



Reserved Matters Planning, Design & Access Statement
Barnsley Markets - Metropolitan Centre

Submitted to Barnsley Metropolitan Borough Council
by IBI Group

January 2017



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1.0 Introduction

1.1 Purpose of the Document

This Planning, Design and Access Statement (including Consultation and Heritage Statements), has been prepared by IBI Group (The Agent) on behalf of Barnsley Metropolitan Borough Council (The Applicant) in support of a Reserved Matters Application for the refurbished and extended Metropolitan Centre, an element of the wider town centre regeneration scheme (pursuant to outline permission 2015/0549).

The document explains the design and development of the Metropolitan Centre and identifies how the access arrangements have been considered. It explores the methodologies and key principles of the scheme as well as providing a narrative on the development of the design including how public and stakeholder consultation has contributed to and influenced the process and the emerging proposals. Where appropriate images and diagrams accompany the text to help explain the design process and final designs.

1.2 Document Structure

This document has been prepared in line with the structure suggested for Design and Access Statements within The Town and Country Planning (Development Management Procedure) Order 2013 and the CABE document 'Design and Access Statements: How to write, read and use them'.

It is organised into a series of chapters dedicated to specific parts of the design and the processes that informed it. This includes a chapter on access provision within the building.

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1.3 The Team

The proposals contained within have been developed by a comprehensive team of highly qualified, award winning consultants committed to improving Barnsley town centre through the creation of a high quality, inventively designed leisure and retail offer.

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1.4 Project Description

Outline planning consent (ref 2015/0549) was approved for the Better Barnsley Town Centre in July 2015 comprising;

- A town square,
- A new Library,
- New shopping arcade
- A series of 'Development sites' for leisure or retail use
- New high quality car park at Market Gate
- A new pedestrian bridge to allow the closure of Jumble Lane level crossing

The proposed development encompasses one of the most important buildings in Barnsley town centre. The Metropolitan Centre was built in the 1960/70s during the last major redevelopment of the town and occupies a large area including the eastern edge of Cheapside the principal shopping street in the town. Originally designed as a series of interconnected market and retail spaces organised around open arcades the building has undergone a number of alterations and modifications since - each pragmatic responses to specific failures in the design or essential repair.

The intention of the current proposals, as part of the wider Better Barnsley Town Centre project, is to effect a radical transformation of the building to better serve the needs of the town. This includes the reorganisation of the various elements of the programme internally (market, retail, storage, parking) and the recladding of the building envelope.

It is intended that the majority of the existing building will be retained with a number of targeted areas of demolition. The parts of the building to be removed allow for the creation of new pedestrian streets (as required by the masterplan) and improved physical and visual relationships internally - in particular at entrances to the market.

The Metropolitan Centre, as part of the Better Barnsley Town Centre site, is outside the conservation area. However, it is adjacent and the proposals are intended to help protect and enhance its setting through a careful attitude to layout, material and mass.



2.0 The site





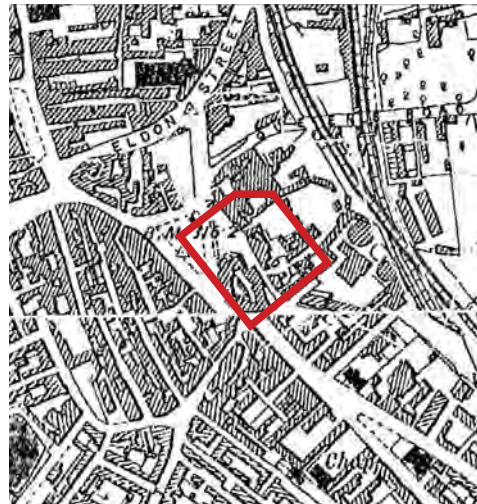
2.1 Location

The Metropolitan Centre is located within Barnsley's central shopping area and forms part of the 1960's redevelopment of the town centre. The Markets are situated at the heart of the existing building with access from Cheapside at ground and first floor levels, to the south-east adjacent to the Alhambra Centre service yard into the Meat & Fish Hall, and to the north-east from Market-Parade, adjacent to the recently demolished council offices.

The buildings context is comprised of the recently cleared site of the former council offices to the north (currently occupied by the temporary May Day Green Market), the railway line to the east (linking into the contemporary bus and rail transport interchange to the north-east), the Alhambra Centre to the south and the busy and popular Cheapside shopping street to the west.



