

G H PRESTON, CHESTERFIELD

Design Statement | Rev A | Jan 2024

brightman clarke architects

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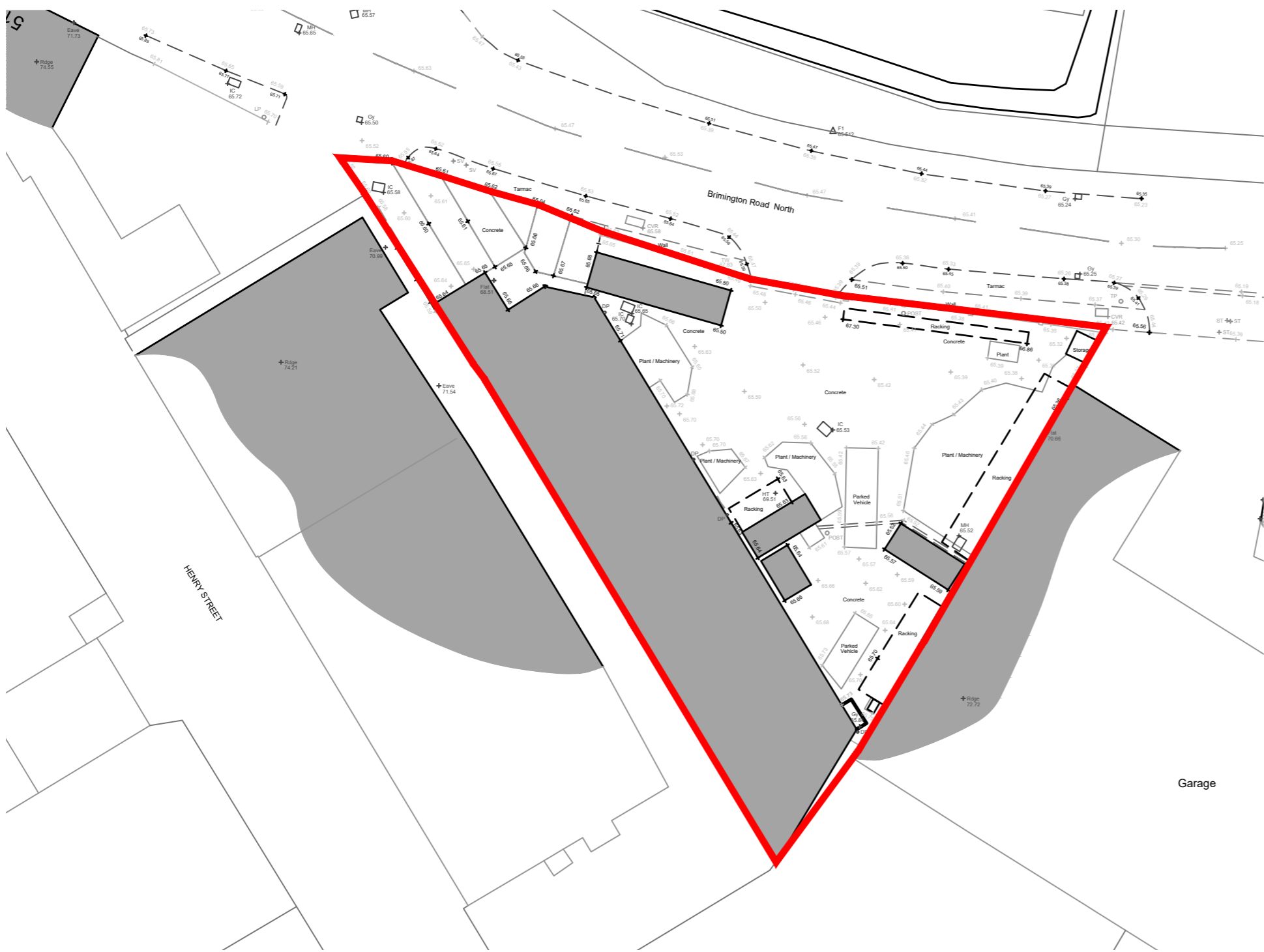
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**Existing Site**



Existing Site Plan

**Document Introduction**

This document illustrates the design process and proposals for a new two storey office building at G H Preston, Chesterfield.

