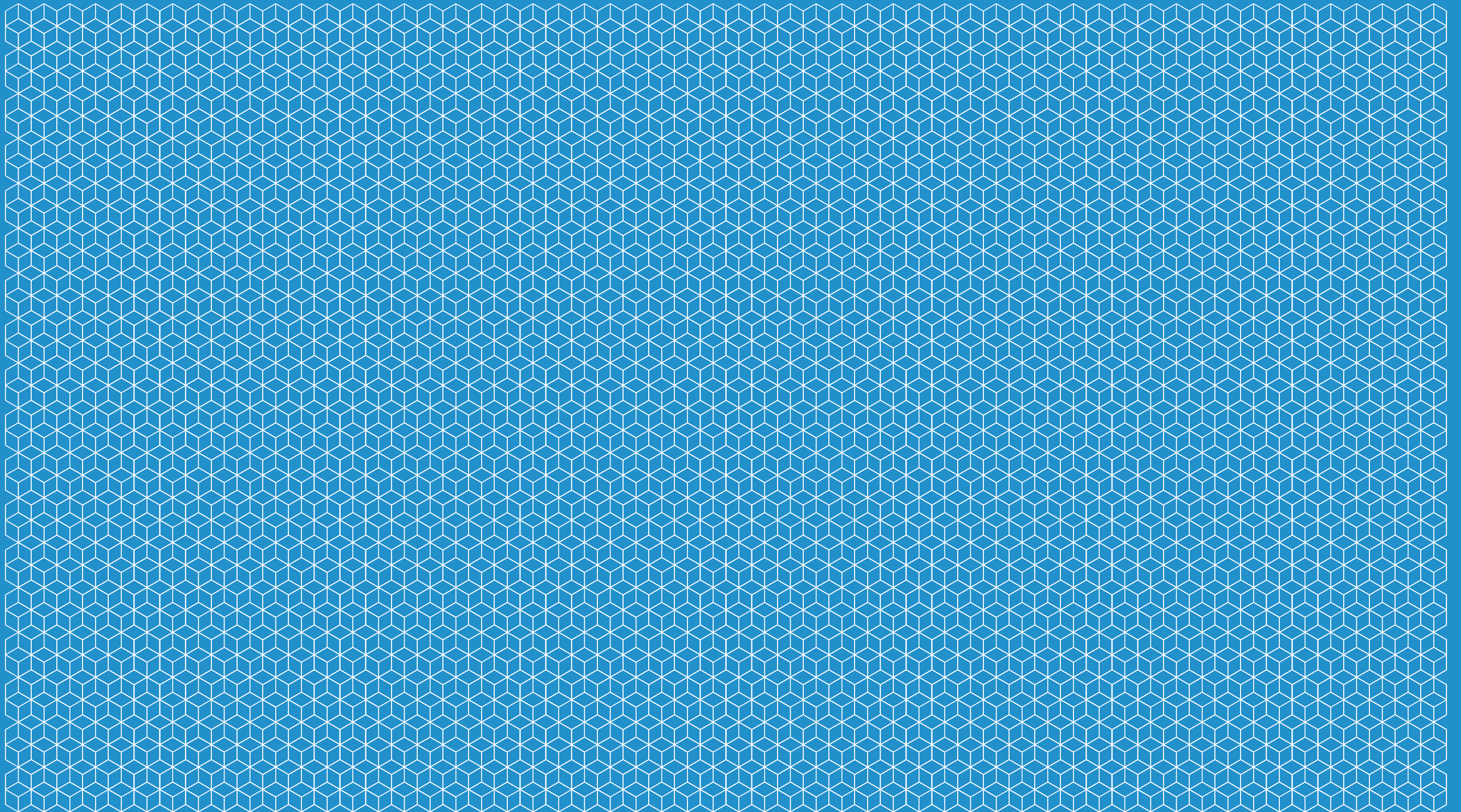


Premdor - Barnsley

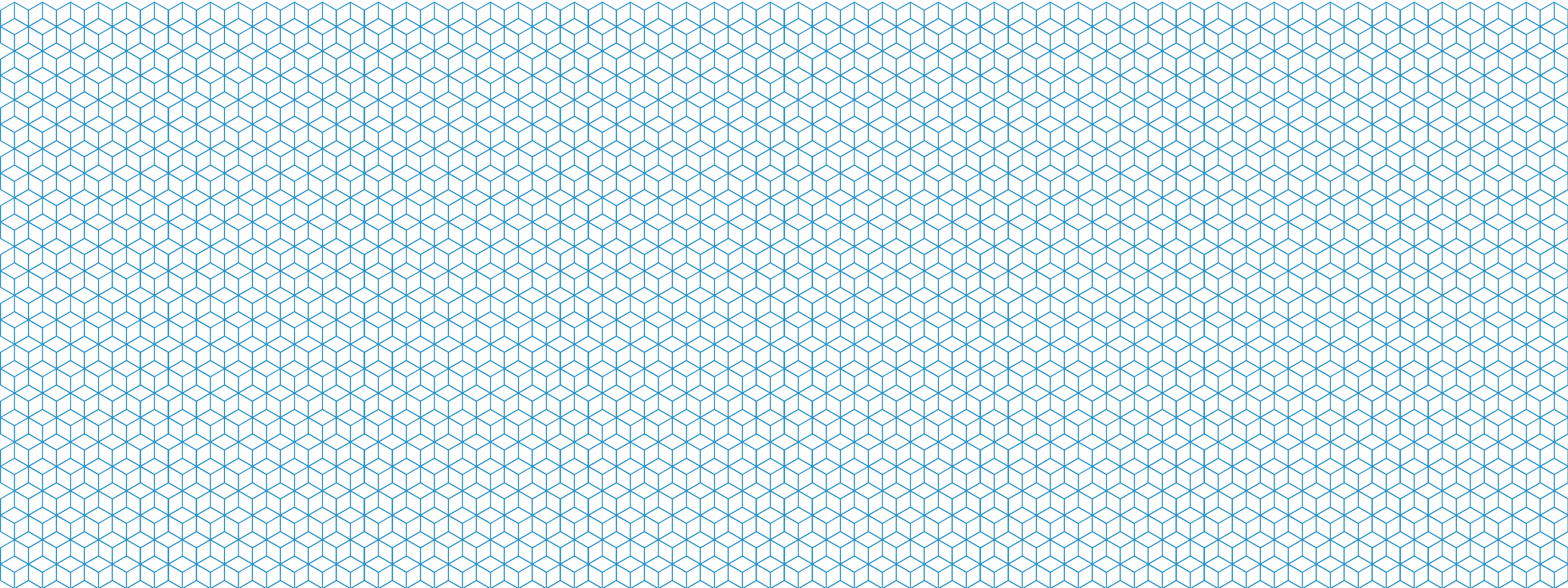
Design and Access Statement

Carey
Jones
Chapman
Tolcher



Job Title	Premdor Barnsley
Job Number	23005
Report Title	Design & Access Statement
Report number	R001
Revision	P04
Date of issue	12.09.2023
Purpose of issue	Planning
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Note	This document is prepared for the sole use of our client for the respective project and no liability to any other persons is accepted by careyjones chapmantolcher (Studio North) Ltd. ©

Premdor,
Barnsley





With 30 years experience in creating and delivering great places to live and work Carey Jones Chapman Tolcher (CJCT) have a reputation for excellent client service, design quality, sustainability and making great buildings, with multiple design awards, including 2 RIBA awards. We have delivered for a wide range of clients, and our experienced design teams have developed long term successful partnerships with both public and private sector alike, delivering creative solutions to many challenging briefs.

All our projects are established and run by our designers with a process of evolutionary decision making at their heart. We study the context, develop options, and establish rules and principles before following an evolutionary process that moves us toward a common goal with our client; a proposal we believe is the best possible design, the clearest solution and the most economically viable development long term.

Contents

1.0

Introduction 7

1.1 Executive Summary 8

1.2 CJCT Relevant Experience..... 9

1.3 The Brief.....10

2.0

Site Analysis 11

2.1 Site Location.....12

2.2 Site Location & Connections13

2.3 Site History.....14

2.4 Site Layout and Boundaries.....15

2.5 Land Use & Amenity.....16

2.6 Heights..... 17

2.7 Street Scale 18

2.8 Views of Site.....19

2.9 Existing Site Levels20

2.10 Existing Site Sections.....21

2.11 Existing site sections continued..... 22

2.12 Context (specific buildings or structures near and around the site....23

3.0

Design Principles..... 25

3.1 Constraints and Opportunities.....26

3.2 Key Principles - Masterplan..... 27

3.3 Key Principles - Spacial Arrangement28

4.0

Design Evolution..... 29

4.1 Initial Ideas.....30

4.2 Two Unit Scheme.....31

4.3 Pre-App Response32

4.4 Scale & Massing - Views from surrounding high points33

4.5 Scale & Massing - Views in to site34

4.6 Scale & Massing - Height Justification35

5.0

Design Proposals..... 37

5.1 Masterplan Layout38

5.2 Unit A - Ground Floor Plan39

5.3 Unit A - First Floor Plan.....40

5.4 Unit A - Roof Plan41

5.5 Unit B - Ground Floor Plan42

5.6 Unit B - First Floor Plan.....43

5.7 Unit B - Second Floor Plan44

5.8 Unit B - Roof Plan45

5.9 Pallet Store Floor Plans46

5.10 Elevational Concept.....47

5.11 Materiality48

5.12 Unit A - North & South Elevations49

5.13 Unit A - West & East Elevations50

5.14 Unit B - North & South Elevations51

5.15 Unit B - West & East Elevations52

5.16 Pallet Store - North & South Elevations53

5.17 Pallet Store - West & East Elevations54

5.18 Views - Ariel view looking west over site55

5.19 Views - Ariel view looking north over site56

6.0

Landscape Proposals..... 57

6.1 The Idea and Vision58

6.2 Placemaking Principles59

6.3 Landscape Masterplan60

6.4 Landscape Themes.....61

6.5 Landscape Themes continued.....62

6.6 Access & Circulation.....63

6.7 Planting64

6.8 Woodland enhancements - Native Trees65

6.9 Woodland Enhancements - Understory Planting66

6.10 Native Hedgerow Mixes67

6.11 Sunny Herbaceous Planting to Car Park68

6.12 Entrance Feature Planting69

6.13 Waterside Planting70

6.14 Meadow Typologies71

6.15 Hard Landscaping Materials Palette72

6.16 Barnsley (BAP) Biodiversity Action Plan.....73

7.0

Scheme Strategies 75

7.1 Access.....76

7.2 Cycle Storage & Car Parking.....77

7.3 Fire Safety78

7.4 Sustainability79

7.5 Window Cleaning & Maintenance.....80

8.0

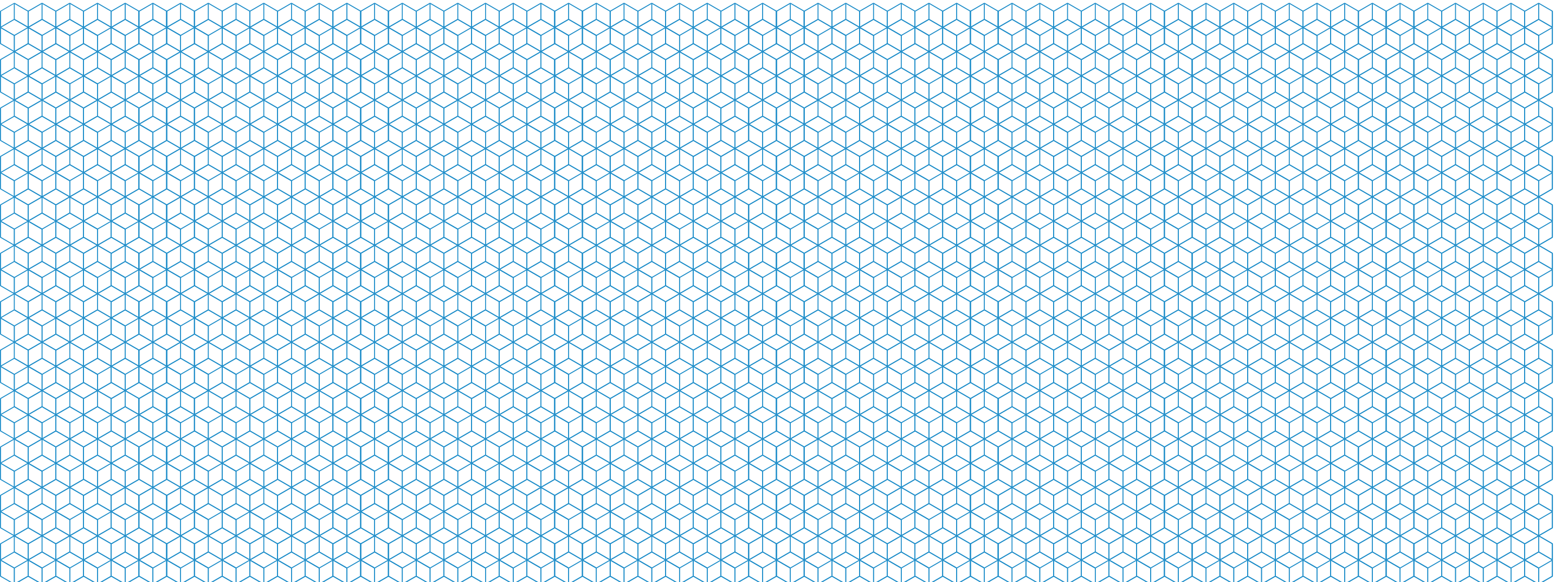
Conclusion 81

8.1 Conclusion82



1.0

Introduction



Introduction

This document has been prepared by Carey Jones Chapman Tolcher (CJCT) to support the Planning Application for Premdor Barsley.

The 5.02 Hectare site is located between the convergence of the Huddersfield Road (A637) and the M1 and is accessible from Huddersfield Road. The site is currently self seeded level scrubland. The site is located within a 15 minute drive from Barnsley Town Centre.

The proposals are for 11,500 sqm of Warehouse Floor space across two units with 950sqm of office floor space set across two storeys to house Premdor's head office, along with smaller offices and welfare facilities connected to each unit.

This document catalogues the design process from analysis of the site and its surrounding context to the conceptual design, initial proposals and finalised planning design which have arisen from this. This document runs alongside the drawings and other consultant documents for the full planning application.



Annotation

1.2 CJCT Relevant Experience



Blum HQ



Bradley Business Park Phase III (Afex Hose)



Blum HQ Distribution Unit



Afex Hose Bespoke manufacturing Facility

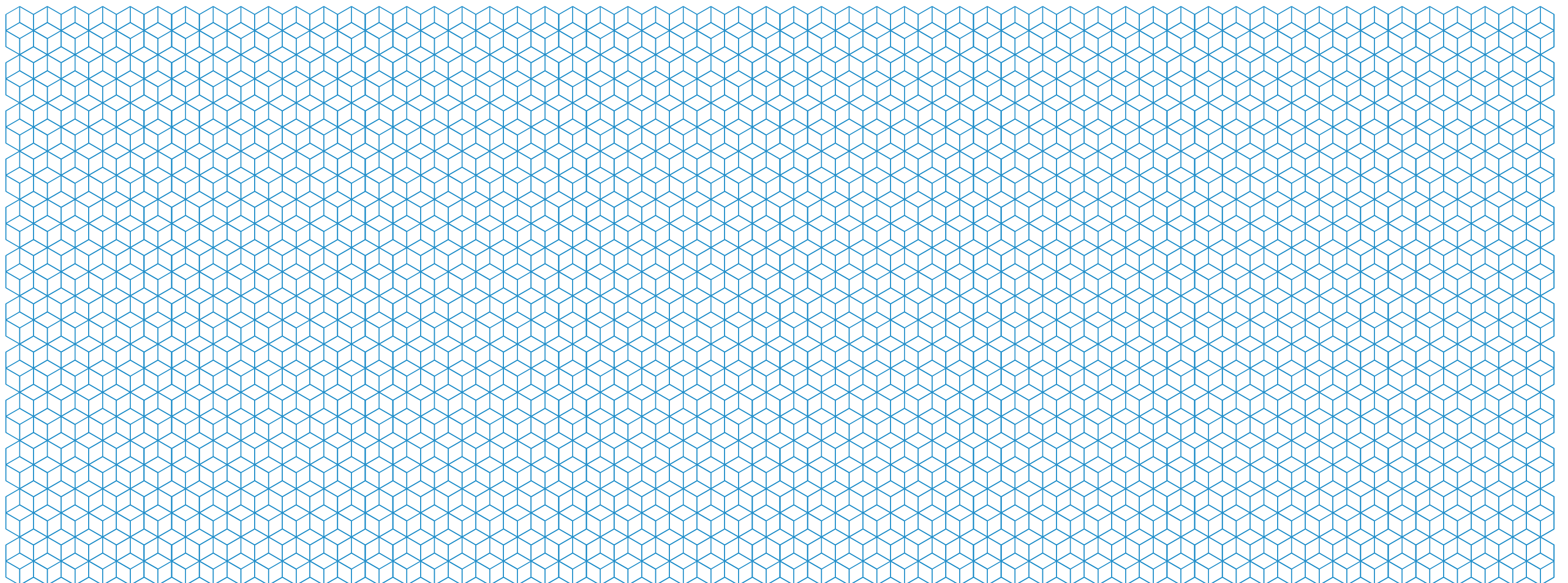
1.3 The Brief

Premdor's principle objective is to obtain planning consent for the development of two new industrial/warehousing units on the southeast and southwest plots respectively with the intention of expanding ongoing operations on the existing Birthwaite Business Park into those units and/or relocating facilities from elsewhere to those units for the streamlining of business/manufacturing operations.



2.0

Site Analysis



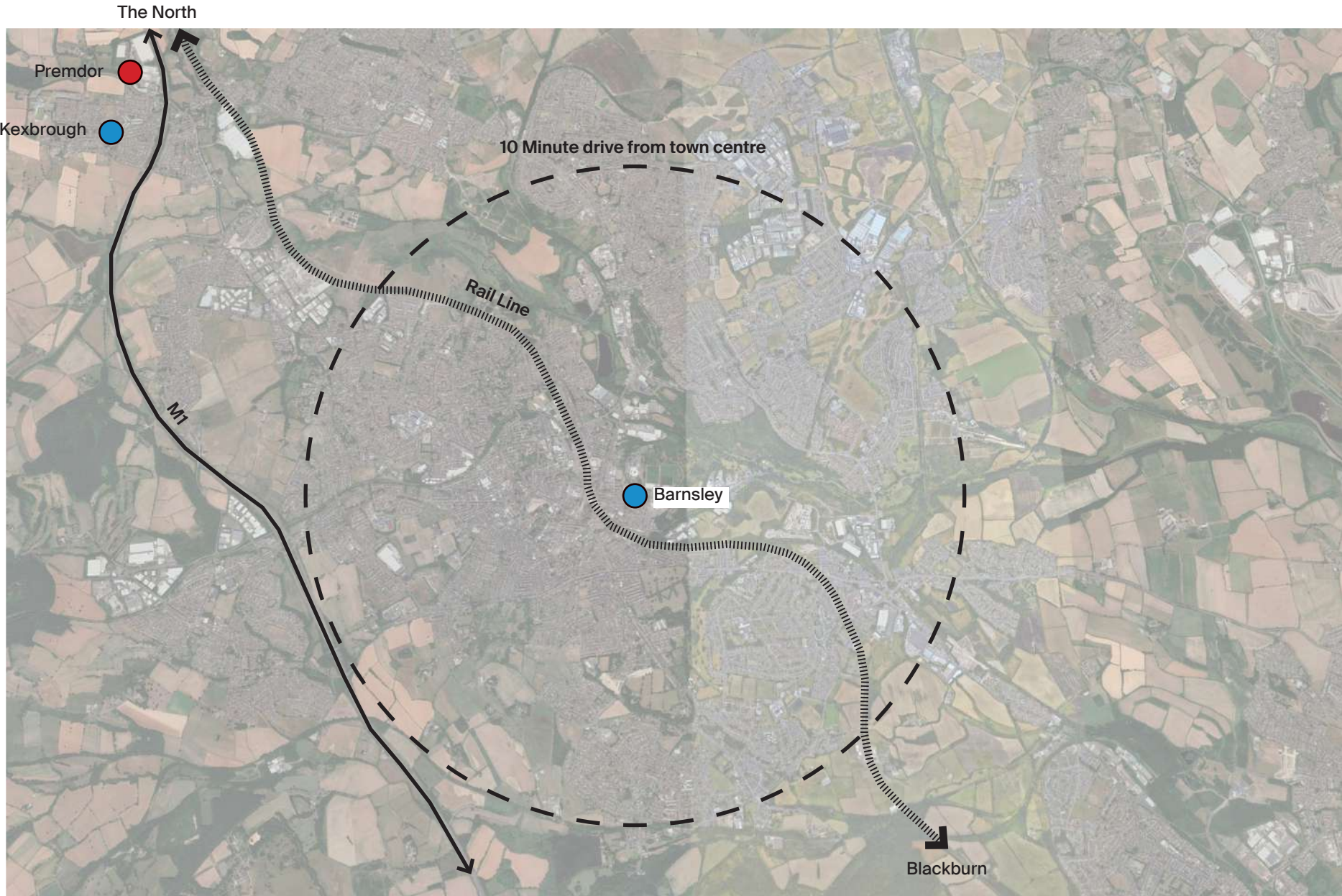
2.1 Site Location

The following chapter will explore the various connections to the site and it's location within the context of its past, present and future. This site analysis will in turn steer the design direction to ensure the team acknowledges all the relevant variables.

The Site
The site is located to the north west outskirts of Barnsley situated between the villages of Kexbrough and Darton, perpendicular to Huddersfield Road which intersects with the M1.

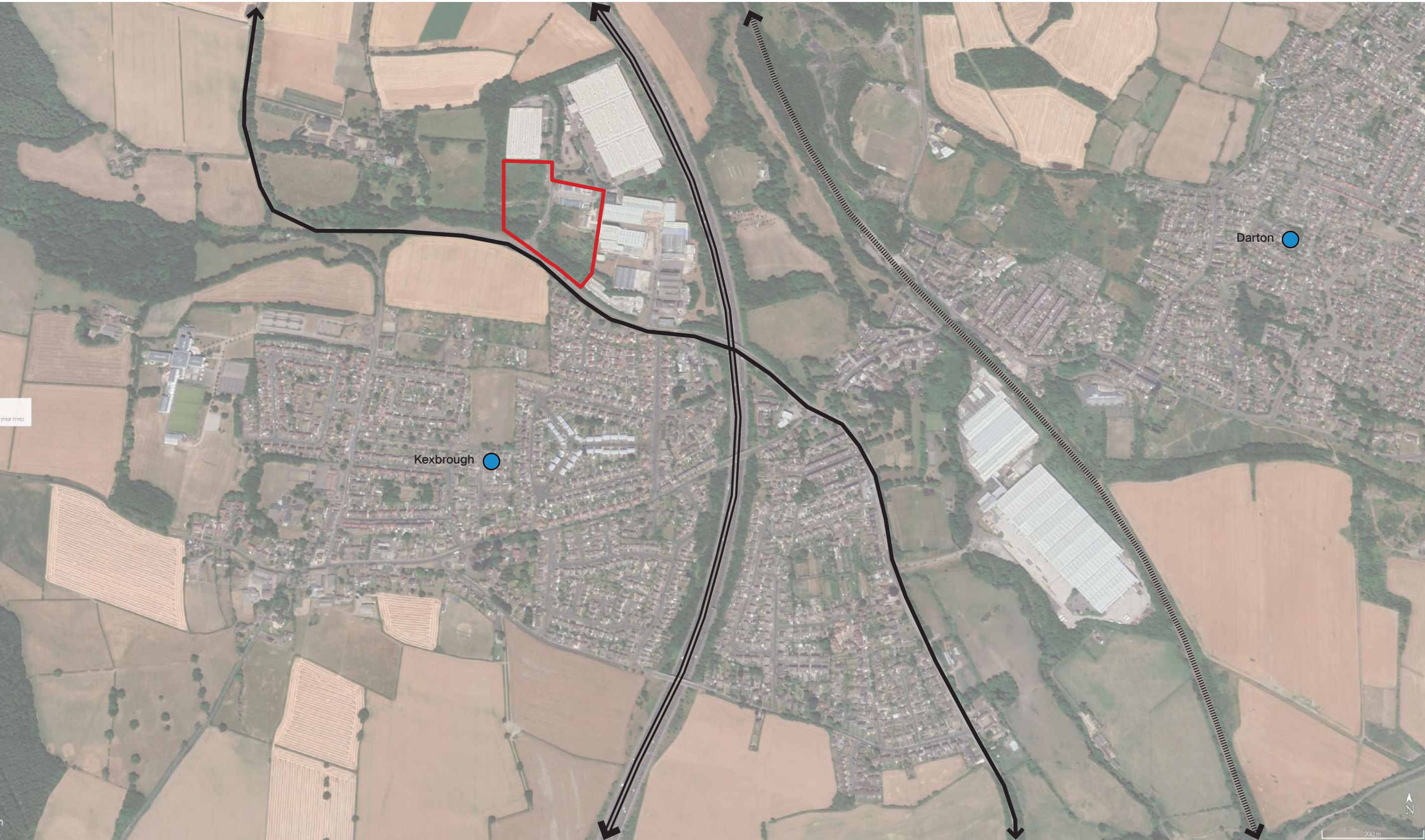


Map of Great Britain



- Key
- Site
 - Key places
 - ↔ Major roads
 - ⋯ Rail lines

2.2 Site Location & Connections



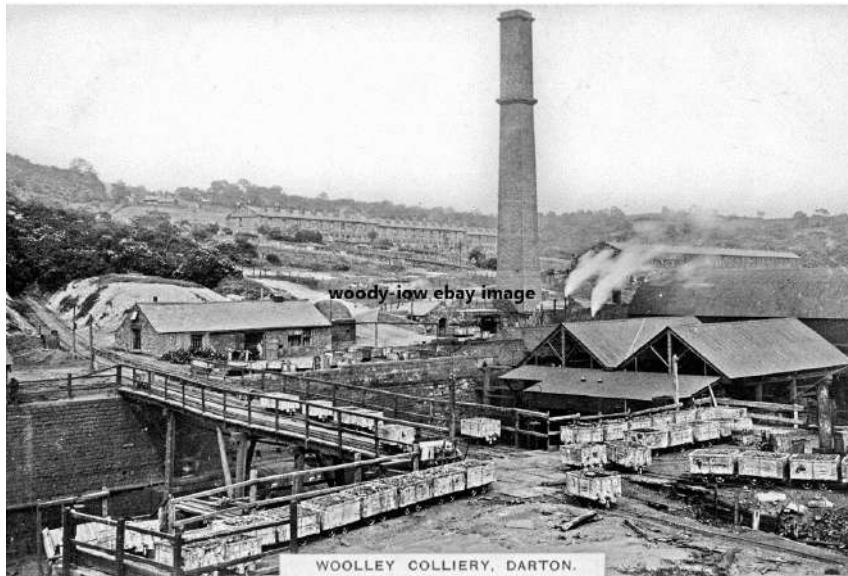
Key

Site Boundary	Motor Way
Major Road	Rail Line

2.3 Site History



1. Birthwaite Hall Grade II listed building



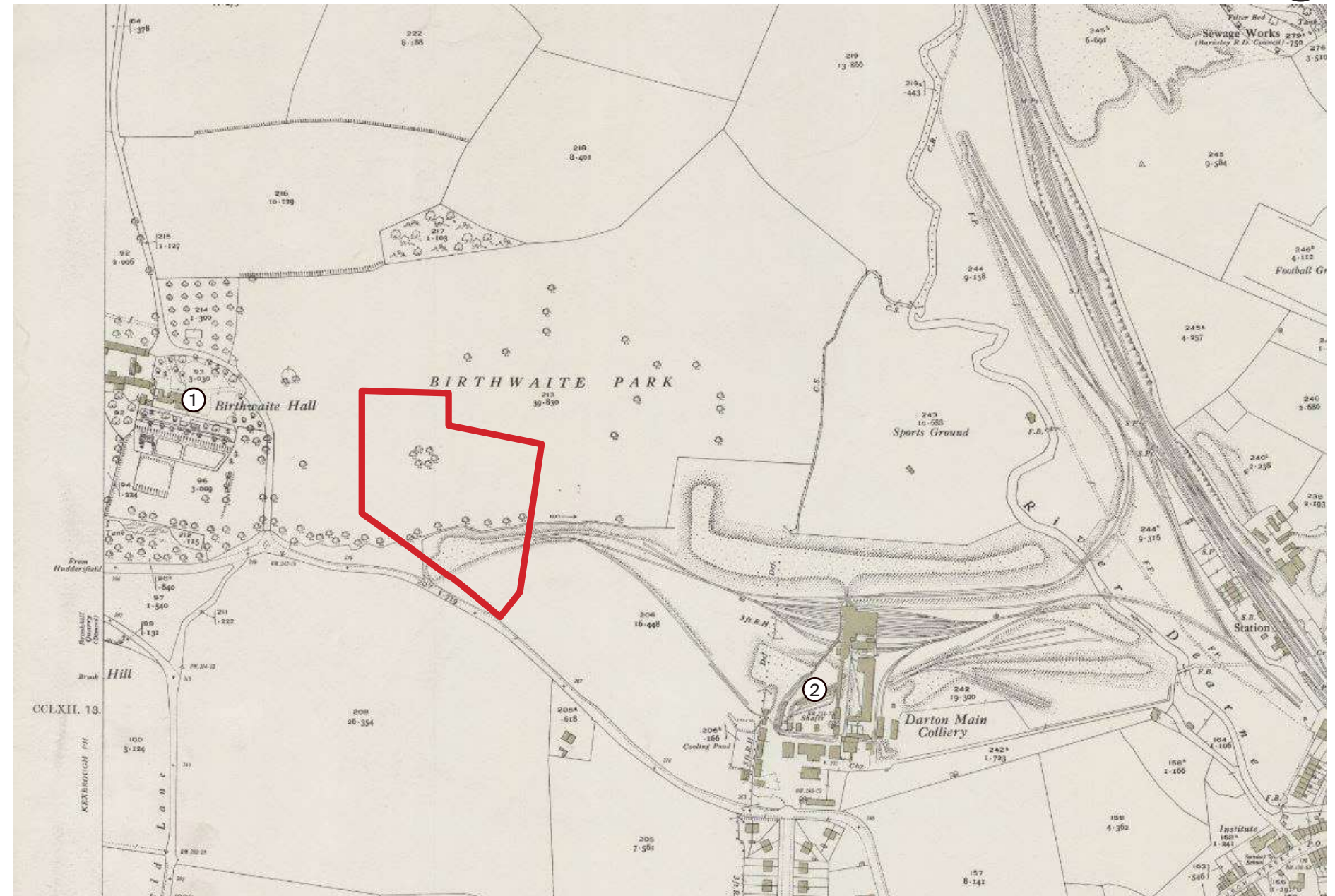
2. Woolley Colliery

The Village of Kexbrough is mentioned in the doomsday book and the Hamlet of Darton within the (Dertone) is listed 1086 in the wapentake of Staincross.

