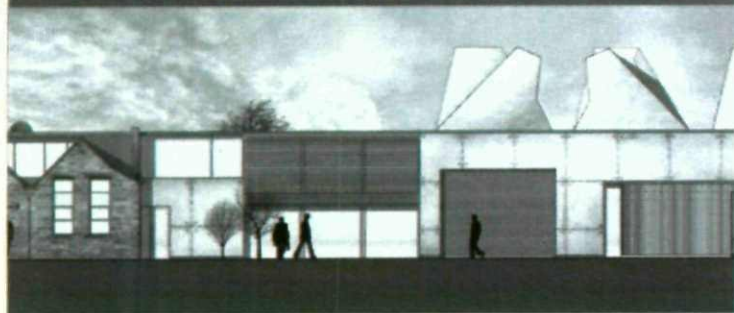


redevelopment of the  
former hazlehead  
centre, penistone  
designed by  
hallidayclark  
architects.



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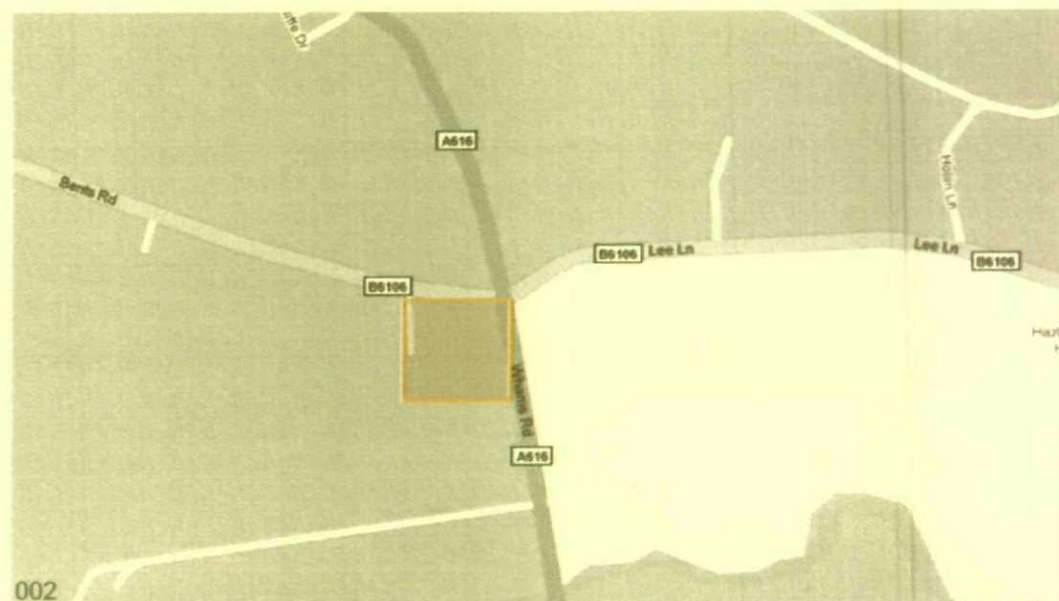
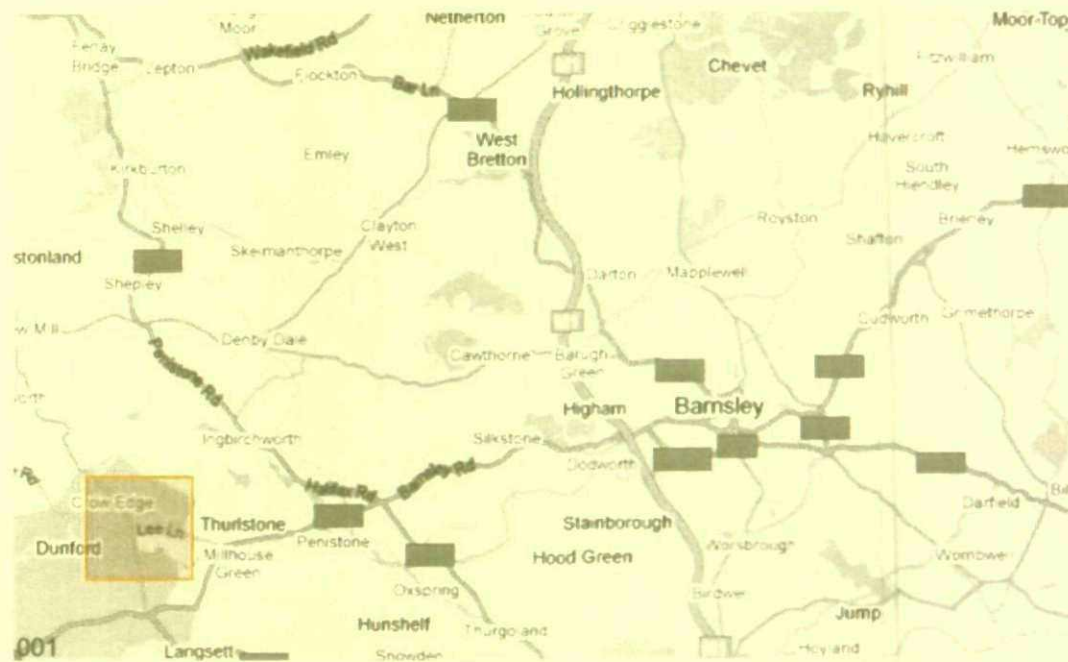
# 001. site analysis

