Compass Engineering Limited

Proposed New Offices
Whaley Road, Barugh Green, Barnsley

Design & Access Statement

November 2011

1.0 Assessment of Context

1.1 Surroundings

The site is located on an established industrial estate in the Barugh Green area to the south west of Barnsley town centre.

The surrounding area is a mixture of commercial and motor trade including, motor dealerships, tyre depots, and also general manufacturing. The Planning use classes include B1, B2, and B8.

The site has good road links with Barnsley and surrounding areas, being located just off the A635 near to the junction with the A637. It is also easily *accessible from the M1 motorway.*

1.2 The Site

The site is the present headquarters of Compass Engineering Ltd. Structural Steelwork Fabricators, who have been established on the site for 20 years or so.

The complex comprises a large fabrication shop, open stockyard, single storey offices, and surfaced car parking area.

Access is via a single gateway directly off Whaley Road, which is the main estate road, and the site is secured on all sides with steel palisade fencing.

All mains services are available to the property.

The present offices are accommodated in single storey pre fabricated buildings to the north west side of the site adjacent to the site entrance, but these are coming to the end of their useful life and are starting to deteriorate.

The site is generally flat in a south west/north east direction, but falls *approximately 3 metres from south east to north west.*

It is proposed to construct the new offices on land in the north east corner of the site, which is currently occupied by a surfaced car park.

1.3 Listed Buildings

Not applicable.

1.4 Social Context

Not applicable.

1.5 Economic Context

Compass Engineering Ltd is a major employer in the area, and prior to moving to the present site were established for several decades in premises close to the town centre.

They are a leading company in steelwork fabrication, serving the entire country, and continue to develop, utilizing the latest technology.

The proposed new offices will bring together the Engineering Sales and Design teams, along with new Executive offices and Boardroom facilities, which will enable the business to function more efficiently, and improve its position in the market.

2 Involvement of Community Members

The scale and nature of the proposed building works are not considered to warrant any Community involvement, neither will development have any effect upon the existing occupiers of the industrial estate.

3 Evaluation

The proposals are for the replacement of the existing office accommodation, and upon completion, the existing offices will be dismantled to make way for a new car parking area.

In this way, the normal workings of the business will not be disrupted, and neither will there be any increase in the building footprints on the site.

The proposals are considered to be entirely in keeping with the uses on and adjacent to the site, and are intended for use solely in conjunction with the existing business use.

4 The Design of the Scheme

4.1 Use

The building is to be used as the main administrative offices for Compass Engineering Ltd.

4.2 Amount

Not applicable

4.3 Layout

The building is to be located adjacent to the site entrance at the front of the site to give maximum prominence, and control over incoming and exiting traffic.

Staff and customer parking will be available alongside the building as well as in the newly created designated parking area.

4.4 Scale

The new building will only extend to 2 storeys in height, and the overall height will not exceed that of the main fabrication building or those on the adjacent sites.

4.5 Landscaping

No additional landscaping is planned as part of the development, other than tidying up of the existing planted areas along the Whaley Road frontage, and creation of a new surfaced parking area on the land which is occupied by the present offices.

The immediate area around the new office block will be paved along with a hard landscaped approach to the main entrance doors.

4.6 Appearance

The building will have a clean light appearance associated with the use of modern metal cladding and glazing systems.

Being designed around a steel frame, the building plan form will result in a pitched pyramidal roof also finished with profiled metal sheeting.

4.7 Access

The existing points of access will remain unchanged, although the car parking will be repositioned on the opposite side of the entrance.

4.8 Flood Risk

The site does not lie within a flood plain, and neither is it in close proximity to any rivers or water courses.
As such, the risk of flooding is considered to be virtually non existent.

It is not intended to increase the amount of impermeable area on the site, and the existing mains surface water drains serving the site will not be further surcharged.

The industrial estate is relatively new circa 1960-70 and the drainage infrastructure will have been designed to cope with the developments relevant to the site areas.

No problems are therefore envisaged with the disposal of the additional surface water from the building and external hard standings

4.9 Crime Prevention

The premises are currently well secured by means of a 2400mm high metal palisade security fence and gateway.

As the property is open to the highway it also has the benefit of street lighting.

Upon occupation, the building will be fully alarmed and equipped with security lighting and CCTV.

Therefore, with the new double skin cladding, high security metal door and window frames, and double glazing, the building will be as secure as is practicable.