Other Sites

The sound design creation centre Pitstop are proposing requires outside space that is double to the internal space.

It requires relative quiet but not total silence. The site being proposed at Staincross will have the issue of occasional heavy traffic. However the design of the recording sites outside will attempt to subdue that noise by sound proofing this noise by dense hedge planting and suitable walls. As well as this Pitstop intend for the proposed building to act as a sound proofer as well.

The company intend to create a unique outdoor to indoor recording process that will allow for a faster higher quality process of recording directly into the game engine.

In order to compare these sites with what we have proposed we written a brief overview of why these sites are suitable or non-suitable.

We feel it appropriate to include in this whether the sites would be financially viable too, as a suitable site that is too expensive to develop due to its purchase price would make the feasibility of the build non-viable.

Cost of Build

Pitstop estimate the cost of build and fit out to be in the region of £1,000,000. It is important to add that the company already own the proposed site at Staincross and therefore the additional purchase of other land will mean the ambition of what is trying to be achieved being considerably diluted and not worth doing.

https://www.pattinson.co.uk/property/particulars/376868

The Building would require demolishing as its design would not be suitable to the studios needs

The site comprises a total space of appox. 17000 sq feet so even if the site was demolished a new building erected the outdoor to indoor space would be not adequate

The site is set with a light industrial area with a large amount of heavy plant equipment in situ. This would give problems with outdoor recording.

The cost of the building set against demolition and rebuild would make this site not non financially viable.

http://www.wilbys.net/_assets/media/property/5464.pdf

The Building would require demolishing as its design would not be suitable to the studios needs

The site has no outdoor space which is an essential part of the Sound Design Creation Centres functionality

The site is very close to the main road and if it did have the adequate out door space its closeness to the road would make outdoor recording nearly impossible

http://www.wilbys.net/_assets/media/property/5371.pdf

The building would require demolishing as its design is not suitable to the Sound Design Creation Centre internal design needs

The site is very close to the main road and if the site was demolished and re designed the railway line to the back would also create further complications for outdoor recording

The cost of the building set against demolition and rebuild would make this site non financially viable

https://www.rightmove.co.uk/commercial-property-for-sale/property-113250404.html#/?channel=COM_BUY

Out of all the alternative sites proposed by the council this site could be suitable

However the site is on sale with planning permission for residential development and therefore its valuation makes it financially unviable for Pitstop to proceed. Against the £1,000,000 Pitstop has budgeted for development costs the additional 800,000 for this site would make this site not viable.

https://www.brownillvickers.com/property/12a-12b-hall-street-hoyland-barnsley-s74-9jr/

The building would require demolishing as its design is not suitable to the Sound Design Creation Centre internal design needs

This site would not allow the outdoor space The SDCC would require

https://smithscrm.agencypilot.com/crm/services/updates/FileDownload?qx=xbHrhL%2bmPwRlySjV8OL545NFlW%2fM7cA9YpGlRyeEE032eXZ6mWvHQ3SAY2r3N5DiK6svVcfldkfaEYGZDiSuJ9fw4M054t4lf2fniS3DynMrMrZtDh57RaXJqaRSQiP8euCf9uKmu0t2ZE%2bG9Dc6mtVY%2bJT4VS1sQuWsdhOzEm0WJM8zUC0Nwxs3hj0Y887lr2uEs2BfEia%2f26l%2bU4fW%2beCe2q99vwNe%2bpj5st%2fwEXiPXK4zUWzBiQUKM5vhkUuaLwxih2okXDtaqMMfOO02Gzkuh1b%2bqoeI3Evty9K5CzLixeUEIKEwfgU8ASKTEudxwg3nxFQzDTdPsK4HjDA82Q%3d%3d

The building would require demolishing as its design is not suitable to the Sound Design Creation Centre internal design needs

This site would not allow the outdoor space The SDCC would require

The overall size of the plot would not be be big enough.

https://www.simonblyth.co.uk/property/30786796/

The link from the above takes me to a selection of large residential properties that are one the books with Simon Blythe.

Pitstop has considered a number of large residential grade 2 buildings but the cost of conversion against the restrictions of listed properties means the cost is prohibitive.

Should Pitstop not be able to build its SDCC it would look for a larger space in the countryside that could contain all its facilities. Barnsley to the best of our knowledge has nothing similar to this and therefore the business would have to look to relocate from outside the Borough.

With regards Windhill Lane / Staincross Lane, I would like to understand if any assessment has been made of the noise from this and / or why it has been discounted as an issue for the outside recording on site. This links back to the point above.

Pitstop have undertaken a process to ascertain if the outdoor noise will be an issue for recording.

Because the ratio of land size to the building size is quite vast the company have proposed methods to ensure the occasional interference of traffic noise.

