

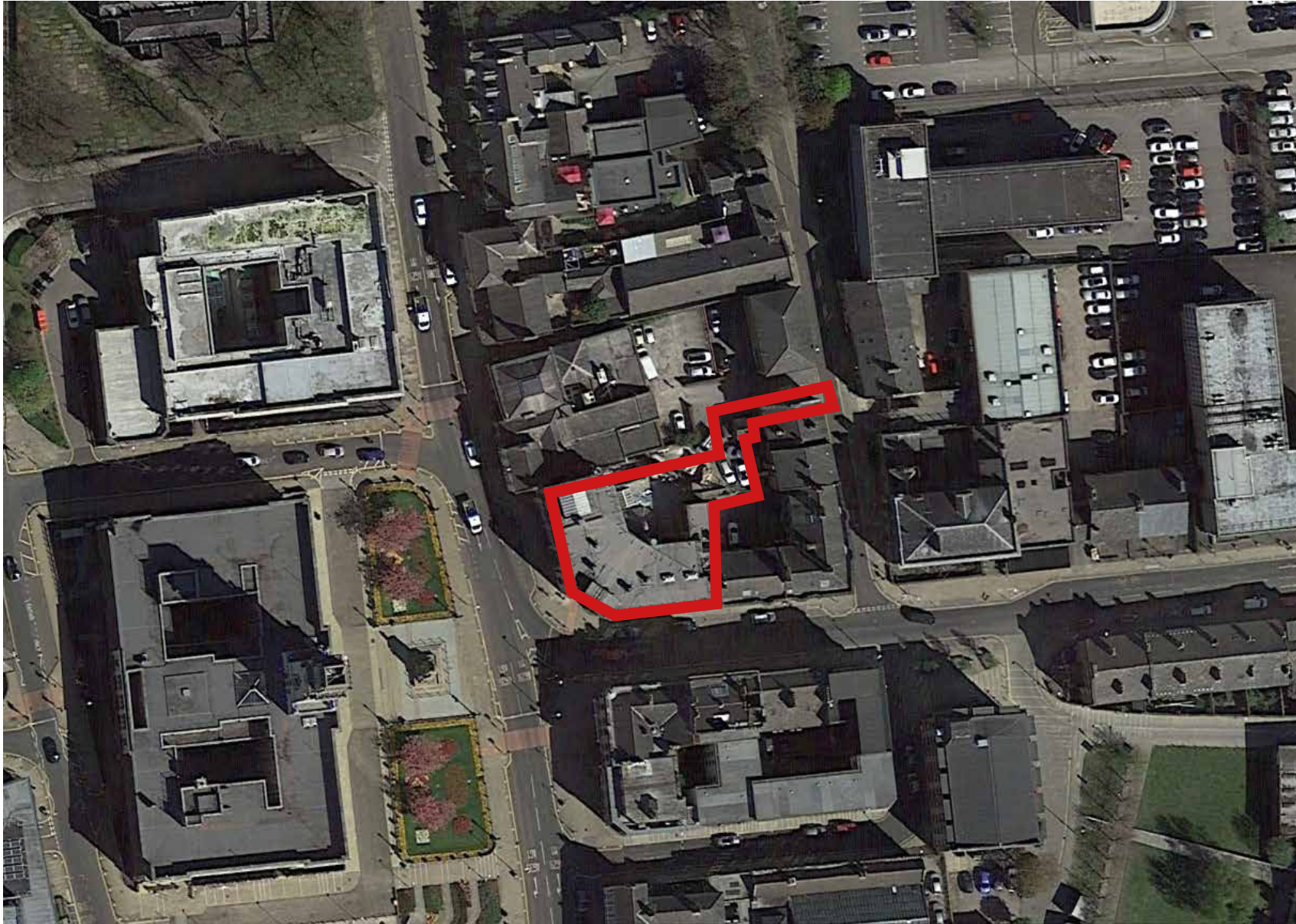


PERMANENT BUILDING

DESIGN & ACCESS DOCUMENT

FEBRUARY 2023

INTRODUCTION

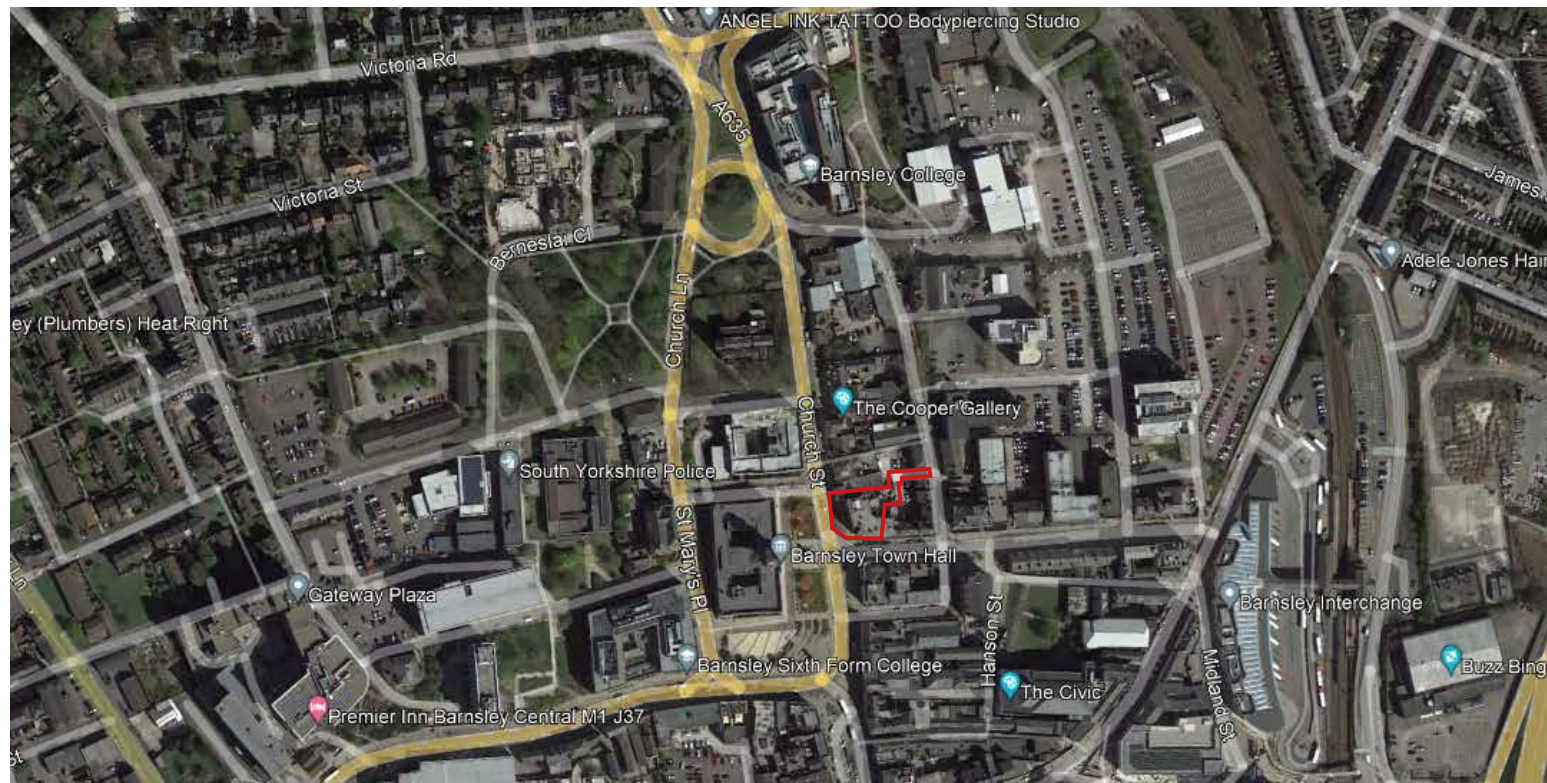


This design document has been prepared by CODA Architecture to support a planning application for The Permanent Building on the junction of Church Street/ Regent Street in Barnsley Town Centre. The proposal is to create 18 studio apartments, 2 one bed apartments and a commercial unit at ground floor level. The addition of an intermediate floor between ground and the existing first floor will accommodate a further 9 apartments. In addition to the ground floor commercial unit, a central larger space within the basement is proposed to be used as part of the commercial space.

