



## CAPITAL REINFORCING OFFICES & FACTORY for Capitol Reinforcing

Ainsley Gommon was initially appointed to carry out a Masterplan for the former oleochemical site. The approved Masterplan addresses various complex site constraints and proposes zoning of the site to create a balanced mixed use development that is predominantly light industrial and offices, but also supports the adjacent residential Conservation Area of Bromborough Pool Village.

Capital Reinforcing required new factory and administrative facilities, and specialise in the cutting and bending of steel reinforcing bar for the building and construction industries, producing large quantities of reinforcing bar and mesh to the precast industries. The company also supplies and stocks all standard types of reinforcing bar, reinforcing mesh and construction accessories.

The new building has enabled Capital Reinforcing to relocated from their previous office to the new and improved facilities at Pool Lane. The company has plans to expand further and the availability of adjacent land, associated with the wider Masterplan area will enable the company to plan for growth and increase their production.

The industrial unit consists of a 2915m<sup>2</sup> factory for the manufacturing process of steel reinforcement accompanied by a 360m<sup>2</sup> office building housing the administration, account and sales area of the company along with toilet, shower and kitchen facilities for the factory workers. Facilities for both able and disabled workers are provided for, including heavy goods vehicle drivers and staff. The remaining area of the site is used for storage of materials and parking for staff cars.

**Value:** £1.3m (estimated)  
**Completed:** Spring 2015  
**Contract:** JCT Design & Build