



Penistone Public Covered Space (Including Occasional Market)

Design Statement to Accompany Full Planning Application

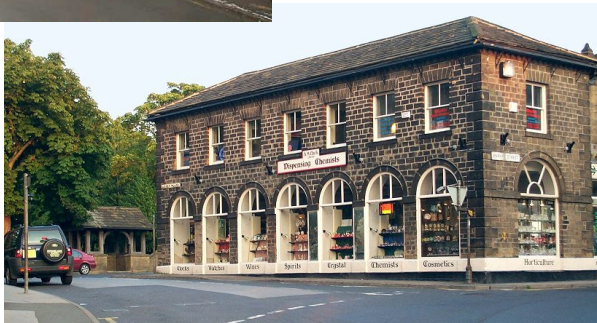


Penistone Public Covered Space

Design Statement

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1.00 Introduction

Initially BMBC invited timber frame manufacturing companies to provide possible designs for a new market hall or iconic public structure for Penistone. These companies produced their designs and presented them to the council's urban design panel. These designs were reviewed and a preferred option designed by Carpenter Oak was chosen to progress forward.

Unfortunately the layout of this design was not ideal for one of the main proposed users of the building, the Penistone Retail Market. At this point WCEC Architects were brought on board as we produced the planning documents for the recently successful Tesco food store application and specifically worked with Barnsley Markets department to provide an open market that worked for them operationally.

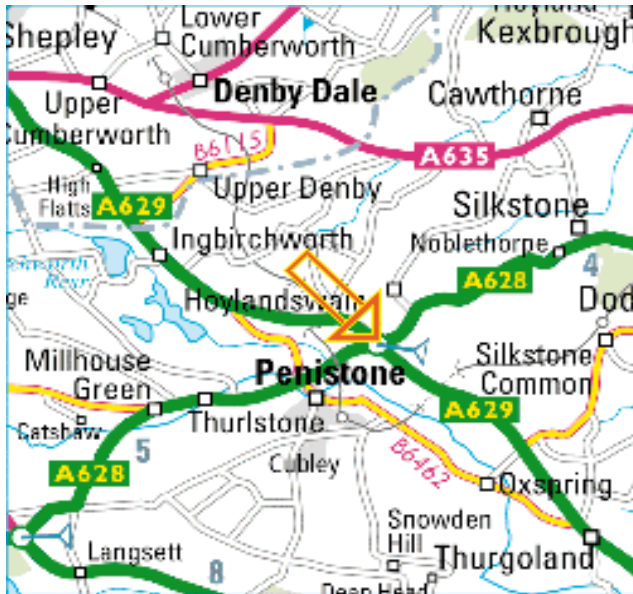
Due to our understanding of the Retail Market requirements we were well placed to develop the design of the Public covered space to something that would suit the market, the planning authority and urban designers.



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2.00 Site Location



Penistone is located on the A628 to the West of Barnsley. To the South of Penistone lies Sheffield and to the West the picturesque Peak District. Penistone is a market town situated 700 feet above sea level in the Upper Don Valley.

The Domesday Survey of 1080 to 1086 refers three times to variants of 'Pengeston'. Other charters use a spelling more like 'Penigestun'. The name might mean - 'The Farm of the Silver Penny' (Penistone Almanac 1984) but other sources suggest that the 'Pen' in Penistone has a Celtic etymology, meaning 'hill'. Anglo-Saxons gave us the 'ton' part, meaning village or farmstead (not town).

Penistone has long been an agricultural area but the days when the streets were filled with livestock are long gone and most employment now lies beyond the boundaries of the small town. Before the arrival of the railway in the mid-nineteenth century, the greater industry in the area was wool and textiles, mostly in nearby Thurlstone. Railway access allowed heavy industry into the area in 1934 when steelwork became a major force indeed, many Penistone workers were also employed at the Stocksbridge steelworks, but this is now also starting to decline.

Despite the recent decline in Penistone town centres fortunes it can still be noted that there is a healthy mix of convenience and comparison-shopping facilities, which is complimented by a range of services including the current market. These are being appended by the proposed Tesco Food store which is due to commence on site imminently and will be directly adjacent to the proposed Public Covered Space.

