



Barnsley New Public Library

Design and Access Statement Addendum

Submitted to Barnsley Metropolitan Borough Council
by IBI Group
November 2016





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Introduction

Purpose of the Document

This addendum to the Planning, Design and Access Statement has been prepared by IBI Group (The Agent) on behalf of Barnsley Metropolitan Borough Council (The Applicant) in support of the Section 73 amendment to the approved Reserved Matters Application (permission reference 2016/0924) for the new Public Library element of the wider town centre regeneration scheme (pursuant to outline permission 2015/0549).

The document illustrates alterations to the approved design following changes approved by the Applicant in response to market feedback to maximise the potential of the café / restaurant unit adjacent to the Library.

Therefore this document is to be read as an addendum to the Reserved Matters Design and Access Statement as part of a Section 73 amendment application.

Design

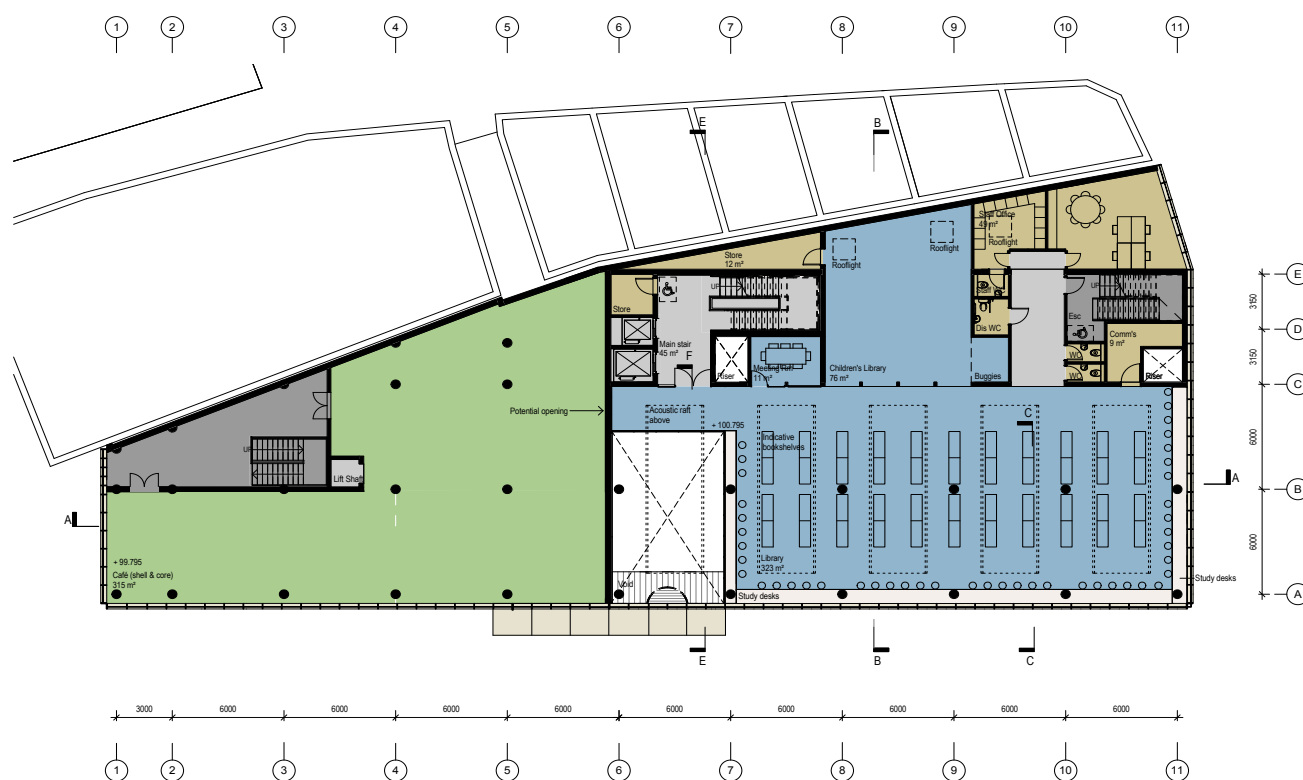
Design changes overview

The shell & core unit which forms the southern section of the building has been designed to enable a complementary café or restaurant tenant to fit-out and run the space as part of the wider town centre retail offer.

Since the Reserved Matters submission the approved designs have been market tested to maximise the offer the space presents to potential tenants. The changes illustrated below are the result of this process.

The alterations presented maximise the first floor lettable area by the expansion of what was previously a mezzanine floor to a full building storey with no void to the below ground floor. This has necessitated the substitution of aluminium spandrel panels to the first floor façade with identical glazing to that found in the rest of the building to enable natural light to reach the now enclosed first floor space.

