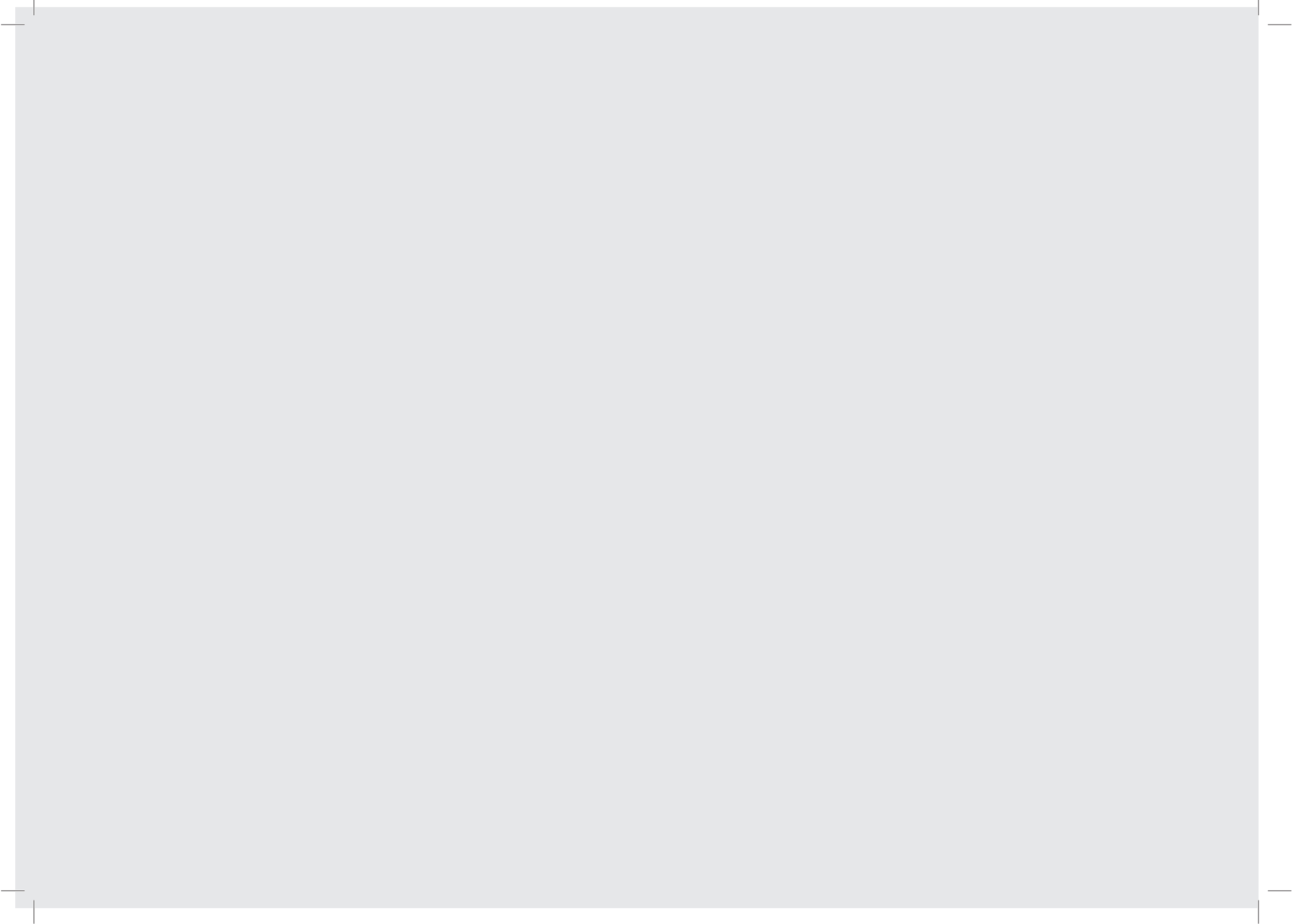




Reserved Matters Planning Reference 2017/0135

Barnsley Metropolitan Centre 'Tower Design' Condition

Submitted to Barnsley Metropolitan Borough Council
Planning Department by IBI Group (UK) Ltd



Reserved Matters Planning Application Reference 2017/0135

Approval Date 20.04.2018

Condition 08. Prior to the commencement of works on the new external façade of the development a scheme for the refinement of the design of the three storey tower design features shall be submitted to and approved writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the submitted details.

The following report sets out and illustrates the difference between the Barnsley Metropolitan Centre corner towers as shown on the planning approved scheme and the towers as built. With a visual commentary on how these amendments were brought about, in order to satisfy Condition 08 Tower Design of the Reserved Matters Approval notice.







Planning Condition Number 8 Tower Design

Barnsley Urban Renaissance Design Advisory Panel

Comments and recommendations of Barnsley Urban Renaissance Design Advisory Panel from Second Design Review of proposed retail, leisure and library development including a public square and public realm improvements, Kendray St/ May Day Green/ Cheapside, Barnsley town centre.

