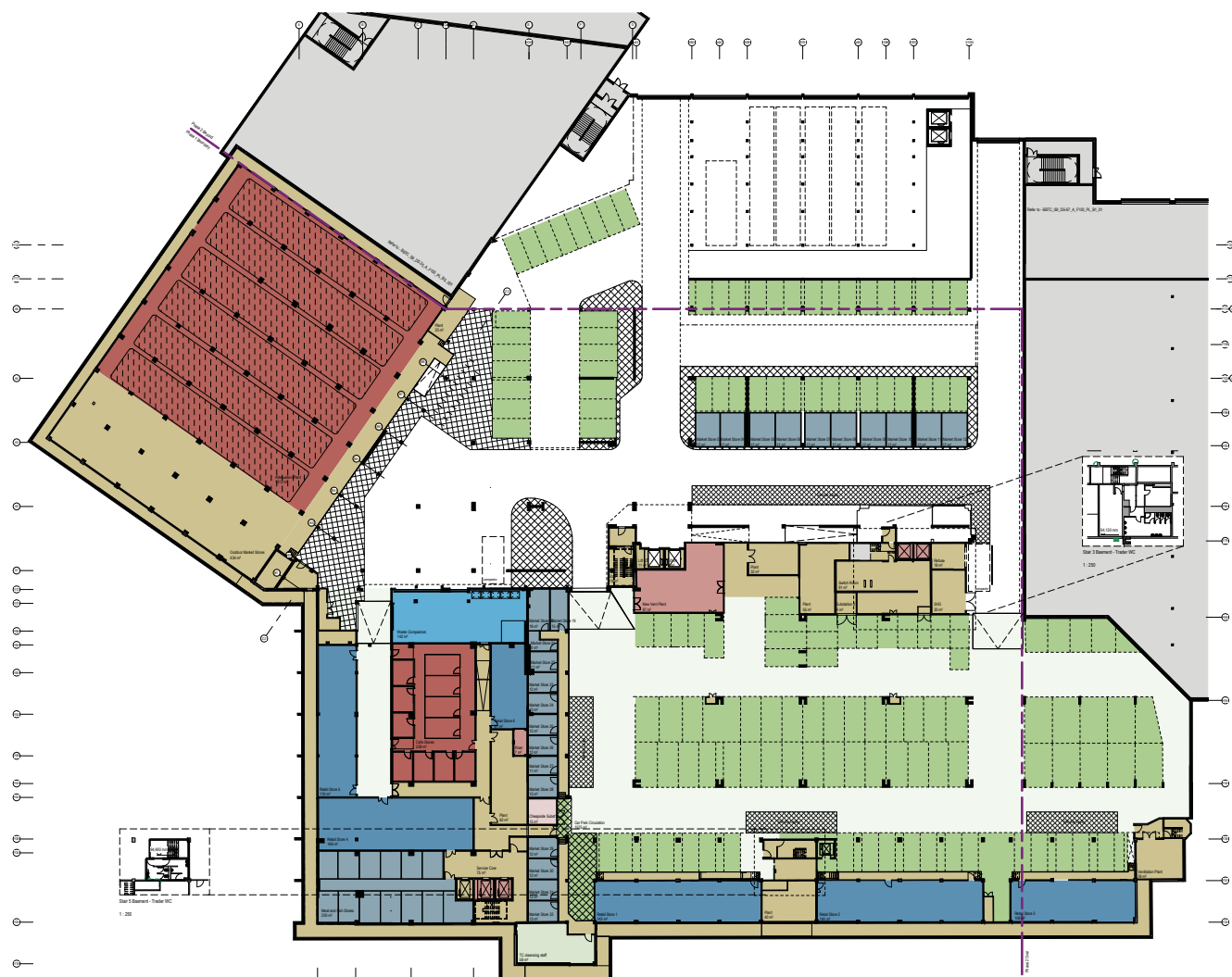




8.4 Layout - Basement floor plan

The basement is one of the defining features of the existing Metropolitan Centre. From the outset we have considered it an asset that could allow the whole complex to be serviced from a single designated space. This also has the considerable benefit of taking servicing away from the public realm.

We do not propose to undertake any significant architectural works to the basement - its generous spaces are more than adequate for vehicular access and the storage requirements of both market traders and retailers.

We do, however, propose to enhance the connections between the basement and upper floors so that it is more convenient for traders and retailers. These new cores are also connected to the new fire strategy that must be applied to the building.

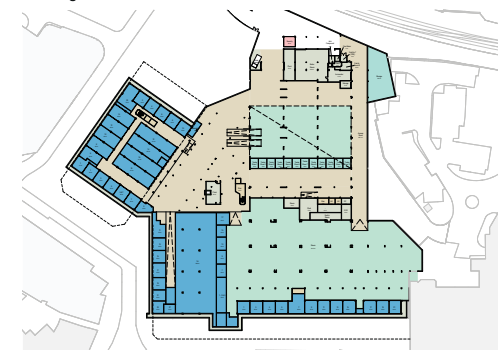
Firstly, we propose a new service core that will be used only by the Meat and Fish traders. This is important given the unique requirements of this part of the market.

