# CHAPTER 2: THE EXISTING SITE AND BASELINE POSITION

2.1 The existing character and intensity of uses on the application site form the baseline against which the environmental effects of the proposed development should be tested in accordance with the EIA Regulations.

2.2 The application site itself is located in the centre of Barnsley and is known as the 'Barnsley Market site'. It comprises two related sites. The main markets site is located between Kendray Street; the rear of Burlington Arcade; Mayday Green; Cheapside; the Alhambra car park and the railway line. To the east of the railway line is the related site occupied by the former CEAG premises. The total site area, the subject of the application, is 4.65 hectares. The site location is shown on drawing no. AL(00)00, which is included in Figure 2.1.

2.3 The existing buildings on the markets site are a combination of the Council offices and car park, access to which is obtained by a first floor deck over the existing metropolitan shopping centre and market complex. The Council offices (which are some 6,400 sq.m.) are located at the northern edge of the application site adjacent to Kendray Street. The offices are some six storeys above the car park deck. The existing shopping centre, which comprises the major part of the application site at its central and southern part, comprises approximately 15,000 sq.m. of retail floorspace and 7,500 sq.m. of the market. There is a further 1,500 sq.m. of retail floorspace within the site at 1 Lamborough Road. Thus, the existing retail/market floorspace within the site comprises approximately 24,000 sq.m. of buildings. In addition to the retail space, there is a multi-storey car park within the centre.

2.4 The highest building within the site is the Council office block at a height AOD of 121.7m. The typical height of the metropolitan shopping centre is some 105.5m AOD and this is generally on three levels, at basement, ground and first floor. The element of the shopping centre with the multi-storey car park above it has a height of 115.2m AOD. No. 1 Lamborough Road in the extreme south-eastern corner of the site is a site formerly used as a carpet warehouse, which is of similar height AOD to the shopping centre.

2.5 On the eastern side of the railway, is the former CEAG premises, which have an area of some 6,500 sq.m. and which have been used for office/employment purposes. The height of the building is 108m AOD.

2.6 Thus, the baseline for the assessment of the development, the subject of the application, is currently a mix of uses comprising Council offices (6,400 sq.m.), retail and associated uses on the 'Barnsley Market site' of approximately 24,000 sq.m., existing car parking of up to 600 spaces and, to the east of the railway line, the CEAG premises of some 6,500 sq.m. The AOD heights range from the Council offices at 122m; the multi-storey car park above the shopping centre at 115m; the shopping centre itself at 106m and the CEAG building at 108m.

2.7 The Council offices have been relocated elsewhere in the town centre and, as such, the current impact of the Council's workforce within the town centre will not be removed by the redevelopment of the site. The ES therefore considers the changes to the existing situation brought about by the development of the application site compared to this baseline position.