

DESIGN AND ACCESS STATEMENT

Ref: 1035-105

Proposed Offices

Old Sawley Grange, Gisburn Road, Sawley



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1.0 INTRODUCTION

1.1 INTRODUCTION

This Design and Access statement has been prepared by LARK Architects to accompany the full planning application submission for a new office development at Sawley Grange, Gisburn Road, Sawley

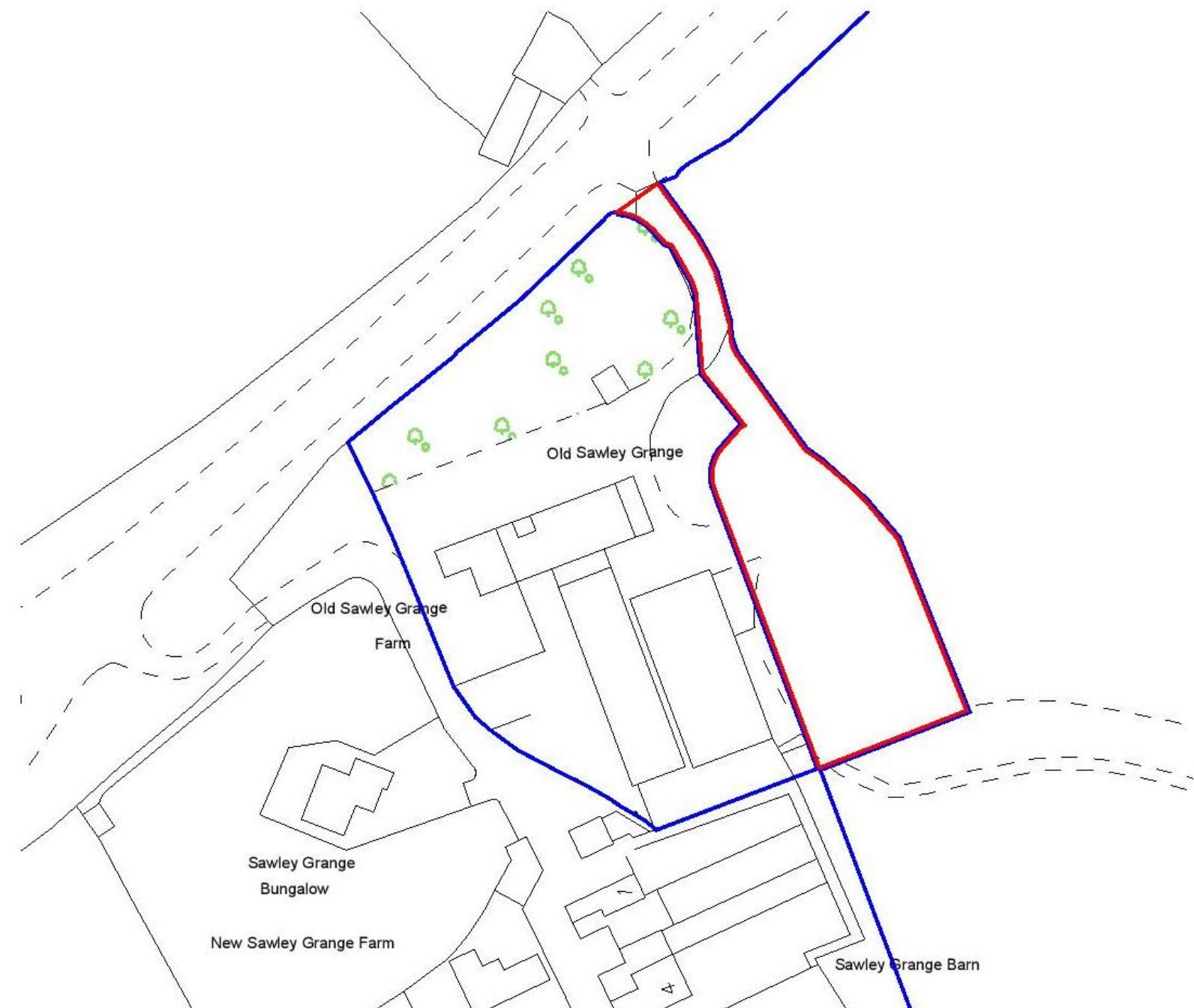
This document provides an explanation of the proposed scheme, evaluated against the constraints of the site and location.

