BARNSLEY:
ALHAMBRA SHOPPING CENTRE

PROPOSED NEW LEISURE FACILITIES AT GALLERY LEVEL

DESIGN AND ACCESS STATEMENT

AUGUST 2014

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REVISIONS

Revision	Date	Details	By

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1.00 INTRODUCTION

1.01 This Design and Access Statement forms part of a Planning Application for a new leisure complex to include cinema and restaurant units at Gallery Level, the Alhambra Shopping Centre, Cheapside, Barnsley S70 1SB.

1.02 The Applicant is Barnsley Shopping Centre Ltd,
c/o F&C Reit Asset Management,
5 Wigmore Street, London W1U 1PB.

1.03 The gross area of the Ownership is 17,083m2.

1.04 A Schedule of Floor Areas to show existing floor space removed and new floor created is adjacent.

1.05 The works proposed are:

- Demolition of existing constructions at Gallery Level.

- Removal of the existing Gallery Level rooflight.

- Construction of new cinema and leisure restaurant units.

- Modification/construction of new entrance into the Centre from New Street.

- Alterations to existing retail occupancies.

2.00 CONTEXT OF THE APPLICATION SITE : SITE ANALYSIS

2.01 The Alhambra Shopping Centre is the Primary covered retail shopping centre in Barnsley. It sits at the south end of Cheapside.

2.02 The shopping centre comprises a basement service bay area with two levels of retail mall above, this reduces to a single storey of retail towards the south east end at the junction of New Street and the main town ring road, West Way.

Above the retail levels, at Gallery Level, the built form comprises retail storage/Centre Management and air handling plant facilities wrapped around open air car park.

To the north west of the retail malls there is a multi-storey car park which connects to the Gallery Level.

2.03 The site of the existing Markets is under review by the Council for redevelopment and enhancement.

2.04 New Street facing the site is a secondary retail area in need of investment and refurbishment.

The large former nightclub premises at the head of New Street is vacant.

Any development should try to stimulate activity / investment into New Street to match the Council efforts on the Market site

2.05 Photographs of the site and an analysis of the key elements influencing the layout follow on pages 5 and 6.

AREA	AREA DEMOLISHED (m2)	AS PROPOSED (ADDED) m2
Retail/Storage Space at Gallery Level	961	
Retail/Storage Space at Upper Mall	221	
Centre Management	236	
Existing Circulation Space at Gallery Level	143	
Total Area Demolished	1,561	
New Cinema Gallery Level		2,591
New Cinema Mezzanine Level (Projection and Disabled Person Access Zone)		550
New Restaurant Units		1,580
New Retail Storage Space		200
New Centre Management		212
Total New Build Area including Circulation		**5,133**













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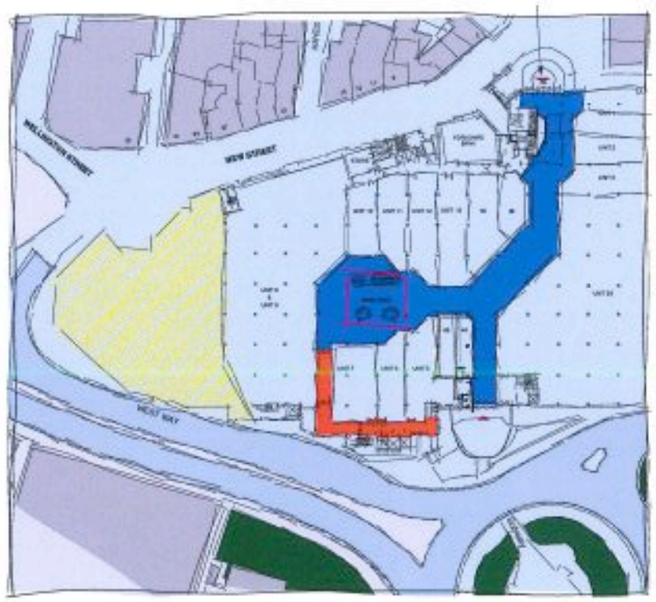
Alhambra shopping centre

