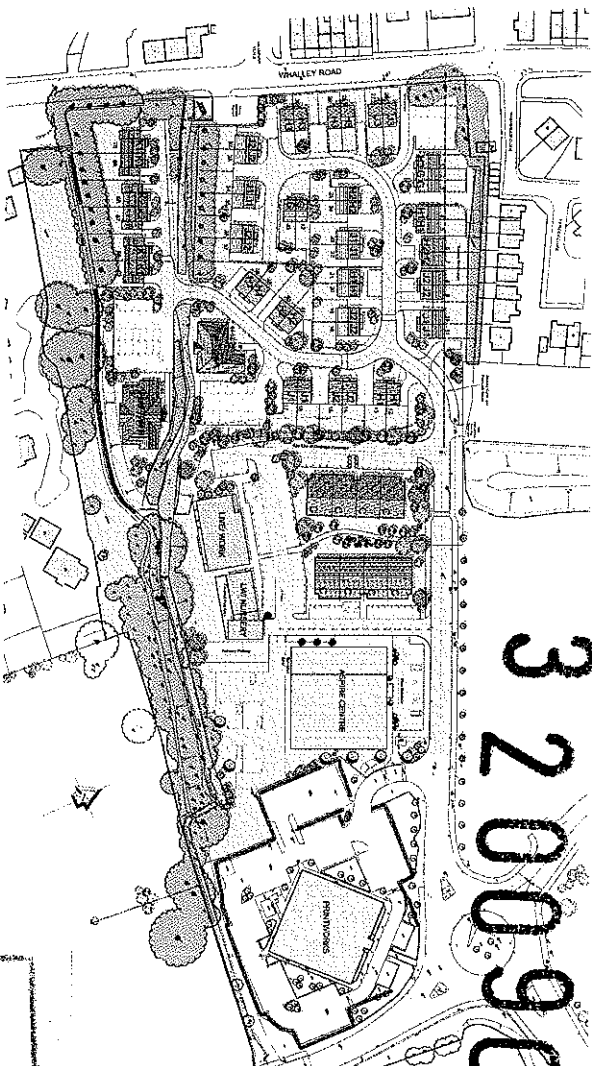


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PLANNING SUBMISSION

Barrow Brook Business Village

Proposed Commercial & Residential Development by Newclose Properties Ltd

Planning Design & Access Statement

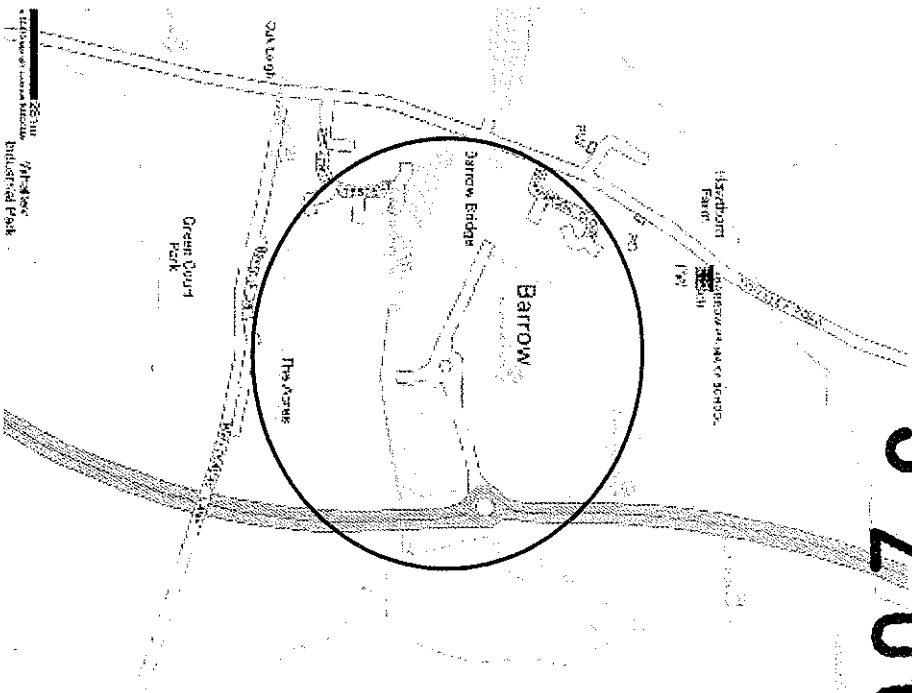
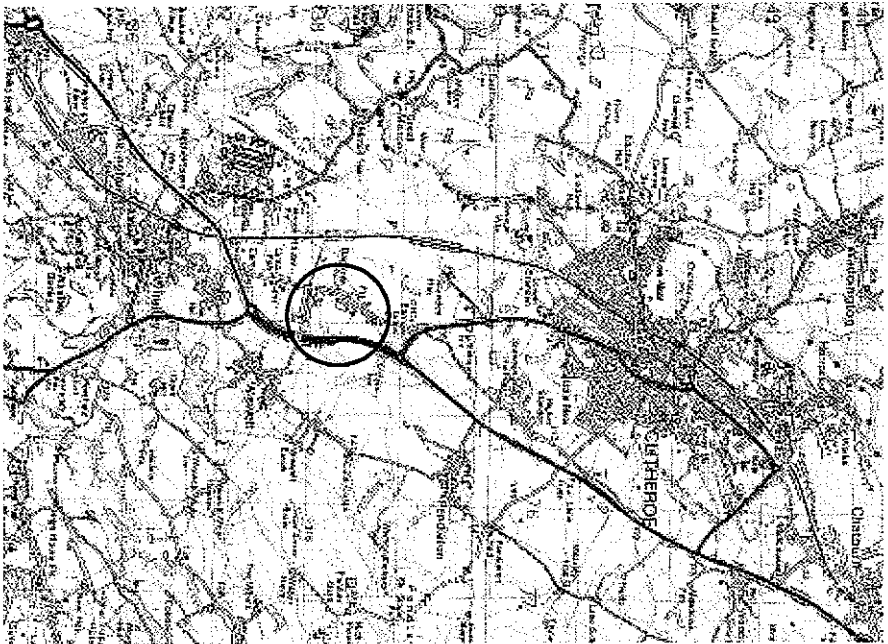
August 2009

File Ref 1506/D/90820-DS1

VICTORIA COURT, PENNY STREET, LANCASTER, LA1 1XN

T: 01524 32479 F: 01524 32470 hpa@hparch.co.uk www.hparch.co.uk

1.1 Site Location Plan.

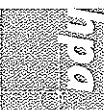


- The site is located 2.2 miles (3.5km) due South of the town centre of Clitheroe.
- The site is flanked by the A59 to the East, and Whalley Road (the old A59) to the west.
- The site lies 5 mins from Clitheroe, and 15 mins from the M6 J31.
- The site is a sector of the Barrow Brook Business Village (formerly Ribble Valley Enterprise Park).

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Barrow Brook Business Village

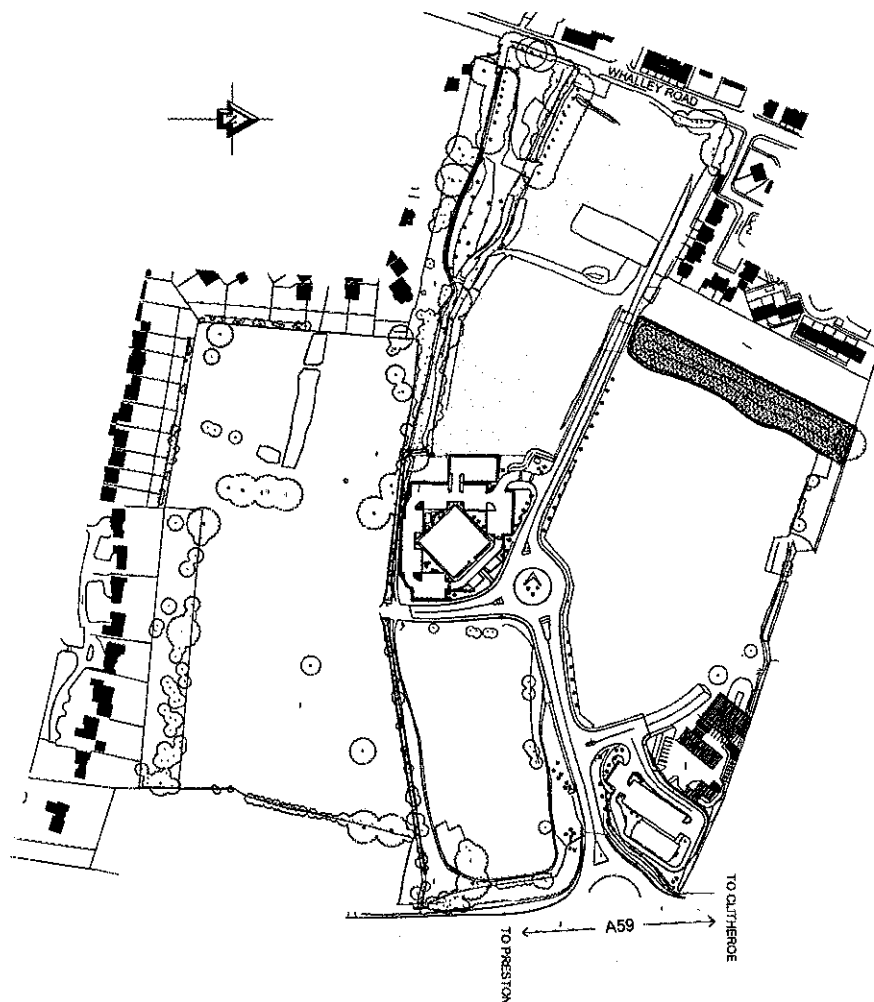
Proposed Mixed Use Development
For Newclose Properties Ltd



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1.2 The Existing Site- Plan.

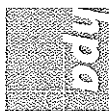


- The site is the Western Sector of the Barrow Brook Business Village.
- The Western side of the site adjoins Whalley Road, and is flanked on either side by existing Residential areas.
- The Eastern side of the site is flanked by land that has permission for commercial development.

Barrow Brook Business Village

Proposed Mixed Use Development

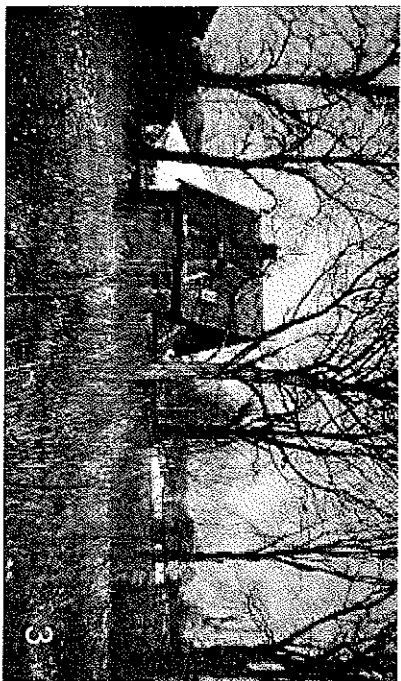
For Newclose Properties Ltd



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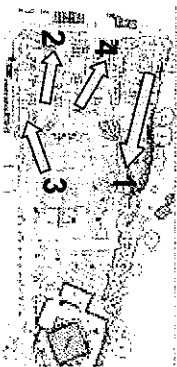
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1.3 The Existing Site- Photographs.



Various photographs of the site:

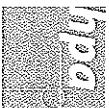
1. The existing Printworks Building from the Whalley Road Boundary
2. The housing on the West side of Whalley Road, viewed from within the site.
3. Existing property on Whalley Road.
4. The row of lime trees.



Barrow Brook Business Village

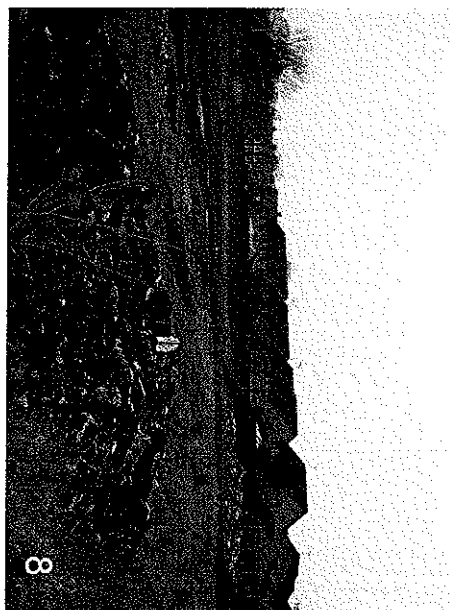
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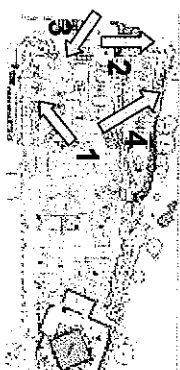
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1.4 The Existing Site- Photographs.