2.0 SITE AND CONTEXT

2.1 SITE LOCATION

The site is located off the A59 between Sawley and Gisburn. Old Sawley Grange stands at NGR: SD 79244 46839 in the Ribble 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.



2.0 SITE AND CONTEXT

2.2 CONTEXT

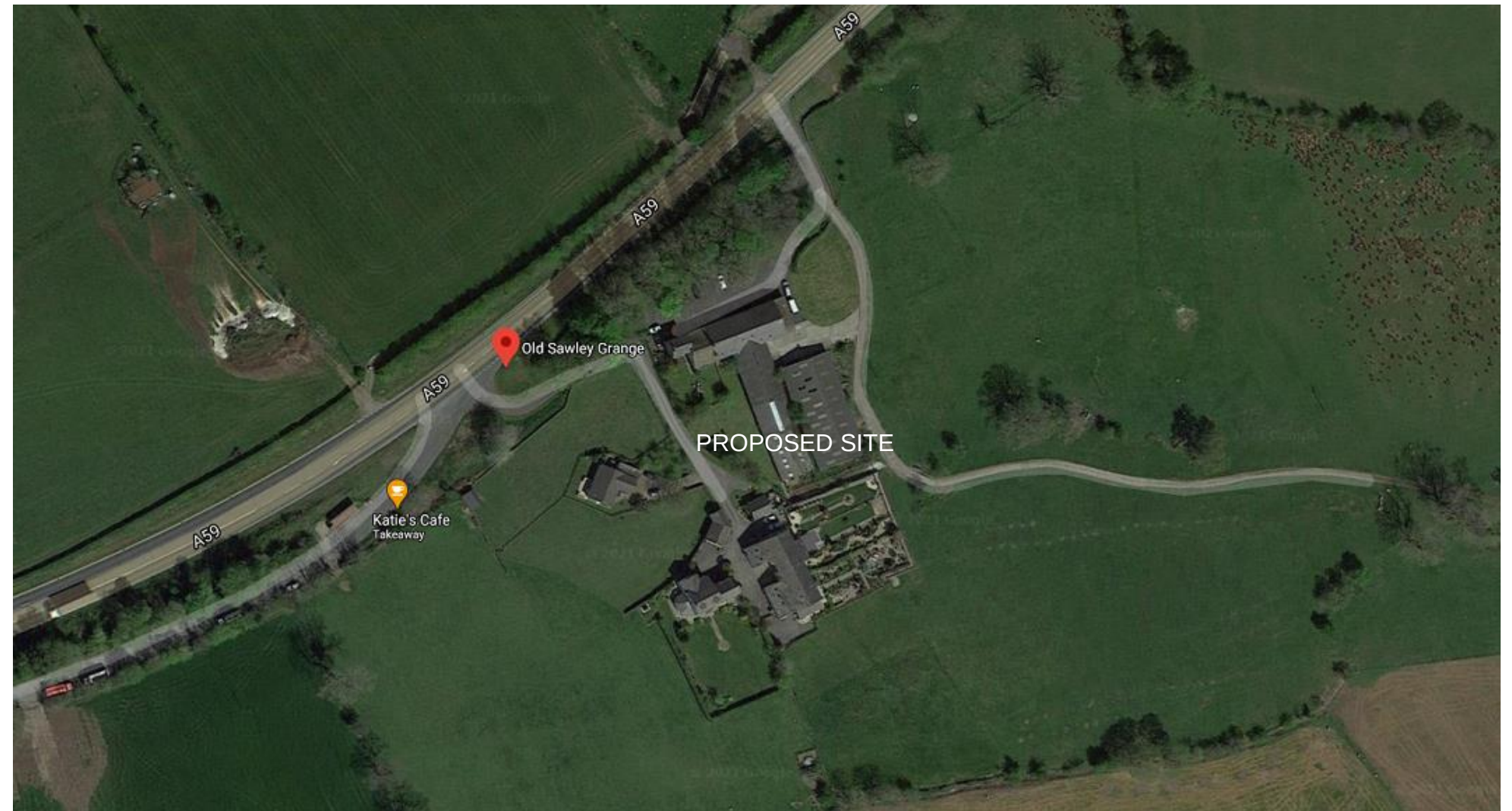
The site forms part of the existing office site which is occupied by Richard Turner and Son.

