



BARNSLEY THE SEAM

ONE ENVIRONMENTS - DESIGN & ACCESS STATEMENT

ALTERATIONS TO EXISTING CAR PARK AND PROVISION OF NEW
PUBLIC OPEN SPACE AND LANDSCAPING

SEAM-ONE-ZZ-XX-PP-L-00004-P03

1.0 -

THE SITE AND BRIEF

1.1 The Site

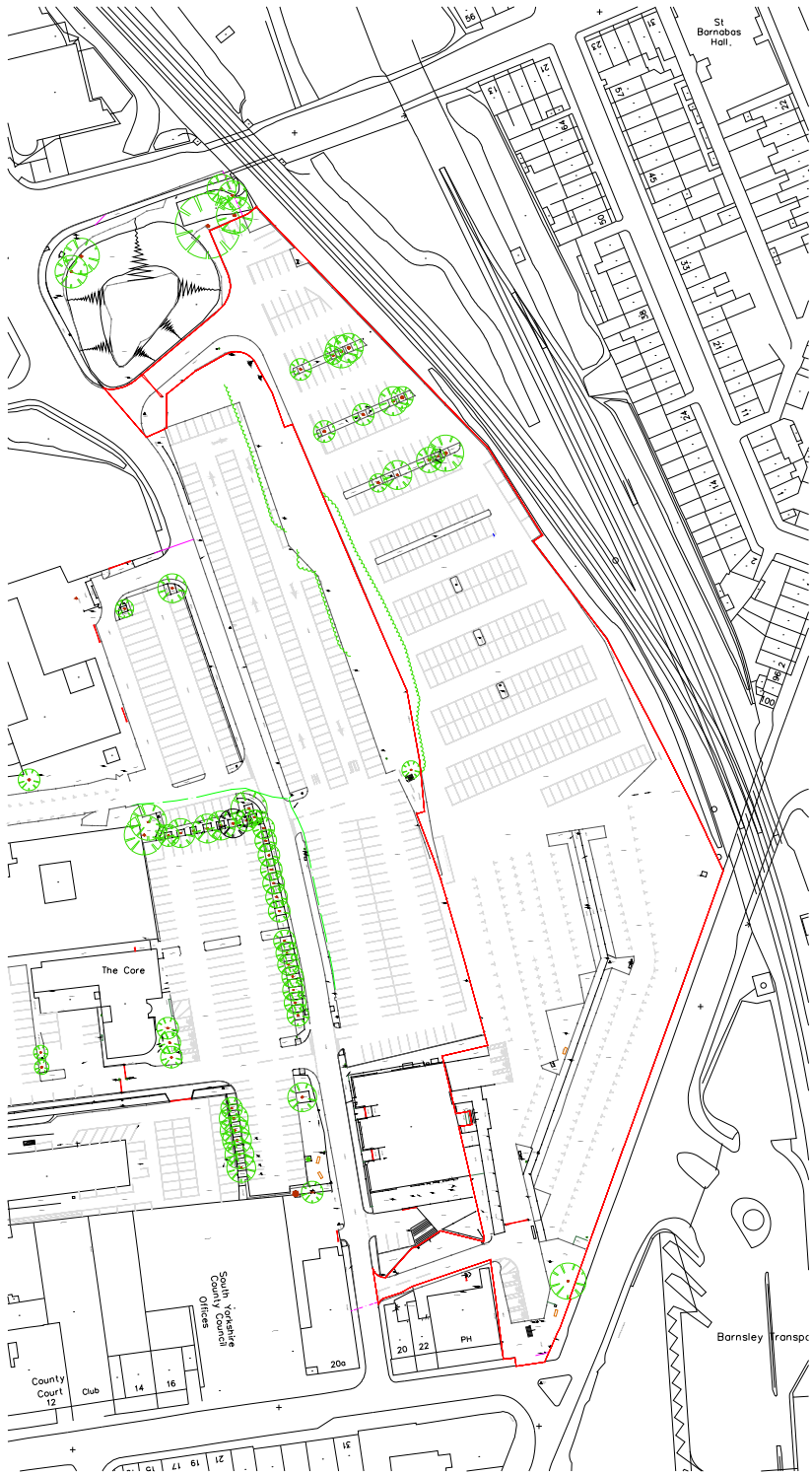
The site (1.66 Ha) is in the middle of the town centre, next to the Transport Interchange and train station. The boundaries of the site are Regent Street on the south side, the top level of County Way car park on the west side, Old Mill Lane on the north side and a mix of the railway line and Eldon Street North on the east side.

The site used to be called the ‘Courthouse Campus’ and has a Upper and a Lower Courthouse (above and below the existing central retaining wall), There is a big difference in height across the site from west to east, which allows for long views over the Dearne Valley towards the east.

Outside the boundary at the southern edge of the site is the Regnt Street, Church Street and Market Hill Conservation Area.

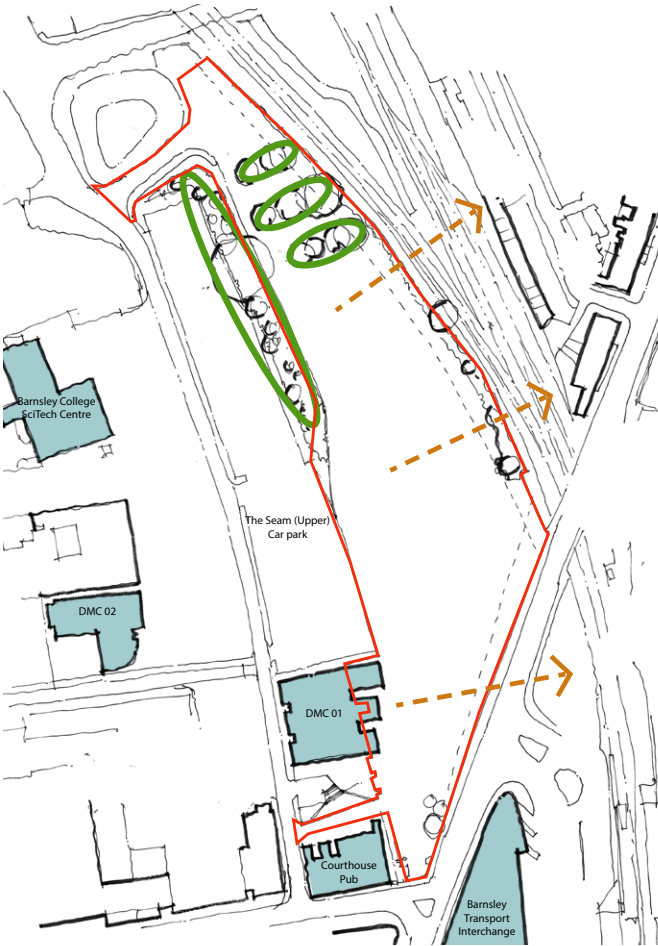
The site has a range of complex boundaries, varying in nature and including:

- Northern section of the east boundary with Network Rail.
- Southern section of the east boundary with Eldon Street, including large retaining wall, with the site being up to 10 metres higher than the adjacent highway.
- Southern section of the western boundary which includes a stone faced retaining wall, a remnant of the former railway station and goods yard, with the site being lower than the land to the east
- Steep overgrown embankment along the northern section of the western boundary, again with the site being lower than the land to the west
- The site is intersected by County Way which is currently an unadopted road in Council ownership and therefore any proposals will need to consider this