## Location

The site is located in a rural setting, midway between Holmfirth and Penistone at the junction of Bents Road (B6106) and Whams Road (A616) the latter forming part of the Sheffield trunk route.

## Brief History of the Site

The site was historically used as a school, and comprises former school buildings of stone and brick construction under part slated and part flat roofing. The varying architectural styles suggest three distinct building phases as the building expanded over the years beginning with the original school building built in 1901. In 1985 a change of use was approved from educational to outdoor pursuits and training centre and then in 2002 an application was submitted for a change of use from outdoor pursuits to residential. There appears to be no evidence that the site use is historically connected with possible contamination.





- 001 image - showing site location in regards to Barnsley city centre
- 002 image - showing site location within its local context
- 003 aerial image - showing site location

### Physical

The site area is 1.05 hectares (2.6 acres), orientated from NNW to SSE. The site is fairly regular in shape with Bents Road forming the northern edge of the site boundary, Whams Road forms the eastern site boundary while the natural curvature of a shallow beck forms the western boundary. The site slopes 8m from west to east over approx 128m. The site falls very little from north to south.

### Character of the Area

The school buildings are all single storey and associated car parking / service yard areas lie to the north-east quarter of the site with open land to the remaining quadrants. The site sits in rural low density with farm buildings and smaller villages dotting the wider area accompanied by signs of interspersed industry such as the Clay Works in Crow Edge and the Wind Farm at Royd Moor. The site and the surrounding area feels quite open, boasting an impressive view east over Penistone and the surrounding area. Stone is the dominant material of the area and walls are typically of dry stone. Secondary roads are generally single lanes flanked by dry stone walls.

## Planning Policy

The site falls within the following categories within the UDP for Barnsley:-

### 1 Borough Landscape Value (WR12)

a "In accordance with Policy GS13 within the areas shown as borough landscape value on the proposals map, conservation and enhancement of the landscape will be extremely important considerations."

### 2 Western Rural

### 3 Green Belt (WR10)

a "In accordance with policy GS6 the detailed boundaries of the green belt are shown on the proposals map"

## Relevant Planing History

1985 – Change of use approved from school to outdoor pursuits centre

2002 – Planning for residential redevelopment / change of use was obtained– B02/0781/PR (now expired)

## photographs site analysis

- 001 Street View of existing site looking south 'google maps 2010'
- 002 View looking south from Bents Road to existing site entrance
- 003 View looking west at existing school building
- 004 View looking west across site depicting existing site levels





002

## design principles

### Use

The development will create a new office facility, brewery with brewery shop and private car store.

