



PROPOSED NEW OFFICE BUILDING
AT
OLD SAWLEY GRANGE
DESIGN AND ACCESS STATEMENT

BY
SUNDERLAND PEACOCK ARCHITECTS

Job No. 5417

Rev 1.00_ April 19

Rev 1.01_ Amended to reflect revised design.

01.10.2019

1.0 INTRODUCTION

1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of Richard Turner and Son as part of a planning and listed building application to demolish two agricultural outbuildings and replace with a new office building including alterations to an existing listed building.

1.2 This report is in support of the application and should be read in conjunction with the supporting information.

2.0 EXISTING

2.1 The site is located off the A59 between Sawley and Gisburn. Old Sawley Grange stands at NGR: SD 79244 46839 in the Ribbles Valley Borough of Lancashire in the north west of England. The building is located on the south side of the A59 and is approximately 1.7km to the east of the village of Sawley and approximately 5km to the north east of the town of Clitheroe.

2.2 The site forms part of the existing office site which is occupied by Richard Turner and Son. The existing outbuildings which are proposed to be demolished offer little aesthetic merit and positivity to the surrounding landscape. One single storey outbuilding is currently connected to the stone built barn with the other more modern portal frame building being a storey and half and timber clad. Refer to the Heritage Statement for existing photographs and further information.

2.3 There is currently a planning approval ref: 3/2017/0968 in place to convert the single storey element and demolish the neighbouring agricultural building. Having further reviewed this proposal the viability for office conversion is not sustainable.

2.4 This proposal involves the demolition of the existing outbuildings outlined in red on the adjacent image. The removal of the connected section to the existing listed barn which will restore the building to the



original footprint exposing the external openings which are currently facing the agricultural shed. The roof will be made good in slate to match existing and isolate the listing perimeter to this building. The building will be further enhanced through the removal of the larger more modern agricultural building providing an increased open space around the building.

3.0 PRE-PLANNING APPLICATION

A pre-planning application was carried out with RVBC ref: RV/2018/ENQ/00108 with a site meeting taking place in November 2018. The adjacent drawings were submitted as part of the application as well as supporting document illustrating the proposal.