Birthwaite Hall the grade II listed building to the west of the site and only building of merit in close proximity was built in the late 1600s, it has however been extensively remodelled in the preceding years. It was once home to the colliery proprietor Joseph Fountain.

The Woolley Colliery was established 1869 and ran to 1987 finally being demolished in 1993, part of which ran onto our site as you can see from the image above.

Today the site is part of the wider Premdor facility and consists of two main areas of levelled self seeded scrub-land.



Historic map from 1930 indicating that the site is in the boundary of Darton Main Colliery and Birthwaite

2.4 Site Layout and Boundaries

The site is located approximately 5 miles northwest of Barnsley on the outskirts of Kexborough village.

The A637 Huddersfield Road runs immediately to the south and access to the site is provided off this road.

The site is bisected by an existing estate road which provides vehicular access to the warehouses to the north of the site.

To the eastern portion of the site, a large lorry park is currently in use. There are connections from the estate road in the centre of the site and an egress route connects to the adjoining warehouses.

Aside from the existing lorry park, the site is largely undeveloped and is comprised of brush and scrubland with spindly trees scattered across the site.

The site is largely flat however to the boundaries the ground tends to slope upwards and is generally overgrown with dense vegetation.



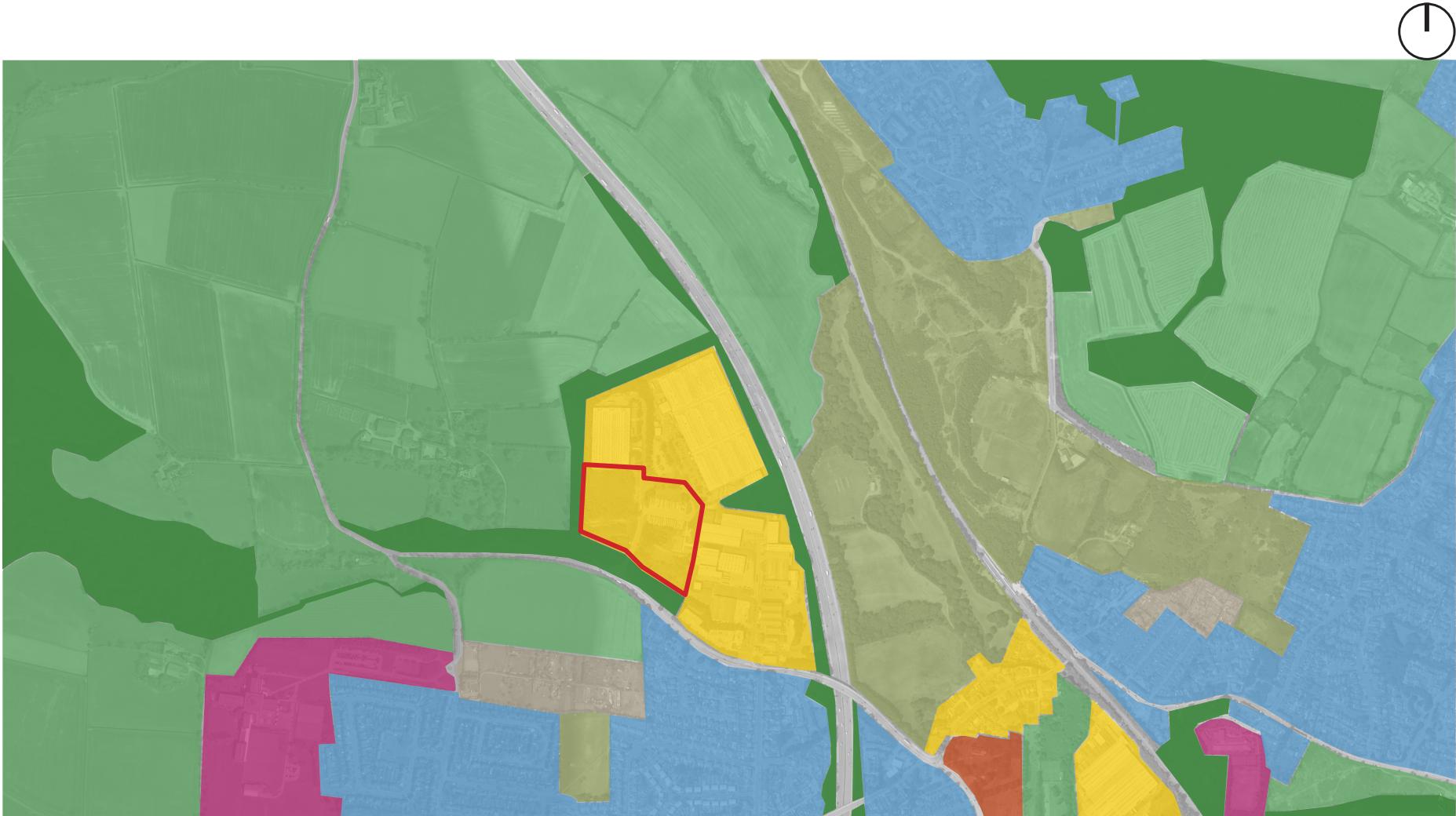
Existing Site Plan

2.5 Land Use & Amenity

The site is located on the north western outskirts of Barnsley which is predominantly rural in character.

The site sits within the ownership of the wider Premdor facility which is designated as industrial use. The land however is immediately surrounded on the south and west sides by dense strips of mature woodland and to the north and east by existing industrial buildings.

Looking further afield we have rural land to the north and west, low density residential to the south (Kexborough) and open green space to the east.



Key

- Residential
- Industrial/commercial
- Education
- Allotments
- Rural
- Woodland
- Ecclesiastic

The site is located on the rural edge of Barnsley and is largely surrounded by residential and farm buildings of between 1 and 2 storeys. In the immediate vicinity of the site the existing industrial units range from between 3-32 meters in height. The existing units are not obviously visible from the surrounding vantage points as the site is sat within a natural depression in the landscape.



Key

- 20-35 Meters
- 10-20 Meters
- 5-10 Meters
- 3-5 meters



1. View looking north west onto entrance of western unit



2. View from main access road to western unit



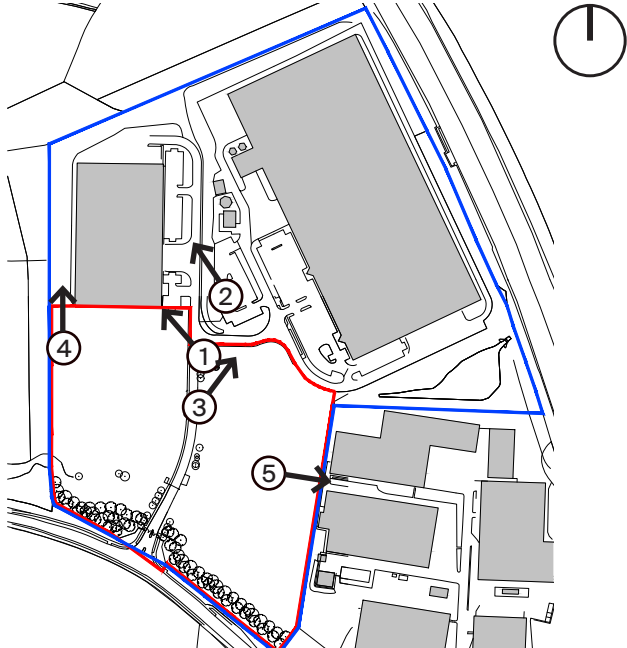
3. View from main access road to Eastern unit



4. View looking north with embankment on left



5. View looking east with 30 meter+ tall unit on the right



Key

2.8 Views of Site



1. View looking north down access road



2. View looking east onto lorry park



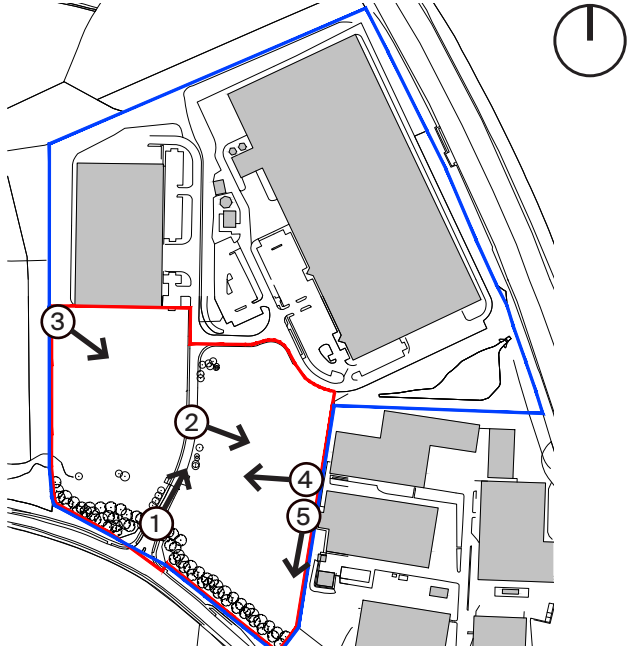
3. View looking south west across site



4. View looking west across site



5 . View looking south at site edge



Key

2.9 Existing Site Levels

The plan opposite illustrates the overall ground plane slopes across the site. The majority of the western plot is largely flat and generally around +70.5m AOD. To the northwestern corner the site then slopes upwards around 500mm. The southern side of the western plot similarly slopes upward to meet the road level and is c. 1m higher than the remainder of the plot.

The eastern plot shows slightly more undulation of the ground plane. The northern half of the plot comprises the existing lorry park and this is generally +70.0m AOD sloping to its northwestern corner +70.6m AOD. The remainder of the site generally slopes upwards to the west, from c. +70.0m on the eastern boundary to c. 71.5m along the western side adjacent the estate road.

The estate road itself slopes down quite steeply into the site from the A627 at c 79.0m AOD, down to +70.0m at the road junction to the existing warehouse buildings. This creates sloping areas adjacent the road as illustrated on the diagram.

-  Steep road gradient, direction of upward slope
-  Gentle site gradient, direction of upward slope
-  Steep Gradient along the boundary of the main road, to the field to the western plot and between the lorry park and the employee car park
- +71.5m

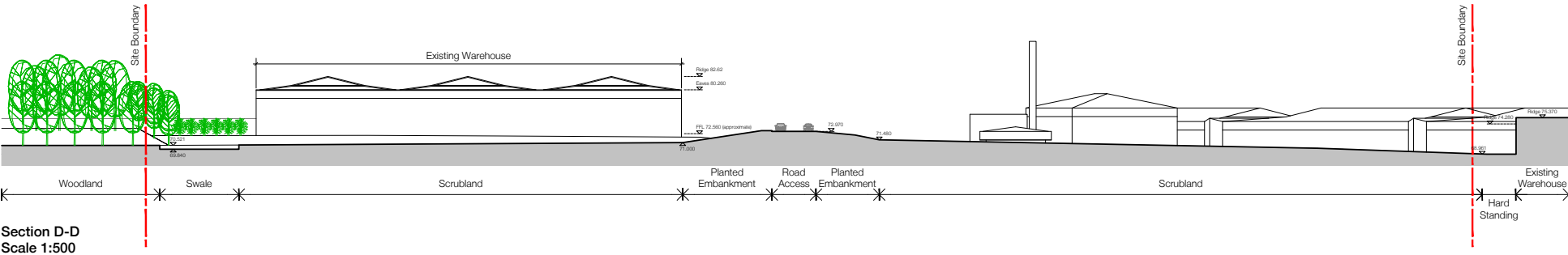
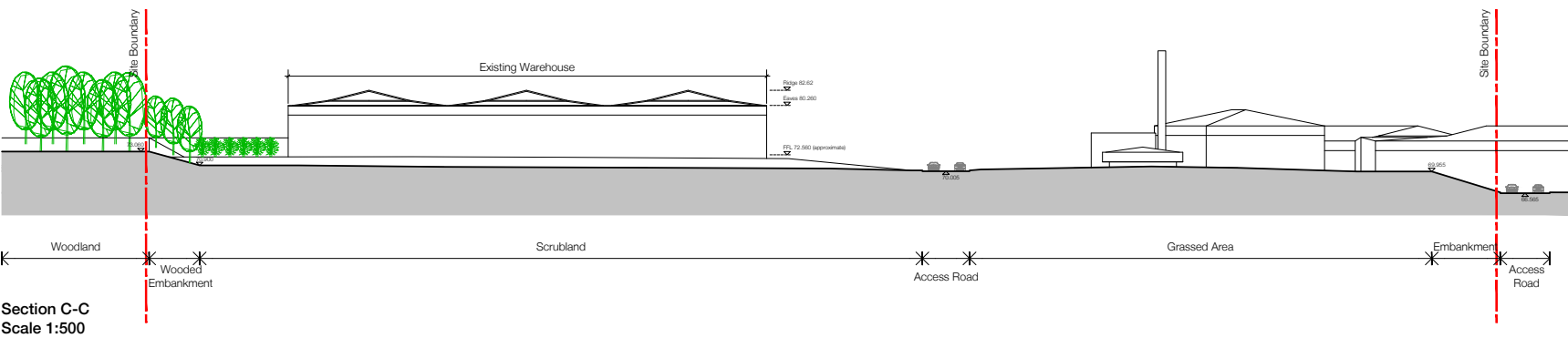
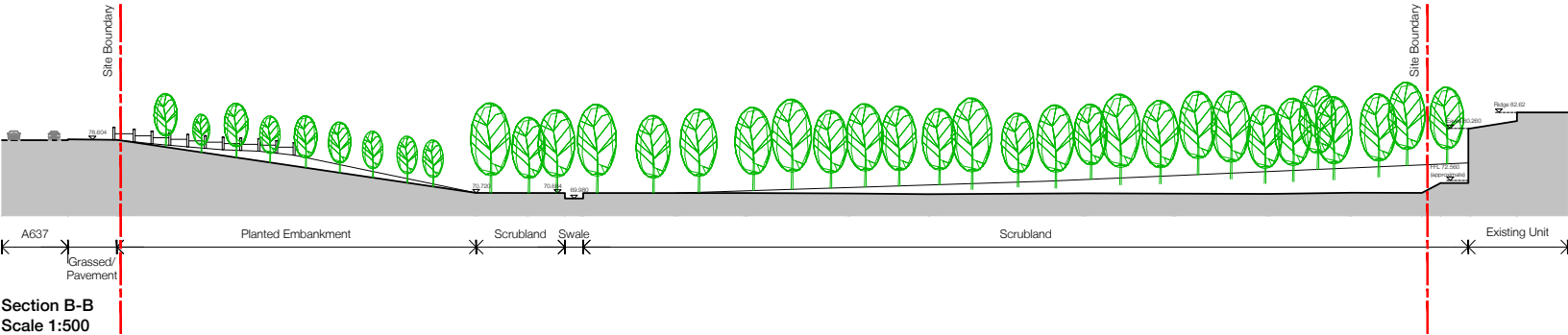
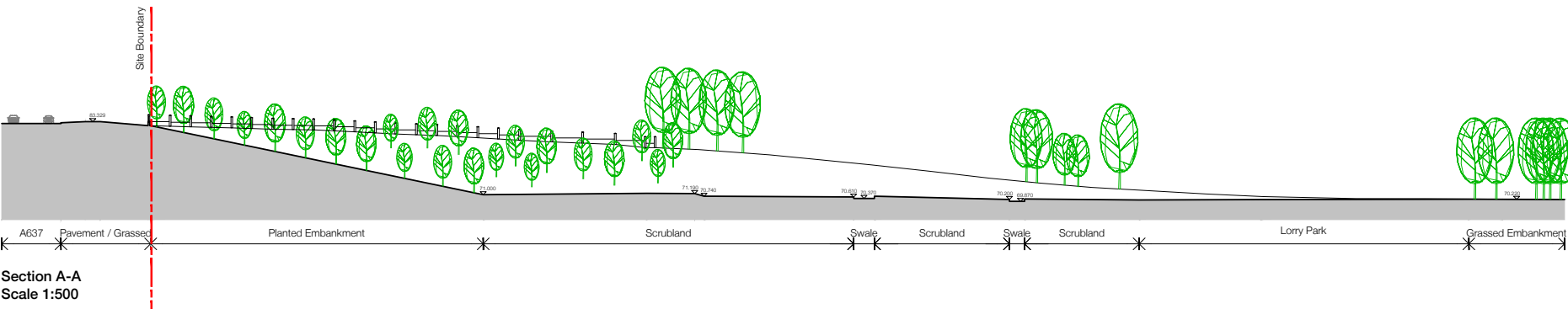
(1d.p) Topographical height of existing site
- +91.31m

(2.d.p) Ridge Heights of adjacent buildings
- 

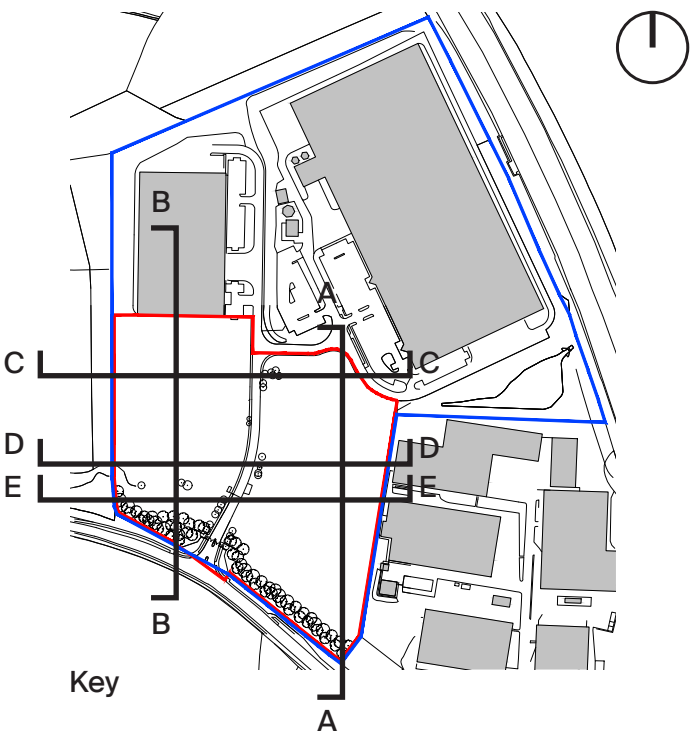
Existing culvert with 5m easement offset from centre line



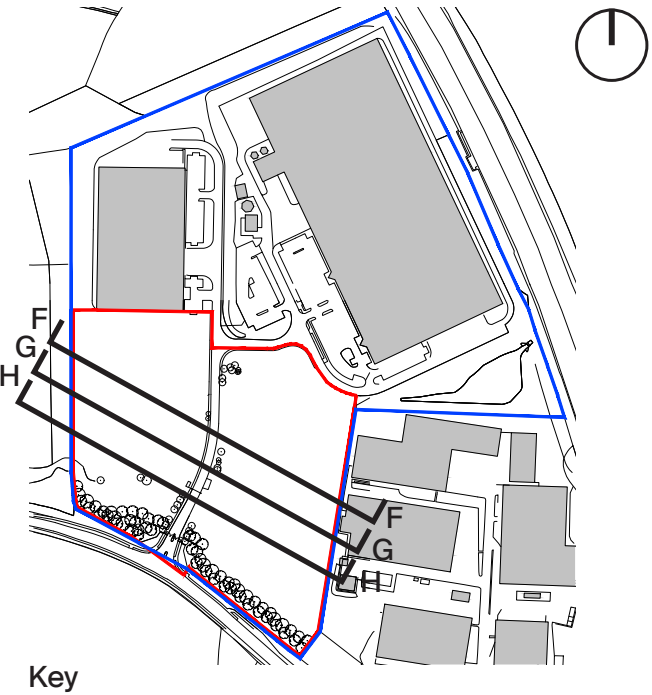
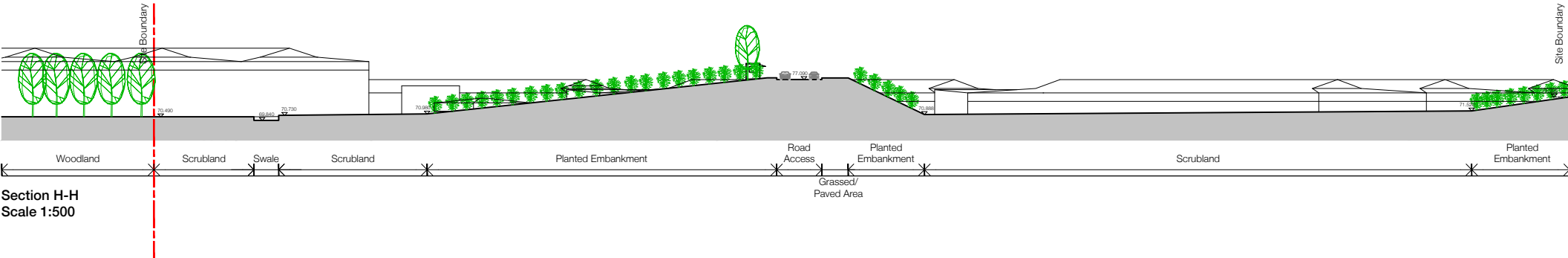
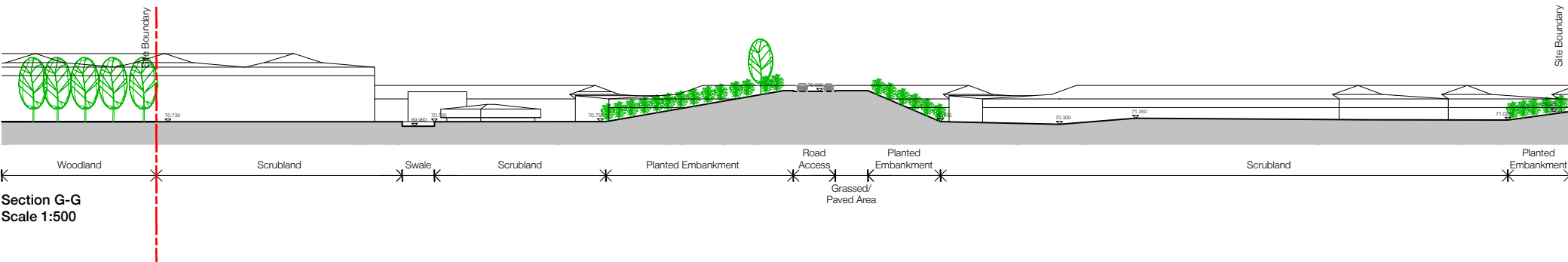
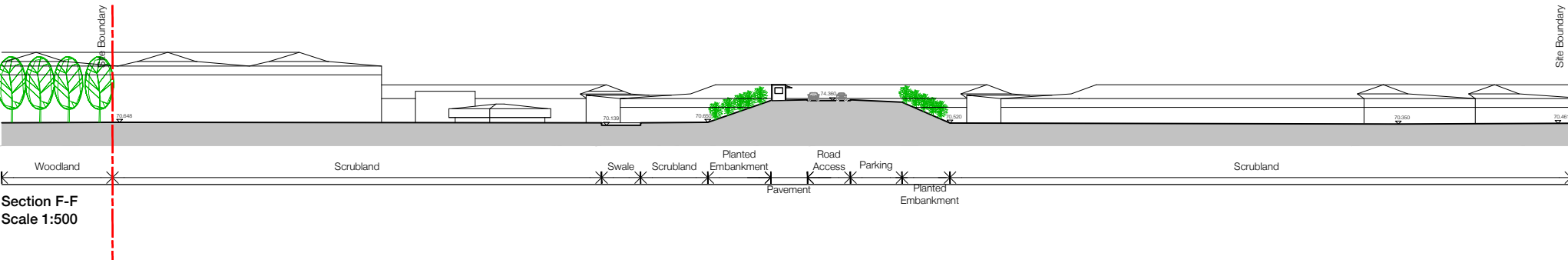
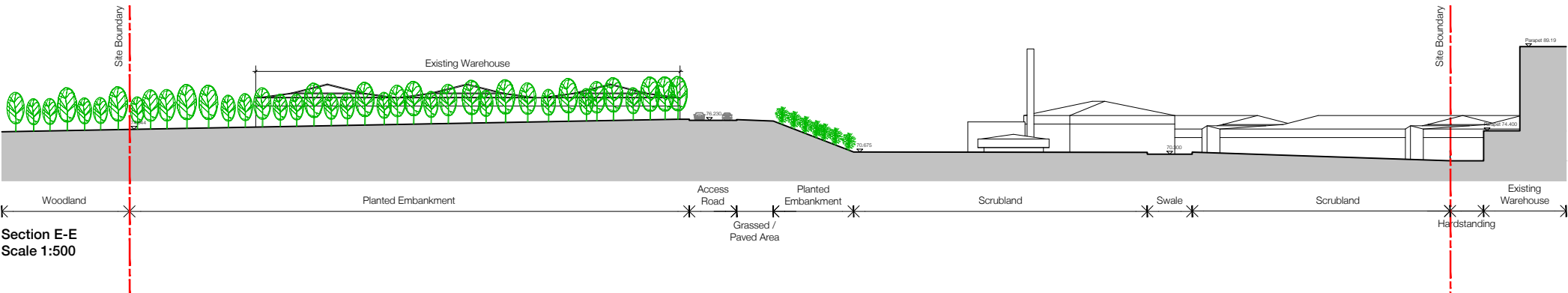
2.10 Existing Site Sections



The sections demonstrate that the site is comparatively flat and set lower than the surrounding landscape within a thick screen of woodland.



2.11 Existing Site Sections



2.12 Context (specific buildings or structures near and around the site)



Birthwaite Hall Grade II listed building



Pallet store to be reused or re-provided



Premdor Factory



Premdor factory



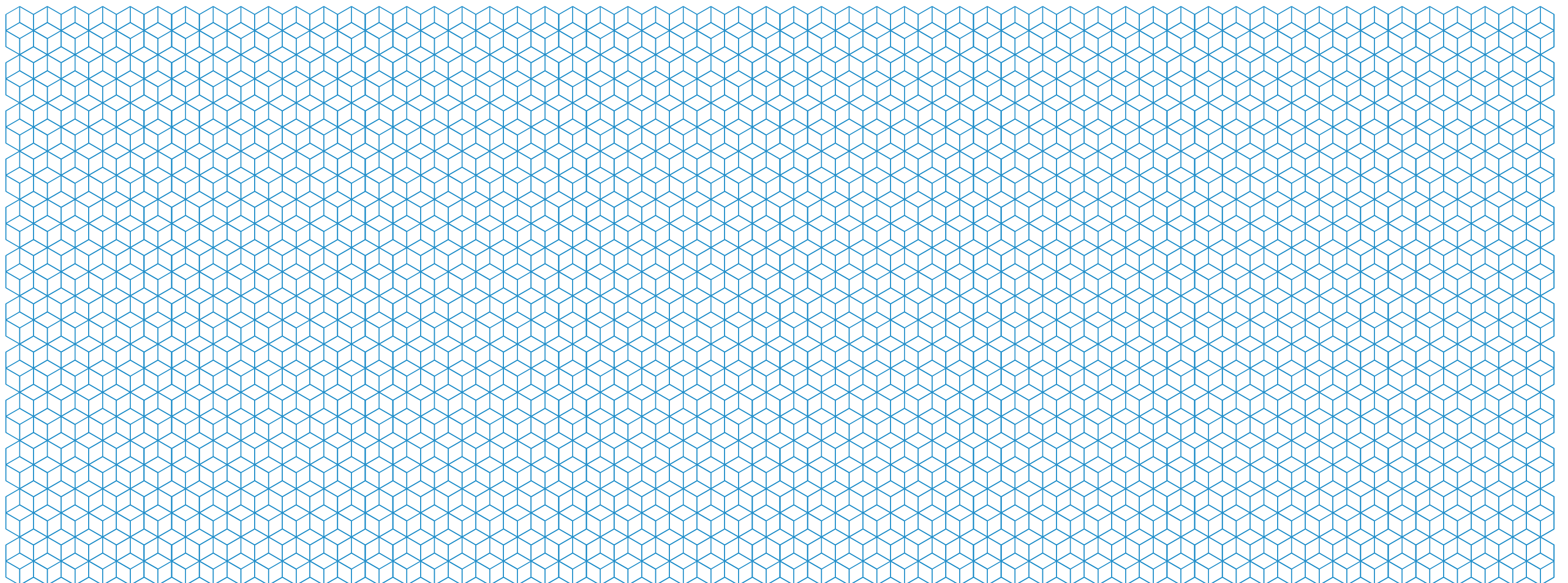
Lorry park to be retained as essential to current operations



The warehouse below is the largest on the site standing at 32.5 meters tall

3.0

Design Principles



3.1 Constraints & Opportunities

As the site sits in a depression it is bounded to the south and the west by wooded embankments, an existing culvert runs through the site which further divides the land as the environmental agency would require full access. It would be beneficial to re-use the existing lorry park which leaves the area highlighted in purple as developable.

Key

Undevelopable Site Area

Opportunity for development

Lorry park to be retained

Opportunity for green space

Noise & pollution from main road

Culvert

Sun Path



Existing Site Plan

3.2 Key Principles - Masterplan

It is important that the scheme works as best possible with the existing buildings, is located as such so it can be serviced correctly, adequate parking is provided, sustainable drainage allotted for and enhanced biodiversity is delivered.

The diagram to the right indicates how we are responding to achieve this.

