CHAPTER 3: THE DEVELOPMENT PROPOSALS

3.1 The application proposals seek full planning permission for a mixed use development comprising the demolition of existing buildings in the site and their replacement with retail, new market, leisure, multi-storey and surface-level car parking, new public realm/circulation areas and servicing on the site that comprises the Metropolitan Shopping Centre, multi-storey car park, Council Office building, Barnsley Market and 1 Lambra Road.

3.2 The proposals represent an amended and reduced scale scheme to that granted outline planning permission in 2006 and later 'renewed' in 2010. The amendments and reduced scale are principally due to the current economic climate and include, for example, the removal of the residential element of the scheme.

3.3 The Assessment Plans for the purposes of the ES include the following:

- AL (00) 000 Site Plan – Existing
- SK 700 Site Assessment Plan
- AL (00) 008 Interchange Level
- AL (00) 009 Cheapside Level
- AL (00) 010 Upper Level
- AL (00) 011 Leisure Level
- AL (00) 012 Fourth Level
- AL (00) 013 Roof Plan
- AL (01) 001 Market Parade N & Cheapside W Elevations
- AL (01) 002 Midland Street S/E & N/W Elevations
- AL (01) 003 Railway & Alhambra S & Alhambra W Elevations
- AL (01) 004 Market Elevations
- AL (01) 100 Railway & Cheapside Elevations
- AL (01) 101 Market Parade N & Kendray Street N Elevations
- AL (01) 102 Midland Street S/E & N/W Elevations
- AL (02) 001 Retail Block C and B E/W Section & Retail Block B N/S Section
- AL (02) 002 Market E/W Section & Retail Block C and A N/S Section

- AL (90) 002 Landscape Plan

and, in addition, for illustrative purposes:

- Typical Retail Bay Study.

3.4 The maximum size of the various elements within the mixed-use buildings is set out below. The mixed-use buildings on the Barnsley Markets site would include a multi-storey car park providing 550 spaces and the former CEAG site would accommodate a surface-level car park providing 250 spaces.

3.5 The development will comprise three main buildings – a new covered Market along Kendray Street; a central retail building onto Cheapside, which will include a multi-screen cinema; and a perimeter building wrapping around the central building from the Interchange along the railway, leading and connecting to the Alhambra, containing general retail space, a department store and the multi-storey car park. The reinstated open market would be located in the space between the back of Burlington Arcade and in front of the new covered Market, with the stalls being laid out radially on either side of passageways leading to the covered Market.

3.6 The new covered Market will be a free-standing building, triangular in plan, and aligned with Kendray Street on one long elevation, and with the new market Parade on the other. Internally, the building would be organised on three levels, with four cafes/restaurants and the Centre's management suite on the top level.

3.7 The central retail and cinema building will comprise retail units across two levels, with the multi-screen cinema located on the upper level adjacent to the Market Square. The remainder of the upper level will be made up of a flat roof with plant areas for the retail units below, screened by the perimeter parapet.

3.8 The perimeter building will include the department store, which will trade across two/three levels. The retail units in the outer ring will be of a similar size to those in the central retail building, across two levels, though those adjacent to the Alhambra

will be smaller and would trade across a single level though with potential for mezzanine floors above. Two levels of car parking, providing 550 spaces, would be provided above the retail units and department store, which would be accessed via helical ramps from the adjacent Harborough Hill Road.

3.9 Access to the servicing areas will generally be via Wesley Street, with unloading arrangements at lower ground floor level with a dedicated service area provided for the department store. Market traders will have dedicated loading areas.

3.10 The contents of each floor of the proposed buildings are shown on assessment plans AL (00) 008, AL (00) 009, AL (00) 010, AL (00) 011, AL (00) 012AL (00) 013 as follows:

- Interchange Level: Service access; ancillary facilities; an element of retail and the market;
- Cheapside Level: Main area for retailing; market hall; public realm and circulation; access to multi-storey car park;
- Upper Level: Retailing; food & drink and management suite in market hall;
- Leisure Level: Cinema; car park; plant;
- Fourth Level: Car park;
- Roof Level: Cinema roof.

