

DESIGN AND ACCESS STATEMENT

Proposed Replacement of Mall Rooflight

The Alhambra Shopping Centre, Cheapside, Barnsley,
S70 1SB

April 2017

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1.00 INTRODUCTION

- 1.01 This Design and Access Statement forms part of a Planning Application for the proposed replacement of the mall roof light to The Alhambra Shopping Centre, Cheapside, Barnsley, S70 1SB.
- 1.02 The Applicant is Barnsley Shopping Centre Limited, c/o BMO Real Estate Partners, 5 Wigmore Street, London, W1U 1PB.
- 1.03 The gross area of the Ownership is 17,083m².

There are no changes to the gross building area.
- 1.04 The works proposed are to take down and replace the existing 4 sided pyramid shaped atria, removing the barrel vaulted top section. Proposals include for retaining the internal steelwork frame to the pyramid structure and utilising standing seam grey cladding in lieu of the current large expanses of glazing. Proposals also include for sections of new glazing to be installed vertically at low level above the existing brickwork wall and horizontally to the new flat roof of the atria.
- 1.05 The key objective of this Application is to replace the leaking roof light construction with a new configuration less prone to give future maintenance difficulties.

2.00 CONTEXT OF THE APPLICATION SITE

- 2.01 The Alhambra Shopping Centre is the primary town centre enclosed shopping mall in Barnsley. It sits at the south end of Cheapside.
- 2.02 Cheapside turns into New Street which continues to rise up past the shopping centre to the Wellington Street junction and onto the main town centre ring road.
- 2.03 The pyramid shaped and barrel vaulted atria sits on the roof of the Shopping Centre and is accessed via the Centre's 6 level mutli storey concrete framed car park.
- 2.04 Cheapside in the vicinity of the application site comprises retail/commercial premises of low/medium scale, 1960's construction, many with precast concrete panel upper facades and flat roofs.
- 2.05 Summary of Site Context

The area has no overriding aesthetic but comprises various styles reflecting the periods of construction

3.00 THE ALHAMBRA SHOPPING CENTRE

- 3.01 The Centre was built in the early 1990's.



- 3.02 There are two levels of mall retail, lower and upper mall above which, at gallery level, there is public parking and storage/management facilities associated with the retail units.
- 3.03 To the north east there is a 6 level multi-storey car park accessed from Wesley Street.
- 3.04 The Centre comprises an in situ concrete frame with brick over cladding and metal windows, polyester powder coated. There are mansard roofs with deep overhang and decorative gable features.
- 3.05 The roof light forming this Application comprises a vaulted aluminium roof light system bearing onto a pyramid roof light system and steel frame below and thereafter onto a low brick finish wall at the gallery car park level.



The roof level with rooflight

- 3.06 The roof light provides not only illumination into the mall but also provides a necessary smoke vent relief in the event of fire to maintain safe egress for persons within the Centre.

4.00 THE NEED FOR THE APPLICATION

- 4.01 The interior low mezzanine floor and current internal configuration makes the entrance area dim and uninviting.
- 4.02 The atrium roof light has for some time been leaking badly. Repairs have proved unsuccessful and continuing repairs will be costly and cannot be guaranteed.
- 4.03 The rooflight is at the end of its useful life and renewal is required.

5.00 DESIGN MATTERS

- 5.01 The existing barrel vault roof light creates a large number of angled joints which have leaked.

5.02 The new design glazed flat roof of the roof light has evolved to reduce the number of joint interfaces, the simple form uses established jointing technology reducing the risk of future technical problems/leaks.

5.03 The new design will incorporate insulated panels to reduce heat loss from the Centre and reduce energy consumption in the mall.

5.04 The new roof light will incorporate glazed smoke vents to maintain mall fire safety.

6.00 AMOUNT

6.01 There is no change to floor space arising from the proposals.

7.00 LAYOUT

7.01 There are no changes to the principal access points to the Centre from the Atria.

8.00 SCALE

8.01 The scale of the existing structure is retained and is not altered by the proposal.

9.00 LANDSCAPING

9.01 Not applicable to the project. No change arising.

10.00 APPEARANCE

10.01 The roof light will have an insulated standing seam zinc panel / composite insulated panel finish, to the non-glazed areas to achieve a durable environmentally friendly finish, improving the thermal performance of the Centre.

11.00 ACCESS

11.01 Not affected by scheme all access routes are being maintained.

12.00 CONCLUSIONS

12.01 The roof light proposals are to address longstanding maintenance/water ingress through the existing roof light.

A new more durable, less maintenance prone roof light will be installed.

Improvements to the Centre energy usage will result due to thermal enhancements.

12.02 The fire safety of the Centre will be maintained at all times.