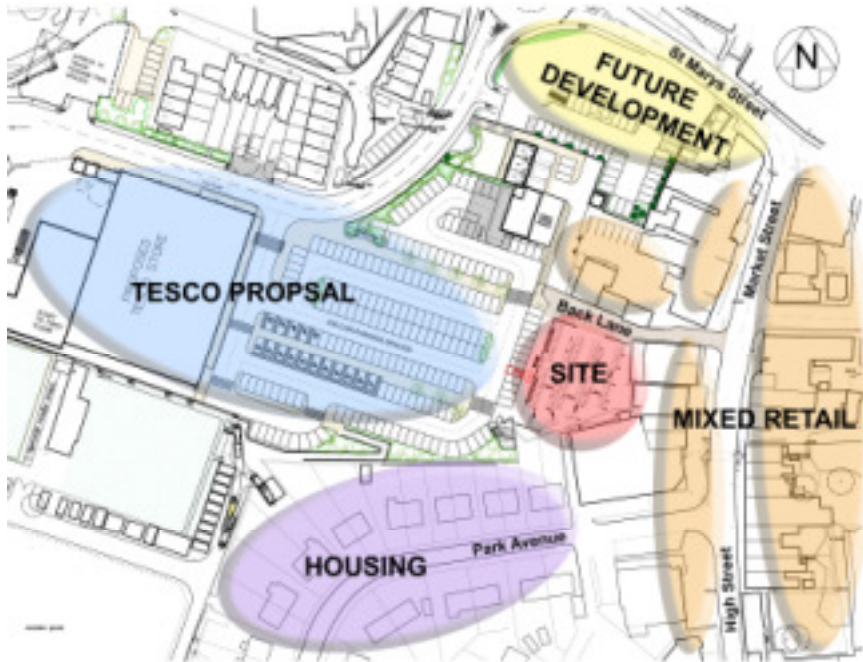
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3.00 Site Context

The proposed site is located in the centre of Penistone on land occupied by the current town centre market. The site is bound by housing to the South, the proposed Tesco store and car park to the West and mixed retail of the town centre to the North and East. The existing highway pattern is also very unfriendly, although as part of the scheme Back Lane is to be retained and partially pedestrianised, providing an improved link direct from the town centre.

As the proposed development is in the heart of Penistone we feel this will underpin the existing centre by retaining shoppers and therefore becoming a more vibrant area.



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4.00 Site Description

The development site is approx 0.33 acres in size extending from Market Street in the East through Back Lane to the existing Market area in the West. The south of the site is bound by a brick retaining wall.

The local market uses the application site, this area has declined over time and in particular the cattle market area has fallen into a state of disrepair. As this will be a prominent central site in Penistone the neglect and poor condition of this area does nothing to enhance the surrounding area. The decline of the local catchment population has undermined its role as a Town Centre but no clear focal point and poor environment have both contributed to its demise.

Currently as described above, this site does little to assist the urban grain or even the vitality and viability of Penistone due to its depressed state. The area also provides the local residents with a depressing view taking away the previously richly deserved "Market Town" status.

Looking at the frontage of other properties on High Street, Market Street and the surrounding area these can be best described as having a traditional Architectural style consisting of stone with grey and stone slate roofs.

Whilst the area is currently undergoing an amount of redevelopment we now need to address any further decline and stimulate growth, which in turn will enhance and uplift the Town Centre. All of this will then help to stimulate and regenerate Penistone as a whole and put it back on the map as the thriving Market Town it once was.



5.00 Site Constraints and Development Requirements

The site's boundary constraints are formed to the north by Back Lane, to the East and South by existing retail units and to the west by the proposed Tesco / town centre car park. The urban grain of the surrounding area dictates the possible scale and mass of the proposal, while the local authority is looking for a "landmark" building, the height must fit with the surrounding architecture.

A difficult part of the design process has been trying to accommodate the existing retail market on this site. The need for 40 stalls and 5 pitches within and around this building along with the necessary storage, servicing and circulation space didn't come easily when trying to arrange the layout around a complex timber framed structure.

The Markets required a minimum of 40 Market stalls, these will be 3x2m zones with appropriate services, including a sales stall at 3m wide x 1.2m deep x 2.1m high leaving a zone for standing and storage behind. The layout needed to be designed for good pedestrian flow and each of the main aisles is 3.1m wide. With regards to servicing the intention is that traders will use the new Tesco car park to stop and drop off their goods and barrow them to their stalls via a dedicated access door centrally in the market. The trader's vehicles will then be removed from the car park and parked on the Netlon parking area behind the new Tesco. The scheme also includes an area for recycling, a compactor and storage area, this area is enclosed / screened by a timber fence to match the new timber oak frame.

The other main requirement for the development was the refurbishment of the existing market office building. This building is in decline and needed a full overhaul. As part of the scheme this building will be restored and reconfigured to give the market staff a designed for purpose layout.

