have been reduced to suit a single space behind on the ground floor.

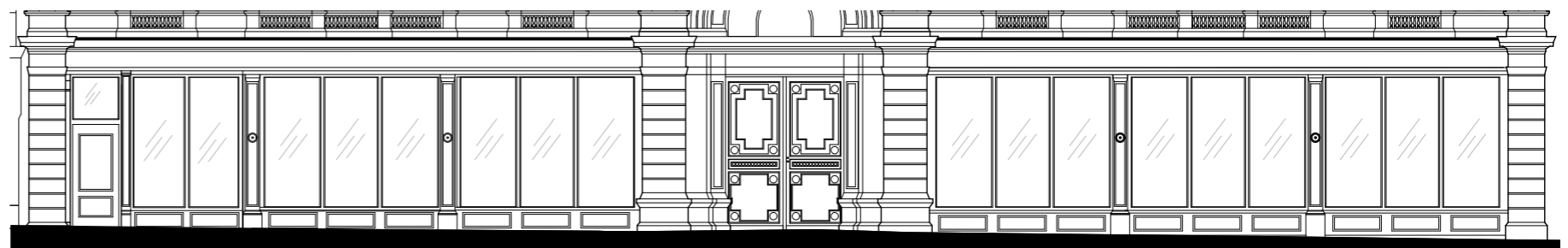
The design proposal aims to take this one step further and retain access to the left as separate access to the upper floor spaces and retain the main entrance as single access to the lettable space behind and the theatre. This will provide a unified frontage, meet the security issues by reducing access points, removing the roller shutters and introducing security through the glazing.



Facade Components

- Cast iron pilasters
- Stone
- Stall risers
- Base step
- Signage
- Fascia
- Entrances
- Timber Frames
- Timber pilasters

STAGE 3 PROPOSAL



05: Design Development

Eldon Street Elevation

Existing facade

The existing shopfronts are formed of:

- Iron pilasters
- Stall risers
- Differing window frames and proportions
- Canopy
- Two entrance doors

Proposed facade

The proposed shopfronts have been designed to retain and enhance existing features and characteristics on Eldon Street.

- Canopy
The current canopy has attracted undesirable behaviour and loitering due to the shelter it provides and has a poor relationship with the entrance stonework. The Heritage Statement section 2.5.4 refers to the canopy of having limited benefit of removing the canopy and replacing it with another replica canopy. By removing the canopy, it provides an opportunity to repair the decorative stonework around the entrance and reveal the detailed and original entrance. Along with the lighting this will re-emphasise the main entrance to The Civic.



Site Photograph

- Window / Glazing
Doors to the shopfronts are removed and the proposed fenestration follows the patterns and rhythm of the existing upper floors of the Eldon Street facade. The proposals create a single space use showcasing a revived active frontage with simple large panes of glass set within timber framing between the existing cast iron pilasters with a slight recessed jamb. The new shopfronts have been designed respecting the rhythm and proportions of the existing buildings as seen in the diagrams adjacent.



Barnsley Civic 1963

- Fascia
The removal of the existing security shutters will enable a new fascia to fit more sympathetically and improve its relationship between the fascia and the existing decorative stonework. The removal of the roller shutters will also create a more welcoming and transparent environment with the glazing providing the required security.

- Doors / Access
Currently modern doorways conflict with the proposed use of the lettable space and therefore the access points have been reconsidered. A separate entrance is required to ensure the security to the separate uses the second and third floors.



Existing Facade Analysis



Proposed Facade Analysis

05: Design Development

Eldon Street Elevation

Eldon Street facade Proposal

[1]. Ashlar and decorative sandstone to receive a gentle cleaning with DOFF or Therotec system to remove algae & paint staining particularly to areas of water runoff. Cleaning to focus on the moulded details where the staining is the most significant and will be subject to a trial sample area to ensure that it is a suitable method, particularly to the areas of stone erosion. Following cleaning the sandstone will be brush / dress back to remove any loose and decaying masonry and a management & maintenance plan will be recommended along with a quinquennial survey routine.

[2]. Stone indents to damaged areas of the entrance at low level, to prevent significant ongoing erosion and create a strong visual impact to welcome visitors to the building. Extent indicated in blue opposite.

[3]. Areas of previous render repairs will require a high-level inspection and hammer test to determine the extent of any loose render repairs which will be removed. Minor repairs will be carried out to fix holes, some poorly patch repairs and open mortar joints. Allowance for repairs to stone surround on removal of shutter guides.

[4]. The current signage fascia with integral roller shutters will be removed and a replacement painted soft wood timber fascia will be provided to follow the historic profile.

[5]. The existing decorative timber main entrance door will be redecorated.

[6]. The existing shopfronts will be carefully removed retaining the cast iron pilasters. A paint analysis will be carried out before the cast iron pilasters are repaired and redecorated. Open joint to the masonry to be closed off with burnt sand mastic.

[7]. New shopfronts, proposed between the pilasters, will be timber frames with double glazed units. Windows will be slightly recessed behind the existing pilasters and stonework and reflect the proportions of the building. Timber mullions and glazing bars will be used to break up the window into smaller compartments as indicated.

[8]. New stall riser will be provided as a visual and structural base for the shopfront with a moulded projecting cill. The panelled timber riser will be sat on the existing plinth and finished with a sacrificial skirting detail.

[9]. New painted timber doors and slim timber pilaster divider.

[10]. The replacement of early 1900's canopy as part of the 2006-2009 works will be removed to expose the building's round-arched centrepiece, carved keystone depicting Henry Harvey and two figures representing art and science in the spandrels to either side.

[11]. The existing bird protection netting across the façade will be removed. Alternative, less visible deterrents and a pigeon deterrent system will be installed.

[12]. The sash windows at 1st and 2nd floor will be redecorated and sealed with new burnt sand mastic. The circular casement windows / smaller sashes at 3rd floor will be replaced with pivot openings for internal cleaning.

Refer to Heritage Impact Assessment section 4.2.2

Stone repairs scope of work:

Repointing - Sound pointing to be retained intact. Mortar joints identified as open or defective are to be carefully raked out without damaging adjacent stone, and repointed with an approved lime based colour matched mortar.

Redressing - Areas of flaking friable stone to be brushed / redressed to reform a hard weathering surface.

Restoration to failed previous repairs

Failing/damaged previous mortar repairs to be carefully removed and assessed with a view to considering redressing in lieu of new restoration. Where redressing is not feasible, new repairs should be made with the approved restoration mortar incorporating reinforcement. Repairs to be squared off to mimic the appearance of an indent repair. Where depth of stone decay precludes achieving a sound repair with mortar, it may be necessary to implement a new stone replacement.

Indenting or Replacement - Defective stone to be carefully cut out to create clean, square aperture. New stone units to be bedded on approved lime based mortar incorporating stainless steel rods secured with an appropriate polyester resin. On completion of fixing, beds and joints are to be carefully pointed to match the surrounding stonework.