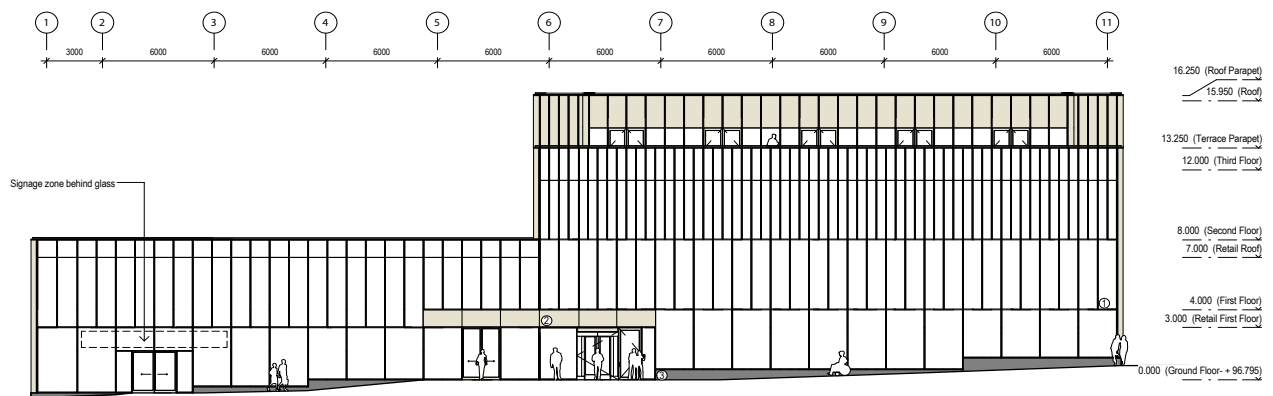
First floor plan



The previous floor area of the mezzanine was 142m², the proposed amendment enables 315m² of rentable space (use class flexible A1 / A3 / A4) overlooking the planned new public realm to the east and south. This represents an increase in floor area of 173m². The structure is not required to change to accommodate the increase in floor slab as it has always been designed to support the full slab.

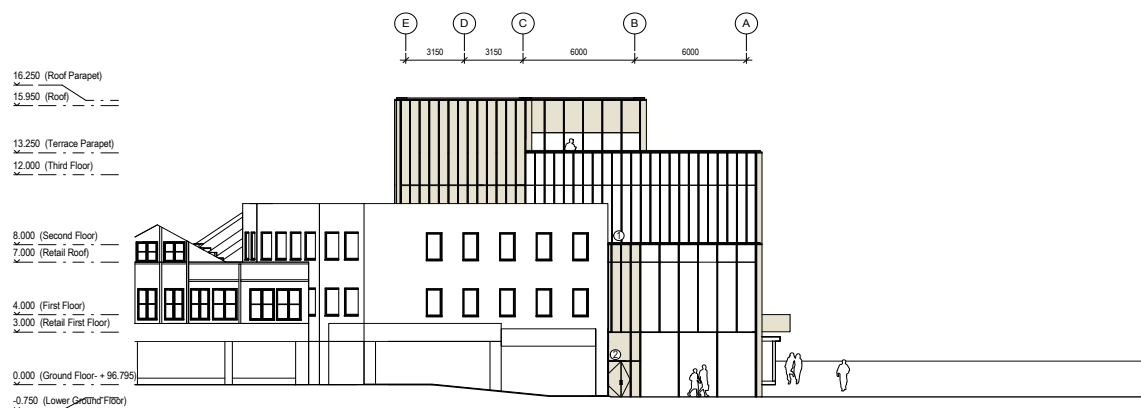
East and south elevations

Glazing is proposed to the facade that encloses the first floor space, enabling natural light to flood the space. The glazing is identical to that used throughout the rest of the building so that the proposed elevation marries into the rest of the building's envelope.



East Elevation - May Day Green

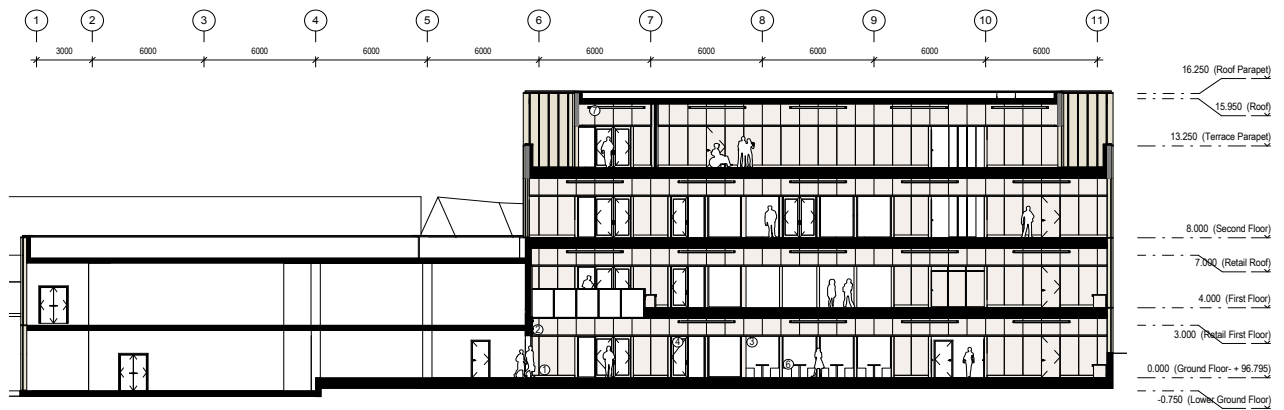
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South Elevation - Cheapside / Queen Street

Section AA

The first floor slab is at the same level as the previous mezzanine, and will be formed out of the same in-situ concrete found throughout the design.



Conclusion

Barnsley Metropolitan Borough Council views the Library as a unique opportunity to deliver a modern civic building, which can act as the catalyst for the redevelopment of the town centre to fundamentally improve its function and use. The changes presented within this addendum in no way change that view.

The process that has culminated in the amendment application has been based on a multidisciplinary approach and has involved consultation and discussion with interested parties. The changes result from knowledge that could only have been gained by the scheme progressing to the stage whereby the Reserved Matters design could be presented to potential tenants and the wider market. The resulting demand for greater café area has resulted in this amendment application.

The changes in no way detract from the quality of the building, or alter the materials used throughout the facade as a whole. The design still represents an appropriate response to the site, founded on well researched design principles and as such it is respectfully requested that permission be granted.



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