The building's basement and ground floor currently lay vacant - formerly a bank and solicitors. The first and second floor having been previously converted into residential use, are now occupied. There is an opportunity to redevelop the building in a manner which better utilises the central location, continuing to increase the residential and commercial offering in the area.

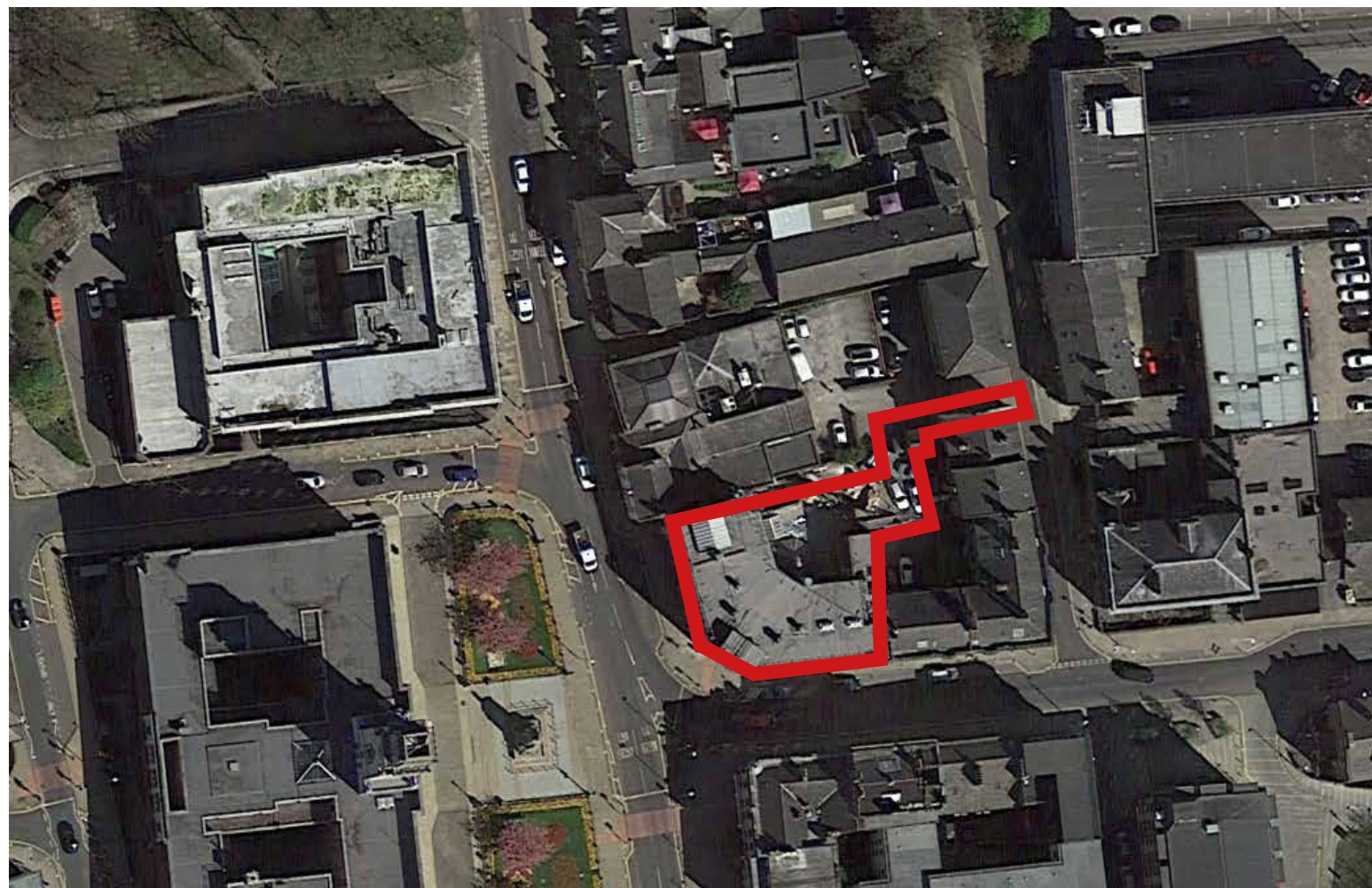
A previous pre-application submission was made and the feedback received from the case officer and consultants has been incorporated.

SITE : LOCATION



The Permanent Building is located in Barnsley Town Centre, immediately East of the Barnsley Town Hall. The building sits in a prominent location on Church Street, the main road through the town centre runs to the West. It sits just West of the Barnsley Interchange, a main link in and out of the centre via trains and busses. The central location provides a prime opportunity to live without the need to drive.

The immediate context is surrounded by primarily commercial outlets with a mix of restaurants, bars, cafes, high-street shops, offices and educational buildings. Barnsley high-street is only a 2 minute walk down Eldon Street and a stones throw away from the new commercial development 'Glass Works', comprising of a mixture of restaurants, bars and big-brand shops. Barnsley, being an old market town, boasts a large market, providing fresh fruit and vegetables, along with butchers, bakers and other independent businesses. 15 minutes walk away is the Peel Centre, comprising of an ASDA, McDonalds, Everlast Gyms, B&M and many more.



Along with the wealth of commercial units locally, Barnsley College also has a strong presence close by - the new Sixth Form College building neighbours the Town Hall to the West. The Barnsley College University Campus also sits to the North West of the Permanent Building with the main college campus a 5 minute walk to the North.

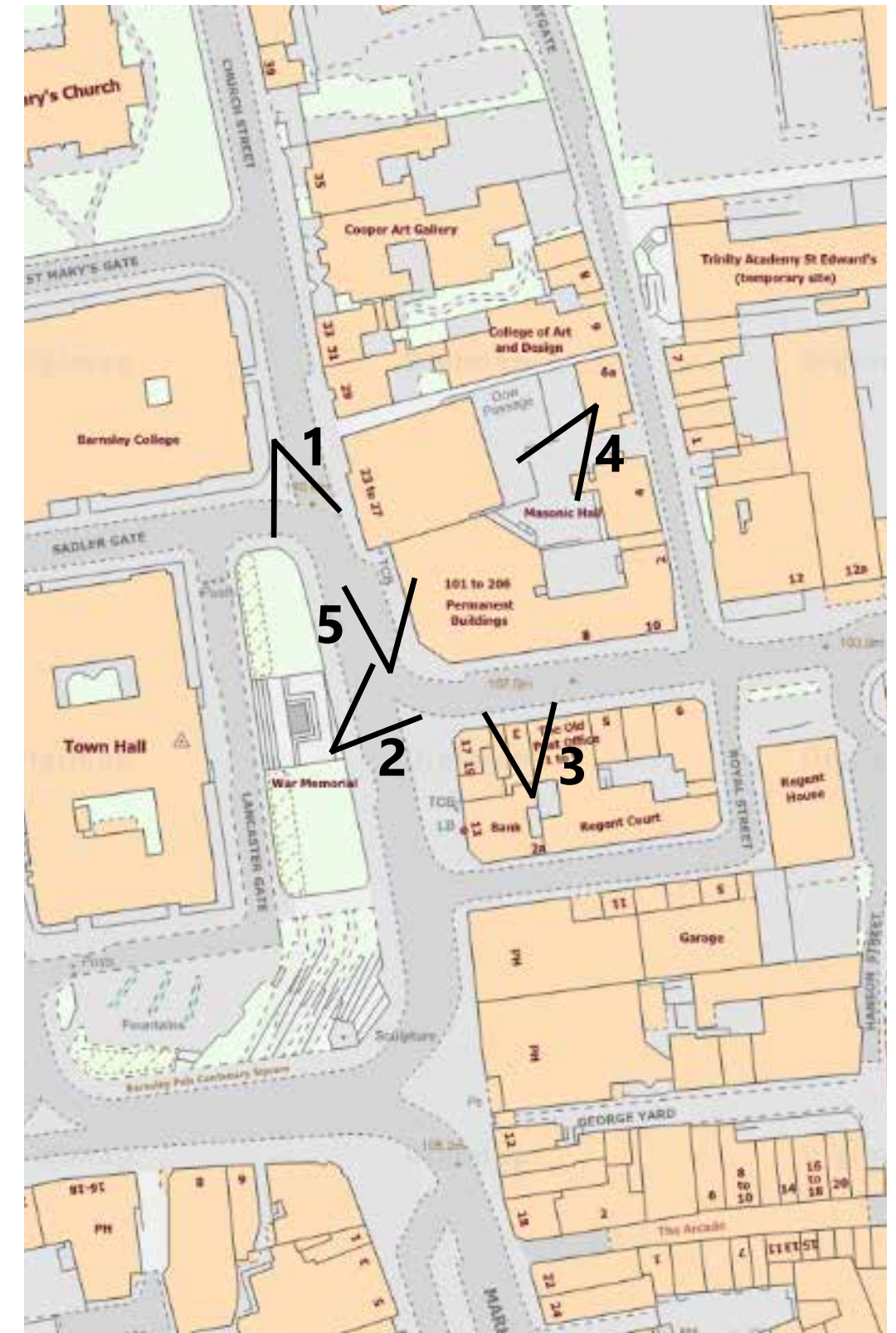
Despite being located within the town centre, it is a 5 minute walk from Churchfields Peace Gardens - a small but serene park located to the North-West.