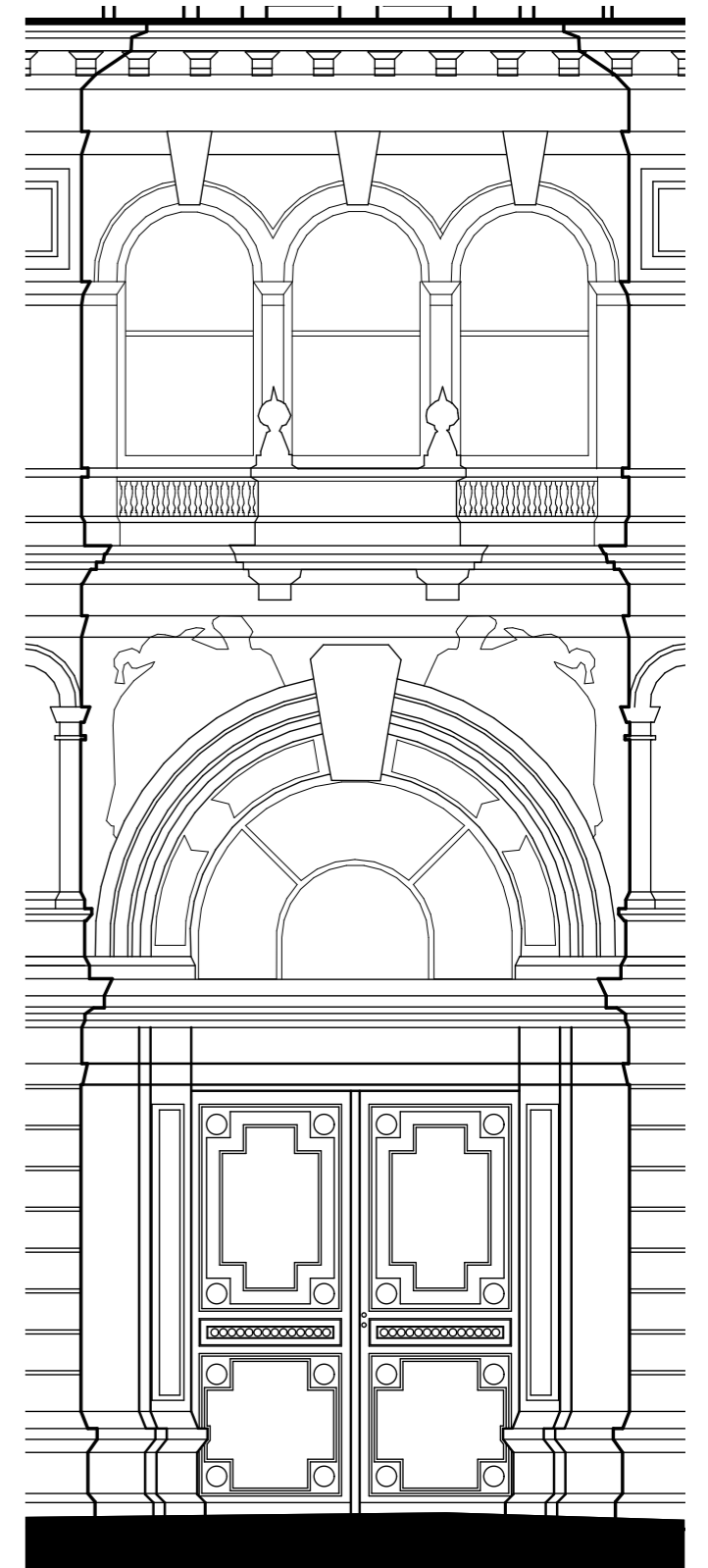
Missing balusters - Stone balusters to second floor windows that are missing or beyond repair are to be replaced with new stone.

Fractures or Cracks - Fractures of cracks identified as needing repair should be pinned using stainless steel threaded rod set in a suitable polyester resin. Drill holes and fracture to be made good with approved restoration mortar.

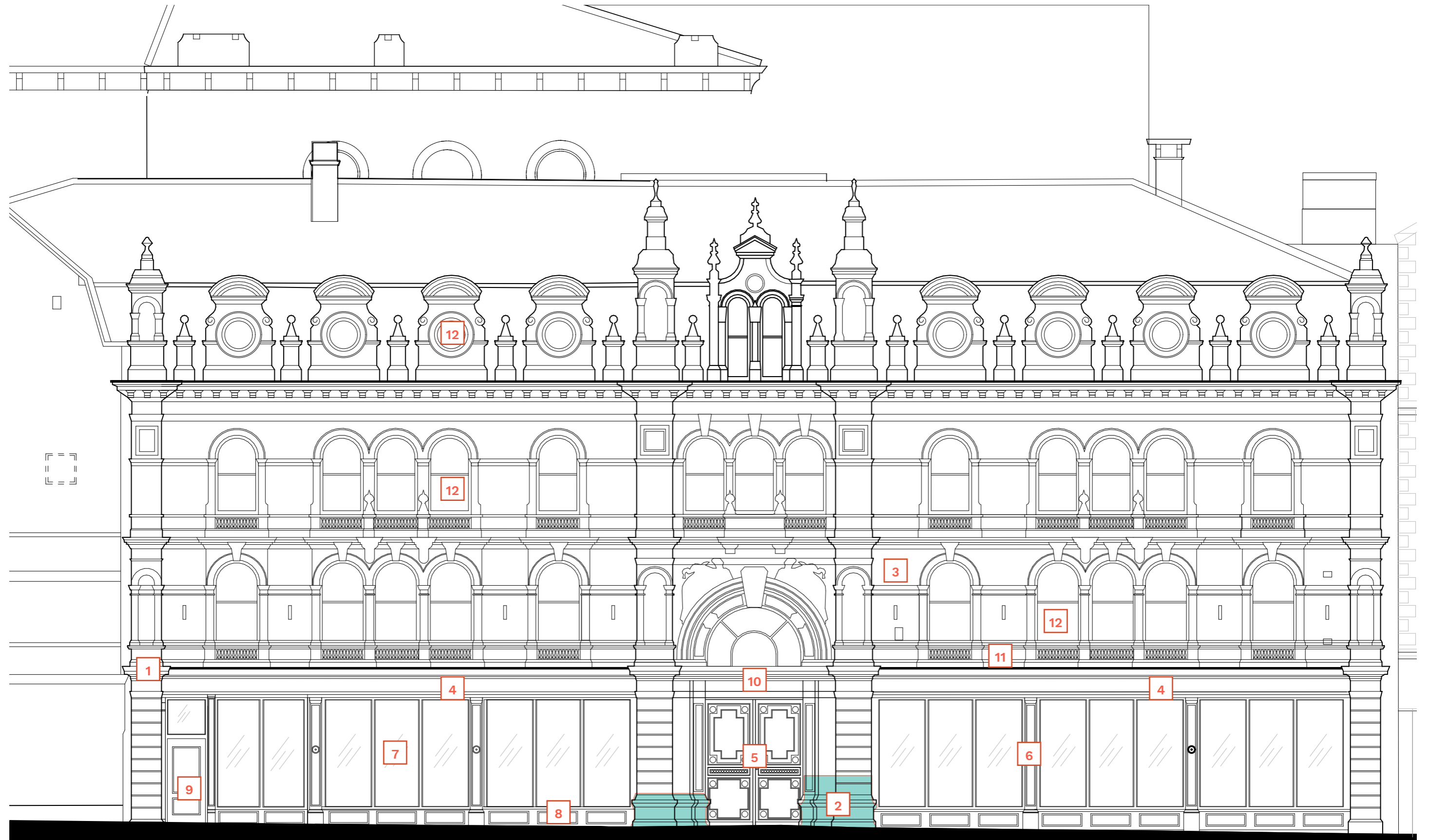
Loose Finials - Loose finials at roof level should be pinned with stainless steel rods set in resin to secure in position and repointed with approved mortar.

Removal of old Metal fixings - Old metal fixings (except historic loop fixings) are to be removed and the residual hole made good with the approved restoration mortar.

Plant Growth - Plant growth to be poisoned and removed and damaged mortar joints to be repointed with the approved mortar.