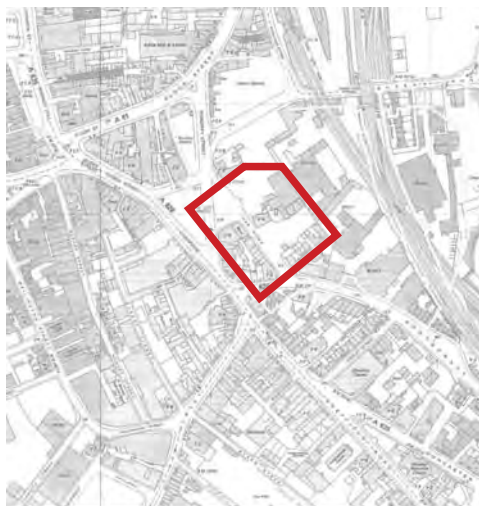
1855



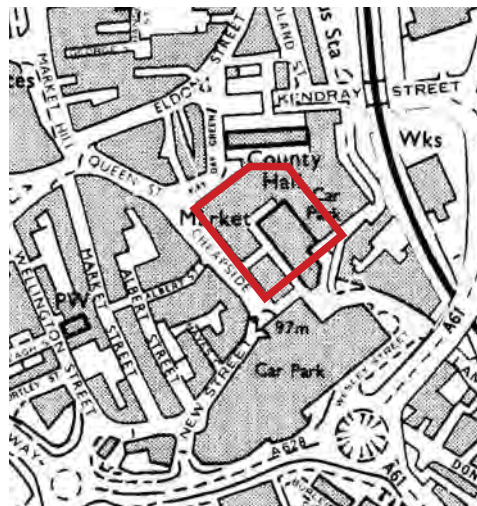
1895



1948



1960



1990



Present Day

2.2 Site History

Early History

Barnsley, probably formed by a ley or clearing alongside the River Dearne, is recorded in the Domesday book as a settlement with a population of approximately 200. It was granted a Royal Charter by Henry III in 1249 to hold an annual four day fair and weekly Wednesday markets. By the 1290's as trade routes developed, the town began to hold three annual fairs and had become the administrative and commercial centre for the region.

18th Century

Coal mining developed in Barnsley from the 14th century. The industry was supplemented by the arrival of a glass blowing works in the town in the 17th century, coinciding with the development of the town as a staging post for coaches as trade routes improved.

19th century

The population grew at a staggering rate from 3,606 in 1801 to 41,540 in 1901. The opening of the canal in 1799 and the arrival of the railways in 1850 enabled further growth. This created a significant expansion of the town with the original market place redesigned in 1823 creating Eldon, Pitt and Peel Streets cutting through the original road pattern to create new industrial sites.

20th Century

Coal mining continued until reserves began to deplete in the 1940's and the last coalfield at Goldthorpe closed in 1994. This coincided with a period of decline.