Various photographs of the site:

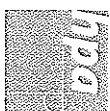
5. The view across the site to the south looking towards Whalley Road
6. The existing site fence on Whalley Road looking towards Clitheroe.
7. The view across the site looking toward the houses on Paynter.
8. The existing lodge on Whalley Road.



Barrow Brook Business Village

Proposed Mixed Use Development

For Newclose Properties Ltd



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2. Introduction

Planning Permission was recently granted in May 2009 for a mixed use development on the Barrow Brook Site (Ribbles Valley Borough Council Ref: 07/12/2007). The various uses were a Vocational Learning centre, Children's nursery, Commercial, Live Work and Residential Units

The original submission scheme was originally designed back in 2006 / 07, and was sized to suit the prevalent market conditions of that time. Unfortunately, a much publicised global economic downturn commenced whilst the Planning Application was being considered. The dramatic change in economic conditions has altered the housing market, and has left the existing Permission as economically unviable to build. Market research has suggested that a more 'mainstream' approach to the site would make the site more viable, and would also attract quicker sales.

The original scheme featured a series of contemporary designs for the houses and commercial units alike. The house types were generally 3 storeys high, and featured a variety of innovative materials. The houses now are generally 2 storey, and are built from traditional materials such as brick and render.

The economic downturn has also affected the Commercial Sector. The current proposal includes a number of units which our client believes will be viable in today's marketplace.

The current scheme is therefore suited to the current marketplace. The notable features are that there is a significant reduction in built area on the site, and that the ratio of Residential to Commercial has remained virtually the same.

Gross Internal Floor Area Comparisons

Existing Permission:

Total Residential: 8371.5 m sq
Total Commercial: 3749.3 m sq
Ratio: 2.23 : 1

New Scheme:

Total Residential: 6029.1 m sq
Total Commercial: 2605.6 m sq
Ratio: 2.31 : 1

The Site currently has a Planning Permission in place for a Mixed Use Scheme (Ref 3/2007/1144)

This was approved on the 12th May 2009.

Barrow Brook Business Village

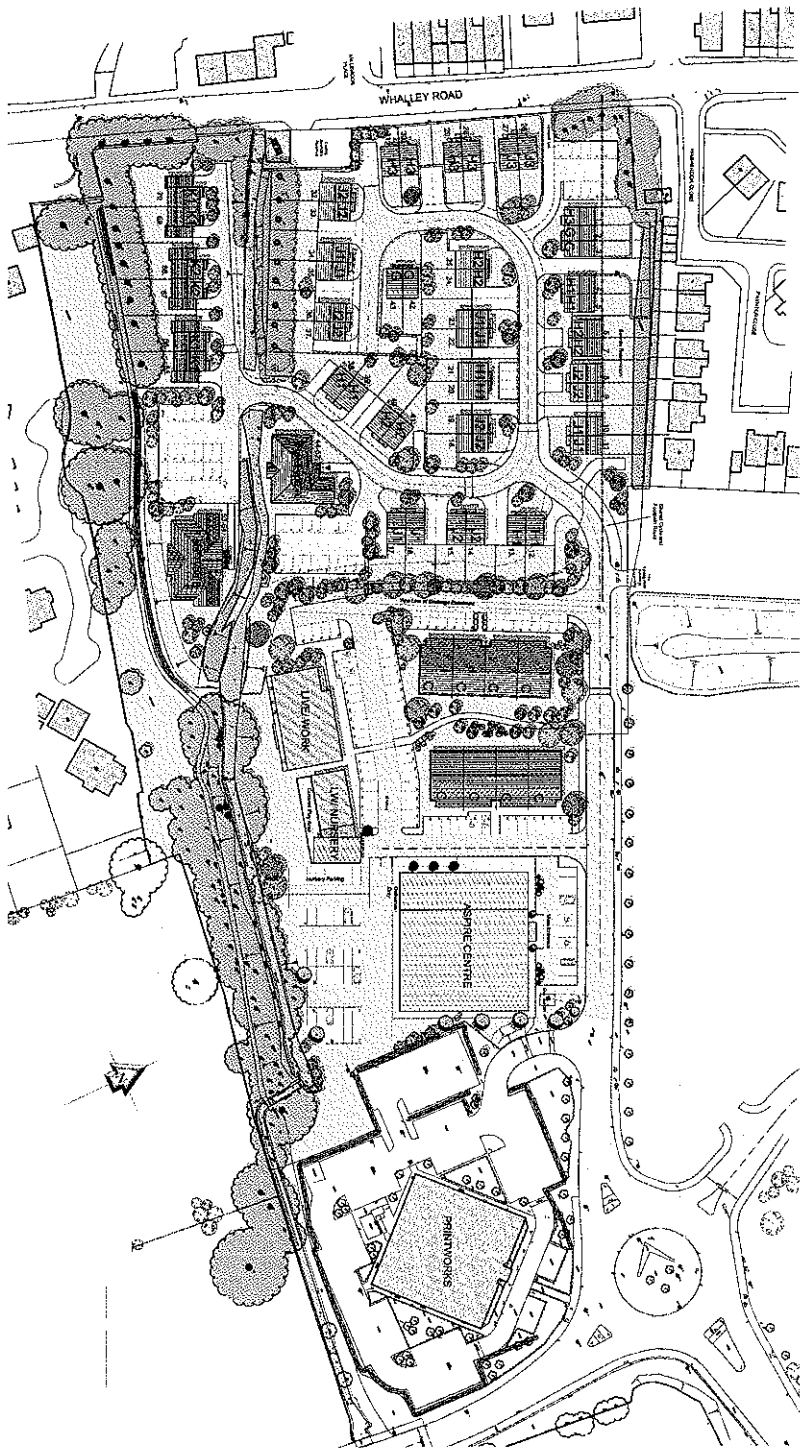
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2.1 Proposed Site Plan.



Barrow Brook Business Village

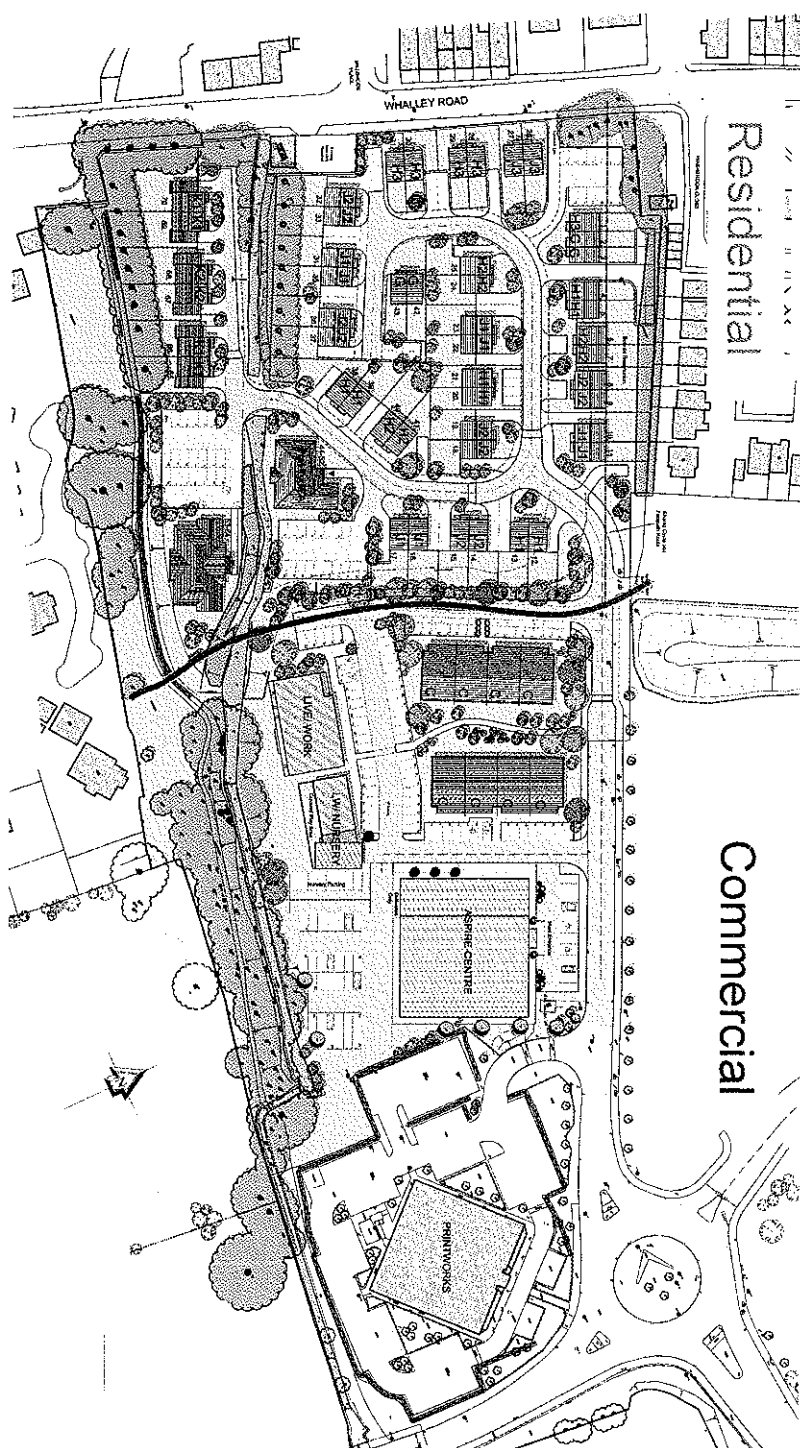
Proposed Mixed Use Development

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2.3 Proposed Zoning

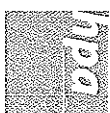


- The Commercial section of the site is located towards the A59 – and is accessed from the South
- The Residential section of the site is located against Whalley Road and is flanked by existing housing.
- Footpath / Cycle paths link the two zones together.

Barrow Brook Business Village

Proposed Mixed Use Development

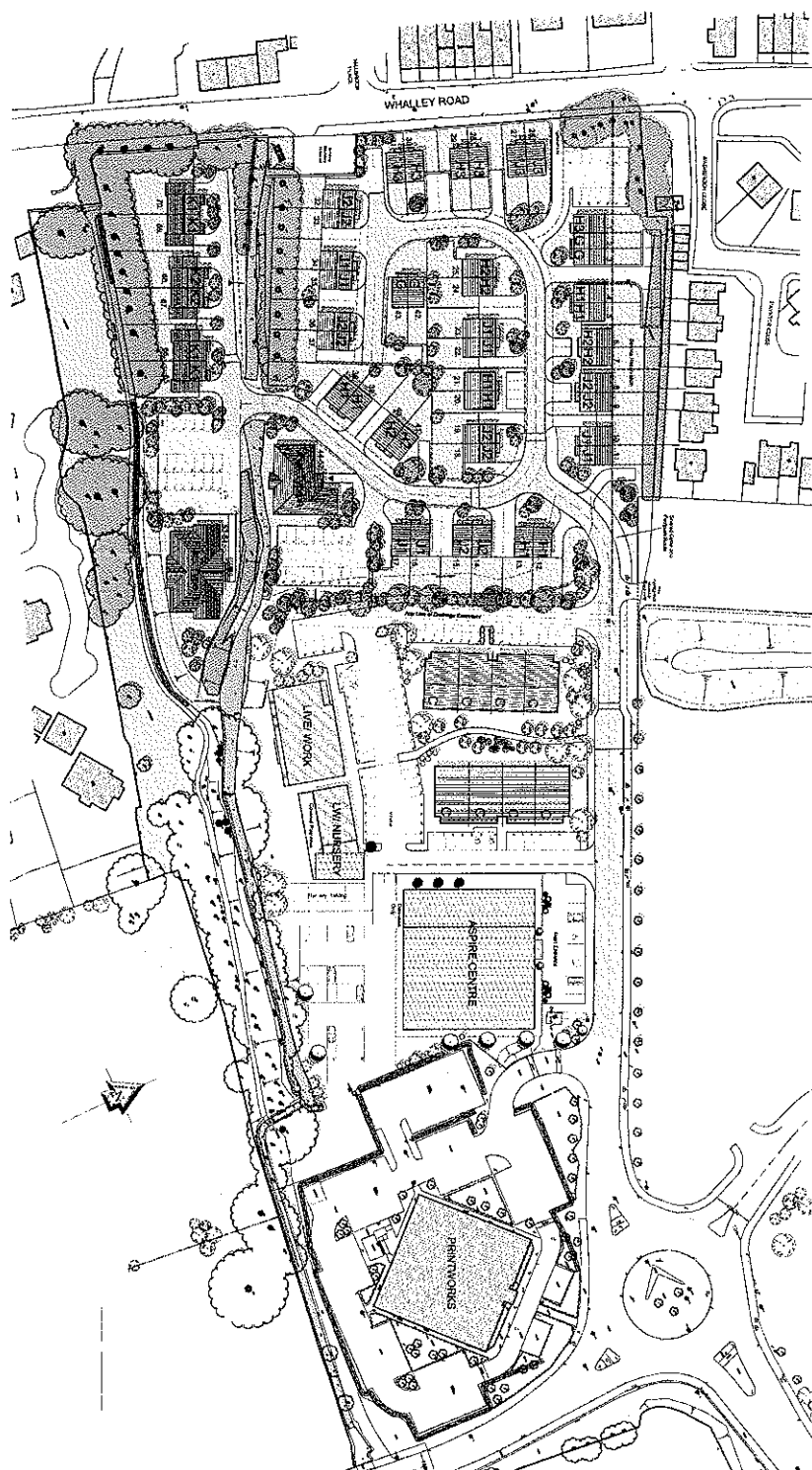
For Newclose Properties Ltd



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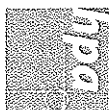
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3. Residential Zone



