



6743 – Planning, Design and Access Statement
Barnsley Markets, Temporary Market

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Introduction



Executive Summary

This Planning, Design and Access Statement report has been prepared by IBI Group on behalf of Barnsley Metropolitan Borough Council (The Applicant) in support of a Full Planning application for a Temporary Market.

An Outline Planning Consent was granted on 8th July 2015 (Ref: 2015/0549) for;

‘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’

In order to implement the development of the Barnsley Markets, in full compliance with the Outline Consent, one of the early phases of the town centre development requires the demolition of the existing central offices together with the multi storey car park that sits above the semi-covered market. This requires the relocation of the market while the demolition and subsequent construction / refurbishment works are completed.

IBI Group have been tasked with the design of a new facility to house the semi-covered market for up to four years. As such, this Full Planning application seeks approval for the erection of a temporary structure to accommodate the relocated semi covered market, providing 2600 square metres (GIFA) of retail floorspace (Use Classes A1 and A3) and associated service space.

This comprehensive submission seeks permission for Full Planning Consent comprising;

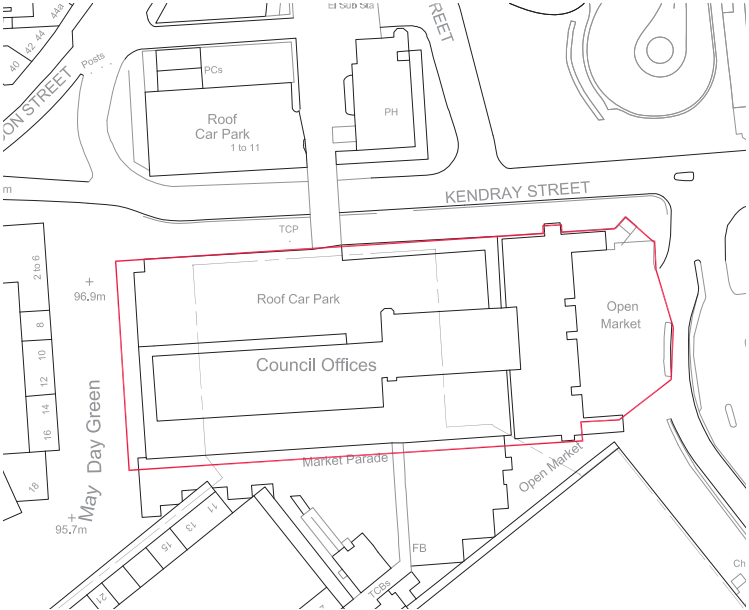
- Use
- Amount
- Layout
- Scale
- Landscape
- Appearance

The description of development for which planning permission is being sought is as follows:

Temporary lightweight steel framed Market Building clad in insulated steel panels, with entrance canopies and illuminated signage.

The proposals offer a well considered design solution to provide a robust, functional and visually attractive structure to accommodate the temporary market.

1	2	1. Approach to site from west on Kendray Street via Eldon St.
3	4	2. Approach to site from east on Kendray Street
5	6	3. Approach to site from south west on May Day Green
		4. Approach to site from Eldon Street
		5. Approach to site from May Day Green/ Kendray Street
		6. Approach to site from north on Midland Street



Existing Temporary Market Site



Proposed Temporary Market Site

Site location

The relocated market is positioned on the site of the existing Central Offices.

The size and setting out of the new building has been carefully considered in relation to the existing structural columns in the basement below to avoid complex and expensive reinforcing works. The Market will have a primary entrance on May Day Green and a prominent entrance on Kendray Street to pick up passing trade from the Transport Interchange. Service access to the facility is from the location that previously served the outdoor market south of Kendray Street. Space has been provided for drop-off by car or van and will be managed by the client to ensure time limits are not exceeded. Space for secure external storage has been provided within the loading bay. Waste management devices (compactors) are also located in this area. The space is sandwiched between the new facility to the west and the retained existing brick wall to the east. It will be secured to the north and south by 2.4m tall enclosure.

Temporary Market site boundary
(0.5 Hectares)

Planning Statement

1

1 Introduction

1.1 This Planning Statement is written in support of a full Planning Application for the temporary relocation of Barnsley Semi Covered Market on the site of the former Central Offices.

1.2 This application follows the granting of outline planning permission for the redevelopment of a major part of Barnsley Town Centre (planning application reference 2015/0549) and a subsequent prior notification of demolition application for several buildings including Central Offices.

1.3 This Statement should be considered in conjunction with the Planning Submission, which includes the following:

- Application Form and ownership certificates
- Relevant Plans
- Planning, Design and Access Statement incorporating Energy / Sustainability Statement, Heritage Statement and Consultation Statement (as previously submitted for the 2015/0549 application)
- Ground Investigation Report (addressing Coal Mining Risk Assessment and Contaminated Land Assessment (previously submitted for 2015/0549 application)
- SuDS/Foul & Surface Water Drainage Details
- Waste Management Plan

1.4 This application follows a recent outline planning approval for the redevelopment of Barnsley Markets (2015/0549). The proposals comprise: 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”.

2 Proposed Development

Description of Development

2.1 This planning application seeks planning approval for erection of a 2, 600 sq m GIA temporary building to house the relocation of Barnsley Semi Covered Markets at the site of the former Central Offices.

2.2 This will follow the demolition of approximately 38,200 sq m of floorspace comprising existing offices, bridge and part of existing market hall.

2.3 A separate Prior Notification for Demolition Application (Ref: 2015/0730) has been submitted to cover the demolition of the central offices and various other buildings to be demolished within the ownership boundary.

3 The site and surroundings

3.1 The application site is a 0.51 hectare area within Barnsley Town Centre that was originally the site of fairs and markets in Barnsley until the 19th Century. The area is now part of the commercial and retail core of buildings and which were redeveloped in the 20th Century and the application site was the home to ‘Central Offices’.

3.2 The architectural and urban character of the site and its surroundings is diverse but dominated by 1960’s and 1970’s retail developments. These buildings are constructed from concrete and are generally also faced in this material with a brush-hammered finish.

3.3 The application site was formally of Office use, however is now vacant and due to be demolished.

Demolitions

3.4 As explained above, the demolition of buildings within the application site and others within the town centre a separate Prior Notification of Demolition procedure.

