PROPOSED NEW CINEMA AND RESTAURANT UNITS TO BE CONSTRUCTED AS AN EXTENSION TO THE ALHAMBRA SHOPPING CENTRE: BARNSLEY S70 1SB

HERITAGE ASSET STATEMENT

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EXCHANGE COURT : 1 DALE STREET : LIVERPOOL : L2 2PP : 0151-236-0234

REVISIONS

Revision	Date	Details	By

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1.00 **DESCRIPTION OF THE WORKS**

1.01 Construction of new cinema and restaurants at Gallery Level, Alhambra Shopping Centre. Amended entrance from New Street. Alterations to carparking. Associated alterations at retail mall levels. New external display signage. Demolitions associated with the proposals.

2.00 **EXISTING BUILDING: LISTED BUILDING STATUS/CONSERVATION AREA STATUS**

2.01 The Alhambra Shopping Centre is not a Listed Building, it does not sit within a Conservation Area.

3.00 **ADJACENT HERITAGE ASSETS**

3.01 There are three Heritage Assets adjacent to the proposals:

List Entry No.	Premises	Grade
1191770	Co-Operative Store 33 New Street	II
1192019	Co-Operative Store 2 New Street/ Wellington Street	II
1315040	45 Wellington Street	II



The Listed Buildings do not form part of an Asset Grouping.

Copies of the English Heritage Listing with details of the Assets are attached, Appendix A.

4.00 **CONTEXT OF AND SIGHT LINES TO THE HERITAGE ASSETS**

4.01 The Heritage Assets form a group of buildings at the south west end of New Street, junction to Wellington Street.

They are close to the Alhambra Shopping Centre, New Street entrance into the Wilkinson Store.

New Street curves round into Wellington Street, No. 33 sits at this juncture, the facade of No.33 is hence angled away from the Alhambra Shopping Centre and does not directly face it.

2 New Street, vacant premises previously Chicago Rock Cafe, is at a visible location at the end of New Street and from West Way.

2 and 33 New Street are clearly visible from the traffic light junction on West Way onto New Street.

45 Wellington Street is set back and not as visible.

4.02 The existing footprint of the Alhambra Shopping Centre is only minorly altered by the proposals.

There is hence no change to the context of the three Heritage Assets.

None of the existing sight lines onto the Heritage Assets are affected by the proposals.

There is hence no material impact on the Heritage Assets.

5.00 **BUILDING HEIGHT: RELATIONSHIP TO HERITAGE ASSETS: BARNSLEY BUILDING HEIGHT STUDY**

5.01 The mass of the Alhambra Shopping Centre onto New Street when viewed from the Cheapside junction presents a high mass of building.

New Street rises up towards the junction with Wellington Street, the rise in ground level reduces the height of the shopping centre to 2 storeys at the junction with Wellington Street however the mass and height of the existing building is maintained by the use of two large towers and high parapets.





5.02 The Heritage Asset at 2 New Street has a tower detail to the entrance and to a rear water tower.

5.03 The proposed scheme maintains the concept of two towers flanking the entrance maintaining height to the facade in this area.

5.04 The mass of the cinema auditoria is however set back from the main face of the building being behind the mansard line.

5.05 The bowed zinc cinema entrance screen aligns with the mansard roof to the adjoining shopping centre New Street facade.

5.06 The existing mansard eaves height lines are maintained.

5.07 The height of the proposed new development will hence not have any adverse impact on the Heritage Assets:

- New Street widens out at its junction with Wellington Street and the facade to No. 33 is not parallel to the new cinema entrance but runs away from it at approximately 45º. There is wide open space between the two facades.

- The existing concept of two high towers flanking the entrance is maintained.

- The bulk of the cinema auditoria is set back from the main facade line and is behind a mansard roof.

- The existing eaves height to the bottom of the mansard roof is maintained.

- The height of the curved zinc cinema entrance screen reflects the height of the adjacent roof ridge.

5.08 Barnsley Building Height Study: October 2009 sets out Policy with respect to high buildings within Barnsley Town Centre.

The strategy sets defined strategic areas of opportunity for tall buildings and this includes the area of the Market/Alhambra/Heelis Street.

The Alhambra Shopping Centre is designated within this strategic area as being suitable for high buildings.

The Barnsley Building Height Study requires that as the topography falls towards the proposed market site the Heelis Street building cluster should create a high point from which building heights then fall as an extrusion of the falling topography.

All new developments should relate to the topography with the Heelis Street building forming a peak.

The proposed increase in height to the Alhambra Shopping Centre is hence fully compliant with the Barnsley Buildng Height Study recommendations.

6.00 DESIGN AND MATERIALS

6.01 The massing/ design evolution is addressed in the Design and Access Statement, the sketch development and the changes are detailed.

6.02 The new entrance design respects the aesthetic of the Centre whilst creating a distinct streetscape entrance that will add to the vitality of the environment.

The fin detail above the entrance screen create a vertical element looking up New Street which is echoed in the cast iron facade to 2 New Street.

Feature towers reflect the towers on 2 New Street and maintain the concept of the Alhambra scheme but in modern idiom.

6.03 The material selection was an inherent part of the design process to suit the massing and achieve a coherent finish as a natural extension to the existing Centre.

Material selection does not seek to compete with the Heritage Assets but to compliment the streetscape as a building of its date.

7.00 CONCLUSIONS

7.01 There will be no adverse impact on the Heritage Assets arising from the proposed development for the following reasons:

7.02 The context of the Heritage Assets remains unaltered.

7.03 Sight lines onto the Heritage Assets are unaffected.

7.04 New Street widens out at its junction to Wellington Street creating space between the Heritage Assets and the Alhambra Shopping Centre. The increased height of the building arising from the cinema auditoria is set back behind the mansard, the concept of two high feature towers which exist on the existing New Street entrance is retained.

7.05 Increase in height to buildings in this area is permitted under the Barnsley Building Height Study: October 2009, the development meets with the principles as set out in that document.

7.06 The development does not affect key views into the city as defined in the Barnsley Building Height Study: October 2009.

Craig Foster Architects
November 2014

APPENDIX A : ENGLISH HERITAGE LISTINGS



List entry

Legacy System Information

Asset Groupings

List entry Description





List entry

List entry Summary

Legacy System Information

Asset Groupings

List entry Description

Summary of Building

Reasons for Designation

History

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List entry

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