SITE : OVERVIEW

The site currently homes a 1930's sandstone building designed by Architect J. R. Wilkinson. 10 Corinthian columns feature on the front facade which is chamfered to follow the pavement and turn the corner from Church Street to Regent Street. To the rear, the building shows the pronounced U-shape of the front, with ample glazing. Two fire escape stairs and three light wells also feature at the rear. The topography which the existing building sits on drops around 2m towards the east. There are no trees onsite, only a small courtyard to the rear.

Neighbouring buildings are built in a similar style, especially the buildings lining Regent Street towards the interchange. The area which the permanent building sits is within the Regent Street/ Church Street/ Market Hill conservation area, meaning if any changes to the external facades were required, they would need to be sympathetic.

The red phone box on Church Street, outside the Permanent Building, is Grade II listed.



LOCAL CHARACTER

Barnsley is a traditional market town in the North of England, former industries including coal mining and glass production. Centrally, the town's architectural style is varied with a mix of early 20th century sandstone style buildings and 60's concrete clad high street facades.

Built in 1933, Barnsley Town Hall sits opposite the Permanent Building, constructed from Portland stone. It is Grade II Listed, designed in a classical style. Neighbouring the town hall, many of the buildings keep the same character - a sandstone facade with horizontal projecting stone string coursing, separating each floor. 06 Regent Street, currently used as government offices, is typical of this style.

The Cooper Gallery sits North along Church Street, constructed of stone in a traditional style. Despite it's modernisation into the gallery, the renovations have been sympathetic but bold in the form of outset ground floor glazing.

Barnsley town centre has recently seen an injection of funding, seeing the construction of the Glass Works and facelift to the Barnsley Market. The Glass Works sit on the high street within the town, allowing the demolition of the old concrete buildings. Contrary to the retention of the early 20th century buildings within the centre, the Glass Works is a modern stone, glass and gold perforated steel scheme split into two buildings.

Some of the older pebble-dash high street buildings still remain on Cheapside, opposite the new Glass Works development.

Educational buildings within the Town centre have also seen an injection of funds to create the Barnsley College Sixth Form campus and the University Campus. The University campus opened in 2016, moving into an exiting red brick and portland stone building, adjacent to the town hall. To the west side of the town hall is the Sixth Form, a modern brick, limestone and a copper style cladding. It features a high amount of glazing, joining two halves of the building by an entirely glazed section.



Barnsley Town Hall



06 Regent Street



The Glass Works



Barnsley College Sixth Form Campus



Cheapside, High Street



The Cooper Gallery

LOCAL AMENITIES

A key geographical feature of the Permanent building is its proximity to the train and bus interchange (1). It is a mere 200m walk down-hill where you can access 2 train platforms and 24 bus terminals, allowing passengers to reach places such as Doncaster, Rotherham, Sheffield, Leeds and Matlock via bus.

Other local amenities include Barnsley Markets (2) where fresh fruit, vegetables, meat, fish and more can be found. The town centre location also boasts high-street regulars such as Marks and Spencers (3), Boots (4), Halifax (5) and JD Sports (6). A large array of food and drink outlets are also on your doorstep with the expansion of the Glass Works - Barnsley town centre's latest development. Nandos (7), the Market Kitchen (8), the Botanist (9) and Favela Brazillian Grill (10) are only a 300m walk.

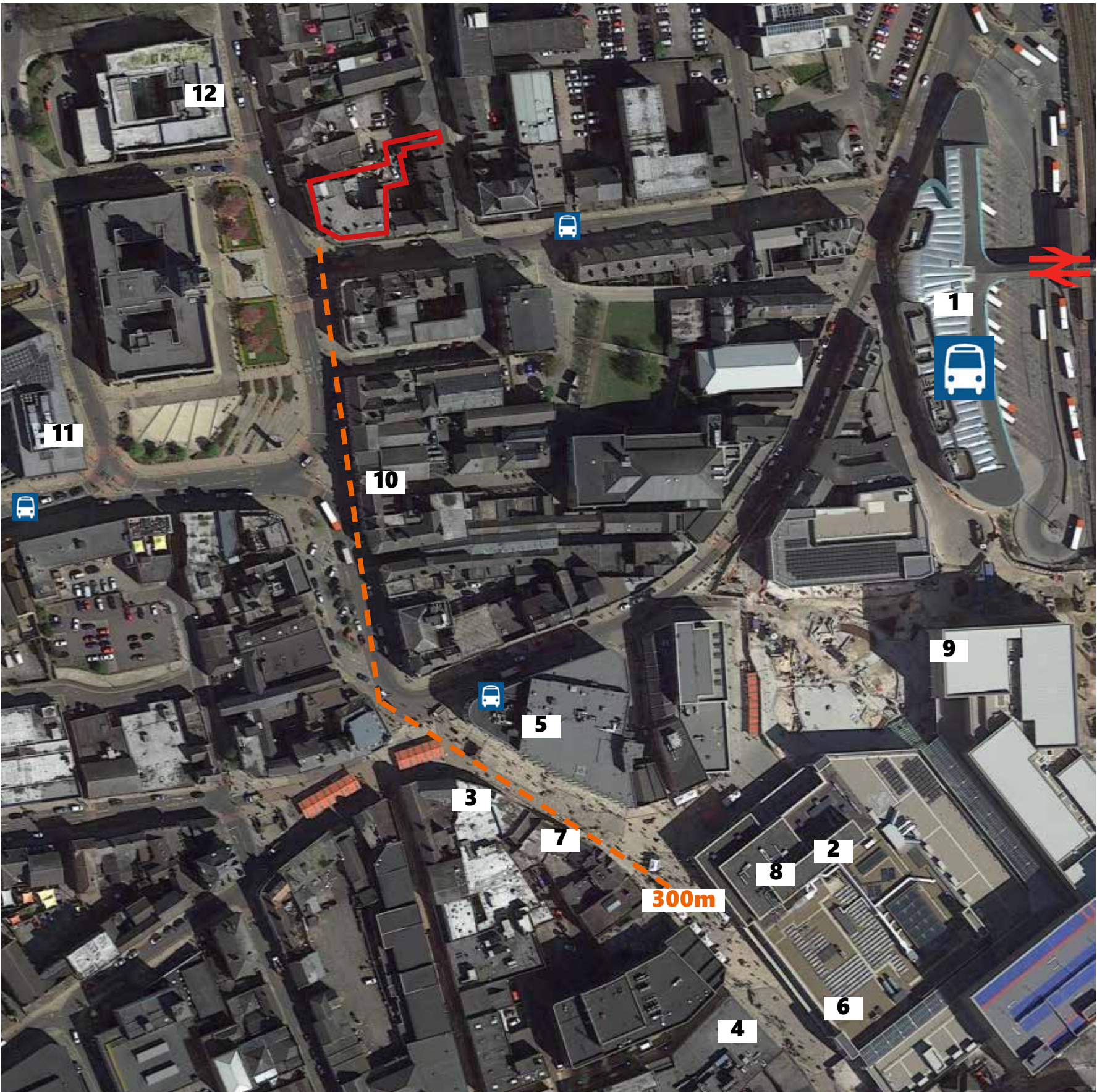
Also situated across Church Street are Barnsley Sixth Form College (11) and the University Campus Barnsley (12), including the Old Mill Lane site a short 200m walk north.