AREA PHOTOGRAPHS

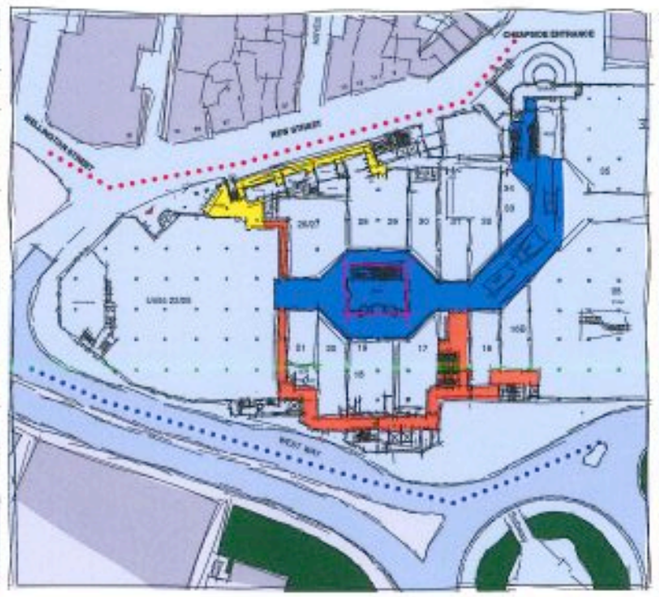
© Craig Foster Architects 2014 © Craig Foster Architects 2014 © Craig Foster Architects 2014 © Craig Foster Architects 2014

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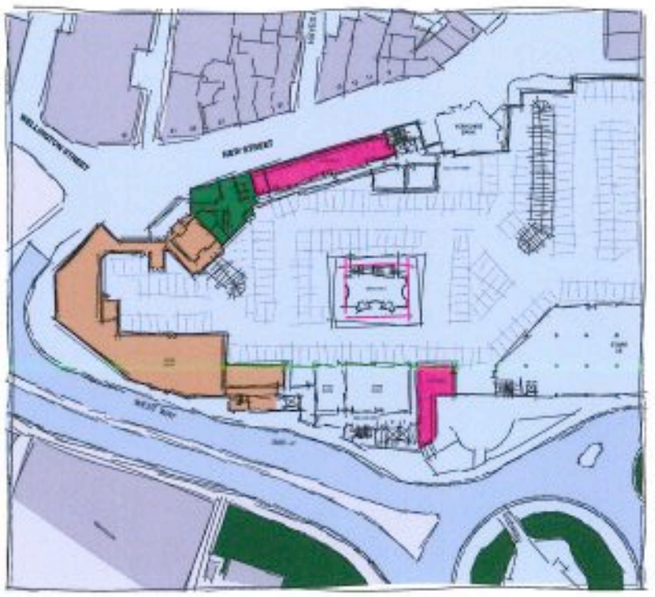
PREFERABLY AVOID USE OF THIS ENTRANCE OUT OF RETAIL HOURS DUE TO SECURITY IMPLICATIONS BUT DO NOT PREVENT FUTURE OUT OF HOURS USE / ACCESS TO GALLERY LEVEL



LOWER MALL LEVEL



UPPER MALL LEVEL



GALLERY LEVEL

- PRINCIPAL CENTRE ENTRANCE
- MALL
- MAIN VERTICAL CIRCULATION CORE
- FIRE BRIGADE ACCESS ROUTE
- MALL FIRE EXIT ROUTES
- TOWN CENTRE STREETSCAPE
- RING ROAD STREETSCAPE
- AREA WHERE ESCALATOR/LIFT PITS CAN BE INSTALLED WITHOUT AFFECTING MALL UNITS
- BUILT AREAS THAT CAN BE INTEGRATED INTO NEW SCHEME
- CENTRE MANAGEMENT SUITE COULD BE RELOCATED IF REQUIRED
- AIR HANDLING PLANT NOT RELOCATABLE







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Alhambra shopping centre

SITE ANALYSIS

© Craig Foster Architects 2014 © Craig Foster Architects 2014 © Craig Foster Architects 2014 © Craig Foster Ar
Craig Foster Architects : Exchange Court : 1 Dale Street : Liverpool : L2 2PP : T: 0151-236-0234 : E: mail@craigfosterarchitects.co.uk Craig Foster Architects : Exchange Court : 1 Dale Street : Liverpool :

3.00 CONCLUSIONS OF SITE ANALYSIS : LAYOUT DEVELOPMENT

3.01 A new access onto New Street to be created to allow the Leisure Facility to operate both in conjunction with the retail mall levels and independent of them.