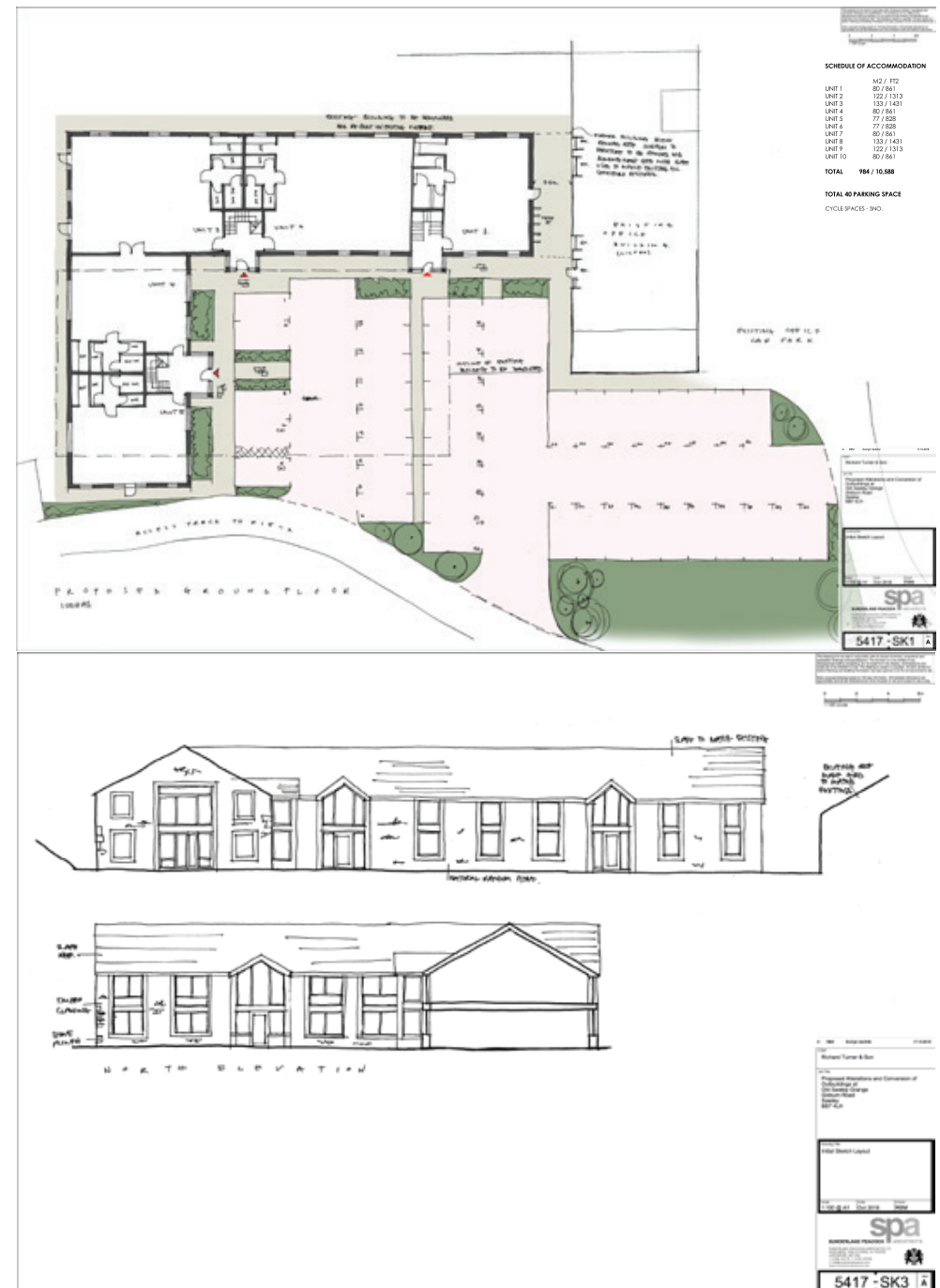
A response was received on 8th December 2018 which reviewed the application and provided a positive response.

The following response were received to various aspects of the proposed development.

“Design, Layout & Heritage:

The key issues in relation to any future application will be the potential impacts on the listed buildings and the wider open countryside designation. Development by way of its scale, sitting and use of materials should assimilate in to the local landscape and pay particular attention to the special character, appearance and setting of the heritage assets.

I have spoken to my colleague Adrian Dowd in relation to the listed buildings and matters we discussed during our site visit. In principle the removal of existing, more modern structures the rear of the site would be welcomed as they currently detract from the appearance of the site. In accordance with paragraph 200 of the Framework and subject to the application of suitable methods to remove the attached building/reinstate original features, the works could be considered an enhancement and help to better reveal the significance of the assets.



Landscape:

Accounting for the scale and massing of the existing buildings on site, which are to be demolished, I do not consider that a suitably sized replacement would have an adverse impact on the landscape character of the open countryside. As discussed during our site meeting and indicated on the draft proposals, the development is to result in a net reduction in volume. In this regard and subject to the use of appropriate materials/designs, the scheme is likely to create a visual betterment in comparison to the utilitarian structures currently in place.

The use of suitable landscaping will further assist in integrating the development in to its setting and will help to soften associated infrastructure such as the parking areas, which have the potential to create separate impacts through the introduction of large number of vehicles in to the landscape.

4.0 PROPOSAL

- 4.1 The proposal has fully considered the pre-application comments and has been significantly developed to create a quality design aesthetic intended to attract high quality businesses to the area. The design amendment has been developed following dialogue with RVBC with particular consideration given to the proximity of the existing listed office building.
- 4.2 The proposal includes a new two storey office building around the approximate positions of the original footprint of the demolished buildings whilst forming an L-shape to create a courtyard space for landscaping and parking. Numerous flexible unit spaces will be created with associated services and parking to ensure a sustainable development.
- 4.3 The external appearance makes subtle references to the rural nature of the site through the use of random stone and metal cladding whilst also introducing more contemporary elements and details.



