



Reserved Matters Planning, Design and Access Statement
Barnsley New Public Library

Submitted to Barnsley Metropolitan Borough Council
by IBI Group

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Table of Contents

1. Introduction
2. The Site
3. Community & Consultation
4. The Brief
5. Planning Statement
6. Heritage Statement
7. Architectural Design
8. Sough Dyke Structural Solution
9. Universal Access
10. Servicing
11. Technical Summary
12. Conclusion



1. Introduction

Purpose of the Document

This Planning, Design and Access Statement (including Consultation and Heritage Statements) and 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 new Public Library element of the wider town centre regeneration scheme (pursuant to outline permission 2015/0549).

The document builds upon work completed as part of the Outline Planning Permission for the Town Centre which secured consent in July 2015. Readers of this document may find it useful to refer to the Design and Access Statement submitted at the Outline Application Stage although a comprehensive approach has been taken to the compilation of the document.

The document explains the design and development of the new Public Library in Barnsley and identifies how the access arrangements have been considered. The document 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.

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. The structure of this document will be as follows:

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Project Description

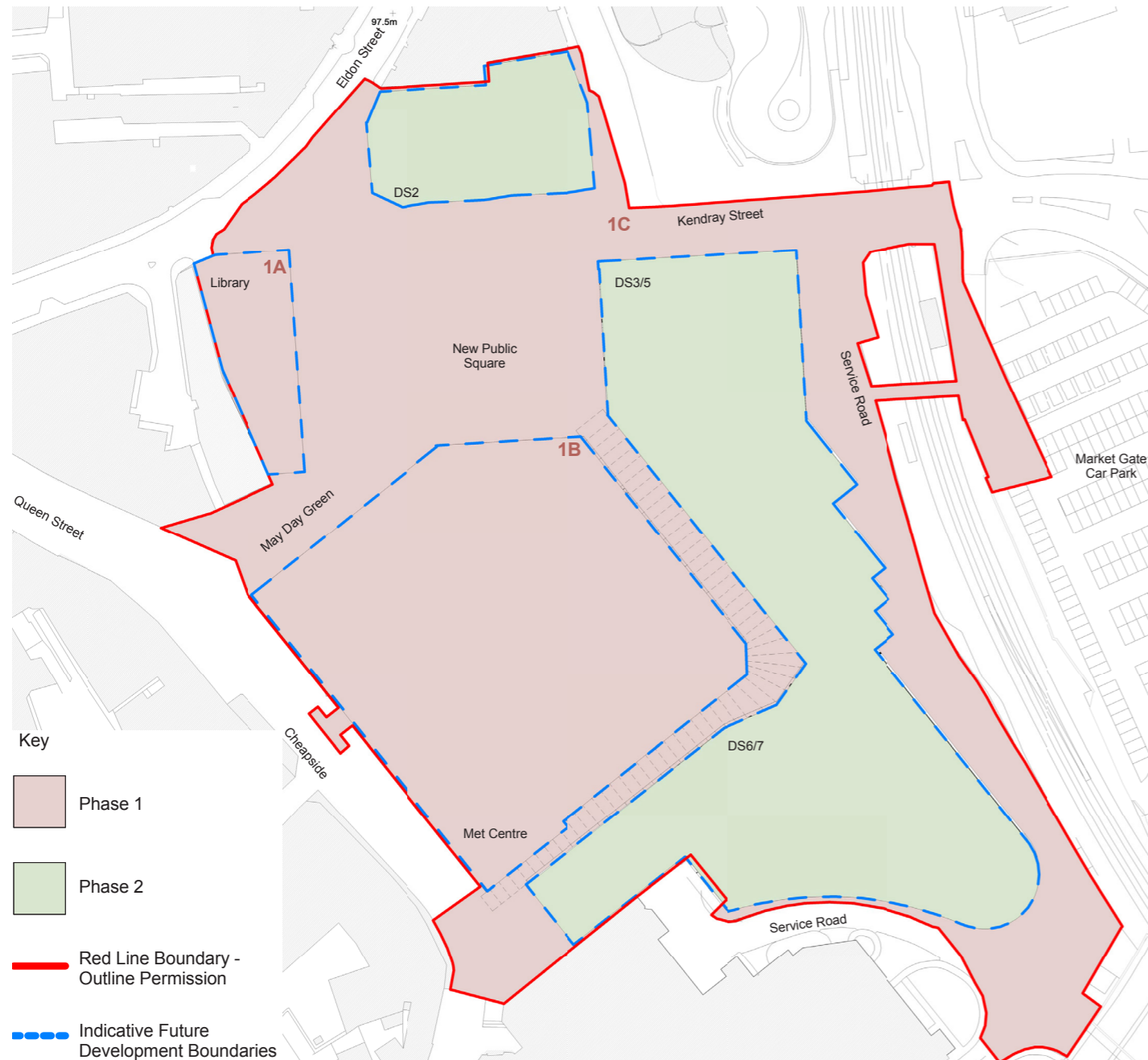
Outline application with all matters reserved comprising of a mixed use development of Barnsley Markets and adjoining land following demolition of existing offices, bridge, part of existing market hall and multi-storey car park to provide a replacement refurbished retail / market floorspace, new retail / food and drink (Use classes A1, A3, A4), a cinema (Use Class D2), a library (Use Class D1), and new public open space, access road and associated servicing arrangements, car parking and a pedestrian footbridge across the adjacent railway to the site of the former CEAG building. The application gained approval in July 2015.