The development will have associated staff and visitor car parking, with turn round space within the site for service and delivery vehicles.

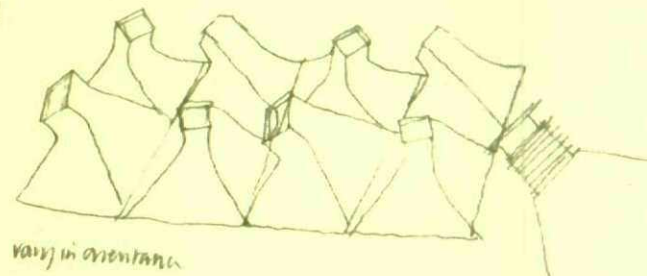
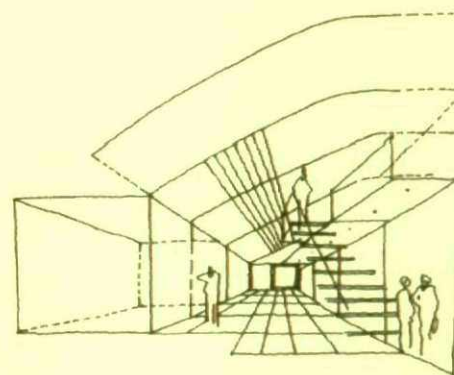
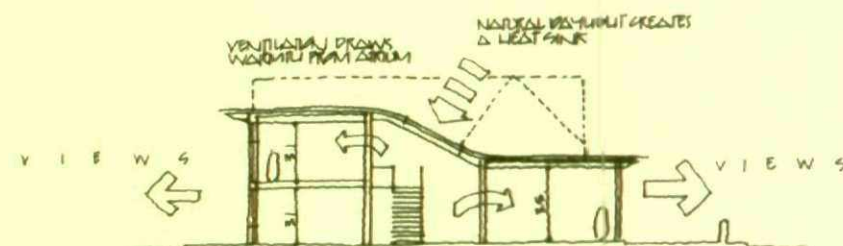
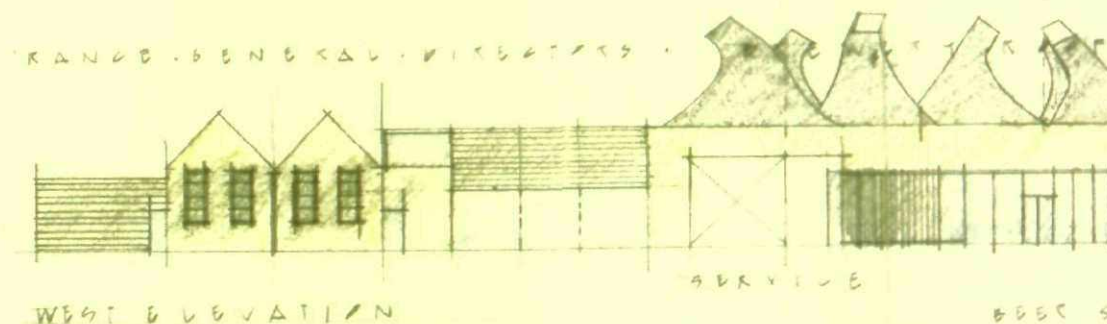
The balance of the site (in excess of 50% of site coverage) will become a natural habitat area, creating a wild flower meadow and nature walk.