3.02 A new Leisure access at this point will strengthen and stimulate the surrounding area of New Street

3.03 The Wilkinson access from New Street is well used and should be retained.

3.04 There should be a strong link between carpark and the new facility / the new entrance.

3.05 The existing vertical circulation link through the atrium relies on lifts and stair to the Gallery Level, this needs to be reinforced with a new escalator.

3.06 The Cinema presence should be not only onto New Street but also onto West Way.

3.07 The access into the Town from Sheffield Road is well used and the cinema / retail presence should be reinforced form this approach.

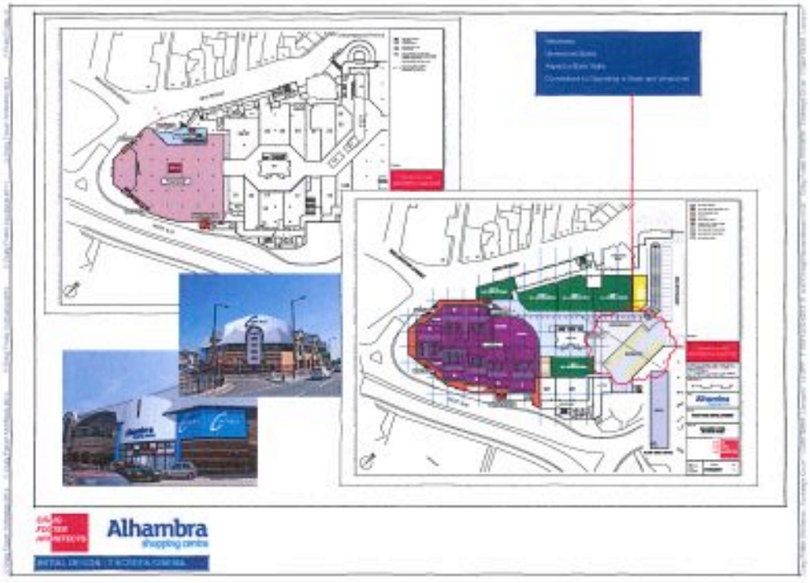
LAYOUT DEVELOPMENT : STAGE 1

5 Screen Cinema with restaurant units:
Poor connectivity between the cinema and the restaurant units.
FAILED : Not financially viable.



LAYOUT DEVELOPMENT : STAGE 2

7 Screen Cinema with restaurant units:
Improved connectivity internally.
Poor connection to carpark
SUPERSEDED : Demand for 9 screen Cinema from operator with more Restaurant floor area



LAYOUT DEVELOPMENT : STAGE 3

Cinema Design finalised with Cinema Operator : 9 Screen layout developed

Increased Restaurant area created. Feedback from potential restaurant operators added to the layout.

Spatial alterations progressed with existing Tenants.

Carpark analysis undertaken.