Barrow Brook Business Village

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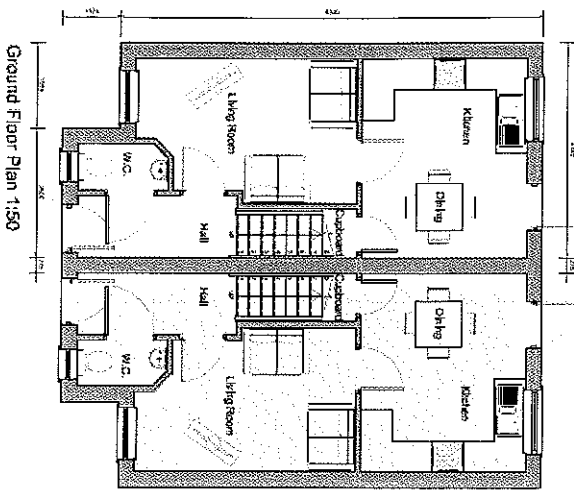
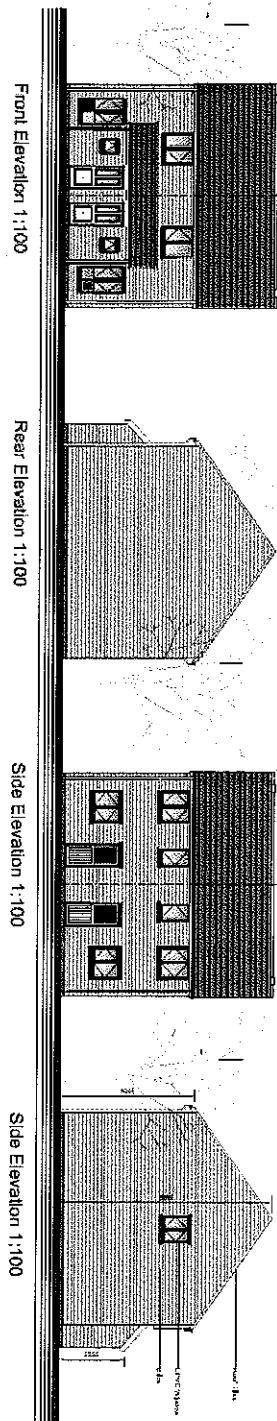


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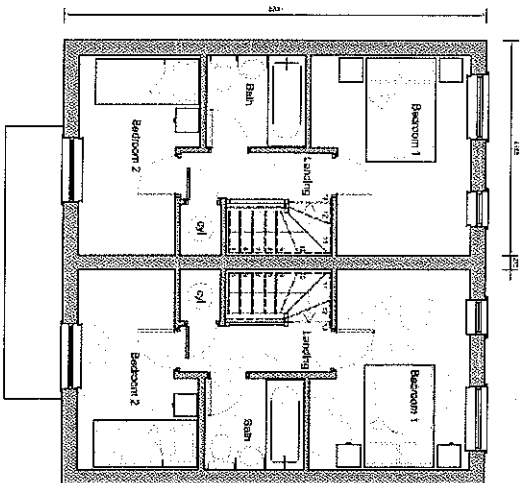
HARRISONPITARCHITECTS

3.1 Residential Zone - House Type 'G'

HOUSE TYPE G



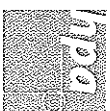
Ground Floor Plan 1:50



First Floor Plan 1:50

Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd

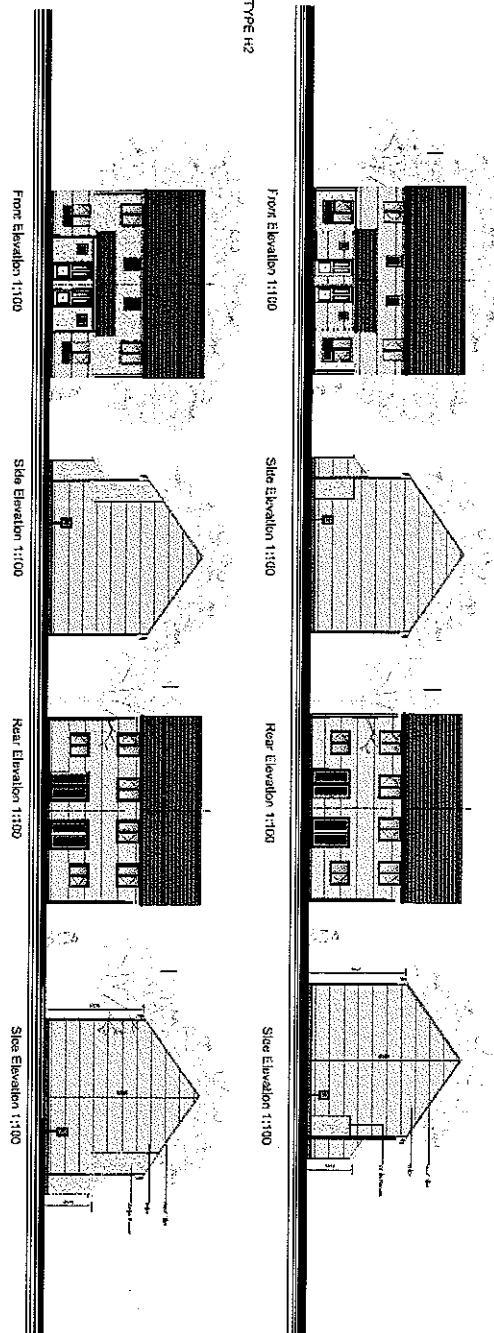


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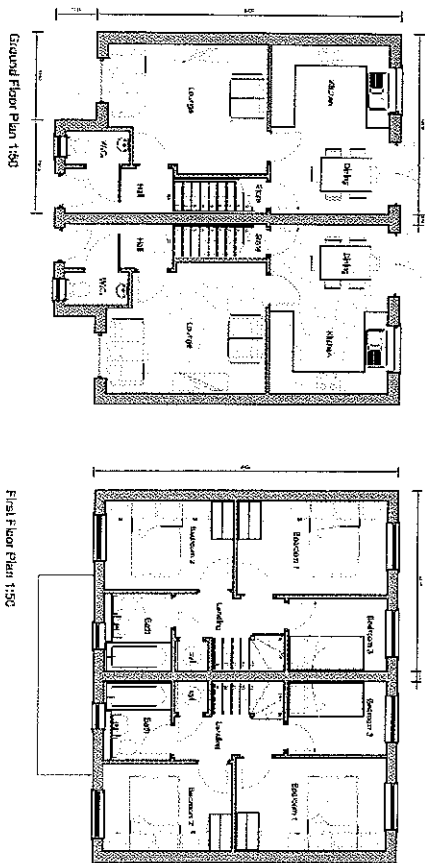
HARRISONPITTARCHITECTS

3.2 Residential Zone – House Type 'H'

HOUSE TYPE M1

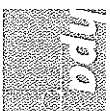


HOUSE TYPE H2



Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd

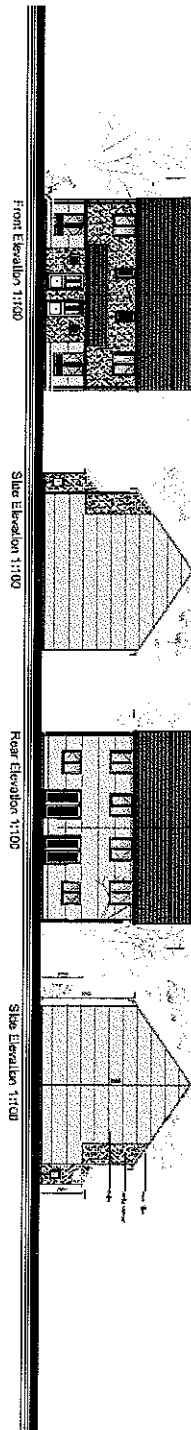


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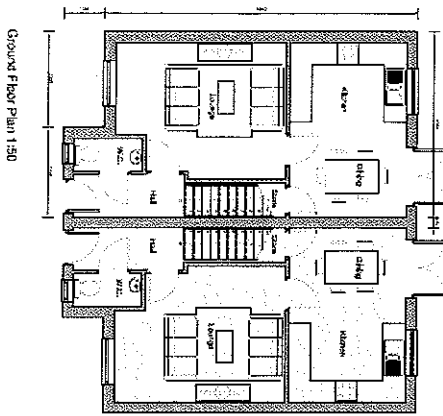
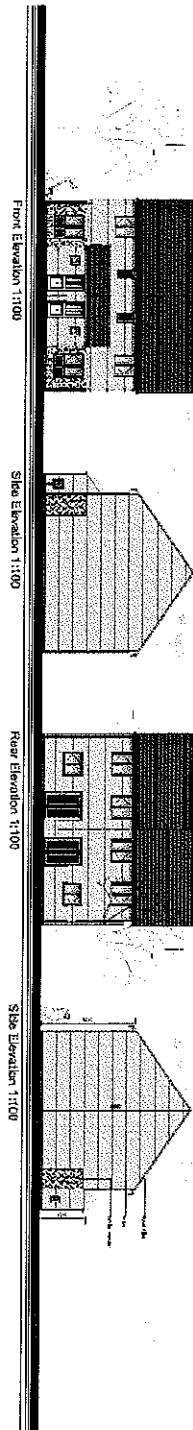
HARRISONPITTARCHITECTS

3.3 Residential Zone – House Type 'J'

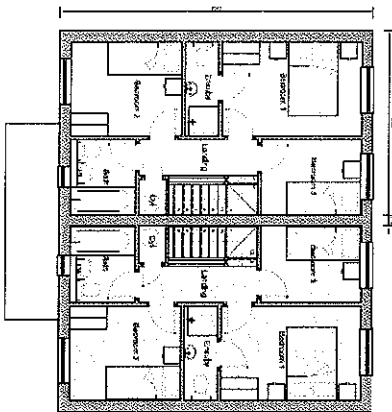
HOUSE TYPE J1



HOUSE TYPE J2



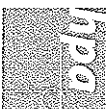
Ground Floor Plan 1:50



First Floor Plan 1:50

Barrow Brook Business Village

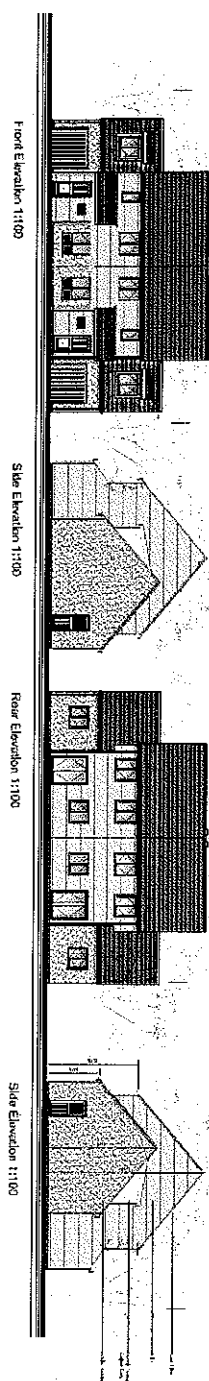
Proposed Mixed Use Development
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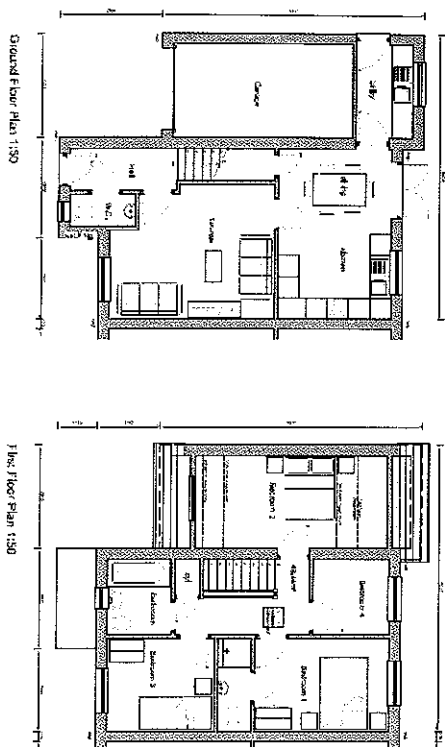
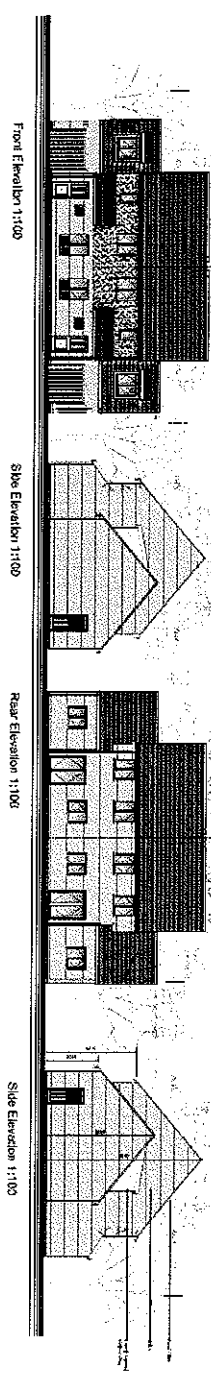
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3.4 Residential Zone – House Type 'K'