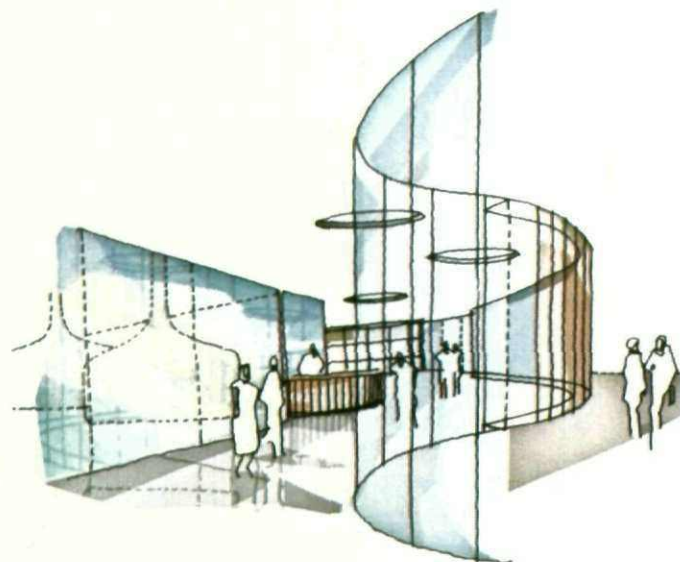
### Amount

The proposals include the demolition of 389.6 sqm of existing buildings and make provision for a 1330.2 sqm extension to the original historical school building to contain the offices, brewery and brewery shop and a further 491.1 sqm for subterranean storage.

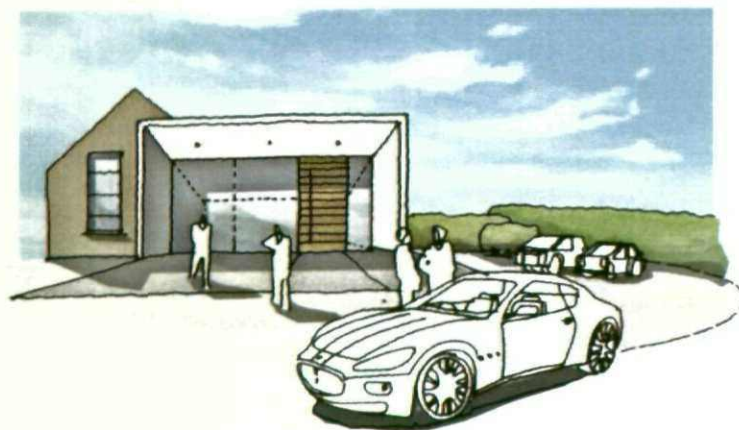
The specifics of the scheme are as follows:

- 1 The original school building will be retained and converted to two storey offices totalling 246.9 sqm GIA. (Footprint = 142.2 sqm)
- 2 A single storey entrance to be added to the north of this totalling 49.9 sqm GIA.
- 3 A two storey office extension to be built south of the original school building totalling 363.7 sqm GIA. (Footprint = 244 sqm)
- 4 A double height single storey brewery extension to be added south of the offices totalling 757.3 sqm GIA. (Footprint = 757.3 sqm)
- 5 A single storey brewery shop adjacent to the brewery totalling 279 sqm GIA. (Footprint = 279 sqm)
- 6 A subterranean storage facility built elsewhere on site totalling 491.1 sqm GIA. (Footprint = 491.1 sqm)





BRITAIN'S BEST BEER SHOP



VISITORS ENTRANCE

## Layout

Demolition of the 'low grade' flat roof buildings will take place retaining the original 1901 school building intact. The new scheme maintains the north-south order of development and will create elements 1-5 described previously as a series of staggered boxes running parallel to Whams Road. This orientation not only suits the existing site levels but also offers the best views to and from the valley. There are proposed to be three principal entrances, the main visitor entrance to the private offices and brewery will be located at the top of the site central to the staff car park, the side entrance allows staff access from the car park into the general offices and a publically accessible entrance through the brewery shop to the south. There will also be a service access to the brewery itself for deliveries located on the west elevation to the brewery.

The existing parking to the top right corner of the site will be designated staff parking and improve both the material aesthetic and the first site access off Bents Road.

The second western site access along Bents Road will also be improved and maintained for public use / visitors to the brewery shop and service access to the brewery. This site infrastructure will add parking and extend an access road down the centre of the site terminating in a paved turning circle of approx R11m.