FINAL PLAN DEVELOPMENT

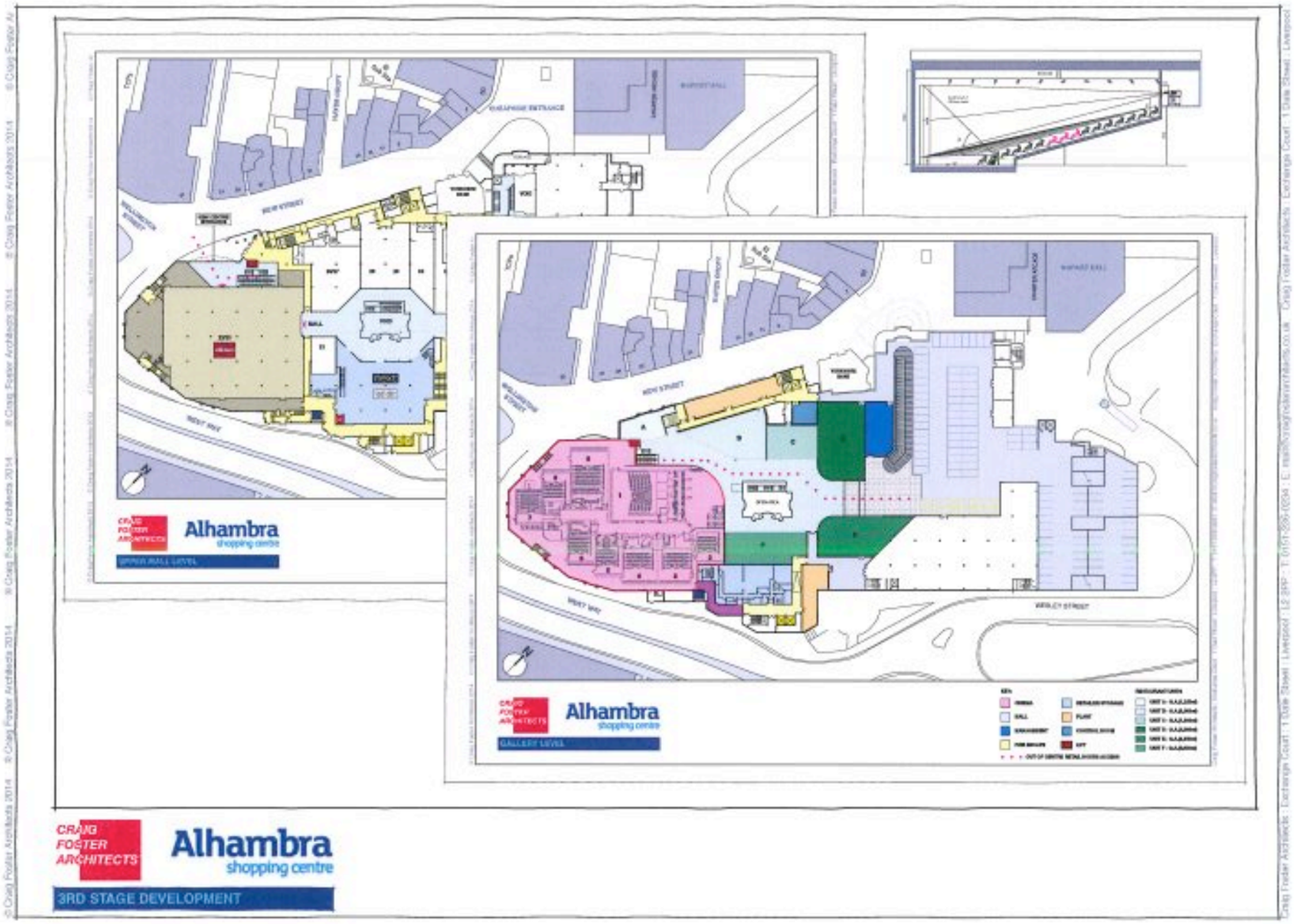
Fire safety and smoke flow analysis undertaken leading to fire safety design alterations.

Cinema operator amendments.

Addition of further storage / amalgamation of units 16A / 16B.

Finalised design for new Centre Management Suite and Control Room.