HOUSE TYPE K1

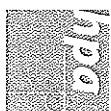


HOUSE TYPE K2



Barrow Brook Business Village

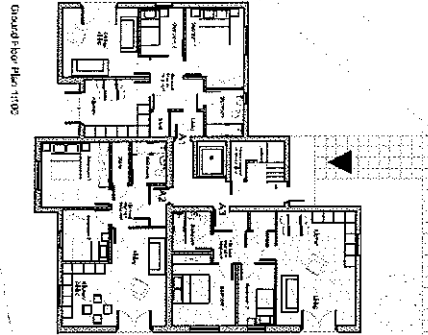
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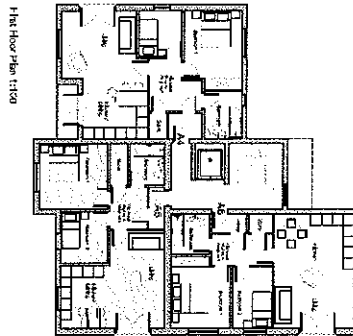
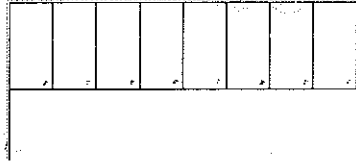
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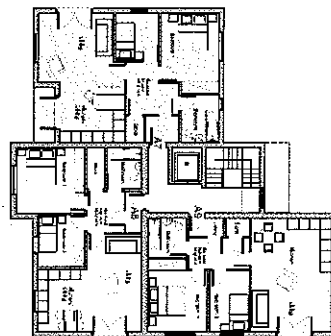
3.5 Residential Zone – Apartment Building 'A'



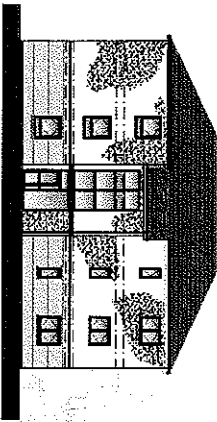
Ground Floor Plan 1100



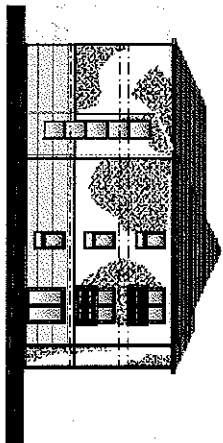
First Floor Plan 1100



Second Floor Plan 1100



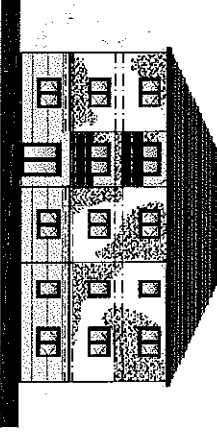
North Elevation 1100



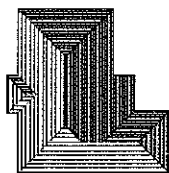
West Elevation 1100



East Elevation 1100



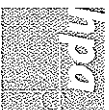
South Elevation 1100



Roof Plan 1100

Barrow Brook Business Village

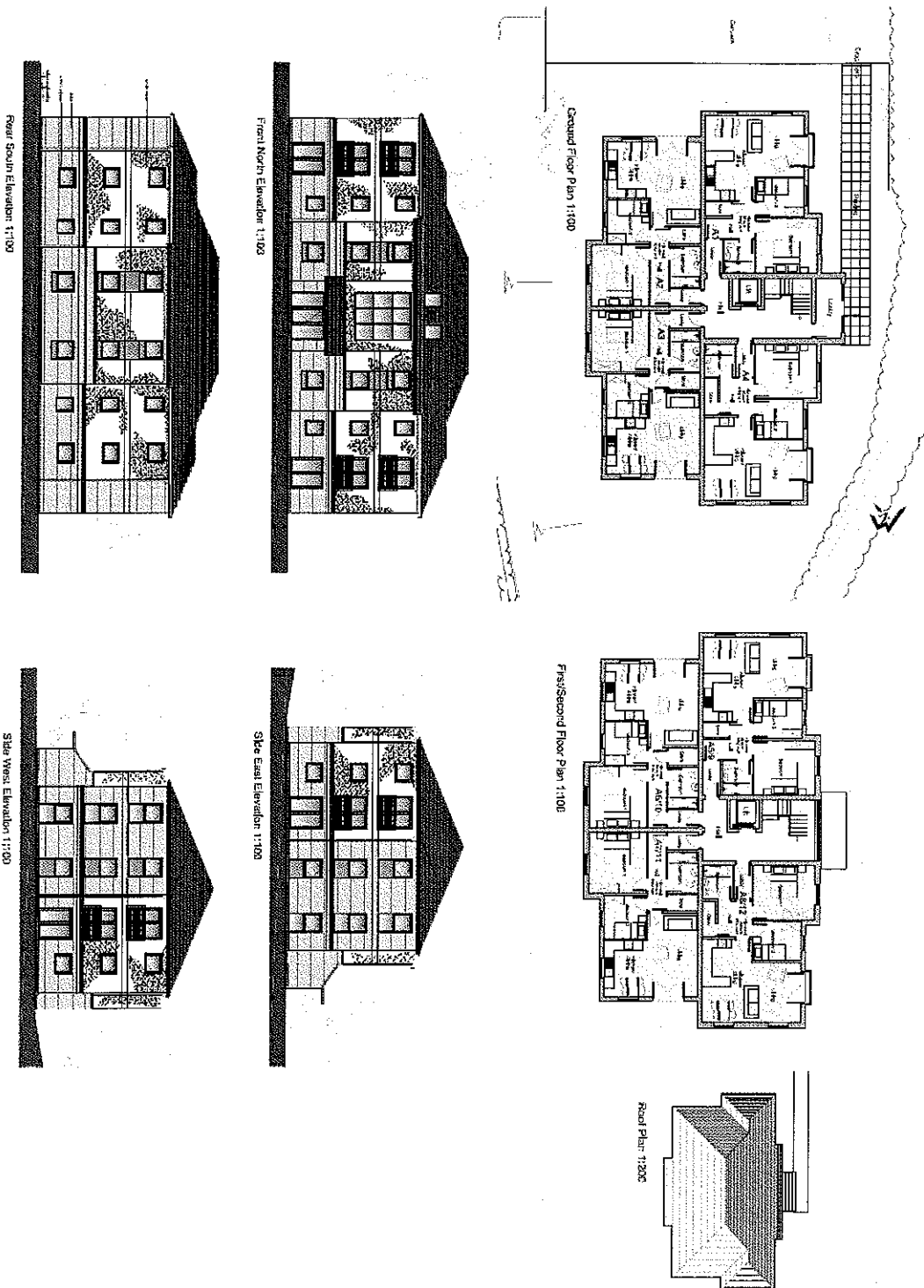
Proposed Mixed Use Development
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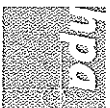
HARRISONPITARCHITECTS

3.6 Residential Zone - Apartment Building 'B'



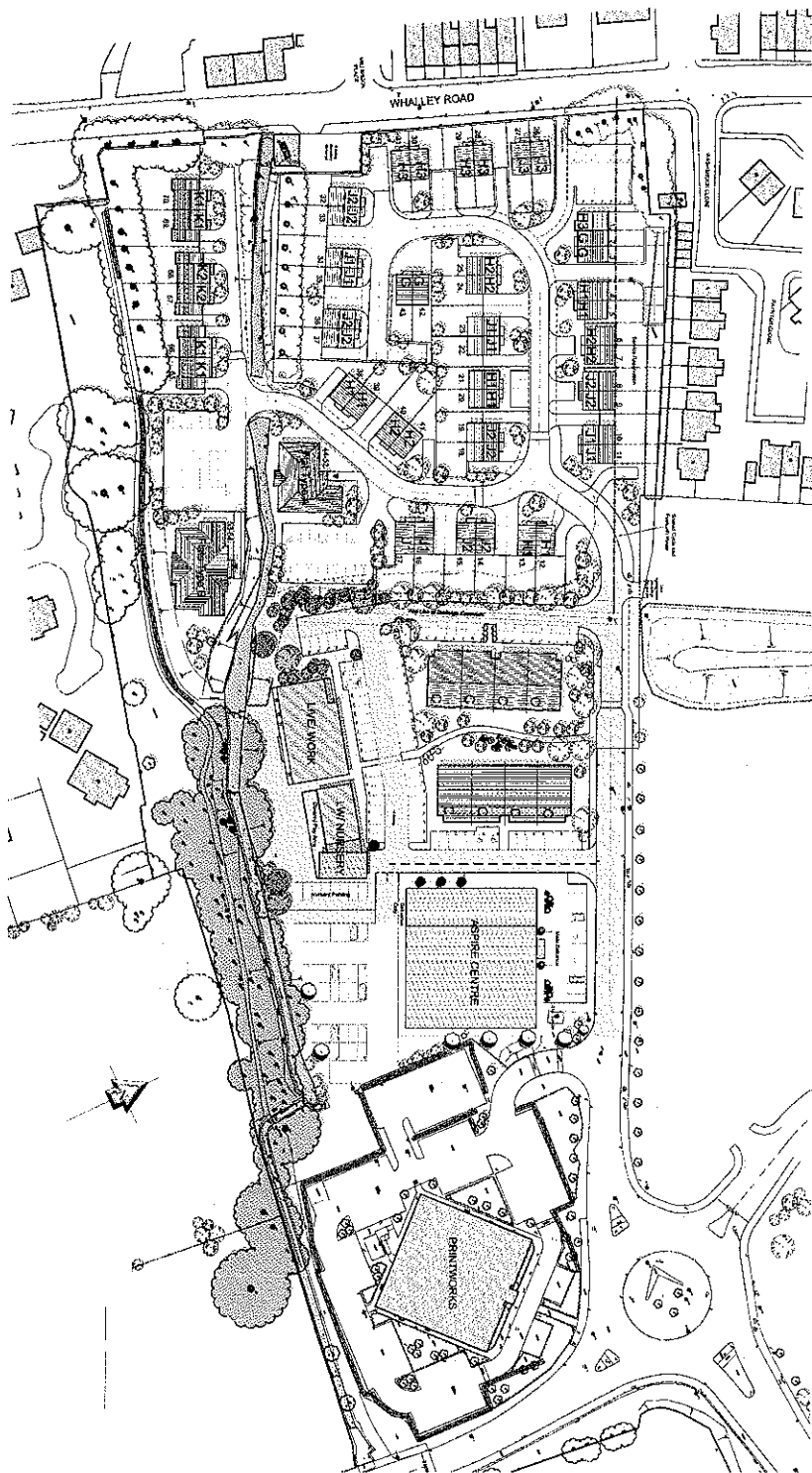
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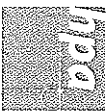
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4. Live / Work Zone