**Brief**

The applicant’s brief is to create a new office space which provides for their business’ needs, with the addition of space for meetings with employees and clients as well as a small kitchenette.

Key elements from our applicant’s design brief are as follows:

- Respect the neighbouring properties and surrounding context.
- Create office space with the addition of a small kitchenette and meeting rooms.
- Respect the scale and mass of the surrounding properties.
- Provide a two storey reception and office space to replace the existing structure
- Sensitive use of materials to complement the palette found in the local area.

**Existing Site**

Brimington Road North is located to the South of Old Whittingham and West of Brimington, with the nearest large town being Chesterfield. The site is a urban one which contains larger industrial buildings in the local vicinity.

The existing building is a brick built property which is in need of modernisation. The existing layout is inefficient and not suitable to fulfil the applicant’s needs.





Existing building, view looking South



Existing building, view looking West



Existing building, view looking East



Existing building, view looking South East





Existing warehouse/workshop entrance



Internal view looking at the back of the warehouse/workshop



View of the mezzanine within the warehouse/workshop



Surrounding Context

The surrounding area contains large industrial buildings, varying in scale and style, using mostly red brick and metal cladding.

Photos 1, 2 & 3 show properties which are located next to and opposite the site.



1. Existing neighbouring property, West of the proposed site



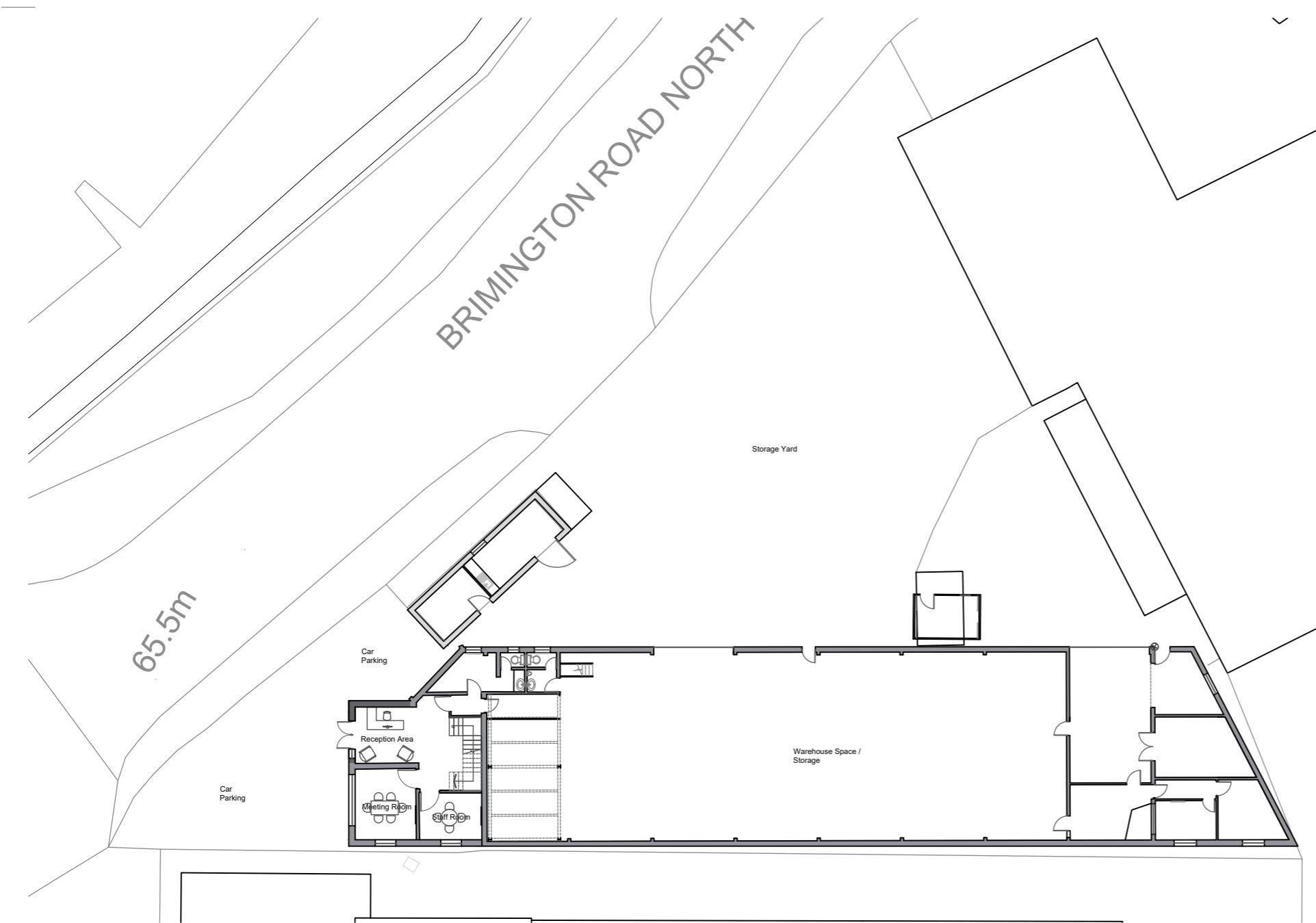
2. Existing large brick and metal clad built property North of the proposed site