Such wealth of local interest reduces the need for the development to provide parking for cars and the number of cycle provisions. The proximity to a key transport link on the development's doorstep is an invaluable aspect of creating new homes.

 Bus Interchange

 Bus Stop

 Train Station



SITE : OPPORTUNITIES & CONSTRAINTS



OPPORTUNITIES:

- Create a development to contribute to the economic, social and cultural life of Barnsley; in line with Local Authority Planning policies and regeneration strategies for this location and the wider area.
- Maintain the urban landscape while improving the immediate environment and increase resident activity within this area.
- The proposal will consider previous and likely future redevelopments in the area which will create a new pattern of urban development in the locality. This proposal will be carefully considered to fit into this emerging pattern by virtue of its design, and to add further housing opportunities at this location to encourage a more sustainable pattern of urban development.
- By retaining the current building, the architectural approach could help to strengthen the identity and character of the area. The site is an opportunity to keep a striking building of a high architectural quality and utilise in a sustainable manner.
- Opportunity to create car-free accommodation due to the proximity of prime transport links and retail offering; the train station and bus interchange sit on the development's doorstep with Barnsley's high-street a mere 300m walk away.

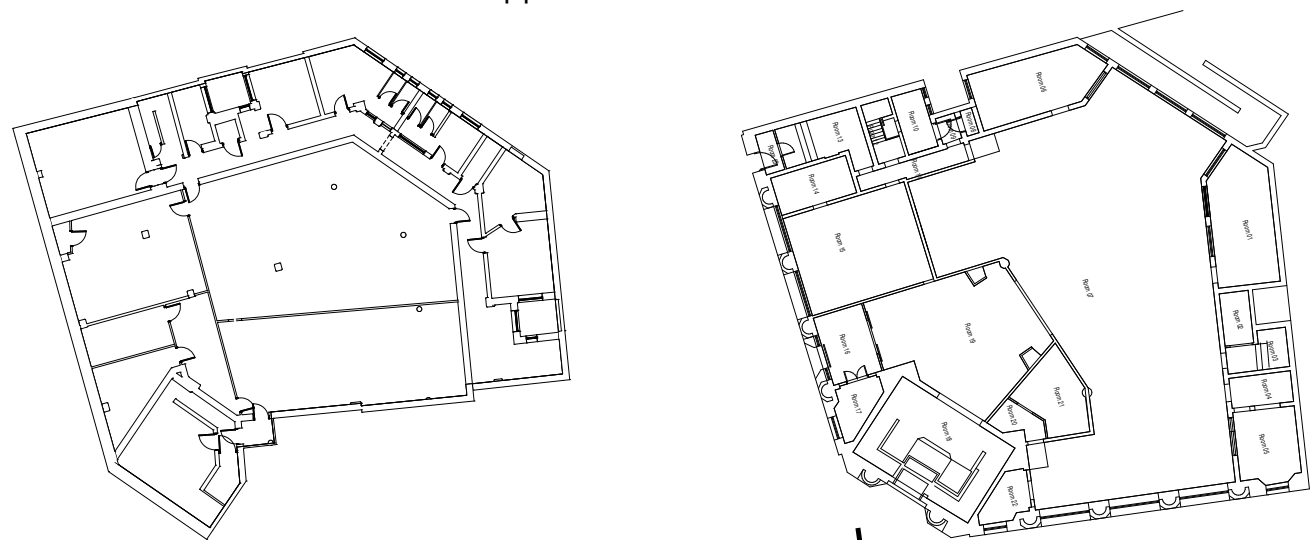
CONSTRAINTS:

- As the existing building lies within the Regent Street/ Church Street/ Market Hill conservation area, any required external works will be limited in order to protect the architectural landscape.
- As part of the internal works, window upgrades and reconfigurations will be necessary to meet building regulation requirements. Said windows will be replaced with a black/grey framed windows, similar to that of number 06 Regent Street.
- Due to its central location, the existing building has limited amenity space, promoting the aspect of car-free living.
- Redeveloping an existing building ultimately constrains the useable footprint, limiting the extent to which the developer can increase residential offerings within the area.
- The first and second floor of the existing building is currently occupied by tenants who may be affected by the construction process.

EXISTING LAYOUT

As the Permanent building was previously used as a bank and solicitors, the internal ground floor layout features a main entrance, followed by a series of smaller rooms, leading to a large central room with further smaller rooms around the edge of the building. The first and second floors of the building are already residential with their main entrance at the front of the building (1). At basement level, the rooms appear to have been used mainly for storage over the years.

When originally built in the 1930's, the Permanent building was intended to be the headquarters for Barnsley Building Society. The company was hit by the financial crash who merged with the Yorkshire Building Society, resulting in the building being handed over to Raleys Solicitors. It has since laid semi-vacant until the conversion of the upper floors to flats.