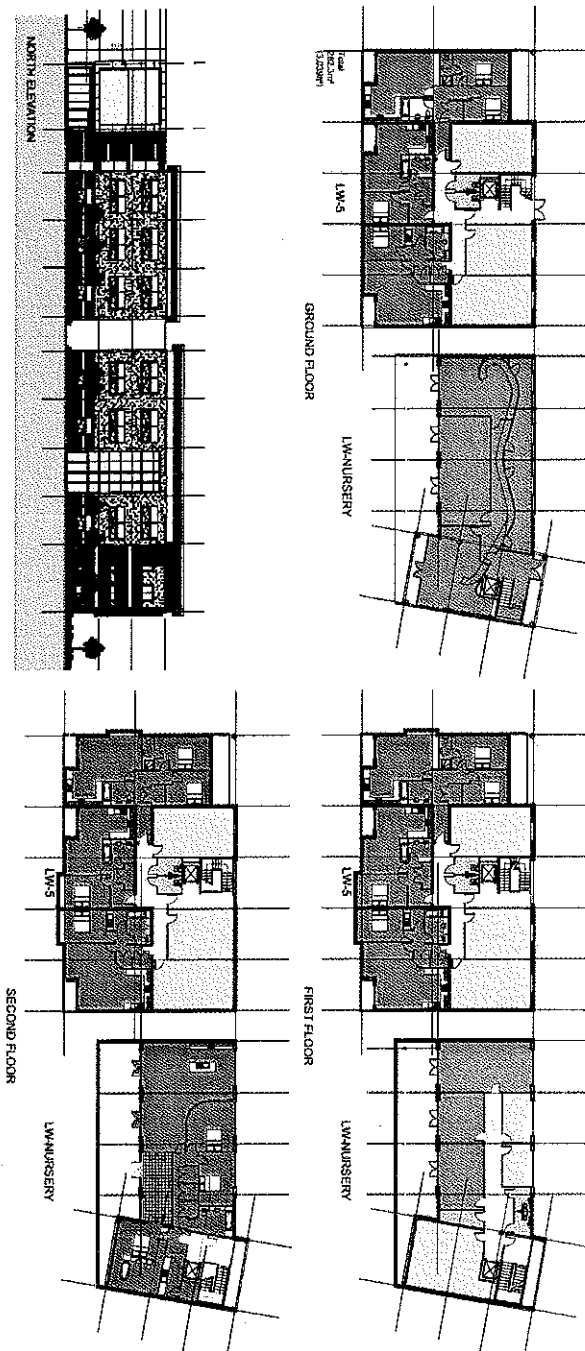
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4.1 Live / Work Zone - Nursery Block & Live / Work Unit



- Floor Plans for Live / Work 5 & Live Work / Nursery Block Building 5 contains apartments with linked offices
- There is an opportunity to place a Nursery on the Ground Floor of this Unit.
- The Nursery Block has been specifically designed for a local company that owns and operates children's nurseries. 2000 sq ft Nursery is provided on the Ground Floor with offices above from which the business operation would be run. An apartment has been included on the top floor to provide flexibility for live work / manager's residence.

Barrow Brook Business Village

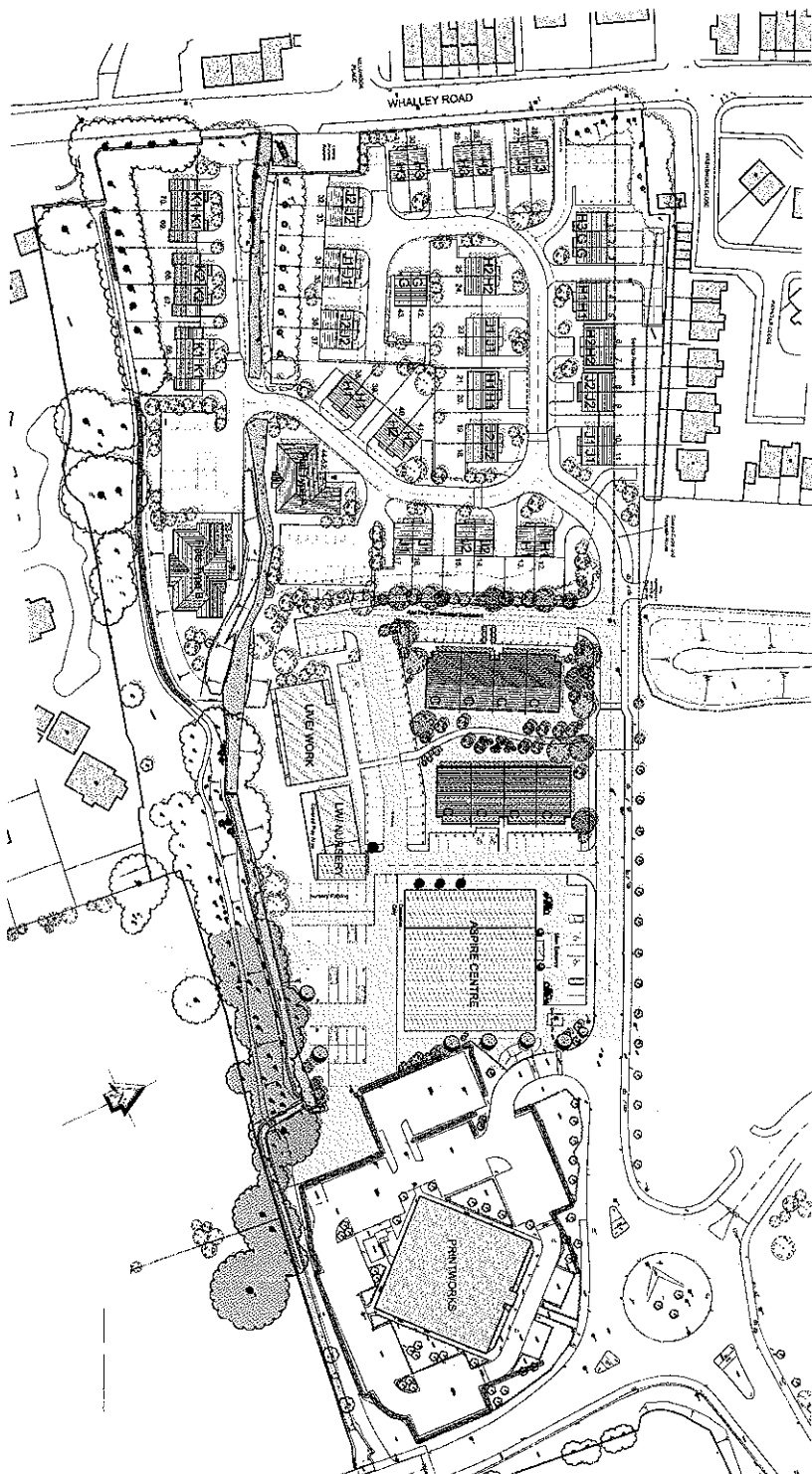
Proposed Mixed Use Development
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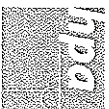
HARRISONPITTAARCHITECTS

5. Commercial Zone



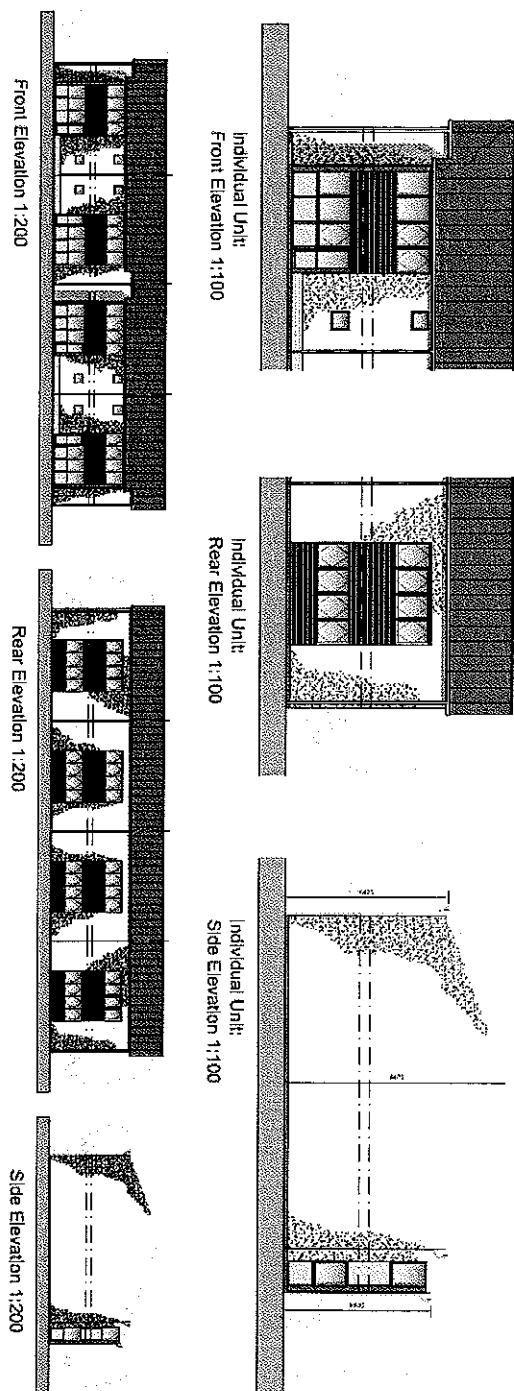
Barrow Brook Business Village

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5.1 Commercial Zone – Commercial Building

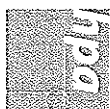


5.2 Commercial Zone: The Aspire Centre

The Commercial Zone also contains the 'Aspire Centre' (Vocational Learning and Skills Centre). This building has its own Design and Access Statement which is provided as a separate document.

Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd



6. Highways - BUS ROUTES AND FREQUENCY

A Highways Consultant (THC) has been engaged to look after this element of the scheme. They have had extensive negotiations with the County Highways Officer (Martin Nugent) regarding the scheme:

The following strategy has been adopted following these discussions:

- 1: All Traffic will access the site from the A59.
 - 2: There is a Pedestrian / Cycle Path link provided from Whalley Road into the site. This is a re-routing of the existing link – which is routed to pass in front of houses, as opposed to behind them. This will make the route more appealing to users. The Pedestrian / Cycle route allows the residents of Burrow Village to access the entire Barrow Brook Site in order to use services / or even to access workplaces. This link in turn also enables residents / workers on the Barrow Brook Site to access the Bus Services on Whalley Rd.
 - 3: Additional Cycle and Pedestrian links will be established to link the Residential portion of the site through to the Live Work and Commercial Areas.
 - 4: County Parking Levels are met / often exceeded in all parts of the site.
 - 5: Ample Cycle Parking is provided for the Live Work Units and Commercial Areas. It is also provided for the flats. Individual houses have space in gardens / garages etc.
- The vehicular access to the site is from the A59.
 - Pedestrian and cycle links facilitate access from Whalley Road / Burrow Village to the site.



Barrow Brook Business Village

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For Newclose Properties Ltd



7. Access

We have attempted to create an inclusive environment throughout the different uses and building types across the site:

Housing:

- All houses will have level access to their respective car parking areas.
- Flush entrance thresholds to the entrances of all houses and WC's off the hallway continues the designs compliance with Part M of the Building Regulations.
- Due to the mix in housing stock there is flexibility in accommodation, internal layout, position to parking and work areas that should suit a large variety of needs in regards to mobility.

Live Work:

- The public areas are level to the courtyard for ease of access.
- Lifts are to be provided to ease vertical circulation in the unit.
- Level access to residences from parking areas.

Commercial:

- As with the Live/Work areas a fully accessible working environment has been designed for.
- Provision for a lift to be fitted is being provided in all units.
- A good allowance of disabled parking spaces.
- Accessible toilet and washroom facilities are provided to all buildings.

- Level access is provided to all dwellings respective to their car parking areas in line with the current regulations.
- The Apartment Buildings contain lifts.
- The Commercial Buildings either contain lifts or the ability to install a lift (a lift shaft is provided for a retro-fit).
- The designs do include some degree of flexibility which can suit a large variety of needs.

Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd



8. Services

A full report undertaken by Gary Barker from Utility Engineering Solutions, is included as an Appendix to this Design Statement. The following statement is a precy of the above report:

Existing site provision:

Electricity, Gas and water infrastructure was originally provided to the site in 1999.

Electricity:

After detailed discussions it has been agreed with United Utilities that there is sufficient capacity in the existing system to power the proposed development.

Gas:

There is sufficient capacity in the existing connection to site to provide this service to all the units in this proposed development.

No works will be required outside the confines of the proposed development.

Telecoms:

BT have confirmed that the existing infrastructure on site has capacity to cope with the additional demand caused by the proposed development.

Foul and Storm Drainage:

Existing connections are available on site in Whalley Road.

Investigation work has been already been done. The on site drainage has been sized for the scheme that already has Planning Permission.