The company propose to place its outdoor recording spaces as far as far away from the road as possible.

The company propose to insulate the outdoor recording spaces with environmentally suitable materials (stone walls and the planting of hedges with fencing) to do this.

The company also intend to use the location of the building to serve as a sound block to the main road.

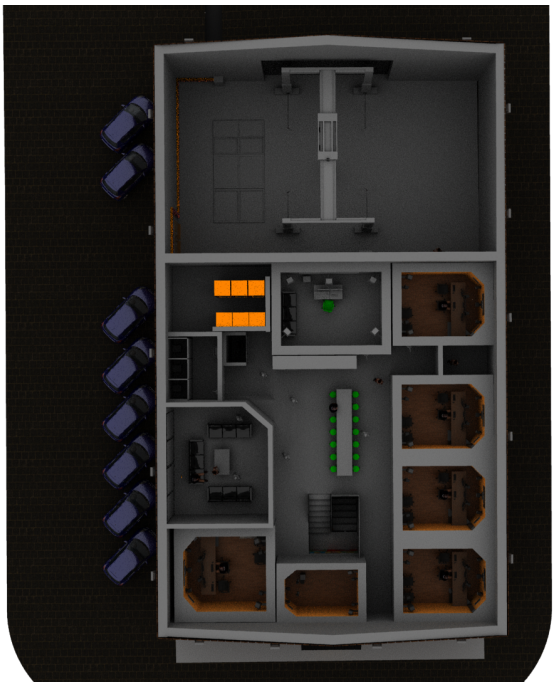
I would like more detail on the design of the building and any noise insulation being used. The roof is metal sheeting for example so I assume will need to be insulated to minimise external noise. I would also like reassurance that noise within the building won't disturb neighbours.

The below diagrams are proposals to how the Sound Design Creation Centre would look internally. It is essential that each space that generates sound is sound proofed as this is a Key part of the sound quality we require. Therefore the company can guarantee that all aspects of the building will create zero noise pollution.

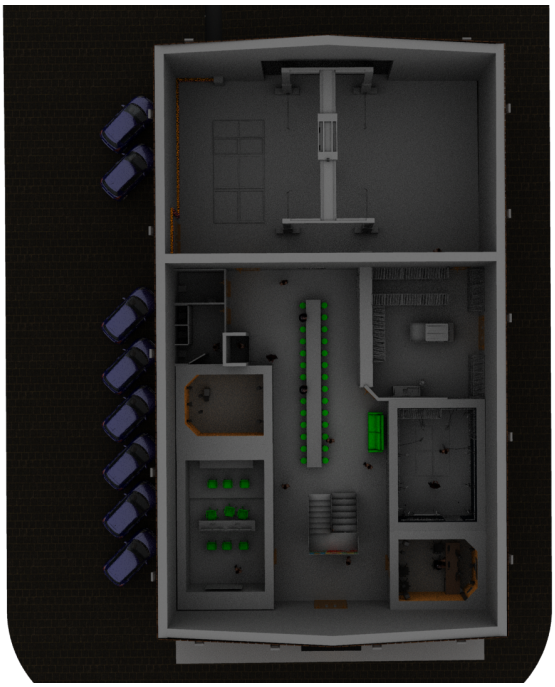
Insulating all recording spaces require the building of a room within a room. The space between the walls acts as a vacuum and means sound leakage is to a minimum.

The studio walls and ceilings will be constructed using Double layered acoustic plaster board and rockwool acoustic insulation. Pitstop have many years in building studios. In summary sound proofing is as essential to us as it would be to the surrounding neighbourhood.