3.11 The height of the various proposed buildings can be seen on assessment plans AL (01) 001, AL (01) 002, AL (01) 003, AL (01) 004, AL (01) 100, AL (01) 101, AL (01) 102, AL (02) 001, and AL (02) 002. The maximum height of the development is provided by the roof to the cinema on the central block and is at 123.05 m AOD, which is slightly higher than the Metropolitan Centre car park at 115.2 m AOD. The heights of the remaining elements of the scheme include the covered Market at

110.4 m AOD, the leisure level (plant) of the central building at between 111.80 m AOD and 113.85 m AOD, and the perimeter building at between 116.1 m AOD and 117.8 m AOD. For comparison, the existing Council office building stands at 121.7 m AOD, the former CEAG building at 108 m AOD, and the existing shopping centre at 105.5 m AOD.

3.12 The former CEAG site will be redeveloped to provide a 250 space surface-level car park.

3.13 The various elements of the scheme can be described as:

- Retail [including Food & Drink (A3)];
- Markets;
- Leisure (multi-screen cinema);
- Public space and circulation;
- Servicing/ancillary; and,
- Car Parking.

Retail

3.14 It is proposed to provide a maximum of 35,903 sq.m. of retail floor space to comprise various sized units up to, and including, a department store (7,936 sq.m.), which will be located in the south-eastern corner of the scheme and A3 uses (1,612 sq.m.).

Markets

3.15 It is proposed to provide new open and covered markets, the latter of which would provide a maximum of 8,003 sq.m. of floor space (inclusive of 789 sq.m. A3 uses). These are replacements for the existing market which are currently within the Metropolitan Shopping Centre. The proposed locations of the markets are on the northern side of the site.

Leisure (Cinema)

3.16 It is proposed to provide a 6-screen cinema on the Leisure Level of the central building. The maximum floor space for the leisure use is 4,118 sq.m.

Public Areas and Circulation

3.17 The proposals also include the development of public realm, including connections to the existing fabric of the town centre via three new public spaces – May Day Green at the End of Queen Street; Market Square opposite the new Transport Interchange; and Midland Square adjacent to the Cheapside entrance to the Alhambra Centre.

Car Parking

3.18 A total of 800 parking spaces would be provided, with 550 in the new multi-storey car park and 250 on the surface-level car park which will be developed on the former CEAG site.

The Phasing of the Development

3.19 The general phasing strategy for the development is summarised on the indicative phasing drawings included in Appendix 15.1 and identifies two primary phases within which it is proposed to undertake the development. The areas delineated on the plan are:

Phase 1: The construction of the new markets building and the construction of the CEAG site car park. This will enable the earliest possible relocation of the existing covered market to its new location and the existing market traders currently located in the covered market will only be required to move once. The market will be serviced from the existing facilities during phase 1 of the works. The relocation of the market and its associated servicing facilities will then release the balance of the site's footprint for construction.

Phase 1b : Relates to the area of the site occupied by the existing Carpet-World building and adjacent car park, up to the eastern edge of the car parks southern access ramp. There is potential to commence in this part of the site during phase 1 or for the area to be utilised as a contractor's compound. Alternatively the contractor's compound could be positioned on the existing CAEG site until the new car park is constructed.

Phase 2: This phase of the works will be the largest in terms of scope, & differing forms and usage. The Metropolitan Centre and car park will be closed for demolition and the net effect is the temporary loss of approximately 346 spaces during this phase of the works. This phase will contain all Retail Units, the Cinema, the car park, basement servicing and associated works. During this phase servicing to the new market block will be via New Market Square, May Day Green and Kendray Street until the permanent basement servicing is available.

3.20 Further detail on the phasing of the development is included in Chapter 15 (Construction Impact, Demolition, Phasing and Operational Issues).

Operational Issues

3.20 Chapter 15 (Construction Impact, Demolition, Phasing and Operational Issues) also covers relevant operational matters relating to demolition and disposal of surplus material, and vehicular and pedestrian use of the site. The strategy for disposal of waste from the proposed development is anticipated to be required to be submitted before development commences by a condition on any planning permission.