There are two existing agricultural outbuildings to the rear of the office building.

One single storey outbuilding is currently connected to the stone built barn.

The other is a detached portal frame building.

There is a separate application for the conversion of the detached portal frame outbuilding into dwellings.



2.0 SITE AND CONTEXT

2.3 EXISTING BUILDINGS

These images show the existing buildings which are currently situated on the site.



3.0 PLANNING

3.1 PLANNING HISTORY

The site has planning approval for a development of new build offices and associated access and car parking, ref:3/2019/0434.

A pre-application enquiry was submitted 2021, ref:2012/ENQ/0041. This was an indicative revised scheme for 5no. detached dwellings and removing the offices.

The pre-application advice received was that a development of new build detached dwellings would not be considered acceptable in this location due to its position outside of the main settlements.

It was agreed that a more suitable scheme would be a conversion of the outbuilding into 3no. dwellings and to create a separate office building.

This application relates to the office building only. A separate application has been submitted for the Class Q conversion.

The proposed scheme on the following pages has been developed by considering the merits of the previous planning approval regarding jobs and employment and to create a modest sympathetic scheme, respectful of it's setting.



4.0 DESIGN

4.1 CONCEPT

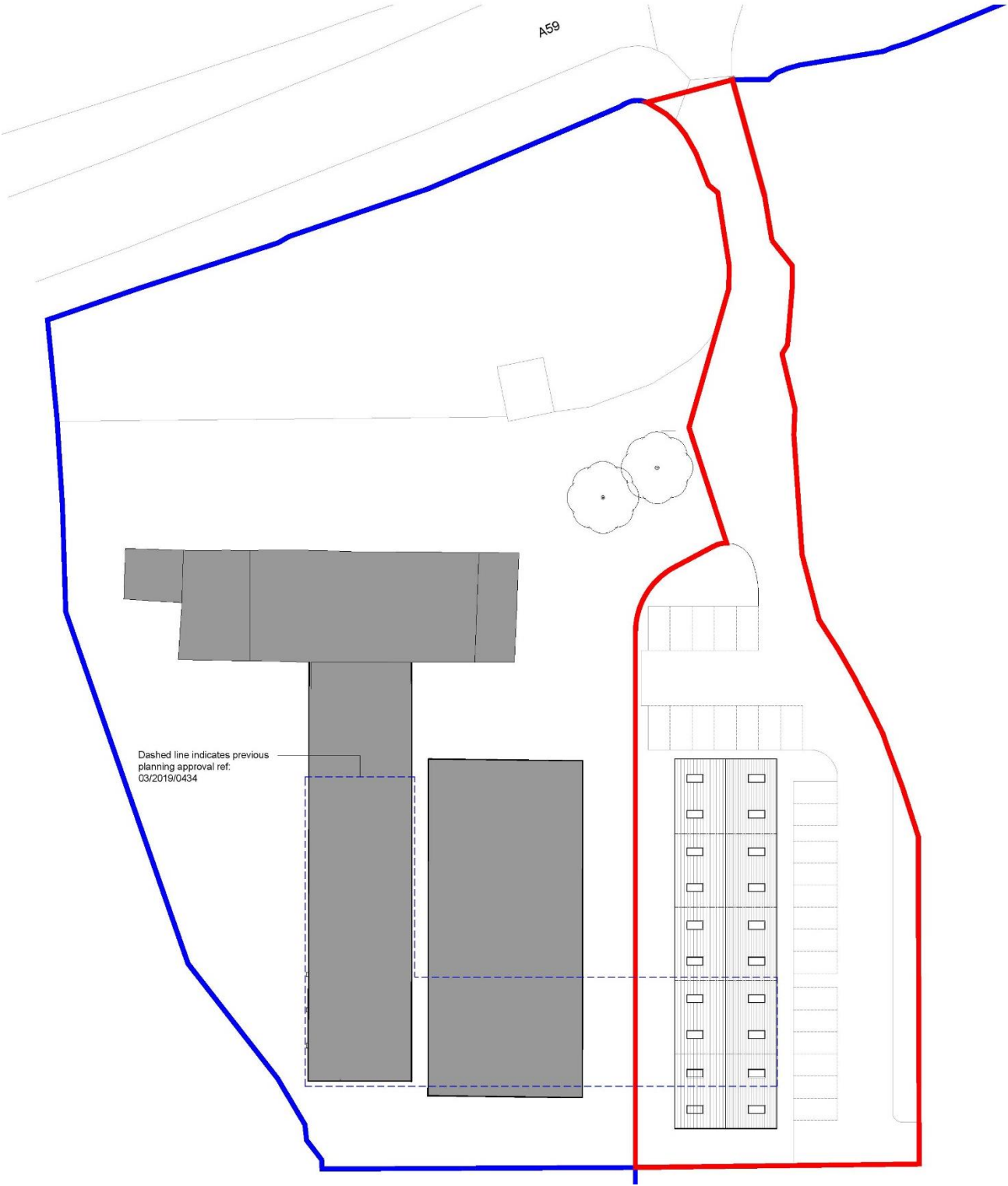
The brief was to create a bespoke office development to respect and enhance the site and create local employment opportunities.