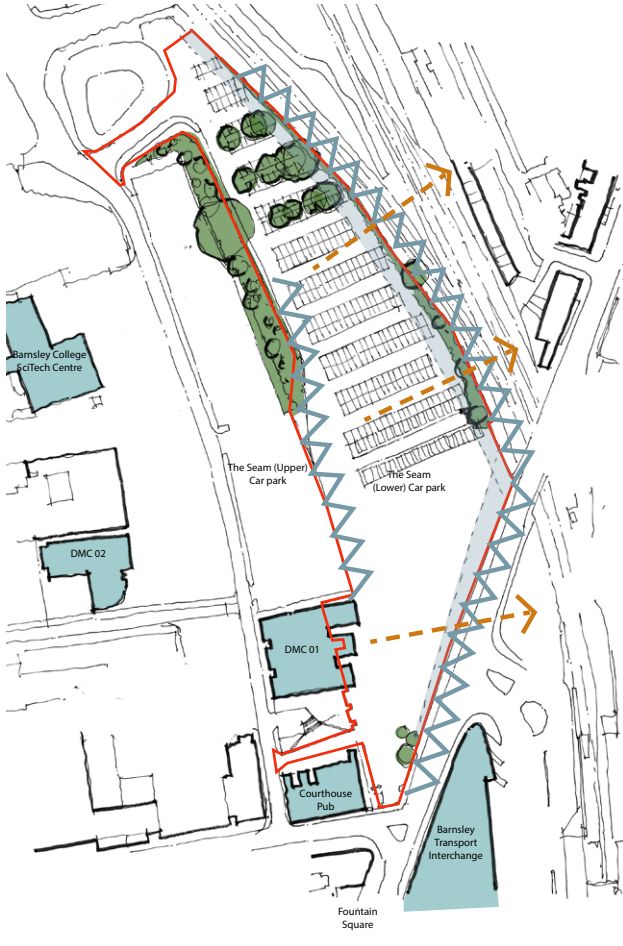


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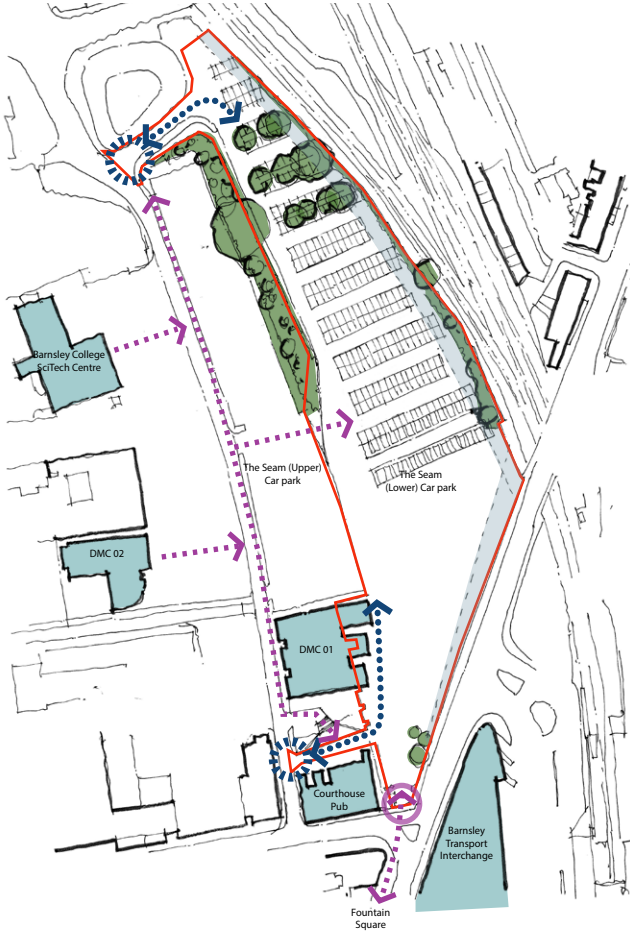
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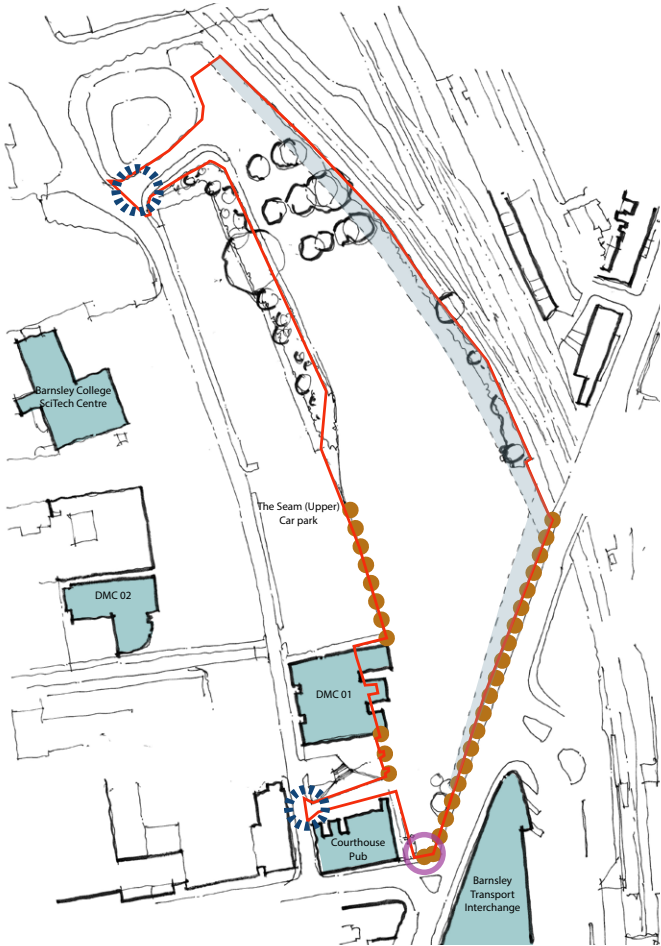
Green Infrastructure



View and Level Change



Gateways and Access



Heritage Elements

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1.2 The Brief

Improved surface car park

Car park to be delivered to Park Mark Standard Plus. Provision of 300 surface car parking bays, with up to 40 of the bays to be dedicated for Electric Vehicle Charging and EV accessible bays.

The current model for the EV provision is that a 3rd party provides supplies and maintains the chargers. Infrastructure only to be provided for the EV.

Improved lighting and security with aspirations of achieving the ‘Car Park Mark Plus’ standard. Liaison / engagement will be required with BMBC street lighting team to develop the design and install the lighting and Mytek who manage and install the CCTV.

Review the highway / trip generation and impact on existing vehicular access to the Phase 1 site, considering the junction of Old Mill Lane with County Way and the access road into the retained car park within Phase 1.

Public Realm / Urban Park

The local plan supports the creation of new public open space on the Seam (Courthouse Campus in the Local Plan)

What do we mean by quality Public Spaces? (Public Spaces Strategy 2010)

- Celebrate the people and the place
- Design that responds to the location and the community
 - Lifting the spirit and making better places for people
 - Shift the emphasis of streets towards pedestrians rather than cars

- Use quality durable materials
- Natural stone has longevity, integrity and is grounded in tradition
 - Robust construction and high quality materials protect investment

- Have careful detailing
- Brings maximum benefit from schemes
 - Designs out future maintenance issues
 - Creates an extra layer of interest to bring a design to life

- Display simplicity
- Simple layouts are often best
 - Create a stage for people and activity
 - Clutter free streets allow flexibility, ease of maintenance and free movement

- Continue to look great over the long term
- A step change in management and maintenance
 - Consider potential issues from the start of the design process
 - Town centres constantly evolve. Public Spaces should be flexible and set the stage for this.

Once the parking requirements have been taken in to consideration the balance of the site as shown on the BDP Phase One report will be developed as public realm. This includes space in front of the DMC and adjacent to the Courthouse pub.

- Planning policy colleagues highlighted the following;
- how to create a USP for the park that will make it a destination
 - how to make the park family-friendly as a venue
 - how to create pedestrian movement through the park other than just to the lower level car park

Any public open space by its very nature has the potential to attract Anti-Social Behaviour (ASB) There is an existing problem of ASB on the site. Therefore liaison with the safer neighbourhoods team and police architectural liaison officer will be crucial through the design development stage.

On going enforcement activity, combined with the regeneration of the Town Centre that has seen newly created spaces designed in such away as to minimise instances of ASB, have resulted in a significant reduction in the prevalence of ASB in the wider Town Centre. Therefore, any newly created Public Realm / Urban Park at the Seam should achieve the same characteristics, with features such as CCTV, passive surveillance and physical structures and features incorporated / considered that mitigate opportunity for ASB

2.0 -

LANDSCAPE STRATEGY

2.1 Masterplan Concept

After extensive consultation within BMBC, the concept design has been refined, incorporating key ideas to address the brief effectively:
The primary access point to the car park will be located at the northern end of County Way, featuring enhanced pedestrian pathways that extend as a central walkway adorned with rain gardens and trees, guiding users seamlessly to the southern public realm.

Preservation of most existing car park spaces and mature trees is planned, complemented by highway enhancements aimed at traffic calming and enhancing the overall environment. Electric vehicle charging stations and accessible parking will be strategically positioned near the southern end of the site, closer to the train station and town centre routes.

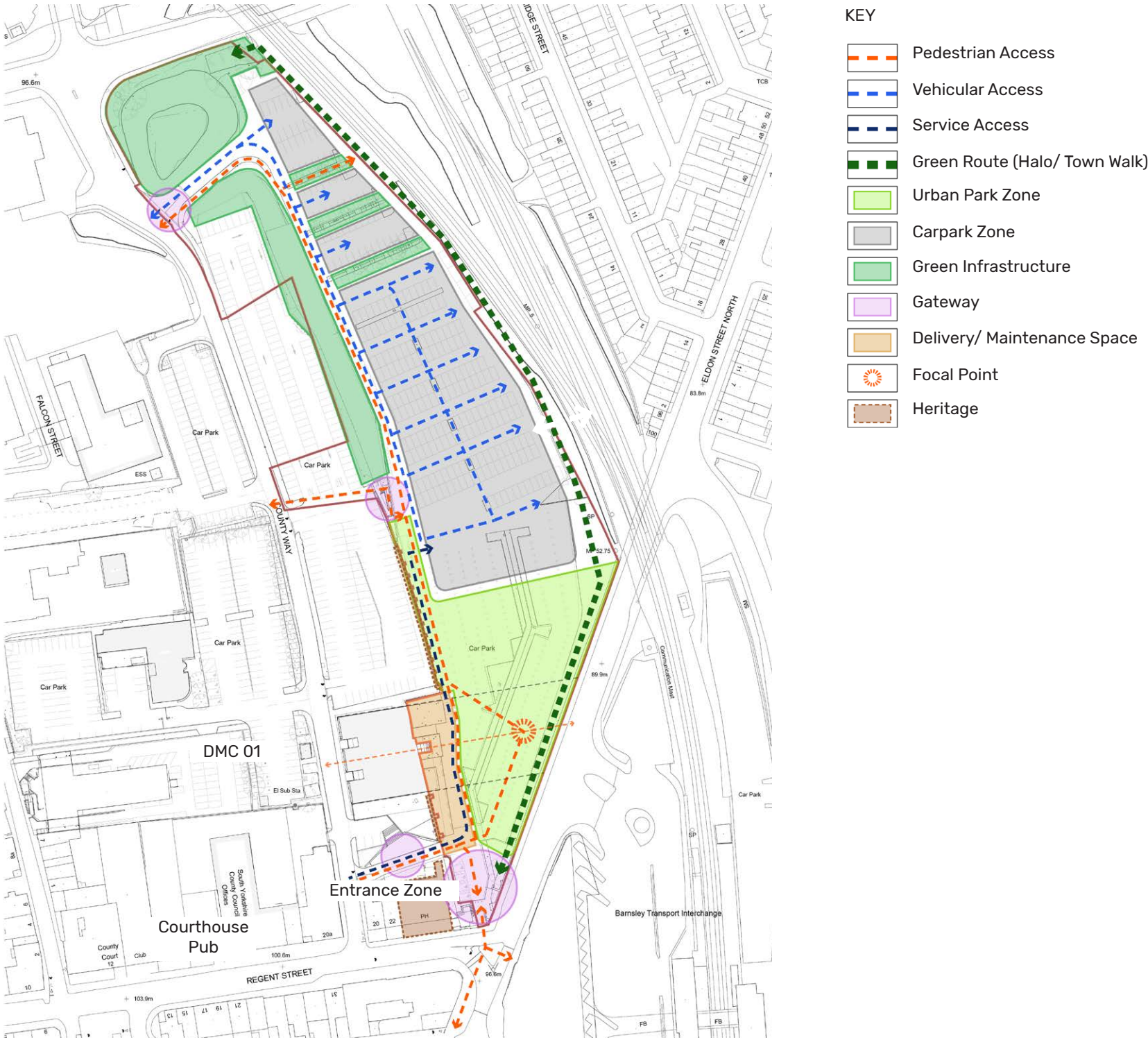
To minimise vehicle congestion at the southern end, service and emergency vehicles’ access route to the DMC01 and the Courthouse will be restricted to entry and exit via County Way, with clear signage prohibiting traffic movement between DMC01 and the Courthouse.