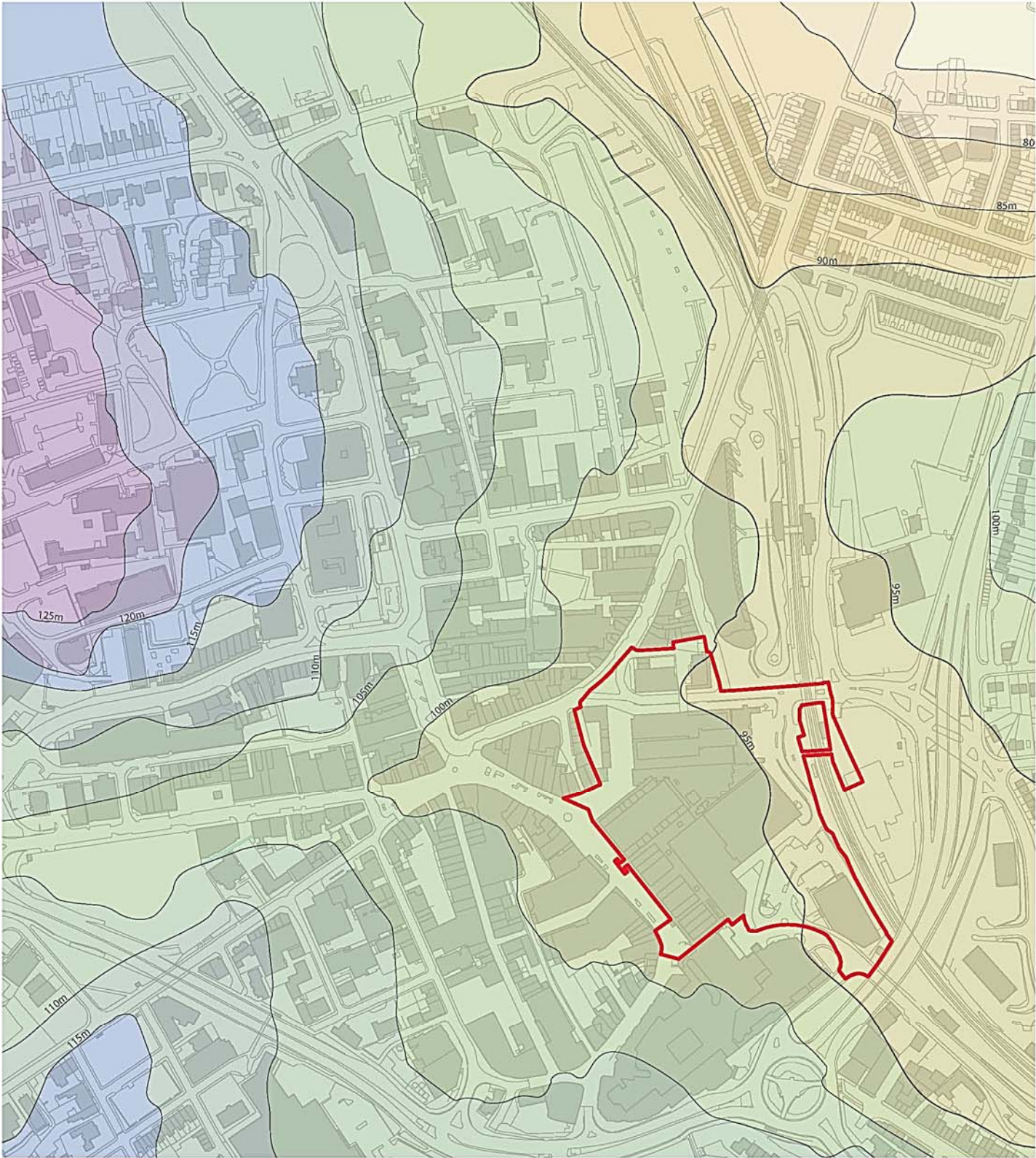
Post war development

In the 1960's much of the centre of Barnsley was redeveloped including the area around Cheapside including the Metropolitan Centre, the parade of shops on May Day Green, and Central offices.

These developments affected significant change on the town's historic built environment with traditional streets lost to the detriment of the pedestrian experience and reducing connectivity within the town centre.

21st Century

The 1960's planning theory which favoured the segregation of different uses led to monolithic containers of a single function. Many of the buildings developed during this period and are now unloved, vacant or earmarked for demolition or redevelopment - including the Metropolitan Centre.



2.3 Topography

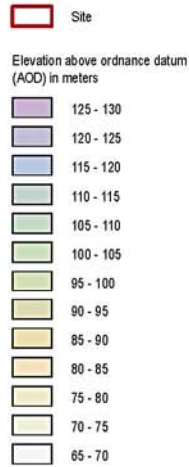
The dramatic topography of Barnsley is one of its defining features and has been a major influence in how the town has grown.

As illustrated on the adjacent plan the highest point within the town is on Churchfield to the west of the Town Hall which itself commands a fine elevated aspect on Church Street.

The topography falls away from this area to the south east towards the retail centre. Church Street and Queen Street fall into Cheapside before the landscape rises again up New Street.

At a local scale, however, the town centre is largely flat with only localised changes in level that were predominantly man made during the 1960's development.

The Metropolitan Centre sits on a generally flat site, with the change in level down Kendray Street enabling vehicular access into the Basement.