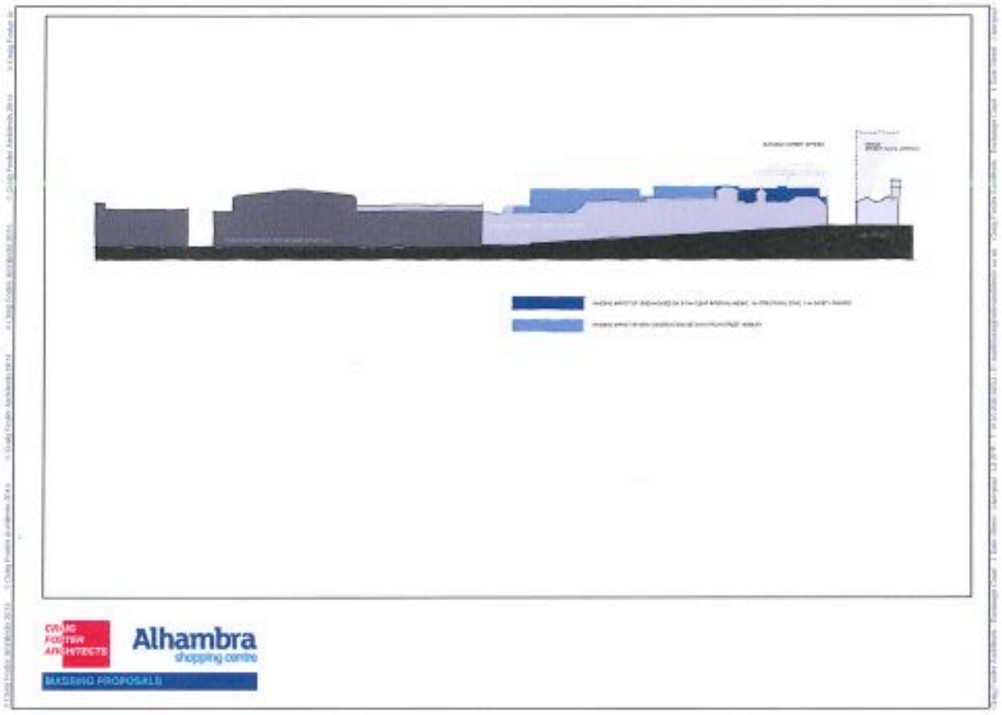
Structural and acoustic feedback.



4.00 MASSING DEVELOPMENT

Preliminary massing analysis was undertaken along with a review of the surround building structures.
The overall proposal was also compared with the massing of the 1249 Town Centre Regeneration Proposals.

The conclusions were that the additional height at this location within the town centre would not cause harm to the surrounding visual environment.



ENTRANCE DEVELOPMENT

It was considered important that the new entrance was developed as a Leisure entrance with strong visual identity.



MASSING DEVELOPMENT : PRELIMINARY

Simple Mansard



MASSING DEVELOPMENT : OPTION 1

Articulated Mansard



MASSING DEVELOPMENT : OPTION 2

Folded plate building articulating the individual cinema screens



MASSING DEVELOPMENT : OPTION 3

Folded plate building articulating the individual cinema screens more prominently and with colour.



5.00 DESIGN REVIEW PANEL

5.01 The proposals on Plan and Massing Development were presented to Barnsley Design Review Panel.

The Proposals were broadly supported but the following were noted :

5.02 A more standardised material finish with colour / variation being introduced with lighting may be appropriate onto West Way

5.03 The design strength diminishes towards the Sheffield Road roundabout; as a key access route into the Centre this should not be overlooked.

5.04 Signage / promotion needed to be integrated into the scheme.

5.05 The scheme should be supported with a carparking appraisal (this had already been undertaken at the time of the Design Review).

5.06 The scheme submission should be supported with CGIs.

5.07 The Wilkinson access should remain (there has never been any intention to remove it).

5.08 The reinforced vertical circulation within the existing Atrium should be emphasised in the Design Statement

IMPACT OF THE DESIGN REVIEW PANEL

5.09 The areas of coloured panels have been reduced whilst at the same time the articulation of the remaining areas have been reviewed and the articulation reinforced.

The elevations onto West Way have developed using the zinc shingle and a stronger more coherent design solution has resulted.

West Way has general been reviewed and the area around the existing lift tower which was incongruous within the early schemes has been re-worked.

5.10 External LED Lighting has been added to provide colour and variation in preference to areas of coloured panels and this creates a stronger design solution.

5.11 2 no. areas of external digital display panels have been added onto West Way.

These will provide a focus facing the Sheffield Road access into the town and provide visual connectivity into the Centre activities.

These digital systems will be used by the cinema / restaurants to promote presence as well as advertisement / retailer activity.

5.12 A signage proposal has been added to the submission.

5.13 There has been design review and changes to the New Street Entrance.

5.14 The carparking appraisal has been extended to look at all parking within the area following an extended survey.

5.15 More emphasis has been placed on the design development using CGIs

6.00 APPEARANCE / MATERIALS

6.01 The structural constraints of building onto an existing building dictate a lightweight construction system.

6.02 The construction system needs to achieve a high level of acoustic performance in the area of the cinemas.

6.03 The existing building does not present any standard angles and hence the material selection must be capable of manipulation without awkward cuts or joints.