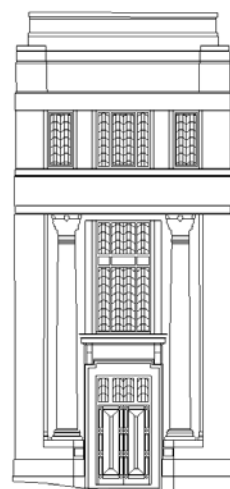


EXISTING BASEMENT FLOOR

EXISTING GROUND FLOOR



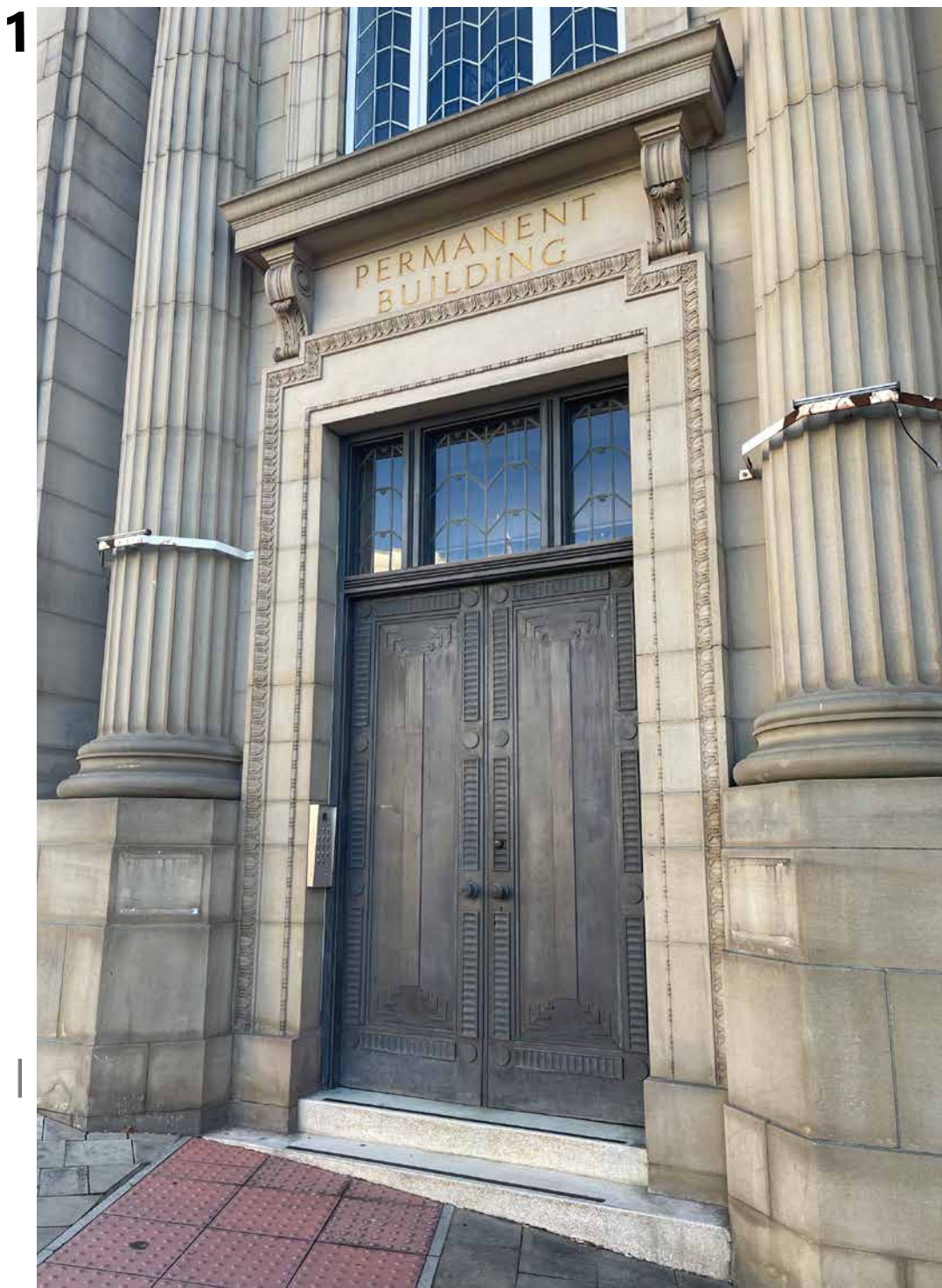
EXISTING NORTH ELEVATION



EXISTING NORTH EAST ELEVATION



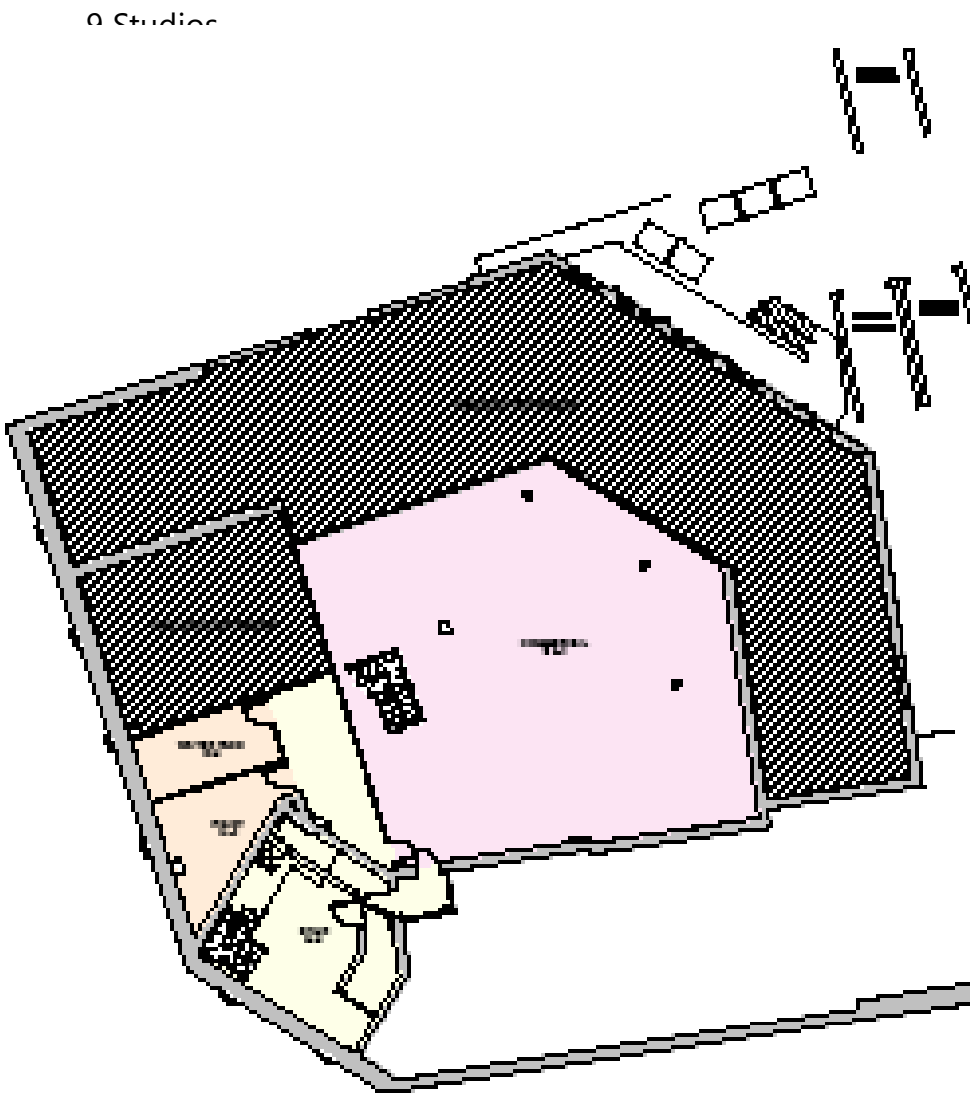
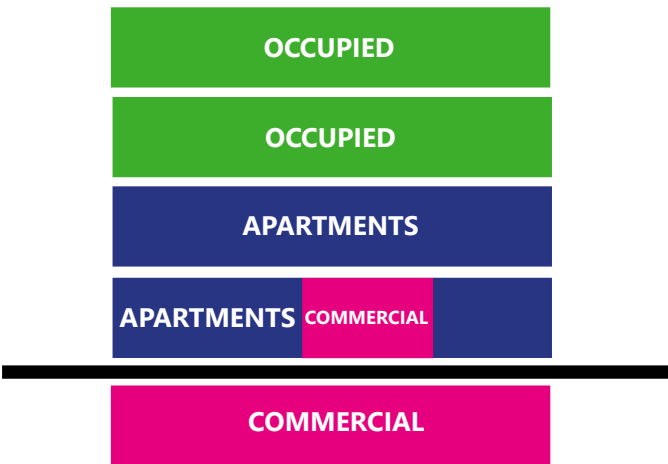
EXISTING EAST ELEVATION