Secondly, we propose a new core that will serve the first floor food market. Again this will be for their use only and will ensure that the required levels of hygiene are maintained.

Thirdly, we propose to upgrade the existing core and goods lifts to serve the main market and the new retail units to the rear of the Metropolitan Centre on all floors.

The final new connection is a new core which will serve the extended retail spaces on Cheapside.

Existing basement





8.5 Layout - Ground floor plan

The ground floor is proposed as an open, transparent space with alternative access points that encourage visitors to flow through it from all parts of the town centre. It contains the Market and retail / restaurant spaces.

The primary entrance to the Market is on Market Square and leads into the Entrance Hall. It is conceived as a tall, generous space where special events can take place and is intended to present a strong impression of 'welcome to the market'. Upon entering the building visitors will be presented by an open stair that encourages people up to the upper floors which are already visible through the mezzanine balcony. Public lifts are located adjacent to the stairs for those with access issues or large quantities of shopping.

Adjacent to the Entrance Hall a specific entrance lobby for access to the first floor Food Hall has been introduced to enable access out of normal opening hours. This will help address the lack of the Town Centre night time economy that was raised in the brief.

An additional entrance is located on the south arcade. This is also generous and is aligned with the existing floor void where escalators connect the ground and first floors. The space beneath the floor void is proposed as an open space where pop-up events or displays may be placed in the model of many contemporary retail developments. This is in sharp contrast to the existing condition where the roof of market stalls dominate the view to the ground floor from the first.

The Meat and Fish Market creates the final entrance. It is located directly off Cheapside on axis with Albert Street east - a prime location for one of the most successful parts of the market.

The setting out of the market stalls is designed to aid orientation and allow a coherent access and wayfinding strategy to be developed. Stalls are grouped in islands of 6 (4 of the stalls having a corner aspect) with gangways of circa 2.5m wide. Additional stalls are located along the perimeter walls to ensure the market is activated on all its edges.

The stall setting out is also constrained by the existing downstand beams above, with the perimeters of the stalls designed to align with the beams to articulate the aisles between the stalls.

Careful integration of M&E services within this existing soffit will be a major constraint as the scheme develops

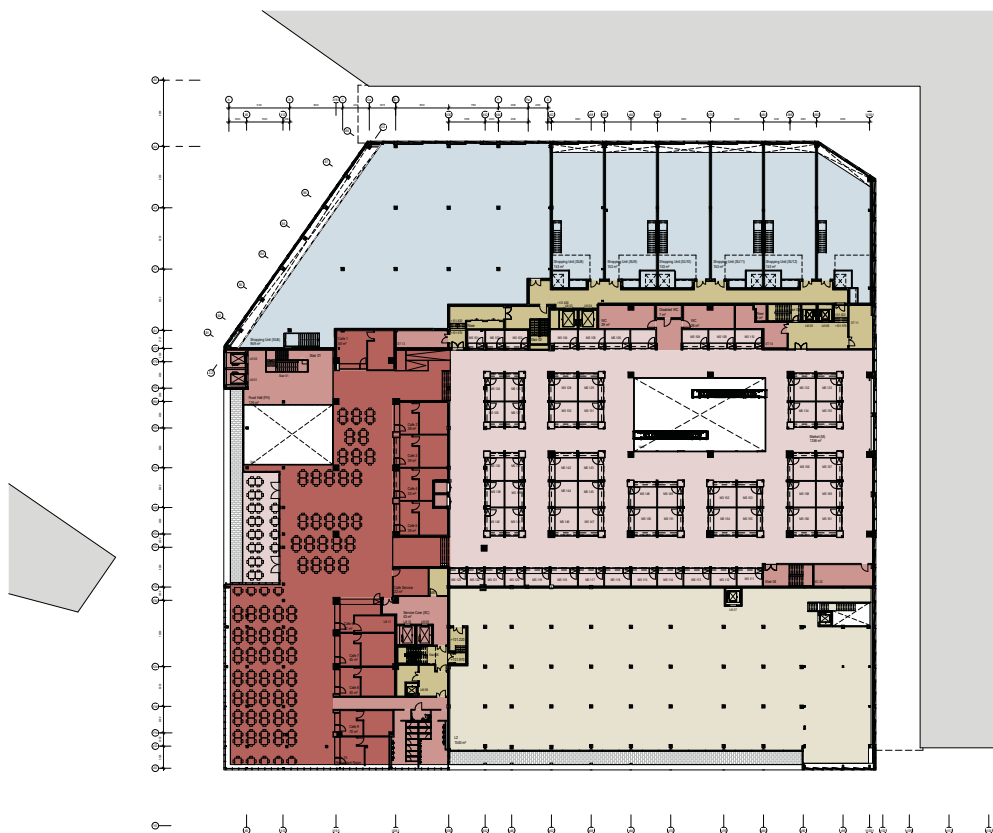
towards technical design to achieve a good finish to the Market Hall.