The proposed office building has been designed as a highly contextual response to the existing site setting and location.

Any proposal within a rural landscape must respect the landscape it sits within and must respond positively to the local vernacular.

The initial design process involved studying the site in terms of potential impact any development might have on the landscape and responding the previous pre-application planning advice.

The topography and orientation of the site also informed how we positioned the building on the site to maximise views from the buildings but also minimise the impact on the surroundings.



PROPOSED SITE PLAN

4.0 DESIGN

4.2 USE

The proposed use of the site will be for office/employment use.

4.3 LAYOUT

The layout of the site has been carefully considered in order to reduce the impact on the existing landscape and setting of the site.

This proposed site plan illustrates the positive impact that the proposed development will have on the landscape.

4.4 AMOUNT

The proposed offices will comprise 5no. separate offices facilities with mezzanine levels.

The site is designed to respect the local vernacular so that the site is perceived as a cluster of barn type buildings rather than the large mass office building as previously approved.



PROPOSED FLOOR PLANS

4.0 DESIGN

4.5 SCALE

Form and Massing

The form and massing of the proposed scheme will be designed to be consistent with the local vernacular of Yorkshire farm/barn type buildings.

The height and scale of the proposed office building has been designed to compliment and sit comfortably next to the existing buildings on the site.

It is important the proposed scheme should appear as low rise/low impact and still feel subservient to the host buildings.

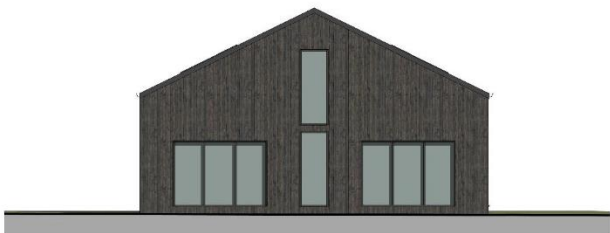
These proposed images show how the development would be viewed as a group of buildings complimentary to each other in scale, form and materials as would be found within the local landscape.



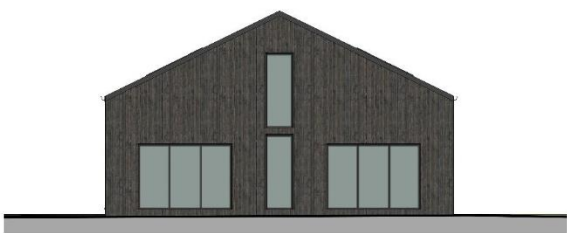
WEST ELEVATION (As Proposed)



EAST ELEVATION (As Proposed)



SOUTH ELEVATION (As Proposed)



NORTH ELEVATION (As Proposed)

PROPOSED ELEVATIONS

4.0 DESIGN

4.6 APPEARANCE

The local area comprises multiple traditional houses, farmsteads and agricultural buildings.