Within the urban park to the south, three distinct spaces were proposed, each with a different character to provide diverse dwelling areas aligning with the site’s objectives:

The Biodiversity Garden: Featuring informal, organic raised planters showcasing species-rich grasslands, flower-rich perennials, and shrubs to enhance urban biodiversity. Integrated seating within the planters will offer a tranquil green space, potentially serving as an outdoor classroom.

The Digital Garden: A formal, multi-functional urban space inspired by the DMC ethos, with a central focal point subject to a design competition for local artists and creatives.

The Town Centre Link: Serving as a key gateway between the site and the station/town centre, this space will incorporate historical elements such as walls and buildings, utilizing natural materials that echo the local environment’s materiality.



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2.2 Lighting and CCTV

- A comprehensive lighting scheme will be devised to ensure standard safe lux levels across both the car park and public realm spaces. Additionally, landscape lighting will be strategically placed to accentuate walls, seating areas, trees, and sculptural elements, adding another dimension of interest and variation at a pedestrian level as individuals traverse and linger within these areas.
- Regarding the focal point, there exists an opportunity to illuminate both the ground plane and the façade of the DMC01 building, with themes and variations evolving over time. These themes may draw inspiration from Barnsley’s rich history, such as its involvement in linen manufacture, glassmaking, or its railway heritage, while also incorporating forward-looking elements reflective of its digital legacy.
- Furthermore, the lighting strategy will take cues from the Will Alsop masterplan, which proposed a halo of light enveloping Barnsley. However, the design of the lighting will be carefully considered in relation to its impact on birds and bats. For instance, while there was initially a notion to illuminate the historic walls, this idea was not pursued further due to concerns over potential disruption to nesting birds.
- A comprehensive CCTV design has been developed to cover the car park and public realm, the details of the link to a central review point is to be confirmed.



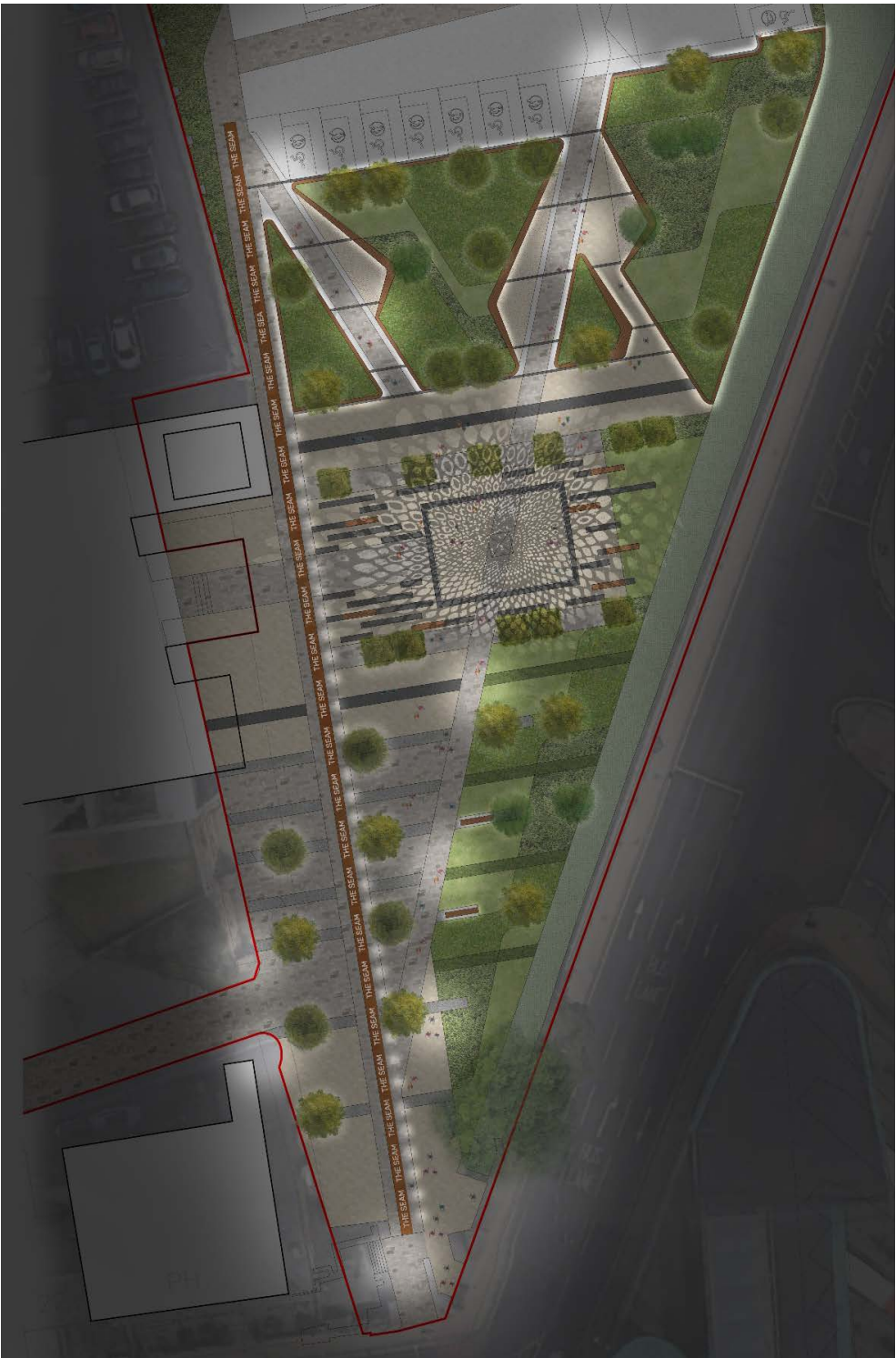
LED lighting highlighting planter edges



Light Patterns cast onto the ground plane



Nighttime view from the car park towards the digital garden



2.3 Consultation

Extensive consultation has been undertaken with BMBC and a variety of stakeholder, with the key feedback summarised in the table to the right.

Public consultation on the proposals will be undertaken as part of the application.

Pre-Application Consultee Comments		
Consultee	Consultee Response	Requirements for submission
Highways DC	Transport assessment and modelling requirements work ongoing. TA will need to consider the impacts of the proposal on the immediate highway network and demonstrate there is no detrimental impact on the highway network because of the proposal and loss of parking spaces.	• Consideration of servicing the site • Future application would need to be supported by an independent safety audit. • Future application would need to demonstrate that the town centre provides sufficient car parking capacity to accommodate the loss of spaces and that the local network can support the additional vehicles driving around the town centre in search of alternative spaces.
Conservation Officer	No objection but would like to ensure heritage setting (Regent Street, Church Street and Market Hill Conservation Area) is fully recognised and reflected in the proposal.	• Heritage Impact Assessment will be needed in any future application submission.
Biodiversity Officer	The proposal is located within a SSSI Impact Risk Zone; however, the development type is not listed as having a likely risk upon the SSSI within this zone and the LPA are not required, in this instance to consult NE. The proposals may be exempt from the mandatory biodiversity gain condition under the de minimis exemption. If survey work indicates there will be potential adverse impact upon ecological features of value as a result of the proposed development, an Ecological Impact Assessment will be required. If the development does not impact a priority habitat and impacts less than 25 square metres of non-priority onsite habitat or 5m for non-priority linear habitats then the de minimis exemption will apply. If subject to BNG, the planning application should be supported by the minimum level of information as set out within the Planning Practice Guidance, including a biodiversity metric detailing the baseline value of the habitats on site. The application should also be supported by a BNG assessment that gives an indication as to how a net gain in biodiversity of at least 10% will be achieved, either on-site and/or off-site.	• An ecological walkover will need to be undertaken to consider the habitats on and adjacent to the site and their potential to support protected and priority species. • Trees should be assessed for roosting bats / assessment of habitat for the suitability to support foraging and commuting bats. • Ecological Impact Assessment (EcIA) required if survey works indicated potential adverse impact on ecological features • A Biodiversity Net Gain (BNG) assessment is required if habitats over the criteria threshold are met.
Urban Design Officer	The Officer has been involved with the design of the proposed scheme and the feasibility study submitted is understood not to be the latest version. - The park site has a gateway role for first time visitors arriving by car and then experiencing the town centre for the first time. It forms a first impression of the town centre and therefore needs to feel high quality in design and uplifting in spirit. - Agree with creating a diagonal pedestrian desire line and with splitting up the site into three 'rooms'. - Supports enhanced tree coverage. - Asks that the public realm uses the same language of paving and street furniture as from the recently regenerated streets of the town centre. - The scheme should feel like it 'flows through' to the public realm spaces of the town centre as opposed to it feeling distinctly different. - Agree with the inclusion of public art. - Request for paving to have a 'warm' colour as previously already done in the town centre, complementing the champagne coloured cladding and buff brickwork of the Glass Works and sandstone of the town centres historic buildings. On this site the structures include the warm and coloured DMC and the stone railways arches.	
Forestry Officer	There would be no objection if the proposal intends to retain existing trees and enhance the planting within the proposed park.	• Tree Survey. • Arboricultural Impact Assessment. • Arboricultural Method Statement.
Drainage	No objection	
Pollution Control	No objection - condition regarding construction hours would be attached to any favourable decision.	
Sustainability and Climate Change	Supports the proposals based on the following considerations: - ensure materials used are sourced from ethical supply chains that where possible, support the local economy. - Where possible, a circular business model should be adopted and lifetime extension models used to extend the lifespan of assets on the Site. - Developer should look to recover components and raw materials at the end of electric vehicles chargers and associated infrastructures, product life to give them a new purpose. - Tree species and type should be carefully considered to prevent sap damaging the paintwork on parked vehicles. - Full management and maintenance plan of planting/trees required. - The developer is encouraged to work with the Procurement Team early to maximise social value.	• Consideration of cycle parking within Travel Plan. • Explore possibility of incorporating bird boxes etc. Biodiversity Survey and Preliminary Ecological Assessment. • Full details of how consumption and emissions stemming from additional lighting/CCTV/electricity needs will be managed, to be detailed in application. • To ensure sustainability is incorporated in the final designs, consider the following: - Whole life carbon - Sustainable materials - Living walls - Recycling and waste provision - Sustainable travel provisions - Ecological, biodiversity and geodiversity gains It should be demonstrated how the above have been addressed as part of the full application.

