

The Former Monckton Coke Works

Proposed Refurbishment and Modernisation of Existing Offices

Design and Access Statement

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1. Background

The former Monckton Coke Works otherwise known as the “former Coke Works” located on the eastern edge of Royston, Barnsley ceased production in December 2014 due to a decline in demand for coke products and a fall in international coke prices. Since that time a team has remained at the former Coke Works employed in de-commissioning the Coke Works and making the site safe pending future rehabilitation and development.

The former Coke Works was operated and is owned by the Monckton Coke and Chemical Company (part of the Hargreaves Services Plc Group) otherwise referred to as “Hargreaves” within this document.

Future plans for the former Coke Works are emerging and a public consultation exercise has been undertaken on the basis that funding for the rehabilitation could be provided through the development of a residential after-use. Feedback from the public consultation exercise indicated strongly that the site should retain an element of employment use. As such the emerging Masterplan for the former Coke Works includes a mix of residential, office and commercial developments together with rehabilitation of the site. A planning application for a mixed use development is expected to be submitted to Barnsley Metropolitan Borough Council later this year.

The team at the former Coke Works which remains on-site are located at the existing two-storey office building. This office is set to house a small team on-site for a number of years to come as the de-commissioning phase ends and the rehabilitation and possible construction phases commence.

As a separate development Hargreaves has recently acquired a nationally renowned construction business with offices in Wakefield, West Yorkshire. Hargreaves also has existing office facilities in Castleford, West Yorkshire and in other parts of South Yorkshire.

Consequently Hargreaves is seeking office facilities within South or West Yorkshire which could accommodate a combined and rationalised “Yorkshire” Regional Office for the Hargreaves business. The preferred option is currently to modernise the existing two-storey former Coke Works offices and utilise this facility as the new Regional Office, however given business requirements the window within which this option can be followed is relatively narrow. Should this option be followed, approximately 50 individuals would relocate to the former Coke Works following a program of internal and external modernisation. The office building would be operated by Hargreaves (UK) Services Ltd.

This document sets out the detail of the external modifications in support of the attached planning application and has been produced in the form of a simple Design and Access statement.

Whilst the scale of the proposal does not constitute a proposal whereby a Design and Access Statement is mandatory, a simple Design and Access Statement is provided in support of this application and more details of the proposed modernisation are contained below.

2. Design Principles

The design principles in relation to the proposed modifications are:

- To provide a modern, clean and attractive working environment.
- To enhance the external appearance of the existing building through the replacement of the existing windows and the appropriate use of modern cedar cladding.
- To optimise the available office space by providing an attractive modern one-storey atrium style reception with meeting rooms.

3. Internal Modernisation

Hargreaves are proposing an internal refurbishment and modernisation of the existing offices in order to provide a clean, modern, open plan facility with a central core on two storeys. The aim is to provide an attractive, efficient and modern place of work.

4. External Modernisation

The existing condition and appearance of the office building is shown on the photographs contained within Appendix I.

Externally, Hargreaves is proposing to add an un-manned atrium style single-storey reception to the existing office building with meeting rooms (see attached designs and plans in Appendix II). This extension will include a flat roof with external walls being a mixture of glazing and a facade with cedar cladding. The reception will comprise glazed double sliding doors. The dimensions of the proposed reception building are as follows:

1. Height = 3.6 m
2. Floor space = 42 m sq

It is also proposed to part clad the first floor of the office (external elevations) with cedar cladding, this cladding will extend down to ground level in three locations and to both long elevations to give the impression and style of separate units. It is proposed to replace all the windows and on the ground floor (elevation facing the Lund Hill Lane) additional window openings will be created. Externally it is proposed to demolish the existing ramp and stairs to the existing reception and make good the external area with concrete to match the parking area, the existing car parking area will be white lined.

No existing vegetation, shrubs or trees will be removed as part of these proposals. The external works are expected to take no more than 4 months to complete. The result is expected to be an attractive modern building.

5. Access

The offices are well located on the existing transport network including local bus routes. Vehicular access to the offices will continue to be via the existing “gate 2” access from Lund Hill Lane. The existing car park will be retained. Access for all will be provided at ground level via the proposed atrium style reception.

6. Design Appraisal

The proposed modifications will help to modernise the existing office building and give the building a well needed face lift. The elevation on which the atrium style reception is proposed faces inwards into the site and is not overlooked. The modifications will not have a detrimental impact on any nearby residential receptors.

7. Socio-economic Considerations

This proposal offers an early opportunity to bring back employment to the former Coke Works. Whilst the proposal involves relocating staff from other offices, it is anticipated that this will provide a potential anchor and catalyst for further similar developments on the former Coke Works (subject to planning) and in-line with feedback from the recent Public Consultation exercise and local authority feedback.

The introduction of 50 personal into the immediate area is anticipated to give a small but welcome boost to the local economy through the provision of goods and services.

8. Summary

Hargreaves is considering options for a consolidation of various offices into one Regional “Yorkshire” Office. Currently the favoured option is to refurbish the existing office facility at the former Monckton Coke Works. Relatively minor improvements will result in minimal additional development but will result in a modern attractive office environment.