3.5 Under this notification, the following buildings are intended to be demolished:

- Central Offices
- TEC Building
- Multi-storey car park and associated infrastructure
- Former Carpet Warehouse Building
- Part of the Market Hall
- Retail Units on May Day Green

3.6 The Central Offices is the only building which lies within the red line boundary for this application, however the other buildings lie within the ownership boundary.

4 Planning Policy Context

4.1 In accordance with s38(6) of the Planning and Compulsory Purchase Act (2004), the purpose of this Planning Statement is to review national and local planning policy relevant to the development of the site, and to assess the scheme in light of these policies.

4.2 There is a hierarchical structure of guidance and plans covering national and local planning, which includes the National Planning Policy Framework Local Development Frameworks / Local Plans. This appraisal addresses each of these levels of guidance and plans.

4.3 The Development Plan, against which the application must be considered, comprises the following adopted policy documents (as agreed with the LPA):

- National Planning Policy Framework (March 2012) (NPPF) and National Planning Practice Guidance (NPPG)
- Barnsley Core Strategy (2011)
- Barnsley Unitary Development Plan – Saved Policies
- Supplementary Planning Documents - Shop Front Design SPD (2012), Advertisements SPD (2012) and Parking SPD (2012)

Emerging Local Planning Policy Context

4.4 A number of planning policy documents are currently in the process of being prepared by Barnsley MBC. This includes:

- Barnsley Local Plan Consultation Draft 2014 – this document will replace the Core Strategy and UDP and will provide local planning policy for the future development of Barnsley up to the year 2033. It was consulted upon between November 2014 and January 2015. The Council are currently carefully considering all the comments received.
- The emerging Development Sites and Spaces Development Plan Document and the Barnsley Town Centre Area Action Plan have been superseded by the Draft Local Plan described above.

5 Planning Policy Review

5.1 This section of the report deals with planning policy by theme, and under each theme summarises key national and local planning policy, and how it has been considered and responded to as part of the proposed development. A number of themes are detailed further in other supporting documentation and cross referenced accordingly.

5.2 The key themes are as follows:

- Principle and Scale of Development
- Town Centre Uses and Regeneration
- Highways and Movement
- Heritage and Conservation
- Design Quality

Principle and Scale of Development

5.3 The following briefly summarises the key planning policy allocations and designations (in the saved UDP) which affect the application site :

- The proposed site lies wholly within Barnsley Town Centre.
- Cheapside and May Day Green designated as Principal Shopping Frontages (TC5)
- The site is identified to lie within the 'Central Shopping Area' boundary

5.4 The Core Strategy does not set any specific targets in terms of new retail or other town centre floorspace in the Core Strategy. This will form part of the new emerging local plan.

5.5 The NPPF sets out a strong presumption in favour of sustainable development – "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking" (paragraph 14).

5.6 The NPPF also supports the viability and vitality of town centres (paragraph 24), recognising town centres as the heart of their communities. It supports a hierarchy of centres (in this Borough, Barnsley is the primary retail centre), where development should be focused. This will help the borough be resilient to future economic

change. In promoting competitive town centres, it notes that providing customer choice and a diverse retail offer and which reflect the individuality of town centres is important. It also looks to retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive.

5.7 The Barnsley Core Strategy (2011) however does identify a 'Barnsley Markets Project' which focuses on delivering the vision set out in 'Remaking Barnsley Strategic Development Framework 2003-2033' to transform Barnsley into a '21st Century Market Town'. The 'Remaking Barnsley Strategic Development Framework 2003-2033' Vision forms part of the LDF.

5.8 In addition, Saved UDP Policy BE6 (Temporary Structures) states that temporary buildings will be permitted where permanent buildings are not suitable or urgent accommodation is needed pending completion of a permanent building. For sites visible from highways and public areas this would not normally exceed 5 years.

Response

5.9 Policy supports the provision of temporary buildings pending the delivery of wider development schemes.

5.10 The location is within the established retail centre and will provide replacement facilities. Therefore there is no additional impact (e.g. highways) as a result of the proposals.

5.12 Fundamentally, the proposed development is a critical part of delivering the Barnsley Markets Projects vision through providing an interim location to allow the Markets to continue to trade during the redevelopment of the area. The proposals support the viability and vitality of the town centre by continuing to provide customer choice for the duration of the Markets Project.

5.13 It is considered that the principle of the development is acceptable.

Town Centre Uses and Regeneration

5.14 The NPPF encourages local planning authorities to plan positively, to support town centres to generate local employment, promote beneficial competition within and between town centres, and create attractive, diverse places where people want to live, visit and work.

5.15 The NPPF is clear in its approach with a focus on ensuring the vitality of town centres. It states that local planning authorities should assess and plan to meet the needs of main town centre uses in full, in broadly the same way as for their housing and economic needs, adopting a 'town centre first' approach and taking account of specific town centre policy (paragraph 24). Specifically, 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.

5.16 The town centre and markets are identified as being a core part of the vision for Barnsley within the Barnsley Core Strategy (2011). The Vision for 2026 (p25) states that 'In 2026, Barnsley will be a successful uniquely distinctive 21st Century Market Town at the centre of a prosperous borough'.

5.17 Policy CSP31 of the Core Strategy reinforces the NPPF stating that support will be given to maintaining and enhancing the vitality and viability of Barnsley Town Centre as the dominant town centre in the borough.

5.18 The town centre also forms an important part of the Strategic Objectives outlined in the Core Strategy, including 'Fostering the 'remaking' of Barnsley Town Centre and promoting it as the main place for shopping, indoor leisure, culture and business and creating a 21st Century Market Town'.

5.19 Furthermore Policy S1 and S2 of the saved policies of the Unitary Development Plan focus on commercial centres. Specifically, Policy S1 looks to retain development within the central shopping area of Barnsley Town Centre stating 'developments which extend and enhance the offer will be encouraged'. Policy S2 looks to encourage development which provides improvements to the general environment, management of traffic, highway and pedestrian facilities and measures to promote public transport use.

Response

5.20 Building on the response to the previous section, the proposals respond positively to both national and local policies. They present the opportunity to support the regeneration of the town centre and provide an interim solution whilst development takes place.

Highways and Movement

5.21 The importance of creating safe and accessible environments is referred to frequently within the NPPF and it is specifically identified that planning decisions should 'address the connections between people and places,' in order to secure high quality and inclusive design (Chapter 7).

