

320110608P

**PROPOSED OFFICE DEVELOPMENT
AT MANOR COURT
RIBCHESTER**

Design and Access Statement



June 2011

DEVELOPMENT

The proposed development is to convert part of an existing agricultural building, Barn No 5, into 17 office units. The barn is currently used for storage by the client. The offices will be located in the north eastern end of the barn and the remainder of the barn will continue to be used for storage by the client.

USE

The development of part of the barn will create 17 office units. These office units, although varying in size have been designed as small, starter units for businesses. The decision to convert the barn into office units was influenced by the development of Manor Court Phase 1, demand for these units has been strong and all of the units have been let. The proven success of Manor Court Phase 1, helps justify the proposed conversion to provide a further 17 units, as there is obviously demand for this type of office unit within the area.



Barn No 5 – North East elevation where the office entrances will be located.

AMOUNT

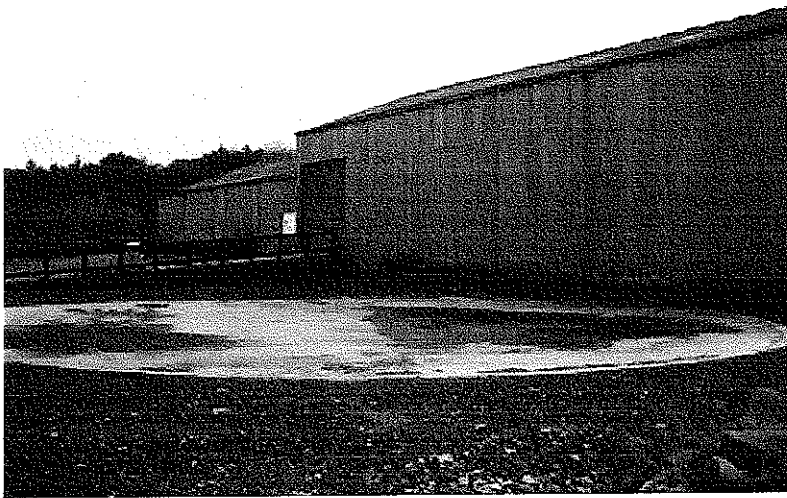
The conversion will provide 670m² of lettable office space, in 17 units. This amount of development ensures that there will be adequate parking for all of the employees, along with sufficient provision for visitors and the ambulant disabled within the existing site boundaries. The proposed amount of conversion will ensure the site is not overdeveloped, it will still retain its rural feel, but the size of the development is still economically viable for the client.

LAYOUT

The proposed layout of the office conversion has been determined primarily by the location of the existing building. The north eastern end of the barn is

closest to the existing office development, therefore locating the office units and entrances at that end of the barn seemed logical. It also meant the remainder of the barn, which is closer to the house at Salesbury Hall Farm, could continue to be used as storage by the client.

The proposed new car parking area, on the base of the former slurry tower, is close to the office entrance and converting this area into 36 car parking spaces will ensure there is adequate parking provision for the site. Provision has also been made for two motorcycle spaces for Phase 2 and 2 motorcycle spaces for Phase 1, together with a cycle rack for 6 bicycles.



Photograph showing the base of the former slurry tower to the North of Barn 5, the extra car parking will be located here

SCALE OF EXTENSION

The scale of the proposed conversion has been determined largely by the size of the existing building. Only part of the barn is to be converted, this will ensure the site is not overdeveloped.

LANDSCAPING

The landscaping materials for the second phase of development at Manor Court will match the plants and materials used in the first phase, such as Lancashire hedgerows and English hardwood trees. The access roads will be tarmac and the car parking spaces gravelled.

320110608P



These two photographs show the existing landscaping and materials used in the conversion during Manor Court phase one, the proposed conversion will use matching materials.



APPEARANCE

The barn will be clad up to first floor level in random rubble stone to match the existing office units, above this will be sawn vertical timber boarding, to match the existing timber boarding on site. The existing concrete roof will be removed and replaced with profiled metal sheeting. The materials proposed will ensure the conversion will match the existing buildings, blending in seamlessly with its surroundings.

ACCESS

Access to the site will be through the existing entrance serving the site, off Salesbury Hall Road. The location of the proposed entrances into the building, in the north eastern end of the barn, will ensure that access to the converted barn will be fully inclusive for the ambulant disabled. There is car parking provision for the ambulant disabled within the existing car parking areas, if extra disabled car parking spaces are required these will be accommodated within the existing car parking to ensure a level approach for the disabled. Internally a lift is being fitted enabling access to all areas.

SUSTAINABLE DEVELOPMENT

The development has been designed, and will be built to achieve high codes of thermal efficiency. Furthermore, it is intended that a Biomass boiler will be installed within retained Barn No3 to serve the adjacent new house, plus Phase 1 and Phase 2, making the scheme extremely energy efficient.