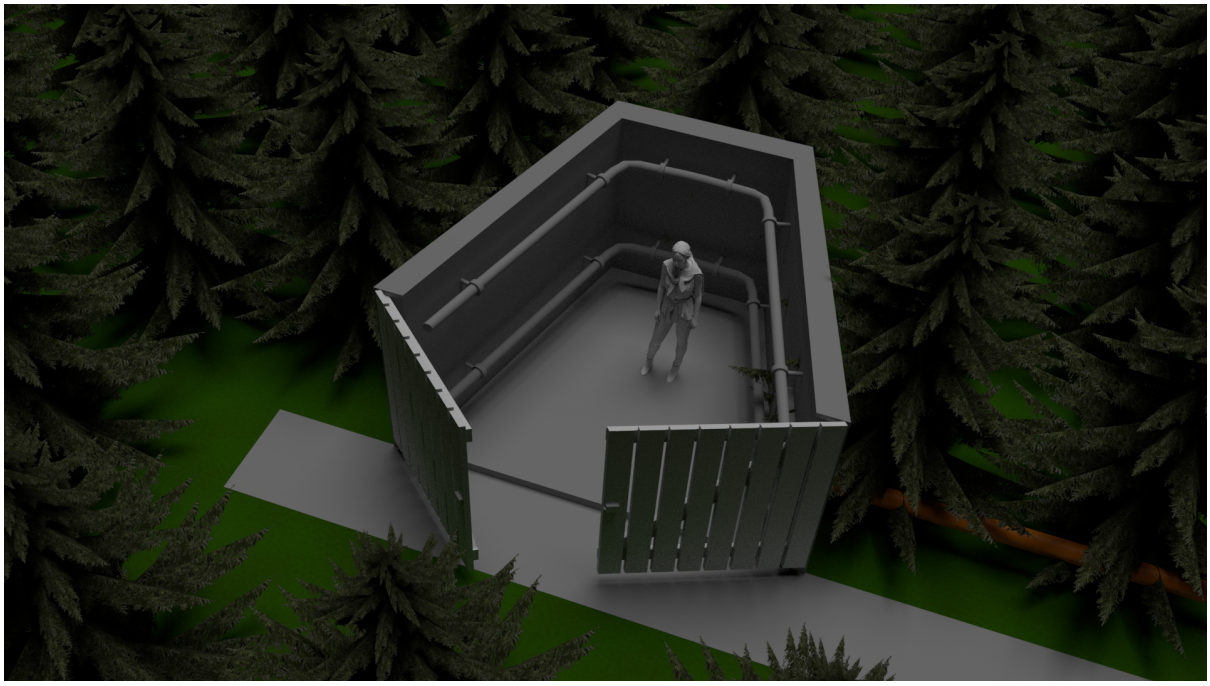
Proposed Design of First Floor (artist impression

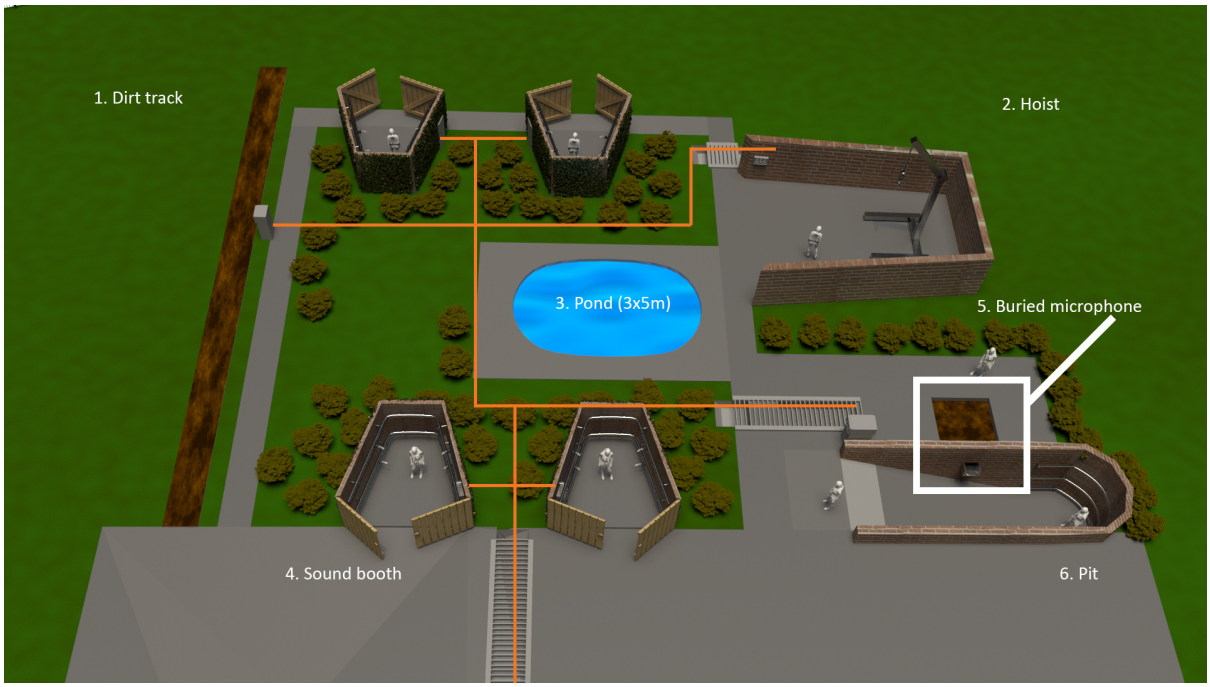


Proposed Design of Ground Floor (artist impression



Proposed Design of Exterior Recording (artist impression)




1. Dirt track
2. Hoist
3. Pond (3x5m)
5. Buried microphone
4. Sound booth
6. Pit