5.22 The NPPF (Paragraph 35) also states that new schemes should prioritise pedestrians, cyclists and public transport users; be accessible by public transport; consider servicing arrangements and parking; and take into account the needs of people with disabilities.

5.23 The accessibility of new developments is key within local policy. The Core Strategy, Policy CSP27 which also gives details of a strategy of reviewing parking standards in the town centre. Similarly Policy CSP25 of the Core Strategy promotes accessible developments and sustainable travel and suggests the provision of appropriate parking for cycles, motorbikes, scooters / mopeds and disabled people, to take into account encouraging sustainable travel, along with maximum levels of car parking.

Response

5.24 Given the sustainable location and transport links, it is considered that the proposals meet with accessibility and movement policies at all levels.

5.25 The proposals represent a relocation of existing floor space in the town centre. As a result a Transport Statement is not required to support this application as trips and movement relating to the market will remain as the extant situation. This approach has been agreed with the Local Planning Authority.

5.26 A transport note has been provided to explain the access and servicing strategy for the temporary site, and is included within this Planning, Design and Access Statement. This will ensure there is no adverse impact on highways and movement in the interim.

Heritage and Conservation

5.27 The NPPF seeks to conserve heritage assets and notes the desirability of new development making a positive contribution to local character and distinctiveness and notes the opportunities presented by the historic environment on character of place (paragraph 126). Paragraph 128 also notes that details supporting applications should be proportionate to the assets' importance.

5.28 The Core Strategy supports quality development, particularly that takes advantage of and enhances the distinctive features of Barnsley, including heritage and townscape character, including scale, layout, building styles and materials of the built form, particularly in and around Barnsley Town Centre and adjacent to conservation areas (Policy CSP29). Policy CSP 30 (The Historic Environment) seeks to ensure that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and / or appearance of Conservation Areas.

Response

5.29 Whilst there are no Listed Buildings or Ancient monuments within the site boundary and it does not sit within a Conservation Area, it is adjacent to the Regent Street / Market Hill / Church Street Conservation Area, which includes a number of listed buildings along the line of Eldon Street.

5.30 The setting of both the Conservation Area and adjacent Listed Buildings will be affected by the proposed development, however this will only be for a temporary period. Close attention to details and materials of the temporary building to house the markets will ensure sympathy with historic elements of the townscape and their settings.

5.31 Please refer to the accompanying Heritage Statement for further details.

Design Quality

5.32 Design quality is a common thread running through national and local planning policies. The NPPF (paragraph 56), states that "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

5.33 The Core Strategy outlines the importance of local distinctiveness and elements that contribute to it. Those of relevance to this project include references to local historical character, culture and architecture; the market itself; embracing the strong community; building on the town centres role as the administrative hub; and utilising the topography of the area.

5.34 These improvements and encouragement of high quality design to provide improved town centre facilities are supported by Policy CSP29 within the Core Strategy 2011 with regards to Design. Development is expected to take advantage and reinforce the distinctive character of Barnsley. It is stipulated that development should contribute to place making, be high quality, transform the character of physical environments that have become run down and lack distinctiveness, enable people to gain access safely and conveniently, contribute to attractive, sustainable and successful neighbourhoods.

5.35 The NPPF and Core Strategy also support the protection and enhancement of the settings of conservation areas.

Response

5.36 Please refer to the following chapters for further details on how design quality will be achieved.

6 Conclusion

6.1 In conclusion, the proposals for the temporary markets provide a quality interim solution for Barnsley Town Centre.

6.2 The proposals help to deliver the long term vision and objectives for the town centre, as set out in the Core Strategy. They are deliverable proposals which will protect the viability and vitality of the town centre and the markets in the short term, and enable the redevelopment of the area to continue successfully whilst allowing for continuous market trading. The proposals meet the town centre policies set out in the NPPF and Core Strategy.

6.3 This will strengthen the town centre offer during this transitional period.

6.4 The Design and Access Statement and supporting documents demonstrate that there will be no unacceptable impacts as part of the proposals, particularly as they are temporary replacement facilities.

6.5 It is therefore considered that the scheme is acceptable in planning terms.

Better Barnsley news

53rd issue August 2015

Designs for the new covered market unveiled to traders...

Last Thursday saw the redevelopment plans for the markets and Metropolitan Centre move a stage closer with the unveiling of the Stage 2 report to market traders and Councillors.

The plans showed the design for the new covered market which will be erected to house the semi open market traders on the site of the old Central Offices.

They will be in this building for up to three years while we remodel and refurbish the Metropolitan Centre so it's important we get the stall layout and servicing right.

The first designs for the refurbished Metropolitan Centre were also included with enhanced retail on Cheapside and the new shopping boulevard.

Along with a three storey atrium entrance for the market off May Day Green and a second major entrance on the new pedestrian link between New Street and the shopping boulevard we really are putting the markets at the heart of our development plans.

If you want to see more call in at the Better Barnsley shop on Cheapside where all of the plans are on display.

The two computer generated images show proposals for the temporary market.



Following our consultations with traders and customers we have included a new food court and café area on the first floor with a terrace overlooking the new public square, new lifts and escalators and toilets.

People have commented how much they love the town hall and its imposing façade, so we hope to echo this with the materials used on the market, putting it at the very heart of the development.

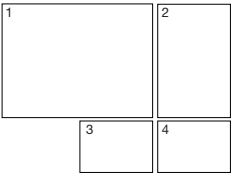
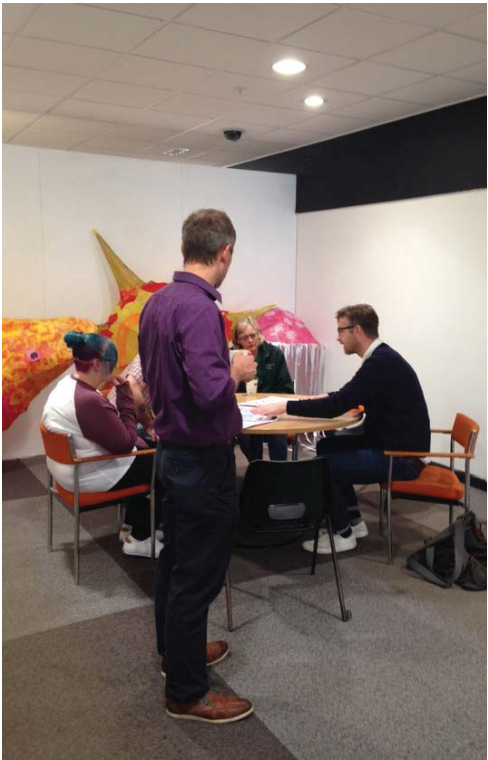
Introduction

As part of the design process for the Outline Planning application for Barnsley Markets (planning application reference 2015/0549), extensive consultations have been undertaken by Barnsley MBC and IBI Group to comply with the local planning validation requirements. This process has continued with the design of the Temporary Market through the Better Barnsley Shop - a dedicated 'drop in' shop for the project situated in the centre of Barnsley that displays all the plan and proposals for the town centre redevelopment and provides the opportunity for members of the public to provide feedback and ask questions. All feedback from the drop-in shop is collated by the Project Team and used to inform the development of the project, including the Temporary Market.