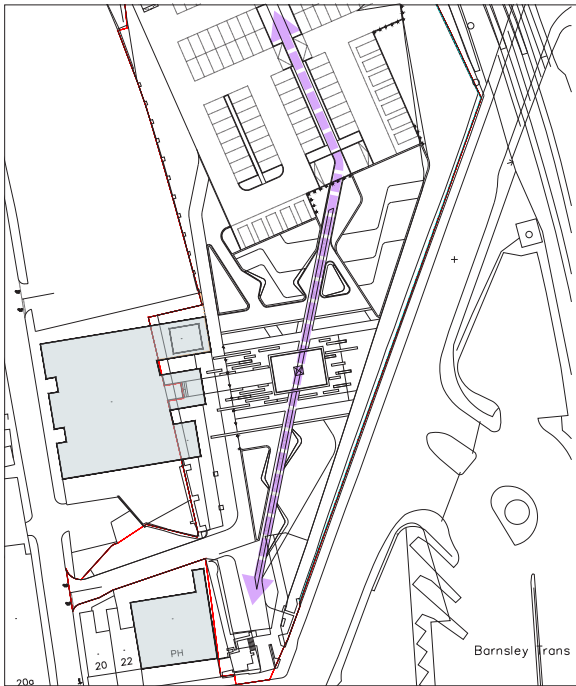
2.4 Sculpture

A separate application is being made for the sculptures in the public realm area, the brief being as follows:

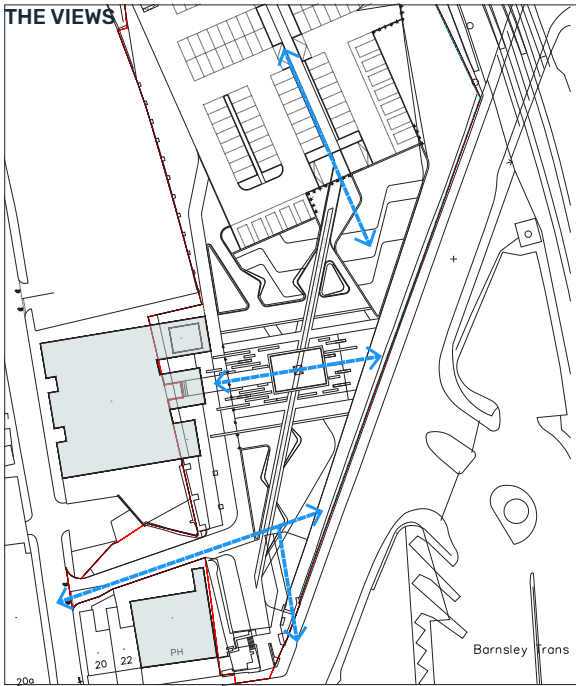
- The commissioning and installation public art on The Seam site will enrich the cultural environment and the public realm. The public art commissioned and installed on site will be a key tool in engaging visitors and users of the site, and will add to the cultural fabric of the wider town centre. Given the digital focus of the Campus, the public art also provides an opportunity to demonstrate the ‘art of the possible’ in digital creativity and reflect the ambition of the site by pushing boundaries and introducing new ideas, talent and technologies.
- The Seam will build on the range of public artworks commissioned and installed in and around Barnsley, and will expand on the work of the DMC where public artworks have been installed on the building, as well as temporary art activities being realised as part of the annual Bright Nights event. The work of the DMC in creating a pathway towards digital art installations as well as more traditional artworks alongside the recent opening of the Makerlab in DMC 02 presents an opportunity to anchor the public art plan into this digital agenda and leverage the existing buildings and facilities as well as animate phase one of The Seam.
- The Seam, Barnsley’s digital campus, is a bold and innovative scheme combining working, learning and playing in a digitally enabled campus setting in Barnsley town centre. This new district connects closely with the town centre regeneration and other development works already underway including Glassworks and Eldon Street Heritage Action Zone.
- In order to animate the campus and continue to expand the work of the DMC, Barnsley’s hub for creative and digital business the artwork will focus on weaving technology and innovation into an approach that both delivers exemplar public realm and visitor experience, references the heritage and features of the site and also develops the capabilities and capacity of the sector.

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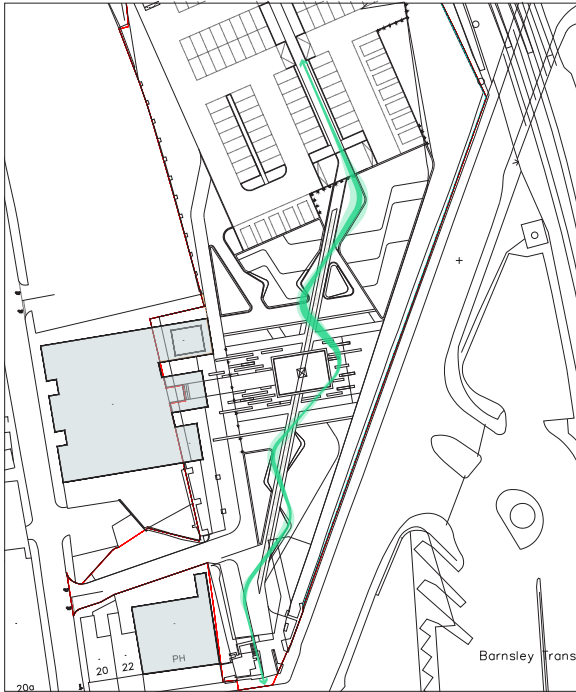
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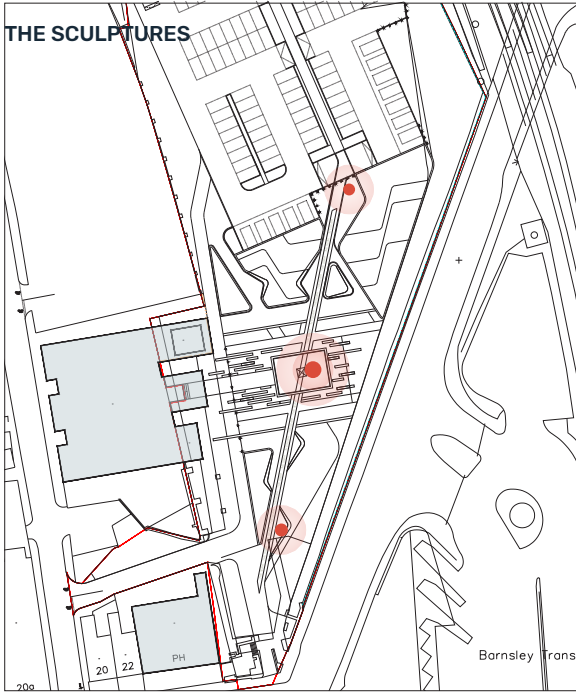
Maintain the seam as an open, key connection route between the car park, the biodiversity garden and the DMC plaza



Sculptures to be positioned adjacent to the seam on key view lines from the car park, County Way and Eldon Street / Midland Street.



Develop the design to combine the seam with the organic seating space concept to create a sequence of spaces.



Identify the spaces that are outside the key constraints, have minimum impact on the wider public realm design and provide key viewpoints connecting to the wider public realm.

2.5 Sustainability

Sustainability underpins all aspects of the design, from broader issue such as tree retention, drainage and ecology through to the detail design of materials choice, build ups and plant choices. By designing places to be more climate and carbon considerate, we can also make them healthier, greener and more inclusive and this helps improve the quality of lives of the people living there.



3.0 -

CIRCULATION & MOVEMENT

3.1 Site Circulation

Pedestrian

- From the north, the exiting footpath off County Way is retained and linked to a central route through th car park that coordinates movement down to the public realm and DMC01. In the public realm, the main route continues via the three sculptures, with secondary routes providing flexible movement through to the town centre route

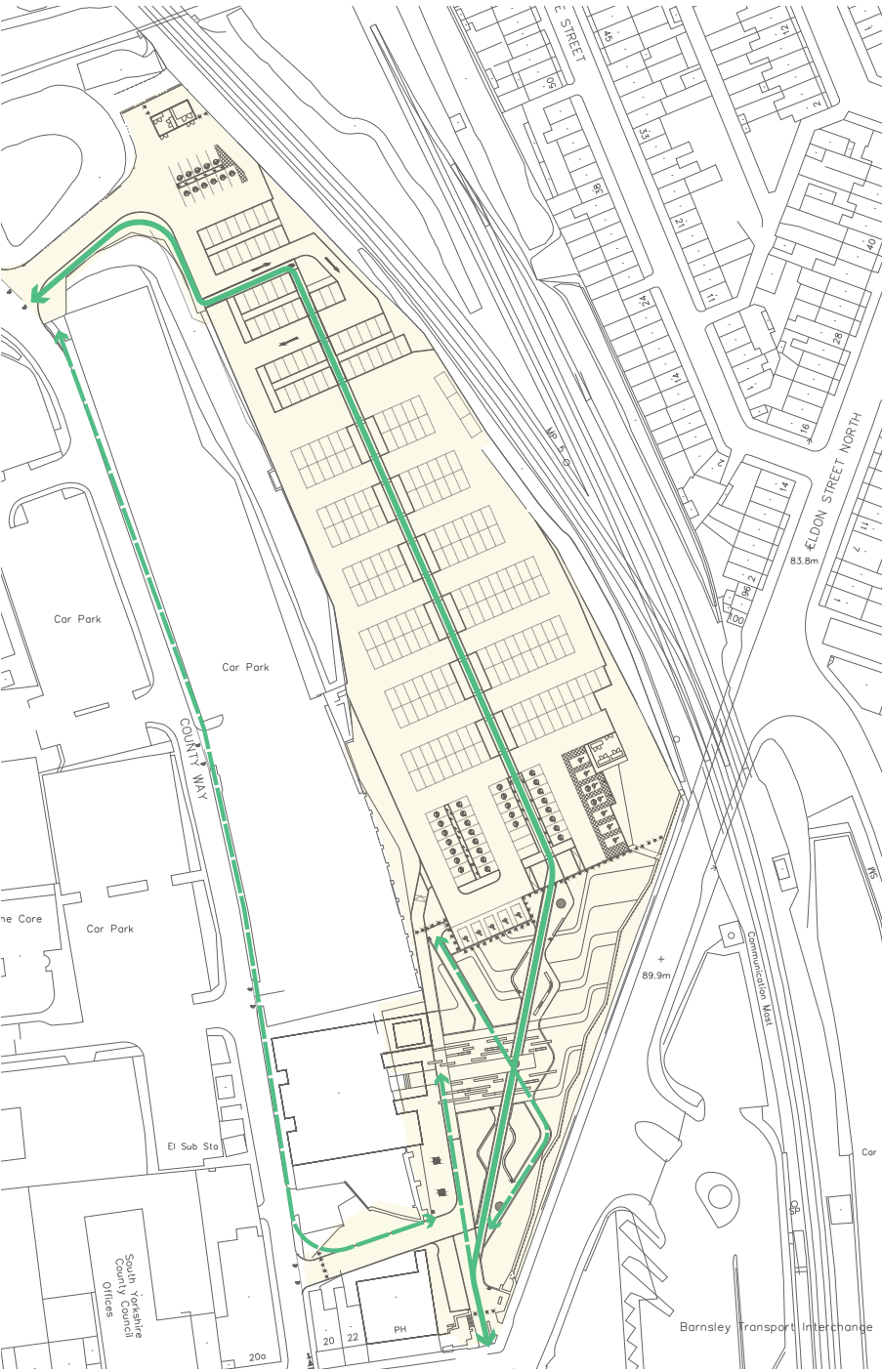
Vehicular –Car Parking

- The main route into the car park from the north on County Way is maintained and the majority of parking bays ayout is maintained.