Key

Proposed location of buildings

Proposed location of service yards

Proposed parking areas

Structured Green Space

Proposed location of pallet store

Proposed location of swales/pond

Principle areas of enhanced biodiversity

Vehicular access

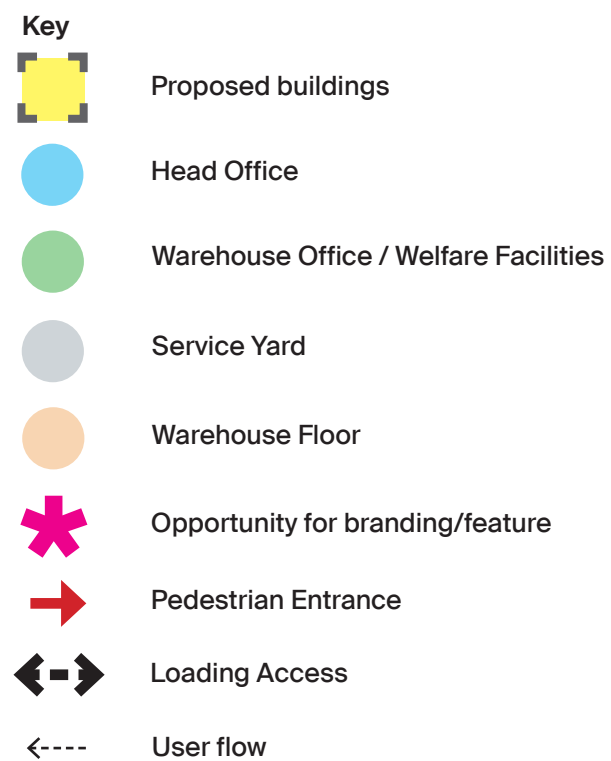
Pre-established building line



3.3 Key Principles - Spacial Arrangement

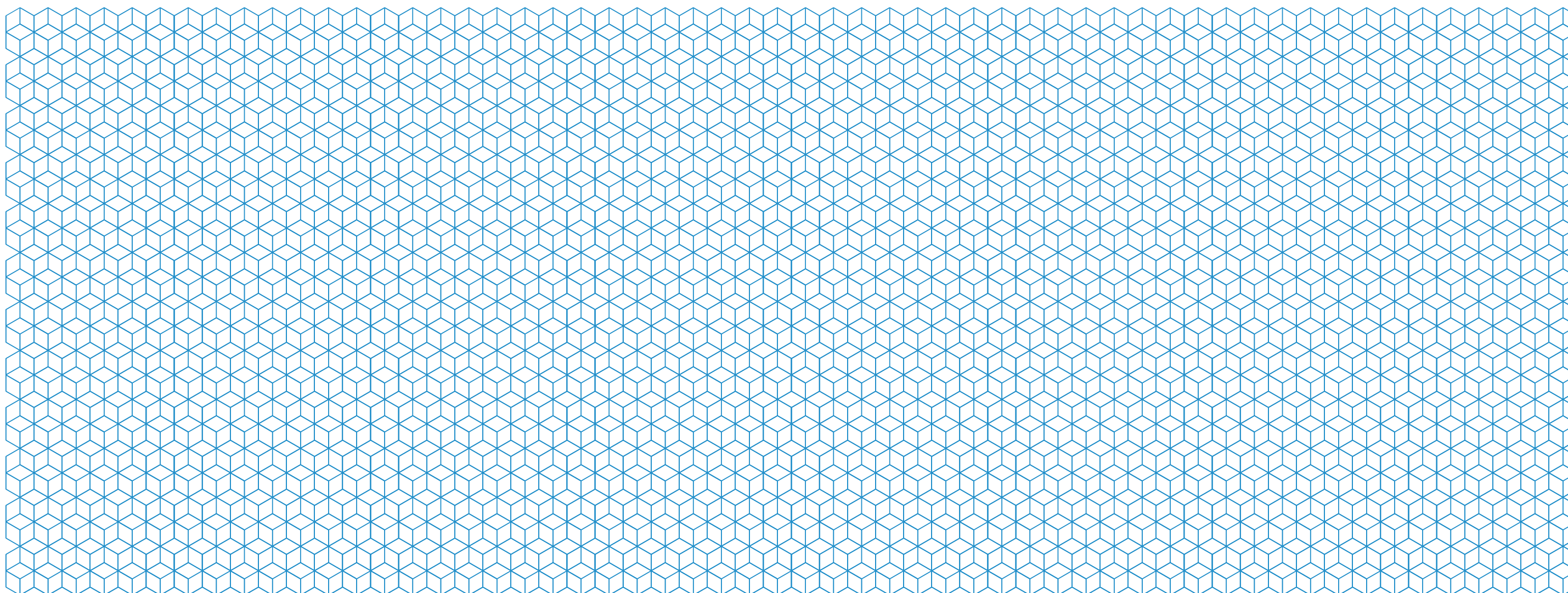
Focus in on the units themselves it is important that the key spaces flow correctly, . The key points are:

- Public facing functions facing street
- Reception areas to provide access to both warehouse and office spaces
- Direct relationship between warehouse and lorry park
- Head office to Unit B acts as gateway to site



4.0

Design Evolution

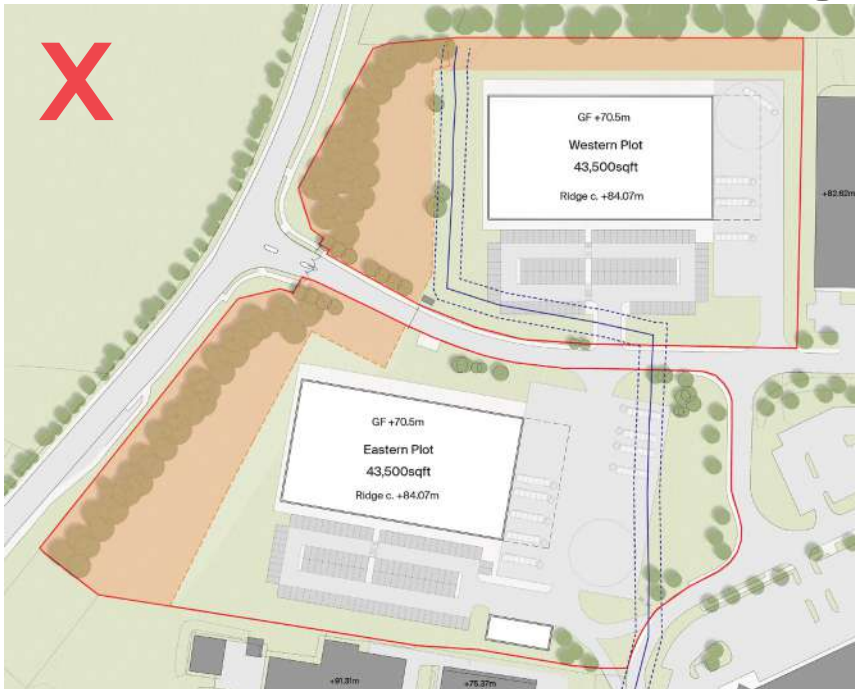


4.2 Initial Ideas

After analysing the site we tested a range of unit and parking layouts until we had the basis of a scheme which worked efficiently within the confines of the site and enhanced the pre-established built form.



Option 1 - Rejected due to lack of efficiency



Option 2 - Rejected due to poor relationship with existing building forms



Option 3 - Western plot extension idea pursued



Option 4 - Option rejected due to poor efficiency



Option 5 - Pursued due to good relationship with existing structures, efficient design and reuse of existing lorry yard

4.3 Two Unit Scheme

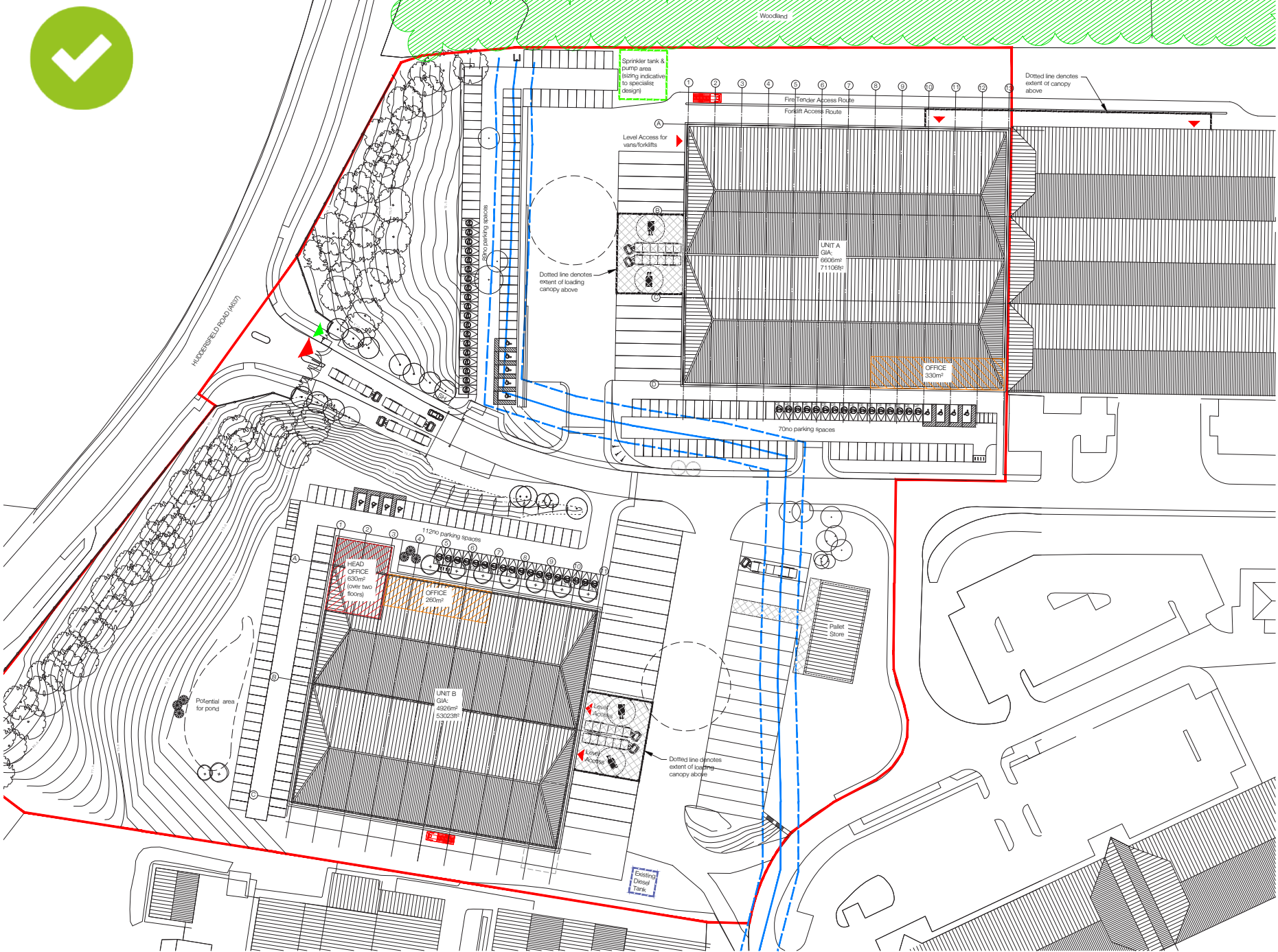
We decided generally to reuse the existing service yard and opt for a two unit scheme for efficiency. We explored the options below which can be summarised as: Extension, Stand alone and linked. The client finally decided on taking the linked option forward as it provided the most flexibility with the least construction complexity.



Extension - lack of flexibility & complicated construction



Stand alone - Lack of flexibility

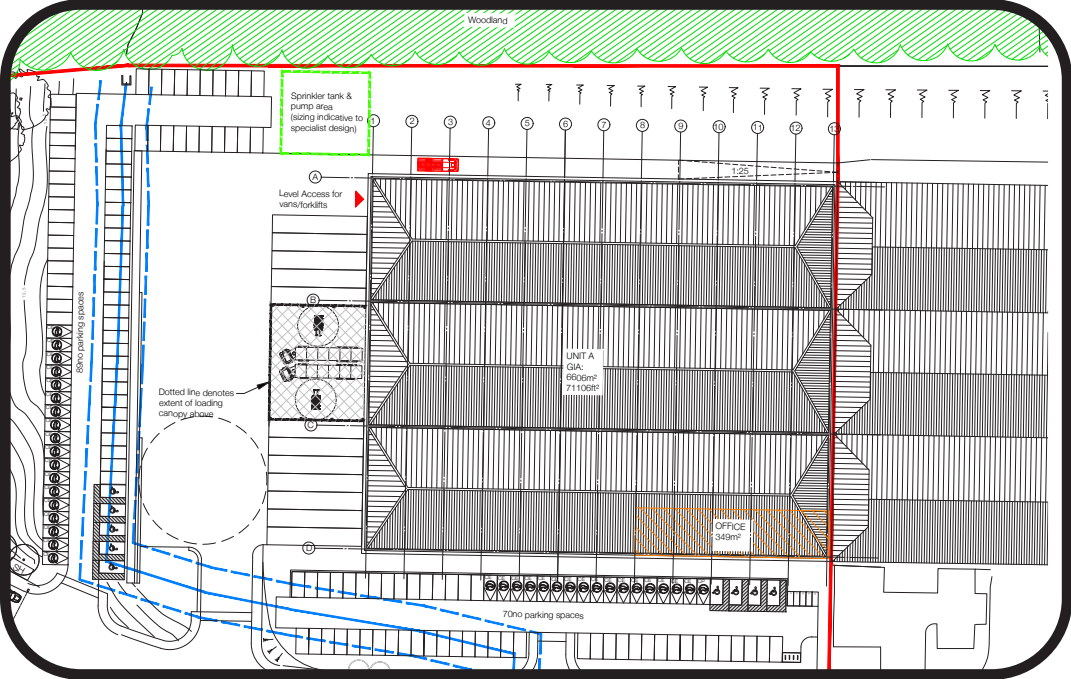


Linked - Flexible design, unit can be leased if necessary or work harmoniously with existing unit; as the two western units are two separate structures the construction is simple.

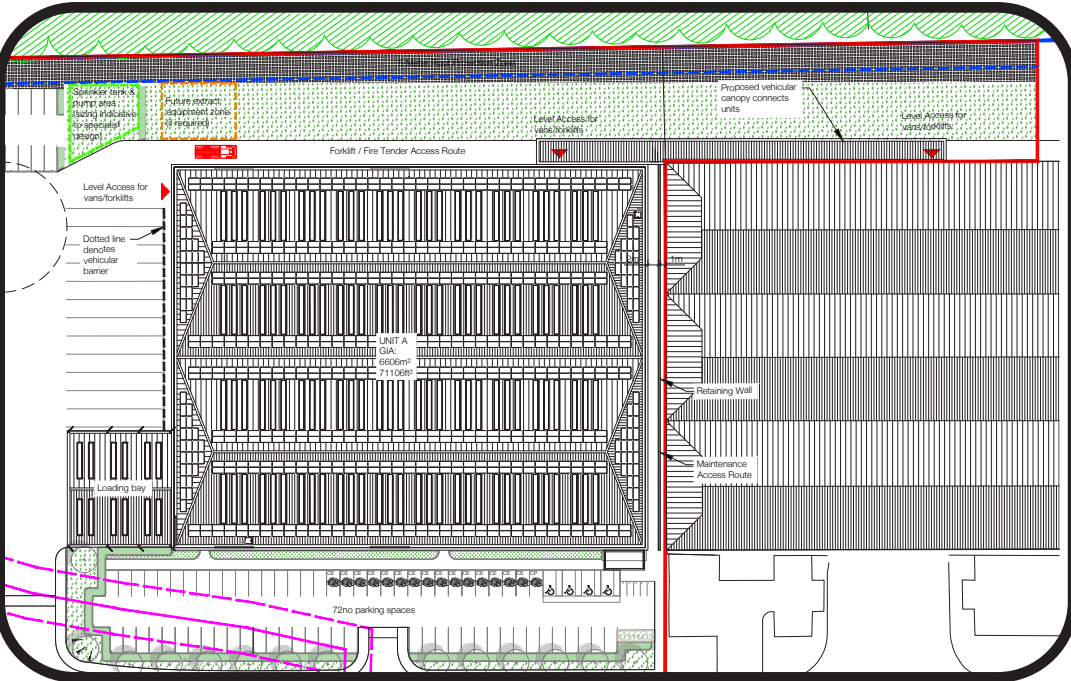
4.4 Pre-App Response

The project was part of a pre-application process, where we submitted both the Extension and Stand alone Unit options for comment. The key architectural comments were that the stand alone unit was favoured and the overall height of the units should come down to match the existing units.

Unit A Plan submitted at Pre-App



Current amended Unit A Plan



As we advanced the scheme it became clear that due to functional requirements it was deemed advantageous for the old and new units to be linked for interoperability, as you can see from the proposed scheme plan we have provided a 3.5m gap between the buildings making the proposed scheme stand alone however linked by way of the vehicular canopy.

Current Massing



The heights of the proposed units have to be taller than the existing as the operational function of the new units is different to the existing units; additionally the requirement for modern warehouse space has evolved since the existing warehouses were built. The proposed warehouses are comparable in height to the industrial building to the east of the site and as the site is screened by dense vegetation and sits within a natural bowl in the topography they should not be visible from the surrounding area.

4.5 Scale & Massing - Views from surrounding high points



The above image highlights the various high points around the site and views from them. The site itself is set within a depression and is screened by heavy tree cover from all sides, as you can see from the views the site is invisible from the surrounding high points.



1. View from Wooley Colliery Road Darton



2. View from Ballfield Lane, Kexbrough



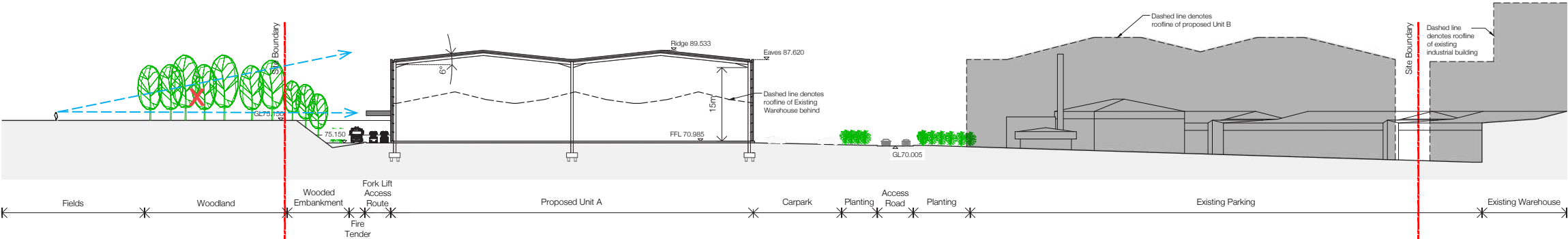
3. View from Huddersfield Road

4.6 Scale and Massing - Views in to site

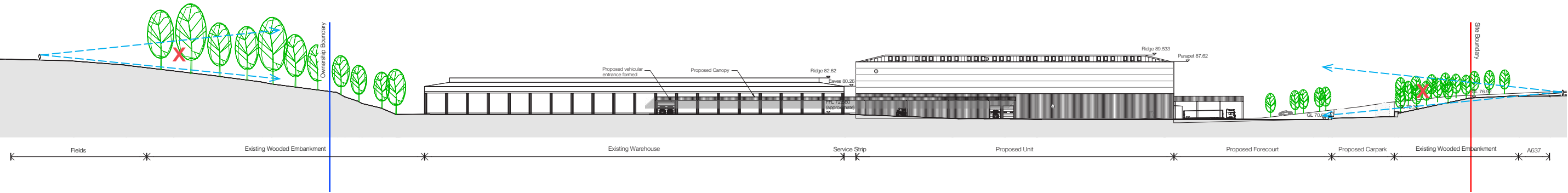
The scale and mass of the proposed units is congruent with the existing facilities of the site. The footprints being comparable, the heights of which are set to current operational requirements make reference to the warehousing to the east of the site.

The site sits in a natural depression in the landscape which lowers the overall perceived height of the proposed and existing units.

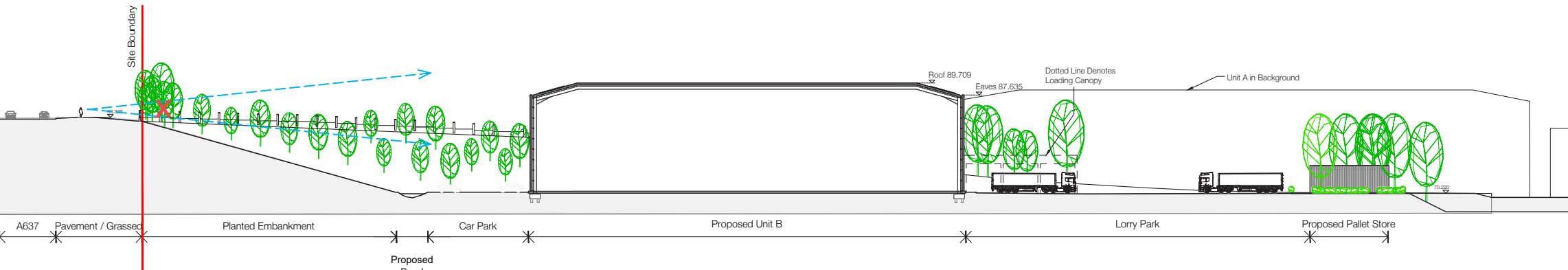
Additionally site edges are lined on all sides by a wooded screen of mature trees making any practical views of the proposed units impossible.



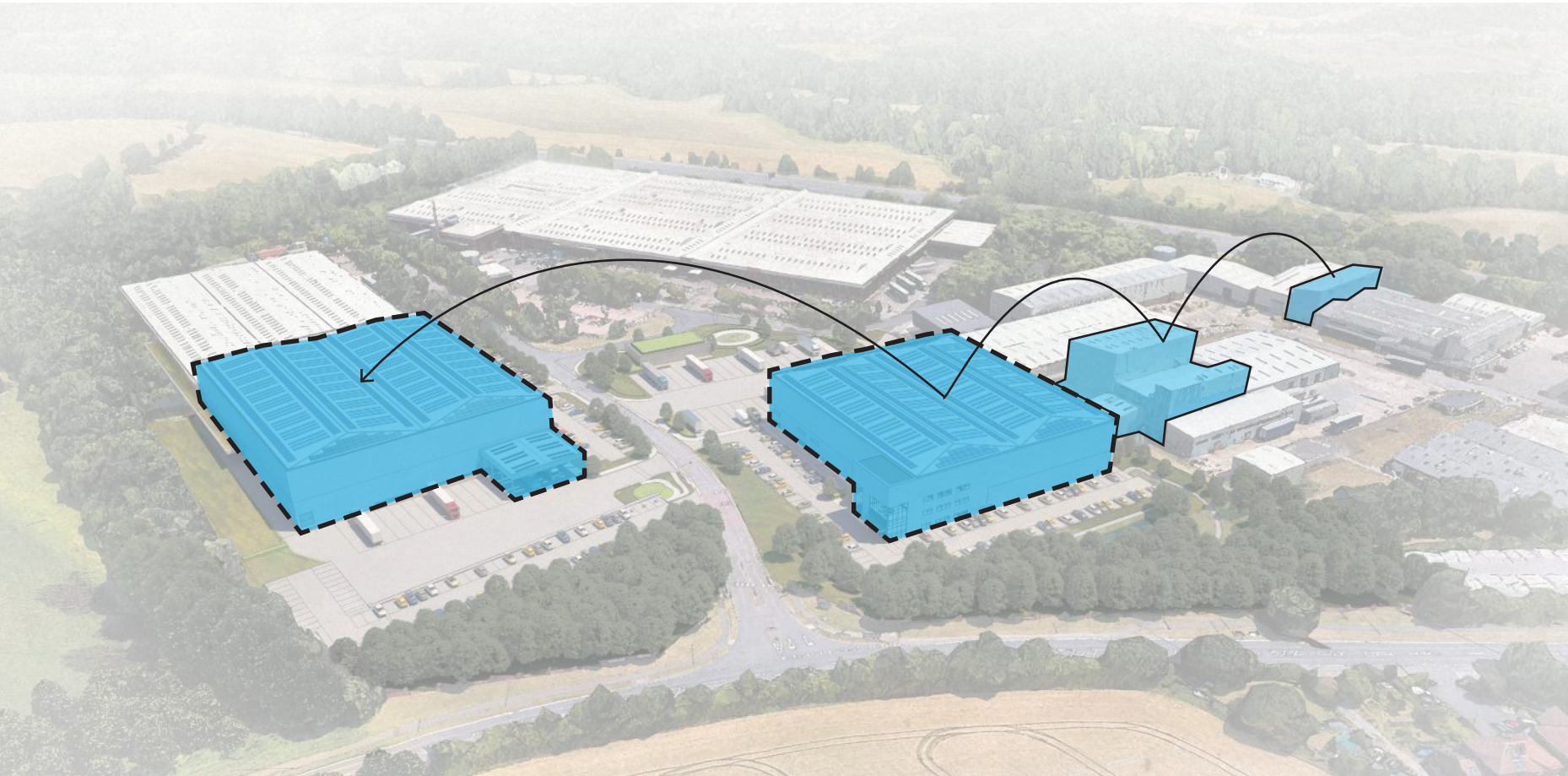
Section AA



Section BB



Section CC



Heights of comparable site structures

Key

	Existing Units
	Proposed Units



Key Plan



1. View looking south from M1



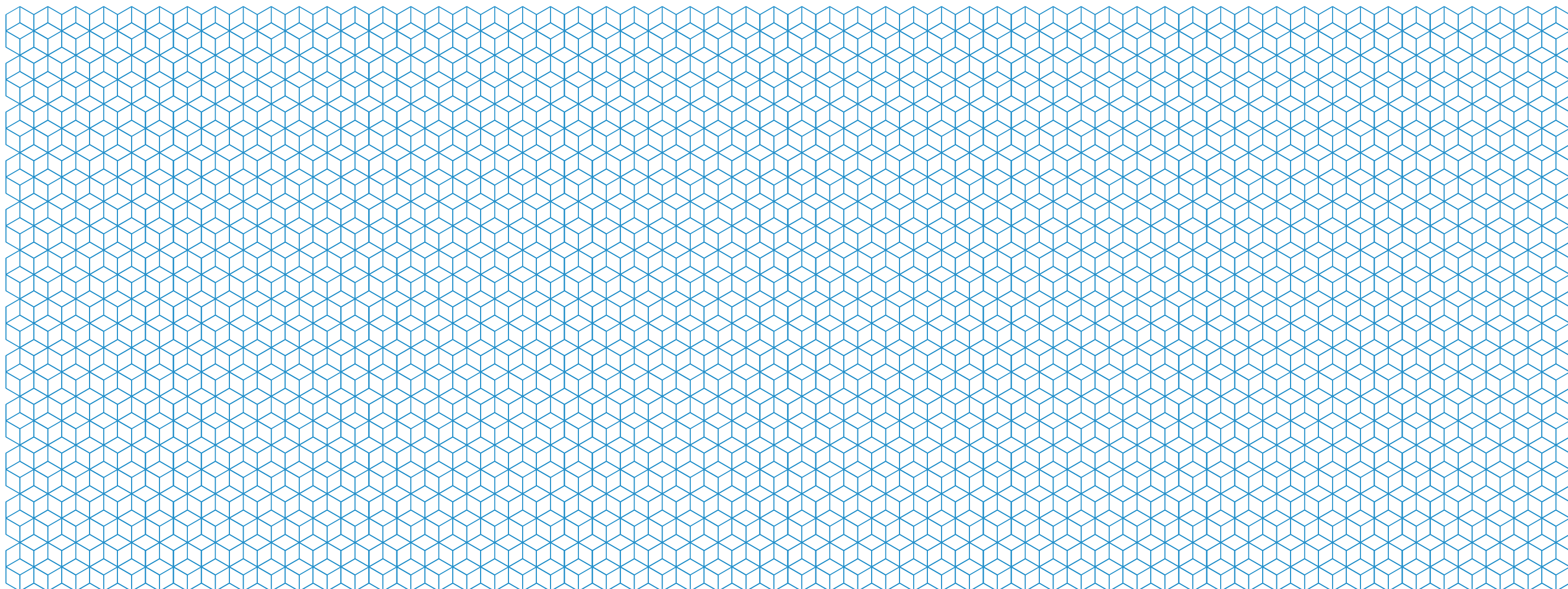
2. View looking north west from Huddersfield Road



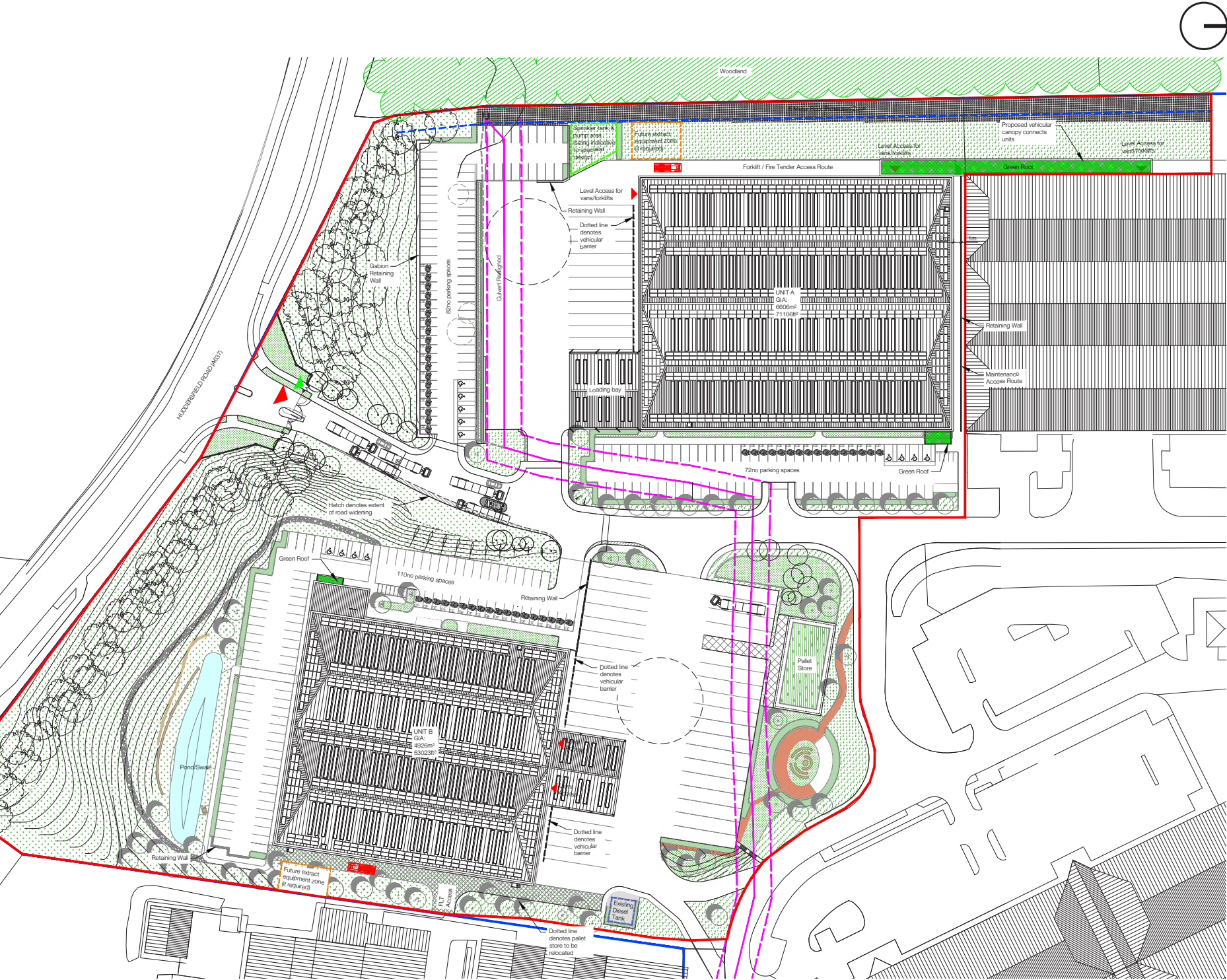
3. View looking east from Huddersfield Road