Barnsley MBC also have a dedicated web page for the town centre development (Better Barnsley Town Centre) with regularly updated information and links to the weekly newsletter. Opportunities for consultation are promoted here.

A weekly electronic 'Better Barnsley' newsletter is published and the link to it shared with local media and council colleagues. The Newsletter has a circulation of 1000+ readers who are predominantly local residents and businesses. The newsletter provides an update on the progress of the project, the team involved and events and activities taking place in the town centre. Printed copies of the newsletter are displayed in the Better Barnsley shop. Regular updates and news items are shared via the council's Facebook and Twitter accounts. Any comments are shared with the development team. The project specific Twitter Page has 1200 plus followers; it is updated on a daily basis to keep people informed of the latest news about the project.

Regular meetings, presentations and workshops have been held with the consultees and stakeholders. The feedback provided to date has helped to shape the details of this full planning application for the Temporary Market. The project and design teams will continue to consult with the community and stakeholders to ensure that views and issues where relevant and possible are taken on board and incorporated into the scheme evolution. It is considered that the consultation undertaken to date has played a valuable role in the preparation of the temporary Market design.



1, 2 Market Trader consultation event, Better Barnsley drop-in shop, July 2015
4, 5 Architect and Client working on the market, July 2015

Design Development

3



The brief

One of the early stages of the town centre development is the demolition of the existing multistorey car park that sits above the semi-covered market. This requires the relocation of the market while the demolition works and subsequent construction / refurbishment works are completed. We have therefore been tasked with the design of a new facility to house the market for up to 3 years.

BMBC provided the Design Team with a simple but clear brief for the relocation of the market. This brief (and an initial set of design proposals) was discussed with the traders at a Consultation event in July 2015.

- It should be located on the site of Central Offices (following their demolition) to ensure it is highly visible.
- It should feel welcoming to visitors with entrances on Kendray Street and May Day Green.
- It should be able to accommodate a minimum of 80 market traders with a variety of stall types and sizes.
- It should include public toilet facilities.
- It should have large amounts of storage space and preparation areas including external space for trollies.
- Service access should be from the existing location off Kendray Street.
- It should be safe and secure.
- It should be insulated (but not necessarily heated).
- It should have the potential to be cooled in the summer.
- It should have high levels of natural and artificial lighting.
- Water and small power should be provided to the stalls as required.
- Stalls that require water should be grouped to allow and efficient installation and effective management.
- It should be architecturally ambitious to ensure it 'sets the tone' for later phases of development.
- It should be lightweight and temporary in its construction to allow it to be quickly and easily erected and dismantled.

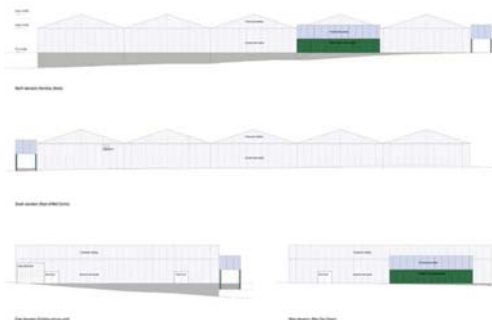
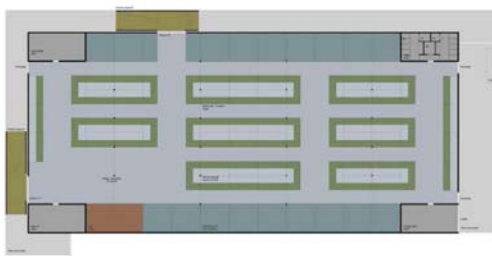
Design development

We developed an initial design proposal on the basis of a proprietary aluminium framed temporary structure on a 5m grid.

This enabled us to provide;

- 61 'Island' type stalls at 12.5m² each
- 20 'Walk-in' type stalls at 25m² each
- A cafe
- Trader welfare space
- Public toilets
- Trader Preparation space
- Loading bay
- Outside service area

This work was presented at a consultation event where market traders were given the opportunity to discuss the design initial proposals and influence the direction of the design. This included initial thoughts on the how the entrances to the market might be 'marked' and made highly visible, how the stalls might be designed and a series of reference projects that helped to communicate the design intent. Following this event the design was developed in greater detail and, in particular, how it would impact on the existing basement beneath the site. These studies showed that the existing structure could not accommodate the loading of the aluminium framed solution as it did not align with the existing columns. A new solution comprising a steel framed structure based on a 6m module that aligned with the existing structure, central offices basement below was developed and following structural testing shown to be viable.





Reference images

These images represent the wide range of reference projects that we have studied and shared with the Council and the project stakeholders during the design development period. To continue to make it a real and sustainable alternative to out of town retail offers. This optimism is helped by the architecture - good levels of transparency, natural light, visibility and space within which to move. It is also interesting to note that none of these images employ a strong architectural style. None are overtly modern or traditional - most are somewhere in between. We think this is the space where the new Barnsley might inhabit.