05: Design Development
Eldon Street Elevation



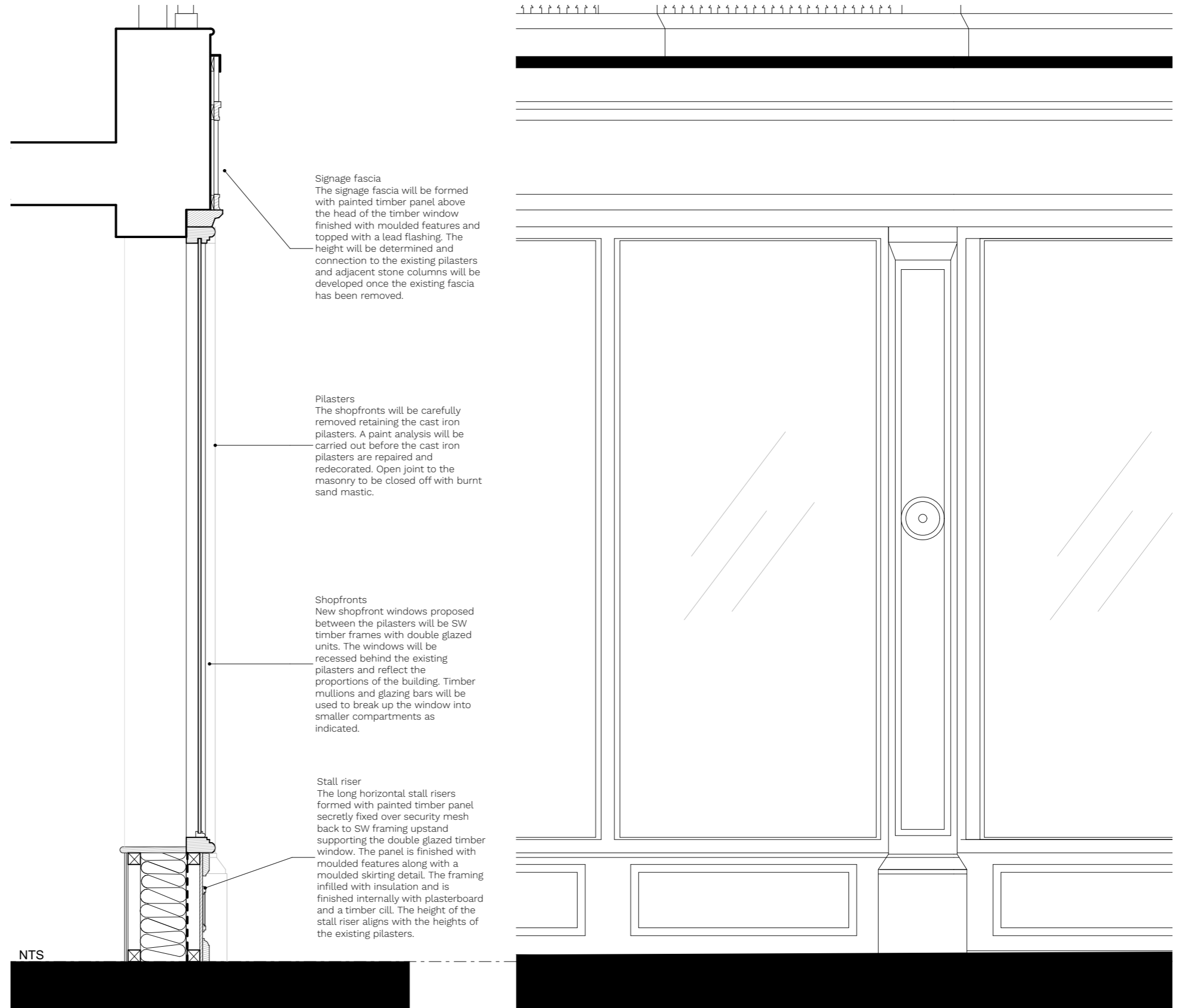
Proposed Eldon Street Elevation

05: Design Development Eldon Street Elevation

Indicative Section of the shopfronts

The new glazing units will fit neatly behind the existing pilasters and the stonework. This will mimic the existing features and the timber frames and mullions will reflect the existing proportions of Eldon Street Elevation.

Please note this is an indicative section awaiting further site investigations.



05: Design Development Pigeon Deterrent

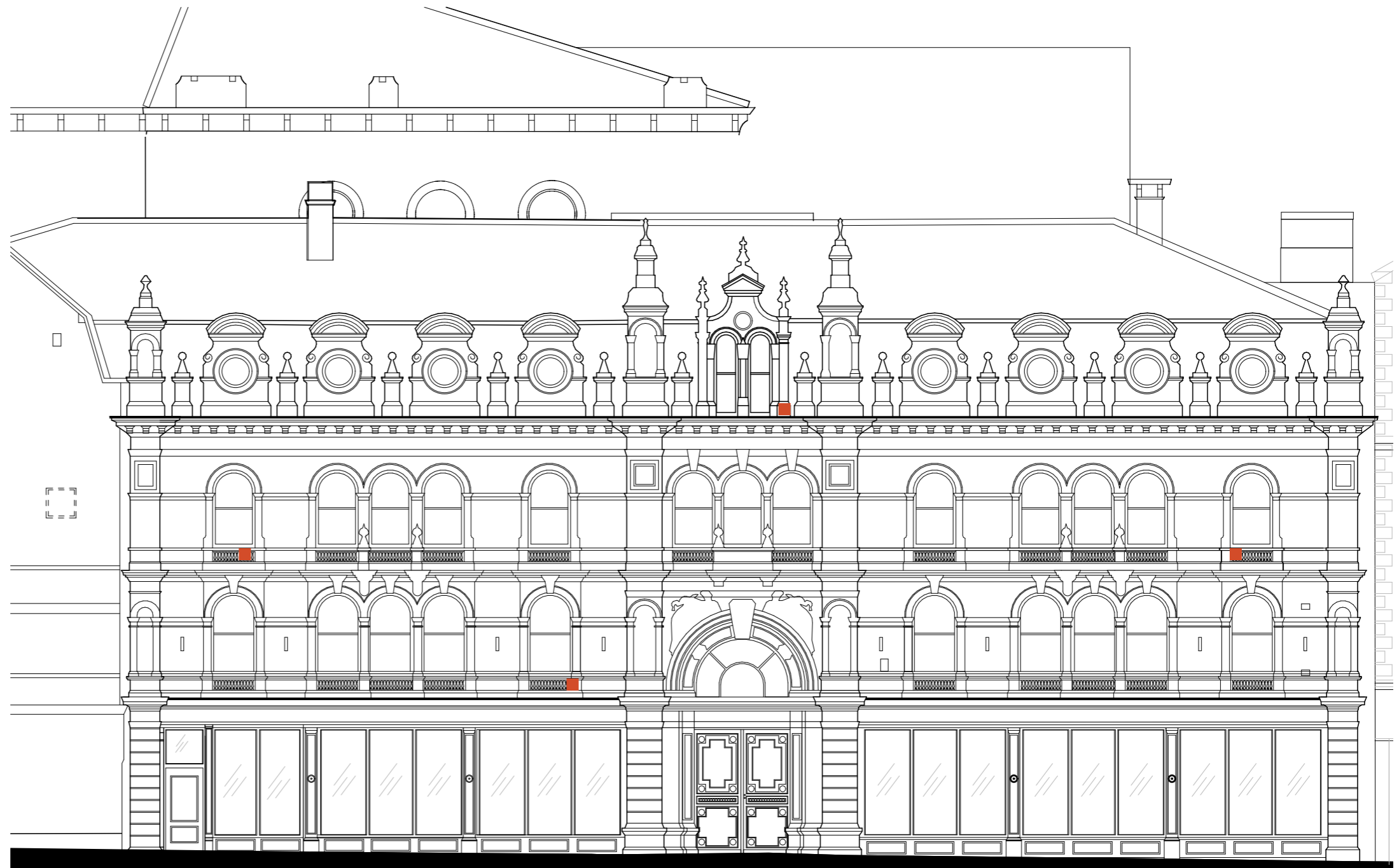
Removing the Existing Pigeon netting

The existing pigeon netting and fixings are to be removed and a new pigeon deterrent to be added. From advice from the ecologist they recommend using a transmitter to replace the netting as they are much less intrusive and remove the need for multiple fixing other options would require.