5.0

Design Proposals



5.1 Masterplan Layout



The Site plan Provides:

- 11,664sqm of warehouse floor space
- Adequate accessible parking
- Significantly improved landscaped areas
- Significantly improved Biodiversity

Area Schedule

Total GIA:	11010m ² / 118510ft ²
Total GEA:	11664m ² / 125550ft ²

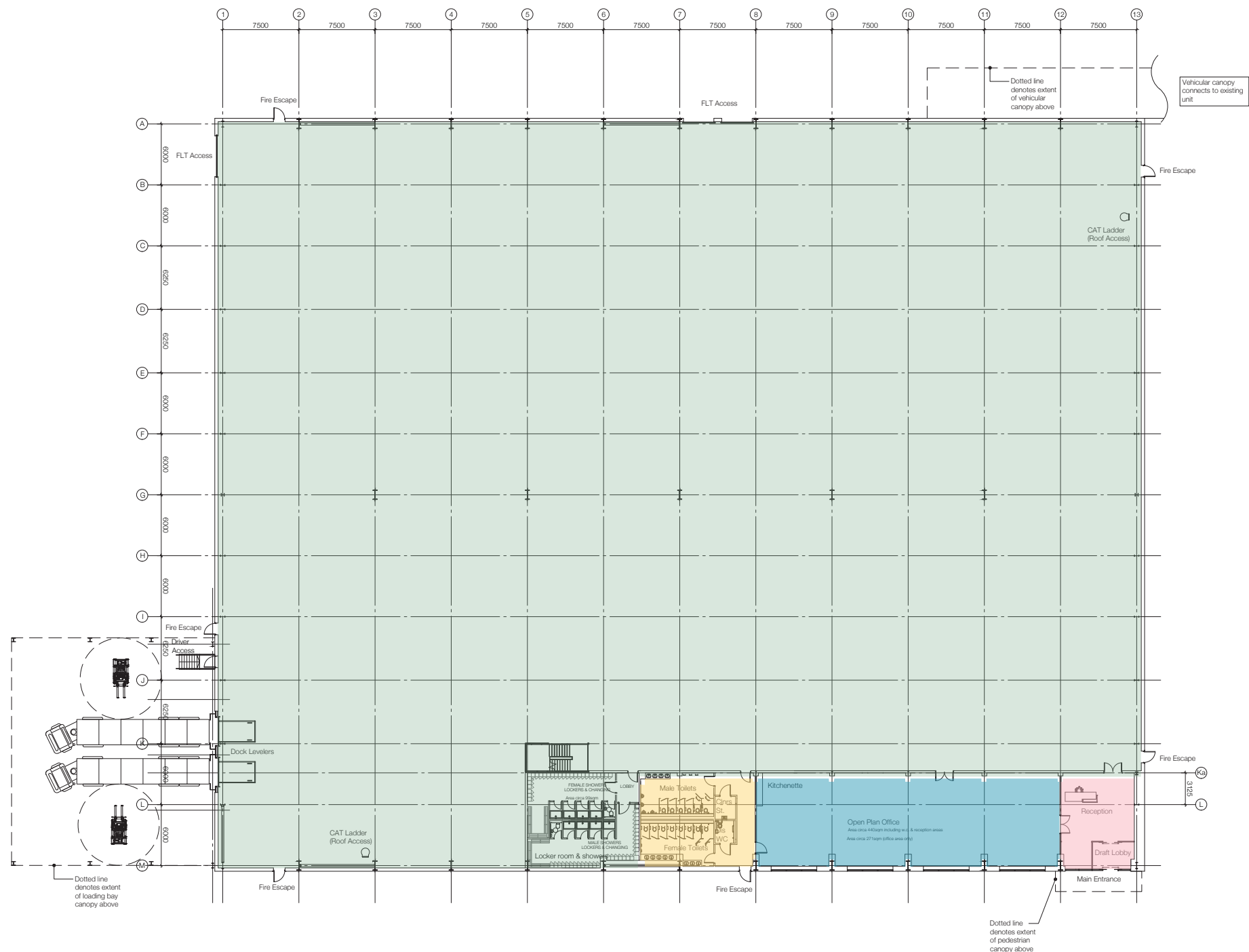
Parking Schedule

Standard Parking:	198
Accessible:	13
Charging Point:	2
Cable Enabled:	51
Total Car Parking:	264

Total Lorry Parking:	46
Cycle Parking:	16
Motorbike Parking:	12

Key	
	Site Boundary
	Ownership Boundary
	Culvert
	5 meter Easement
	5 Meter Root Protection Z
	Demolished
	Vehicular Entrance
	Pedestrian Entrance
	Head Office
	General Office
	Loading Bay/Area
	Extension to access road
	Diesel Tank Area
	Sprinkler Tank & Pump Area
	Future extract equipment zone (if required)
	Security Hut
	Covered Cycle Store
	Fire Tender
	Charging point
	Cable Enabled
	Proposed Trees & Planting
	Existing Trees & Planting

5.2 Unit A - Ground Floor Plan

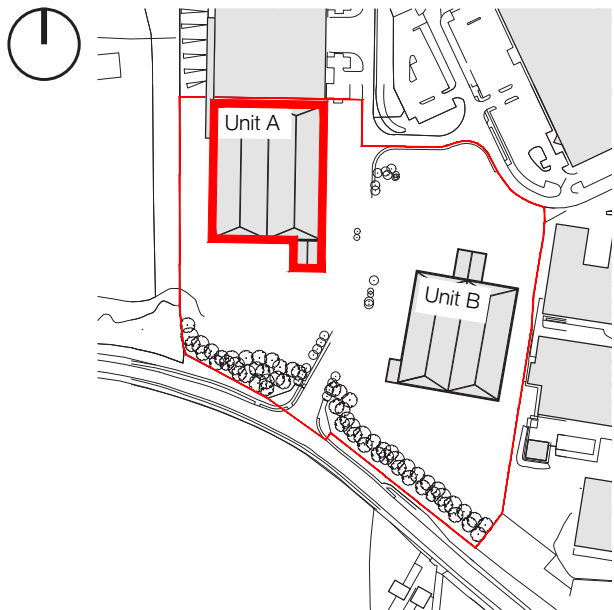


The Unit Plan Provides:

- Large flexible floor area
- Modern well lit purpose made offices
- Generous welfare facilities
- Inviting entrance

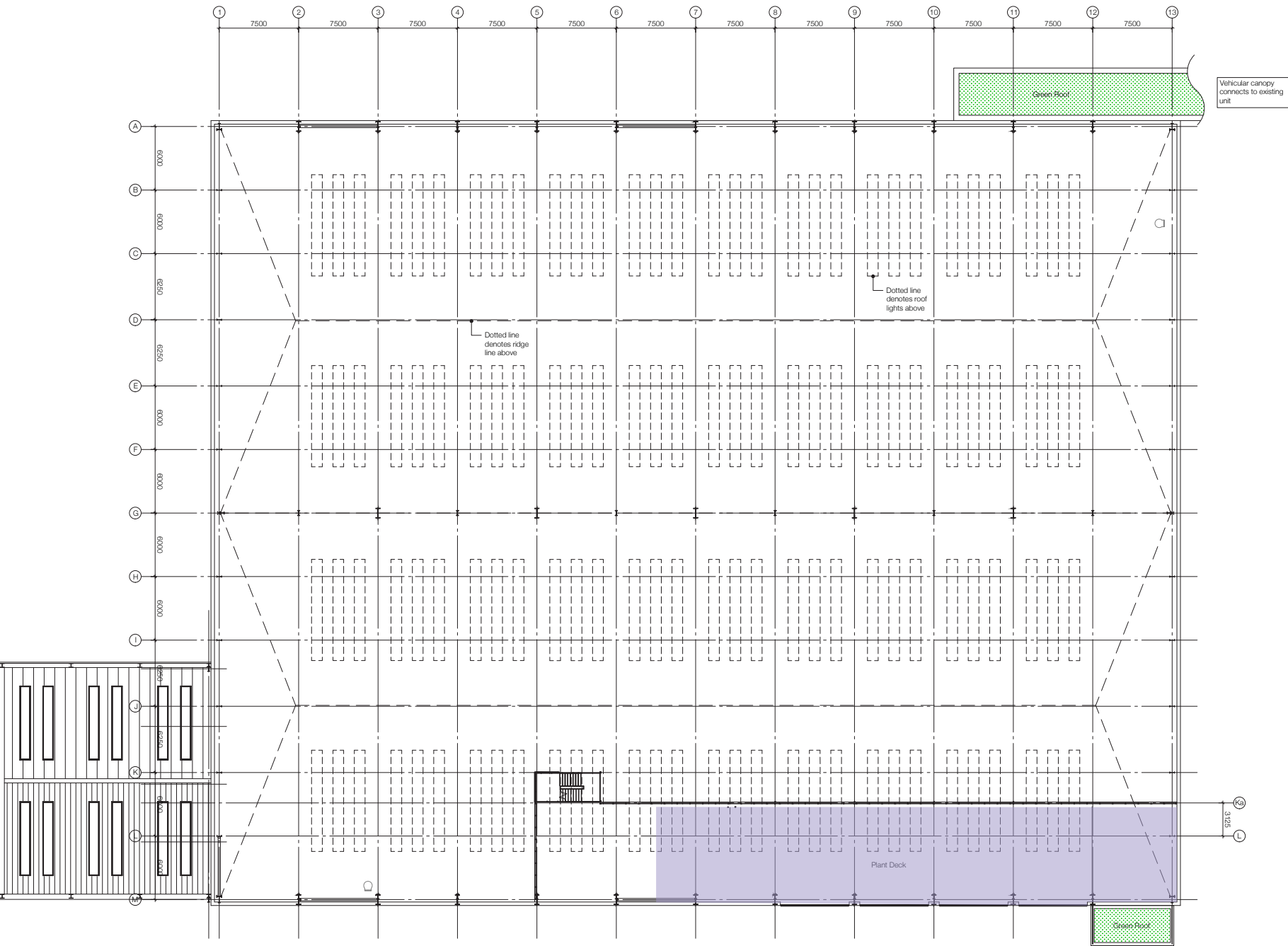
Key

	Warehouse floor Area
	Office use
	Reception/vertical circulation
	Welfare
	Plant



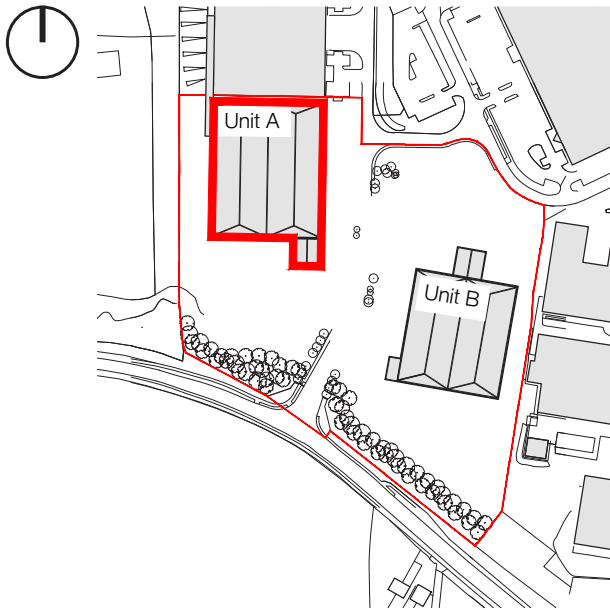
Key Plan

5.3 Unit A - First Floor Plan



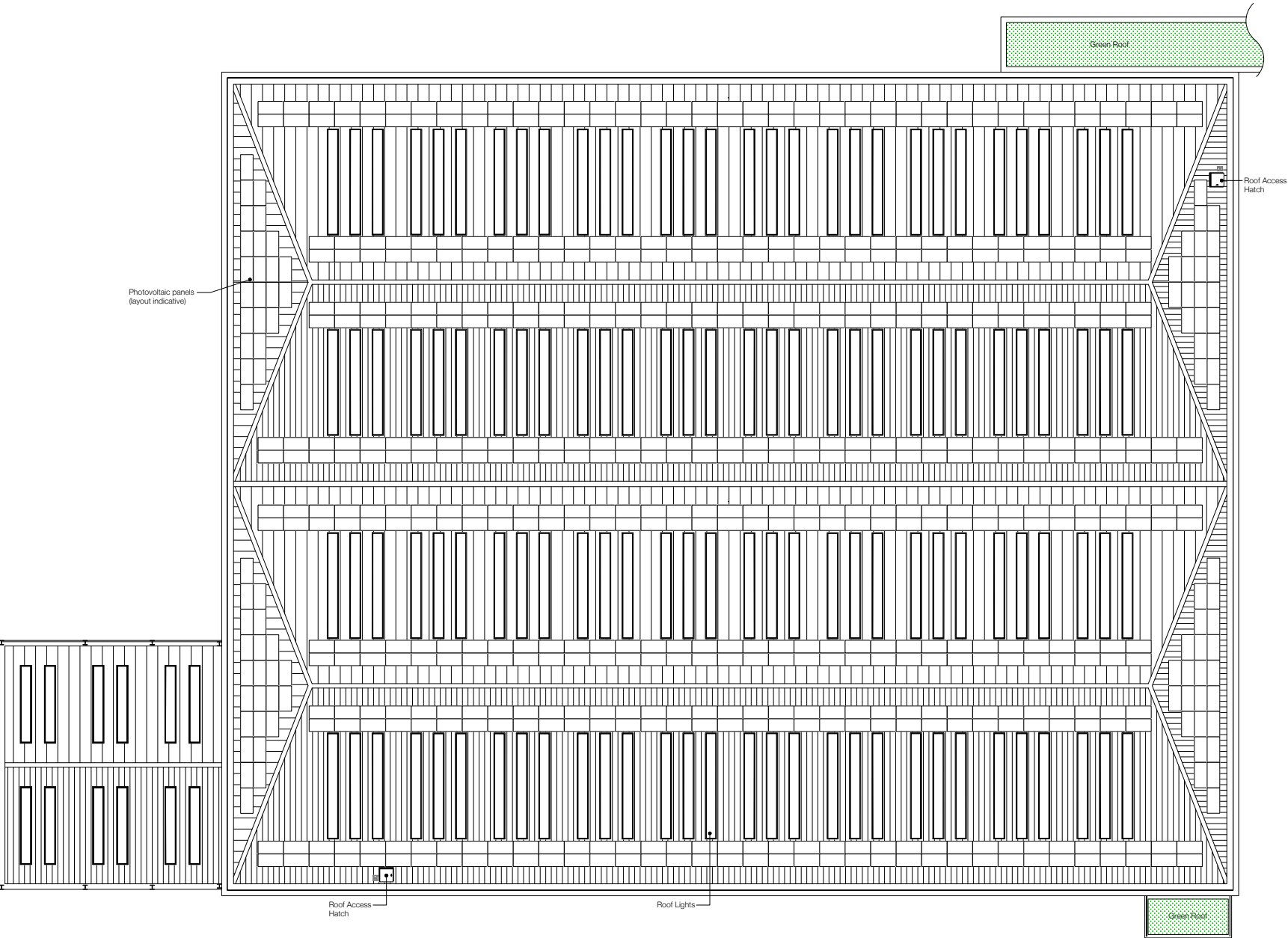
All plant is kept off the warehouse floor by being located above the offices and welfare facilities.

- Key**
- Warehouse floor Area
 - Office use
 - Reception/vertical circulation
 - Welfare
 - Plant

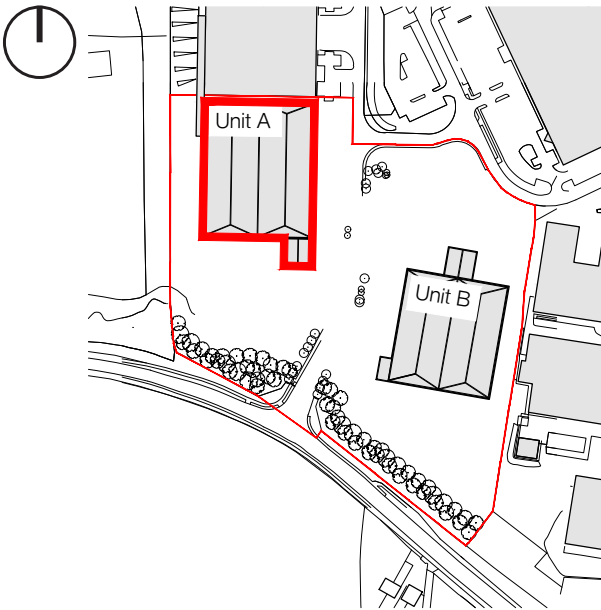


Key Plan

5.4 Unit A - Roof Plan

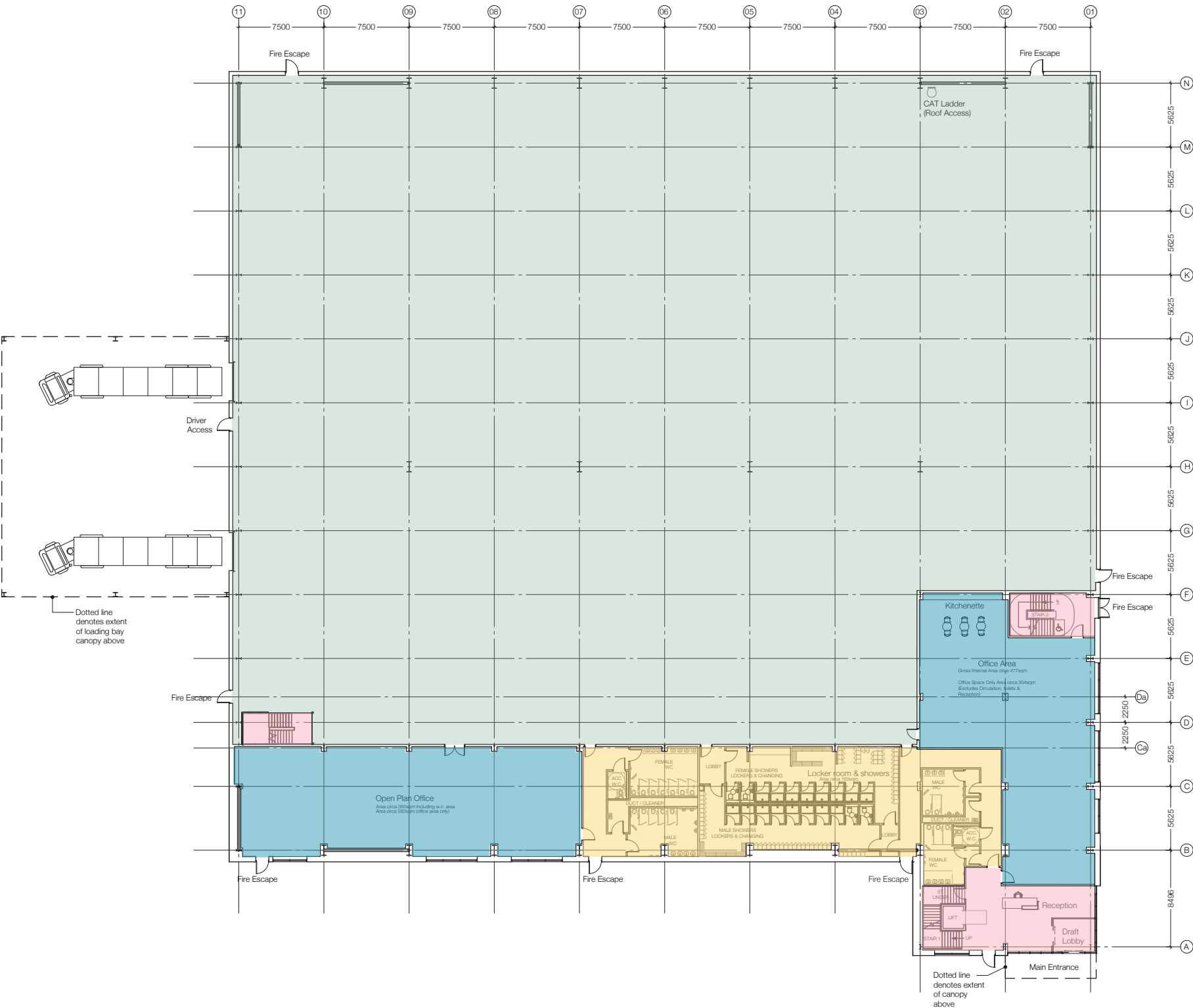


- The roof can be accessed via two maintenance hatches
- A generous amount of roof lights will draw light deep into the plan, reducing energy consumption and helping to maintain the wellbeing of the users.
- Photovoltaic panels will reduce energy consumption.
- The green roofs to the entrance canopy and FLT canopy will add biodiversity and create habitat to what would have otherwise been a normal roof.



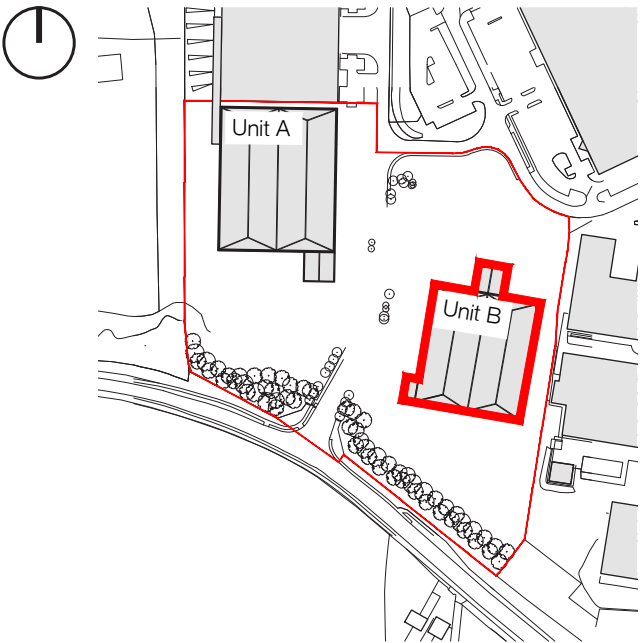
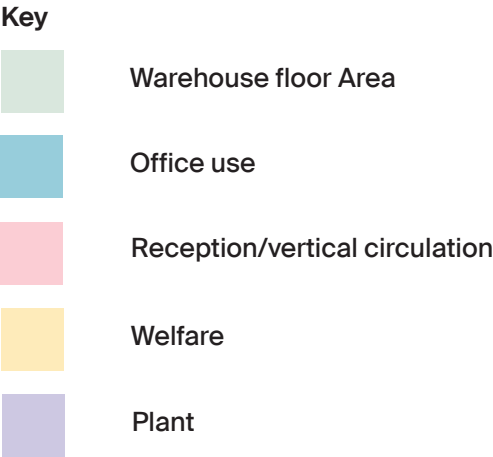
Key Plan

5.5 Unit B- Ground Floor Plan



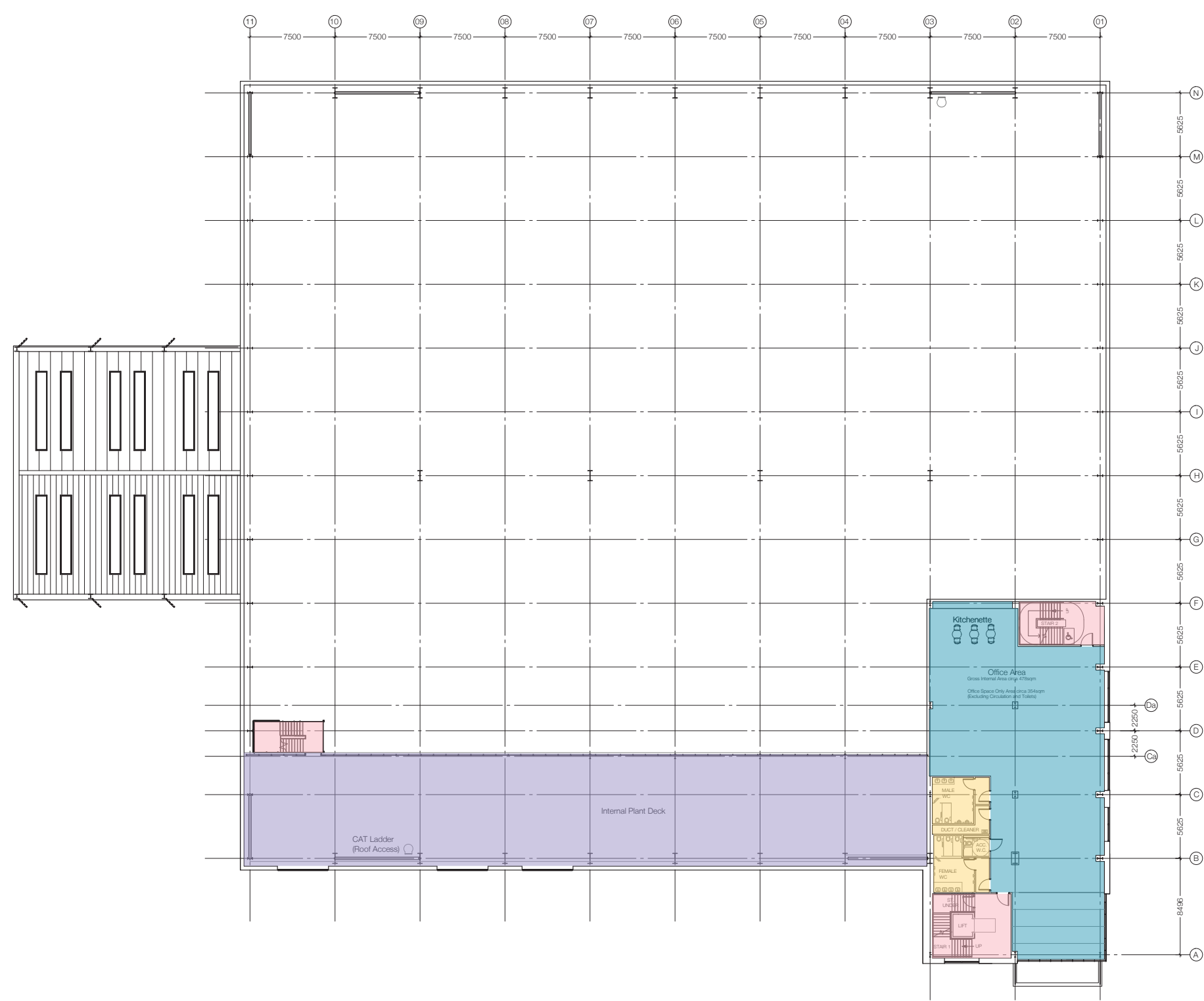
The Unit plan provides:

- Purpose built and well lit head office relocated on site
- Impressive entrance foyer
- Generous welfare facilities
- Open and flexible warehouse floor