Image above illustrates the superseded site plan.



Proposed Site Plan

4.4 The new office spaces are intended to provide high quality spaces for the Borough and is supported by numerous planning policies and local examples. The location offers positive connections to the surrounding area as well as an external appearance to integrate into the vicinity.

4.5 Appearance

Old Sawley Grange is a traditional vernacular rural building constructed from stone with timber elements. The proposed office building is to replicate some of these traditional vernacular elements in its design through its use of a traditional gable form and the use of stone and timber cladding throughout the building to complement the listed building, whilst also making use of contemporary materials such as glazing and standing seam cladding. The use of these key materials (timber, stone, metal and glass) in a contemporary manner forms a harmonious juxtaposition between the proposed building and the listed building whilst echoing an agricultural design approach.

Three recessed entrance sections with a continued roof line provide subtle entrance features which are exaggerated by vertical timber cladding and additional glazing sections.

The introduction of material contrasts reflects a solid visual stone basis with a more lightweight first floor element. The elevations are further characterised through glazing units which break the cladding lines as well as providing quality natural light to the internal spaces. A refined profile of window types is used throughout the design to provide some unity in the elevation treatment.

The roof form provides a more contemporary profile with a pitched roof and flat section ridge which follows the building shape along the ridge.



4.6 Use

The existing agricultural buildings are redundant and are not used in an agricultural capacity and is the reason for proposing their demolition.

The new building is proposed for use as A2 office space with associated amenities which include car parking, external seating areas etc.

4.7 Amount

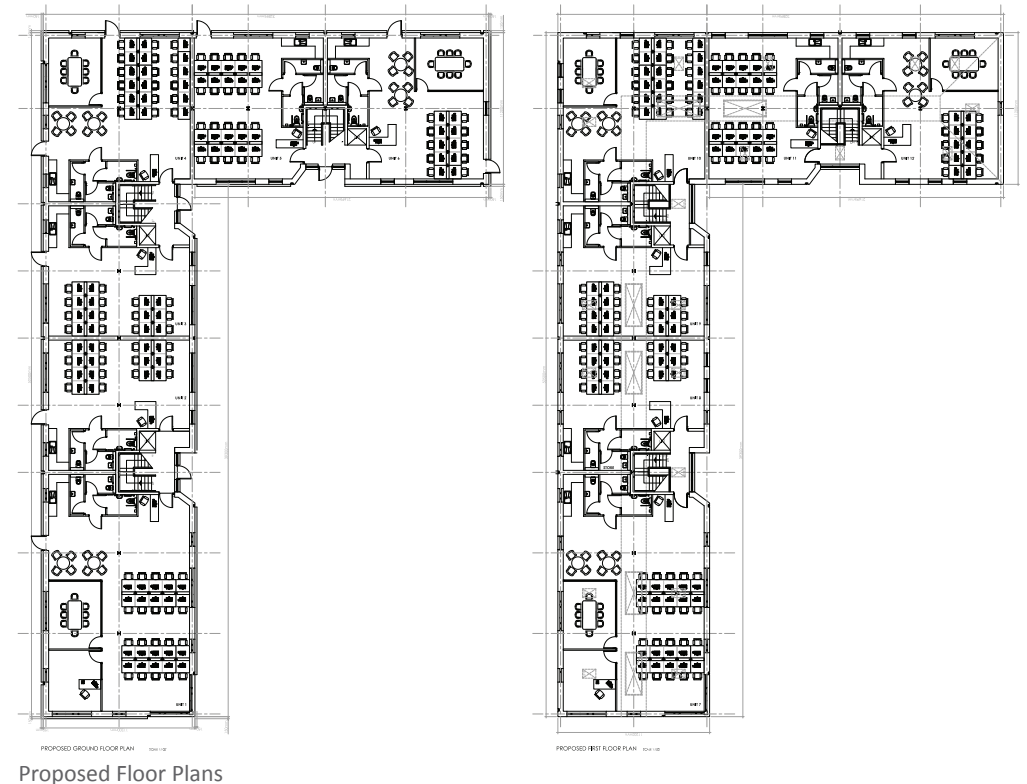
The amount of development proposed is considered reasonable to make the best use of the large site as well as the required amount of internal space to suit the needs of the buildings end users. The amount of development does not dominate the site and is located appropriately along the west and south boundaries in order to make the most efficient use of the site and to leave the space to the north and east for access, parking and landscaping.