However, we have been careful to ensure this is not to the detriment of the special character of market spaces where the close adjacency of stalls can provide a unique atmosphere.

The service access to the market and retail spaces is from concealed service corridors accessed from the basement via designated stairs and lifts.

Existing ground floor





8.6 Layout - First floor plan

The first floor contains the Food Court on the corner of Cheapside and May Day Green. This location allows it to have a presence onto the Entrance Hall via an open mezzanine arrangement and command fine views of the surrounding streets. Further, this location allows the creation of a outdoor terrace that fronts onto May Day Green - this aspect is much more conducive to sitting outside than the current terraces overlooking Cheapside.

Other accommodation on the first floor is the remainder of the main market. The first floor currently suffers from a lesser relationship to the ground floor and is perhaps considered the poor relation. Our proposals significantly enhance the first floor through a number of important moves.

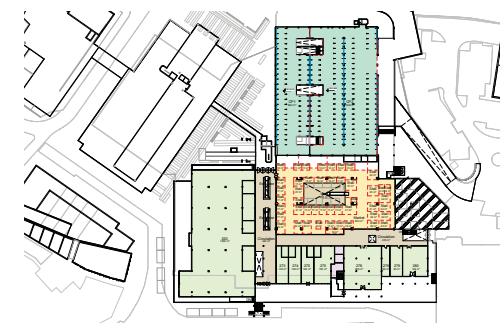
The first of these is to make the existing rooflight much more coherent. This can be simply achieved by replacing the existing tired plastic rooflights with high quality glass and removing much of the clutter that has built up over the years.

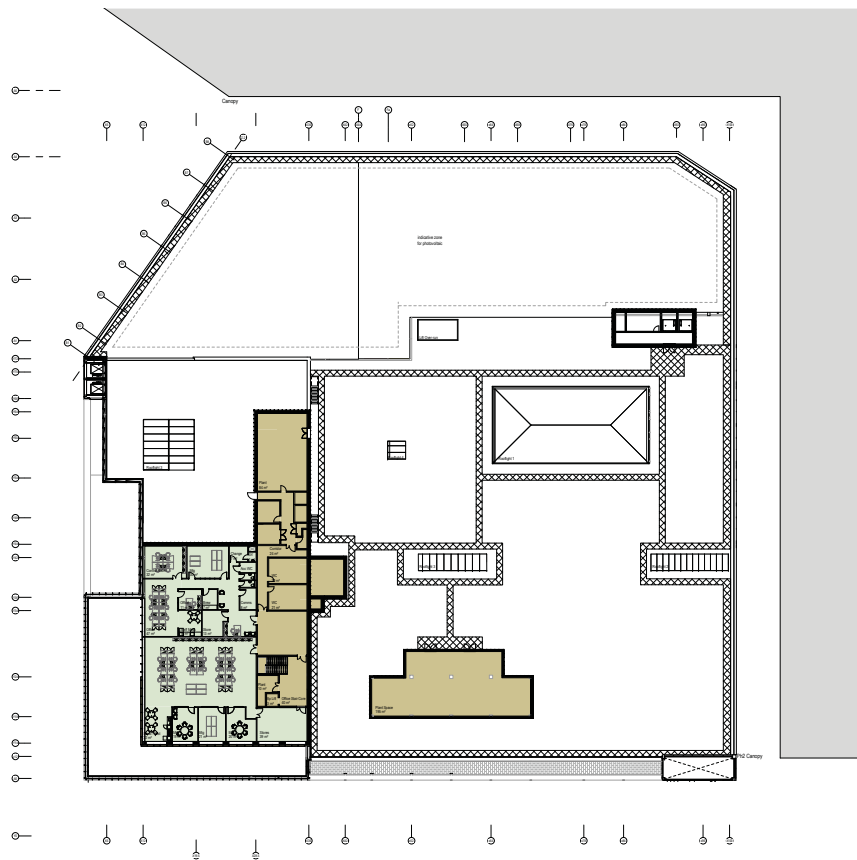
The second is to reorganise the escalators. We propose replacing the single existing escalator with 2 new ones. One will go up and the other down with the direction designed to encourage people to walk around the atrium to maximise their exposure to the market stalls on the first floor.

The third is to open up the relationship between ground and first floors around the atrium. This is simply achieved by removing market stalls from this space on the ground floor and flipping the market stalls on the first floor so that they look onto the atrium rather than turning their backs to it. This will create an open visual relationship between the 2 floors.

The upper floors of the new retail spaces are located to the northern and southern edges.

Existing first floor





8.7 Layout - Second floor plan

The second floor plan currently contains a large storage unit that serves the Poundland store and a series of ancillary and plant spaces. The remainder of the floor is a rooftop car park.