6.04 The massing development of the building is articulated again requiring a material system that will be flexible.

6.05 The proposal is to use a lightweight steel frame construction over clad with Kingspan Benchmark Composite Insulated Panels to achieve the acoustic and thermal performance.

The Kingspan Benchmark system allows a range of exterior weather finish options of which, in this instance, zinc shingle and metal panel will be used.

6.06 The existing building mansard and cable details will be retained in essence but finished with zinc shingle which will then rise up to clad around the new cinema auditoria.

6.07 The main entrance will be framed with metal cladding panels.

There will be a curved zinc feature above a curved glazed entrance screen with hanging polyester powder coated tubular aluminium fins as shown on the elevations.

6.08 To the west way elevation a zinc shingle clad proscenium feature will be constructed enclosing an LED visual display panel. This will provide advertisement/signage facilities associated with the shopping centre/leisure activities.

6.09 The existing brick facade above the Sheffield Road entrance will be enhanced by the addition of a zinc shingle clad framing with central LED visual display panel.

This will tie the new and older elements of the building together.

It will also provide a feature point on the approach from Sheffield Road.

6.10 The design has evolved to respect the existing character of the building but with a new modern external appearance to the upper floor.

6.11 Roofs will generally be flat with a high performance single ply membrane system.

6.12 There will be a large wedged shaped rooflight over the public space at Gallery Level to both illuminate the existing atrium and restaurant/leisure unit along with providing the necessary smoke venting and natural ventilation.

7.00 LIGHTING

7.01 Each vertical panel of zinc cladding with incorporate a square of LED lights but running at 45 degrees in the the joint line of the zinc shingle.

These will be lit during the opening hours of the centre / Leisure facilities.

The square with the lines across mimics a detail in the brick patterning of the existing building but rotated.

7.02 As dusk falls the vertical panels will be further lit by coloured LED flood lighting. This will be colour variable and will colour wash each individual vertical panel providing a varying illumination.

7.03 The proposal is to create a dynamic building presence to highlight the leisure use



8.00 LANDSCAPE

8.01 A new area of external paving to the New Street entrance will be created as shown on the drawing incorporating stainless steel bollards.

Paving will be Marshalls Charnwood.

The existing bollards protect the entrance but at are spaced to allow free pedestrian flow. Their aesthetic does not accord with the new proposed entrance.

The proposal is to replace the bollards with new stainless steel tubular (Marshall Rhino) bollards to co-ordinate with the tubular feature of the main entrance.