1	2	3
		4
5	6	

- 1. Effective signage, South Bank, London
- 2. Borough Market, London
- 3. Torvhallen Market, Copenhagen
- 4. Ashton Market
- 5. Pike Market Signage, Seattle, Washington
- 6. BOXPARK, Shoreditch, London

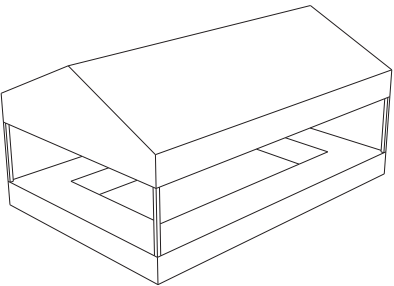
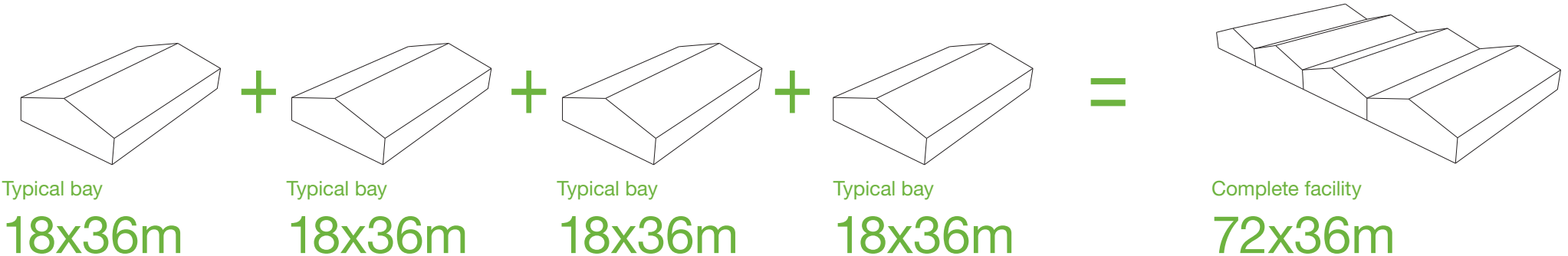


Use and Amount

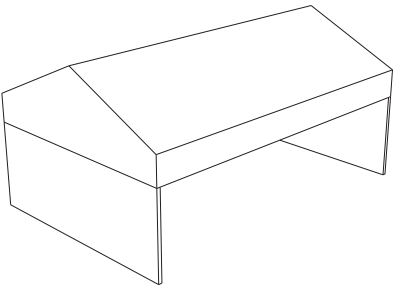
This Design and Access Statement accompanies the planning application for consent to erect a temporary structure and surface on the site of the former Council Offices Building. This will provide an accessible temporary covered space with level thresholds for the semi-open market traders whilst demolition and redevelopment of the town centre site is underway. It is intended that the temporary structure will remain in situ for up to four years. At the earliest opportunity, the traders will be relocated into the market area of the remodelled Metropolitan Centre and the temporary structure removed. The temporary market structure will allow for a minimum of 82 traders who, at the end of each day, will be responsible for removing their wares from the building if required. To the west, or rear, of the structure will be vehicular access and servicing area.

The proposals comprises of 4no. 18m (W) x 36m (L) portal frame structures that are abutted to form the required floor area of 2600m². Market stalls are arranged in pragmatic way within the building to ensure clear sight lines, good wayfinding and efficient use of the space. 'Walk-in' type units are located to the perimeter with 'Island' units in the middle in groups of 8, 4 of which benefit from corner aspect. Cafes are located to the front of the facility directly adjacent to the entrance and display space so their use spills out onto and animates the street. Support spaces (prep rooms, offices, public toilets etc.) are located at the back of the facility. The public toilets have been strategically placed here to draw people through the market and maximise exposure of the market stalls and increase trade.

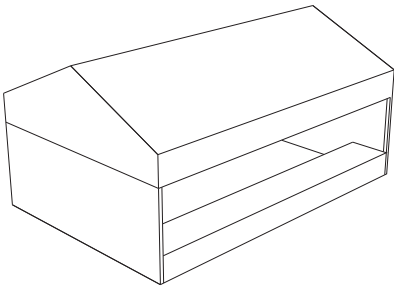
Gangways between the stalls are wide and generous and are terminated with generous windows to the outside. This will ensure that it is easy to find one's way around the Market and that it is filled with natural light. Natural light will also be introduced through large rooflights. Upon demolition of Central Office the existing slab will be left exposed and we understand it is in poor repair. We have therefore proposed that it is dressed with a coating of resin bound gravel. Level entrance thresholds, wide gangways and toilets for use by people with disabilities means the market is fully accessible and will comply with DDA and Building Regulations.