PROPOSED LAYOUT

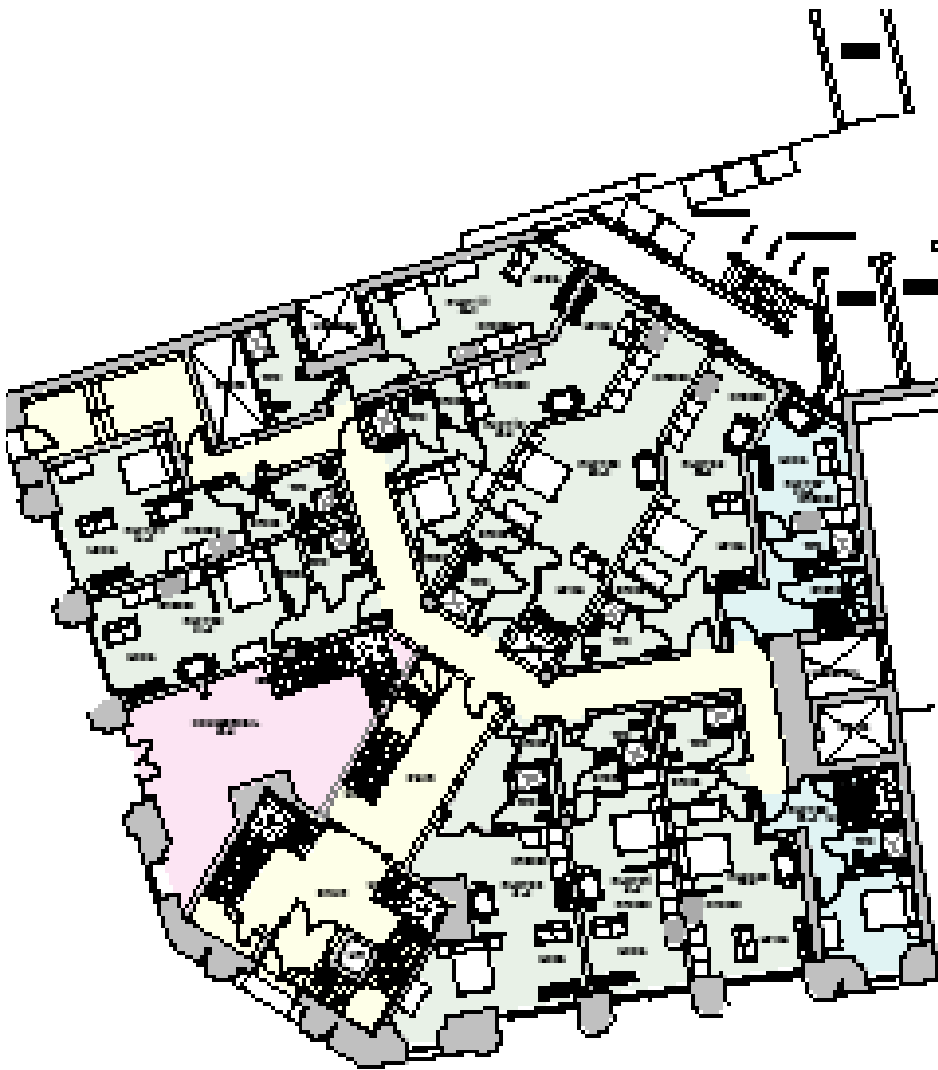
The layout of the apartments has been designed to make efficient use of the existing support structure, minimising disruption internally. This does however drive the geometry of the apartments, restricting their size. The existing entrance has been maintained for resident access. A central corridor spine serves each apartment. At the new first floor, the layout of walls reflects the ground floor to create further residential offering.

- **Basement**
 - Commercial unit/ plant
- **Ground Floor**
 - Commercial unit, extending to the basement
 - 9 Studios
 - 2 duplex one bed apartments
- **First Floor**
 - 9 Studios