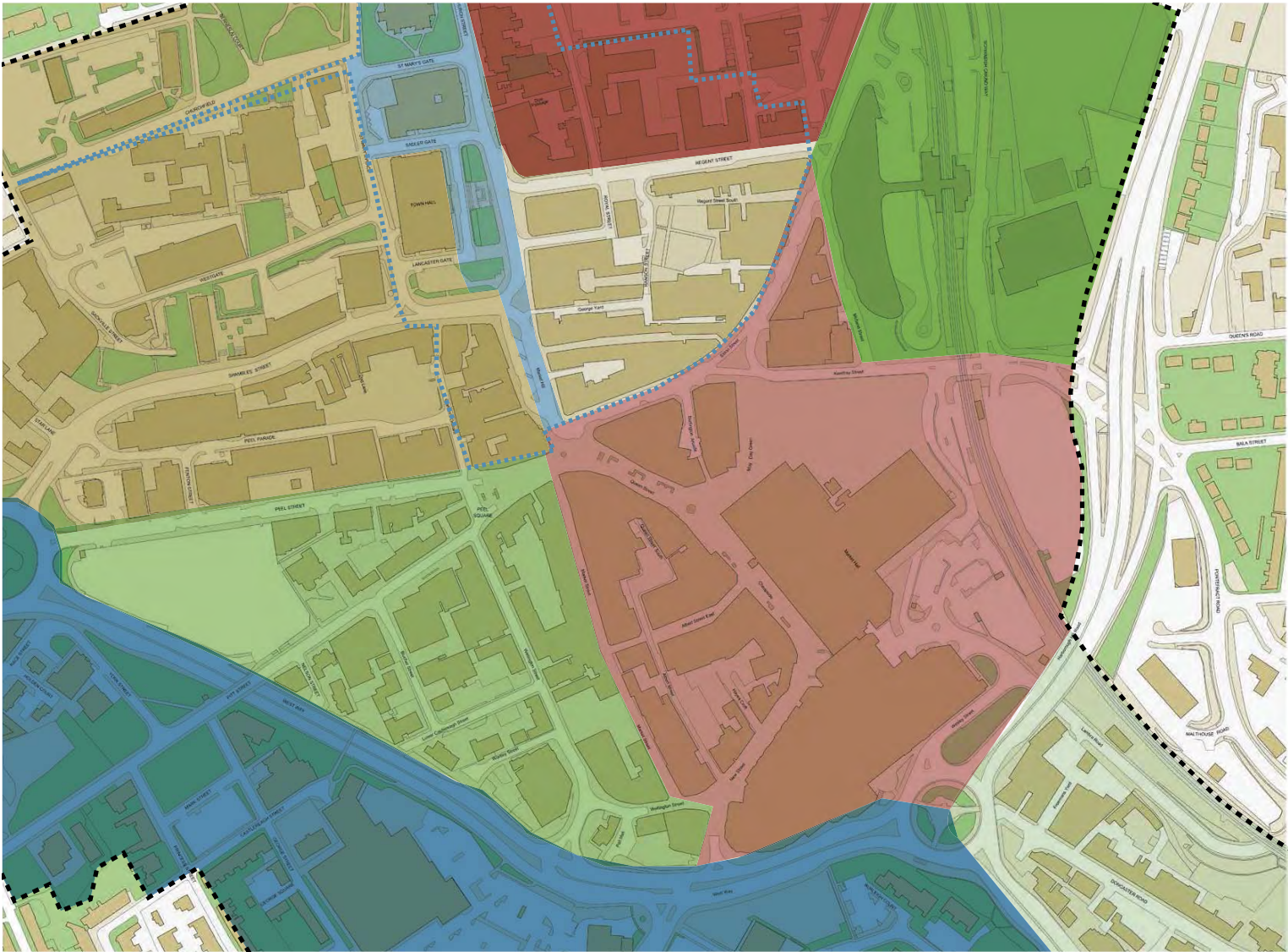


2.4 Site conditions and edges

Taken before demolition of the former council offices commenced, this aerial image illustrates how the existing Metropolitan Centre building and multi-storey car park dominate the town centre and negotiate a variety of site conditions.

To the main shopping street of Cheapside there are buildings of 2 storeys and the dominating Sports Direct building which rises to 5 storeys. To the south is the imposing Alhambra centre which whom the Met centre shares a party wall. The north facade has a reasonable relationship to the street through a series of small, single sided kiosk retail units while the rear is a complex jumble of service roads on multiples levels providing access and egress to the multi-storey car park and the basement service area.

The photo also helps to illustrate how the developments of the 1960's and 1970's destroyed the traditional street grain of the town and placed too much emphasis on Cheapside and Queen Street.



2.5 Character Areas

The Local Plan describes the town as a series of 'character areas' as illustrated on the adjacent diagram.

The town centre development site is located within 'The Markets Area' bounded to the north west by the conservation area, the north east by 'The Eastern Gateway' and to the south by 'The Yards'.

The proposals aim to engage with the character areas towards giving a recognizable identify to a coherent 'markets' area'





2.6 Materiality

Buildings in and around Barnsley town centre have an eclectic mix and use of architectural styles and materials built over the last 200 years, reflecting the history and recent developments in the town. Materials such as Portland stone, brick, gritstone, terracotta, concrete and glass, reflect the periods, land use and wealth of the differing areas adjacent to the development site.

This mix therefore provides for no dominant style or material use across the town centre.