

**BARNSELY:
ALHAMBRA SHOPPING CENTRE**

**PROPOSED NEW CHEAPSIDE ENTRANCE AND
REPLACEMENT OF MALL ROOFLIGHT
DESIGN AND ACCESS STATEMENT**

MARCH 2014

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REVISIONS

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1.00 **INTRODUCTION**

1.01 This Design and Access Statement forms part of a Planning Application for external alterations to The Alhambra Shopping Centre, Cheapside, Barnsley, S70 1SB.

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

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

There are no changes to the gross building area.

A small area of mezzanine mall circulation space will be removed as part of these proposals.

An enlarged/new retail unit will be created adjacent to the new entrance but within the existing built construction.

1.04 The works proposed are:

- Taking down of the existing glazing and brickwork to the Cheapside entrance.
- Installation of new glazed entrance from Cheapside.
- Removal of mezzanine floor behind the existing Cheapside facade.
- Taking down and replacement of the existing "dog leg" atrium rooflight.
- Alterations to the internal retail space.

1.05 The key objectives of the Application are:

- To remove dated entrance to the shopping centre creating greater visual connection into the malls from Cheapside.
- To replace a leaking rooflight construction with a new configuration less prone to give future maintenance difficulties.

2.00 **CONTEXT OF THE APPLICATION SITE**

2.01 The Alhambra Shopping Centre is the primary town centre enclosed shopping mall in Barnsley. It sits at the south end of Cheapside.

2.02 Cheapside/New Street form part of the pedestrianised town centre.

2.03 Cheapside, comprising the main retail zone within the town, rises up from May Day Green to the Alhambra Shopping Centre entrance.

Cheapside turns into New Street which continues to rise up past the shopping centre to the Wellington Street junction and onto the main town centre ring road.

2.04 The Cheapside entrance is hence at a prominent location within the main Barnsley Town Centre retail area and is the primary shopping centre entrance.



Cheapside Entrance to The Alhambra Shopping Centre

2.05 The elevation facing onto Cheapside is 2/3 storeys.

The entrance comprises at street level sets of manual swing doors with, above, a small mezzanine area rising to a small roof balcony beyond which glazing illuminates the mall.

2.06 Cheapside in the vicinity of the application site comprises retail/commercial premises of low/medium scale, 1960s construction, many with precast concrete panel upper facades and flat roofs.



Cheapside adjacent to The Alhambra Centre

As Cheapside turns to New Street the elevation facing the shopping centre comprises smaller scale old 2/3 storey premises of stone/brick construction.

2.07 Summary of Site Context

The area has no overriding aesthetic but comprises various styles reflecting the periods of construction.

3.00 **THE ALHAMBRA SHOPPING CENTRE**

3.01 The Centre was built in the early 1990s.

3.02 There are two levels of mall retail, lower and upper mall above which, at gallery level, there is public parking and storage/management facilities associated with the retail units.

3.03 To the north east there is a multi-storey car park accessed from Wesley Street.

3.04 The Centre comprises an in situ concrete frame with brick overcladding and metal windows, polyester powder coated.

There are mansard roofs with deep overhang and decorative gable features.



The Centre viewed from the main ring road

3.05 The rooflight forming part of this Application comprises a vaulted aluminium rooflight system on steel frame bearing onto a low brick finish wall at the gallery car park level.



The roof level with rooflight

3.06 The rooflight provides not only illumination into the mall but also provides a necessary smoke vent relief in the event of fire to maintain safe egress for persons within the Centre.

4.00 THE NEED FOR THE APPLICATION

4.01 The Cheapside entrance to the Centre is dated.

The heavy brick aesthetic prevents a strong visual connection between the open street retail area and the enclosed mall.



Cheapside Entrance : A weak entry point to the Centre

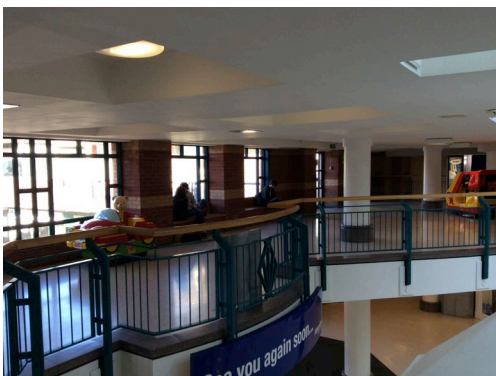
From the lower end of Cheapside the existing facade does not, apart from signage, suggest the presence of a large shopping centre beyond the brick facade.