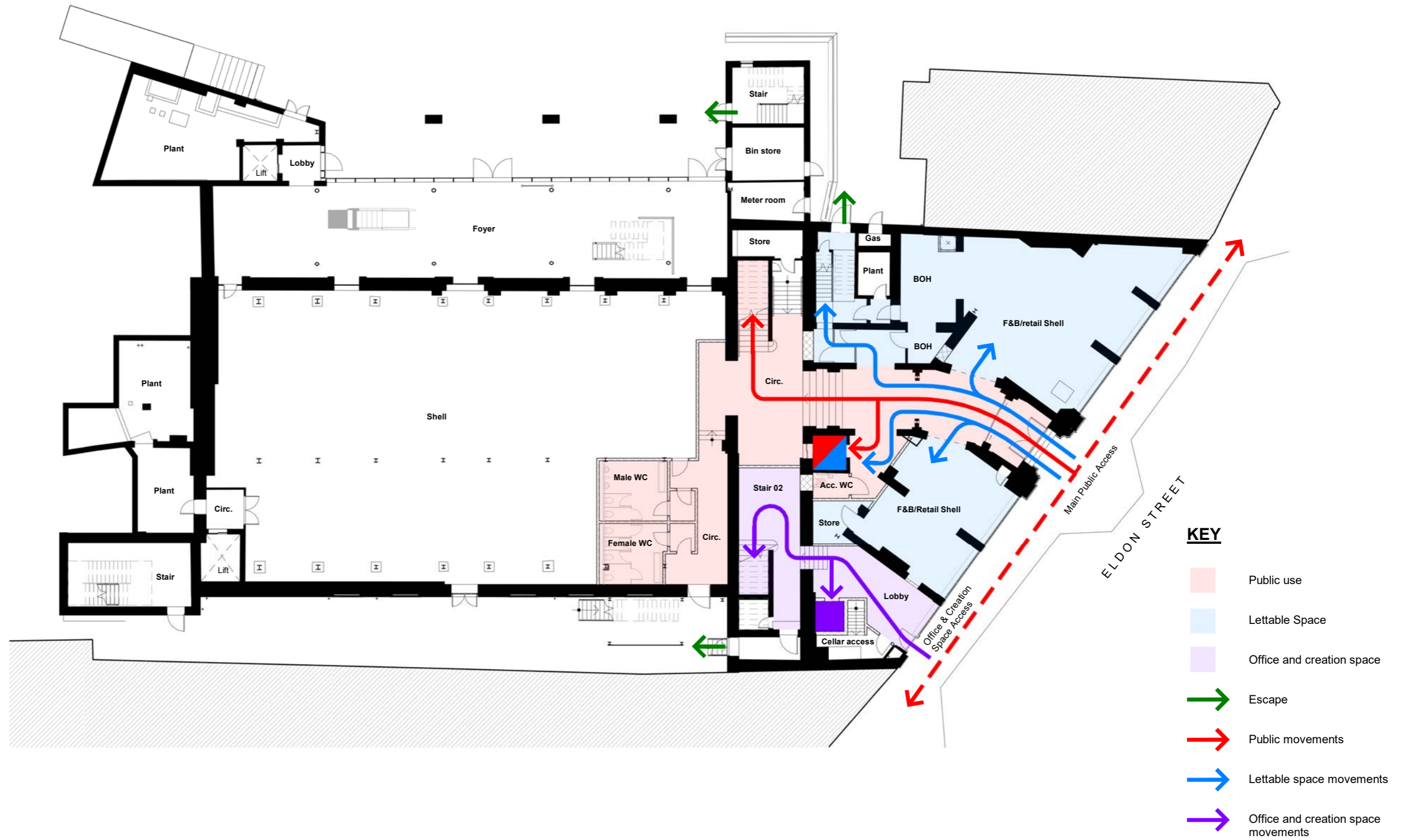
The system is efficient and the number of transmitters as recommended by manufacturer will be spaced appropriately on the Eldon Street facade (potential locations indicated). They don't require intrusive fixing and are securely fixed to facade and discreetly placed adjacent the windows so the batteries can easily be maintained.