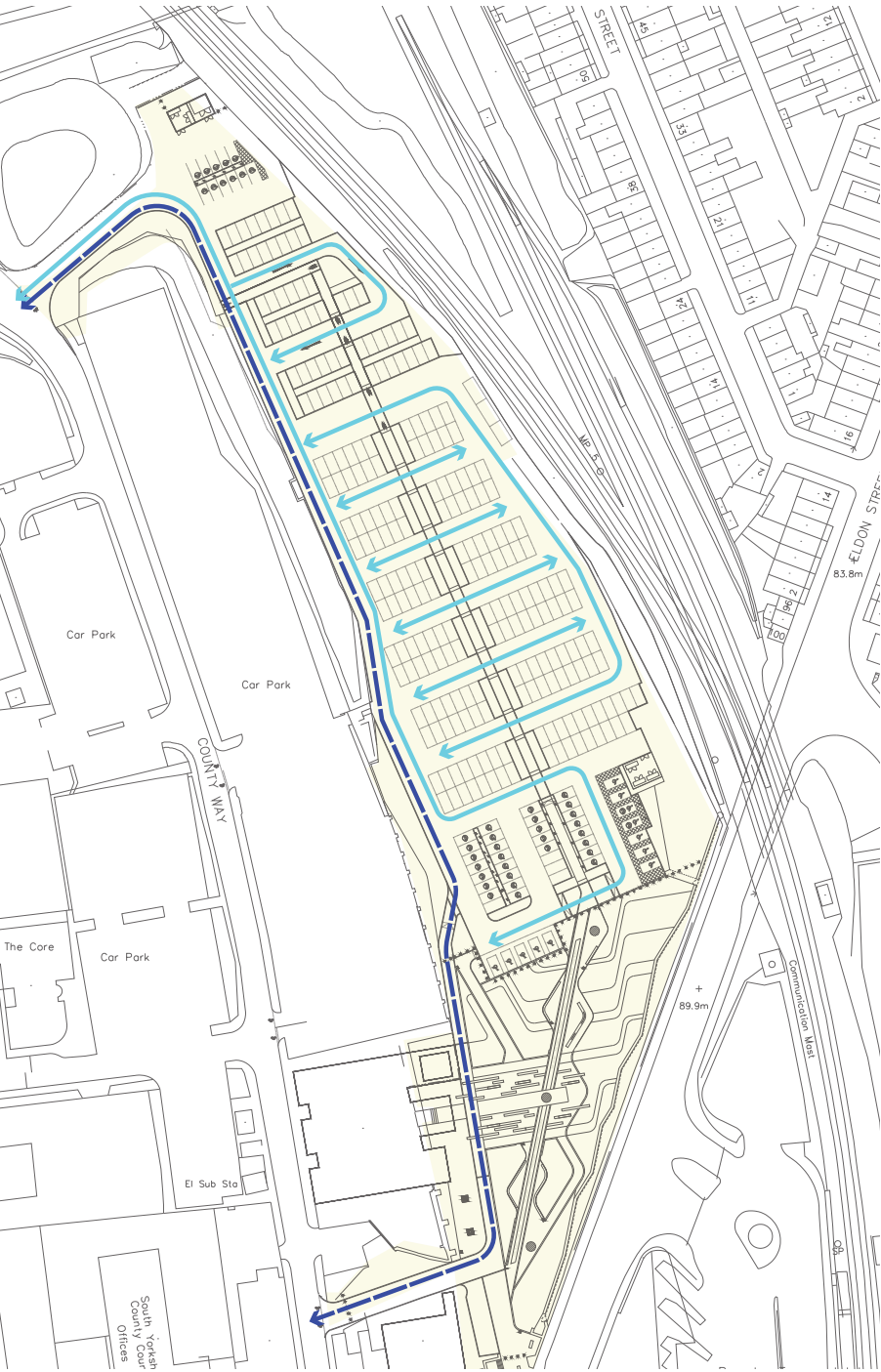
Vehicular –Service Vehicles

- Sevice vehicles that need access to the DMC01 and adjacent propoerties wil access via County Way to the north and take a one-way route via a shared surface in front of the DMC01 nad exit back onto County Way. Access will be controlled by automatic barriers.

PEDESTRIAN MOVEMENT

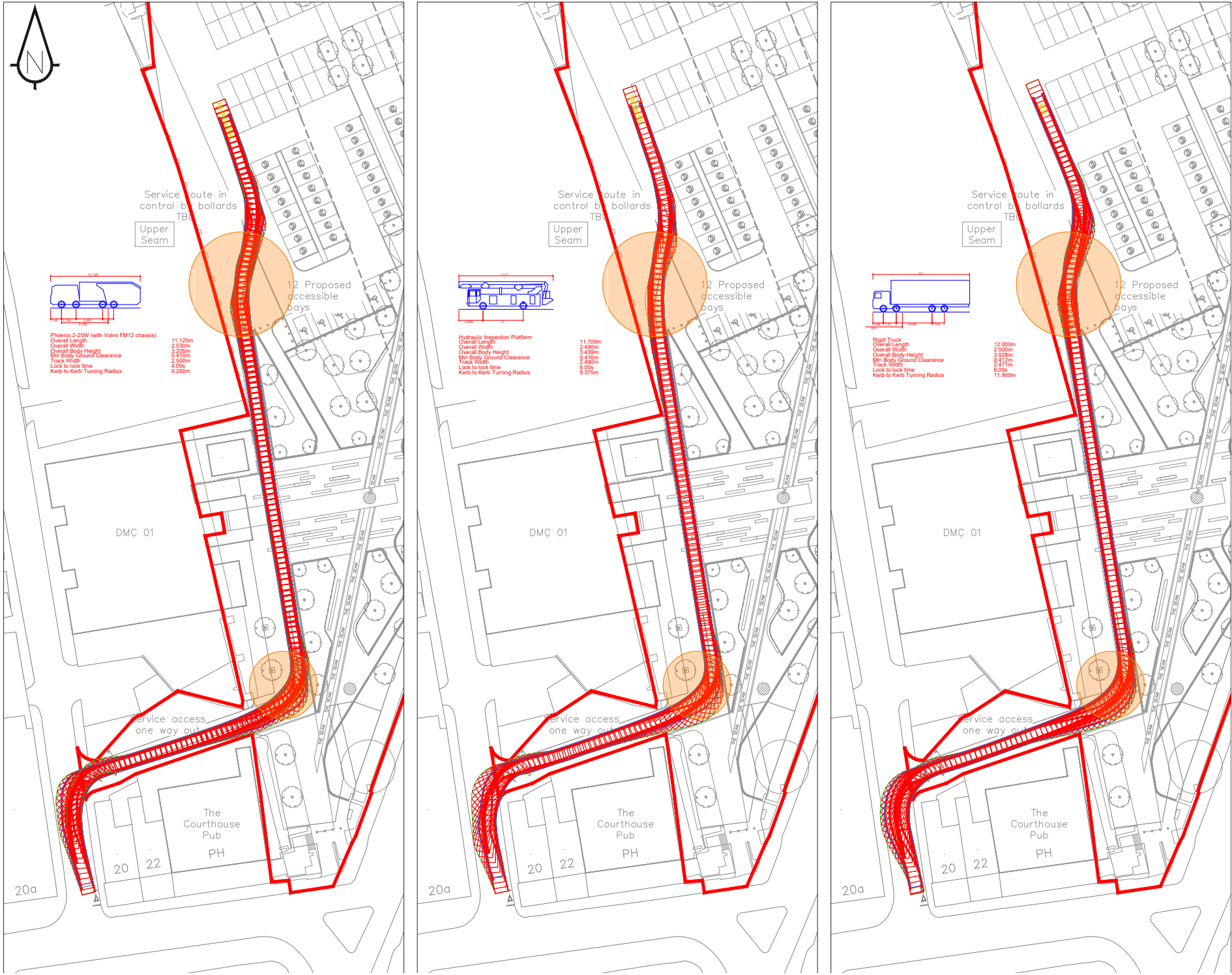


VEHICULAR MOVEMENT



3.2 Vehicular Tracking

- Vehicle tracking for a number of vehicles access from the car park to County Way (a one way system) to ensure the design accommodates the required movements within the scheme,



3.3 Hostile Vehicle Mitigation

DJ Goode and Associates Ltd was commissioned to undertake a report to present their assessment of the hostile vehicle threat posed to new public realm space

- At this stage and based on site discussions and the survey undertaken there are three primary areas that have been reviewed:
- Location 1 – West-side junction leading to the Public Realm from County Way, from which vehicles could approach. It is recommended that these measures are set back from the junction to ensure that the steps cannot be used to circumnavigate any measures at the junction.
- Location 2 – The north-side of the Public Realm, open to the remaining sector of the parking area is the main threat for vehicles carrying high impact energies.
- Location 3 – The main entry point between the masonry piers should be provided with bollards to mitigate the long approaches to this area.

