

DESIGN AND ACCESS STATEMENT

**FOR THE PROPOSED CONVERSION OF
THE OLD GRAVEL WORKS
SALESBURY HALL ROAD
RIBCHESTER
TO FORM 11 OFFICE SUITES AND
ONE MANAGEMENT TRAINING CENTRE**

FOR MR. C MUSTOE



REV A

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1. Development and Building Use

This design and access statement supports the planning application submitted by Mr and Mrs C Mustoe for the regeneration of the former Gravel Works engineering and power generator building located at the northern extremity of the Salesbury Estate. It is intended that the existing premises will be demolished and re-built, broadly reflecting the existing buildings mass and appearance, as well as closely following the existing building footprint. The proposal will enable the creation of 11 office suites and a management training facility, over two floors.

2. Layout

The proposed layout of the offices and training centre consists of a main entrance, circulation and facilities area running through the middle of the building. The area runs the whole length of the building, with the main entrance at one end and emergency escape at the opposite end. The generous circulation space will enable occupiers to utilise this area, which will be laid out with tables and chairs for waiting/informal meetings. Sanitary conveniences are located on both floors in a central services block.

The ground floor consists of 4 office suites, and 2 meeting rooms which are separated by a sliding folding door system enabling a large meeting room to be formed if required. The office suites and meeting rooms to the North look out over fields and onto the River Ribble. At first floor a further 7 office suites are located. The office suites vary in size from 23m² to 70m², providing a broad range of office suites sizes for businesses of varying sizes.

3. Amount

The scale of the proposal is derived from the size of the existing building that is intended to be demolished and re-built. The proposal will result in a total of 958m² of floor area being created, 505m² of which will be used as office accommodation, 107m² will be used for the management training centre and the remainder will be occupied by circulation space and ancillary facilities.

4. Scale

The proposed building has the same overall footprint as the existing building, which is 29.5m x 19m. The proposals involve the height of the proposed building being 1.5m higher than the existing, which measures 6.5m to the ridge, this enables two storeys to be utilised within the building and consequently means the project makes more sense economically. It is proposed that the finished ground floor level will be 450mm higher than the existing ground floor level, this ensures that the ground level will be above the Flood Zone 3 level as identified by the Environment Agency.

5. Appearance

The appearance of the refurbished building will be a vast improvement on the current concrete block faced Gravel Works building. It is proposed that the building will be constructed in stone, which is typical of the local area and has been used successfully at Manor Court Phase II. The building will be roofed with Merlin Grey plastic coated steel roof sheeting, as has been used at Manor Court Phase II, this style of roof has an agricultural feel which is in keeping for a building such as the Gravel Works which is located within a predominately rural setting. The windows and doors will have black aluminium window frames and the section of boarding to the East elevation will be Cedar.

6. Landscaping

The proposed landscaping within the site has been kept to a minimum; a tarmac car parking area will be located to the South of the building, providing parking for cars, motorbikes and bicycles. The car parking area will be screened from Salesbury Hall road by the plantation of small sapling trees that Mr Mustoe has planted in the past few years. There will be a gravelled area of overflow car parking to the East, this will provide a total of 35 spaces and 3 disabled spaces. An area has been set aside adjacent to the car parking area for waste storage and recycling.

7. Access

Access to the site will be via the existing entrance serving the Gravel Works, off

Salesbury Hall road. The entrance to the building will ensure the access will be fully inclusive for the ambulant disabled. Car parking provision for the ambulant disabled will be provided as indicated on the site plan accompanying the application, along with a level approach from the car parking area into the building. Internally a lift is proposed to enable access to all areas.

8. Sustainability

The proposed development has been designed and will be built to achieve high levels of thermal efficiency. It is proposed that a Woodchip boiler will be installed; this coupled with high levels of insulation will ensure the scheme is extremely energy efficient. LED lighting will also be installed throughout. An area has been set aside adjacent to the car parking area for waste storage and recycling.