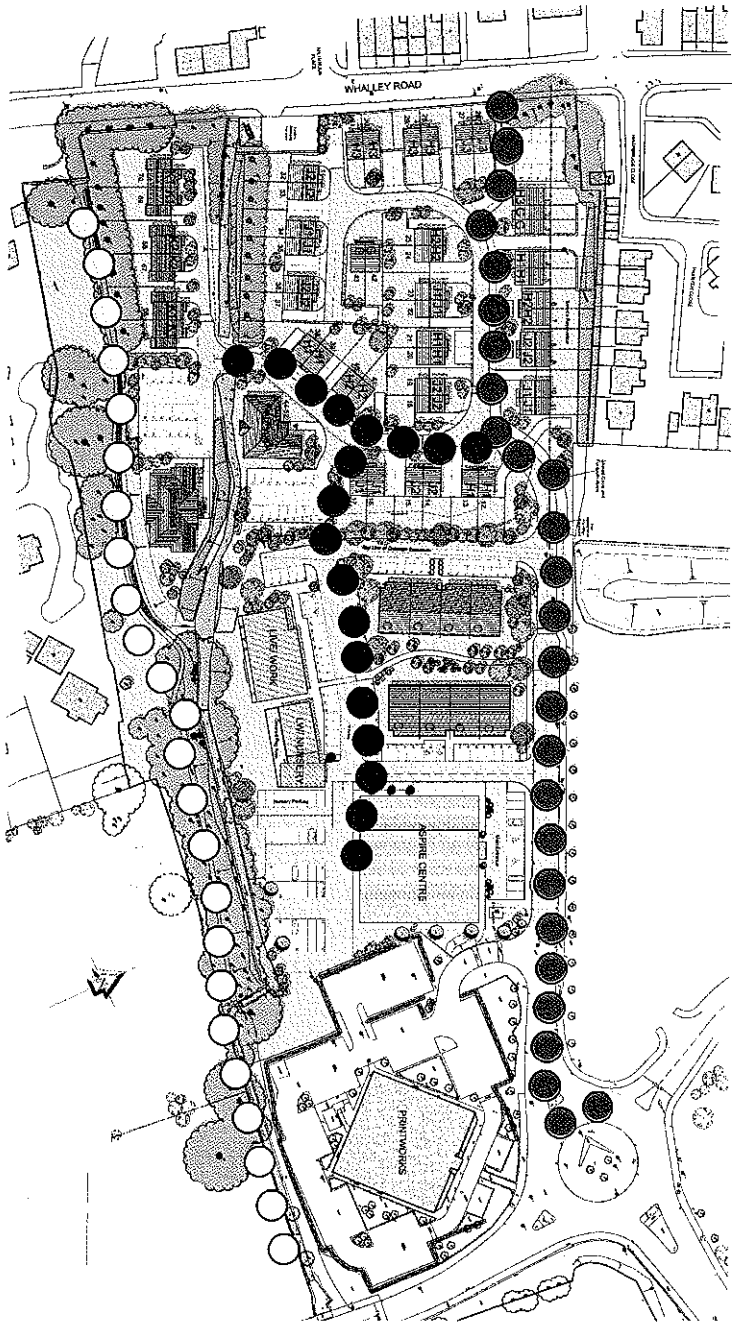
- UU have confirmed that there is capacity in the existing Electricity System to power the development.
- Transco have confirmed that there is capacity in the existing Gas Supply to power the development.
- BT have confirmed that there is capacity in the existing Telecoms System to supply the development.

Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd



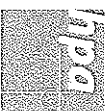
9. Cycle & Pedestrian Routes



- Good cycle and walking routes enable people to easily access the commercial zone (potential places of work) from the Residential area, Barrow Village and the existing Bus Routes on Whalley Road (buses to Clitheroe).
- The existing permissive cycle / footpath link from Barrow to the filling station is to be relocated. It potentially could be an alley running behind gardens between our proposed housing and existing properties. This would not be overlooked, and could be an unprotected section of pathway. We propose to replace this route with another link through the site. The new route will run past the Live / Work, in front of the houses and will be overlooked, which will be more inviting and should help to improve safety for those using the route which will be put forward for adoption.
- The permissive footpath to the South of the site is to be retained and enhanced by landscape improvements.

Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd



10. Landscaping Strategy

Introduction:

- The Landscape Strategy is mainly unchanged from what was agreed in the existing Permission.
- The revised scheme follows the same rules established in the original Permission (Ref 3/2007/1144), such as minimum development distances from trees and watercourses.
- The revised scheme shows a reduction in built area, which is of benefit to the Landscaping Strategy.

1.0 Setting

1.1 Barrow Brook lies within the area of Barrow close to Clitheroe. The Landscape is dominated by a large open field system with well established hedges and a open pattern of field trees. Access to the site is gained by the A59. Development is now underway within the area with the Printworks office building, a drive through McDonalds and further developments in the planning stage. Landscaping within this described area has provided a large pond and some tree planting which provides amenity use for the existing staff of both premises.

1.2 The proposed scheme lies directly behind the converted Printworks and presents as an area typical of many brownfield sites primarily flattened building materials with a developing ruderal vegetation with pioneer tree species the Birch (*Betula x aurata*). Sycamore (*Acer pseudoplatanus*) and Goat Willow (*Salix caprea*) now taking hold. Some tree planting has taken place to the end of the site closest to Whalley Road.

1.3 Again at the Whalley Road end of the site is a mature planting of Lime trees running along side the brook itself, then along the boundary of Whalley Road and returning on the southern edge.

1.4 Within a period of three years the site has had some wildflowers sown presenting as a mixture of mainly Kidney vetch (*Anthyllis vulnera*), Birds foot trefoil (*Lotus corniculatus*) and some Vipers bugloss (*Echium vulgare*).

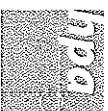
2.0 The Proposed Landscape

2.1 Within the proposed scheme of Architectural works a number of different uses are proposed. Office buildings, Live and work units, the Aspire Centre, a nursery unit and a residential area.

The existing mature trees are an important part of the site's character.
Our proposals comply with the current BS Guidelines, and are more beneficial to the trees than the scheme which already has Planning Permission.

Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd



NEWCLOSE
PROPERTIES LIMITED

10.1 Landscaping Strategy

2.2 In order to ameliorate the visual impact of this development a substantial amount of the area is to be landscaped using dense masses of shrubs with a well developed tree planting scheme throughout.

2.3 Areas have been designed to allow for the use of wild flowers to replace some of the developing habitat, which exists presently. Barrow Brook which bisects the site will be enhanced encouraging wildflowers and its ecosystem.

2.4 Considerable care had gone into the siting of the housing to prevent damage to existing tree stock.

2.5 It is proposed therefore that a juxtaposition of the use of indigenous plant material with some more decorative trees and shrubs be used to provide an aesthetically and ecologically suitable scheme which provides both for the many people on the site but which still is valuable and sustainably ecological.

2.6 A buffer zone / habitat area alongside the stream is being created as per the Environment Agency's request in the existing Permission for the site.

3.0 People/movement through the site

3.1 Vehicular Access is gained to the site from the A59. Within the site parking is provided for with well screened car parks. Rumble strips are to be incorporated into the road surfaces at critical points of pedestrian access along with a clearly defined pedestrian and cycleways. Provision is to be made for access to the existing play areas to the north west of the site which will be improved.

4.0 Recreational Use

4.1 Seating will be provided at key points throughout the scheme.

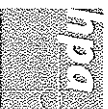
4.2 A pedestrian way along parts of Barrow Brook made safe by modern railing with viewing platforms for both able and disabled use is to be incorporated.

4.3 The existing permissive pedestrian footpath to the south will be improved with further management to improve this newly planted area.

- The existing mature trees are an important part of the site's character.
- Our proposals comply with the current BS Guidelines, and are more beneficial to the trees than the scheme which already has Planning Permission.

Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd



NEWCLOSE
PROPERTIES LIMITED

11. Refuse & Bins

Commercial:

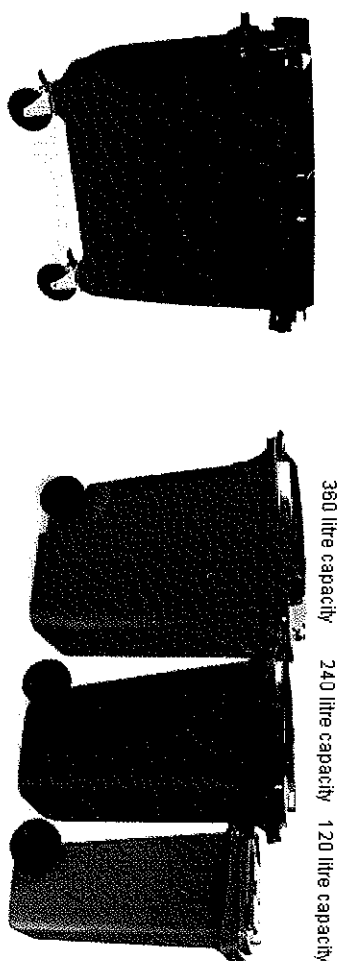
Two major bin stores are provided for the Trade Refuse. One is located in the Car Park to the East of the Main Commercial Units, the other is by the LiveWork Courtyard. The bin store is for 2 large commercial palladin type bins, and glass & paper recycling points.

Residential:

All the house types, except for the flats will have capacity to have their own bins in their gardens. It is expected that they will have 1 general refuse wheellie type bin, and recycling bins to suit the Council's Policies. The householders will be expected to move their bins to the ends of their drives (or to an allocated point in some cases), where the Council Wagon can empty them.

Flats:

Bins Stores are located discreetly within the Car Park Areas of these Units. The Stores have been sized for 2 no Euro bins, and recycling facilities.



Compounds containing bins and recycling facilities are provided for communal blocks. Individual Dwellings (except flats have space to keep their bins within their curtilage).

Barrow Brook Business Village

Proposed Mixed Use Development
For Newclose Properties Ltd



ASPIRE

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PLANNING SUBMISSION

Vocational Learning in the Ribble Valley

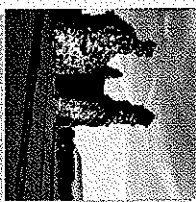
DESIGN &

ACCESS STATEMENT

(November 2007)



Cliffrace Castle



Salley Abbey



Cisternan Water / Abbey



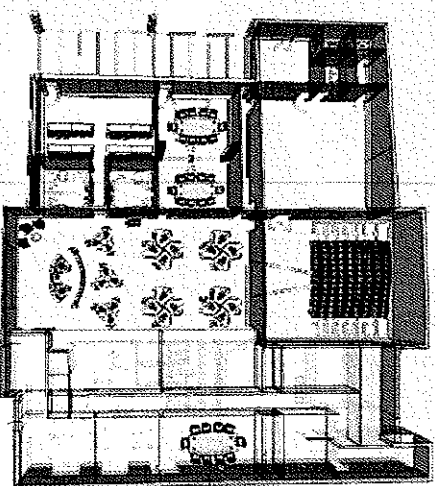
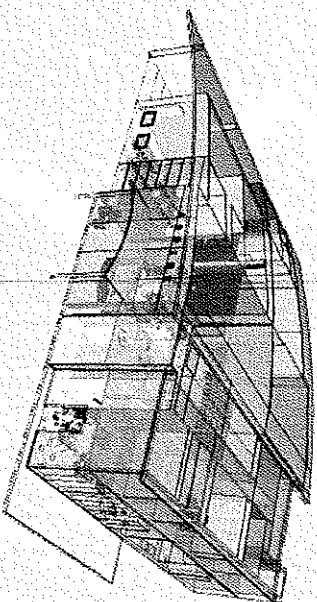
Ribble Valley Scene

".....relentless pursuit of excellence"

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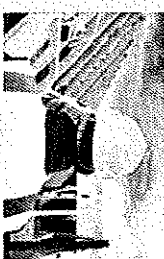
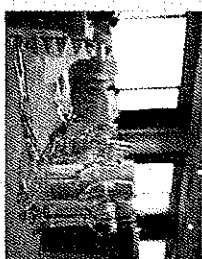
Ribblesdale High School

Introduction

03.

The new centre is designed around 5 core subject areas:

1. Hospitality & Catering.....
2. Hair & Beauty.....
3. Creative & Media.....
4. Construction Studies.....
5. Business & Enterprise.....



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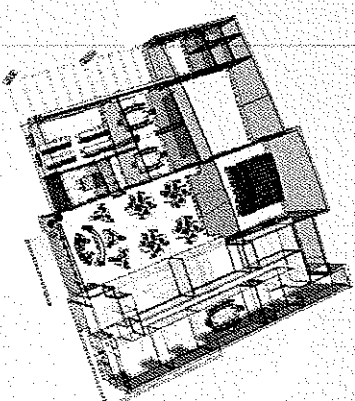
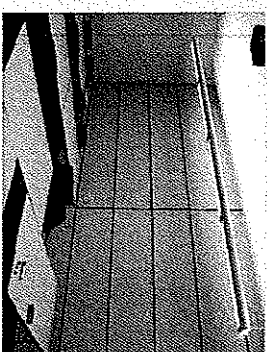
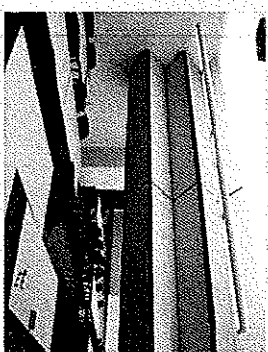
Design Philosophy

04.

The heart of the new centre is key to the philosophy and flexibility of the design. The centre core is split between the lecture theatre hall and study/ICT spaces by way of a Skyfold Auto-Lift wall system.