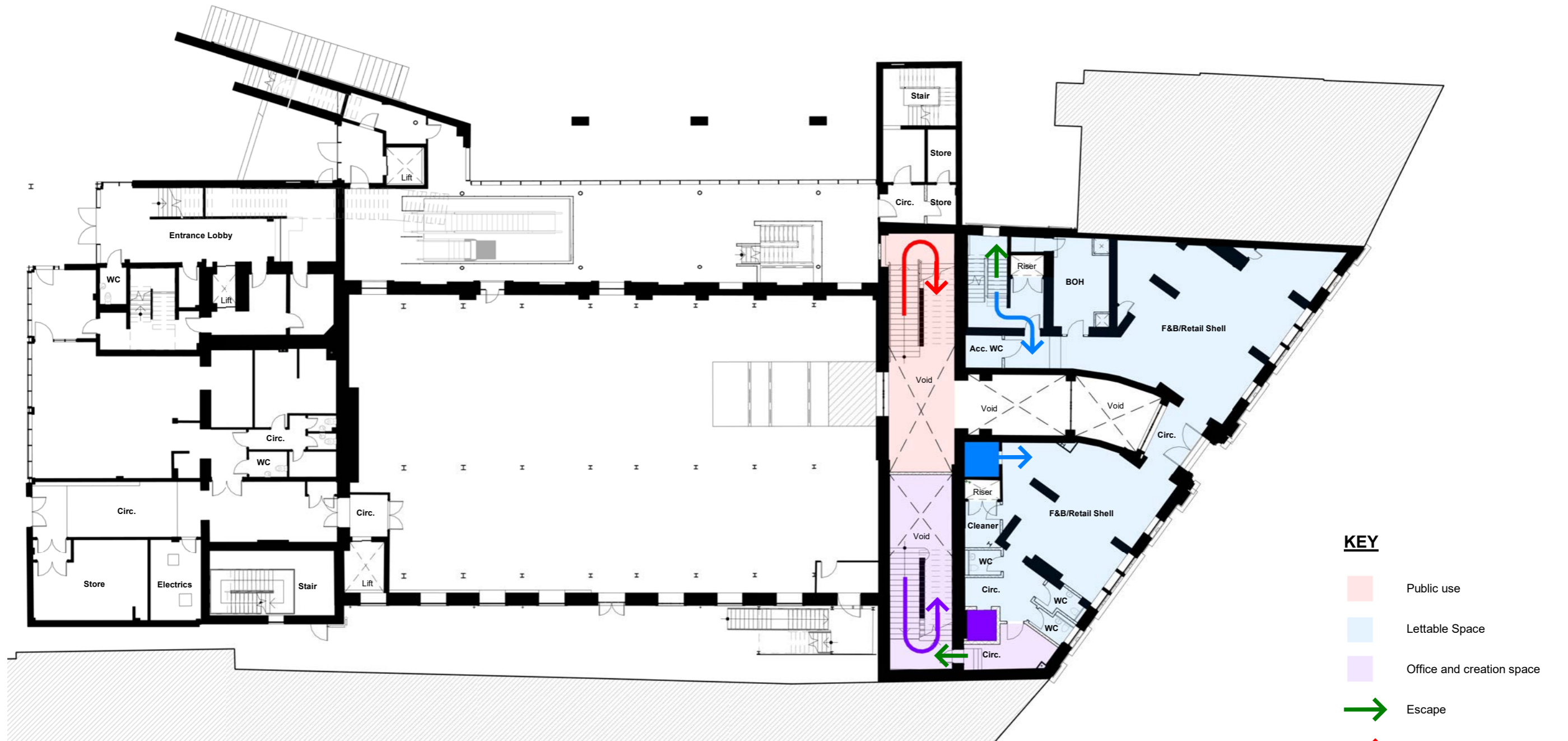
<https://pigeon-deterrent.co.uk/>



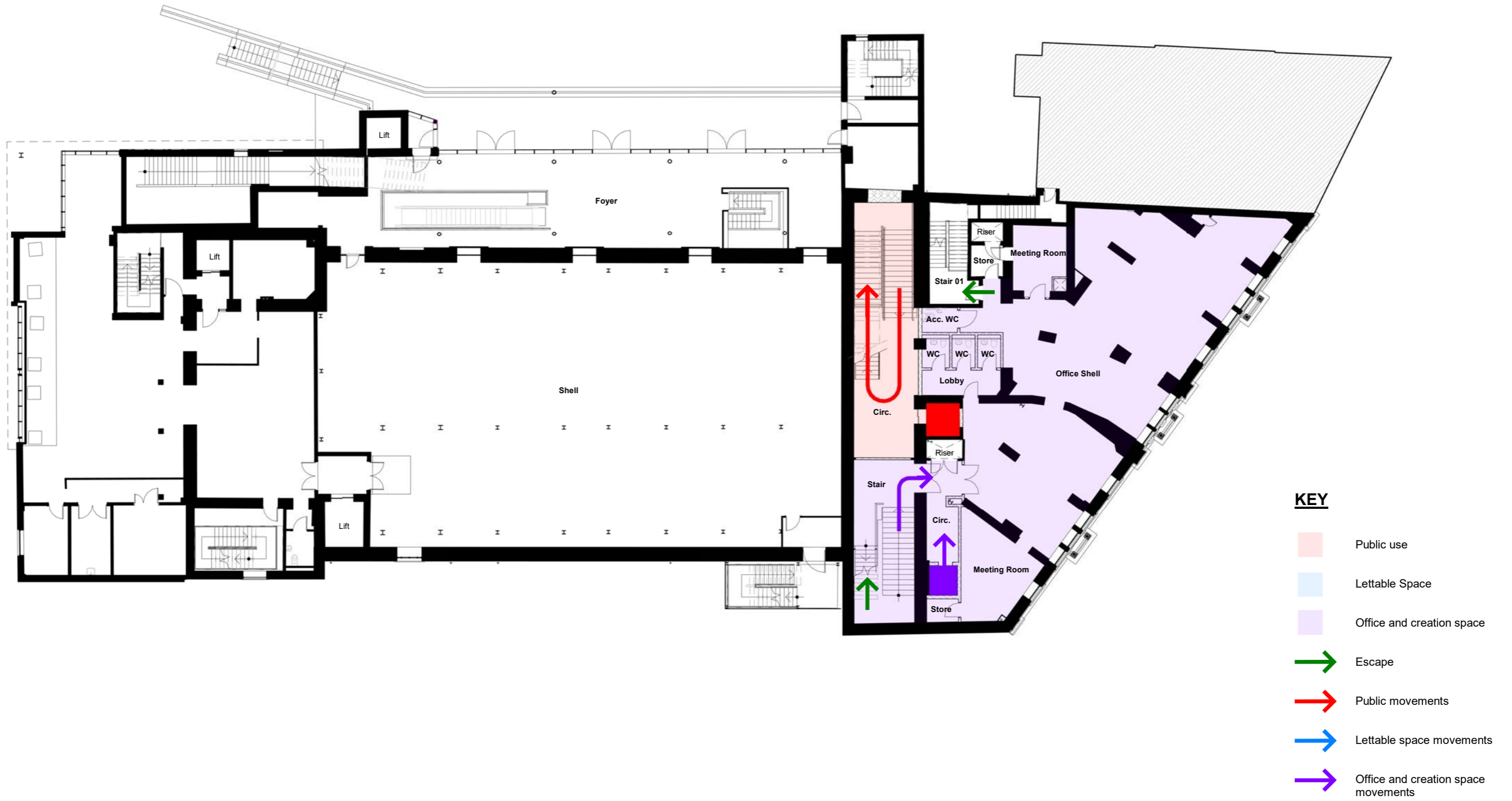
05: Design Development
 Movement and Access - Ground floor



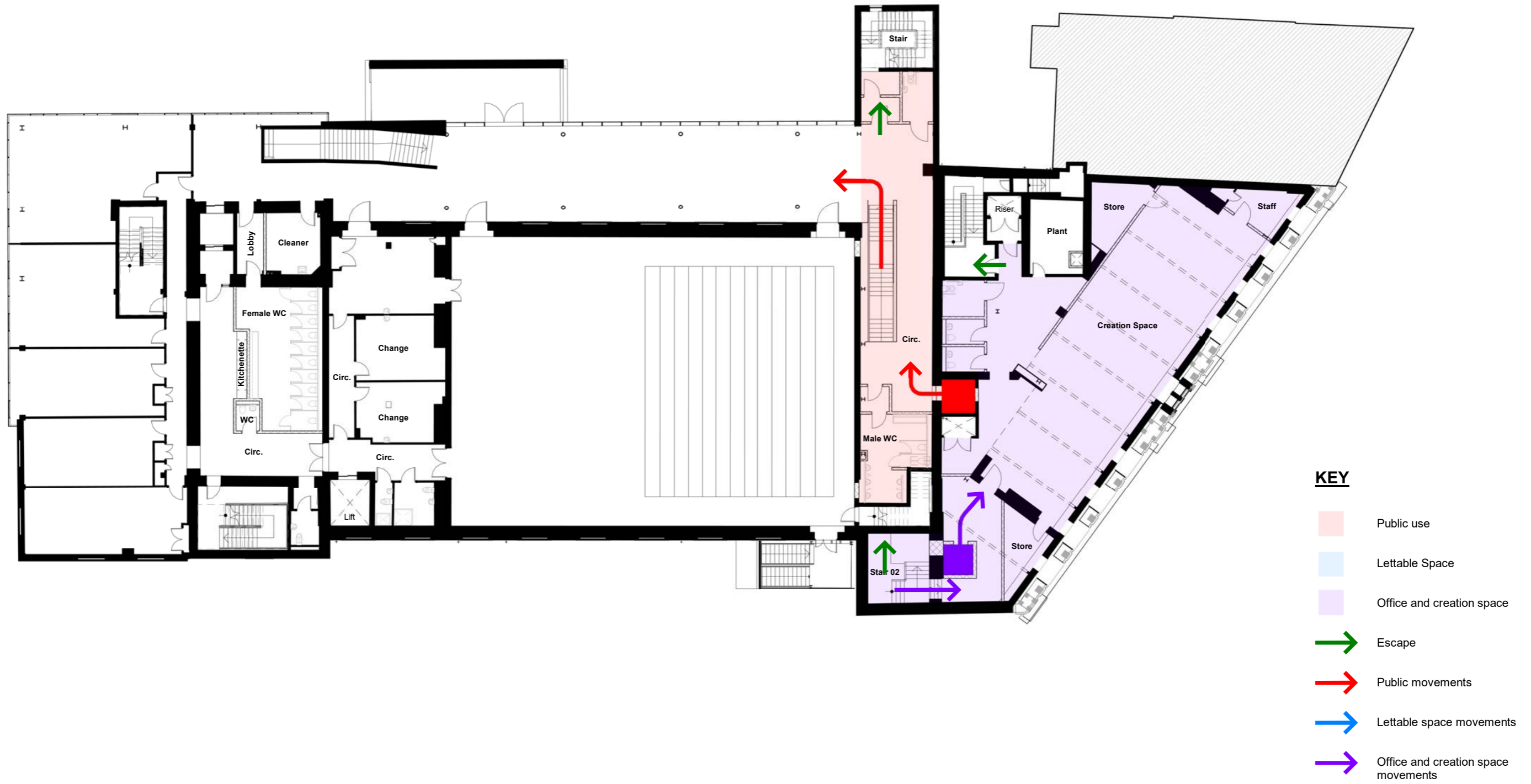
05: Design Development
 Movement and Access - First floor