This access road will fall gently in level into the site so that the turning circle and associated parking bays sit approx 2.3m below existing ground levels at that point. Due to levels on site this also allows a level threshold with the brewery shop, and a level threshold for service wagons to access the brewery.

The subterranean private garage is accessed from the turning circle with existing site levels forming the grassed roof area to the garage building, thus removing any visual impact from this building element.

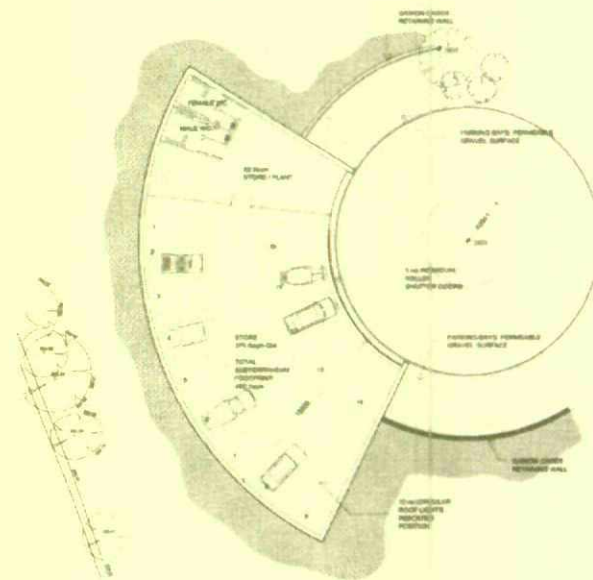
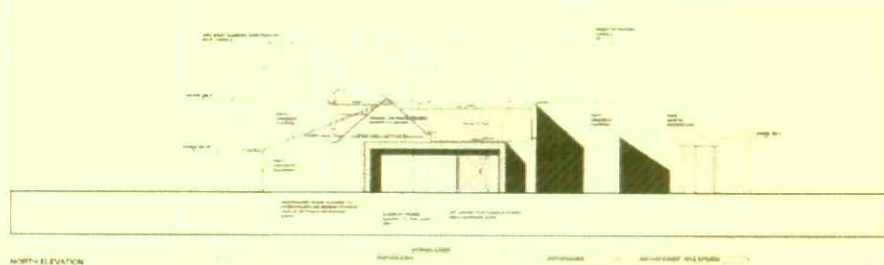
Generally the site generated refuse will be stored internally within the Brewery and put out for collection by the Local Authority to an agreed schedule.

Distinct separation of car parks will maintain a public / private organization to the site layout, a number of breakout private external areas from the main offices and brewery exist and will be landscaped as private spaces accordingly. The open meadow areas of the site will be subject to a maintenance regime agreed with the Local Authority.

## Scale

The new extension elements of the proposal have been carefully designed to be minimal in their scale and massing to pay careful respect to the retained school building. Using the existing school building eaves and ridge heights as datum levels, each extension element sits within the 'parameter' zones created, minimizing their visual impact and playing a subservient role to the original school building.

In contrast, above this datum level, a unique sculptural roofscape will be created for the brewery, providing a striking addition to the site, creating a new and strong identity.