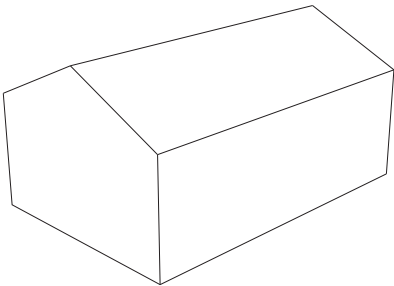
Island stalls
x56*



Walk-in stalls
x24*



Cafes
x2

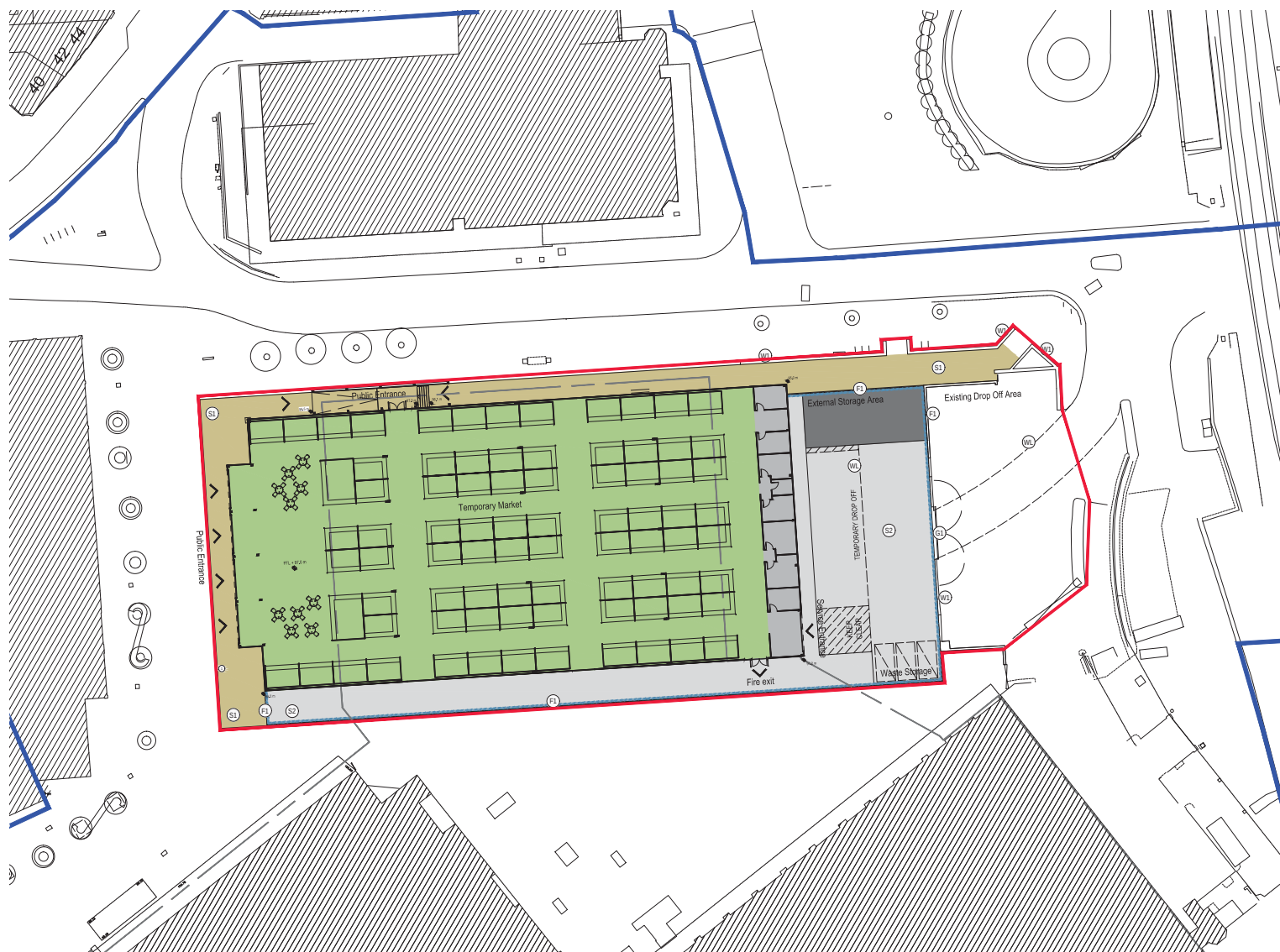


Prep and storage spaces
x5

* Minimum

Proposals - Layout and Scale

5

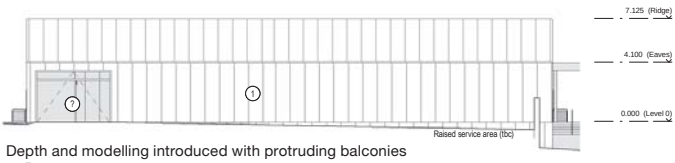
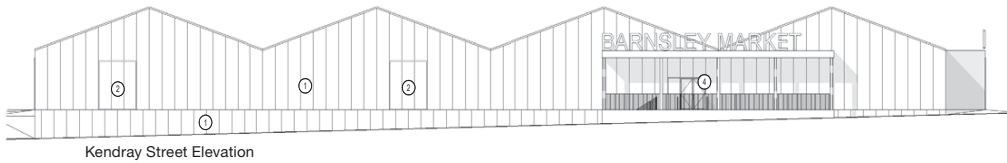


Proposed Site Plan

The relocated market is positioned on the site of the existing Central Offices. The size and setting out of the building has been carefully considered in relation to the existing structural columns in the basement below to avoid complex and expensive reinforcing works. The Market will have a primary entrance on May Day Green and a prominent entrance on Kendray Street to pick up passing trade from the Transport Interchange. Service access to the facility is from the location that previously served the outdoor market south of Kendray Street. Space has been provided for drop-off by car or van and will be managed by the client to ensure time limits are not exceeded. Space for secure external storage has been provided within the loading bay. Waste management devices (compactors) are also located in this area. The space is sandwiched between the new facility to the west and the retained existing brick wall to the east. It will be secured to the north and south by 2.4m tall hoarding.

The existing central office development is an 8 storey high building plus full storey height basement, with a ground floor footprint of circa 2,615 square metres. Once demolished the space created will be used to accommodate the Temporary Market structure. A single storey building of 2600 square metres with a maximum height of 7.2m to the ridge and 4.2m to the eaves.

The temporary structure will be a lightweight, self supporting, standalone structure built over the existing concrete slab to the Central offices undercroft car park. The elevations will be clad in insulated steel panel with the frame secured on base pads, securely fixed to the existing concrete base.