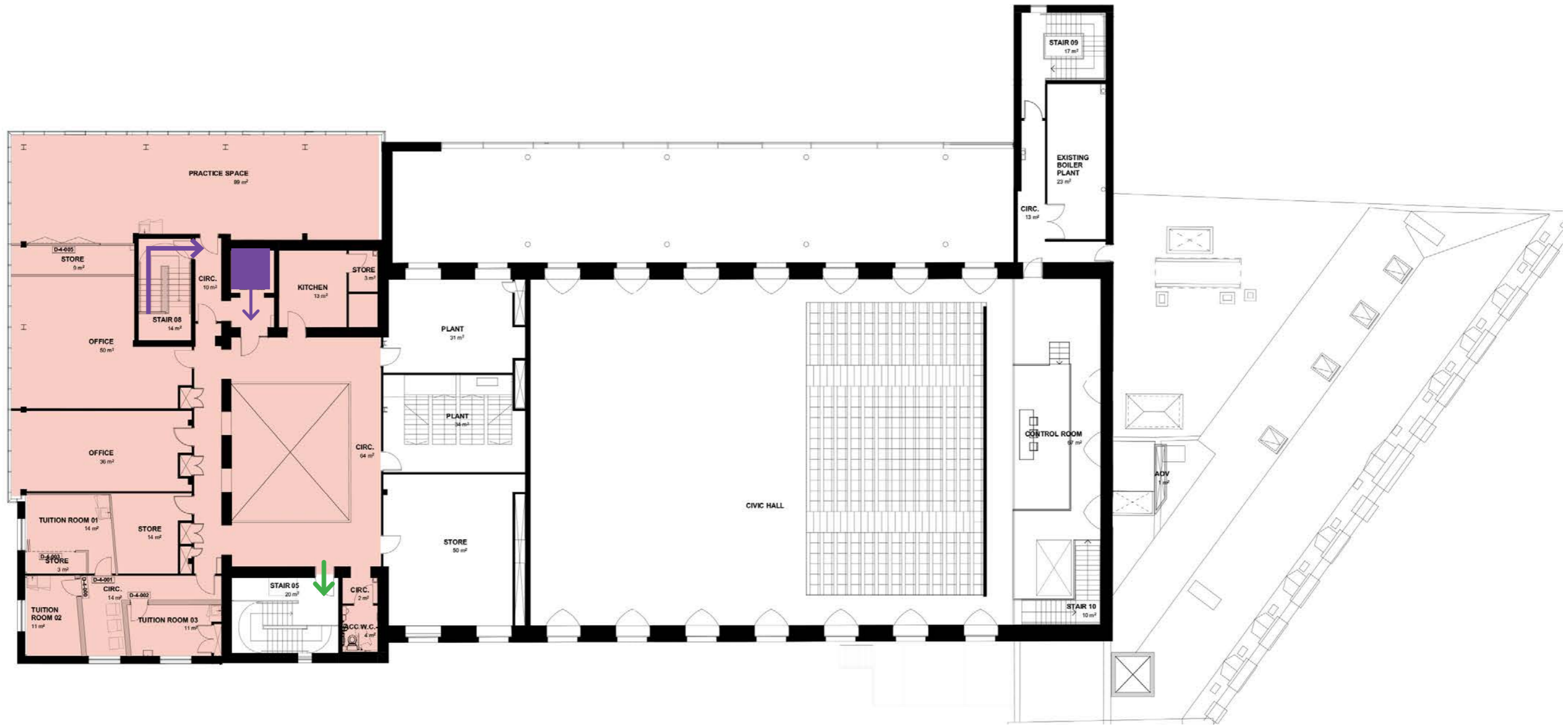
05: Design Development
 Movement and Access - Second floor



05: Design Development
 Movement and Access - Third floor



05: Design Development
 Movement and Access - Fourth floor



- KEY**
- PUBLIC USE
 - LETTABLE USE
 - OFFICE & CREATION SPACE USE
 - ESCAPE
 - PUBLIC MOVEMENTS
 - LETTABLE SPACE MOVEMENTS
 - OFFICE & CREATION SPACE MOVEMENTS

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05: Design Development

Repairing the Historic Tiles

Repair the existing tiles

There is existing 1878 encaustic tiles and 1910 mosaic tiles of heritage significance in the circulation hallways and entrance on the ground floor which provide an opportunity to repair for the projected footfall when the building re-opens to optimise the heritage value of the building.

The area outside the north stair and entrance into the studio theatre is to be provided with new tiles to match the historic pattern of the tiles in the south passage.

A – The mosaic tiles to the entrance and hallway are in good condition and we will clean and carry out minor repairs to conserve the tiles.

B – The encaustic tiles to the Minton’s floor in the south side of the grand staircase are in good condition and we will clean and carry out minor repairs to conserve the tiles. A small section will be removed where the wall has been moved to create the lift access to the upper ground floor.

C – Unfortunately the flooring on the north side of the grand staircase has been removed previously and we propose to reinstate a Minton’s floor with similar encaustic tiles and patterning for the public access into the Civic’s facilities.



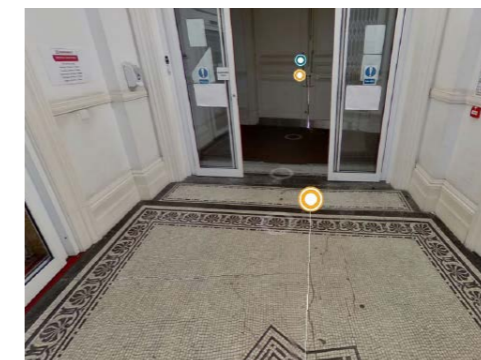
1878 Encaustic Tiles – Site Photographs



1878 Encaustic Tiles – Reconstruction of original



1910 Tiles



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06

Access Strategy

06: Access Strategy

Introduction

The development is designed to be as accessible as possible, taking into account the influencing legislation and guidance.

Part M ‘Access to and use of buildings’ revised in 2015, states that reasonable provision shall be made for people to gain access to and use buildings and their facilities. The Approved Document M gives guidance on how to achieve this, which will be used throughout the design phase as minimum requirements, with any derogation detailed and explained.

Inclusive design benefits everyone and maximises the life and potential of the building and the independence of those who use it. An inclusive environment enables everyone to enter, circulate, enjoy and utilise all facilities.

The information provided in this document is based on criteria from the following design guidance:

- ‘Access to and use of buildings’. Part M and Approved Document M (2015 edition) of the Building Regulations
- BS 8300:2009 ‘Design of buildings and their approaches to meet the needs of Disabled people: Code of Practice’.
- The Equality Act 2010
- ‘Designing for Accessibility’. Centre for Accessible Environments
- BS 9999:2008 – Fire safety in design, management and use of building
- ‘Fire Safety, Volume 2: Buildings other than dwelling houses’.
- Part B and Approved Document B (2006 edition incorporating the 2010 and 2013 amendments) of the Building Regulations

Site

The main pedestrian access has been re-instated from Eldon street and retained from Hanson Street.