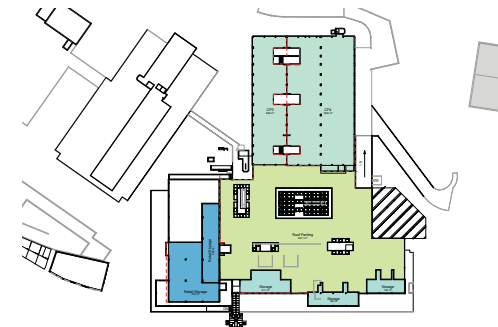
It is proposed that the market offices and management suites are located on this floor alongside some plant accommodation and storage.

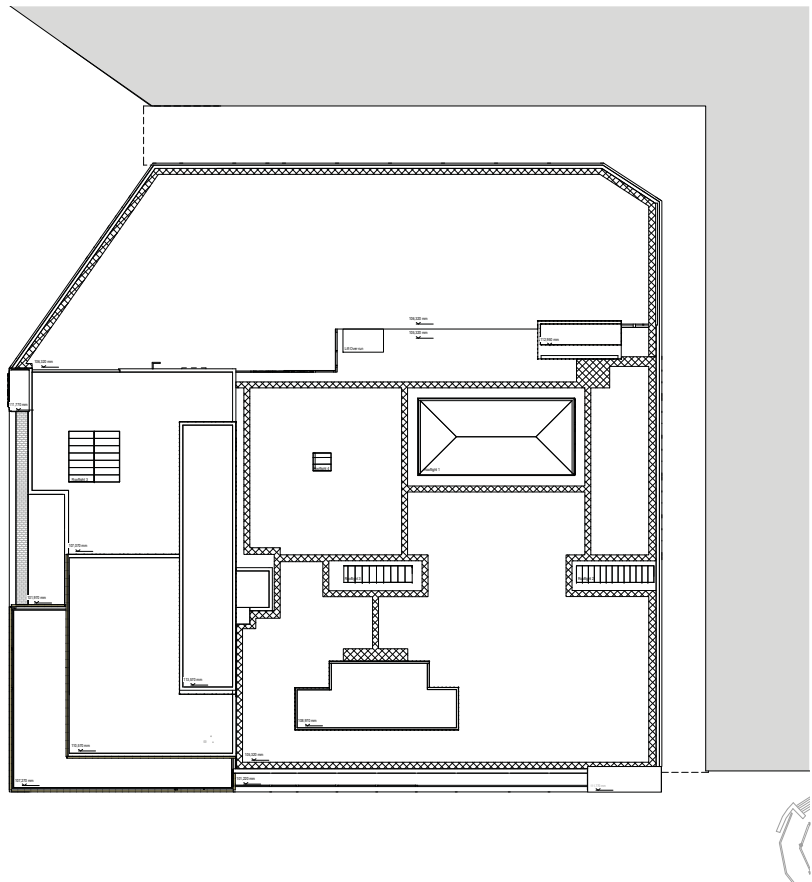
Following the proposed demolition works vehicular access to the roof will not be possible and car parking is being located elsewhere in the town to compensate.

Our proposals are for the existing accommodation to be largely retained with small elements of new building construction that provided better access to the rooftop spaces. These access points are continuations of the proposed internal cores.

As described on the adjacent drawing photovoltaic cells will be placed on the roof for the generation of electricity.