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6.00 Pedestrian and Vehicular Access

The proposed site is to be accessed by vehicles for loading purposes by market stallholders only. There is to be a loading area provided which can be accessed directly from the adjacent car park, it is intended that no vehicles will enter the covered public space.

Pedestrian access is by means of three external routes, two of which lead from the adjacent car park and the third gives access from Market Street, through Back Lane.

The compactor / store area will be accessed via the Tesco Car Park. The compactor collection will also take place via the Tesco carpark.



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7.00 Site Layout

The site layout has been designed in close discussion with the Local Planning Authority and Allen Parks from Urban Renaissance to provide a scheme, which will be suitable for many public uses including the local retail market and also achieve a high quality iconic building for Penistone.

This proposal will be designed to fully integrate with the Town Centre and therefore ensure a greater number of linked trips are undertaken.

Care has been taken with the placement and scale of the building within this area the building has been designed to fill as much of the site as possible, leading to a maximised area of public realm.

Previous applications have been recently submitted and approved for both of the main aspects of this application. The renovation of the Market Offices was approved as part of the Tesco application, this new submission is a slight amendment to elevational treatment and a revised internal arrangement that is more specific to the Markets needs. The covered public space area was also part of the approved Tesco application, it was previously approved as an open market use with a bounding stone wall, this new application essentially retains that use, covers it and adds many other potential public uses.



8.0 Conservation Area

The proposed site is adjacent to the Conservation area; this area is of specific importance both historically and architecturally.

Great care has been taken in the design to give a building that not only fits in the conservation area but enhances it too. The materials used are very traditional using historic methods to build an oak cruck timber frame and each material has been specifically chosen to either match or complement the local area and architectural style.

The main variation on the traditional design is the proposed roof light system running the length of the ridge. This was chosen to give the building a modern twist, as well as add natural light to the public area.

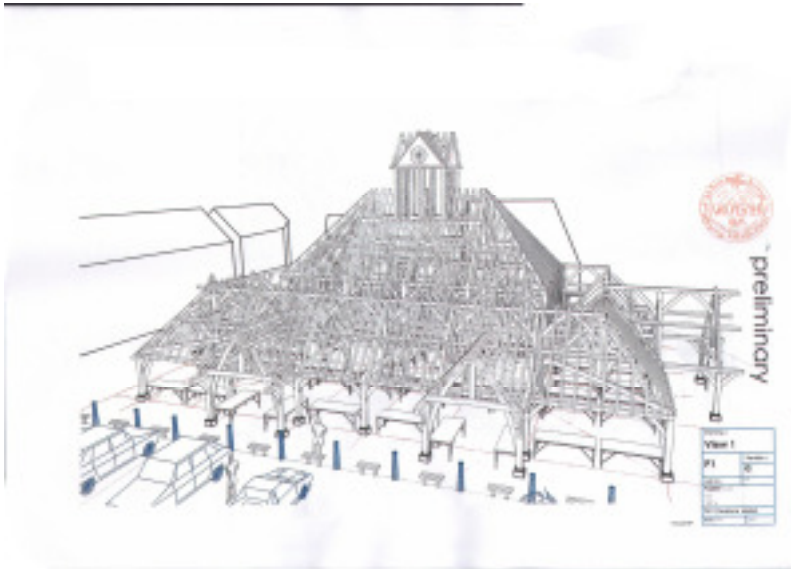
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9.00 Design Development

The design has evolved through many stages; to the left is a chronological progression of the design, leading to the final application images.

These are the preliminary designs by Carpenter Oak. These were presented to the local authority and were commented on by Barnsley Urban Renaissance Design Advisory Panel.



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9.01 Design Development



Initial Sketches produced by WCEC, these were solely based on the Carpenter Oak frame prior to us implementing the design panels comments.



9.02 Design Development



As the design progressed the finishes and weather screening were introduced.



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9.03 Design Development



Upon taking the design panels comments into account the design was re-addressed, while still trying to keep the Cruck framed, iconic building, cathedral type building. This version introduced timber louvers to give a modern feel as well as doubling up as additional weather screening.

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9.04 Design Development



The roof mass was felt to be too large and dominating, various layouts of roof lights were produced.



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9.05 Design Development

The final design was chosen through various consultations between the local authority and their urban designers.



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10.00 Summary and Conclusion

This Local authority initiated this application leading to a chosen design being commented on by the Barnsley Urban Renaissance Design Advisory Panel. We were then fortunate to take hold of the design and develop it in hand with the Design Advisory Panel, to create a landmark building using high quality materials.

The aim is to create a focal point for Penistone and its people, it is hoped the town will have many uses for the building and it will enjoy it for many years to come.