Pedestrian access

The main visitor entrances into the building will be from Eldon Street and Hanson Street will be used for staff, servicing and group activities.

Cycle Access

Remain as existing.

Building Entrance

The building entrance will stand out clearly in the existing façades by use of the historic doors and by the double height recessed stone arch. The Main Entrance will be held in the open position and the internal lobby doors are automatic sliding doors opening on approach for ease of entry and exit, a level threshold, and a spacious lobby area before entering the reception lobby of the building. A separate entrance is provided for the residential units leading to a residents lobby accessing the lift and stairs.

Box Office

The reception will be a mobile station in the entrance area provided with personal assistance to help any special needs.

Horizontal Circulation

All floors have level access to each of the spaces. Doorways will provide the minimum clear width of 800mm opening. The new corridors and circulation areas are generally a minimum of 1500mm. Access to all areas of the building are provided from the entrance lobby corridor and simple way-finding will be provided to make it easy to orientate and navigate through the building.

Colour schemes have been chosen to ensure good contrast between floors and walls and doors and frames so they will stand out against the walls in which they are located. The aim will be for a 30 point difference in Light Reflective Values between contrasting surfaces.

Vertical Circulation

Vertical circulation is provided for by existing lifts & stairs. The central passenger lift accessed from the entrance lobby has been re-configured to provide access to all levels above GF. The existing platform lift is retained for access to upper ground floor level.

A separate lift is provided for access to the office and creation space.

Stairs

All existing staircases are retained for access and fire escape along with the historic central staircase which will be uncovered and re-instated for public access to the upper floors. A revised configuration of stair lobby has been introduced for public access from the ground to first floor lettable units.

Doors

Doors will be designed to meet Building Regulations and the recommendations of BS8300 Section 7.2.5 to 7.3.4 inclusive and will not present an obstacle to a disabled person. The leading edge of any doors held open will contrast in colour and luminance with the remaining surface of the door and its surroundings.

Doors and door frames will be clearly identified by contrasting with the wall in tone, colour and luminosity. Door furniture will be clearly distinguishable from the door and will be easily gripped and operated. Vision panels will be suitable for persons both standing and seating. (BS8300 Clause 6.4. 3). Door closures will be adjusted to the minimum force necessary (30N) for the initial openings arc of 0° to 30°, and 22.5N for 30° to 60 opening. The layout of the plan shall be designed to provide an unobstructed space of at least 300mm on the pull side of the door between the leading edge of the door and any return wall.

Toilets

General Use

General use toilets will provide for ambulant disabled people by providing the following facilities.

Door closures (where fitted) that meet the BS8300 requirements. Door furniture that is easy to grip including toilet cubicle door bolts. Fixtures and fittings that will stand out against background floors and wall colour. Slip reducing flooring will be utilised. Handrails will be fitted in the cubicles designed for use by ambulant disabled people.

General Use

General toilets are provided on each level as individual cubicles and shared wash facilities. These include 1no. ambulant accessible cubicle to each of the cluster of toilets with outward opening doors. General use toilets will provide for ambulant disabled people by providing the following facilities. A min 450mm diameter manoeuvring space provided in cubicle between door swing and edge of pan. Door furniture that is easy to grip including toilet cubicle door bolts. Fixtures and fittings that will stand out against background floors and wall colour. Slip resistant floors Handrails will be fitted in the cubicles designed for use by ambulant disabled people. Lighting levels will be in accordance with CIBSE guidance.

Accessible Toilets

The Accessible WC’s are distributed to all levels of floors to

ensure that any wheelchair user does not have to travel more than 40m.

Wash hand basins will be usable from the seated position on the WC and soap and hand drying facilities will be within reach in side transfer corner facilities. Taps will be mono-block lever operated located on the side of the wash hand basin closest to the WC in side transfer corner facilities. Floors will be slip reducing finishes. Fixtures and fittings will be clearly visible using coloured/tonal contrast. Emergency alarm cord will be provided that extend to the floor level and are easy to grip and in accordance with the recommendations of BS8300 clause 12.4.10. A Spatula lever flush will be located on the transfer side of the cistern. Door ironmongery will be easily gripped and will contrast with the backgrounds to which it is fitted. Toilets will be provided with emergency lighting and visual indication of fire alarm Activation

Internal Surfaces (General)

The surfaces throughout the facility will be suitable for wheelchair users and ambulant disabled people and junctions will be level and well defined. Contrasts in colour and tone will be achieved between floor and wall finishes and in addition doors and their frames will also contrast with the walls in which they are fitted in accordance with the requirements of Part M and BS8300. Decoration will be chosen with reference to the design guidance produced from Project Rainbow – “Colours, Contrast and Perception” sub heading “Design Guidance for Internal Built Environment” by Keith Bright, Jeff Cooke and John Harris and “A Design Guide for the Use of Colour and Contrast to Improve the Built Environment for Visually Impaired People” published by ICI Paints.

Acoustics

It is important to allow people with hearing impairment to use the hearing they do have, and to keep background noise to a minimum. Sounds can be useful for people with visual impairments. The following incorporated into the design will help in noise reduction:

Adequate sound insulation will be provided to minimise intrusive noise from both outside and within the building. Relatively quiet areas and noisy areas (informal meetings) of the building will be separated. Heating units and cooling systems will run quietly with a view to minimising background noise which can be distracting and tiring for people with hearing impairments.

06: Access Strategy

Lighting

Good lighting is essential for everyone for visibility and safety. The system will be used to accentuate interior colour, tone and texture. Good management in keeping windows, blinds and lamps clean will maximise the amount of lighting available. Lights will be positioned where they do not cause glare, reflection, confusing shadows or pools of light and dark. All lighting including natural light will be controllable and adjustable where possible to suit the needs of building users.

Way Finding

Visual information will be provided by distinguishing floors, walls and ceiling planes, door surrounds and decorative features. The colours and tones will be carefully chosen using guides such as the project Rainbow Publications – “Colour, Contrast and Perception” sub heading “Design Guidance for Internal Built Environment” by Keith Bright, Jeff Cooke and John Harris and “A Design Guide for the Use of Colour and Contrast to Improve the Built Environment for Visually Impaired People” published by ICI Paints. Location of signs will be part of the process of planning the building. They will be placed in a logical position and be obviously identifiable. Signs will be situated so that they do not cause obstruction and are well lit. Signs will not be positioned against a background of low level sunlight or artificial light. The sign board will contrast with the background against which they are seen and the lettering will contrast with the sign board. Many signs will be fixed at eye level with easy access for close viewing. Signs will be simple, short, and consistent and easily understood using prescribed type faces to suit the Civic branding, colour and graphic devices.

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06: Access Strategy Bin & Service Strategy

Bin Strategy

Following discussions with the client team the Office and Creation Space bins are to be collected from Hanson Street along with existing The Civic's bin collection. The bins have a designated area and The Civic will manage the collection from Hanson Street. The lift can be used alongside the stairs on each floor to access the bin refuse area.

The lettable space bins to be collected from Eldon Street. The bins will have a designated enclosure within the North Passageway in the existing location. The lift can be used alongside the stairs from first floor to access the bin refuse area.