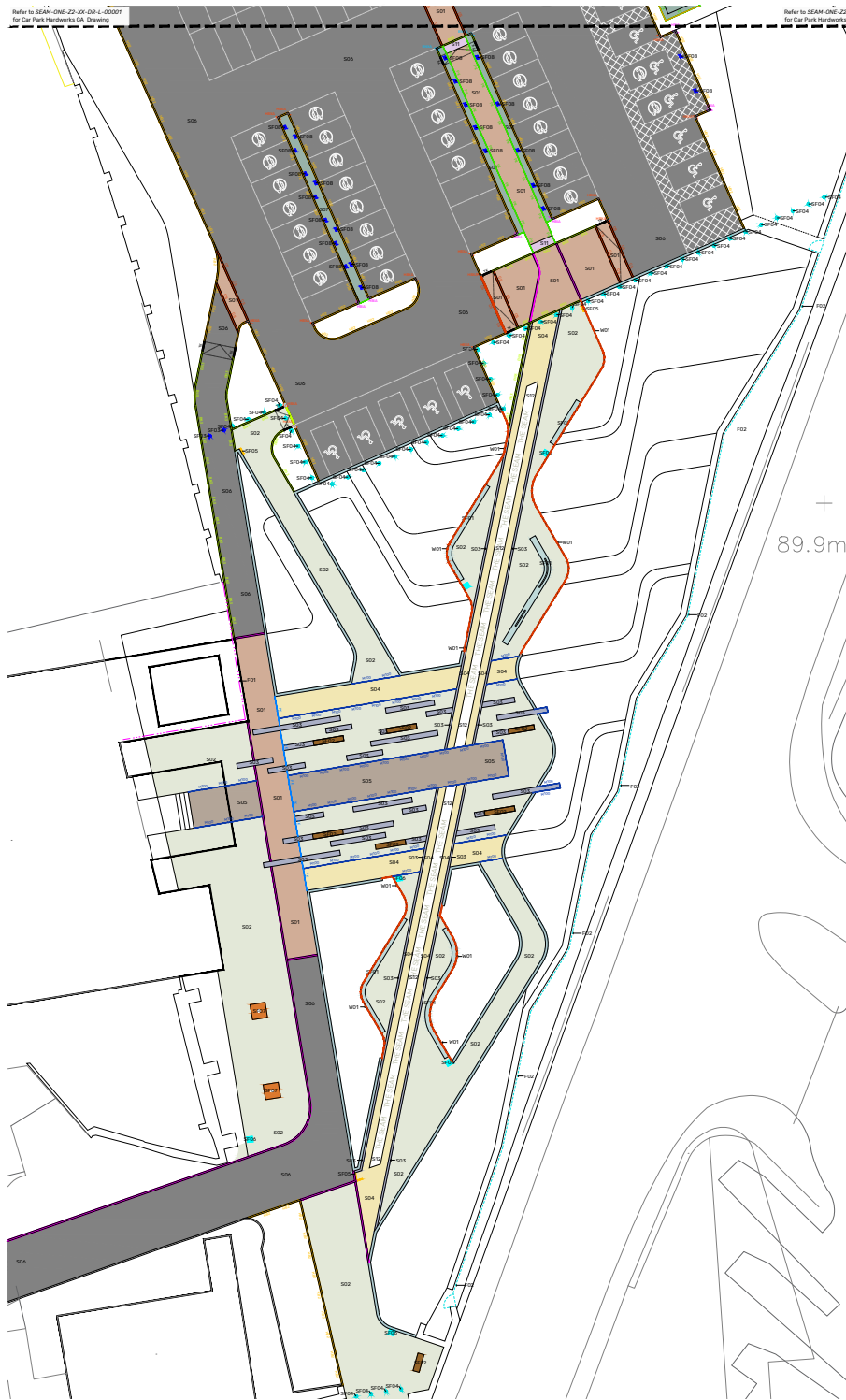


4.0 -

HARD LANDSCAPE & FURNITURE

4.1 Hard Landscape Strategy

- Materials will be selected utilising the existing city wide palette to ensure the new landscape is integrated within its wider setting.
- Particular attention will be made to the ‘Seam’ route and DCM01 plaza space to ensure it fulfils its objectives in creating a strong sense of arrival from both the car park and Eldon Street; providing natural wayfinding and orientation cues and to create a striking and distinctive feature in the landscape.
- All surface materials and street furniture elements will be robust and fit for purpose.



S01 Proposed Paving Type 1 - Concrete Block Paving
Vehicular Use, 100x200x80mm



S02 Proposed Paving Type 2 - Yorkstone
Occasional Vehicular Use
RL(870-1200mm) x 650mm (w) x 63mm (d)



S03 Proposed Paving Type 3 - Granite
Occasional Vehicular
92mm (w) x 92mm (l) x 60mm (d)



S04 Proposed Paving Type 4 - Yorkstone
Occasional Vehicular Use
320mm (l) x 210mm (w) x 63mm (d)



S05 Proposed Paving Type 5 - Yorkstone
Occasional Vehicular Use
650mm (l) x 430mm (w) x 63mm (d)



Precast Concrete Conservation Kerb Edging
Size: 255x255mm

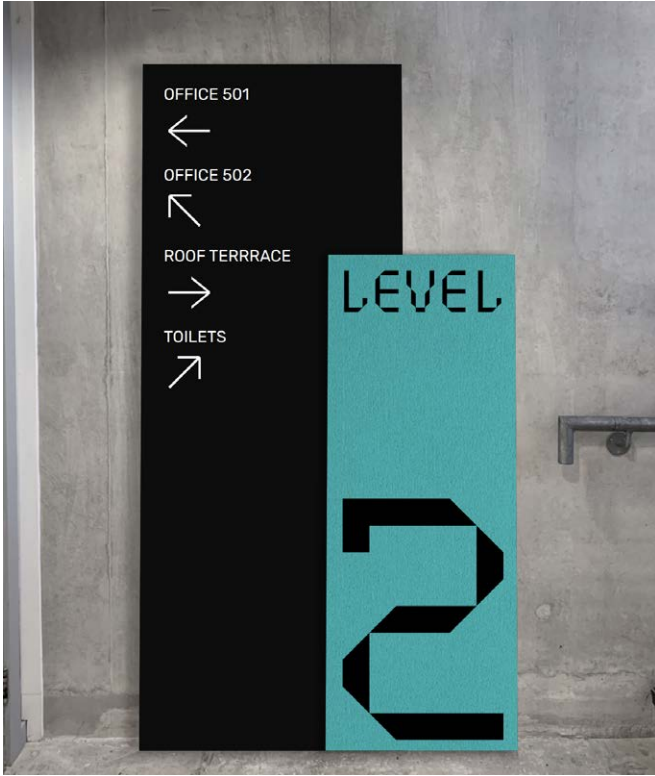


Precedent Images

4.2 Street Furniture

Street furniture options have been proposed that align with the current elemnst used by BMBC within the town centre and the DMC01, with alternative options to work with the specific forms and materials of The Seam.

Totem Signage



Litter Bin (Colour TBC)



Tree Grill



Raised Planter



Curved Metal Bench



Automatic Rising Bollards



Fixed Bollards



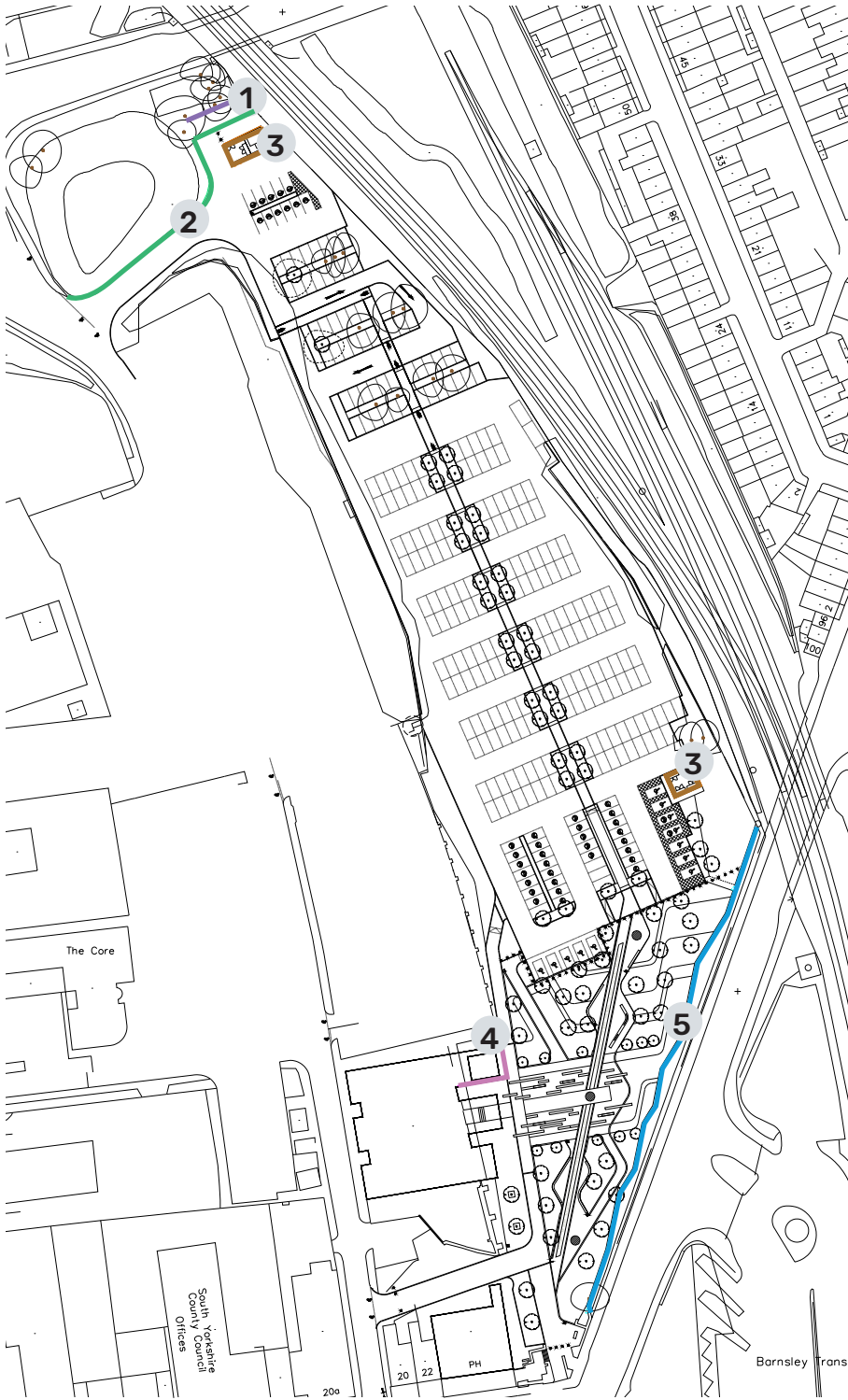
Precedent Images

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4.3 Fencing Strategy

There is limited fencing proposed, with the renewal of existing fencing and new fencing to either guide movement or screen existing and proposed elements within the spaces.