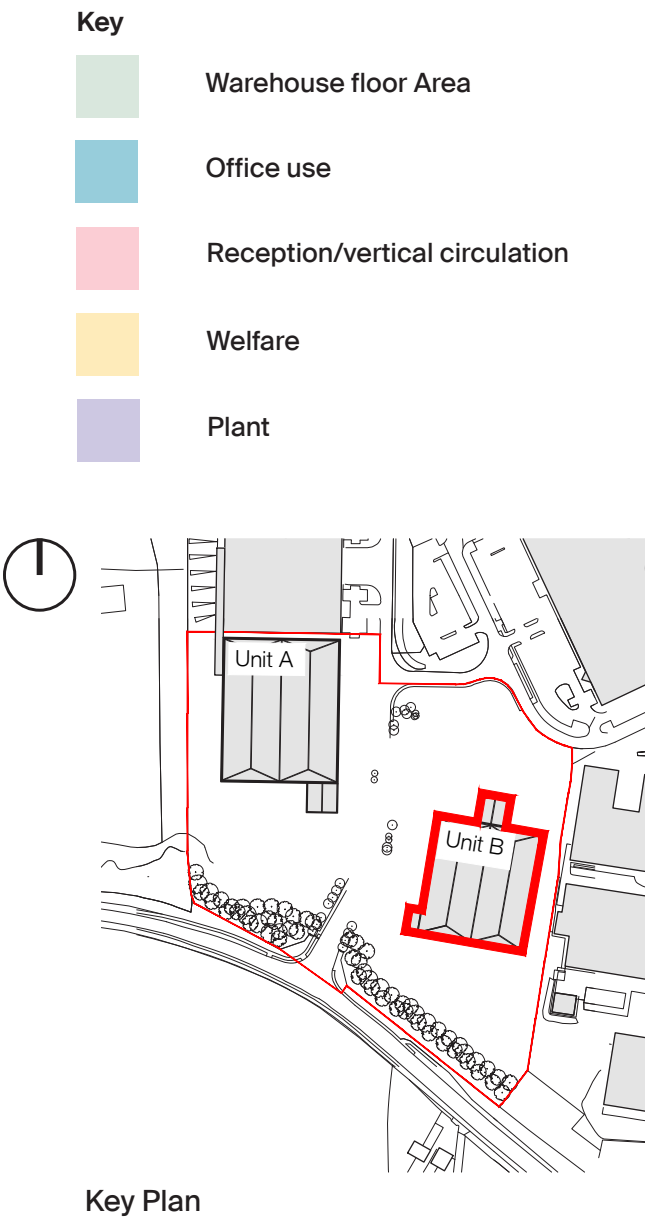
Key Plan

5.6 Unit B- First Floor Plan

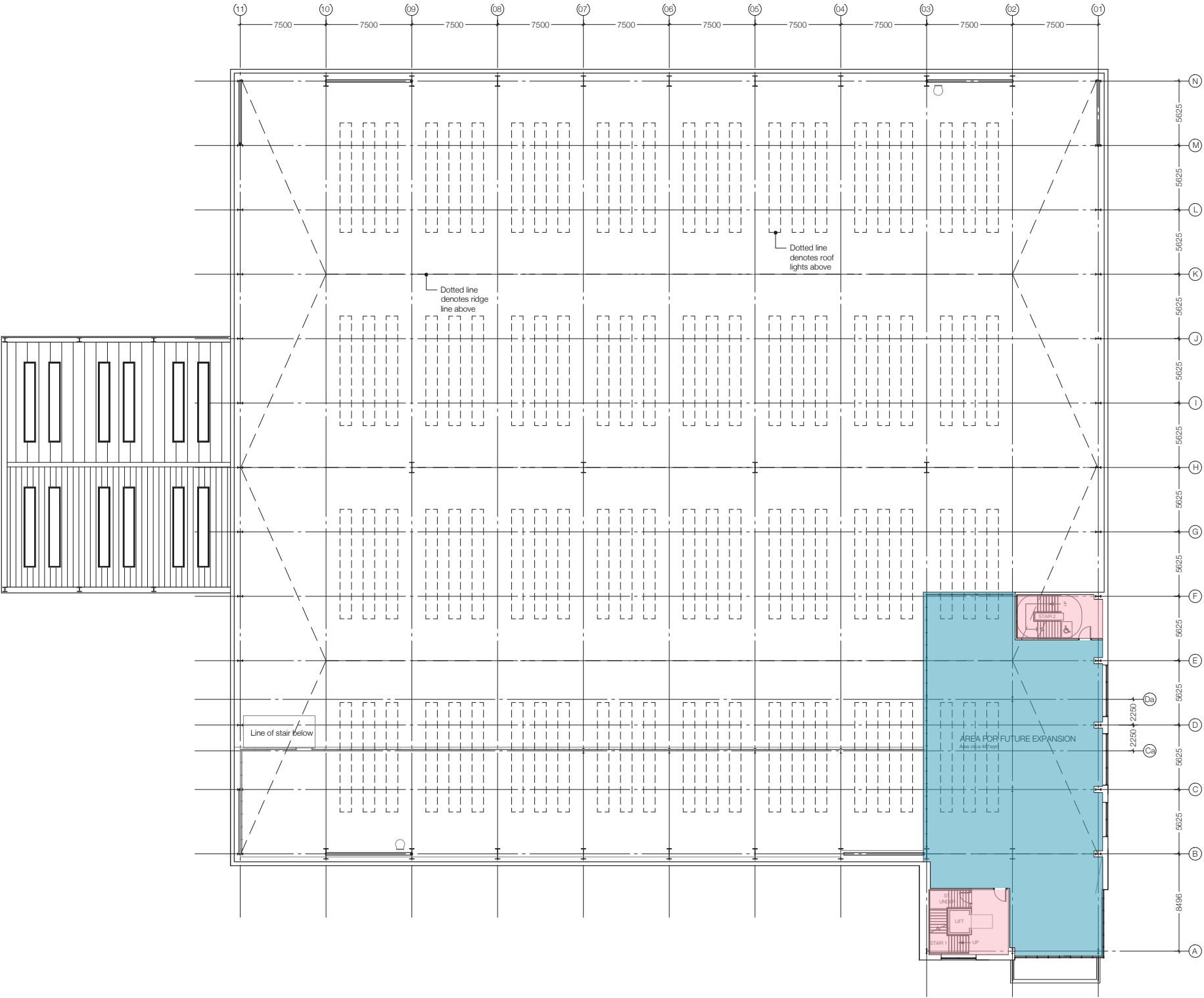


The Unit plan provides:

- Plant confined above general office and welfare facilities
- Well serviced purpose built head office

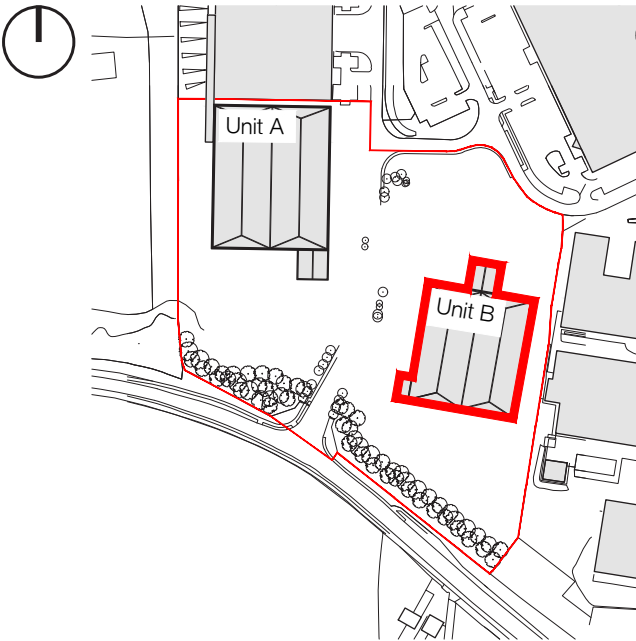


5.7 Unit B- Second Floor Plan



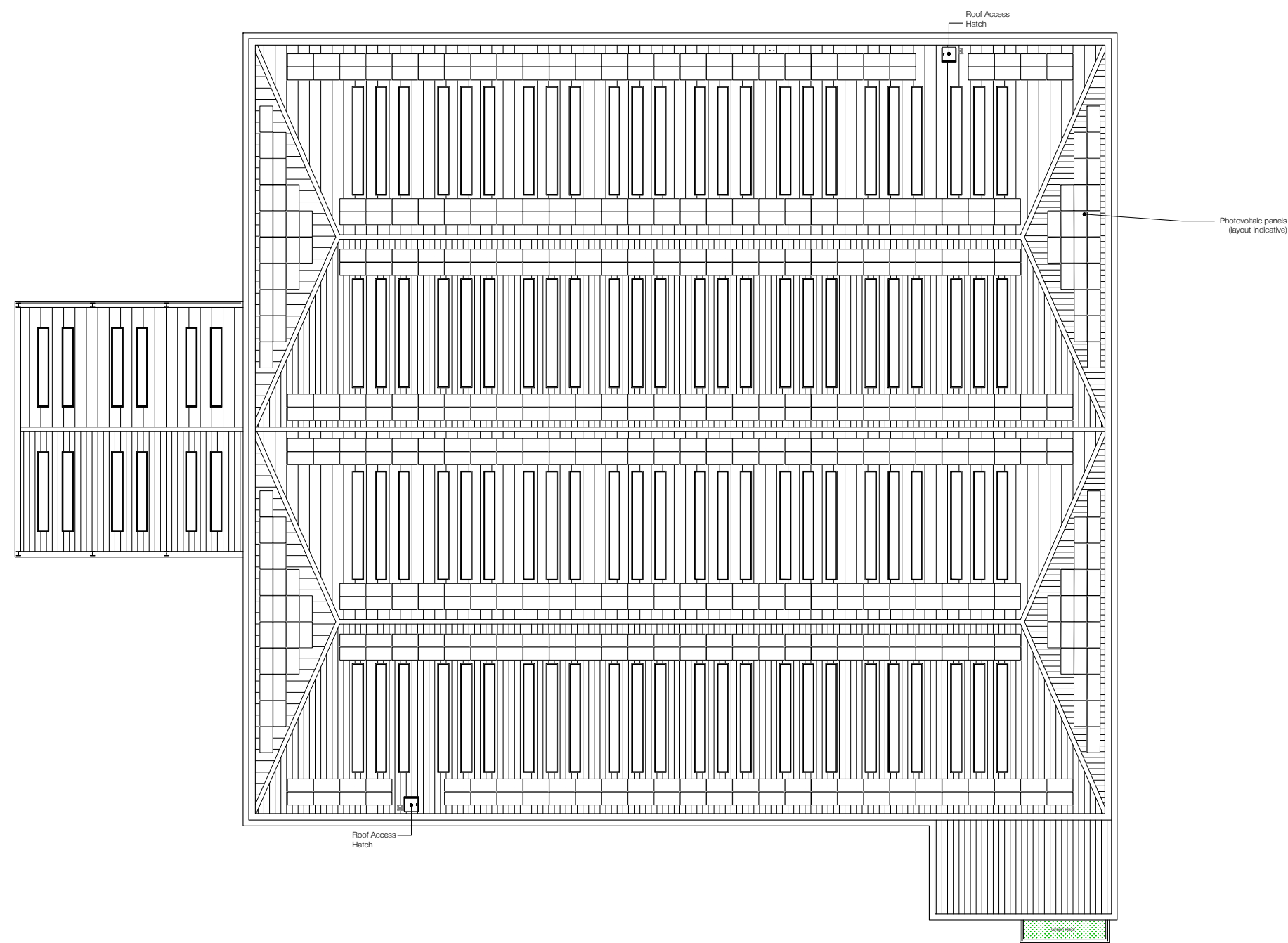
This floor will be fitted out if necessary as the company expands.

- Key**
- Warehouse floor Area
 - Office Expansion Area
 - Reception/vertical circulation
 - Welfare
 - Plant

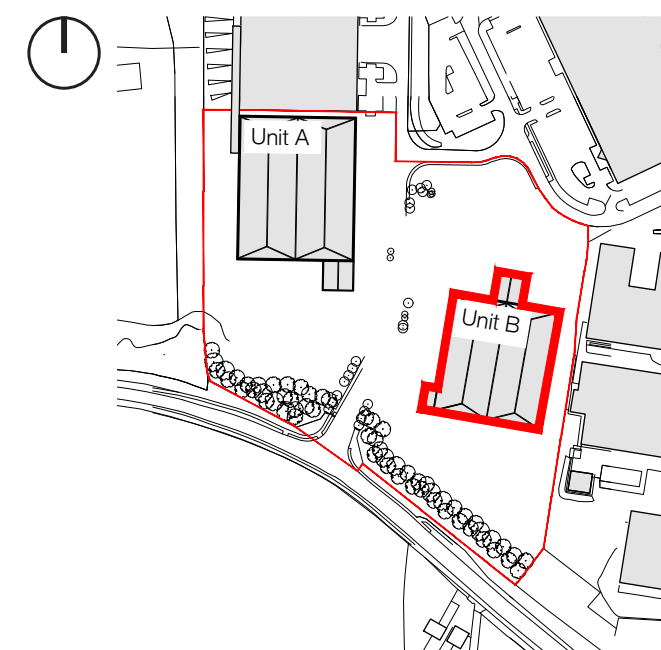


Key Plan

5.8 Unit B - Roof Plan

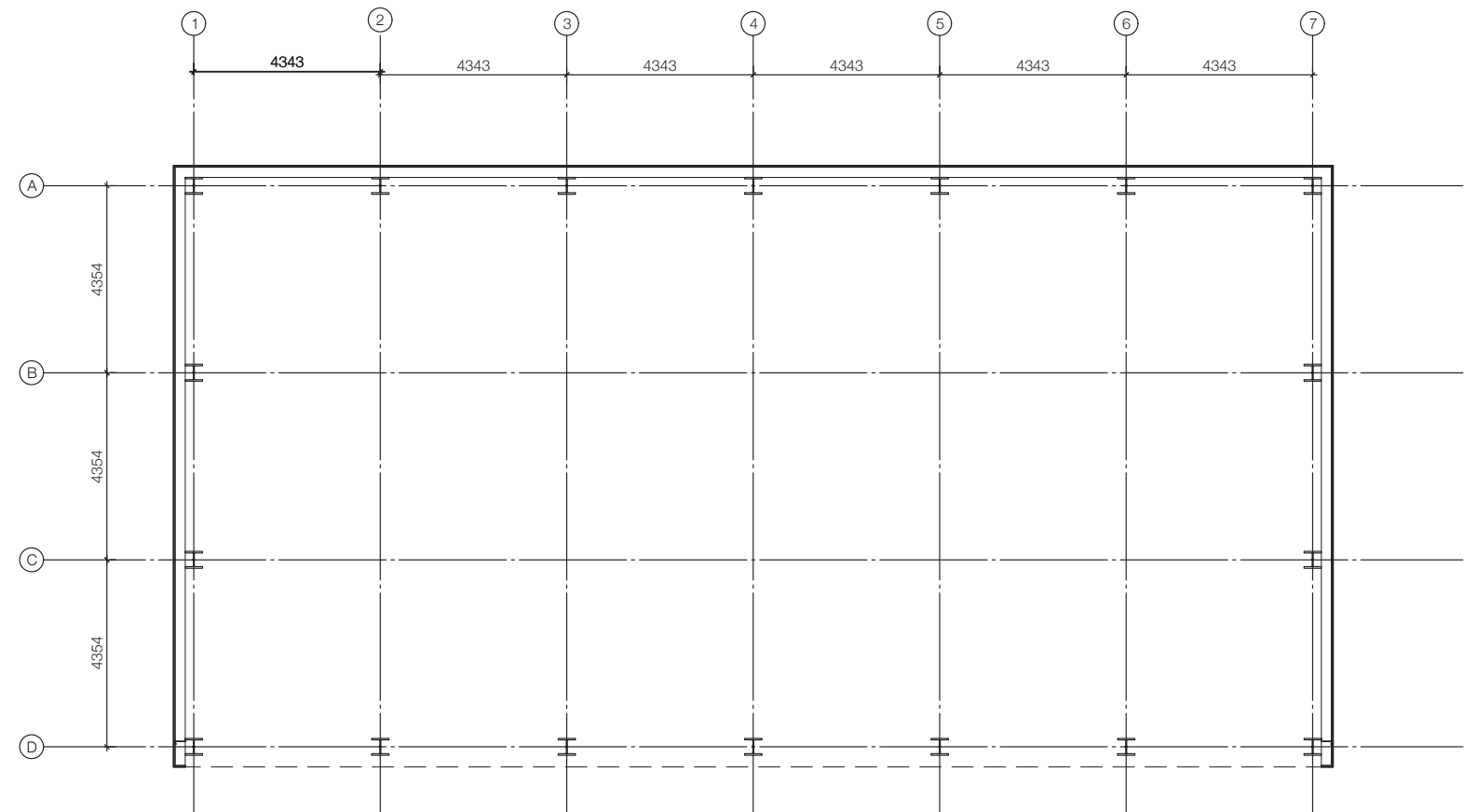


- The roof can be accessed via two maintenance hatches
- A generous amount of roof lights will draw light deep into the plan, reducing energy consumption and helping to maintain the wellbeing of the users.
- Photovoltaic panels will reduce energy consumption.
- The green roof to the entrance canopy will add biodiversity and create habitat to what would have otherwise been a normal roof.

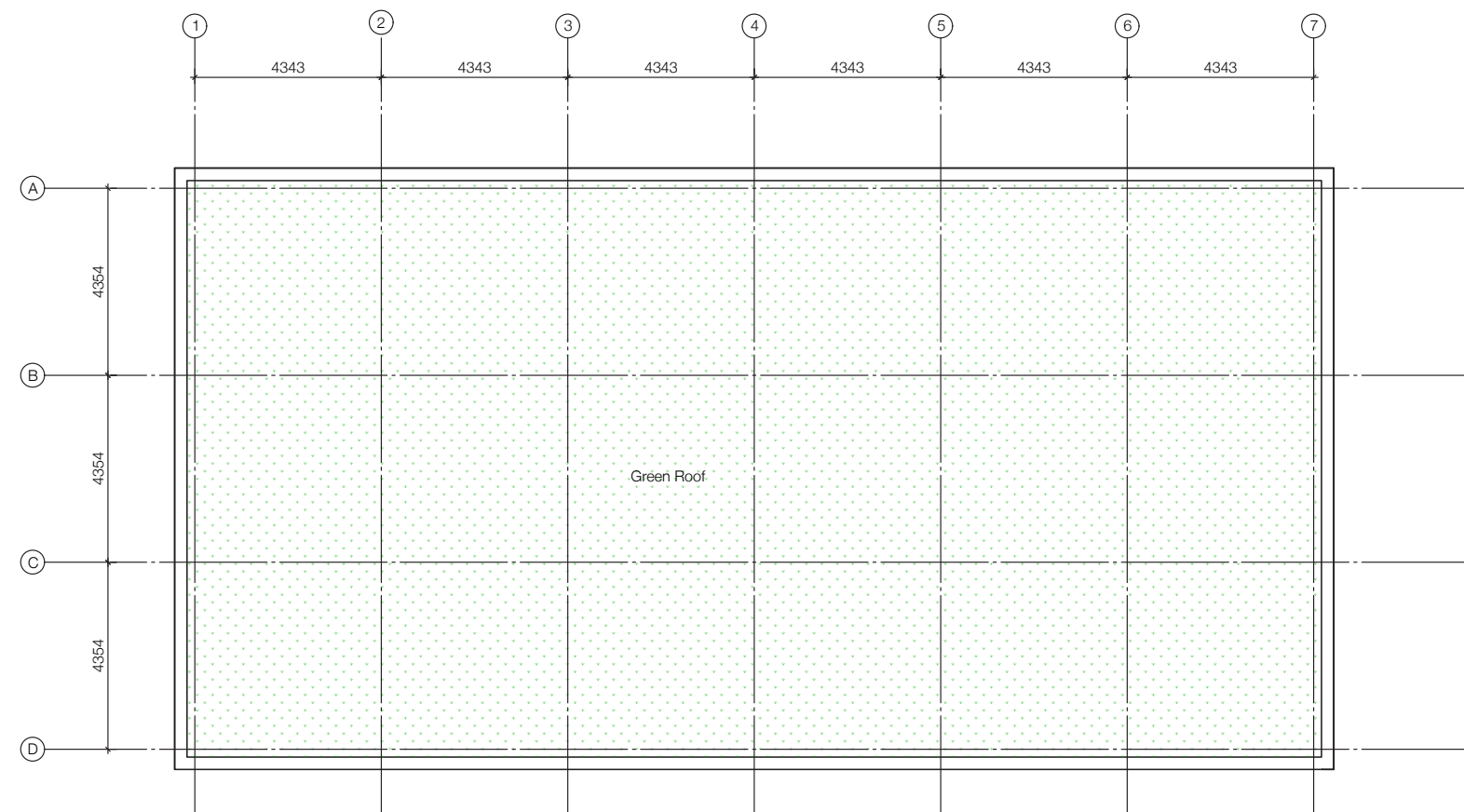


Key Plan

5.9 Pallet Store - Floor Plans



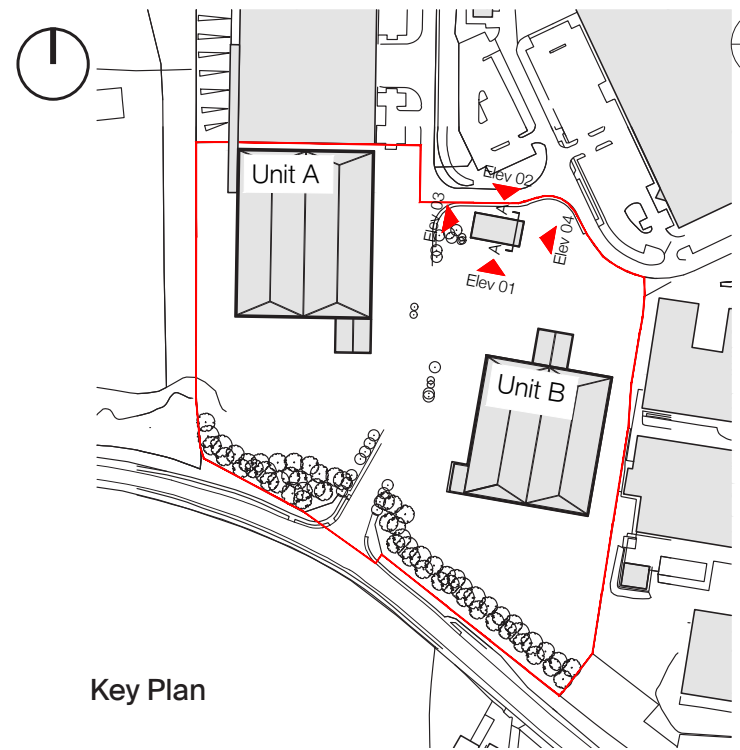
Ground Plan



Roof Plan



Green roof



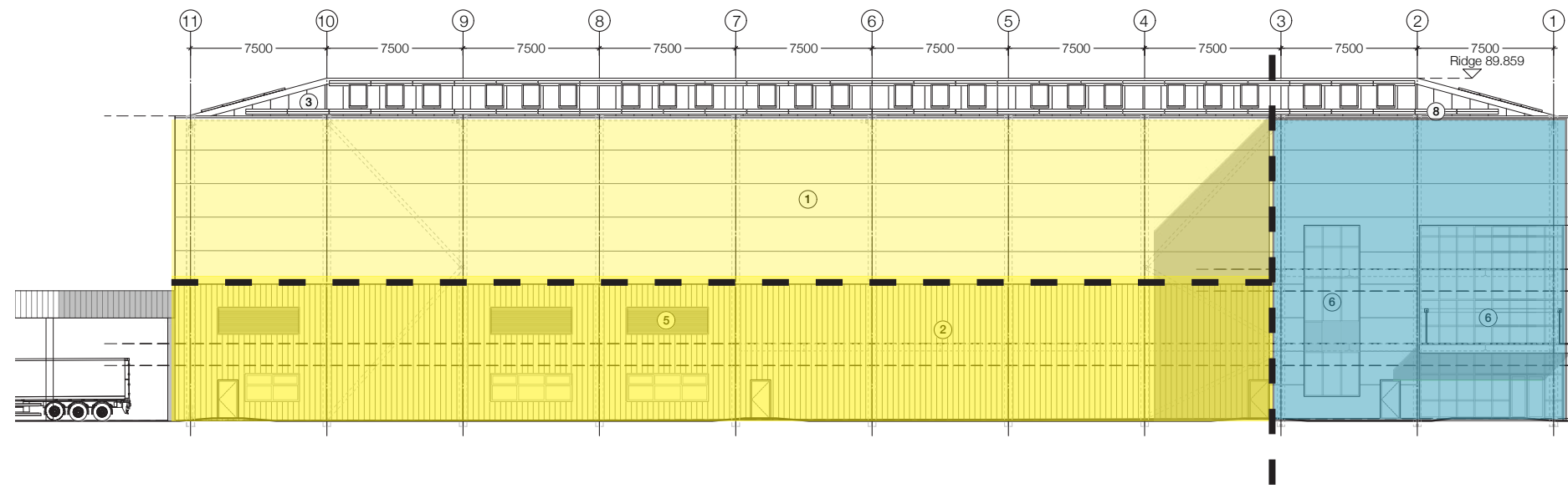
Key Plan

5.10 Elevational concept

As a inherently industrial scheme the function has driven a utilitarian approach to not only the plans but the elevations.

We have broken up the face of the elevations by clearly delineating between the industrial and corporate functions, with the elevations reflecting this, the public facing components being taken up with ribbon windows, curtain walling and crisply finished PPC cladding in line with the client’s aspirations for the company as a whole. The lower elements of the warehouses proper having a more robust industrial aesthetic of profiled metal cladding, eluding to the function within.

Due to the size and scale of the units we have chosen to break them up roughly midway with PPC cladding which provides a quality finish to the units projecting a confident, clean facility.



Key

	Public facing/offices
	Industrial function (Upper)
	Industrial Function (Lower)



Above is the existing Solidor facility at Stoke-on-Trent which is the sister facility to our Premdor scheme, it was important to the client that both facilities should have a certain level of aesthetic consistency to project a modern outward looking company.

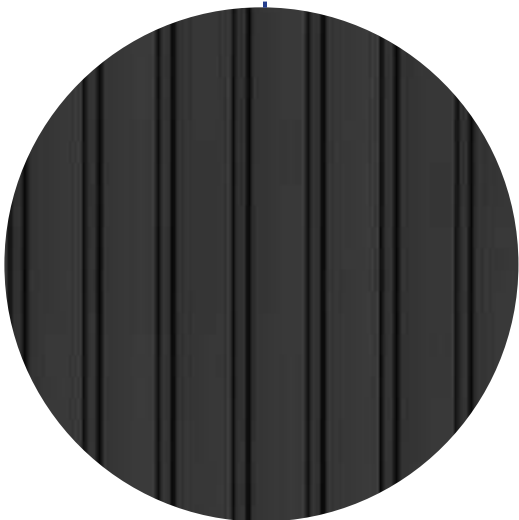
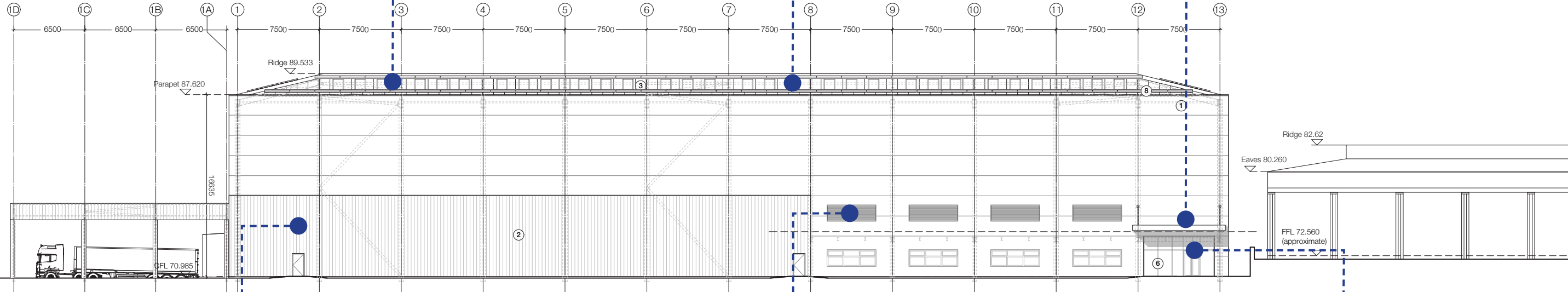
Roof Lights



Metal profiled roof



Green roof to entrance canopy



Metal Profiled cladding

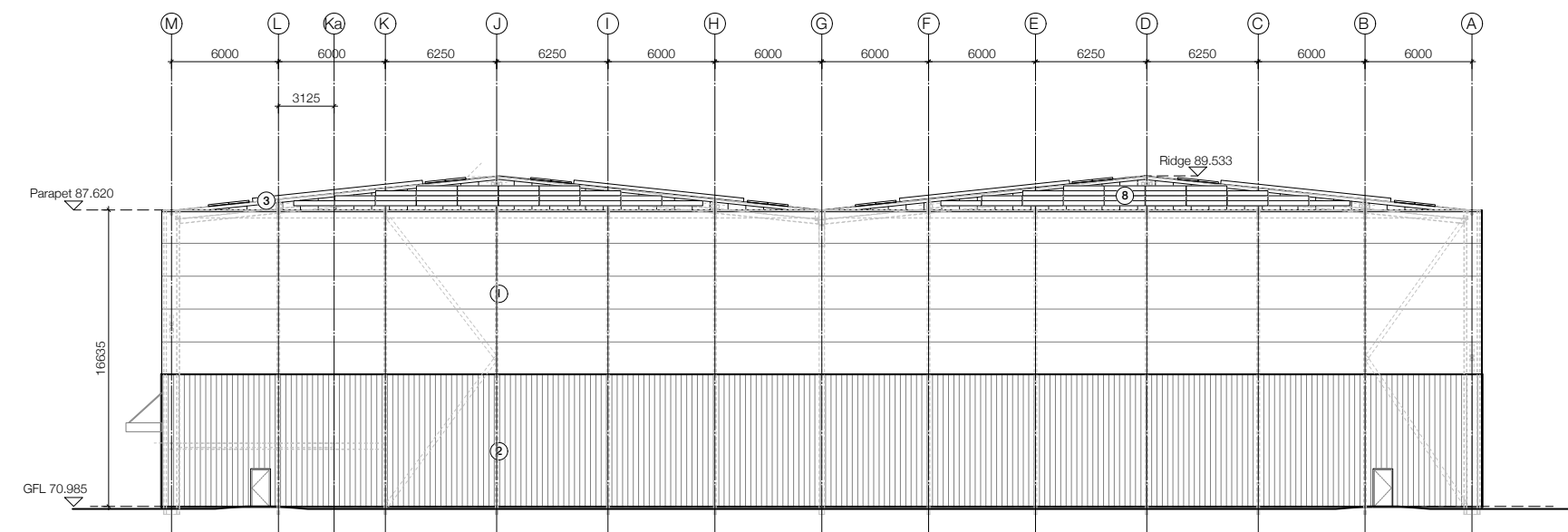


Metal louvres

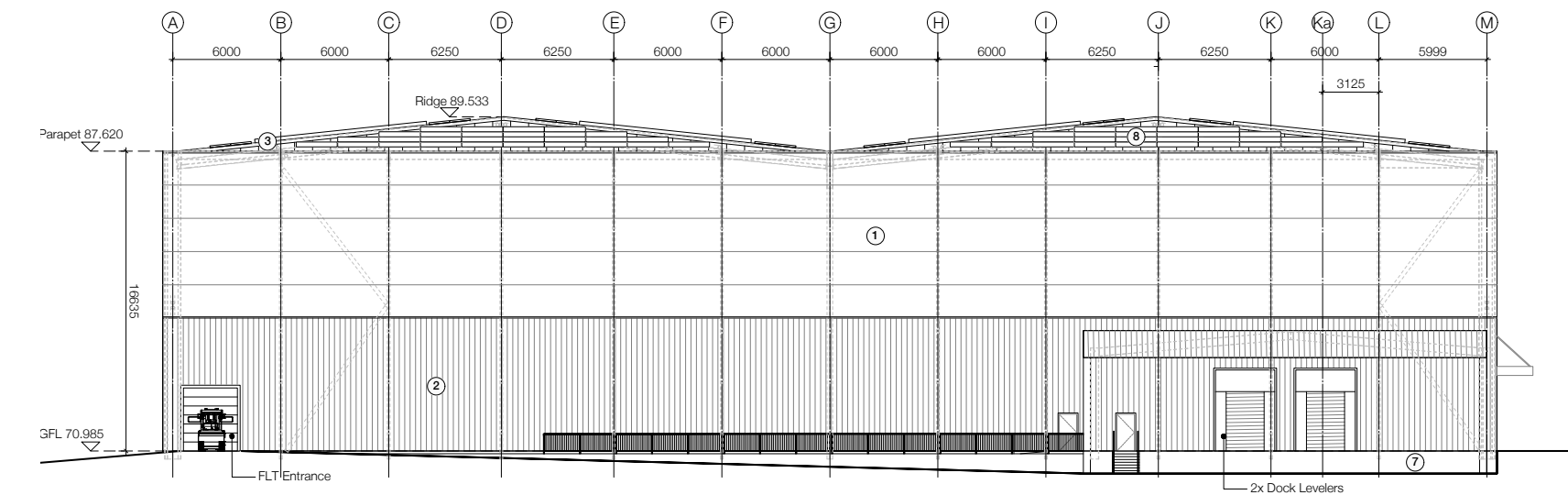


Profiled curtain wall

5.12 Unit A North & South Elevations

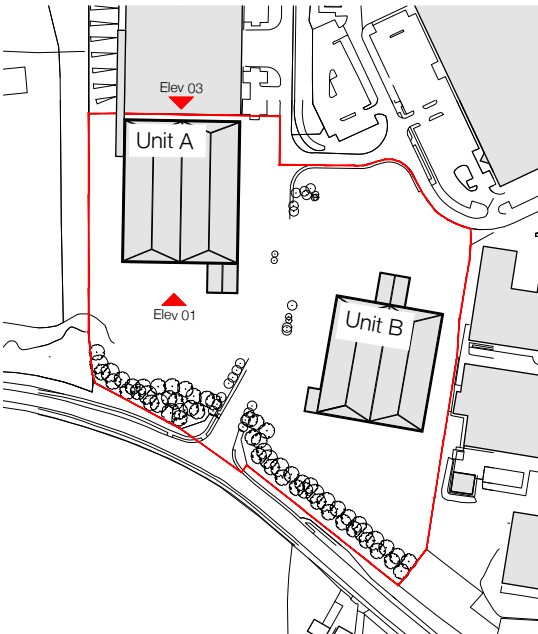


North Elevation



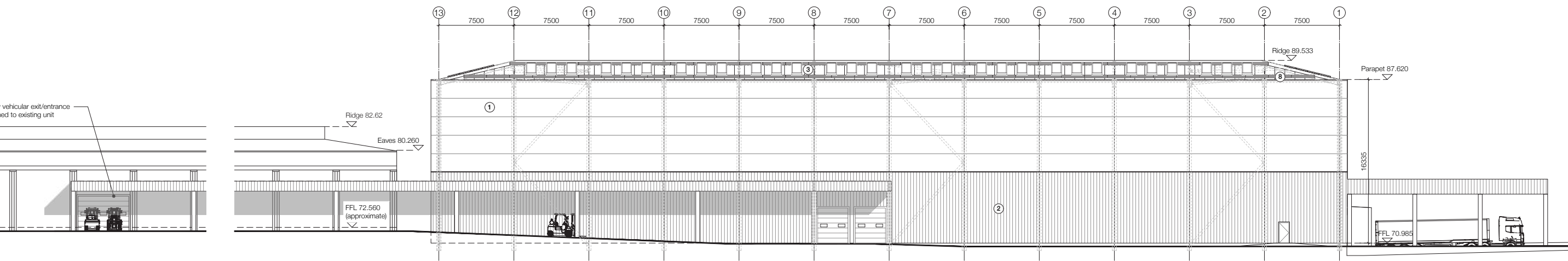
South Elevation

- Key
- ① Metal Cladding Panels, Colour: TBC
 - ② Metal Profiled Cladding, Colour: TBC
 - ③ Metal Profiled Roof, Colour: TBC
 - ④ Metal Clad Solar Wall, Colour: TBC
 - ⑤ Metal Louvres, Colour: TBC
 - ⑥ Curtain Walling, Frame Colour: TBC
 - ⑦ Concrete
 - ⑧ Photovoltaic Panels