The Library is the principle public building within the proposals. It is located on the corner of May Day Green and Eldon Street benefitting both streets through it's presence. This location is also on the axis of Kendray Street - the Library will therefore be highly visible on arrival into the town from the Transport Interchange.

The Library forms the western edge of the Market Square. Rising to 4 storeys and clad in glass the design presents an image of optimism in the town centre and is an early example of its transformation. The civic nature of the building use will encourage people to use the section of square adjacent to it at all times of the day. It is intended that a programme of events is developed that will allow the Library use to spill out onto the square in addition to the strong visual connections provided by its transparent envelope.



2. The Site



Better Barnsley Town Centre Phasing Plan

Better Barnsley Town Centre Prospectus

A masterplan study prepared in the summer of 2014 described a vision and framework for the rejuvenation of the town centre retail core. It described four key themes;

1. More than retailing
2. Investing for the long-term
3. 'Intelligent Barnsley'
4. Local and distinctive

This masterplan was developed towards an Outline Planning Application of which the New Public Library will be the first phase.



Better Barnsley Town Centre Masterplan

Planning history

As previously explained at the outline application stage, prior to Outline consent 2015/0549, three other planning applications have previously been submitted which propose works for the redevelopment of the approximate site area (2006/1082, 2007/1573 and 2011/0714).

The proposals were all slightly different, however each related to a mixed use scheme incorporating uses such as retail, leisure and residential with a refurbished market hall and new parking areas. This included an outline application, with a subsequent reserved matters application and a separate full planning application. All applications were approved with conditions however there have been no significant redevelopment proposals on the site since the application in 2011.

Proposals

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

A town square

A new landscaped public space, at the convergence of routes into the town centre and large enough for open air market stalls and public events. The Town Square will provide the setting for new buildings including a public face to the indoor market and the library.

New shopping boulevard

A new route from the new square towards Lambra Road to the south framed by new shops, the refurbished market and, in the short term new surface car parking. This new route also helps rationalise the servicing of the markets and the Alhambra Centre.

Development sites

A series of sites were identified that could accommodate a range of uses and attract outside investment. They have been incorporated to accommodate 'meanwhile uses' - short term use that avoids the installations of long term hoarding.

The Metropolitan Centre

Extensively refurbished and extended to create a significantly improved presence for the markets within the town centre. This includes a new glazed market hall to the new square and requires the demolition of the existing multi-story car park and poor quality service arrangement.

May Day Green

Will benefit from increased footfall and an improved setting as the backdrop to the west side of the new Town Square and location for the new Library.

New high quality car park

A new, high-quality car park on the former CEAG site to partially replace the multi-storey car park in serving the town centre.

Development Phasing

Phase 1 A	New Public Library
Phase 1 B	Refurbished Metropolitan Centre
Phase 1 C	Public Realm (New market square etc)
Phase 2	Development Sites 2, 3, 5, 6 & 7