Existing second floor

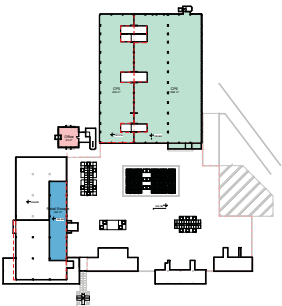


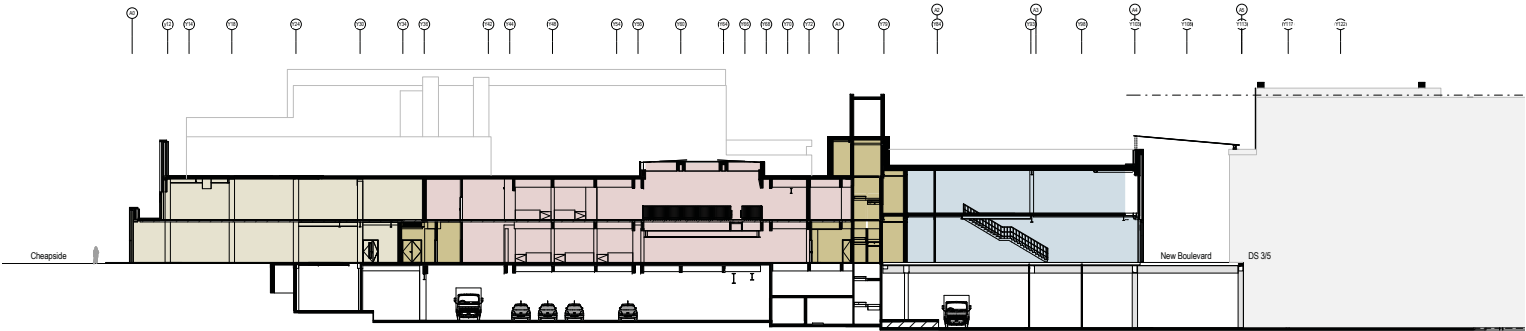


8.8 Layout - Roof

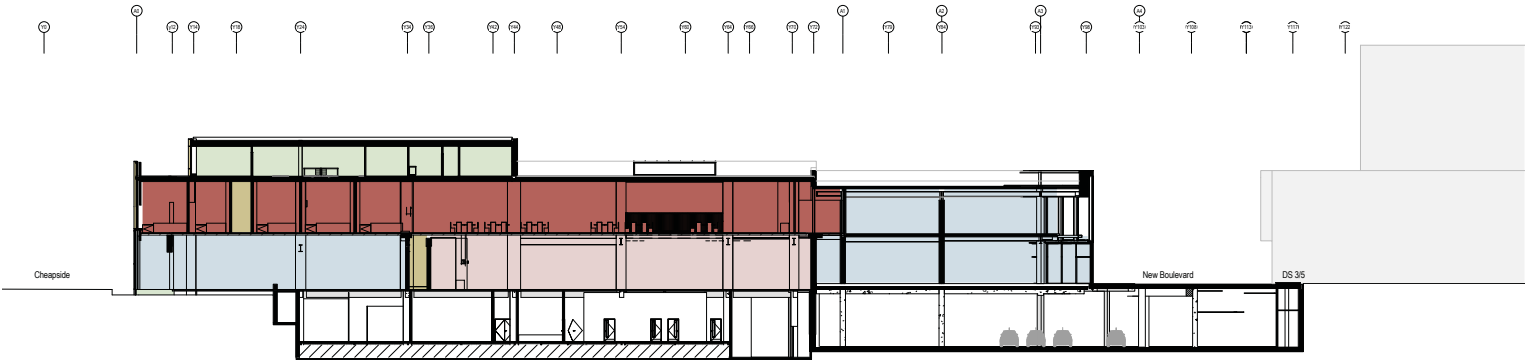
The uppermost floor of the building will be very simply finished with an appropriate new roof covering and new roof lights throughout.