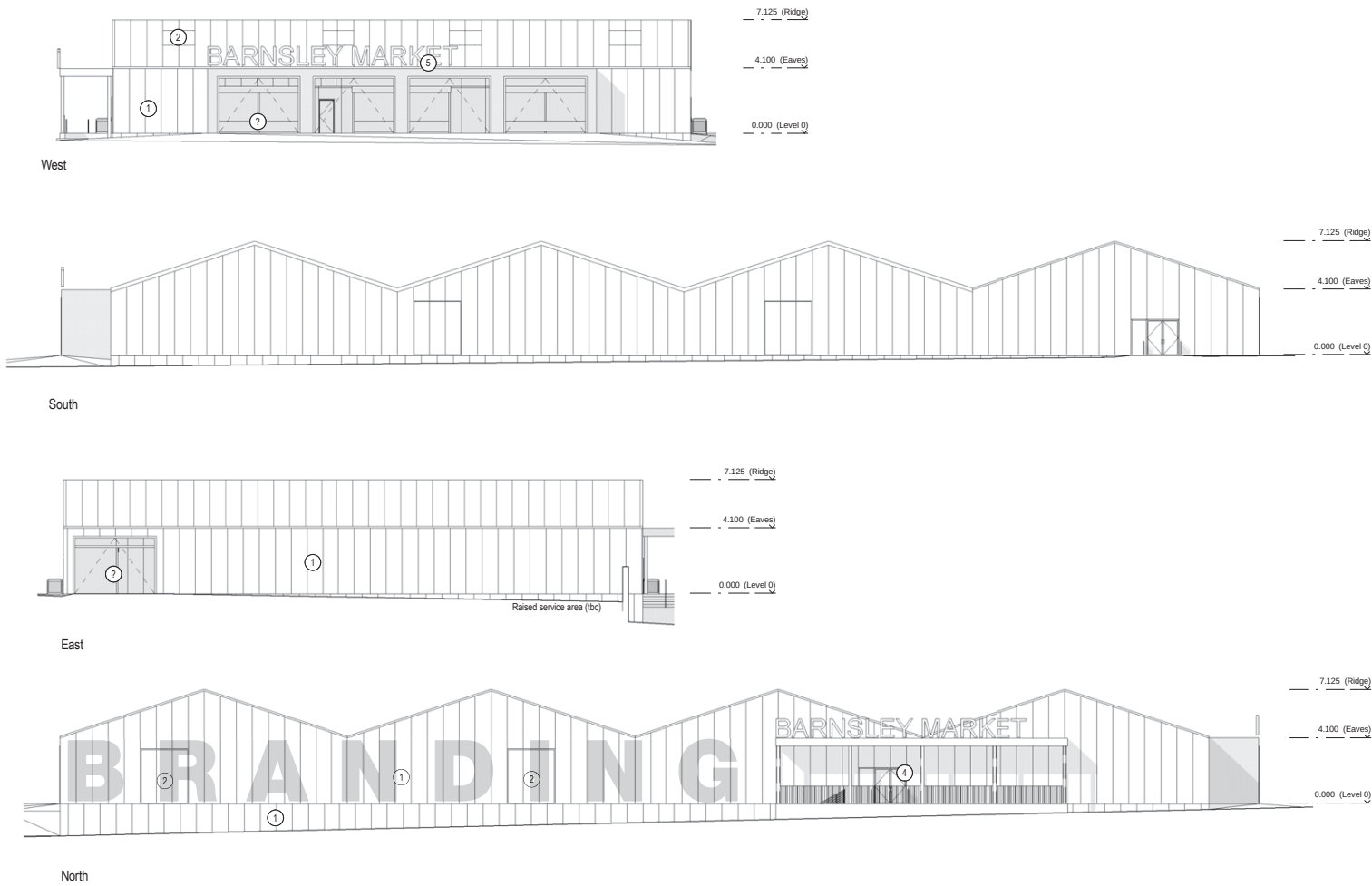


Appearance

The elevations illustrate the significant changes in level across the site and along Kendray Street in particular. This presents a number of technical challenges in the design of the building not least the ability to provide an entrance directly opposite the Transport Interchange (an early aspiration). Unfortunately the level change is so drastic that this cannot be viably achieved under current regulations. The access ramp would be over 50m long! Instead we have provided an entrance further along Kendray Street at the point where the length of a ramp and the number of steps required is more practical.

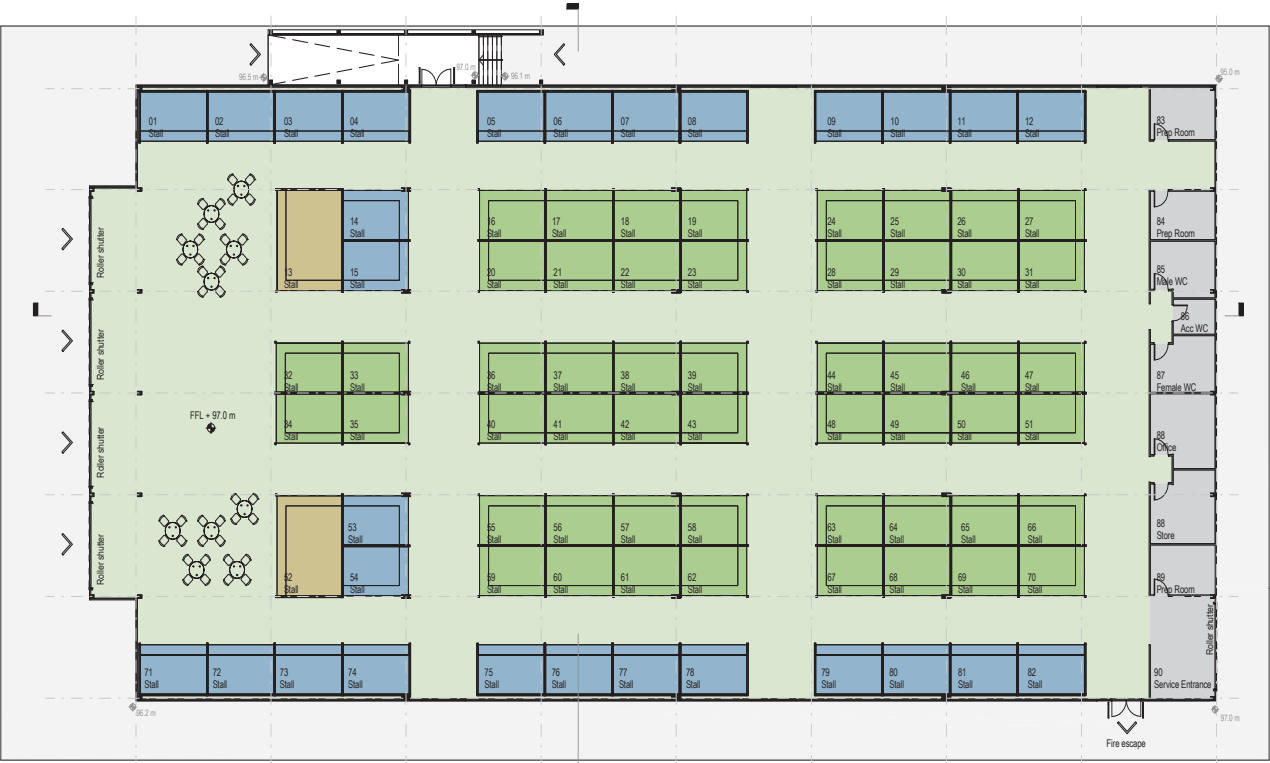
The facility will be clad in 80mm thick insulated steel panels. This will ensure that the required security levels are achieved. The insulation will also ensure that the internal environment is considerably better than the existing facility beneath the multi-storey car park. It is important to note that the Market will not be a technically 'heated' space - this is typical for markets as heat very quickly ruins fruit and veg. Rather the environment will be 'tempered' so that it is not too hot or too cold on typical days. Consideration will be given to heat curtains to ensure that the facility does not suffer from problematic drafts.