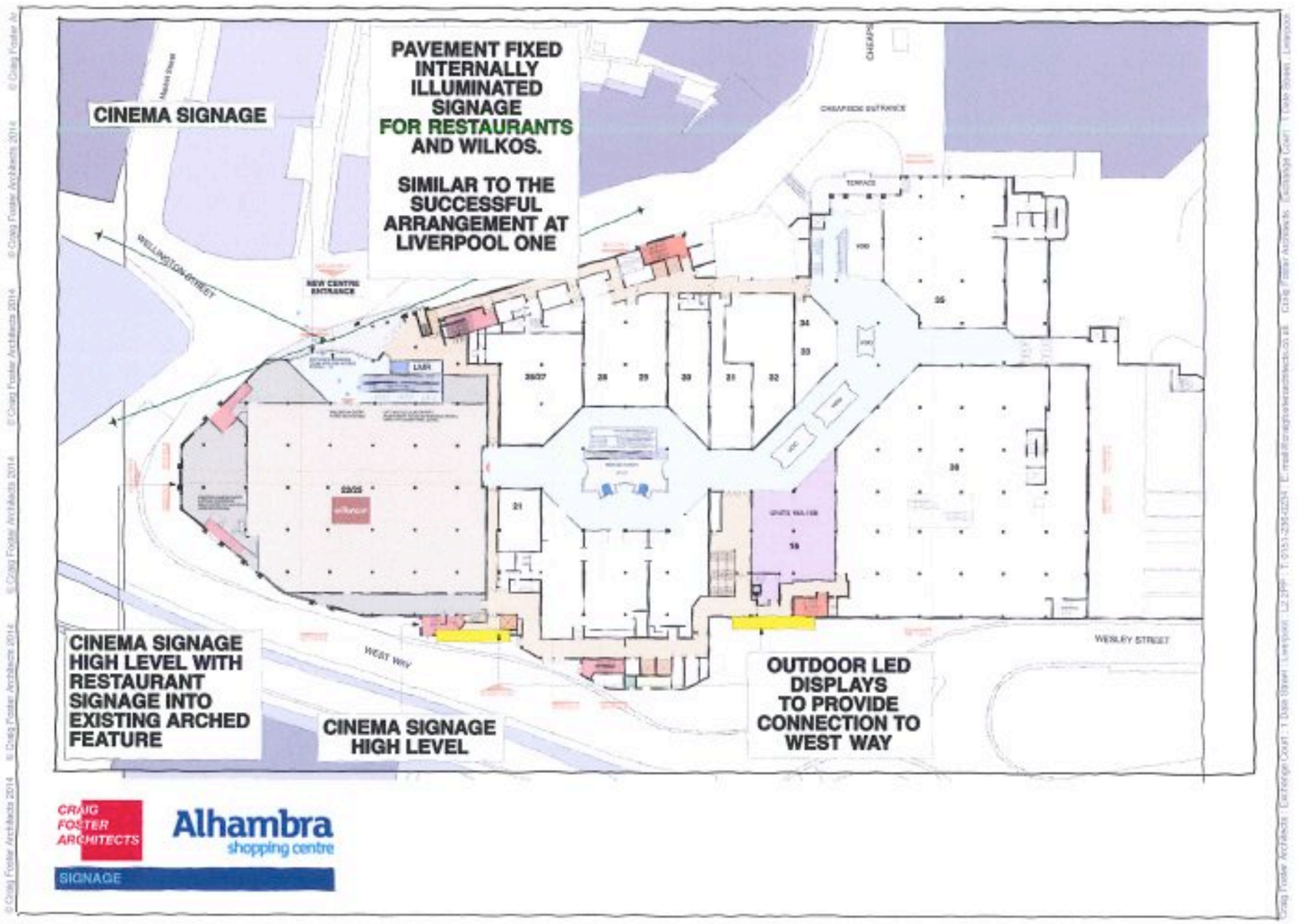
9.00	SIGNAGE
9.01	Following the Design Review Panel and detailed Signage review was undertaken.

Conclusions:

- Active signage required onto West Way : Outdoor LED Display
- Fixed signage visible from West Way
- Restaurant presence on New Street

9.02 The signage model used at Liverpool One where restaurants are not immediately visible from the main retail flow has been adopted.





10.00	ACCESS FOR ALL
10.01	The existing shopping centre is designed to allow Access for All with wheelchair grade level access to all key entry positions.
10.02	There are existing lifts between the Mall levels which extend up to Gallery Level.
10.03	The new entrance on New Street will have level access with gradients to comply with Building Regulations Part M. There will be no steps into the building.
10.04	The new entrance doors will be automatic sliding doors radar activated with minimum clear width 1000mm.
10.05	There will be a new public lift between the New Street entrance and the Gallery Level to comply fully with Building Regulations Part M.
10.06	Disabled person parking will be provided at Gallery Level as indicated on the drawings with a ramp access into the new cinema/leisure level, the ramp will be designed to comply fully with Building Regulations Part M, fall generally less than 1:20.
10.07	There will be no steps between the new Gallery Level Mall and the leisure uses.
10.08	Cinema auditoria will incorporate facilities for wheelchair users and their carers.
10.09	W.C. facilities will be available to meet with the needs of all users including disabled persons designed to comply fully with Building Regulations Part M and BS 8300.
10.10	Staff facilities will in all units, be designed to meet with the requirements of Building Regulations Part M.
10.11	Surfaces will be designed with good slip resistance.
10.12	There will be clear colour visual contrast between walls and floors and to identify principal access points/doors.
10.13	Switches and sockets will be set at heights to comply with BS 8300.
10.14	In the event of an emergency evacuation refuge points will be provided in staircases and there will be a clear Management strategy to ensure safe evacuation of all persons which does not rely on assistance from the Fire Brigade.
10.15	The building has been designed to achieve Access for All.