Existing roof

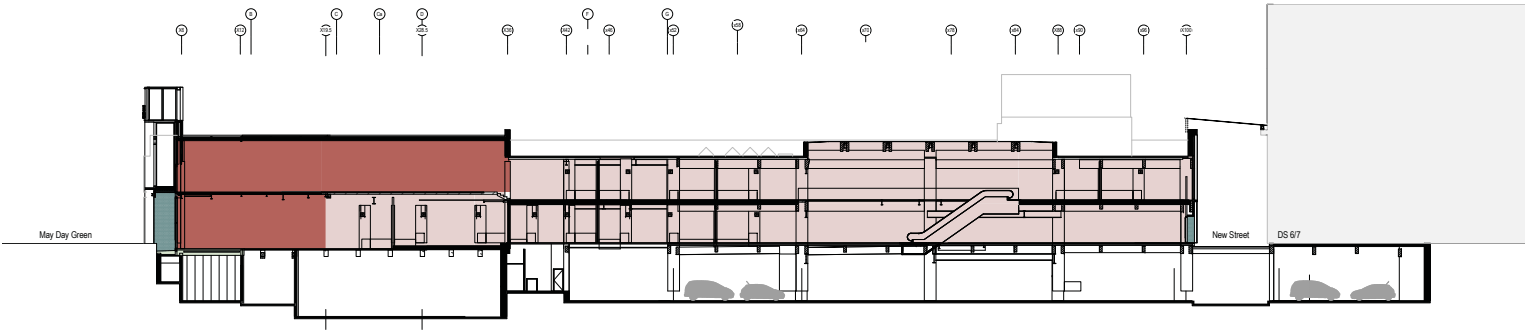




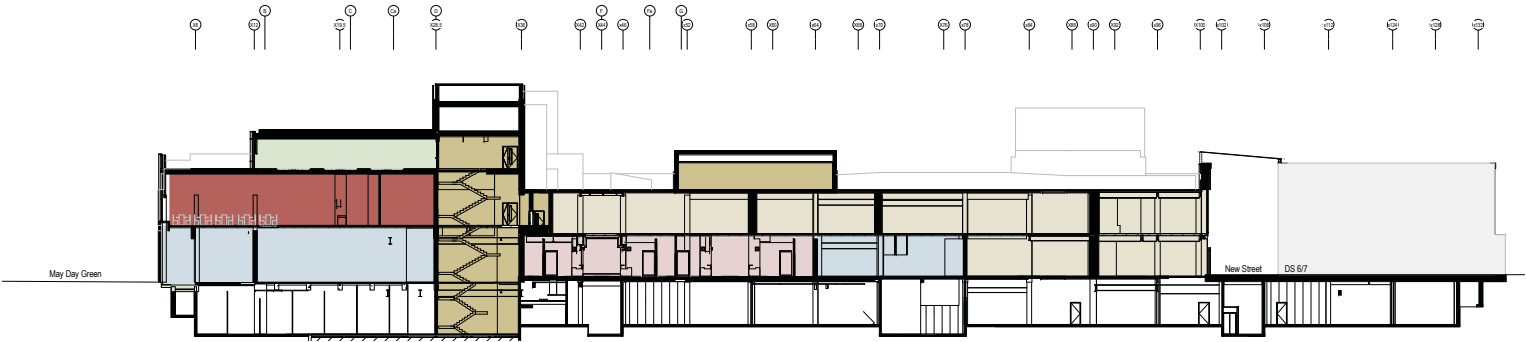
Section AA



Section BB



Section CC



Section DD

8.9 Layout - Sections

The sections describe the complex changes in levels that must be negotiated throughout the building. While this is a significant challenge it is also an opportunity for a richer and spatially complex architecture.

The proposal have considered how these level changes can aid wayfinding, establish a hierarchy of spaces and provide volume to the functions that need it most.

The sections also describe how the voids in the floor play an important part in making the new building circulation strategy coherent and legible. Entrances and circulation spaces are located adjacent to spaces with volume, height and visual relationships to the upper floors. This will also ensure the building has a much more open visual appearance than currently.



View north on Cheapside



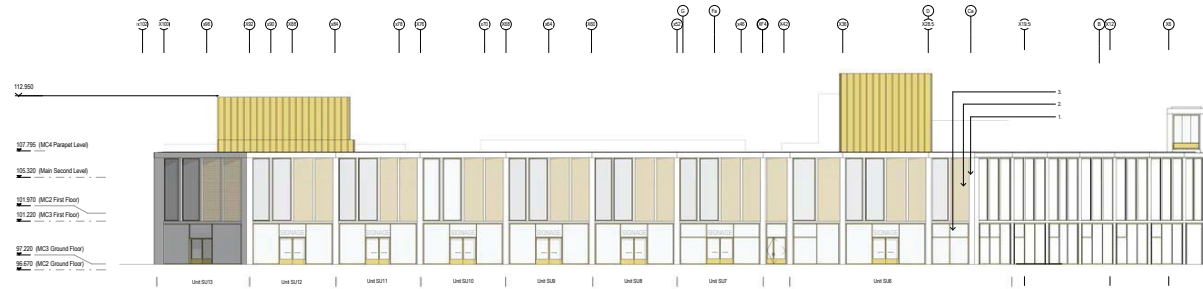
View south on new east arcade

8.10 Appearance and elevations

The project creates a new retail heart for Barnsley with an architectural character that mediates contemporary visitor expectations and the town's proud Georgian and Victorian heritage. The principle building materials are honey-toned brick and anodized metalwork that rhyme with the colour of the local stone, reconstituted 'portland' stone / GRC that references the magnificent Town Hall and large expanses of glass that alludes to the town's glassmaking tradition.

The town hall and stone Victorian buildings were the main references in the design of the Metropolitan Centre. Their use of trabeation, pilasters and entablatures with infill of natural materials such as brick or grit stone lend them a permanence lacking in many of the more contemporary buildings in the town.

These buildings have also informed our approach to making facades that can be read at difference scales - the predominant image is of GRC post and beam framing with brick infill but at closer inspection the brickwork can be seen to be laid at an angle to create depth, visual interest and a place for integrated artificial lighting and shopfronts which are articulated from the frame with a deep shadow gap lined in aluminium. Closer again is the tectural qualities of the materials - the brick is deliberately coarse and varied with a white flush mortar, the 'portland' GRC full of fine aggregates and the anodised aluminium has an ever changing colour depending on the weather.



North east elevation (arcade)



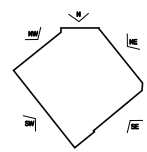
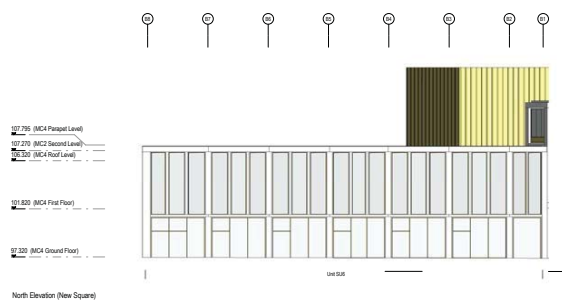
South east elevation (arcade)