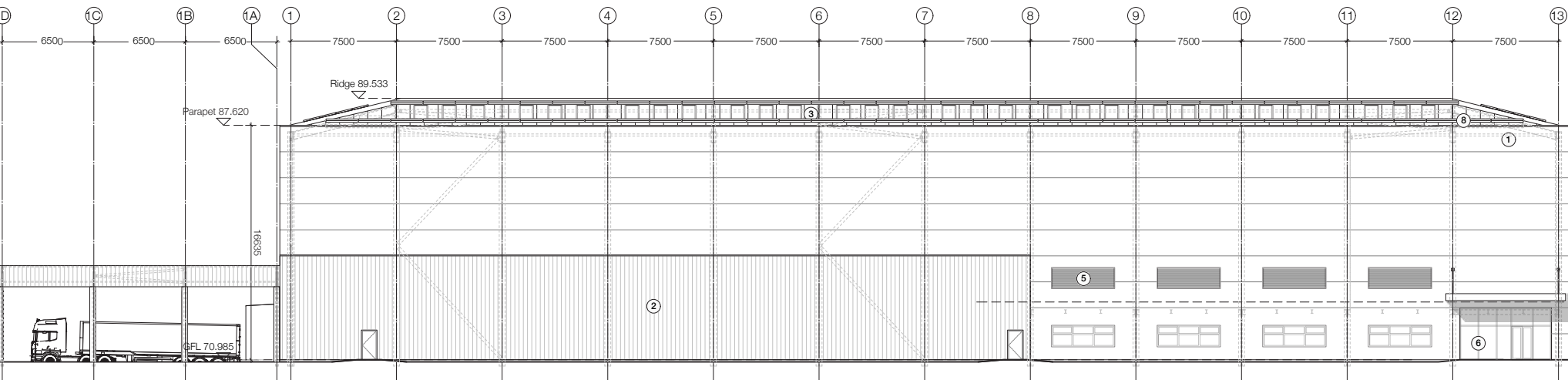


Key Plan

5.13 Unit A - West & East Elevations

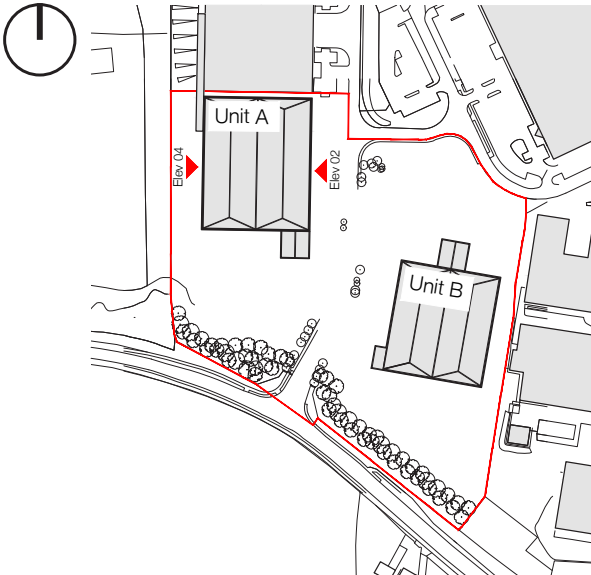
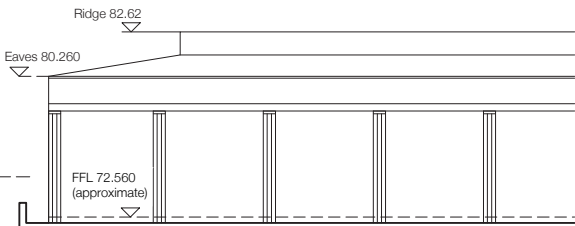


West Elevation



East Elevation

Key Plan
Scale - 1:2500

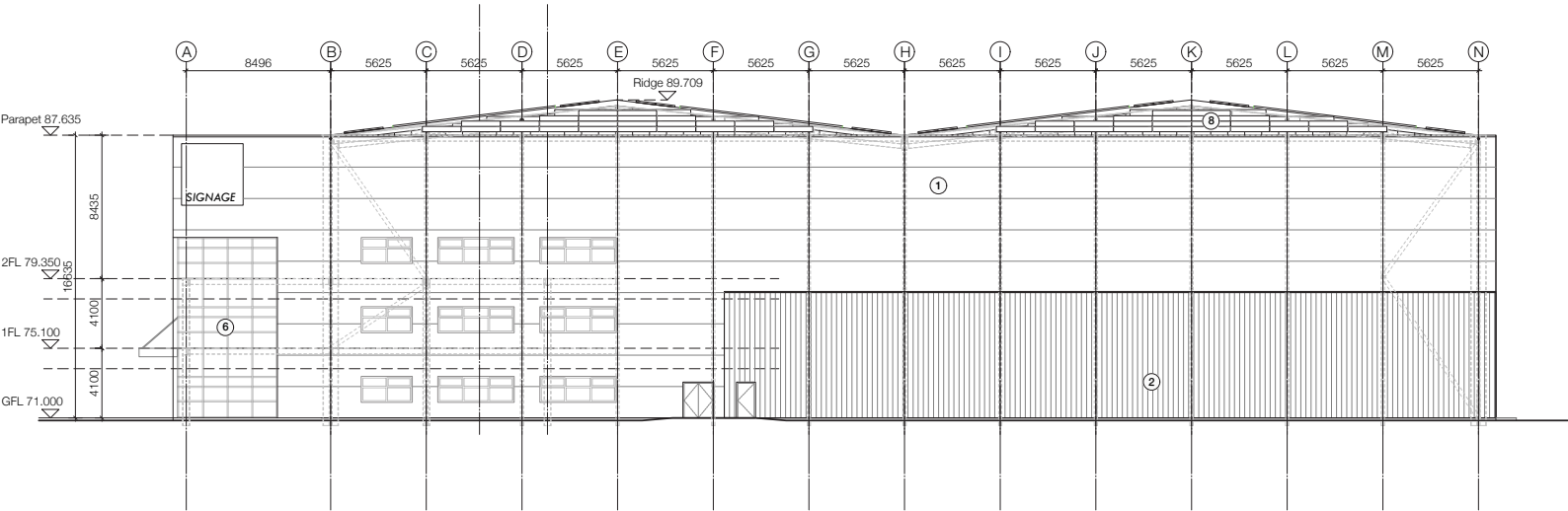


Key Plan

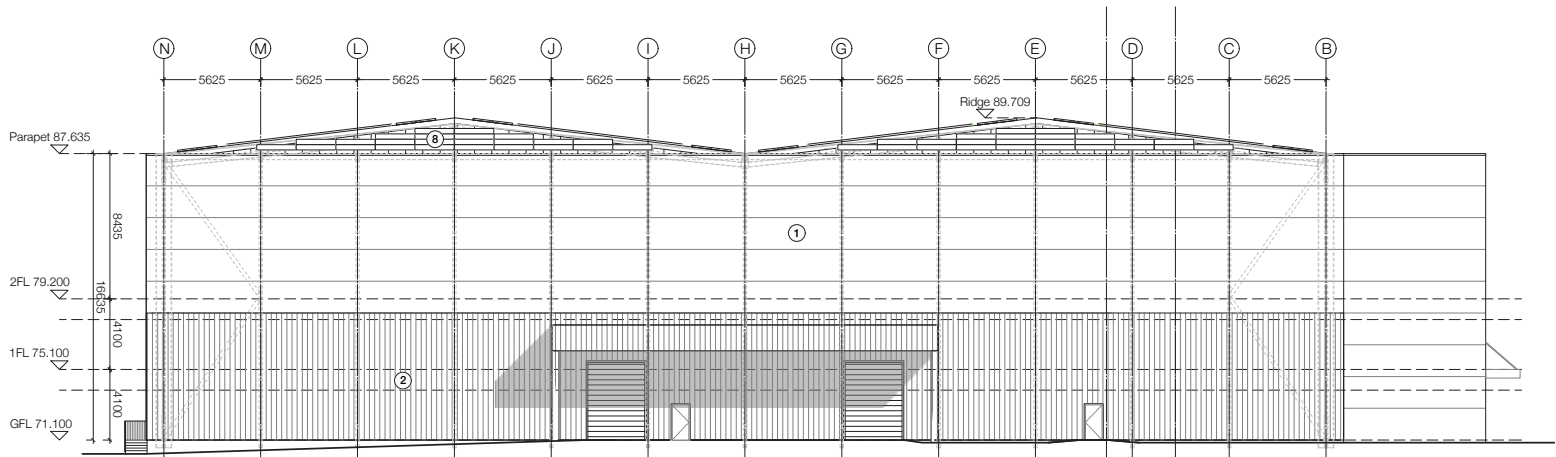
Key

- ① Metal Cladding Panels, Colour: TBC
- ② Metal Profiled Cladding, Colour: TBC
- ③ Metal Profiled Roof, Colour: TBC
- ④ Metal Clad Solar Wall, Colour: TBC
- ⑤ Metal Louvres, Colour: TBC
- ⑥ Curtain Walling, Frame Colour: TBC
- ⑦ Concrete
- ⑧ Photovoltaic Panels

5.14 Unit B - North & South Elevations

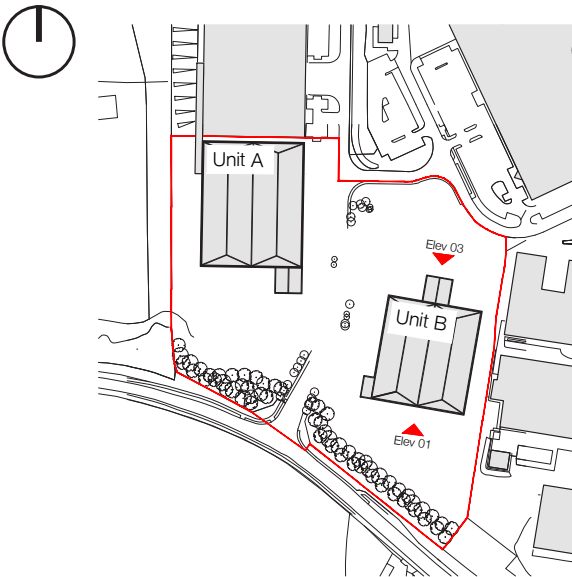


South Elevation



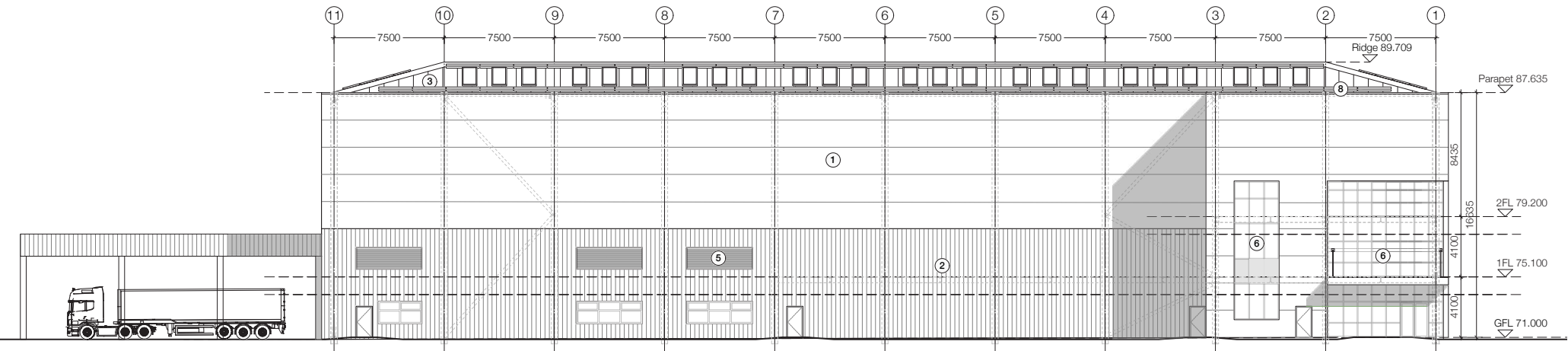
North Elevation

- Key
- 1 Metal Cladding Panels, Colour: TBC
 - 2 Metal Profiled Cladding, Colour: TBC
 - 3 Metal Profiled Roof, Colour: TBC
 - 4 Metal Clad Solar Wall, Colour: TBC
 - 5 Metal Louvres, Colour: TBC
 - 6 Curtain Walling, Frame Colour: TBC
 - 7 Concrete
 - 8 Photovoltaic Panels

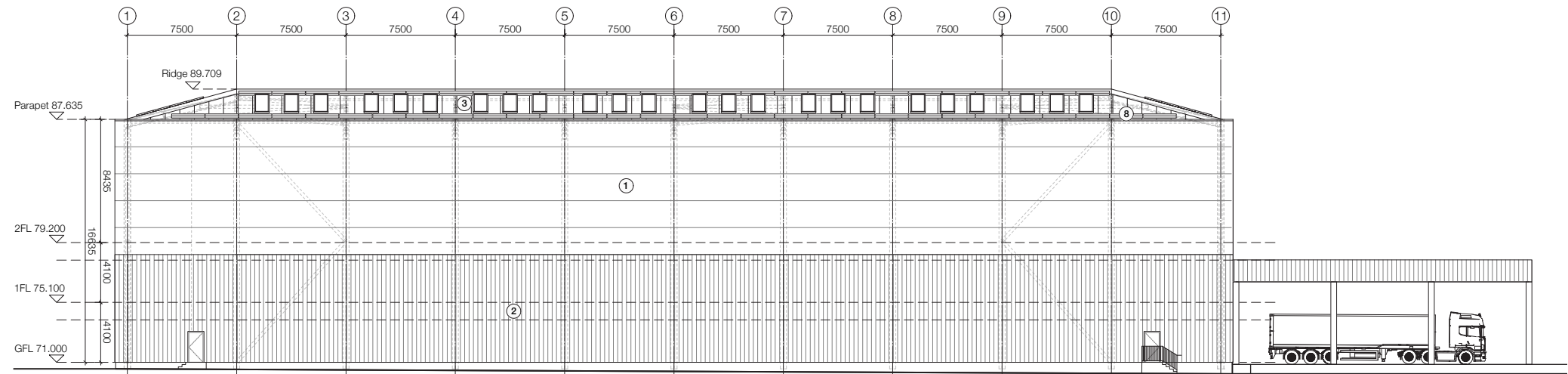


Key Plan

5.15 Unit B - West & East Elevations

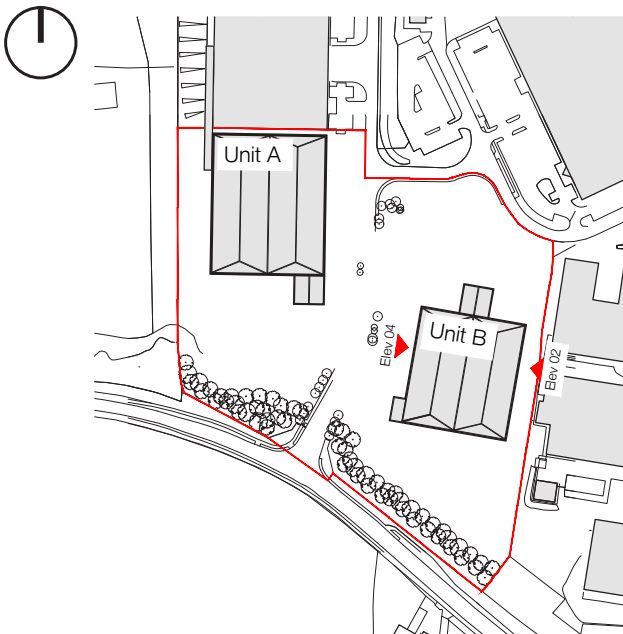


West Elevation



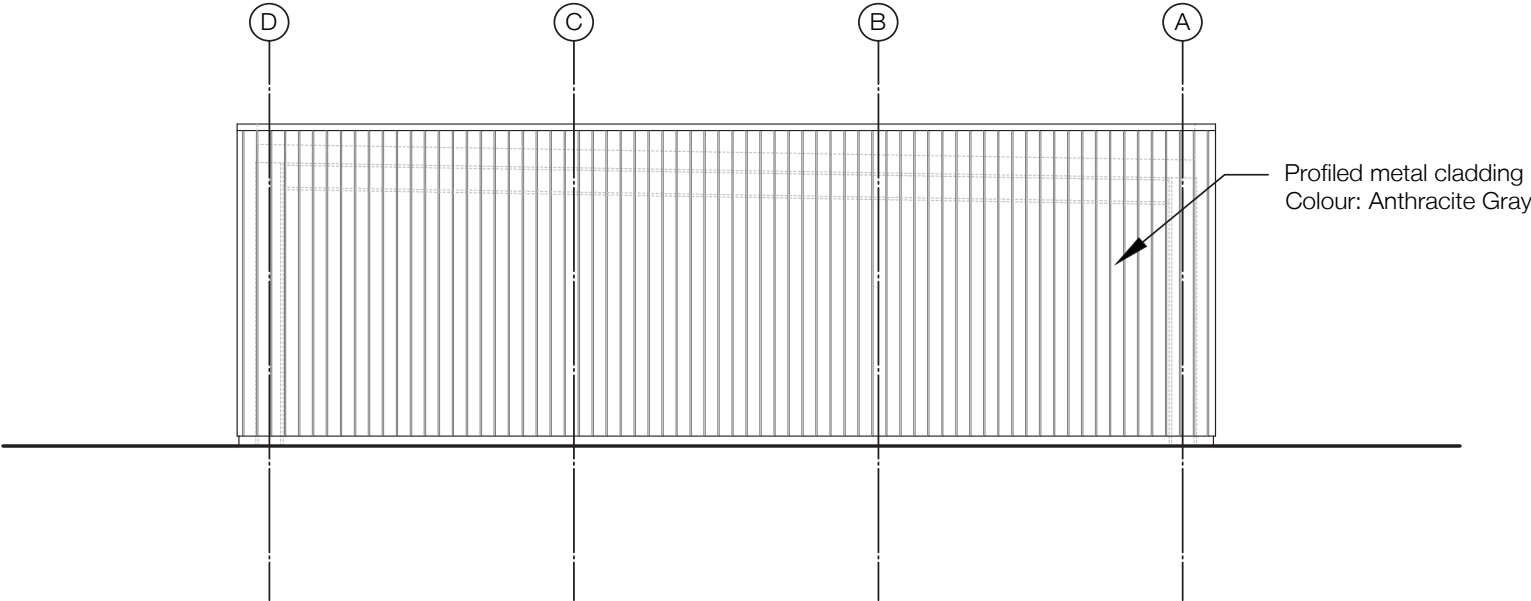
East Elevation

- Key
- ① Metal Cladding Panels, Colour: TBC
 - ② Metal Profiled Cladding, Colour: TBC
 - ③ Metal Profiled Roof, Colour: TBC
 - ④ Metal Clad Solar Wall, Colour: TBC
 - ⑤ Metal Louvres, Colour: TBC
 - ⑥ Curtain Walling, Frame Colour: TBC
 - ⑦ Concrete
 - ⑧ Photovoltaic Panels

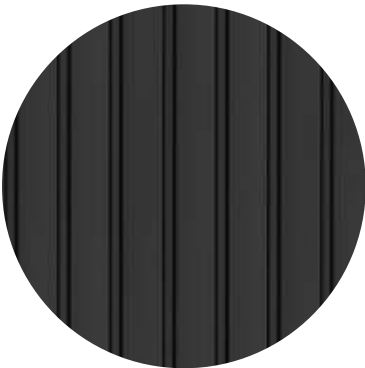


Key Plan

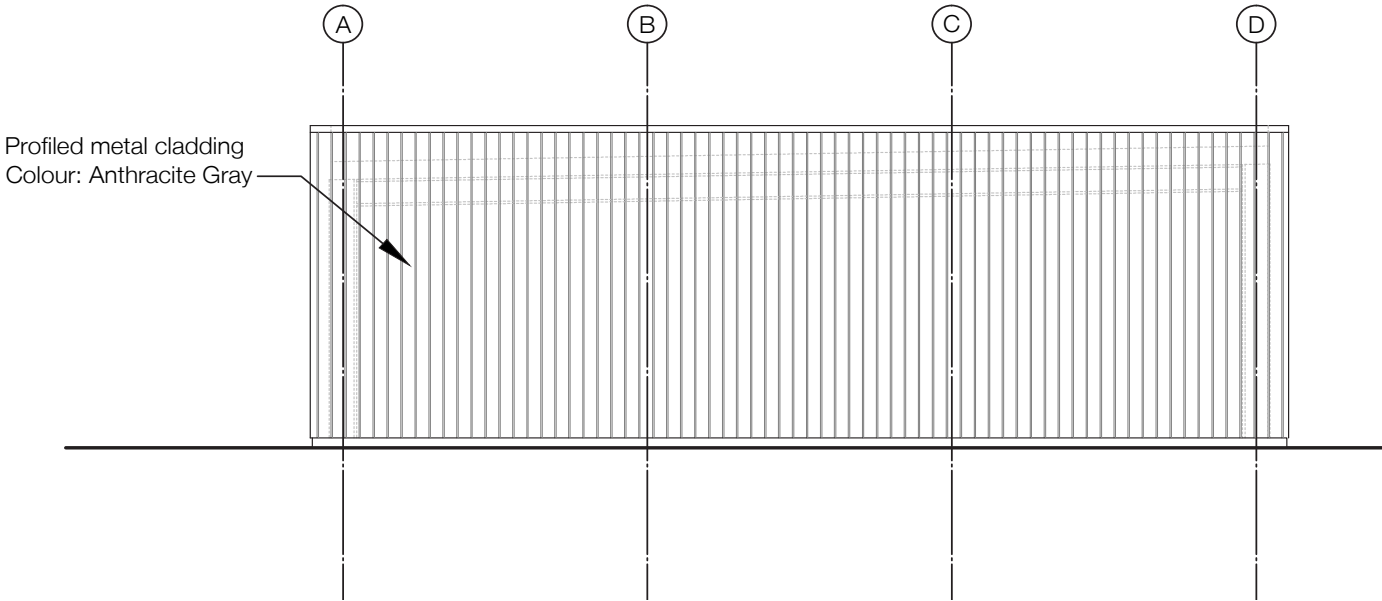
5.16 Pallet Store - West & East Elevations



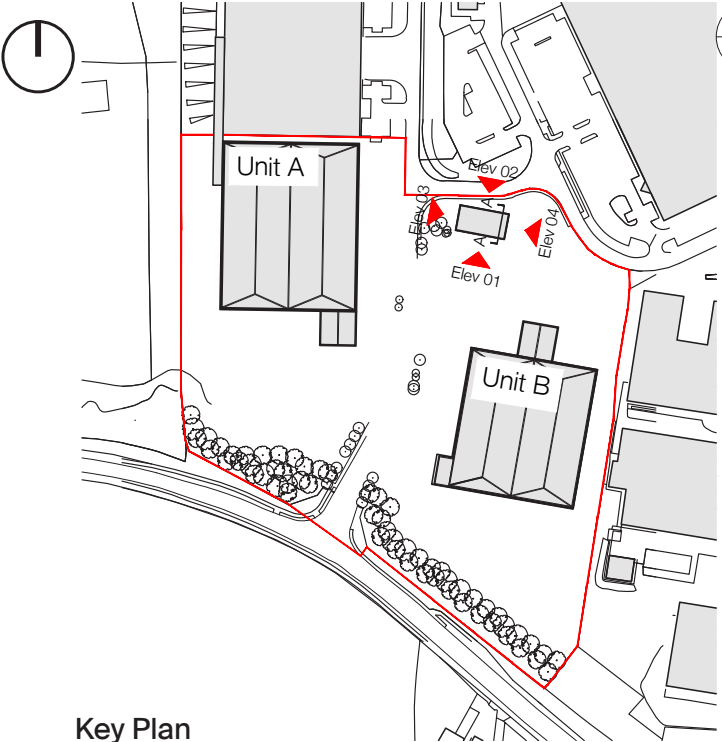
East Elevation



Metal Profiled cladding

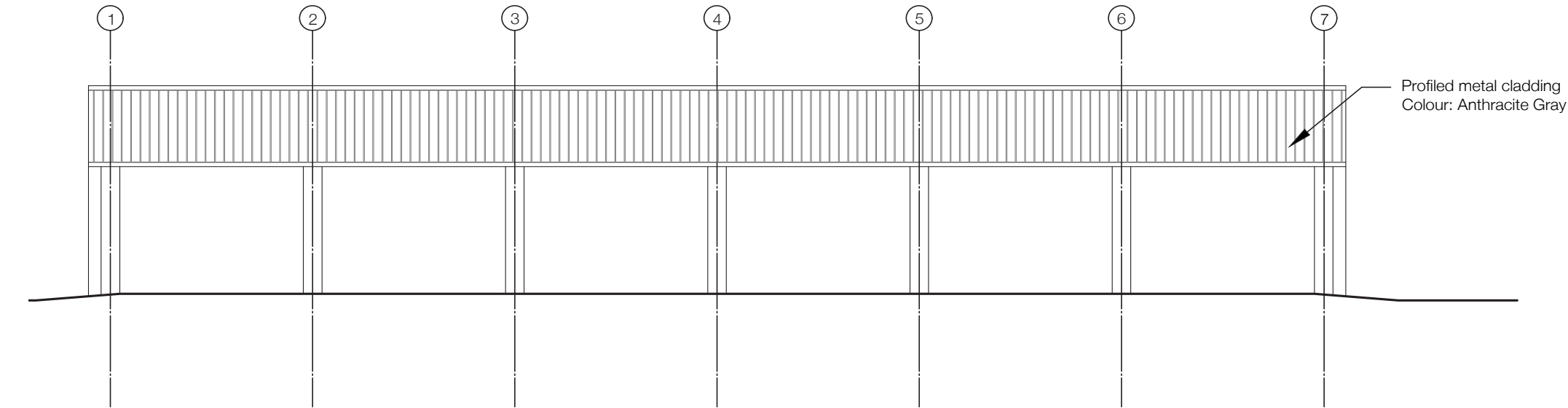


West Elevation

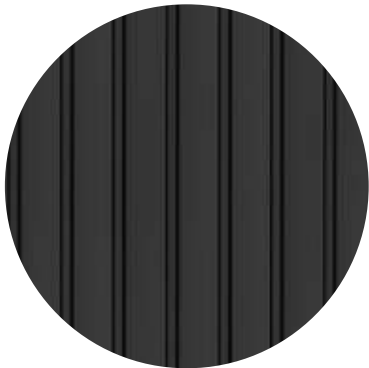


Key Plan

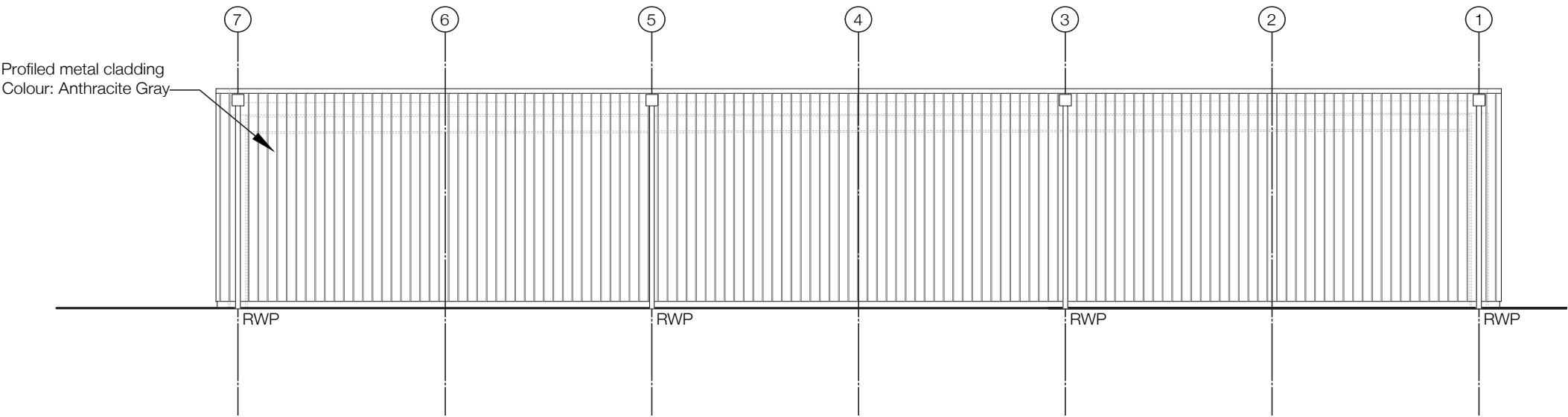
5.17 Pallet Store - North & South Elevations