The footprints of the two buildings to be demolished is 1121m² compared to the proposal being 825m² which equates to a reduction of approximately 26% from the existing to the proposal.

4.8 Layout

The building is 'L' shaped on plan form and will be sited on the footprint of the adjoining outbuildings that are to be demolished. The amended design provides a 12.5m landscaping corridor between the proposal and existing office building assisting with providing a clear distinction and enhancement of the listed building. The building will then turn eastwards creating the 'L' shaped plan.

At ground floor six individual office units are accessed via three circulation areas including staircases and access lifts. To the rear of these areas each unit has private WC's and kitchenette spaces.



At first floor six units are accessed off the circulation spaces reflecting the ground floor layout.

The design of the units are intended to provide flexibility to allow office units to be extended should the end-user wish as well as provide a multi-use leasing options from single desk space to larger offices units.

4.9 Scale

The proposed building is approximately 32.9m x 50.5m in size with an overall foot print of approximately 825sqm. The ridge height of the building is approximately 8m high with an eave's height of 5.1m.

Specific consideration has been given to the relationship with Old Sawley Grange. Once the existing outbuilding is detached, the roof will be reinstated to the existing roof pitch and in slate to match. The proposal offsets the gable elevation by 12.5m to the existing building to create a distinct separation. This allows the introduction of landscaping between the two buildings as well as existing building the ability to utilise existing windows and create a public access spaces around the building.

4.10 Landscaping

The new landscaping is to be concentrated in the eastern half of the site in order to create a landscaping buffer to the boundary and integrate with the surrounding area. The fence boundary has be straightened to allow an extended parking area and landscaping buffer. It will provide an element of screening as well as dispersed amongst the areas of car parking and will consist of grassed areas with planted areas of trees and shrubbery.

To the southern boundary, a footpath will remain unaltered along the neighbouring fence to the top a small bank. This will also be the location of an external plant and store building which will house plant equipment for the new building with a covered and secured cycle store. Adjacent to this will be an enclosed timber bin store with access from the track.



PROPOSED VISUALS



PROJECTING EAVES DETAIL WITH
EXTERNAL LIGHTING INSET

RECESSED
RAINWATER GOODS

STANDING SEAM
METAL - GREY

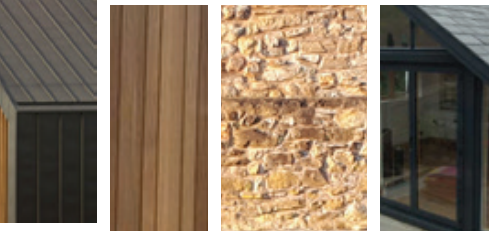


NATURAL RANDOM STONE
PLINTH

CHAMFERED DESIGN
CREATING ENTRANCE



PROPOSED MATERIALS



Aluminium
grey metal
cladding to
roof and
wall
sections

Timber
cladding

Random natural
stone to match
existing

Grey
Aluminium
glazing



PROPOSED NEW OFFICE BUILDING AT OLD SAWLEY GRANGE DESIGN AND ACCESS STATEMENT

4.11 Access

The access into the site is to remain as existing and all traffic is to use the existing access from the A59 located to the north of the site. No other access points into or leaving the site are proposed as part of this application and there were no highway objections raised as part of the current planning application.