It is considered that the lack of visual connection into the Centre is having a negative impact on footfall into The Alhambra.

4.02 The interior low mezzanine floor and current internal configuration makes the entrance area dim and uninviting.

The retail offer is set back slightly further into the mall.

It is not a vibrant welcoming retail environment on entry to the mall.



Dated un-inviting atmosphere to the Cheapside entry to the Centre

- 4.03 The 'dog leg' atrium rooflight has for some time been leaking badly. Repairs have proved unsuccessful and continuing repairs will be costly and cannot be guaranteed.



The rooflight is at the end of its useful life and renewal is required.

5.00 **DESIGN MATTERS**

5.01 **Cheapside Entrance**

Review of the entrance concluded that, to achieve greater visual connectivity and daylight into the entrance with a more open welcoming space, the following actions were needed:

- Remove low height mezzanine floor which is under used and darkens the space.
- Remove brickwork to the facade to open it up.
- Increase glazed area to maximise daylight and visual connection.

The scheme should also identify the principal entrance to the Centre from further down Cheapside.

The blue and white colours to the ceramic glass reflect the centre corporate colours.

5.02 **Existing Building Constraints/Resolution**

Structure

The existing in situ concrete frame can be removed where it is associated with the mezzanine floor but needs to be retained in the facade area as it supports the roof level carpark.

This is resolved by the use of ceramic coloured glass to the key structural elements, maximising the remaining openings between key structural elements as glazed area.

Fire Safety/Exit Width

The Cheapside entrance forms part of the means of escape from Zone 2 of the Centre.

In 2011 Jeremy Gardner Associates reviewed the Centre fire strategy and concluded that there is generally a significant surplus of fire exit width, Zone 2, having a surplus of 6,690mm.

The proposed scheme reduces the available exit width by approximately 6,000mm and hence does not compromise the Centre safety.

5.02 **Rooflight**

The existing barrel vault rooflight creates a large number of angled joints which have leaked.

The new design of a simple monopitch rooflight has evolved to reduce the number of joint interfaces, the simple form uses established jointing technology reducing the risk of future technical problems/leaks.

The new design will incorporate insulated panels to reduce heat loss from the Centre and reduce energy consumption in the mall.

The rooflight orientation is to reduce excessive solar glare/heat gain through the rooflight.

The new rooflight will incorporate glazed smoke vents to maintain mall fire safety.

6.00 **AMOUNT**

6.01 There is no change to floor space arising from the proposals.

7.00 **LAYOUT**

7.01 There are no changes to the principal access points to the Centre from Cheapside.

8.00 **SCALE**

8.01 The scale of the existing structure is retained and is not altered by the proposal.

9.00 **LANDSCAPING**

9.01 Not applicable to the project. No change arising.

10.00 **APPEARANCE**

- 10.01 The proposals are to create a clean crisp aesthetic entrance to identify the principal access point to the shopping centre.
- 10.02 The maximum amount of glass will be used to create visual connectivity and allow internal daylighting.
- 10.03 The concrete frame, where it has to be retained on structural grounds, will be faced with coloured ceramic panels.
- 10.04 The rooflight will have an insulated standing seam zinc panel / composite insulated panel finish, to the non-glazed areas to achieve a durable environmentally friendly finish, improving the thermal performance of the Centre.

11.00 **ACCESS**

11.01 The existing Cheapside entrance has manual push doors with a set of auto button operated swing doors to allow wheelchair access to the west side.

11.02 The entrance will be improved in terms of Access for All by the introduction of auto sliding doors to the central main entry point.

These doors will allow unhindered wheelchair grade entry fully compliant with Building Regulations Part M.

The colour arrangement around the doors will identify entry points to the building to assist those with limited vision.

All door systems will comply with BS 7036 in terms of safety and anti-trap protection.

11.03 Glazed areas will have manifestation to comply with Building Regulations Part M.

11.04 The entrance scheme will significantly improve Access for All to the Centre.

12.00 **CONCLUSIONS**

Cheapside Entrance

12.01 This is an application to replace the dated unattractive entrance from Cheapside into the Alhambra Shopping Centre.

The proposal is to enhance and improve the principal entry point both visually from the exterior and on entry into the Centre.

Improvements to Access for All will result.

Rooflight

12.02 The rooflight proposals are to address longstanding maintenance/water ingress through the existing rooflight.

A new more durable, less maintenance prone rooflight will be installed.

Improvements to the Centre energy usage will result due to thermal enhancements.

12.03 The fire safety of the Centre will be maintained at all times.

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March 2014