1. Existing Fence

Renewed panel with retained existing foundation and posts



2. Low Rail

To protect existing trees Root Protection Zone from parking (Material TBC)



3. Fencing around Substation and Feeder Pillar

Timber Fencing



Precedent Images

4. Fencing around DMC 01

1.8 m Louvred Fence Panels System



5. Boundary Treatment

1.1m Railing



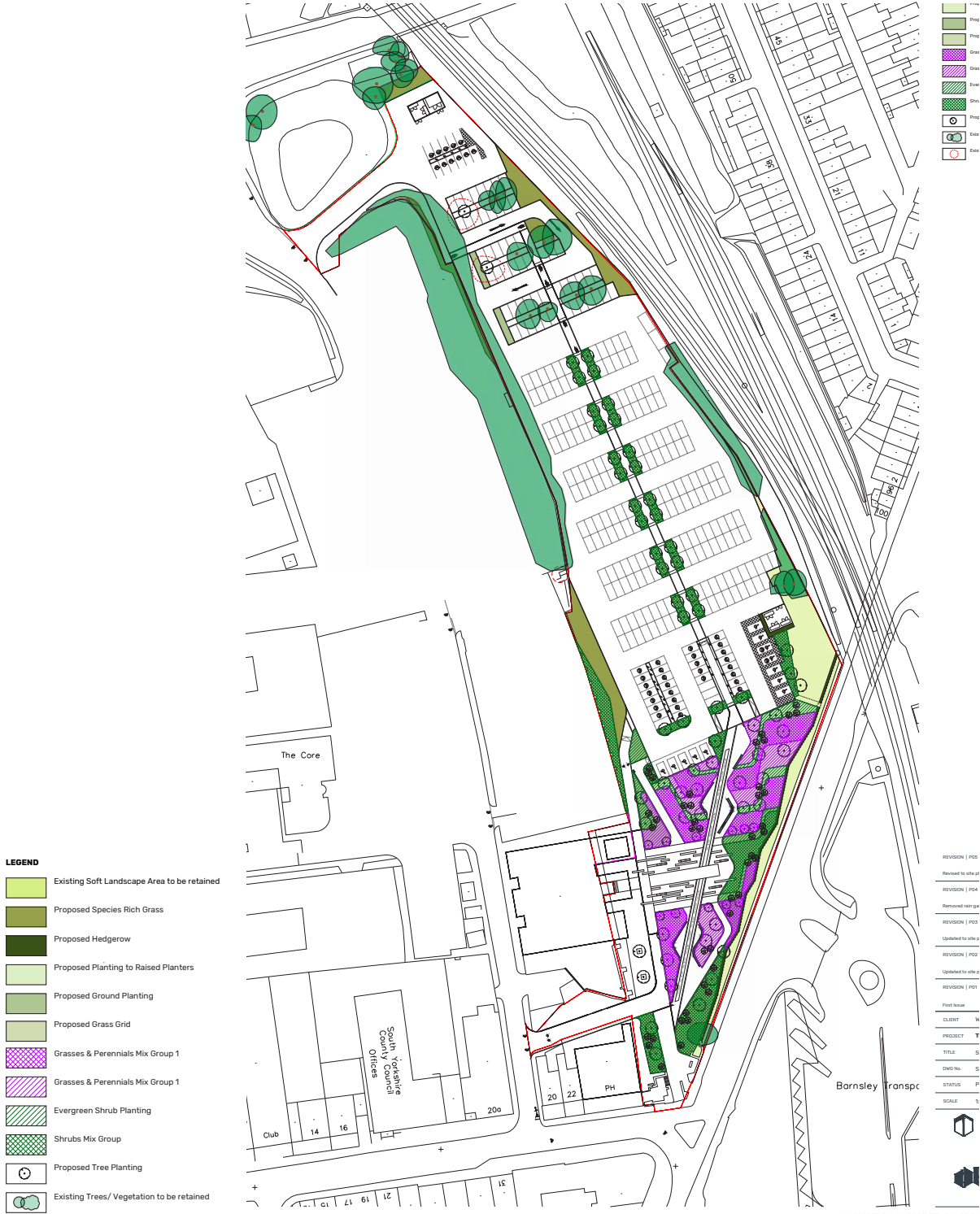
5.0 -

SOFT LANDSCAPE STRATEGY

5.1 Soft Landscape Strategy

The approach to planting has been guided by the following key strategies.

- Create a Tapestry of Texture and Colour: Weave together a diverse palette of plant species to create a dynamic and visually engaging landscape with contrasting textures, forms, and colours.
- Embrace Seasonal Variation: Select plantings that provide year-round interest, with a focus on plants that offer vibrant spring blooms, lush summer foliage, colourful autumn displays, and interesting winter textures.
- Prioritise Sustainability: Choose low-maintenance, drought-tolerant plant species adapted to the local climate, minimising water usage and promoting a sustainable landscape.
- Enhance Biodiversity: Incorporate a variety of plant species to support local pollinators, birds, and other wildlife, contributing to a healthy and biodiverse ecosystem.
- Define Spaces: Strategically position plantings to define spaces within the landscape, creating distinct areas for gathering, relaxation, and circulation.
- Maximise Visual Impact: Utilise plants with varying heights and growth habits to create a layered and visually dynamic landscape.



Precedent Images

5.2 Trees and Hedges

Proposed mix of species



Alnus cordata



Fagus sylvatica



Acer campestre 'Elsrijk'



Prunus serrulata



Betula utilis jacquemontii

5.3 Evergreen Shrubs and Specimen Shrubs

Proposed mix of species



Prunus laurocerasus 'Otto Luyken'



Mahonia aquifolium 'Apollo'



Vinca minor



Sarcococca humilis



Amelanchier lamarckii



Philadelphus 'Belle Etoile'



Sambucus nigra 'Purpurea'



Viburnum plicatum 'Lanarth'



Rhododendron luteum

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5.4 Perennials

Proposed mix of species



Achillea 'Moonshine'



Achillea 'Terracotta'



Alchemilla mollis



Aster x frikartii 'Mönch'



Echinacea purpurea
'Rubinstern'



Echinacea purpurea
'White Swan'



Epimedium perraldianum
'Frohnleiten'



Eupatorium maculatum
'Atropurpureum'



Bergenia cordifolia 'Eroica'



Cimicifuga racemosa
'Atropurpurea'



Astilbe chinensis var.
taquetii 'Purplelance'



Anemone hybrida
'Honorine Jobert'



Knautia macedonica



Sisyrinchium striatum



Salvia nemorosa
'Caradonna'



Sanguisorba officinalis
'Tanna'



Euphorbia amygdaloides
var. robbiae



Euphorbia wulfenii



Geranium 'Rozanne'



Geranium psilostemon



Geranium 'Orion'



Helenium
'Moerheim Beauty'



Helenium
'Rubinzweg'



Iris sibirica



Nepeta x fassenii



Oenothera lindheimeri
'Whirling Butterflies'



Perovskia atriplicifolia
'Blue Spire'



Persicaria amplexicaulis
'Firetail'



Phlomis russeliana



Stachys byzantina
'Big Ears'



Salvia nemorosa
'Blauhugel'