This generous and dynamic 'street' space can be tailored to the individual needs of the centre and is a space where almost any activity can take place.

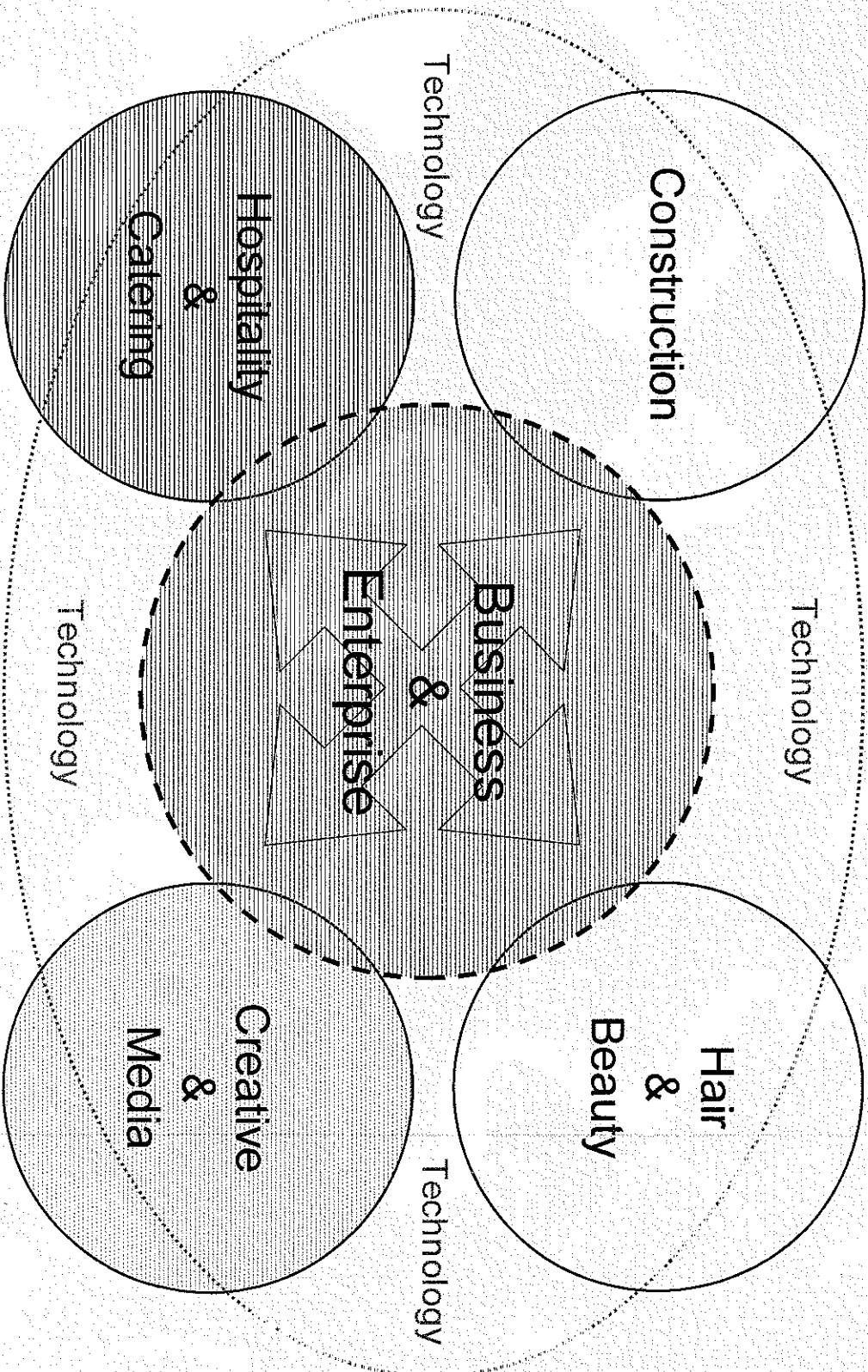
It is here that the centre can really create its own identity.



".....relentless pursuit of excellence"

Cross over Subjects

05.



"...relentless pursuit of excellence"

Career Paths

06.

Construction		Business & Enterprise		Hospitality & Catering		Creative & Media		Hair & Beauty	
<u>Workshop - based learning</u>		<u>Group – based learning In class and office</u>		<u>Commercial kitchen/ Lab – based learning</u>		<u>Studio – based learning</u>		<u>Salon / therapy room- Based learning</u>	
Air condition engineer Architectural technologist Bench joiner Bricklayer Building Services engineer Carpenter/Joiner Ceiling fixer Electrician Estimator Floor layer Furniture maker Gas fitter Glazier Heating & ventilation engineer Hydrographical surveyor Landscape architect		Advertising Accountant Actuary Arts administrator Banking work Building society work Buyer or purchaser Company secretary Computer systems analyst Civil Service work Economist Estate Agent Farm manager Hotel manager Housing manager Insurance Journalist Legal executive Leisure manager Local government work Marketing or sales Operational research Personnel management Public Relations Retail manager Sales manager Solicitor Stock exchange Teacher or lecturer Transport manager		Air cabin crew Baker Brewer Butcher Cake decorator Caterer Confectioner Cook or chef Dietician Drink manufacturer Food manufacturer Food service Food scientist		Advertising and Marketing Antiques dealer Architect Arts administrator Art Gallery work Art therapist Ceramics design Costume design Fashion designer Film/TV/video director Fine artist Florist Footwear design Graphic designer Industrial designer		Beauty, including: Manicure & Pedicure Nail Technician Beautician – skin care & facial work Spa Therapist	
<u>Group – based learning In Class and Office</u> Painter and Decorator Plasterer Plumber Project manager Refrigeration & Scaffolder Shop fitter Site engineer Structural engineer Wood machinist		<u>Group – based learning In class /office</u> Health/safety work Home economist Home help Hotel management Hotel receptionist Market researcher Nutritionist Occupational therapist Residential care Social worker Tourism management Teacher or Lecturer Trading standards Wine merchant		<u>Group – based learning In class /office</u> Interior designer Jewellery maker Landscape architect Model maker Photographer Potter Printer Publisher Sign writer Teacher/Lecturer Textile design		<u>Group – based learning In class / office</u> Massage Therapist Beauty Consultant Electrologists Make-up Artist Depilatory Waxing Eye Treatments Make-up artist			

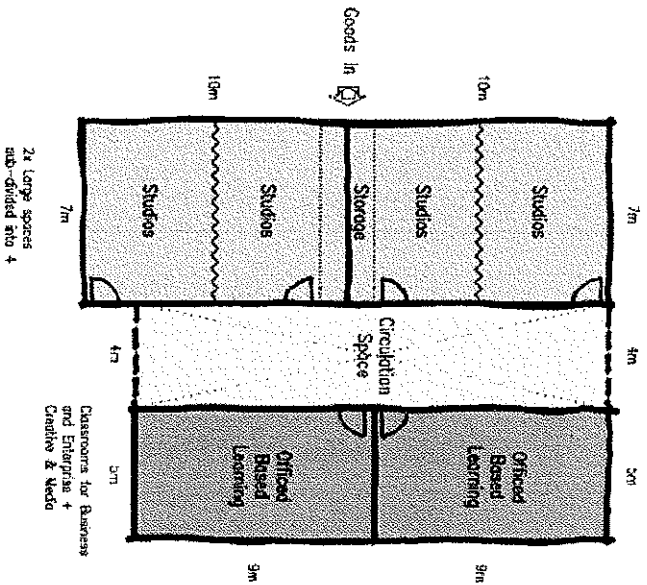
“.....schools pursuit of excellence”

Sketch Page-1

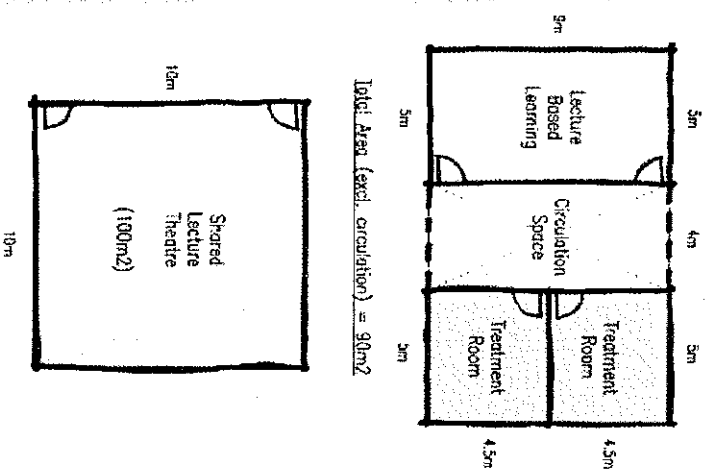
(work in progress)

07.

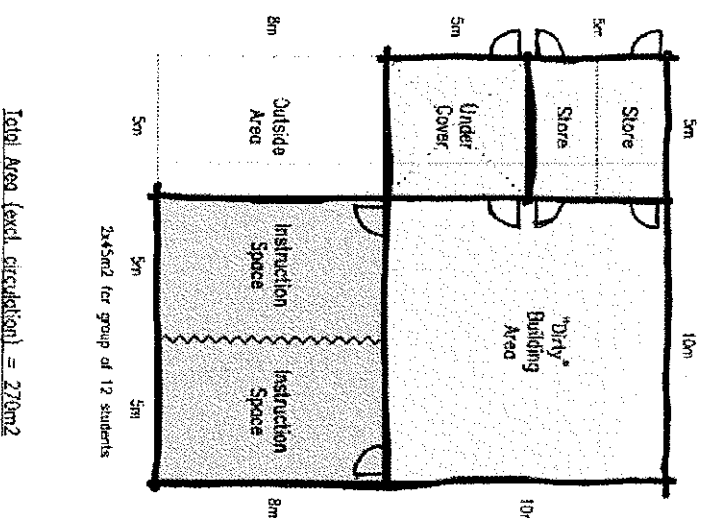
Creative & Media



Hair & Beauty



Construction



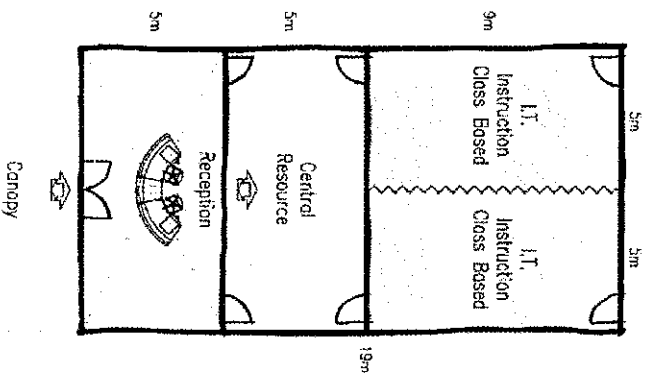
"...revelation of a world of excellence"

Sketch Page-2

(work in progress)

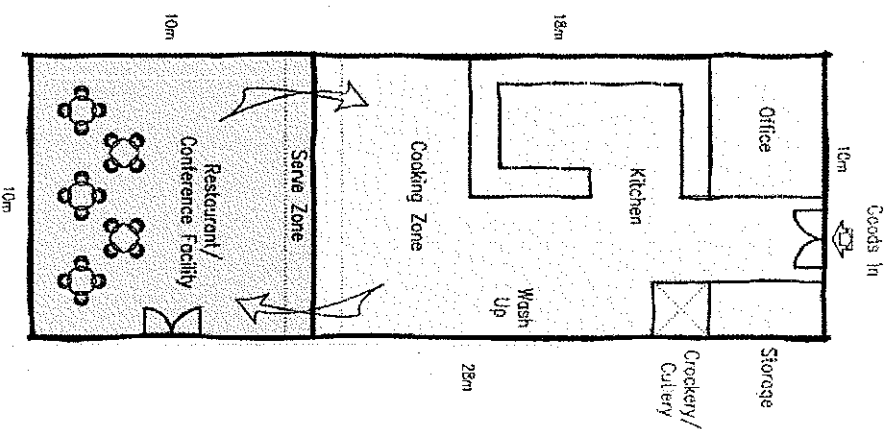
08.