Design Advisory Panel comments

During the design review concern was raised by members of the panel that the face of each elevation has almost become interchangeable. For example you could change the elevation of the cinema to the library- they cancel each other out. It was felt worthwhile to invest in slightly more grand moves in terms of differentiating the civic architecture from the retail/ leisure architecture.

This issue was typified by the box on top of the glass entrance tower. It was felt that this tower needed a more robust design. The ways it sits flush with the corner doesn't help to positively create a welcoming gesture or help to orchestrate the space around it. This element could be more of a counterpoint to the square, through more depth, (with recess and reveals to create more shadow), and through the detailing of its proportions and modelling. Existing examples to look at for inspiration include the Campanile of Barnsley town hall, which helps define the square in front of it as a focal point, towers in Stevenage and Coventry and, further afield, towers in the squares of Venice and Florence. In terms of positive place making and creating reference points for the scheme there is a need to focus on the design of these corner points, (using the architectural advices available in the budget). Don't rely on branding to do this.

Design Panel Recommendations:

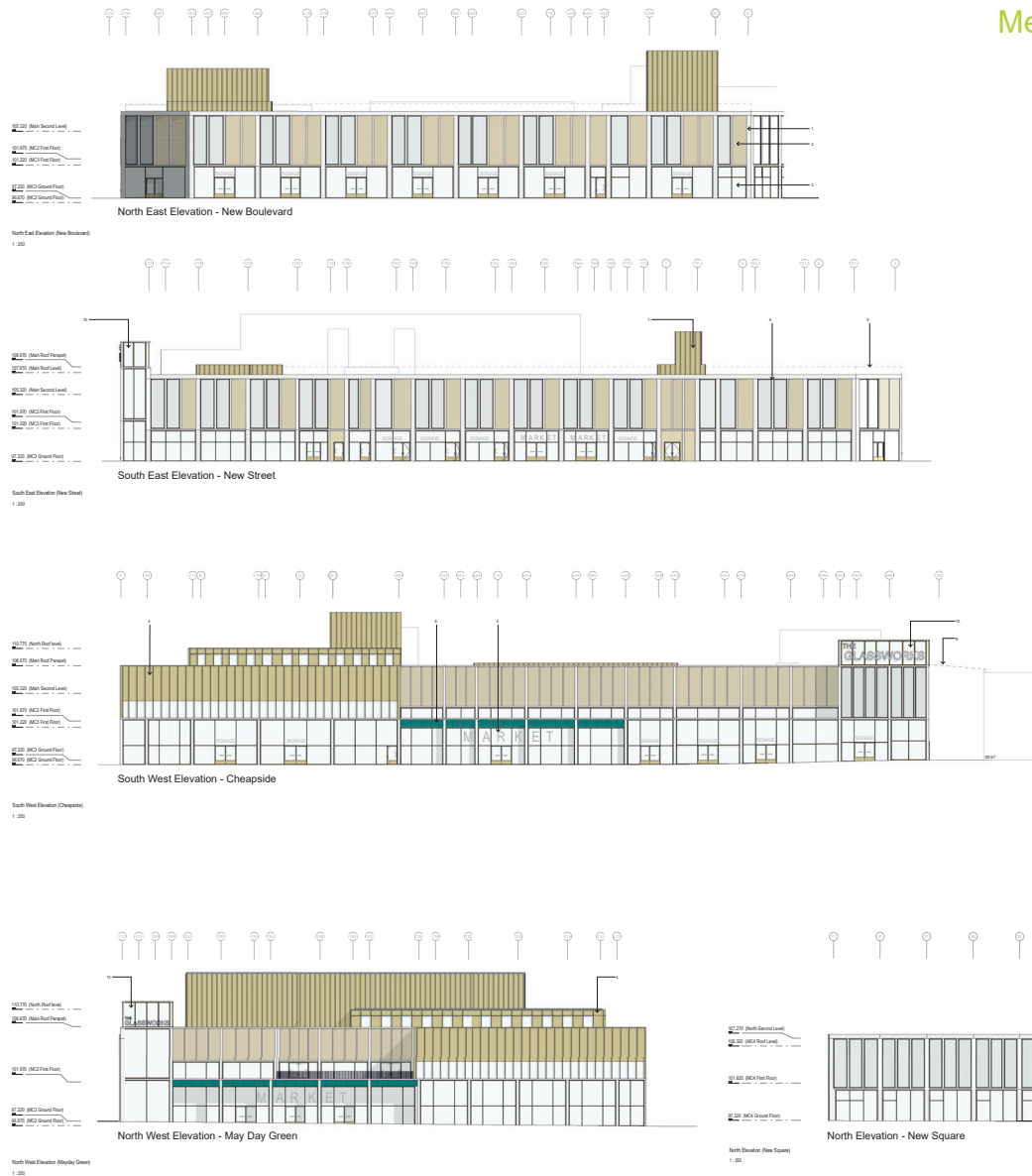
Look to articulate the modelling of the entrance towers more. Look to create them as more exciting focal points. Look to design them to more actively define the spaces around them.