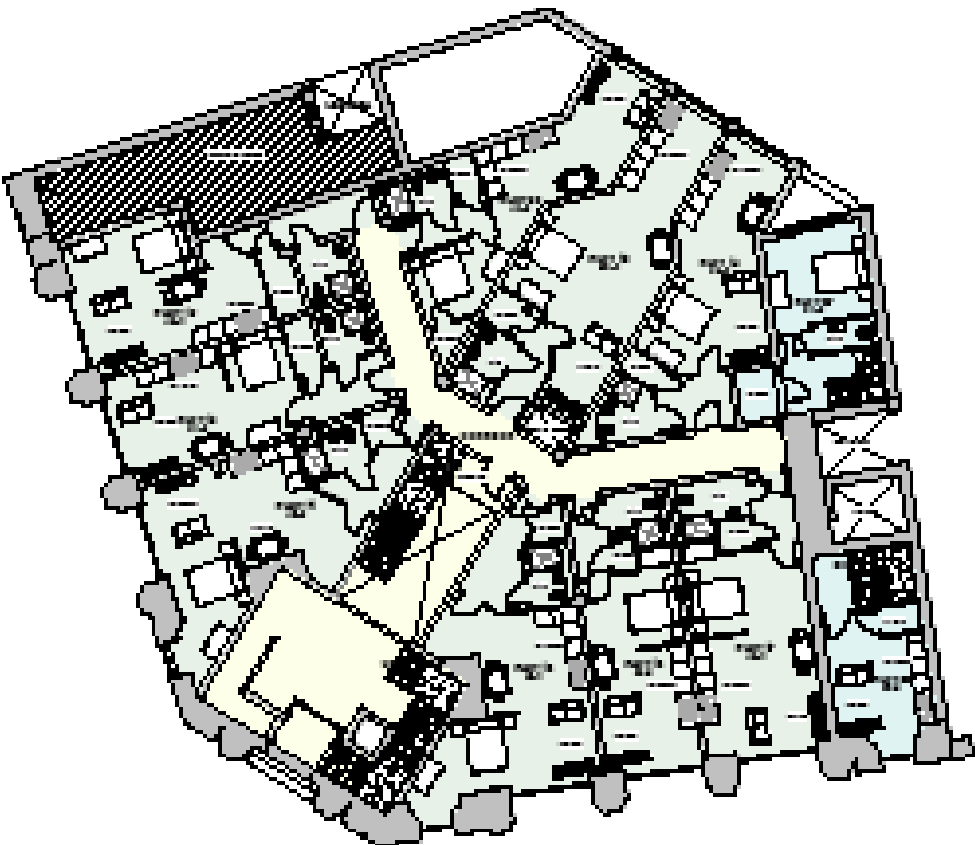
PROPOSED BASEMENT FLOOR PLAN

*not to scale, please see Appendix A



PROPOSED GROUND FLOOR PLAN

*not to scale, please see Appendix A



PROPOSED INTERMEDIATE FLOOR PLAN

*not to scale, please see Appendix A

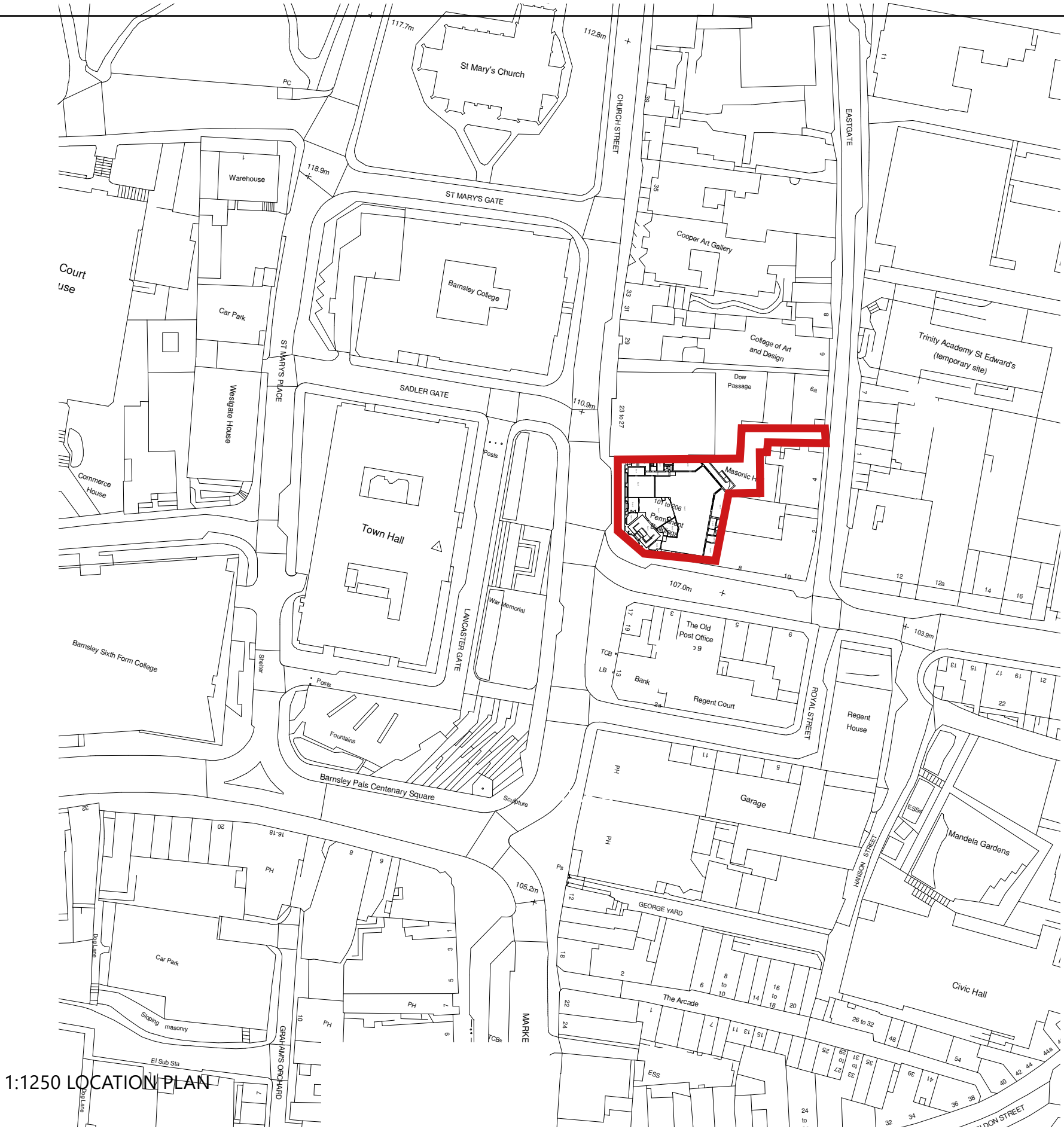
DEVELOPMENT SUMMARY

20 APARTMENTS

18 STUDIOS

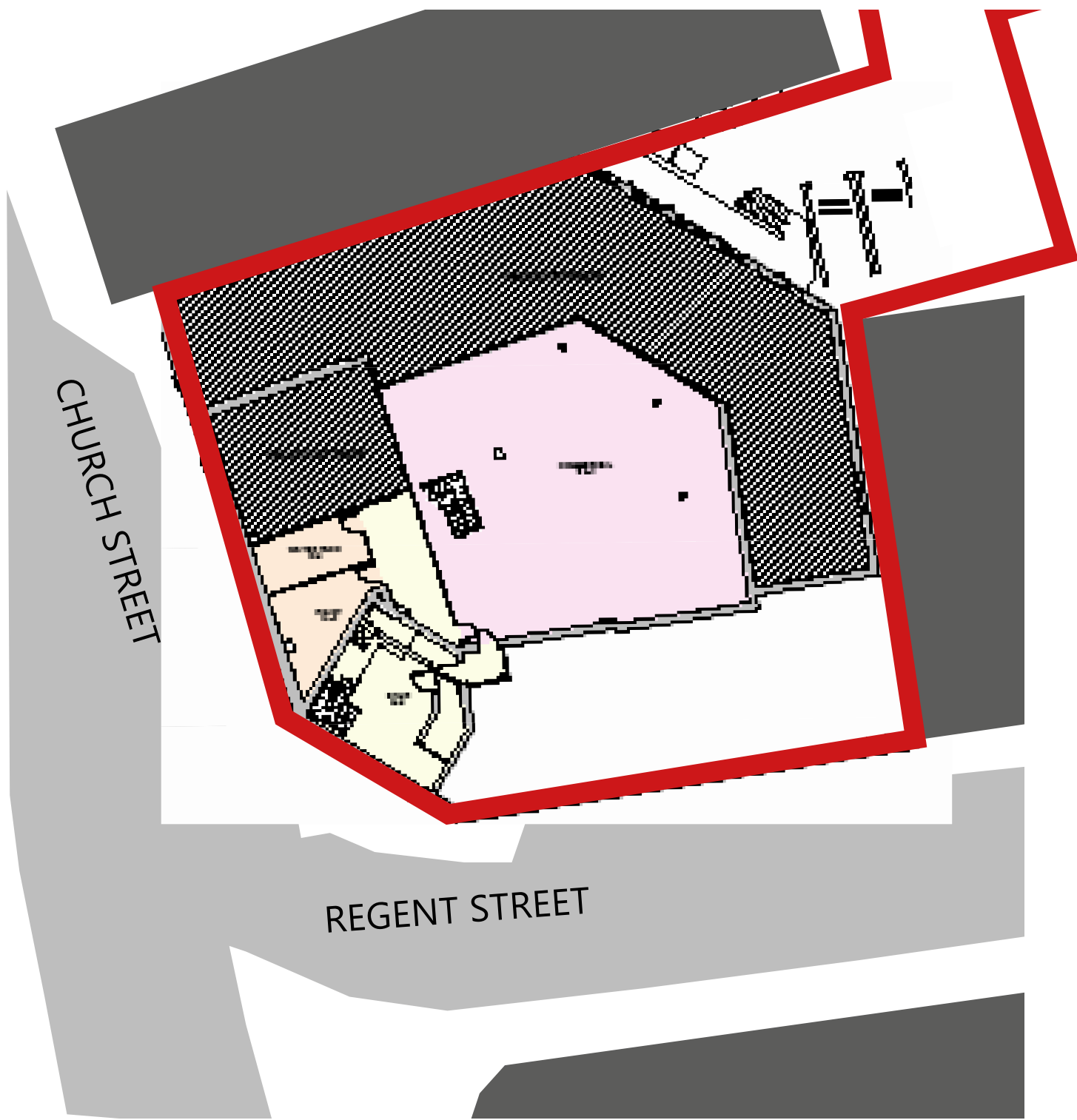
2 ONE BED

1 COMMERCIAL UNIT

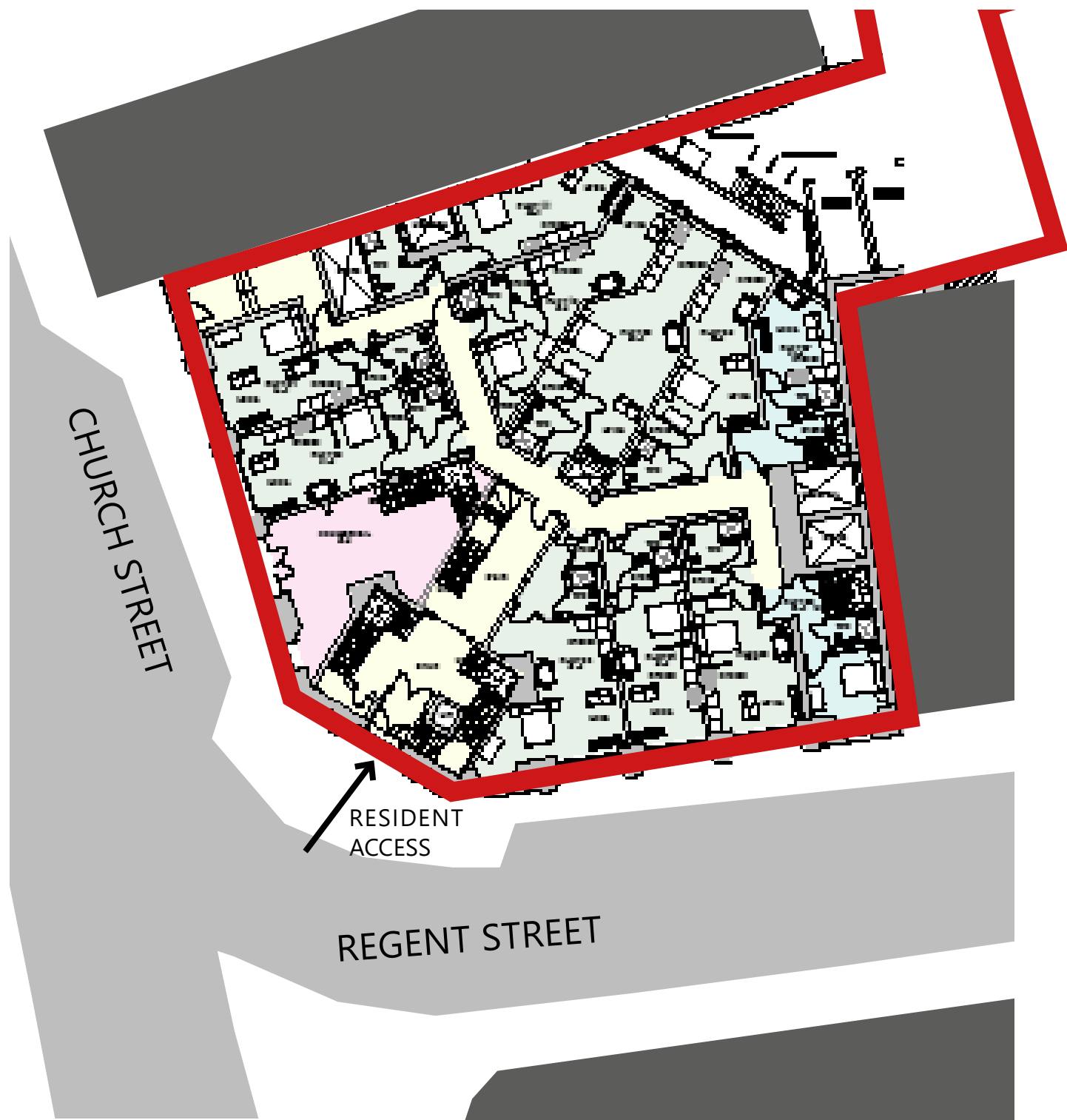


1:1250 LOCATION PLAN

PROPOSED BASEMENT AND GROUND FLOOR PLAN :

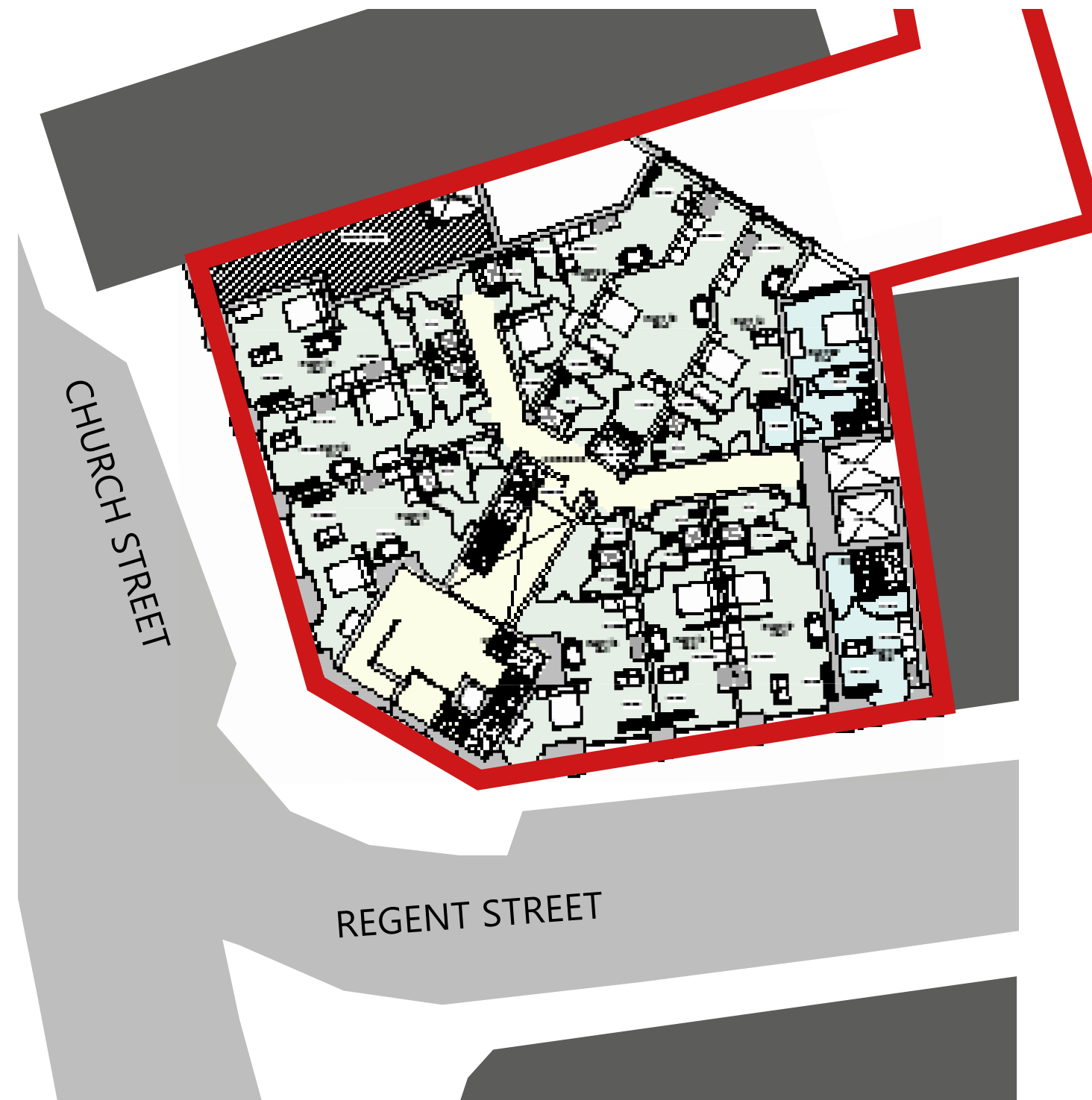


The Proposed Basement Floor Plan



The Proposed Ground Floor Plan

PROPOSED NEW INTERMEDIATE FLOOR PLAN :



The Proposed Intermediate Floor Plan

SCHEDULE OF AREAS :

PERMANENT BUILDING SOA				REF:3164	
FLOOR	UNIT	TYPE	Calculated Area m²	Sq ft	#
BASEMENT					
	COMMERCIAL 01		173.2	1864.5	1
TOTAL		NIA	173.2	1864.5	1
		GIA*	529.1	5695.6	
		COMMERCIAL	173.2	1864.5	1
GROUND					
	PLOT 01	Studio	34.2	368	1
	PLOT 02	Studio	37.5	404	1
	PLOT 03	Studio	45.9	494	1
	PLOT 04	Studio	35.0	377	1