Rudbeckia fulgida deamii

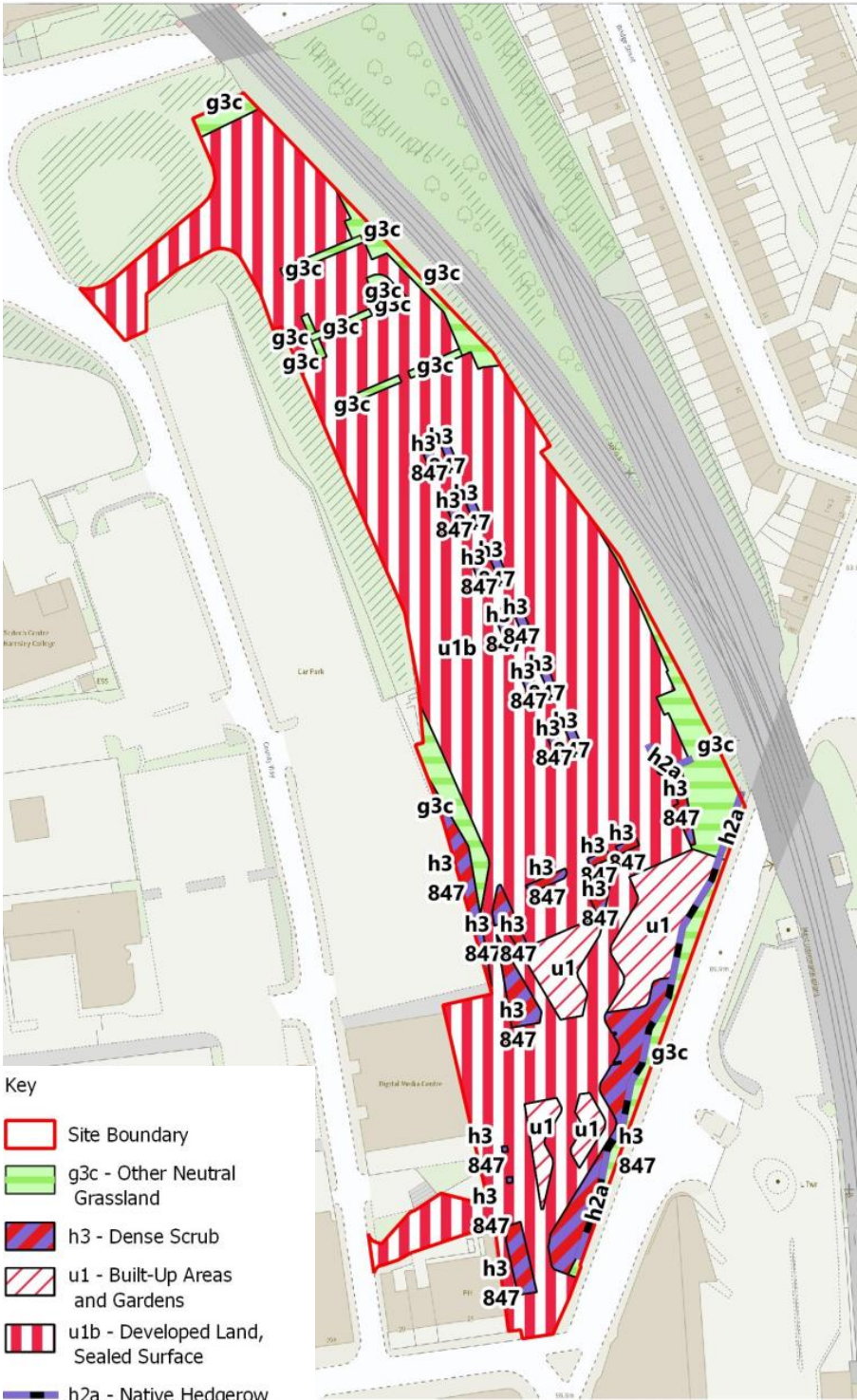
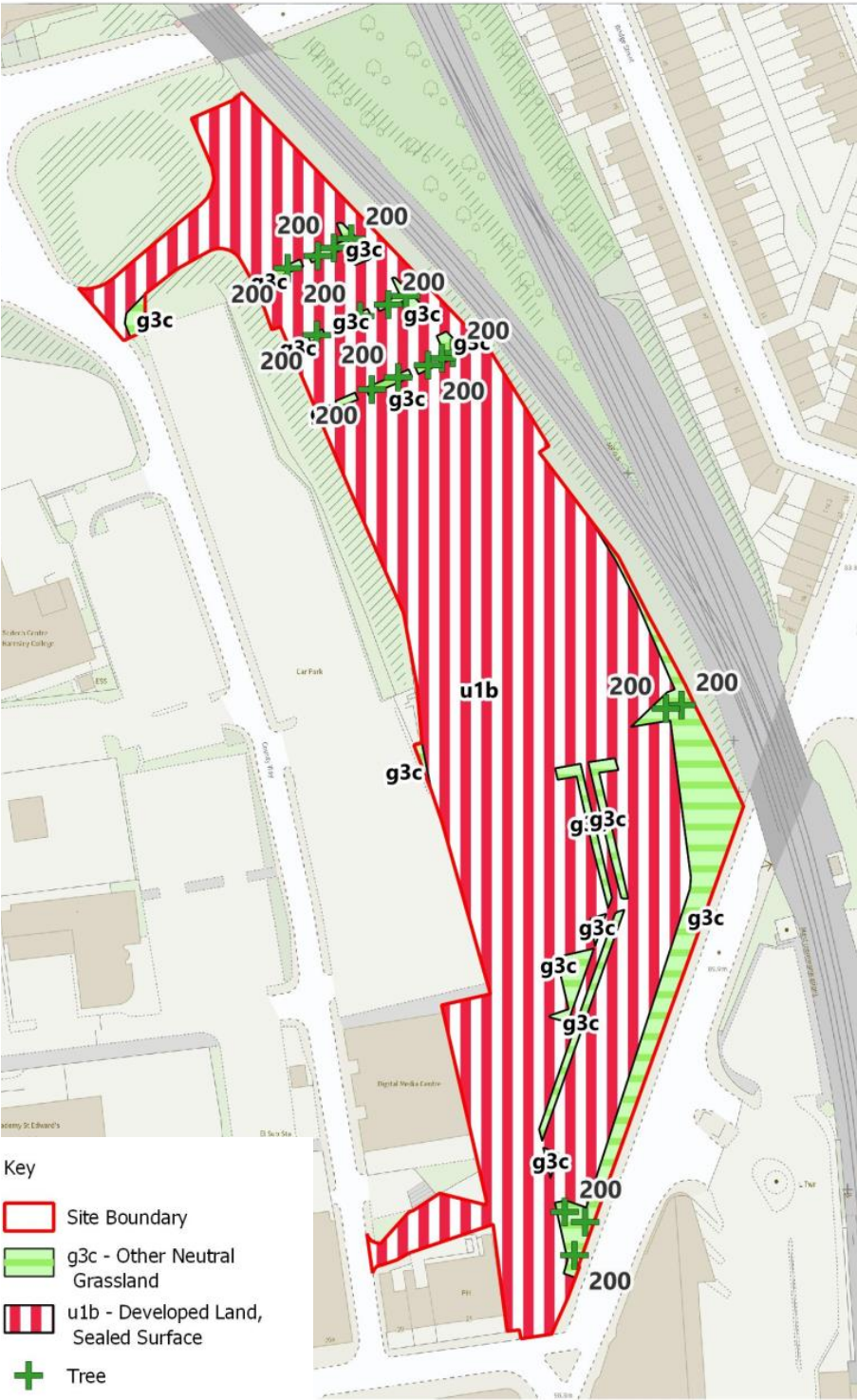
5.5 Ecology and Bio-diversity Net Gain

OS Ecology Ltd was commissioned to visit the site to carry out an Ecological Impact Assessment (EiA) and Biodiversity Net Gain (BNG) report based on the change from the baseline to the proposed landscape. The scope of these two reports are as follows:

- To assess and map the habitats present within the proposed development area using the UK Habitat Classification1 criteria.
- To calculate the baseline ‘Biodiversity Units’ using Natural England’s Statutory Biodiversity Metric2.
- To use the above metric to assess the anticipated change in biodiversity as a result of the proposed development.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.31
	Hedgerow units	0.27
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	45.19%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

circumstances, the above table indicates a 45% increase of circa 45% for the proposed development, with a minimum aim being 10%

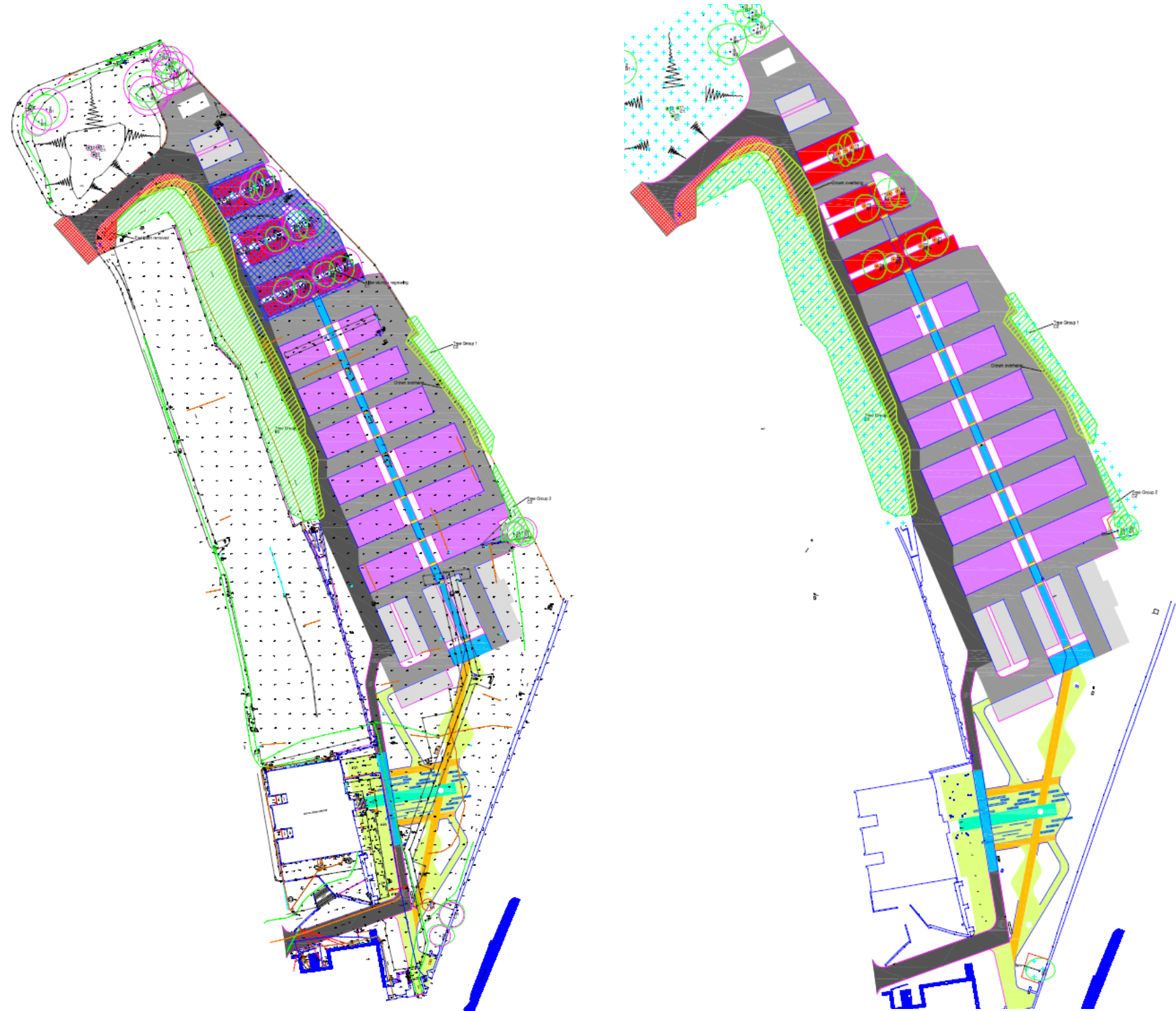


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5.6 Arboriculture

Elliott Consultancy Ltd was commissioned to visit the site to inspect the trees and to produce an arboricultural report in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition & Construction'. An initial inspection of the trees was undertaken on the 17th June 2024. A separate arboricultural report is provided as part of the planning application with the following scope:

- Provide arboricultural information and advice in relation to the proposed re-development of the site to include new and associated infrastructure.
- A guide for any construction process in order to minimise potential damage to retained trees.
- A summary of the design proposals and their impact on the current tree population and provide a method statement that details all measures recommended for adequate tree protection including any special construction measures to be utilised.
- A timescale for implementation of any tree works and protective measures in reference to the development period.



5.7 Whole Site Plan & Public Realm



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