There are a variety of building materials but primarily comprise houses with natural stone walls and agricultural buildings with timber cladding and metal roofs.

The proposed office building will be clad in in dark stained timber to provide a visual distinction between the residential and office elements on the site.

Materials

The proposed offices will be of traditional style utilising traditional local materials.

Materials will be sourced locally fitting the vernacular appearance with the added benefit of low embodied energy, less environmental impact in production and transportation.

Fenestration

The elevational treatments will be a direct response to the site context.

The proposed elevational style and position of openings will be designed to resemble local barn type buildings.

The images on this page show a example of similar schemes and materials used which will be proposed for the Sawley Grange site.



PRECEDENT IMAGES

5.0 LANDSCAPE

The proposed offices will be provided with generous landscaped areas.

There will be new tree planting as part of the landscape proposals which will be designed to enhance the existing landscape and integrate the proposed scheme into it's surroundings.

The proposed landscaping scheme will also provide natural definition between the existing offices and proposed offices.

6.0 SUSTAINABILITY

Minimising the environmental impact of the proposed scheme will be integral to the design.

The proposal will reduce the load on the existing services network by utilising a series of sustainable technologies.

The proposed scheme will incorporate:

- . High performance insulation
- . High performance glazing
 - . Improved solar & thermal performance to reduce heat loss and solar glare.
- . Airtight building fabric
- . Low energy/LED lighting
- . Local stone walls — low embodied energy
- . Maximise passive solar gain
- . Rainwater harvesting
- . Ground source heat pump
 - . Combined with solar thermal water heating.
- . PV Solar panels

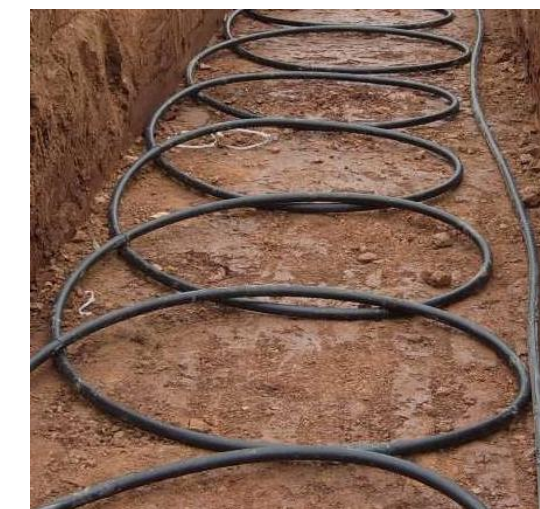
PV Solar Panels



Rainwater Harvesting



Ground Source Heat Pump



7.0 ACCESS

7.1 VEHICULAR

Vehicular access is via the existing access off Gisburn Road. This is adequate in terms of highways requirements to serve the development.

The access into the site will be at the same position as at present and as previously approved.

Vehicle parking and turning areas will be provided as indicated on the proposed site plan.

7.2 ACCESSIBILITY

Level access will be provided to the main entrance, a ground floor w.c. will be provided and the internal layout.

The offices will be provided with toilets in accordance with Part M of the Building Regulations.

8.0 CONCLUSION

The proposal is a carefully considered, high quality, sustainable and contemporary response to a unique site, steeped in history and a rich local character.

It seeks to not only fit in with its context but to enhance it.

This is achieved by respecting the local environment and landscape, taking reference from existing buildings and creating a new development which not only has minimal impact on its surroundings but is a much needed improvement for the site and local economy.

It is evident that the merits of this proposal include: -

- . A highly contextual architectural design
- . New employment opportunities
- . A significant enhancement for the existing site and surrounding area
- . Biodiversity gains
- . Sustainable design

The proposed office accommodation will address a requirement as outlined in the previously approved scheme for quality office space which will enhance rural diversification and support growth in the local economy.

The scheme will create local employment opportunities reducing the need for travel outside of the local area.

It is evident that the proposed development will make good use of an existing site and will make a positive contribution to the local area.



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