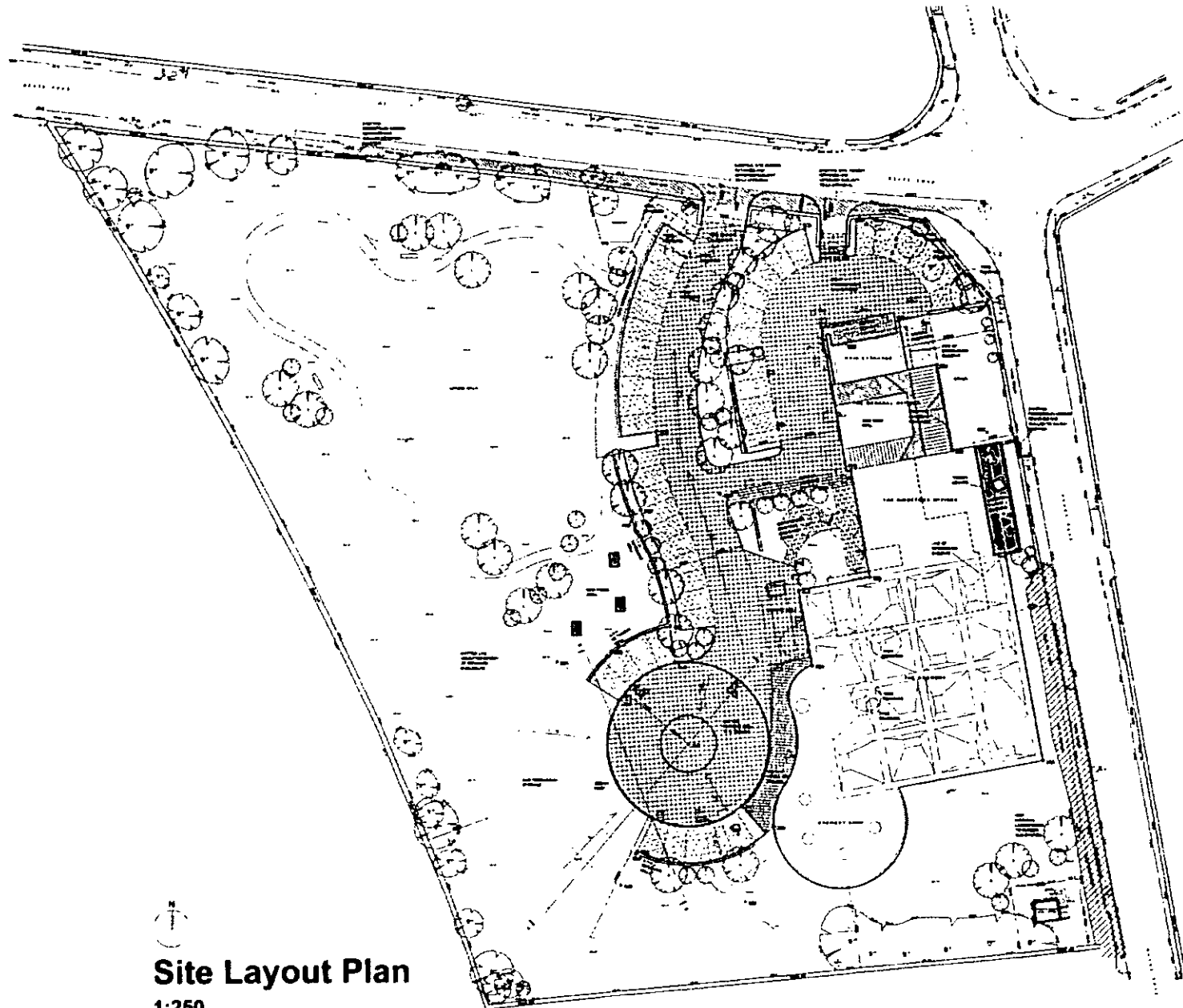
## Landscaping

Material specifications of hard landscaping will be of a high standard to complement the existing context and ground the scheme into the wider rural landscape. Surfaces are to be formed using porous materials such as permeable gravel and tegular concrete setts, while hard pedestrian paved areas around the building will be a combination of concrete setts and slab paving. The floor treatments are intended to clearly identify pedestrian and vehicular zones to maximize pedestrian safety.

Private breakout spaces around the building for use by the offices will be screened by soft landscaping to promote their private nature without being too defensible.

The majority of any retaining walls indicated on the drawings will be of natural stone filled gabion cages, paying reference to the existing natural landscape.

External lighting is to primarily be at low level and location specific in order to minimize the amount of light pollution and reduce the visual impact of the development at night from across the valley.



**Site Layout Plan**  
1:250

## Appearance/Design Concept

To develop a proposal such as this has to be very carefully handled.

The fundamental approach to the design has to be one of sensitivity, striking a careful balance of low impact and strong identity that befits a highly successful local business which has become a major employer throughout the Yorkshire region.