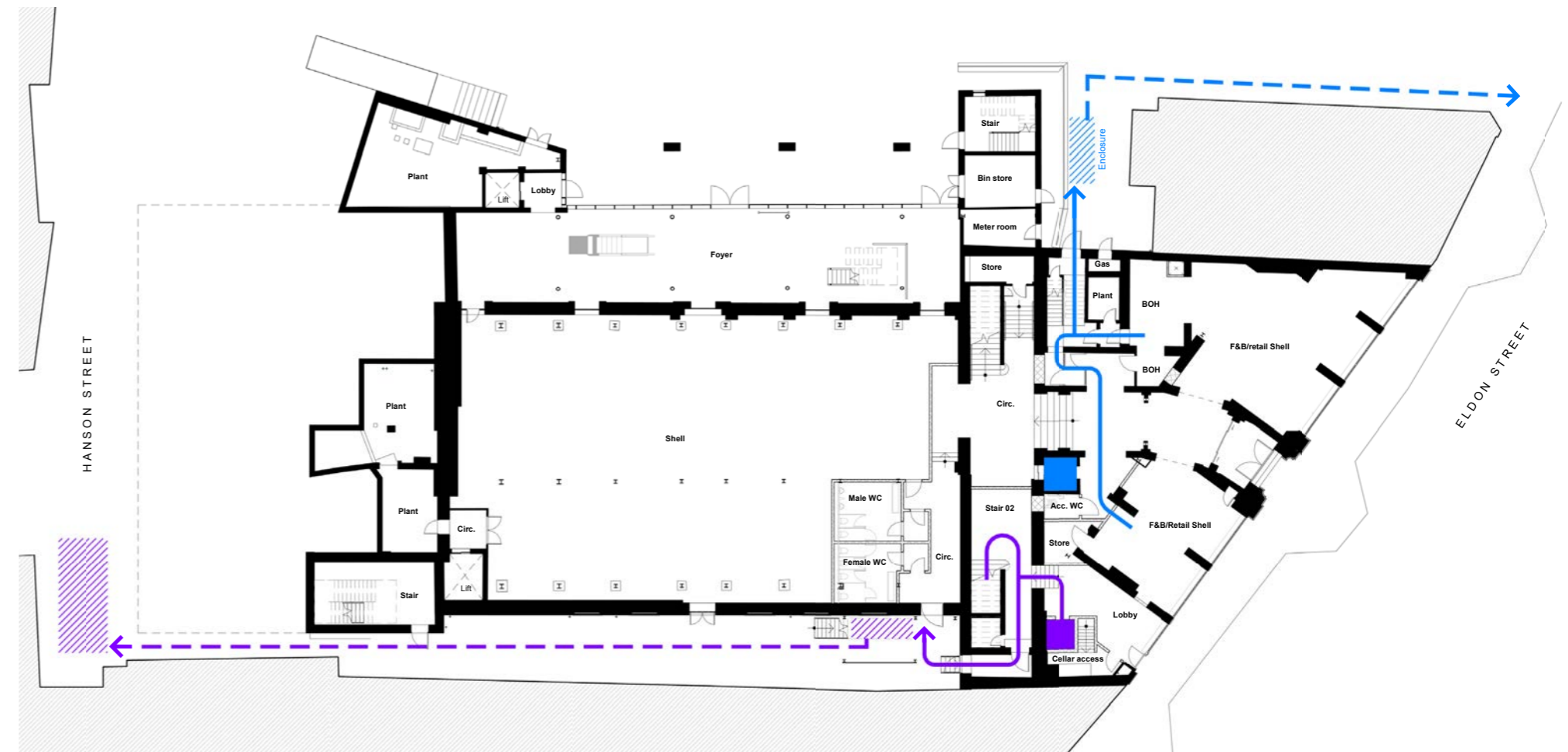
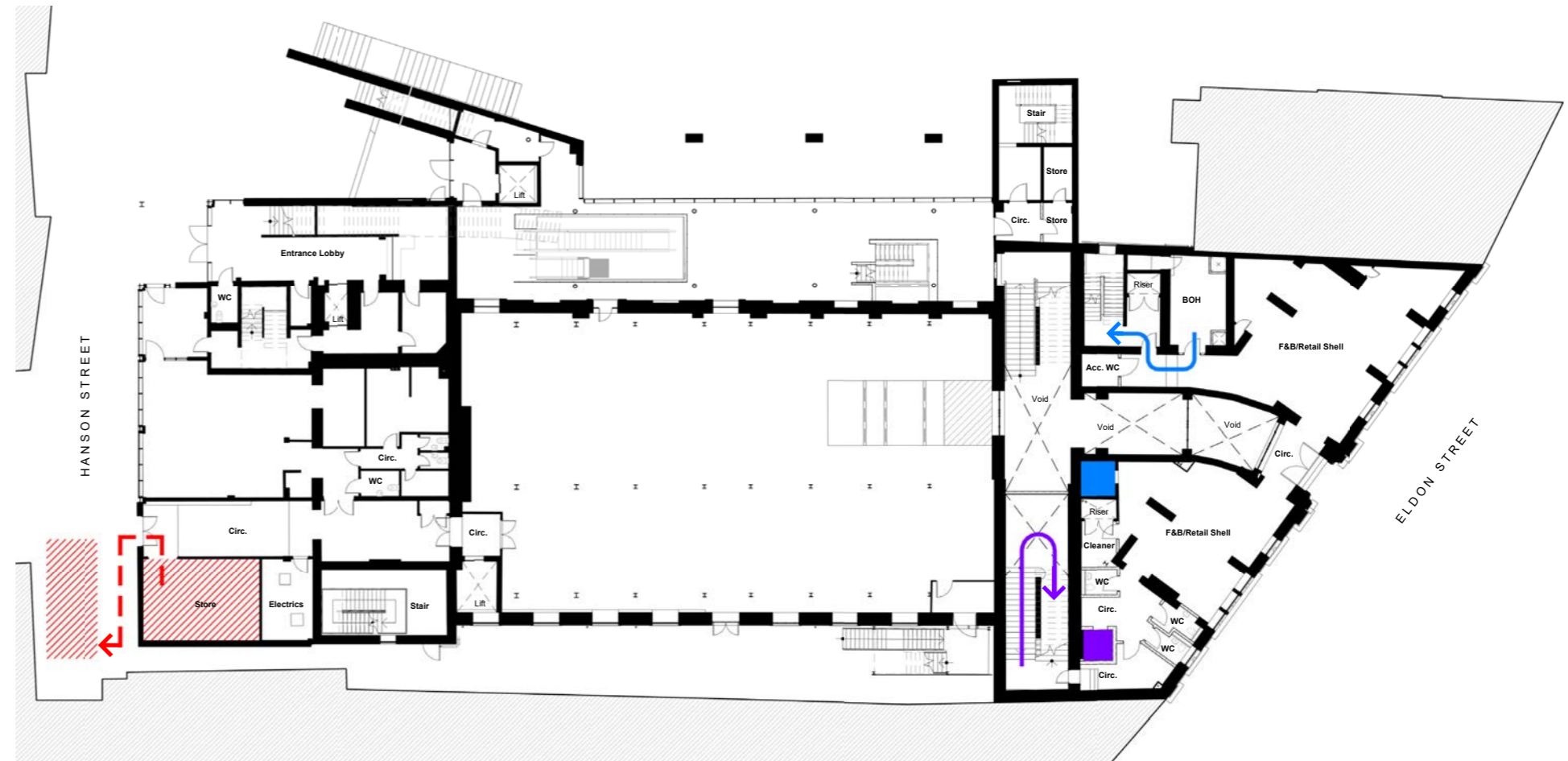
Kitchenettes are proposed in the office areas on a number of floors to encourage users to bring in their own food and beverages to further reduce waste from disposable packaging.

Service Strategy

Deliveries to the Ground and First floor lettable spaces are to be via Eldon street and the North Passageway entrance.

The lettable spaces to the second and third floors for the office and creation spaces is to be via there entrance on eldon street via the stairs or lift.

Deliveries to all areas in the Hanson street building to remain as existing.



- Lettable Space Bin Strategy
- Office and Creation Space Bin Strategy
- The Civic Bin Strategy

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