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DESIGN AND ACCESS STATEMENT

IN RESPECT OF A PLANNING APPLICATION FOR THE CONSTRUCTION
OF A TWO STOREY COMMERCIAL OFFICE BUILDING

ON LAND AT

THE SPINNEY,
GRINDLETON, CLITHEROE,
BB7 4QE

FOR AND ON BEHALF OF:

MR & MRS G HOERTY

Prepared by: Gary Hoerty BSc (Hons) MRICS FAAV
Our Ref: Hoe/347/1390/GH
Date: November 2012



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



1. Use

- 1.1 The applicants owns the land at The Spinney and their intention is to construct a two storey commercial office building for use by their own business and to provide additional office accommodation within the building which can be rented out to small to medium sized local businesses. The proposed development will provide a high quality, flexible and versatile office building.
- 1.2 The proposed office building will be of significant benefit to the local rural economy and will enable small local businesses to stay within the area, thus providing significant benefits to both the immediate and the wider area.
- 1.3 With the current difficult economic climate, the provision of flexible office accommodation within an area which is lacking of this type of provision would appear logical and beneficial.
- 1.4 The principle of office development at the site has already been established in the scheme approved under application number 3/2010/0258 which provided for the proposed erection of a storey and a half office block and parking and was approved with conditions on 18 June 2010.

2. Amount

- 2.1 The proposed office building will see a modest increase in the scale of the approved scheme.
- 2.2 The total internal floor area for the approved scheme was 578m². This comprised both ground and first floor office accommodation.
- 2.3 The total proposed floor area for the new office building will be 620m², thus resulting in a modest increase of 42m². This has been necessary in order to incorporate an entrance lobby area on the ground floor and in order to create additional small office units on the first floor. It has also been necessary to slightly increase the eaves height of the building.
- 2.4 The ground floor accommodation includes an entrance lobby, which links to the corridor spaces and stairwell area. A part M compliant WC and shower room, a cleaners' cupboard, a computer server cupboard and separate ladies and men's WC facilities are included in the proposal. Two separate meeting rooms to the rear of the proposed office building
- 2.5 The first floor office accommodation comprises a reception area with meeting rooms/offices leading off from this area. There is also the

provision of an informal meeting space which is situated on the first floor.

- 2.6 We are firmly of the opinion that the proposed development creates an acceptable amount of developed space for the application site and will see only a modest increase in the scale from the approved scheme.

3 Layout

- 3.1 The layout has been designed to accommodate the applicant's brief. It has been designed to provide modern, open plan and flexible office space within the building both for the applicant and other local businesses which will be able to rent quality office accommodation.
- 3.2 The proposed layout of the office accommodation can be seen on the plans submitted with this planning application.
- 3.3 There is a certain degree of flexibility within the office spaces as the interior has been designed to be able to react to the requirements that tenants may have in respect of accommodation needed. The core circulation routes and welfare facilities are defined and as such will remain constant in form within the building. For a modern efficient interior layout to be present and usable a great amount of consideration has been given to the layout presented within this application.

4 Scale

- 4.1 The scale of the proposed office building is considered necessary in order to accommodate the office space for the applicant's business along with additional office space which will be rented out to local businesses.
- 4.2 There will be a slight increase in scale from that in the approved scheme (3/2010/0258) however this has been considered necessary in order to provide a more flexible and efficient office building from which the applicant can run his business and can efficiently rent office accommodation out to local businesses.

5 Landscaping

- 5.1 A detailed landscaping scheme is submitted with this planning application. (Please refer to the plans submitted with this planning application for specific details.)

6 Appearance

- 6.1 The proposed materials have been carefully chosen to ensure that the office building will be sympathetic with the character of the surrounding area. *See coloured sketches following:*
- 6.2 The design of the proposed office building will incorporate environmentally friendly methods of construction, with the installation of some photovoltaic solar panels to the rear of the building.

Elevation facing the main road.



Elevation within the site facing main car-park area.



Elevation looking from the Spinney showing the access gates.



Elevation facing the river and car parking area within the site.



6.3 The walls will be constructed from natural stone and the roof will be blue slate. The windows and doors will be powder coated aluminium which are typical materials for a building of this nature. The proposed

building has been carefully designed in order to use materials which are considered sympathetic and in-keeping with the character of the local area.

7 Access

- 7.1 The access arrangements are as per the approved scheme.
- 7.2 A detailed layout of the proposed access can be seen on the plans submitted with this planning application.

Signed.....Date.....
Gary Hoerty BSc (Hons) MRICS FAAV