



8.0 Architectural design



View north on Cheapside

8.1 Introduction

This section explains the design of the Metropolitan Centre having been developed through an iterative process of analysis, design testing and consultation. It presents the key issues that have been identified with the existing building and the 'big moves' offered to address these issues.

These are now developed proposals which, on approval, can be progressed towards a technically sound solution that will enable the delivery of the building in line with BMBC's programme.

In addition to developing all the key technical issues within the scheme, the proposals recognise the strategic importance of the site, particularly in the context of the Better Barnsley Town Centre project and the role the markets and retail space have in ensuring Barnsley remains a dynamic, thriving town.

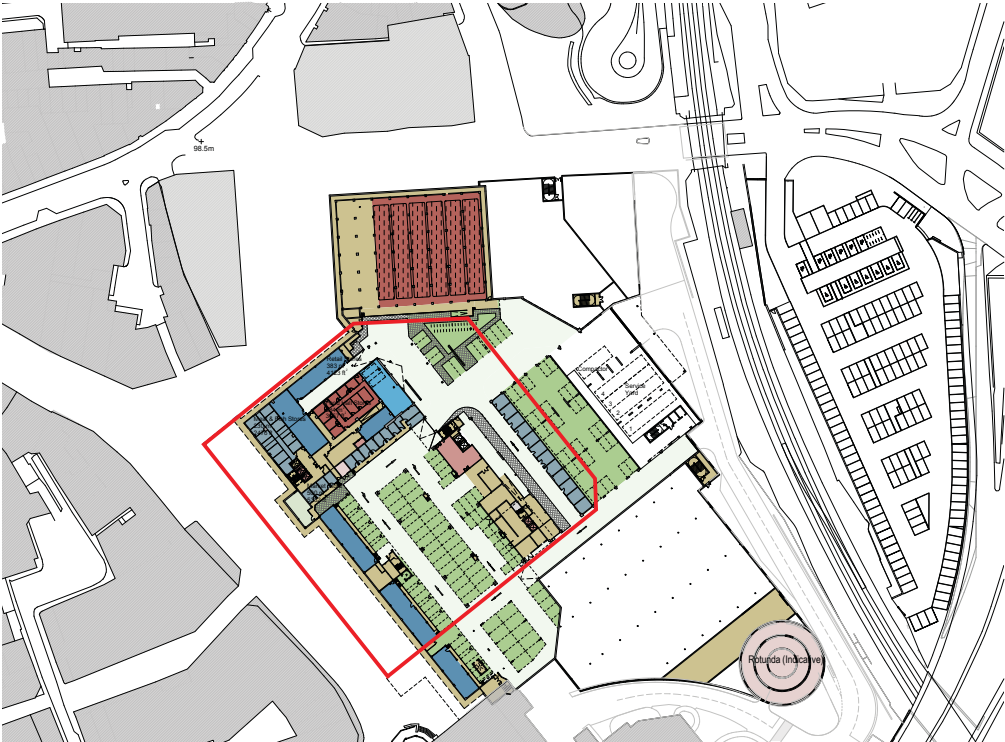
There has been an extensive programme of consultation, design workshops and presentations to various stakeholders on the emerging designs. These have provided useful comment and constructively challenged the proposals. Naturally, the design evolution has not been a linear process but a more general process of moving forward with occasional loops, reversals and sideways diversions along the way as should be expected of any genuinely open and consultative design process. We hope this is evident from the proposals contained within.

8.2 Use and Amount

The Gross External Areas (GEA) as categorised by Class Use;

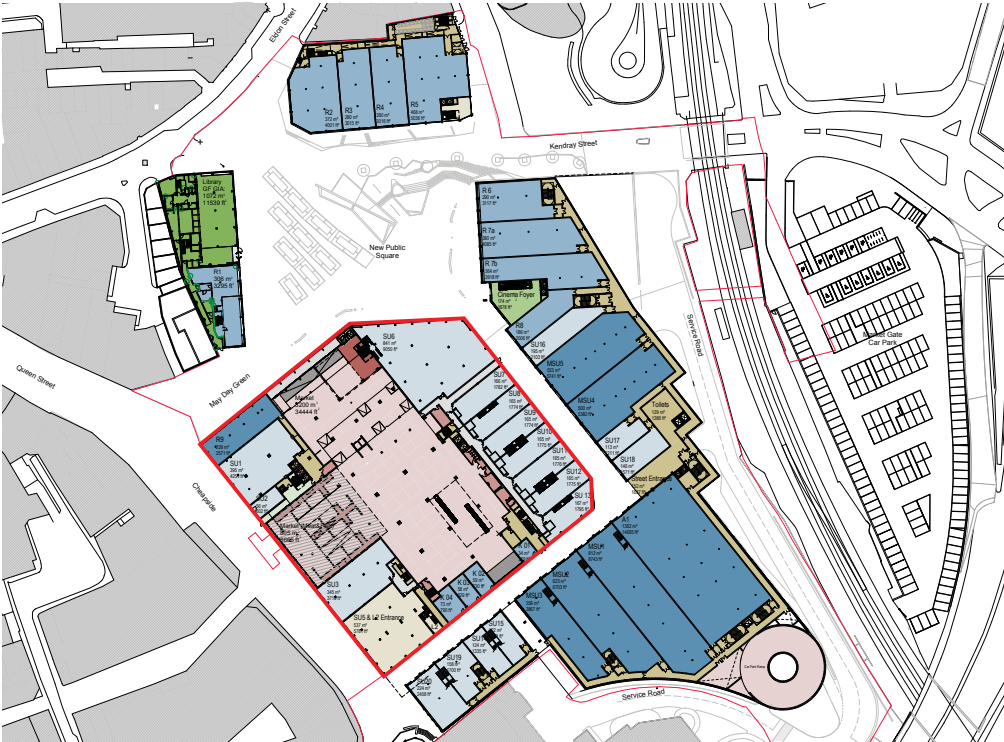
A1/A3 Retail, Restaurants and cafes	15,100m2
D2 Leisure	1,581m2
B1(a) Office	730m2
Total	17,411m2

Ref. Covering statement for further details of this amount in relation to the Outline Application.



Site plan - Basement

- Key
- A1 Retail
 - A3 Restaurant and cafes
 - A1 MSU
 - A1 Market
 - A1 Market Back of House
 - A1 / A3 Market / Food court
 - Landlord Back of House
 - Basement service vehicular access
 - Basement parking



Site plan - Ground floor



Site plan - First floor

- Key
- A1 Retail
 - A3 Restaurant and cafes
 - A1 MSU
 - A1 Market
 - A1 Market Back of House
 - A1 / A3 Market / Food court
 - Landlord Back of House
 - Basement service vehicular access
 - Basement parking



Site plan - Second floor

8.3 Layout - Site plans

The streets and arcade surrounding the Metropolitan Centre will be fully accessible 24 hours a day and are conceived as part of the existing network of streets in the town. The Market is accessed from the north on Market Square with additional entrances from Cheapside and the southern arcade. Wrapping the market are retail and restaurant units that address the arcade and Cheapside.

These drawings are provided for context only and to illustrate how the Metropolitan Centre proposals will engage with the rest of the emerging town centre proposals. In addition to the library (ref. application no. 2016/ 0924) the buildings and landscape outside of the footprint of the Metropolitan Centre will be subject to separate planning submissions.