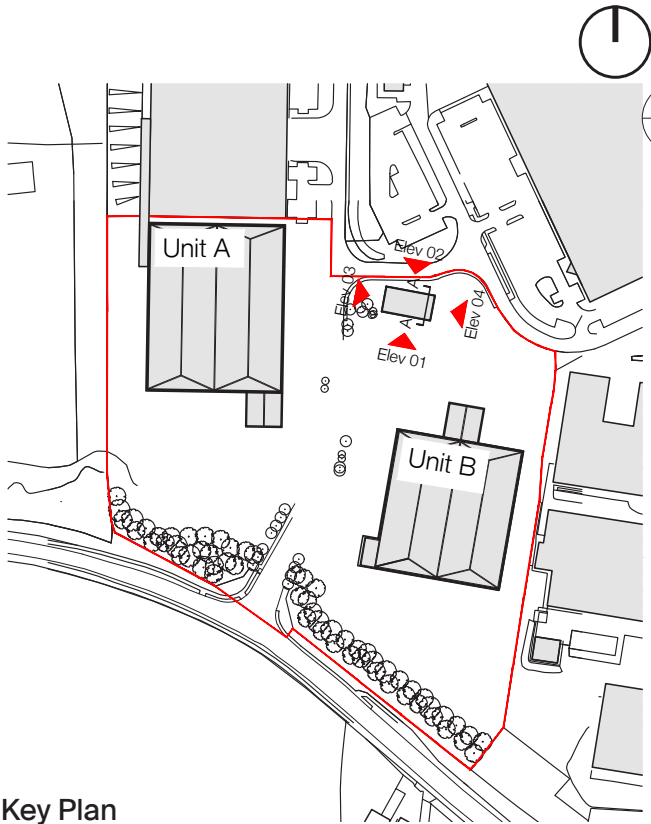
North Elevation



Metal Profiled cladding



South Elevation



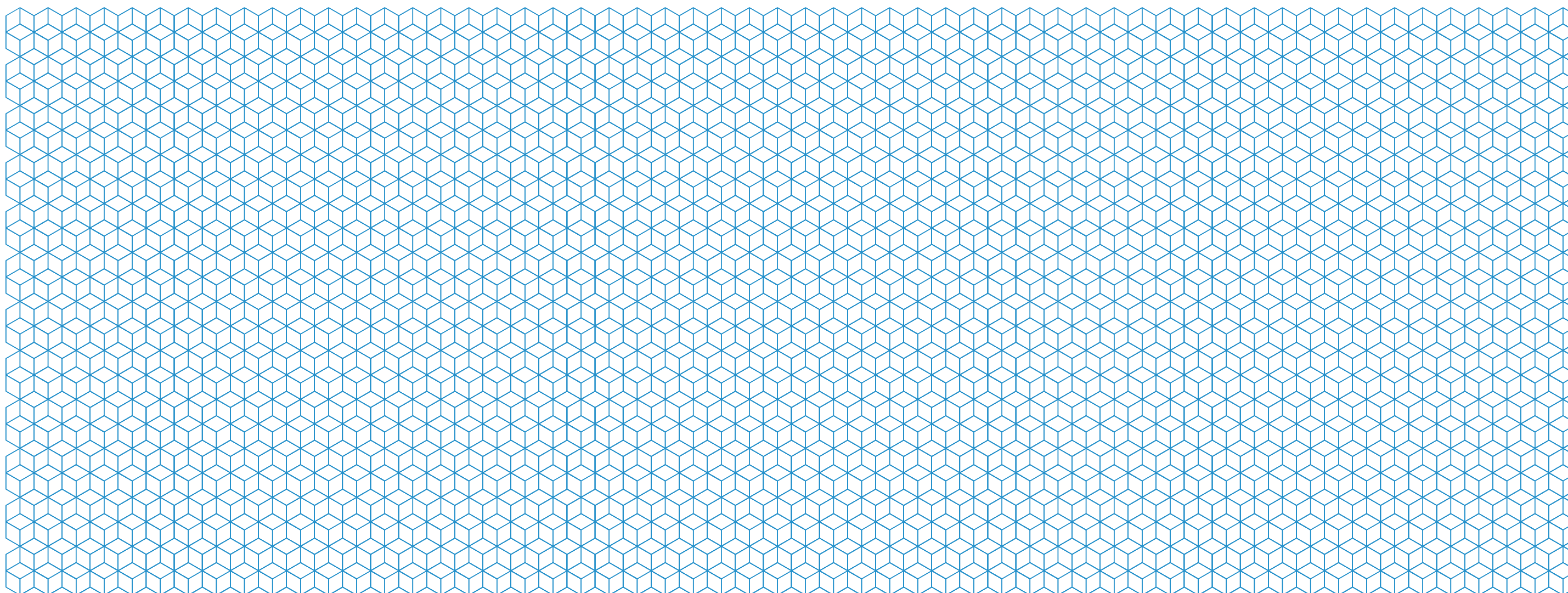
Key Plan





6.0

Landscape Proposals



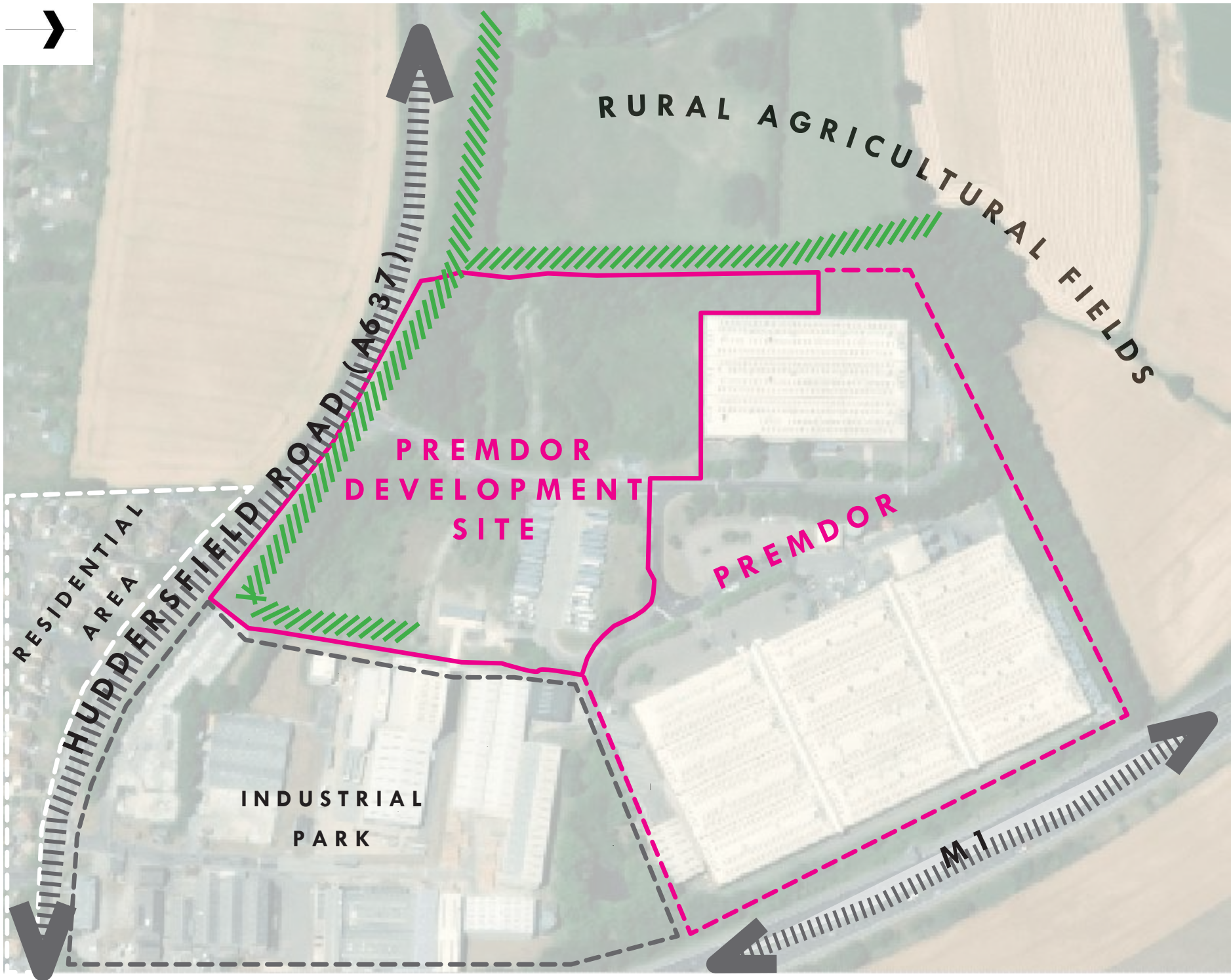
6.1 The Idea and Vision

The Site

The site, located just off Huddersfield Road is adjacent Premdor’s existing manufacturing site. The development site itself is partially wooded with broadleafed tree cover to the north and west, whilst existing hardstanding for lorries is to the east ties closely in with the character of the Premdor site to the east.

The character to the north is predominantly rural with agricultural land and historical field boundaries, whilst in the south the land use is predominantly industrial.

Levels across the site start high on the western boundary and bank down steeply to the east with a total level change of circa 10m.



6.2 Placemaking Principles

Concept Development

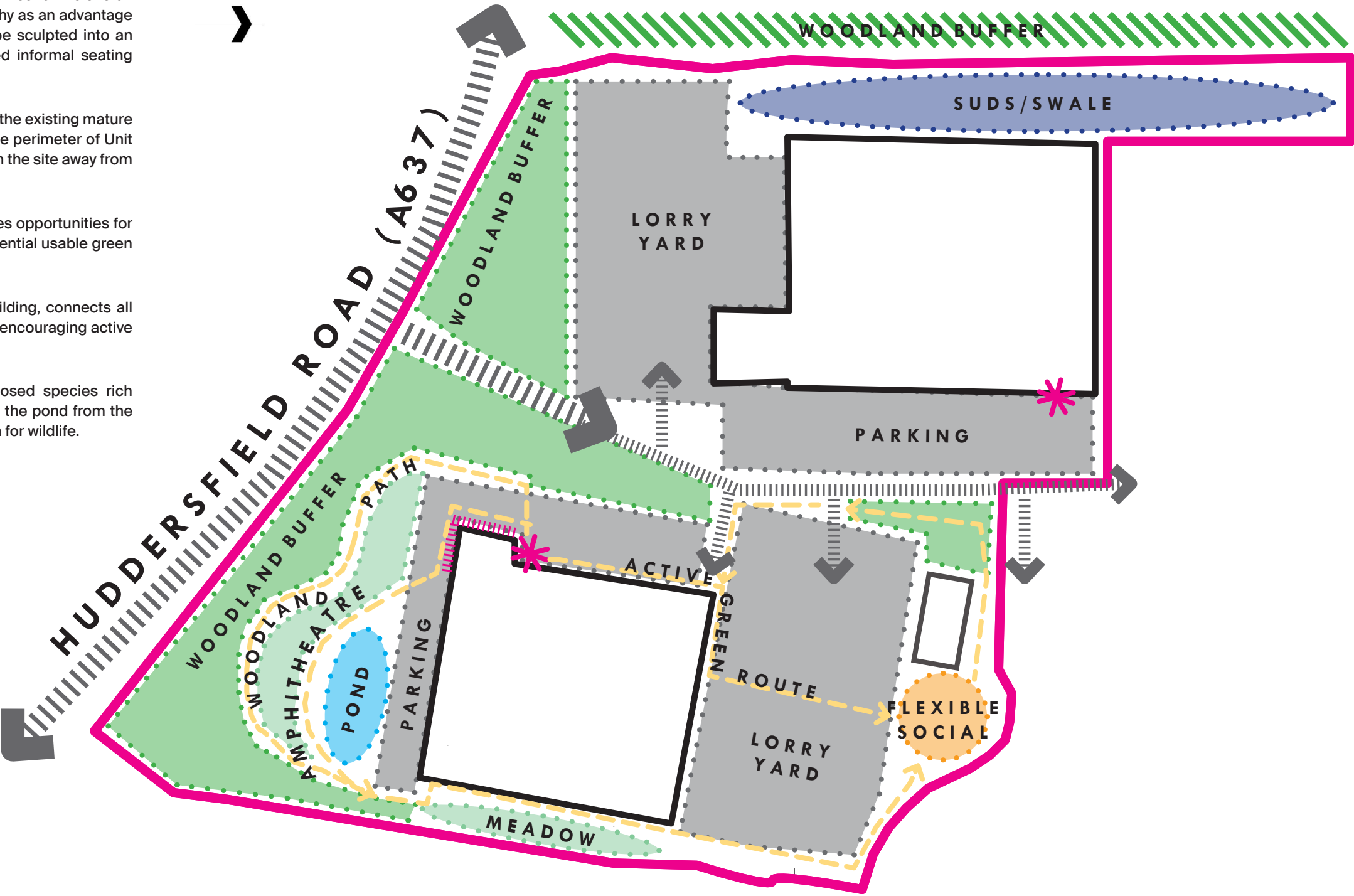
A key design driver was the complex steep topography to the south west of the site on the boundary to Huddersfield Road. By viewing this steep topography as an advantage rather than a challenge, it is proposed that the landform could be sculpted into an amphitheatre on the south facing sunny bank providing a relaxed informal seating space for staff and visitors overlooking the proposed pond.

We also propose the creation of an informal woodland walk through the existing mature woodland, connecting to a formalised active green route around the perimeter of Unit B to the east of the site. Creating a green pedestrian centric route on the site away from vehicle access routes and other vehicle centric areas.

The creation of a flexible social space for staff and visitors facilitates opportunities for outdoor working, meetings, eating and socialising, engaging all potential usable green space across the site.

The creation of an active green route around perimeter of the building, connects all proposed key landscape areas (the pond and flexible social space) encouraging active breaks.

Given the south facing aspect of the sunny bank, a new proposed species rich meadow has been proposed, providing a natural physical buffer to the pond from the amphitheatre and pedestrian routes as well as creating a safehaven for wildlife.



6.3 Landscape Masterplan

Landscape Strategy

The principle strategy for the site is to minimise the impact on the existing green infrastructure and where it is impacted by the proposed development, we should maximise the proposed areas of external soft landscape.

Through the early design development and associated client engagement, the design team has developed a site plan that balances the specific needs of the client, with clearly defined areas that provide both hard and soft landscape for work, social use and habitat enhancement.

The landscape designs across the site have been based on several defining principles:

- Enhancing the existing woodland boundary with a diverse mix of native woodland species.
- Creating interest and biodiversity across the site with location applicable habitat types.
- Provision of outdoor amenity space so users can interact within the landscape during breaks.

Areas in the proposals include:

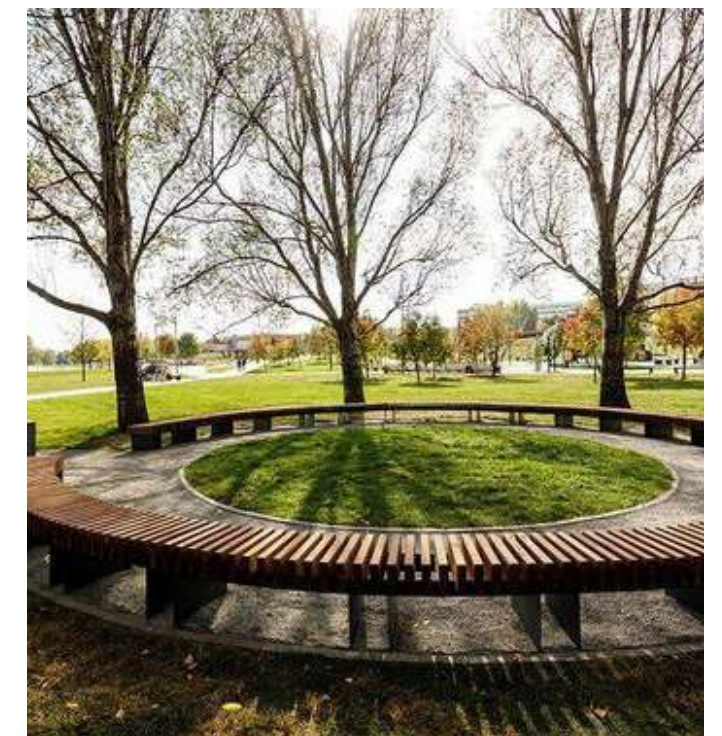
- A** Wildlife Pond
- B** Amphitheatre
- C** Flexible Social/Working Outdoor Space
- D** Species Rich Green Roof
- E** Pedestrian Crossing Across Car Park and Lorry Yard
- F** Planted Swale
- G** Woodland Buffer Retained
- H** Sprinkler Tank and Pump Area
- I** Diesel Tank Retained
- J** Security Hut
- K** Woodland Path
- L** Future Extract Equipment Zone
- M** Entrance gates retained



6.4 Landscape Themes

Flexible / Social Space

External social space offering seating and desk based furniture to work / eat / socialise. The space will be screened with tree, hedge and shrub planting from the adjacent vehicular movement routes.



Pond Area

Creation of a pond with associated footpath route and terraced seating built into the hillside that can be used as a social space. Wetland planting species and seed mixes will be incorporated to add variety and go some way to replacing some of the lost wetland habitat on the existing site.



6.5 Access & Circulation

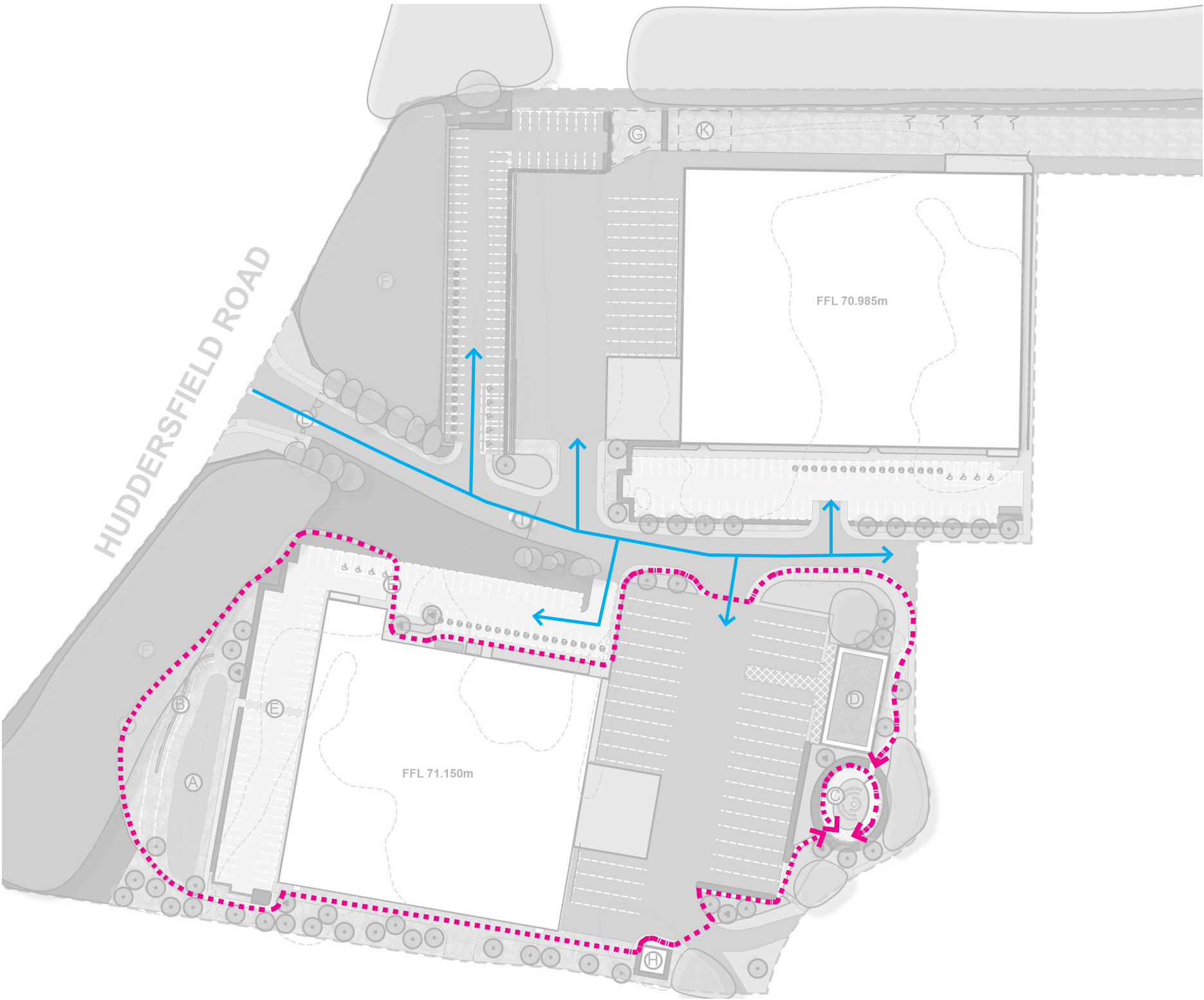
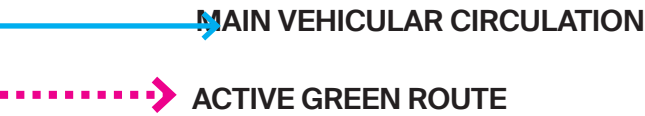
Vehicle Entry & Car Park

The main vehicle entry point into the Premdor site is from Huddersfield Road. The car park and lorry yards are laid out as per the Architect's drawings.

There are 218 spaces provided on site for staff and, with 53 EV charging points split across the visitor and staff car parks.

Key Pedestrian Routes

The main pedestrian entrance is also from Huddersfield Road. Leading staff and visitors north through the site, towards the two Units A and B. Unit B housing the main staff offices - planting as well as enhanced tree planting has been introduced to create a defined route through the site and car parks to staff entrances. Another key pedestrian route is that of the active green route that circulates around Unit B to the pond, around the eastern perimeter of the unit to the flexible social space and back around the perimeter of the lorry yard back to the main staff entrance in Unit B.



6.6 Planting

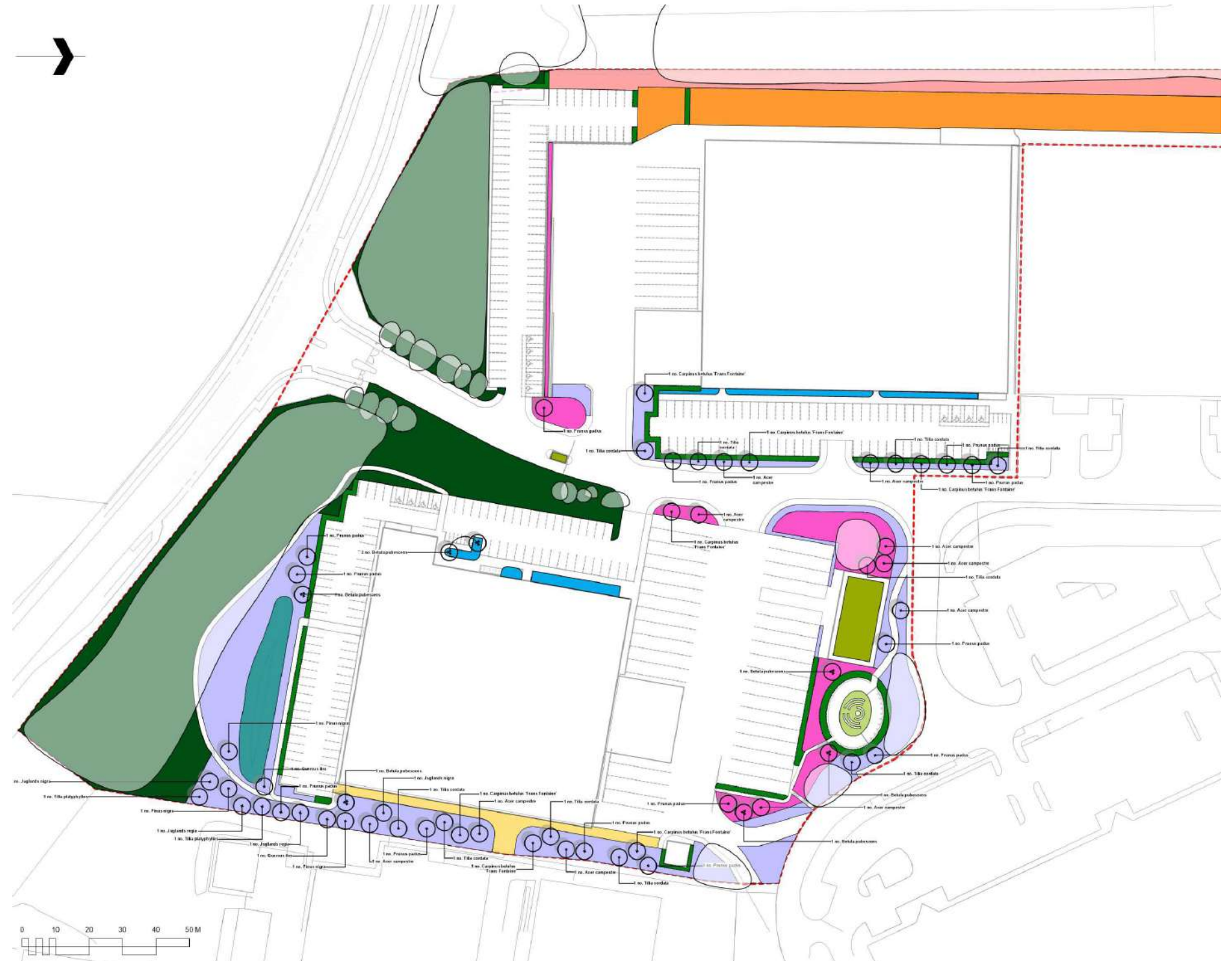
Planting Strategy

The following pages provide typical examples of the species that could be included within each planting typology.

The variety of planting typologies aim to respond to their proposed location on the site whilst ensuring to create opportunities for wildlife and provide year-round interest to create an attractive place to live.

KEY

- Woodland Enhancements
- Native Hedge Mixes
- Sunny Herbaceous Car Park Mix
- Feature Entrance Herbaceous Mix
- Swale Meadow Seed Mix
- Species Rich Meadow Seed Mix
- Woodland Meadow Seed Mix
- Sedum Green Roof
- Reinforced Species Rich Meadow Seed Mix



TYPICAL KEY SPECIES

Native tree species are a key part of the UK landscape. Whilst some native species have limited resilience to rising temperatures and extreme weather events caused by climate change, others remain valuable. For example, *Betula pubescens* can tolerate water-logging which makes it a suitable species for planting adjacent waterways and *Acer campestre* is moderately tolerant to drought.

Acer campestre



Betula pubescens



Pinus nigra



Quercus ilex



Prunus padus



Tilia cordata



This planting typology is designed to be shade tolerant for locations where shadows cast from the existing and proposed woodland canopy create a deep shade microclimate. Species will be predominantly native evergreen and of varying heights to ensure diversity throughout the area. Flowering accents will also be included to ensure seasonal interest.

CHARACTER PRECEDENT IMAGES



TYPICAL KEY SPECIES

Understory

Anemone nemorosa



Dryopteris filix-mas



Holcus lanatus



Primula vulgaris



Bulb Layer

Prunus spinosa



Crocus 'King of Striped'



Galanthus nivalis



Hyacinthoides non-scripta



Pseudonarcissus lent



Native hedges have been included throughout the site to accompany the native shrub planting. They also help to provide an extra structural/screening element across the site.

TYPICAL KEY SPECIES

Crataegus monogyna



Acer campestre



Corylus avellana



Prunus cerasifera



Malus sylvestris



Ligustrum ovalifolium



Cornus sanguinea



Prunus spinosa



Sorbus aucuparia



Ilex aquifolium



Euonymus europaeus





This planting typology has been designed as a protective border to play a crucial role in providing an attractive, structural buffer all year round to screen and provide separation along roads and other vehicle areas. As well as providing colourful delight attractive to both people and pollinators.

CHARACTER PRECEDENT IMAGES



TYPICAL KEY SPECIES

Herbaceous & Bulbs

Echinacea purpurea



Geranium macrorrhizum 'Album'



Holcus lanatus



Rosmarinus officinalis 'Miss Jessopp's Upright'



Salvia officinalis



Veronica spicata



Colchicum autumnale



Narcissus 'Gigantic star'



Specimen Shrubs

Sarcococca confusa



Skimmia japonica 'Fragrans'



Pittosporum tenuifolium 'Warnham Gold'



Prunus laurocerasus 'Otto Luyken'



This planting typology is designed to create moments of floral delight at key locations around the site, particularly at the site entrances and at key junctions. The combination of grasses and plants with seed heads will ensure year-round interest and structure. The addition of hardy herbs will also create a fragrant atmosphere at key spaces of arrival.

