



WAKEFIELD
MANCHESTER
MILTON KEYNES
READING
LONDON

PROPOSED INDUSTRIAL DEVELOPMENT CAPITOL PARK, BARNSELY

ON BEHALF OF STERLING CAPITOL PLC

DESIGN STATEMENT

11138A - D01B - 08.02.2023

WWW.HARRISPARTNERSHIP.COM



INTRODUCTION

This Design Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of Sterling Capitol PLC in support of the reserve matters planning application for 189,000 sqft of industrial development including associated car parking, service areas and landscaping.

This Design Statement should be read in conjunction with the associated drawings and other supporting documents submitted with the application.

SITE LOCATION

The site is located North of the existing Capitol Park development adjacent to Higham Lane and will act as an extension to the existing Capitol Park development.

Capitol Park has been developed in a number of phases, with the first comprising of a hotel and pub/restaurant built out in 2006, located at the Whinby Road roundabout. Later phases of Capitol Park comprising of a mix of office and incubator units are located to the North and East beyond Capitol Close which is the principal estate road.

The location offers excellent access to the motorway as it is located to the West of junction 37 on the M1. It is also approximately two miles west of Barnsley town centre.

The application site is bounded to the North by the landscaped embankment of the M1 motorway and to the East lies the existing Capitol Park development. The southern boundary is predominately formed by Higham lane and the existing farm stead of Lane Side Farm.

 Site area - 13.79 Acres 5.58 Hectares



USE

This application preserves the consented use of the site which is (Class B2 (Industrial) / Class B8 (Storage & Distribution) with ancillary office space, associated landscaping and infrastructure which was approved under the outline application 2019/0286 .

AMOUNT

This application is in accordance with the approved outline consent 2019/0286.

Schedule of Accommodation

Industrial Unit 1	7,803.9 sqm	84,000 sqft
Industrial Unit 2	9,754.8 sqm	105,000 sqft
Total	17,558.7 sqm	189,000 sqft

LAYOUT

The proposed site plan matches the masterplan submitted with the approved outline planning application which shows two industrial units, Unit 1 to the North and unit 2 to the South of the retained hedge row. Access is to be taken from Capitol Close.

This application drawings demonstrate that the scheme can be delivered in advance of the changes to Higham Lane and that the layout will not be impacted by the new roundabout and road improvement which may occur in different time frames as the development

Detailed landscaping schemes have been submitted for both options.



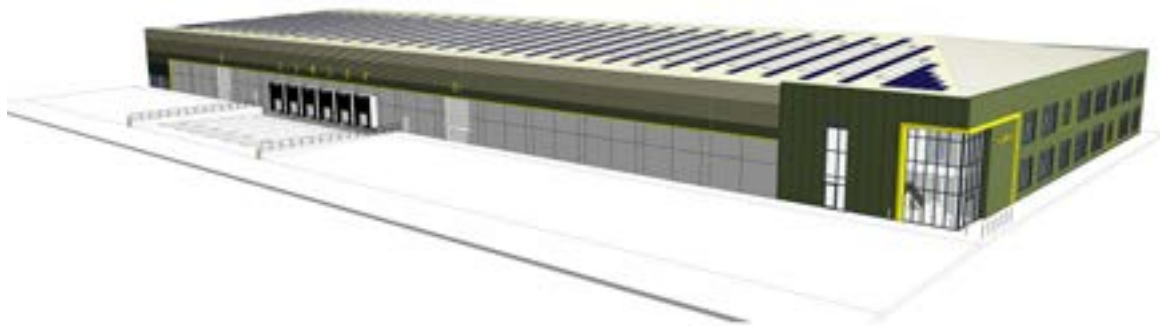
LAYOUT

Option 1 showing access arrangement off Capitol Close.

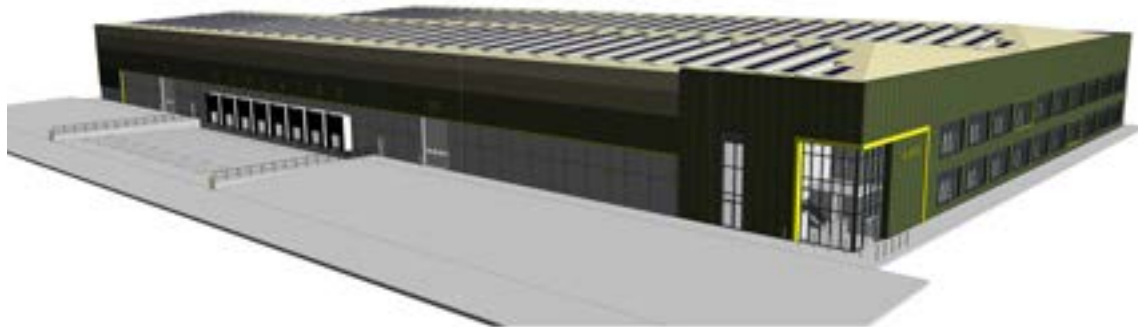


LAYOUT

Option 2 showing new roundabout and highways improvements to Higham Lane



UNIT 1



UNIT 2



SCALE

The proposed development respects the maximum building heights set out in the approved outline application

Unit 1	Eaves	10m	above FFL
	Ridge	12.75m	above FFL
Unit 2	Eaves	12m	above FFL
	Ridge	14m	above FFL

APPEARANCE

The main body of the buildings are proposed to be constructed with profiled metal cladding with a darker bank at low level.

The units will be visually broken down through a elements of vertically laid flat cladding at irregular intervals along the elevation

The office content of the unit will be emphasised using a composite micro rib cladding laid vertically. The main entrances are proposed to be dual height glazing, framed with a feature contrasting reveals which will help identify the entrances to the individual units. The windows to the office content at first floor will be repeated at ground to allow for possible expansion of the office content. Contrasting feature colour flashing is to be used to highlight the sections of office glazing.

Indicative signage locations have been shown to prevent the potential haphazard array of signage proposed by individual tenants with no coherent design strategy.

LANDSCAPING

Landscaping will form part of the reserved matters to be dealt with at a later date. However, this section describes the outline landscape design proposals proposed by Aecom.

The landscape masterplan will seek to integrate the proposed development with the surrounding landscape context, protect existing vegetation and retain important site features such as the existing hedge row, whilst creating a high quality landscape setting.