The design concept is based around the rationalization of the existing buildings, which are in the main detrimental to the current quality of the site, through selective demolition and reconstruction.

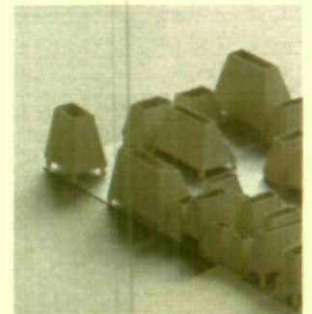
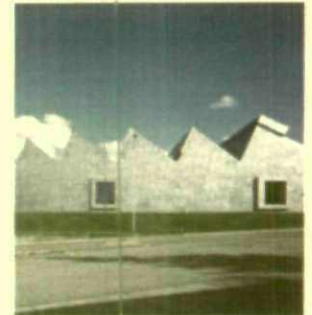
Through the demolition of the lower grade existing buildings, the 'exposure' of the original 1901 school building provides the context for a series of extension elements.

In its simplest form, the creation of these extensions can be seen as a series of simple subservient boxes, constructed from natural materials, ie stone, timber, which will weather to grey in time, minimizing the building's impact from distant viewpoints.

The extensions complement rather than mimic the retained school building using a carefully considered balance of solid and void elements providing a balance to the building's composition.

The first extension creates the replacement entrance to the building facing northwards to the Bents Road boundary, with minimal glazing to the east and west elevations. One and a half storeys in height, the entrance will be clad in untreated western red cedar, fading to grey with the weather, with the northern fully glazed façade being deeply recessed to minimize reflection and glare.

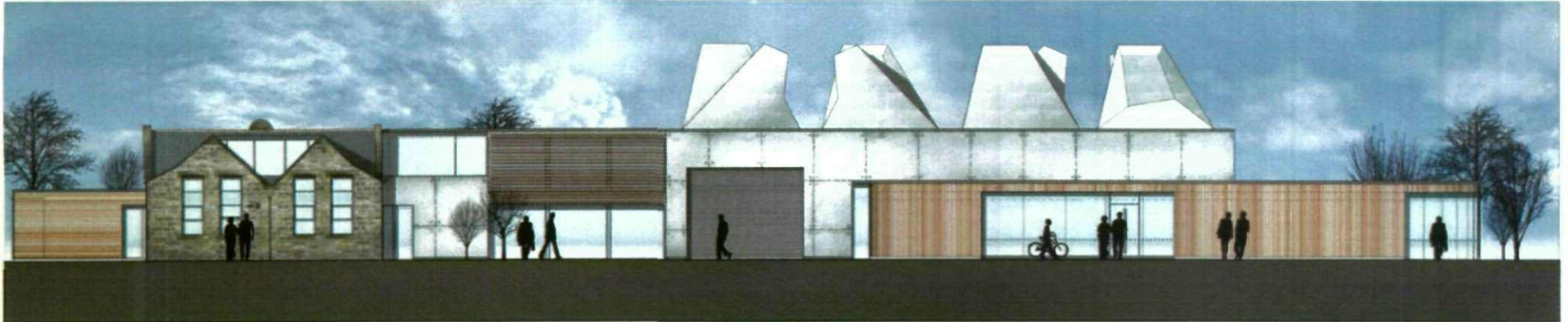
The second extension replicates the scale of the entrance extension, creating executive offices and ancillary facilities to the general offices created within the original school building. This element is of single storey construction facing onto Whams Road, with glazed areas being partially shielded by the insertion of the existing boundary wall. The roof to this element rakes up to the two storey element at the rear, using a slate grey, zinc covering to complement the existing blue slate roofing to the existing building.