It is intended that the structure will be branded with large scale graphics and signage - in particular along Kendray Street. In addition to the entrance elements the elevations are animated by a number of large 'windows' and doors. The latter provide access for traders while the former introduce light into the facility and aid wayfinding and orientation internally - they are located at the end of each of the gangways. The 'windows' are made from robust multicell polycarbonate panels set into an aluminium frame so security is not a problem. The same material will be used for the rooflights that will also let in natural light and reduce the dependence of artificial light.



Entrance

We have given a great deal of consideration to the design of the entrance. The building must be welcoming but also be able to be secured when the market is not in use. We have therefore proposed a series of large roller shutter openings. These will form a loggia during the day but can be fully secured when the market is closed. This also creates an open relationship to the street and will help animate May Day Green during the construction works. A bold sign will contribute this animation but primarily it will signal where the market entrance is. It is also designed to set the tone of the wider market project going forward - fresh, bold, modern but with an eye on the tradition of the market.



Temporary Market Plan (18x6m Grid)



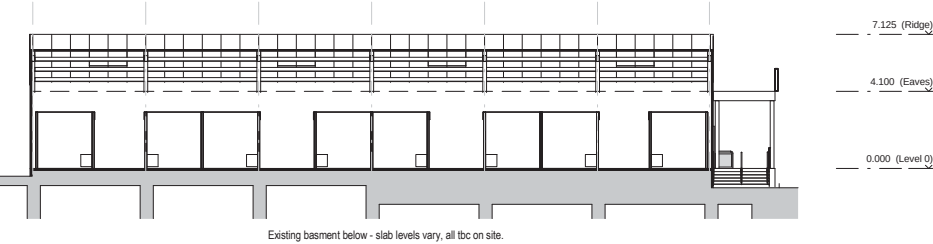
Typical Stall Elevation



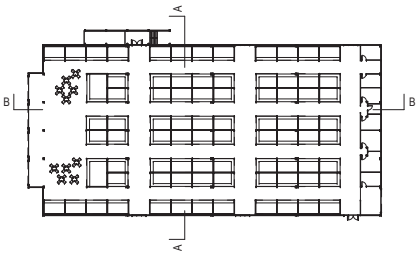
Sketch Internal View



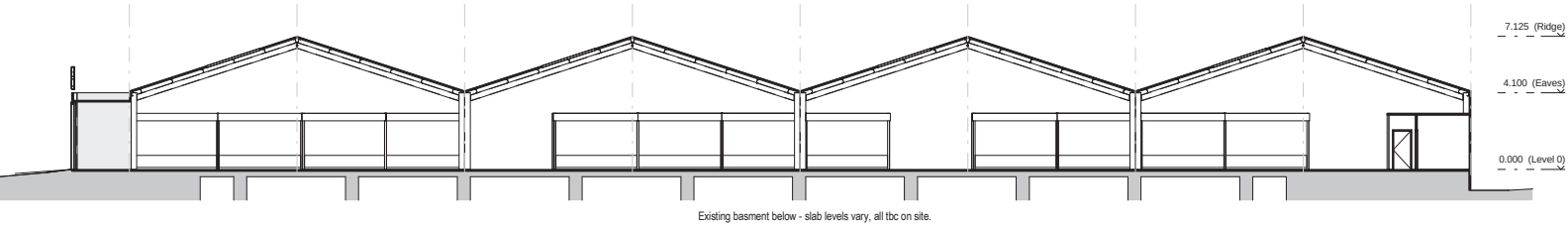
Sketch Internal View



A - Market Cross Section



Section Key Plan



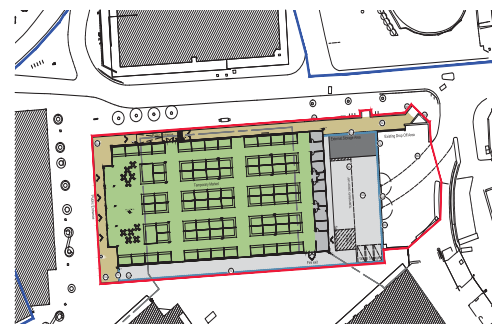
B - Market Long Section



Entrance Elevation
(1:100)

Proposals - Landscape

7



The Vision

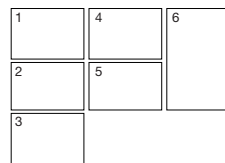
The Temporary Market is a replacement building to provide alternative accommodation for the semi covered market during the redevelopment of the Barnsley Markets. Built over the existing underground parking and servicing area of the former Central Offices building, the size and setting out of the building has been carefully considered in relation to the existing structural columns in the basement below to avoid complex and expensive reinforcing works. The Market will have a primary entrance on May Day Green together with a prominent entrance on Kendray Street maintaining busy pedestrian desire lines. Importantly the Temporary Market will be the threshold between the bus interchange and town centre retail core during the the redevelopment period and therefore acts as a gateway for visitors arriving via this public transport hub.

A role that will be continued by the public market square that will ultimately replace the Temporary Market. Service access to the building is from the location that previously served the outdoor market to the south of Kendray Street. Space has been provided for drop-off by car or van, outside the service area, to be managed by the client to ensure time limits are not exceeded. Space for secure external storage has been provided within the loading bay. Waste management devices (compactors) are also located in this area. The space is sandwiched between the new facility to the west and the retained existing brick wall to the east. It will be secured to the north and south by 2.4m tall hoarding.

The site of the Temporary Market will eventually form part of a new market square. A new civic multi functional space providing a home for the outdoor market and a range of public events of differing scales. Both Kendray Street and May Day Green will be incorporated into this square to continue and enhance the links and connections between the differing areas of Barnsley town centre.

Due to the temporary nature of the building and proposed public realm works to follow, as part of the new public market square, within the Temporary Market site it is intended to provide a new resin bonded gravel surface overlay to the public areas. The existing surfaces to the service area will be made good.

The existing trees along Kendray Street and May Day Green will not be affected by the proposed Temporary Market proposal.



1. Public Square Sketch layout
2. Proposed Temporary Market Layout
3. BBTC Public Square Sketch layout
- 4, 5, 6 Resin bound gravel

In conclusion, it is considered that the proposal:

- Will provide a high quality temporary market to meet the needs of the local community and traders during the redevelopment of the Barnsley Markets.
- Comply with the statutory planning requirements of the local authority.
- Demonstrates high quality design principles.

Taking the above into consideration it is felt that this planning application should be approved.



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