CHARACTER PRECEDENT IMAGES



TYPICAL KEY SPECIES

Herbaceous

Luzula sylvatica



Miscanthus sinensis 'Morning Light'



Origanum vulgare



Rudbeckia fulgida sullivantii 'Goldsturm'



Salvia officinalis 'Purpurascens'



Santolina chamaecyparissus



Thymus vulgaris



Bulb Layer

Fritillaria meleagris



Galanthus nivalis



Hyacinthoides non-scripta



Narcissus triandrus



This waterside planting typology is designed to create a habitat along the perimeter of the pond area. As well as provide a natural buffer and deterrent to people ensuring the safety of staff and visitors to the pond area, meanwhile

CHARACTER PRECEDENT IMAGES



TYPICAL KEY SPECIES

Herbaceous

Epatorium cannabinum



Cardamine pratensis



Ranunculus flammula



Caltha palustris



Filipendula ulmaria



Lythrum salicaria



Silene flos-cuculi



Achillea ptarmica



Mentha aquatica



Iris pseudacorus



Carex pendula



Meadow Typologies



Swale Meadow



Species Rich Meadow



Woodland Meadow

6.7 Hard Landscape Materials Palette

Hard Materials Palette

A palette of robust materials has been chosen for the various external areas to ensure longevity and practicality; both for the users and the management team who will be maintaining the site.

Materials will be sustainably sourced, reducing the impact on the environment, and sourced locally where possible to reduce shipping costs.



PAVING

Tarmacadam



Self Binding Gravel



Bark Mulch Path



STREET FURNITURE

Terraces



Cycle Shelter



Picnic Bench



STREET FURNITURE

Door protection hoops



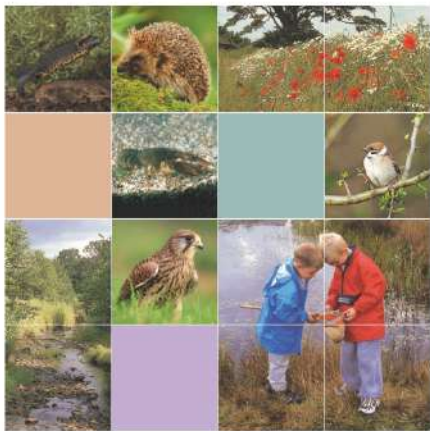
External seating

Barnsley (BAP) Biodiversity Action Plan (2010)

The planting palette has been selected with a particular focus on native species that can already be found in the local area and with reference to the local BAP.

The richness of the biodiversity of Barnsley owes its existence to the borough's varied landscapes – from the open moors in the west, to the lowlands of the Dearne in the east – each landscape, be it moorland, woodland, grassland, parks and gardens or neglected former industrial land, supports its own habitats and species which contribute to local distinctiveness and character. Some of these habitats are recognised as being of national and even international importance, while other areas are recognised as important at a local level. They support a countless number of wild species, many of which are noted as being rare or threatened in the UK. - BAP (2010)

The Barnsley BAP is divided into two parts, outlining the borough's species (SAP) and habitat (HAP) specific action plans.



Species Action Plans

SAP1	Hedgehog
SAP2	Bats
SAP3	Water Vole
SAP4	Otter
SAP5	Grey Partridge
SAP6	Bittern
SAP7	Kestrel
SAP8	Little Ringed Plover
SAP9	Lapwing
SAP10	Barn Owl
SAP11	Skylark
SAP12	Tree Sparrow
SAP13	Twite
SAP14	Great Crested Newt
SAP15	Salmon
SAP16	Bullhead
SAP17	White-clawed Crayfish
SAP18	Glow Worm
SAP19	Dingy Skipper
SAP20	Bluebell



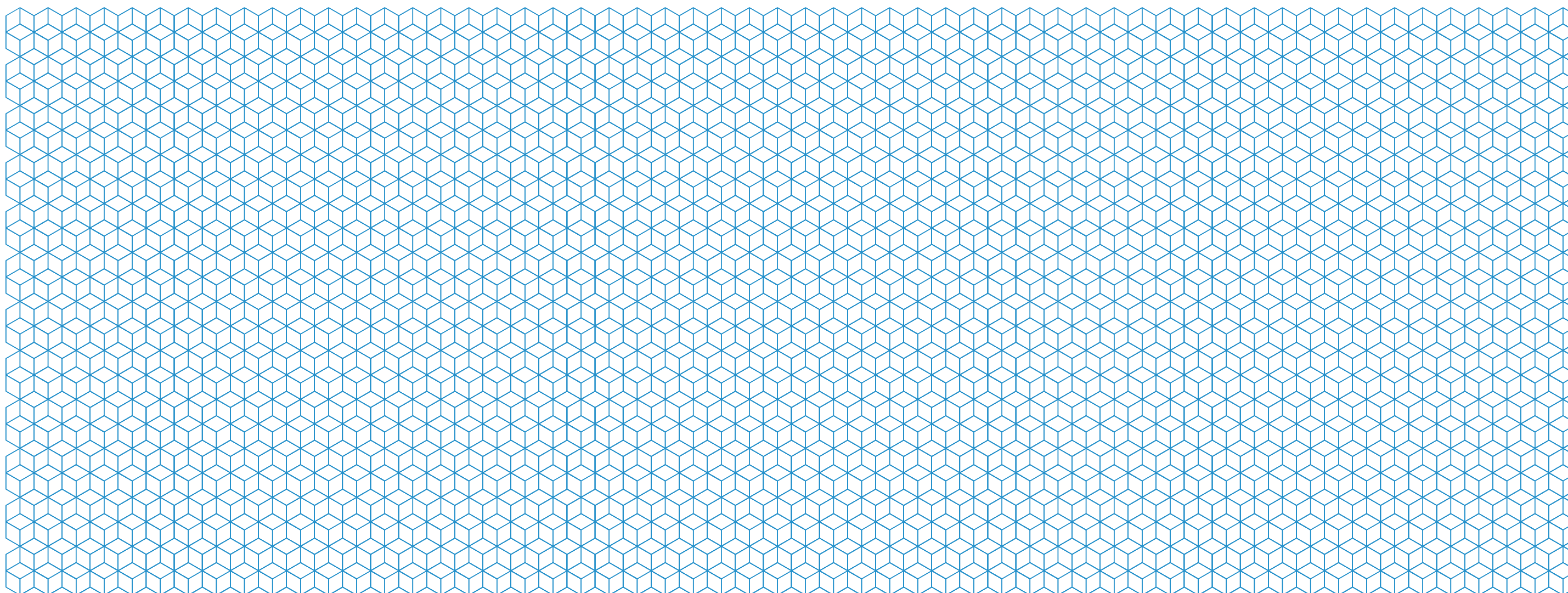
Habitat Action Plans

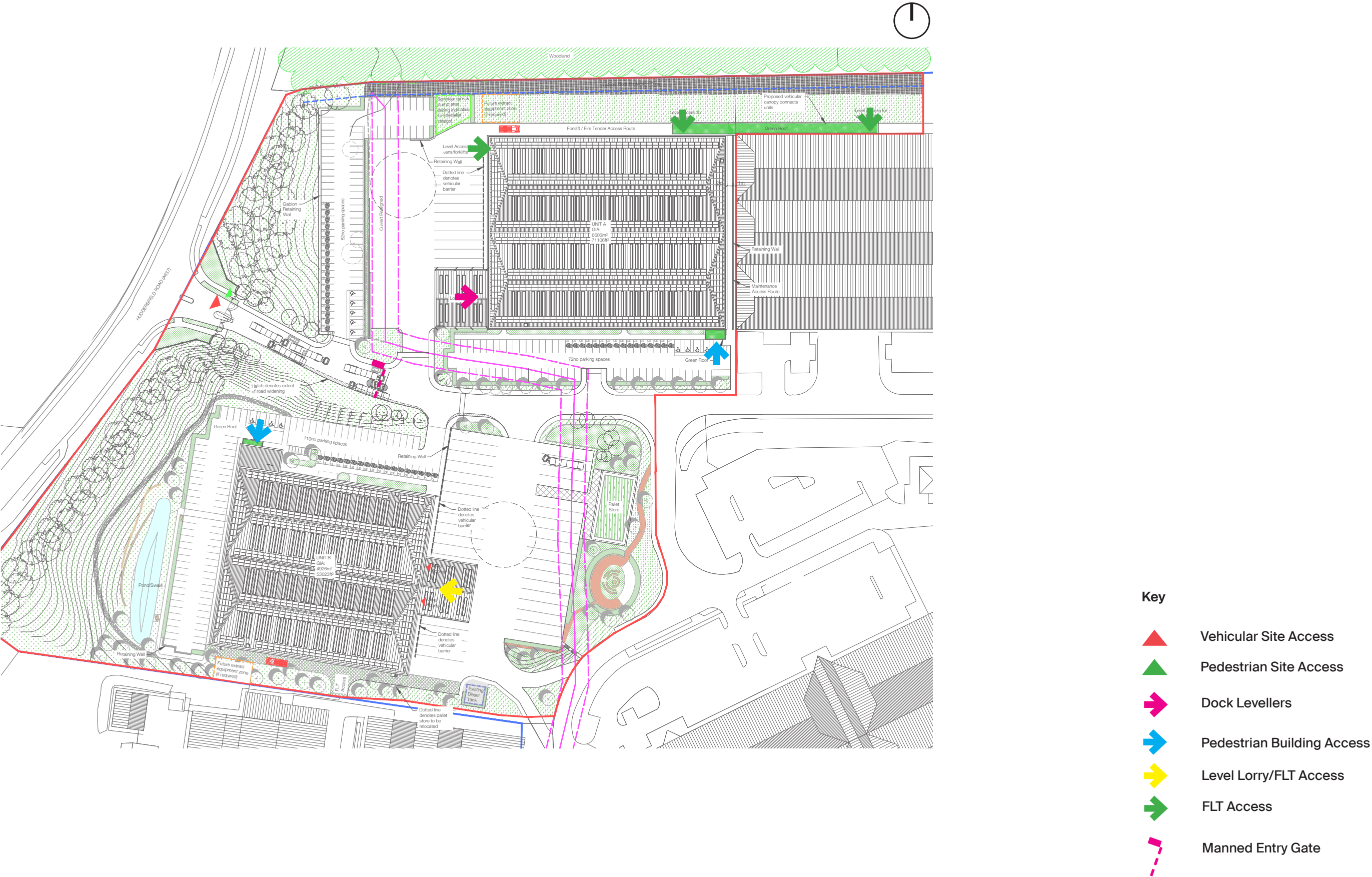
HAP1	Upland Oakwood
HAP2	Lowland Mixed Deciduous Woodland
HAP3	Wet Woodland
HAP4	Wood Pasture and Parkland
HAP5	Hedgerows
HAP6	Arable Field Margins
HAP7	Floodplain Grazing Marsh
HAP8	Lowland Meadows
HAP9	Lowland Dry Acidic Grassland
HAP10	Lowland Heathland
HAP11	Upland Heathland
HAP12	Blanket Bog
HAP13	Purple Moor Grass and Rush Pasture
HAP14	Reedbeds
HAP15	Ponds
HAP16	Rivers
HAP17	Open Mosaic Habitats on Previously Developed Land

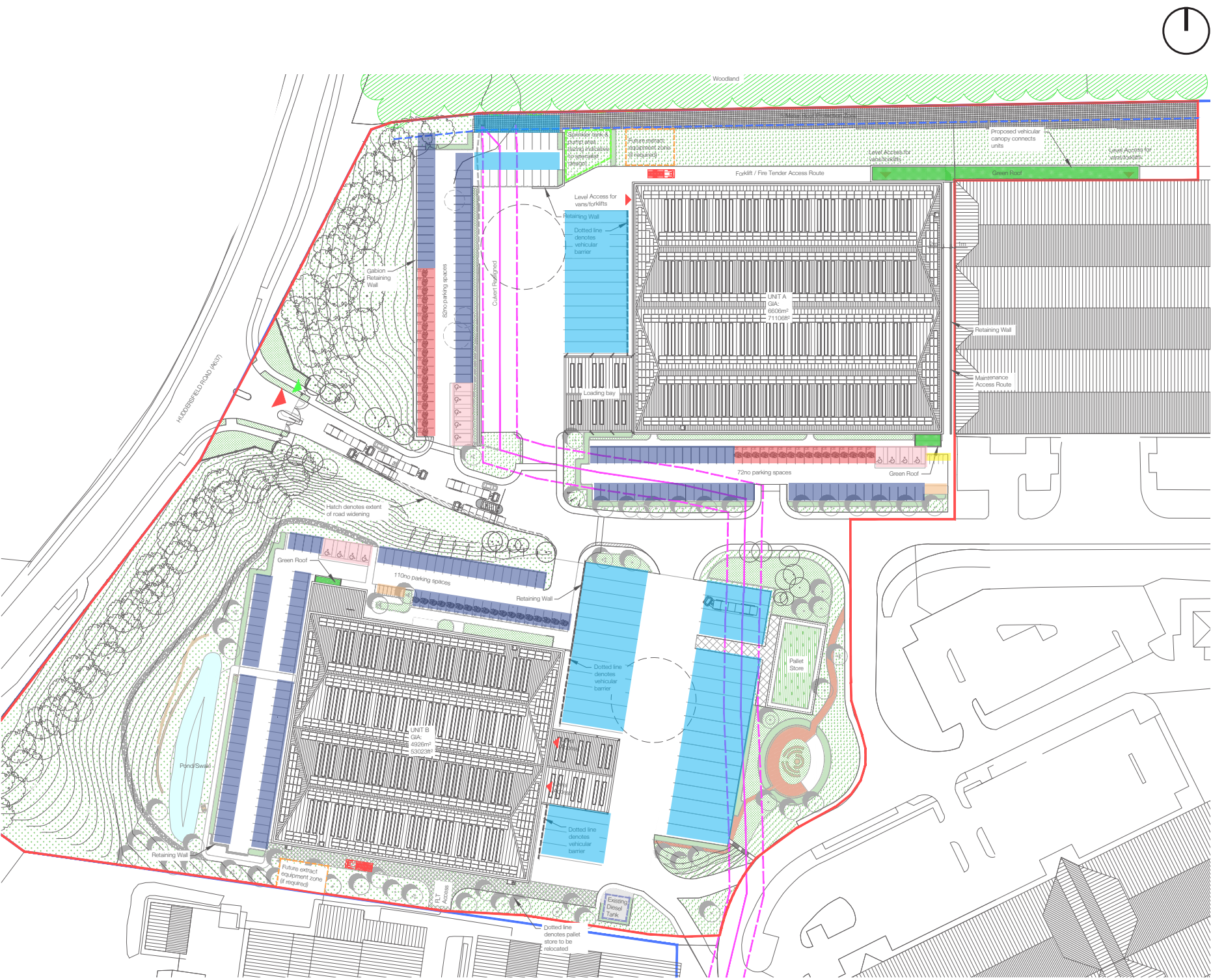


7.0

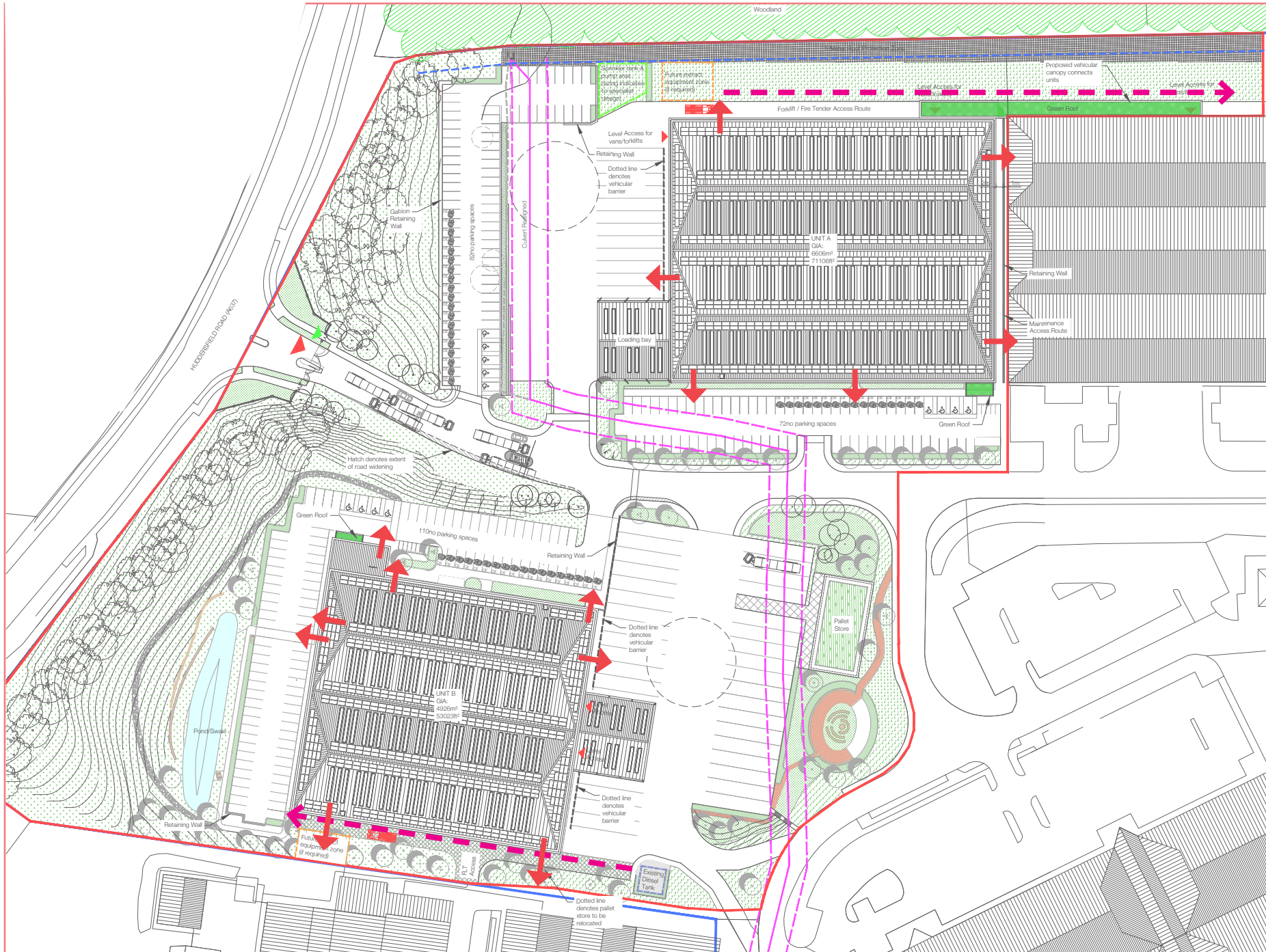
Scheme Strategies







Key		
	Standard Car Spaces:	193
	Electric Enabled Spaces:	51
	Lorry Spaces:	46
	Accessible Parking Spaces:	13
	Motor Bike Spaces:	12
	Cycle Storage:	16



Key

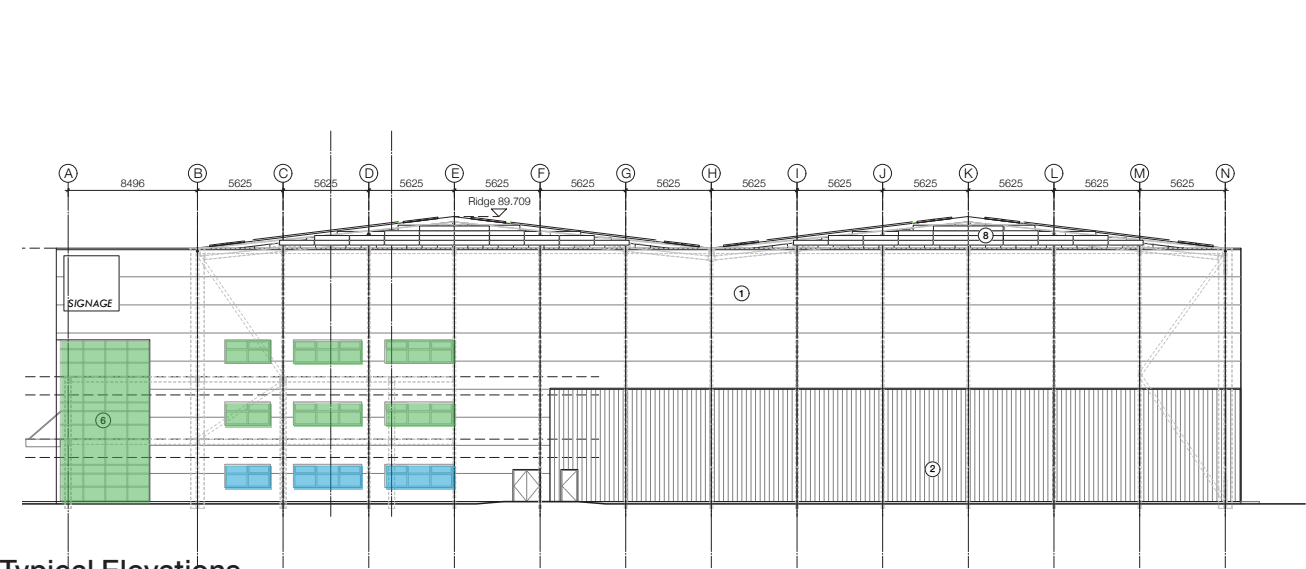
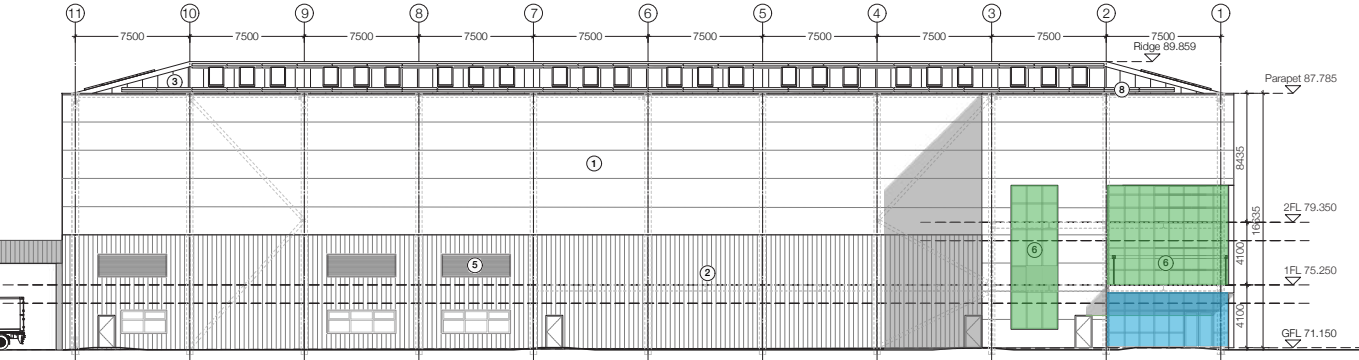
— — ➔ Fire Tender Access

→ Fire Exit



Key

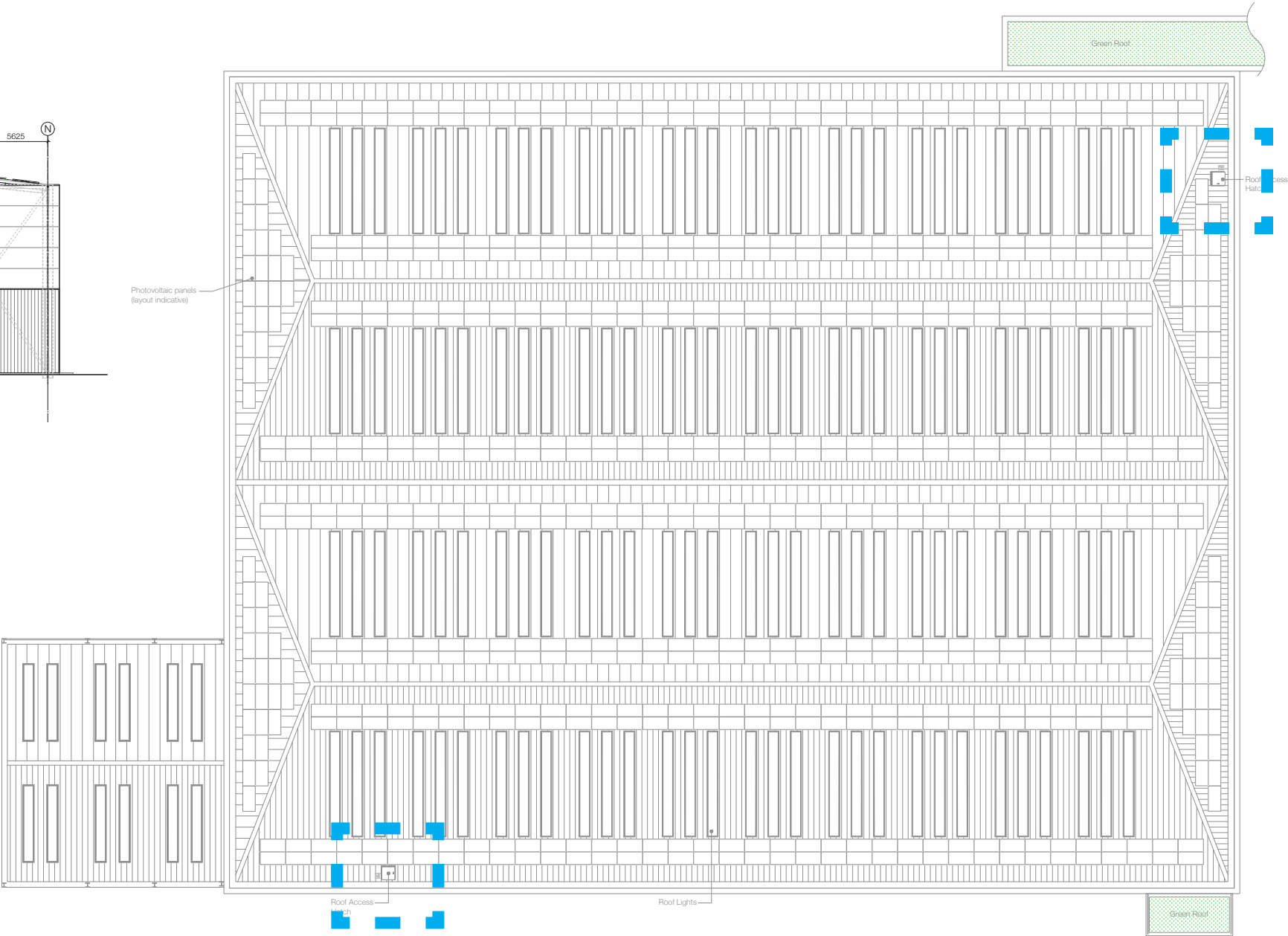
- 1 Biodiversley Enhanced Vegetation
- 2 Pond/Swale
- 3 Photovoltaic Panels
- 4 Natural Lighting
- 5 Reinforced grass
- 6 Green Roof
- 7 Cable enabled parking



Typical Elevations

Key

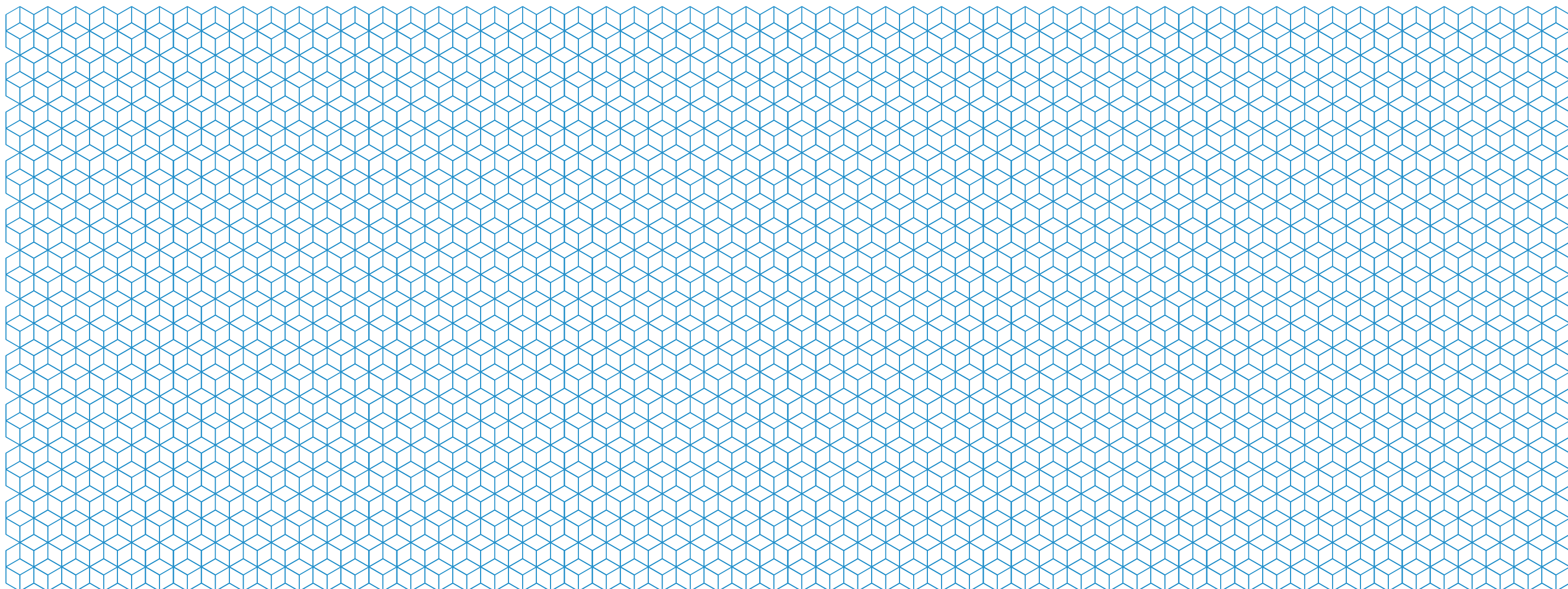
-  Pole Cleaning
-  Cleaned From Ground
-  Roof Maintenance access hatch



Typical Roof Plan

8.0

Conclusion



8.1 Conclusion

The scheme will provide 11664sqm of floor space across two new units and a new purpose built head office for Premdor bringing their management team on site, which will be a great boon to the area. The expansion of the existing facilities should provide more jobs and increase production from the existing site which can only be of good news for Barnsley as a whole.

The scheme has been designed to be efficient, attractive and environmentally friendly, with the proposed landscaping enhancements will not only be of great benefit to local wildlife, but to employees also, providing them with greatly enhanced outdoor amenity spaces and a much richer and verdant landscape setting, which will have a positive effect on well-being and health generally.

The scheme will provide two confident new units to not only enhance the production facilities of the site but the architectural quality too, making a new attractive place to work and invest, breathing new life and opportunity into an already long established local business.



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