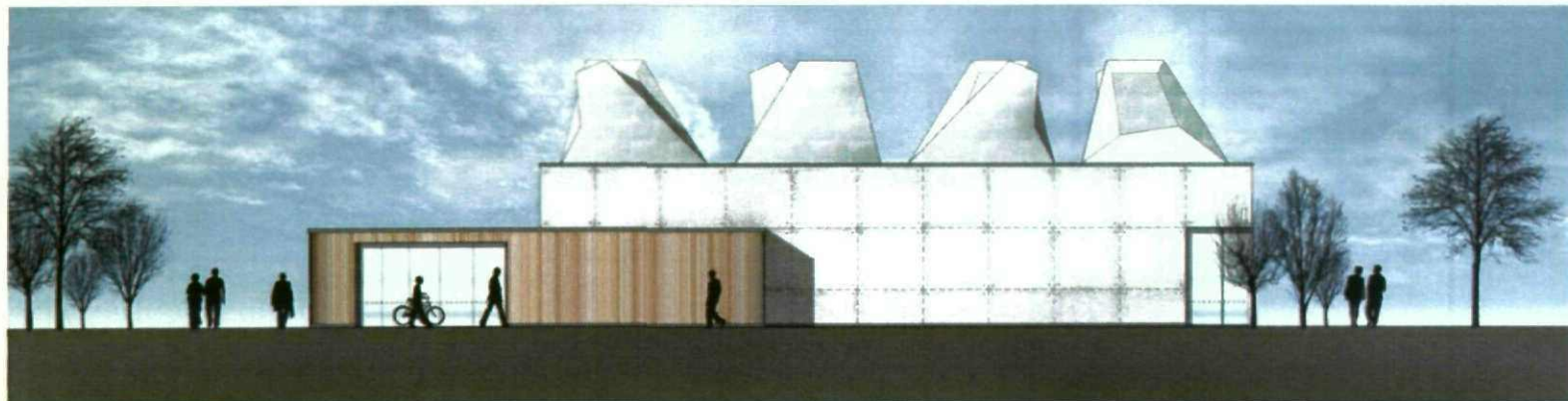
## aspirational images

- 001 musium liner appenzell by gigon guyer architects
- 002 musium liner appenzell by gigon guyer architects
- 003 brockholes nature reserve by adam khan architects
- 004 example of concrete cladding facade





West Elevation



South Elevation



003

## sustainability

The proposal looks to promote the wider community's economic and social well being by providing a sustainable pattern of development:

As a major employer in the Barnsley area the applicant is looking to relocate from his existing premises to develop a Brownfield site that would provide an expansion to his operation.

This would in turn create job opportunities and prevent fragmentation of business premises by keeping the business on a single site which would be reasonably self-sufficient.

### Conservation and enhancement of green belt and borough landscape:

The proposal seeks to conserve and enhance the natural resource of the wider context in the following ways:

- By providing high quality design for both building and site and promoting the use of responsible materials by sourcing locally recycled materials and using sustainable timber which is FSC-certified.
- The building form and aesthetic has been carefully considered to sit sensitively into the landscape while providing an architectural roofscape that enhances the character of the area. The natural levels of the site have been used to conceal elements of the scheme such as the parking and service areas whilst simultaneously sheltering against prevailing winds and noise and providing a subterranean element using a green roof construction.
- A wildflower meadow has been included in the site design as a measure to encourage Biodiversity and Geodiversity.

### Conservation of Energy and Water

The proposal aims to reduce the causes and impacts of climate change by maximizing the opportunity for renewable energy generation and energy efficiency. In addition the proposed development intends to meet high water efficiency standards, incorporating use of new technologies to recycle and conserve water resources

- By seeking low energy uses, natural ventilation, passive thermal control and maximizing energy efficiency of existing services
- Using sustainable energy sources such as solar hot water panels
- Using porous external surfacing and rainwater attenuation
- Providing high thermal qualities by exceeding the Building Regulations in both the refurbishment to the existing school building and the new build extensions

### Promoting accessibility via public transport

The proposal will capitalize on its location to local connections. At least two local bus routes run adjacent to the site providing links to Huddersfield, Holmfirth, Penistone and Stocksbridge. The site is within 5 minutes walking distance to Hazlehead railway station