The site layout has been designed to accommodate the new traffic with good access around the site to proposed bin stores and secure cycle storage.

A total of 68 parking spaces are provided, with main access roads being in tarmac and the parking spaces pathways being in a mixture of gravel and stone setts borders.

A new field gate is to be provided to the south east corner of the site leading into the adjacent field.



4.12 Principle and Policy

There is a current approval in place for the site Reference – 3/2017/0968 & 969 to convert the attached farm building to offices and therefore the principle of the proposal is established.

Following a financial review of the conversion application, it has been established that the project is not viable to pursue which has resulted in this application being made.

Relevant Core Strategy Policies and Statement provided as part of the pre-application response is as follows:

- *DS1 – Development Strategy*
- *EN2 – Landscape*
- *EN5 – Heritage Assets*
- *EC1 – Business and Employment Development*
- *DMG1 – General Considerations*



- DMG2 – Strategic Considerations
- DME3 – Site and Species Protection and Conservation
- DME4 – Protecting Heritage Assets
- DMB1 – Supporting Business Growth and the Local Economy
- DMB5 – Footpaths and Bridleways
- National Planning Policy Framework (NPPF)

Key Statement EC1 of the Core Strategy confirms that new employment development will be directed towards the main settlements (Clitheroe, Whalley & Longridge), existing Enterprise Zones and locations well related to the A59 corridor. The site falls within the latter category and as an established business, new development of this nature would also be supported in principle by Policy DMB1. I would recommend that any forthcoming application includes a statement detailing the business case for the development and the anticipated benefits which it could offer to reflect the Council's strategic vision in relation to the provision of new employment.

A business statement is provided as part of this application which demonstrates the appetite for the proposal and the quality spaces and services which it will provide.

This project is further supported by two successful local examples located in the borough. Manor Court and the Halls Arms in Ribchester are a direct resemblance as to the demand of such office space which are located outside of main settlements. It can be further argued that this development has significantly better connections to the A59 and Clitheroe.

5.0 BUSINESS STATEMENT

We believe the proposed development offers much needed premium office accommodation, centrally located, within the Ribble Valley borough benefiting from easy road access to all other parts of Lancashire and Yorkshire. The proposed development would offer a total of 10 high quality units offering accommodation for approximately 70 employees, available as singular or combined units, allowing businesses to take the first steps into rented office accommodation, or existing businesses the opportunity to expand, whilst being able to remain and grow within the borough.

As well as local business growth, it is expected that the development will also attract businesses wishing to relocate from outside of the Ribble Valley area. This is already demonstrated by a business with over 100 UK representatives, who currently occupy offices in the Borough of Craven, offering a commitment to relocate 12 of their support staff into two of the units.

It is also reasonable to assume the development will promote local employment, together with the surrounding hotel and leisure economy, who would be ideally placed to offer supporting services.

6.0 CONCLUSION

In conclusion this proposal provides a substantial opportunity for a positive impact on the site which will enhance the locality as well as provide benefits to the local economy. The proposed scheme has been designed to sensitively reflect, respond and enhance the surrounding context of site and surrounding area through design and landscaping.

The proposal provides new A2 office space within a modern and quality building envelope with associated services and parking in the heart of the Ribble Valley in a sustainable location close to local services and amenities.

It offers an opportunity to provide a quality architectural development and add to the rural fabric of Sawley. The principle of development has been established through the current planning approval for an office conversion scheme for the site as well as an existing office use located on the site.

The proposal has been thoroughly discussed through pre-application discussions with the Council and received a positive response for the final design. It occupies a suitable and sustainable location off the A59 and will provide a positive contribution to the local housing needs with good pedestrian, cycle and public transport connections.

The detailed design provides a quality approach which reflect an agricultural basis with native materials and detailing and will successfully integrate into the fabric of the area.





PROPOSED NEW OFFICE BUILDING
AT
OLD SAWLEY GRANGE
DESIGN AND ACCESS STATEMENT

BY
SUNDERLAND PEACOCK ARCHITECTS