3. Existing large brick existing building South, East of the proposed site

**Proposal**





**Use**

- The proposal is for the demolition of the existing office space at the front of the building and erection of a replacement two storey office building, attached to the existing warehouse/workshop.

**Access**

- The existing car parking will remain as existing and provides ample off-street parking.
- The site entrance is located to the North and will remain as existing.

**Layout**

- The office is built in the same location as the existing.
- The main entrance addresses the approach from the car park.
- Ground floor meeting and staff room are accessible via the entrance space. Stairs lead up to 2 offices, WC and a small kitchenette.

Proposed Site Plan



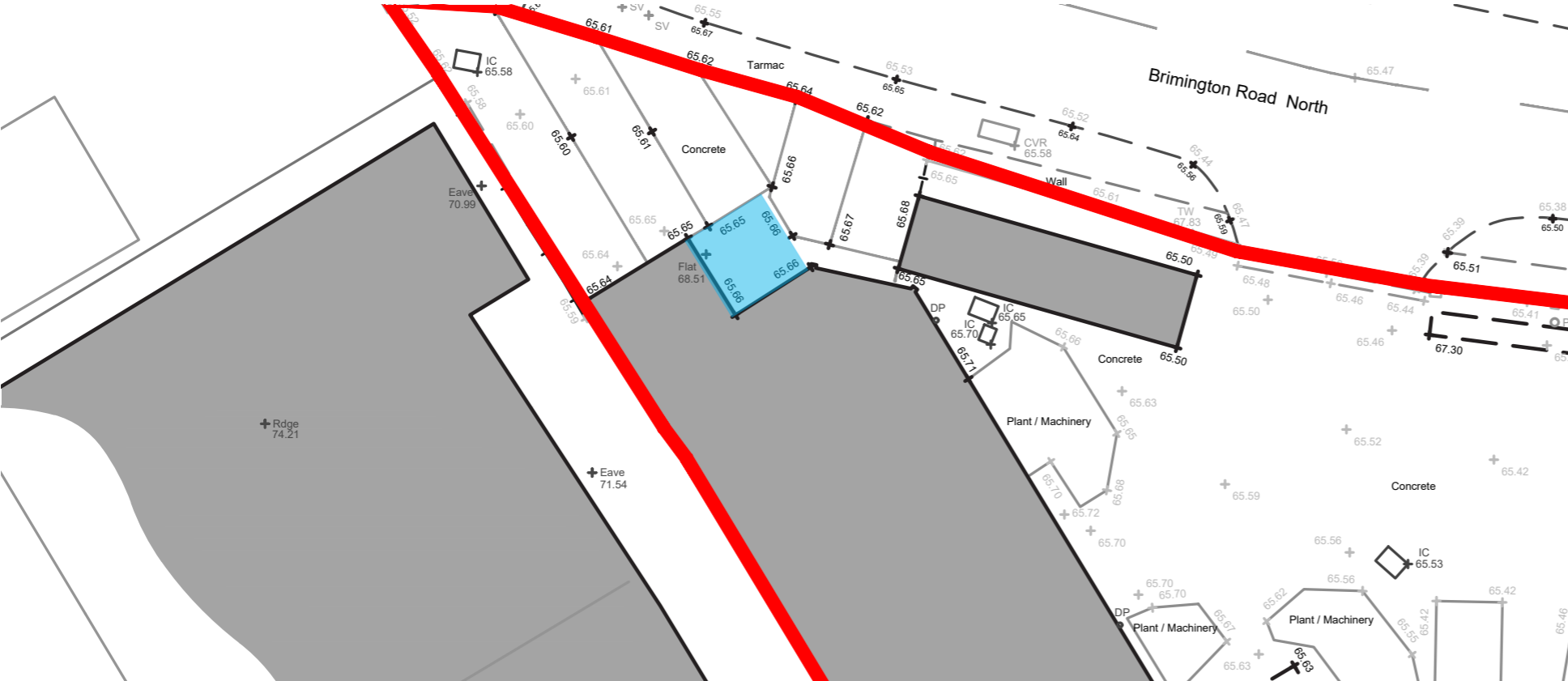
Existing Site Plan



Proposed Site Plan

Scale

- The new structure does not extend further forward than the existing building.
- The new office building footprint will extend out sideways to fill in an unused gap in front of the current entrance.
- The ridge height is higher than the existing to provide adequate head room on the first floor, but it follows the pitch of the existing workshop to the rear.

