

Design and Access Statement



PROPOSED OFFICES

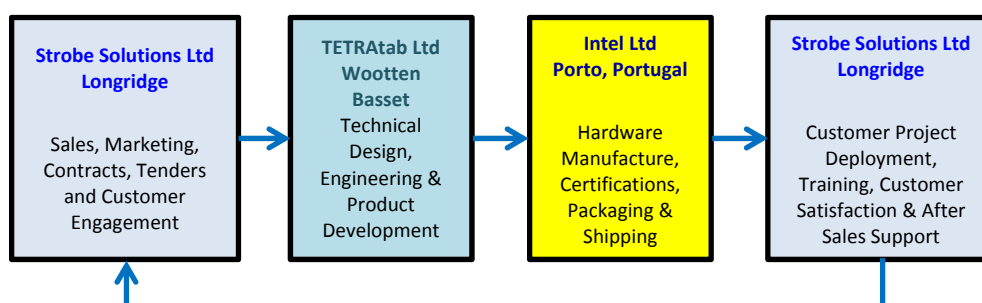
Hill Top Farm, Forty Acre Lane
Longridge

1 Introduction

Formed in 2010, Strobe Solutions Ltd are sole UK & Eire agents for the complete range of TETRAtab® secure rugged mobile data computers and 'in-vehicle' computer accessories. The company specialises in secure rugged mobile information solutions for police, fire and ambulance, public safety organisations and other mission critical mobile data users such as logistics, airports and utilities.

The managing director Roger Marsden draws on over 30 years senior police operational, business and IS & IT experience and over 10 years of national high profile leadership in business development, marketing, sales and deployment of complex mobile information & process improvement solutions. He is supported by his wife Lesley Marsden who is also a co-director of the company.

Strobe Solutions Ltd, work with customers to identify their specialist mobile data requirements. They then liaise with TETRAtab Ltd to finalise technical and software design – and then these designs are passed to the partner Intel factory in Portugal for specialist manufacture. The finished devices and components are then shipped direct from Portugal to the end customer.



For the first two years of development, the directors of Strobe Solutions have worked from a single room 'home office' situated within their main dwelling house and hosted small meetings in a converted dining room. However, during 2012 the company has now signed significant strategic partnership contracts with several high profile 'blue chip' sales partners such as Vodafone, Vauxhall Motors, ARQIVA, AVNET and Intel USA. They have also developed a rapidly growing customer portfolio including North Wales Police, Cumbria Constabulary, Warwickshire Police, Sussex Police, Durham Police, South Wales Fire & Rescue Service, Derbyshire Constabulary, and Surrey Constabulary, Gwynedd Council and several transport, logistics and utility companies.

As such, the company has now outgrown a home office model and is now badly in need of larger office premises from which to run the business. Whilst additional office space is badly required, a further key consideration is the ability to present a professional and competent image for the business – by offering well-constructed and well-designed office premises commensurate with the growing activities of the

company. It is no longer appropriate to host company meetings inside the directors' house / home office.

The key activities of the company are:-

- **High volume of telephone calls and internet traffic** - associated with sales and customer queries, supplier co-ordination and contracts, sales mail shots, web site management etc.
- **'Face to face' meetings** - with partner company executives, suppliers and customer 'buyers' (maximum 2 visitors)
- **Sales training** - of small groups, technical training and product sales presentations (maximum 4 visitors)
- **Preparation and storage of sales and marketing collateral** - storage of 'sample' computers
- **Dispatching and receiving 'sample' loan computers** – for customer trials – small parcels using DHL parcel couriers – estimated 2 or 3 deliveries maximum per week by light vans.

and the facilities required are :-

- **Office Accommodation for Managing Director, Co-Director & Assistant** – computer workstations, printers, filing
- **Secure Storage Room** - for high value sample computer equipment, marketing materials, conference display boards etc
- **Meeting Room / Sales Presentation Room / Training Room** - with boardroom style meeting table and audio visual display facilities
- **Small Kitchenette** - catering and refreshment preparation for sales and training meetings
- **Unisex Toilet and Washing facilities**
- **Car Parking** – for visitors

The location of the proposed company offices within the overall curtilage of Hill Top Farm offers the following benefits and advantages:-

- **Immediately Adjacent to Home of Directors** – no travel to work time or mileage
- **Ideal Geographical location** – good access to main M6 / M61 networks, West Coast main line at Preston Station, bus route at bottom of Forty Acre Lane
- **Privacy and Security** – premises not visible from Forty Acre Lane - nearest neighbouring dwellings at least 300 metres
- **Existing Planning Permission** – principle already established for similar development - demolition of Shippon and erection of 'granny annex'.
- **Directors Pension trustees already own site** – no requirement to purchase additional land elsewhere – keeps all business activity and building work within curtilage of directors existing home.
- **Private entrance road with dedicated vehicular access and sufficient parking**

spaces

- **Availability of good mobile phone coverage and high speed internet access**
– essential for this type of high tech business
- **Availability of wide choice of Hotel and Bed & Breakfast facilities in surrounding area** – some visitors and training delegates will require overnight accommodation – thus bringing additional trade to neighbouring businesses.

Whilst it is envisaged that Strobe Solutions will continue to grow its customer base and sales statistics over forthcoming years, the main impact of this growth will be upon the product design and engineering facilities of TETRAtab Ltd in Wootton Bassett, (near Swindon) and the Intel Factory in Portugal. Should Strobe Solutions Ltd need to take on extra sales staff, then it is likely that these positions will be based geographically in North and South of UK and will have minimal impact on these proposed office requirements.

2 Layout

The proposal is to site the offices as close to the Eastern Boundary of the residential curtilage of Hill Top Farm and therefore as far away from the existing house as possible. The proposal includes the demolition of an existing outbuilding which will facilitate the provision of parking and turning areas.

3 Scale

The building is 6.46m x 13.365m; 2.55m to the eaves and 4.295 to the ridge. On the Eastern side the long elevation of the building is set into the ground 560mm with ground levels rising away from the building giving the appearance of the building nestled into the ground.

4 Landscaping

The siting of the building nestled into the ground also takes account of nearby trees; ground levels set to facilitate disabled access and; minimal disruption to the sheltered garden of the house. The proposal also involves improvements to the site entrance to allow access whilst a vehicle is waiting to enter the highway and; a vehicle passing place half way along the existing access track.

5 Appearance

The design of the building includes fully re-using the stone including jambs heads and cills of the building to be demolished as well as re-claimed roof slates to supplement those salvaged from the existing building. The main office is sited to take advantage of the dramatic views with a remodelled dry stone wall under cloak to the feature balcony of reclaimed timber posts and truss. The building is especially designed to be simple in its form using materials typical of farm buildings in the area.

6 Use

The use is outlined in the introduction above.

7 Access

This facility will utilise the existing access with improvements to the entrance off Forty Acre Lane and a passing place half way along the existing tarmac access drive. The parking is designed to facilitate disabled access whilst adjoining spaces are steeper to respect the proximity of the nearby mature tree. The parking and landscaping is positioned so as not to impact on the roots of the mature tree.

8 Photos



Figure 1 Outbuilding to be demolished



Figure 2 View of site looking East



Figure 3 View of site looking West - timber garage to be demolished on right and outbuilding to be demolished in front of house



Figure 4 View of site Looking North East - note hedge no longer there