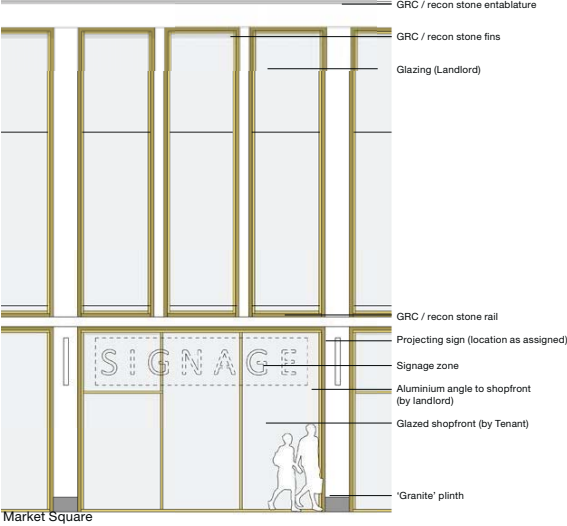
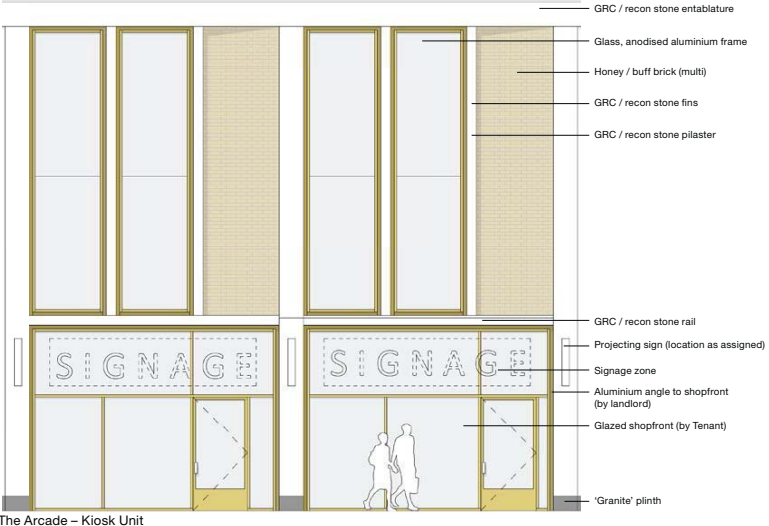
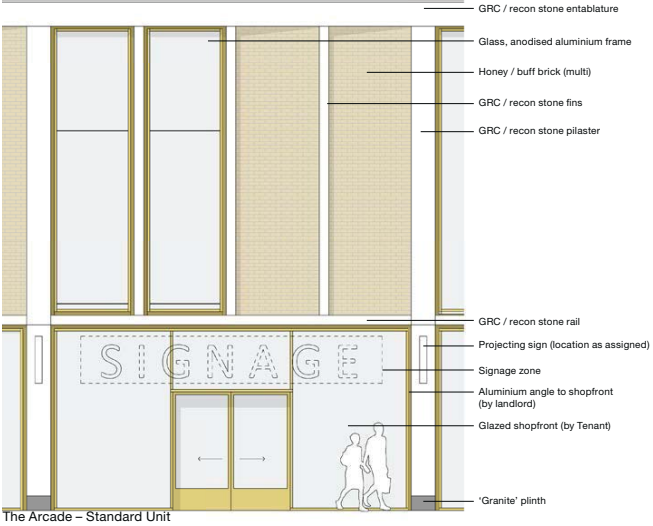