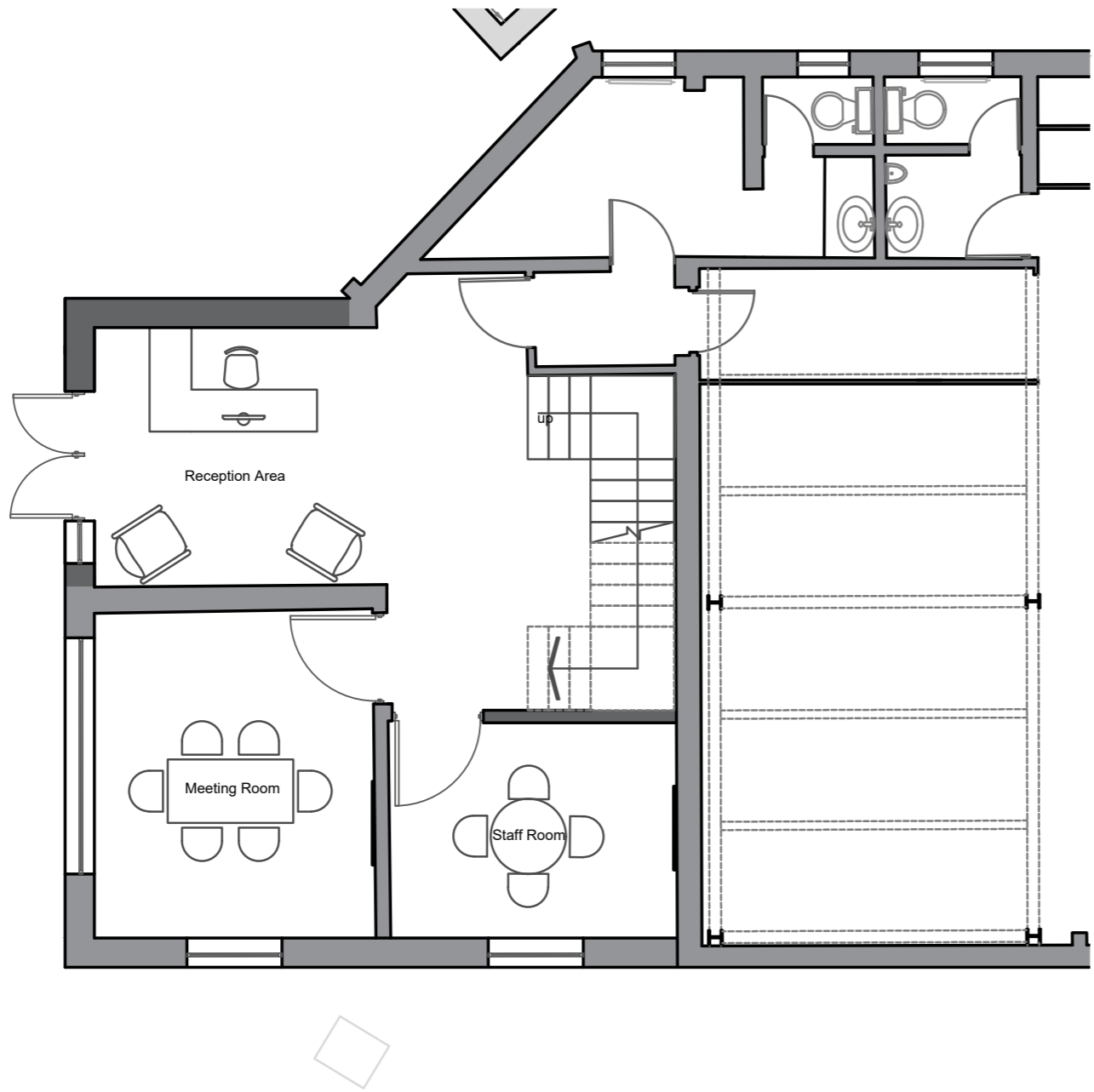


Site plan overlay with proposed plan highlighted in blue



**Notable Features**

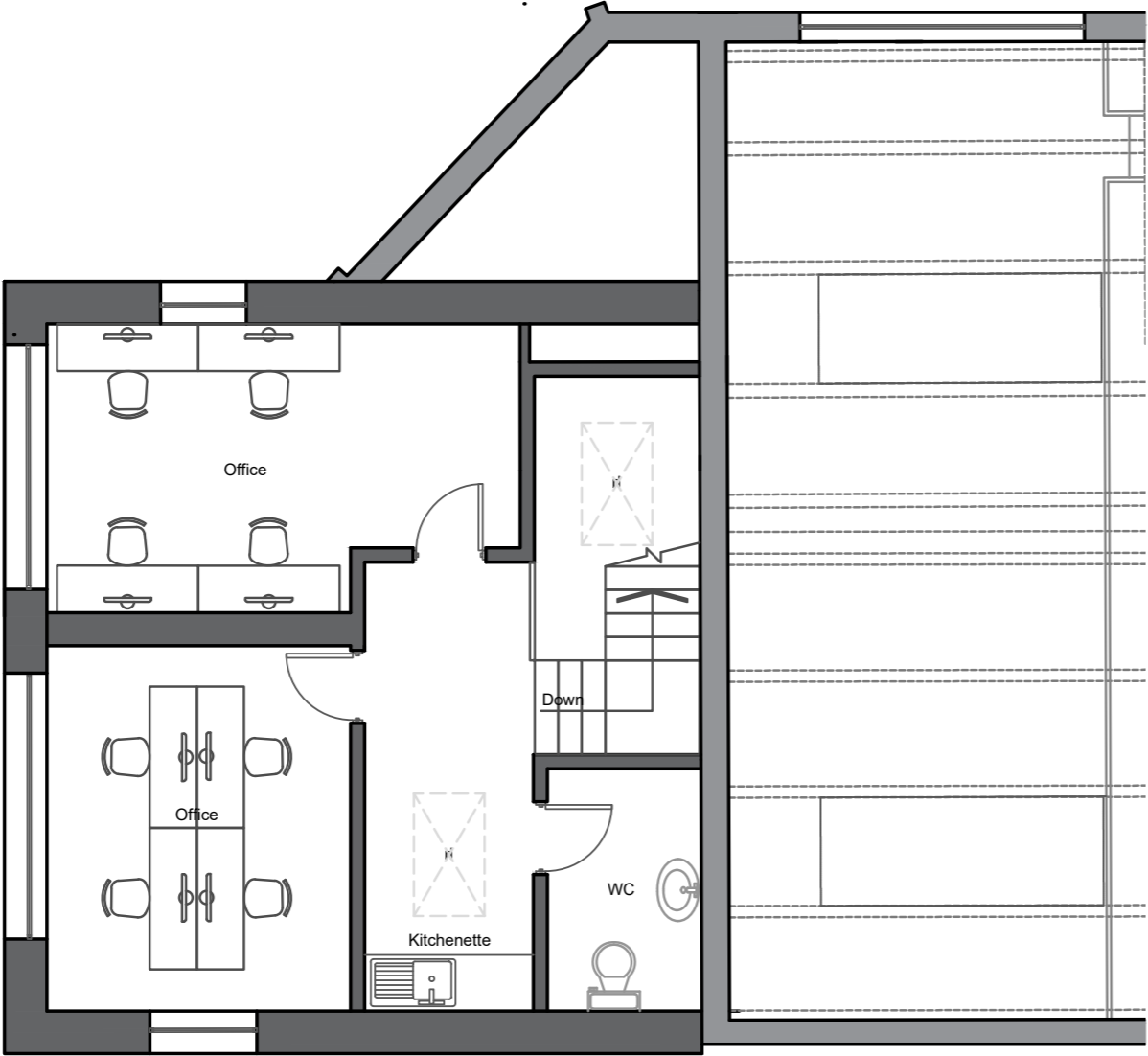
- The entrance is located off the car park and leads into a reception area with stair access to the first floor
- Two meeting rooms provide space for employee and client meetings.
- The passage through into the warehouse and ground floor toilets has been retained as existing.
- A large roof light is located in the vaulted ceiling above the staircase to filter natural light into the staircase and the hallway below



Proposed Ground Floor Plan

Notable Features

- Priority is given to two office spaces with windows and natural light on the first floor, accommodating for 4 employees in each.
- The first floor has a vaulted ceiling to create a light and spacious, modern office work environment.
- A large roof light is located above the landing space next to the kitchenette to filter natural light into the space and the ground floor below.



Proposed First Floor Plan





Front View

**Appearance**

- The proposed facade has been designed to respond to the aesthetics of the buildings found in the immediate area.
- Red brick is proposed to match the palette of brick found on Brimington Road North and the close vicinity. Metal cladding is proposed at first floor level to relate to the metal cladding on the adjacent buildings and break up the mass of the proposed design.
- The roofing material is proposed to be corrugated metal to match the existing.



3D views to show the proposal in its context.



Front View



View from the courtyard



View from the East



View from the West



## Summary



The application is for the demolition of an existing office building, which is in need of modernisation, and erection of a new two storey office building of G H Preston on Brimington Road North, Chesterfield. The new office building will be attached to the existing warehouse/workshop.

The proposal provides a modern, two storey office building which will provide a light a spacious working environment for the applicant.

The proposal has been designed to have minimal impact on this surroundings, using red brickwork at ground level and dark metal cladding at first floor to replicate that found on other buildings nearby. The use of two separate materials breaks up the mass of the building and provides a new modern exterior that addresses the view along Brimington Road North to create a high quality proposal.