	PLOT 05	Studio	36.0	388	1
	PLOT 06	1 Bed	50.2	540	1
	PLOT 07	1 Bed	55.8	601	1
	PLOT 08	Studio	38.5	414	1
	PLOT 09	Studio	49.6	534	1
	PLOT 10	Studio	39.8	428	1
	PLOT 11	Studio	33.2	357	1
	COMMERCIAL 02		46.0	495	1
TOTAL		NIA	501.7	5400.2	
		GIA	644.0	6932.0	
		STUDIO	349.7	3764.1	9
		1 BED	106.0	1141.0	2
		COMMERCIAL	46.0	495.1	1
UPPER GROUND					
	PLOT 12	Studio	42.5	457.5	1
	PLOT 13	Studio	37.4	402.6	1
	PLOT 14	Studio	46.7	502.7	1
	PLOT 15	Studio	45.9	494.1	1
	PLOT 16	Studio	35.0	376.7	1
	PLOT 17	Studio	43.5	468.2	1
	PLOT 18	Studio	38.5	414.4	1
	PLOT 19	Studio	49.5	532.8	1
	PLOT 20	Studio	39.8	428.4	1
TOTAL		NIA	378.8	4077.4	
		GIA	615.3	6622.6	
		STUDIO	378.8	4077.4	9
TOTAL					
NIA			1053.7	11342.1	
GIA			1788.4	19250.3	
%			58.92%		
STUDIO			728.5	7841.6	18
ONE BED			106.0	1141.0	2
COMMERICAL			219.2	2359.7	1
TOTAL			1053.7	11342.2	21

GIA* - BASEMENT IS AN ESTIMATE AS NOT ALL OF THE BASEMENT WAS ACCESSABLE FOR THE SURVEY.

This document has been
produced by CODA Architecture.

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