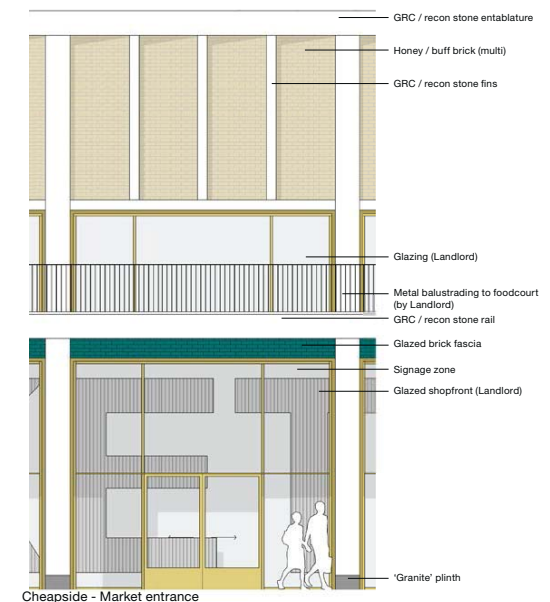
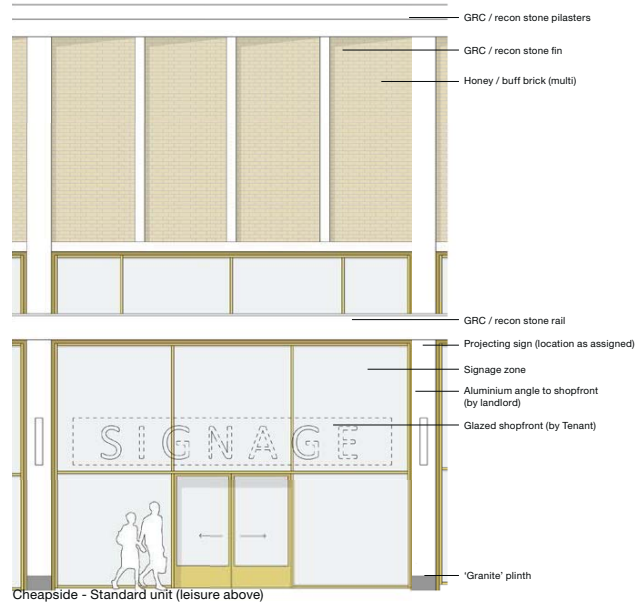
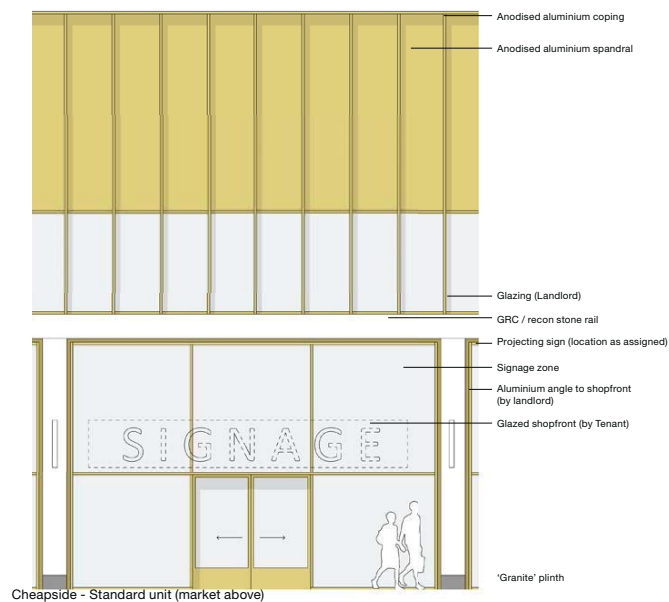
South west elevation (Cheapside)



North west elevation (Market Square)







Elevation bays

The adjacent drawings illustrate how the proposed elevations vary greatly from facade to facade. Many of these variations are due to the constraints imposed by the retained structure of the existing building while others are deliberate to ensure variety and richness.

The differences are softened and made coherent through the use of a limited palette of high quality materials - 'portland' GRC pilasters and entablatures, glass, champagne anodised aluminium and honey-toned brick.

The following pages further illustrate the detail of the facade and communicate ideas of a powerful material quality that lends the building substantial weight and depth while remaining highly transparent.

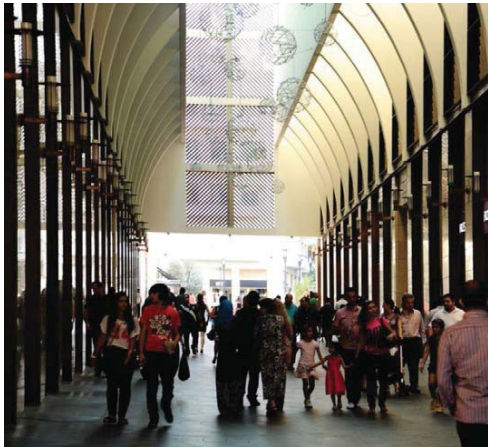
Design references



Furt Hofe, Munich



Victorian arcade, Barnsley



Beirut Souks, Lebanon



Liverpool One



Westgate, Oxford



Leadenhall, London



Buchanan Galleries, Glasgow

References within the town



Honey toned Yorkshire Grit stone pilasters,
Yorkshire Bank, Market Street, Barnsley



Portland Stone,
Barnsley Town hall



Honey toned Yorkshire Grit stone,
Corner of Market Street and Queen Street

Contemporary material references



Vertical GRC fins with split stone infill



Honey / buff brick with GRC strong course



Honey / buff brick with GRC string course

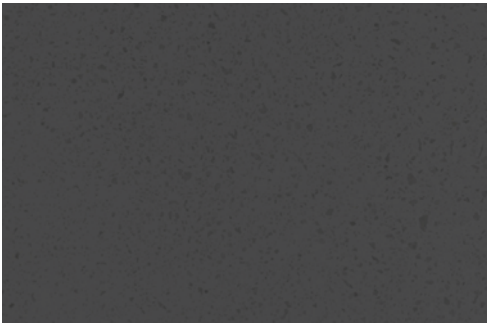
Proposed materials



Metalwork - Champagne anodised aluminium



Pilasters and entablatures - 'portland' GRC



Plinth - dark grey 'granite'



Brickwork infill - Honey / buff multi with matching mortar



Brickwork fascias to market entrances - Glazed brick



Market interiors - Glazed tiles



View east from Cheapside into south arcade



View south from proposed Market Square (landscape and cinema design is indicative only)



View of Markets entrance from the north