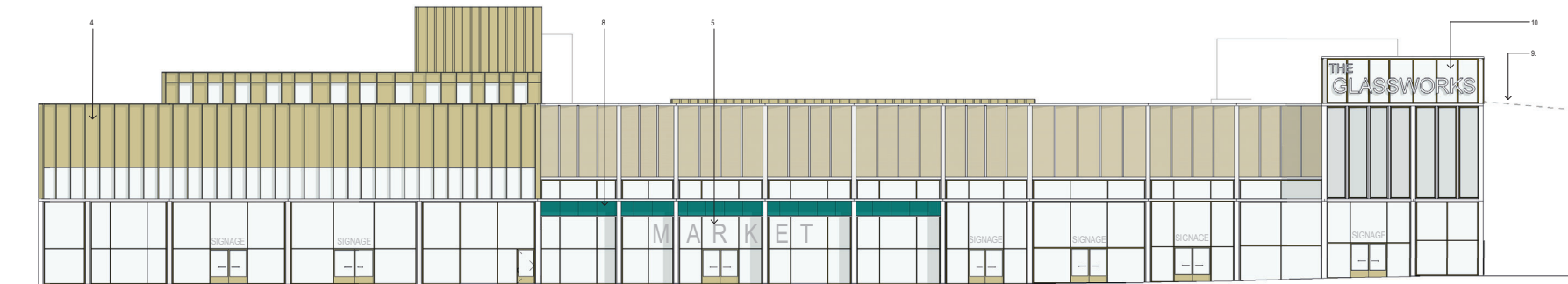
Changes as a consequence of the Design Advisory Panel comments

As a result of the comments and feedback from the Design Panel, amendments were made to articulate and create exciting focal points to the glass towers.

- Overall building form; advised to give prominence to towers
- Increase height of towers
- Additional mullions added to first floor to articulate against ground floor setting out
- Dimensions of GRC columns and beams refined
- These refinements are demonstrated on the following pages with the before and after visuals for comparison of the glazed towers to May Day Green and Cheapside.

Metropolitan Centre Reserved Matters Planning Elevations





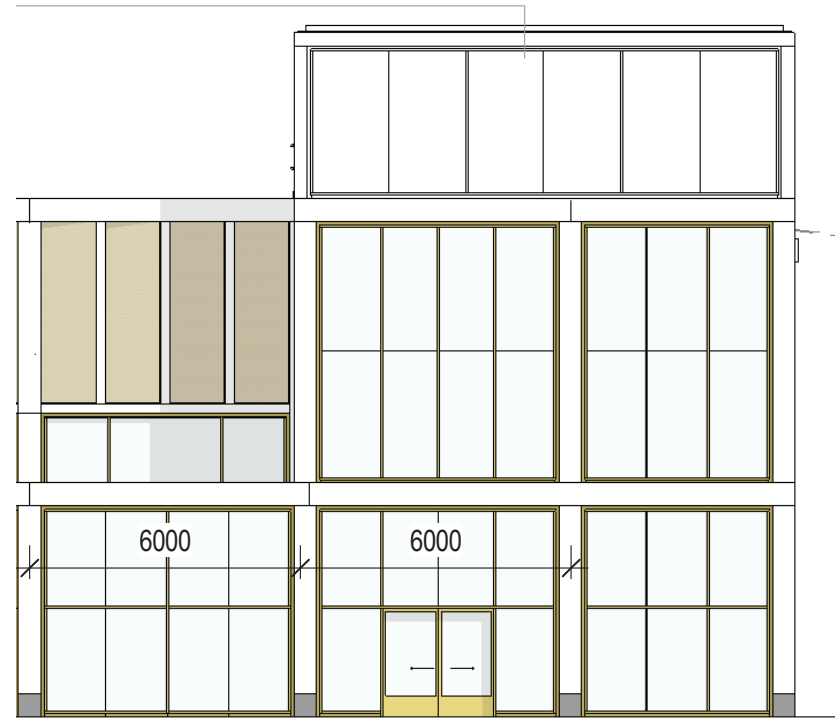
South West Elevation - Cheapside
Approved Elevation



South West Elevation - Cheapside
As built including plant equipment



Cheapside Glass Tower detail Planning



Cheapside Glass Tower detail as built



North West Elevation - May Day Green
Approved Elevation



North West Elevation - May Day Green
As built including plant equipment

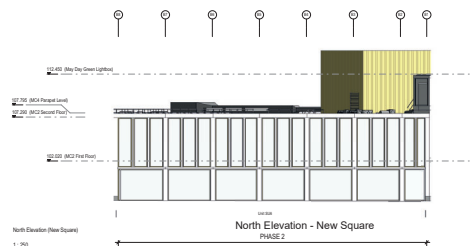


May Day Green Glass Tower detail Planning



May Day Green Glass Tower detail as built

NOVEMBER, 2018





Cheapside Visual - Planning



Cheapside Green Visual - As Built





May Day Green Entrance Visual - Planning



May Day Green Entrance Visual - As Built



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