



## Glencorse Barracks, Penicuik, Midlothian

### THE TASK

Glencorse Barracks is located to the south of Edinburgh in Penicuik and was formerly used as an Infantry training centre. The facilities were in need of modernisation since many of the buildings were in a poor state of repair and duly earmarked for demolition, while others were due to be completely refurbished.

This was a flagship project for the British Army, it was the first modernisation of a barracks to such a high standard of accommodation which was considered long overdue and much needed to bolster morale for the soldiers. It has become a benchmark development for army barracks throughout the UK.

TPS were appointed by Carillion to provide a full multi-disciplined service on the £38m design and build project. The project encompassed aspects of both new-build and refurbishment consisting of a redefined masterplan for the site and construction of contemporary living accommodation and mess facilities. New office accommodation and storage facilities have also been constructed within the existing barracks including a new motor transport facility on the adjacent site at Milton Bridge.

### THE DESIGN

It was important to consider the best environment for soldiers to experience and to distinguish between the work and live zones within the barracks. The working environment consists of the existing listed traditional stone buildings. These surround the parade ground and have been retained and refurbished. The outdated JRSLA accommodation blocks were demolished and replaced by new contemporary 'C' shaped accommodation blocks, creating a courtyard as the natural focus. The concept was to provide open space for soldiers to sit, relax and

### PROJECT PROFILE



#### CLIENT

Carillion / Defence Estates

#### PROJECT VALUE

£38m

#### PROJECT TYPE

Defence – New Build & Refurbishment

#### SERVICES

Multi-disciplinary design (Architecture, Civil/Structural Engineering, M&E Engineering, Interior Design)

#### START DATE

November 2003

#### COMPLETION DATE

December 2005

#### ARCHITECT

TPS

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interact with colleagues. Tree lined avenues; a variety of designed spaces and pleasant open spaces give the whole complex a human scale.

## THE SERVICE

Due to the scale of the project TPS made the decision to locate the design team on site with Carillion in order to provide an integrated service to the client. This allowed for constant liaison between the design team, site team, sub-contractors and quantity surveyors so issues could be addressed and solutions established without delay to site operations. It also allowed TPS to liaise directly with Carillion in achieving key brief requirements such as through life cycle costs and value engineering. The results of this decision are evident in the finished high quality scheme.

## THE RESULT

The completed barracks have been generally recognised to represent a new benchmark in quality for Defence Estates' new build accommodation, in spite of the use of a form of contract that has been repetitively criticised for lack of design quality. The courtyards and avenues create an ambience more usually associated with a university campus rather than a military barracks. This will provide the occupying unit with a quality, relaxing living environment within their overall working environment.



## PROJECT PARTNERS

- Project Manager:  
Scott Wilson
- Planning Supervisor:  
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- Main Contractor:  
Carillion Building

## FURTHER DETAILS

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