Business & Enterprise



Total Area (excl. circulation) = 190m²

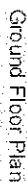
Hospitality & Catering



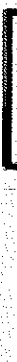
Total Area (excl. circulation) = 280m²

".....volentless pursuit of excellence"

(work in progress)



First-Full-Fall



100

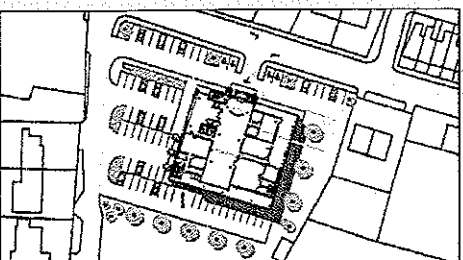
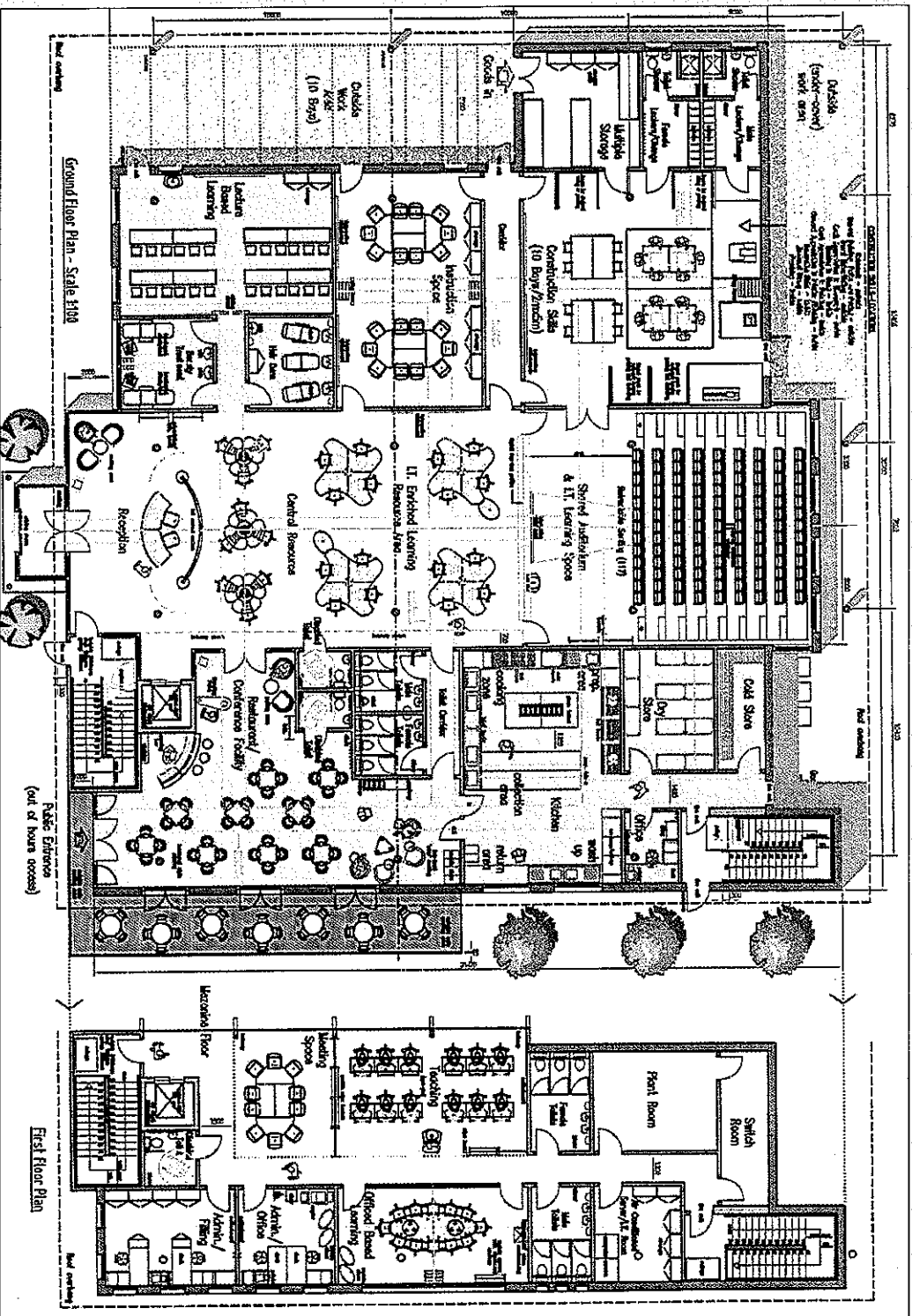


Ribblesdale High School

Coloured Zoning Plan

(work in progress)

10.



Site Plan

Plan Colour Key:

☐	HOSPITALITY & CATERING
☐	HAIR & BEAUTY
☐	CREATIVE & MEDIA
☐	CONSTRUCTION (INDOORS)
☐	CONSTRUCTION (OUTDOORS)
☐	BUSINESS & ENTERPRISE
☐	OFFICE & ADMIN. SPACE
☐	PLANT-SERVICES-STAIRS

Ground & First Floor Plans

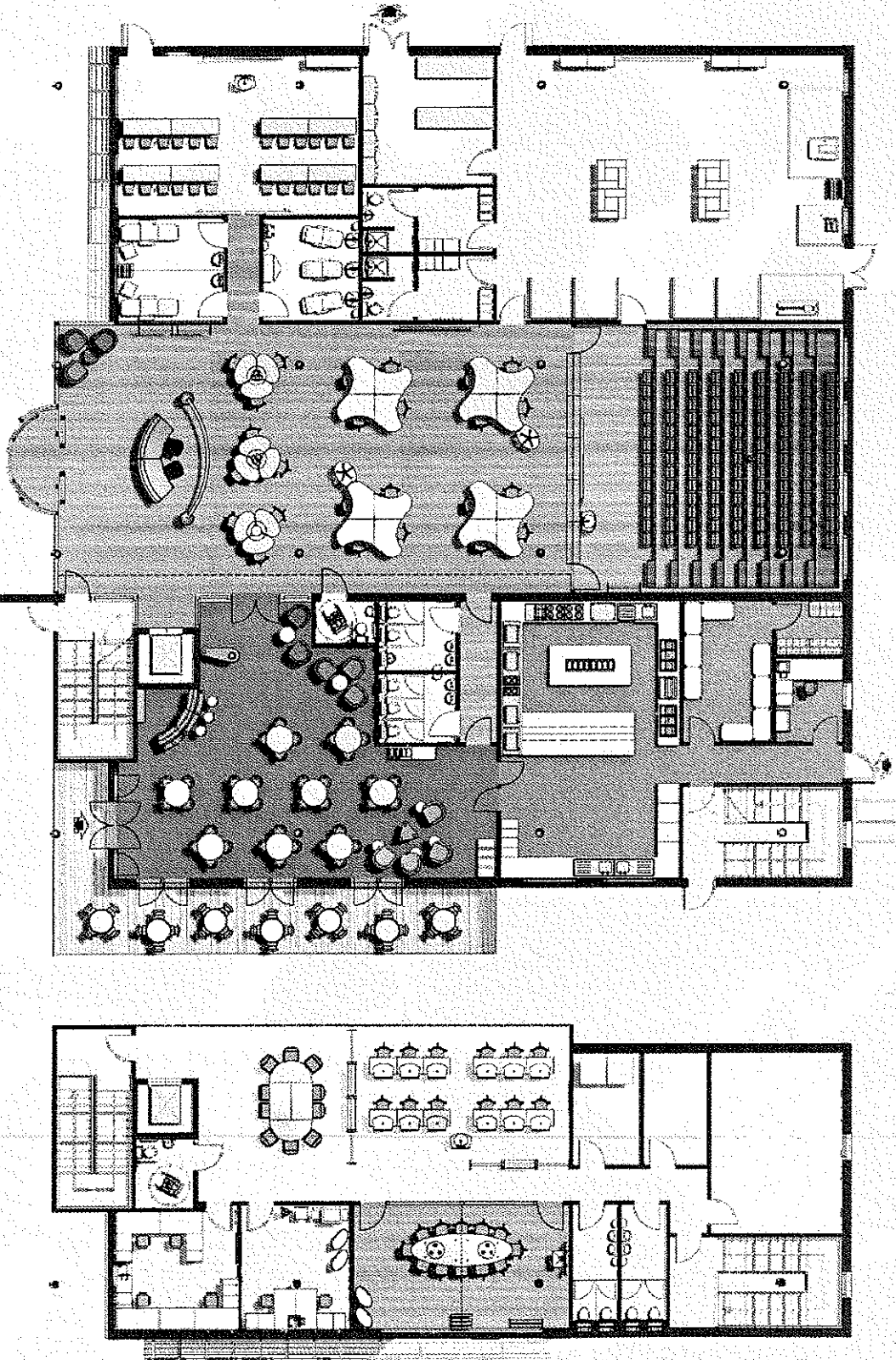
"...relentless pursuit of excellence"



Rendered Plans

(work in progress)

11.



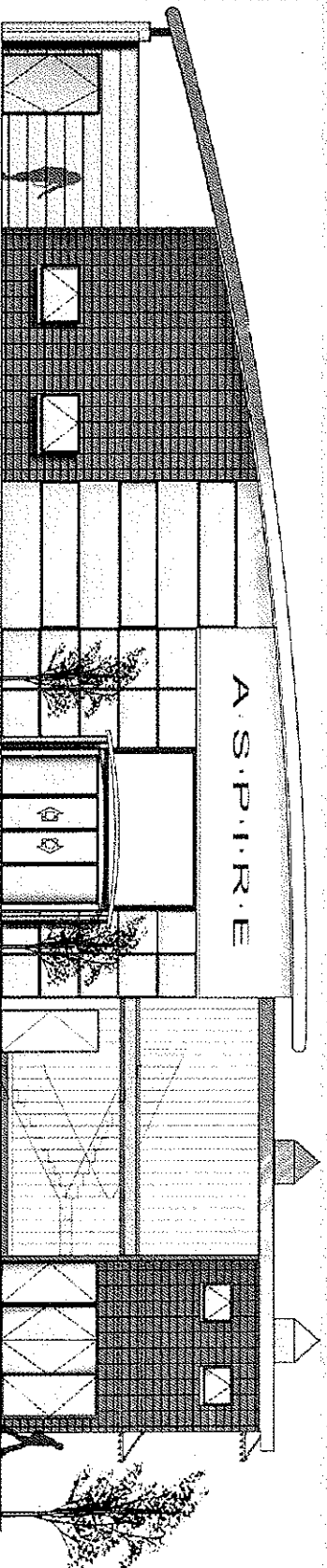
Ground & First Floor Plans

“...revels the pursuit of excellence”

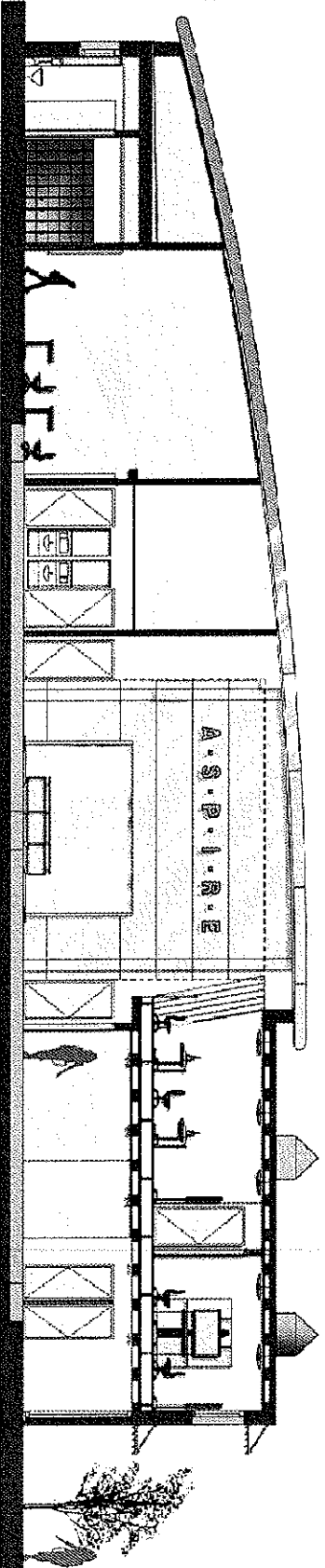
Section & Elevation

12.

(work in progress)



Rendered front elevation of learning centre



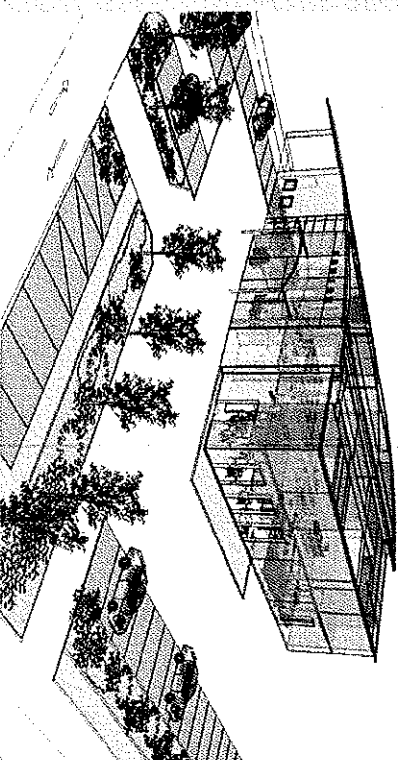
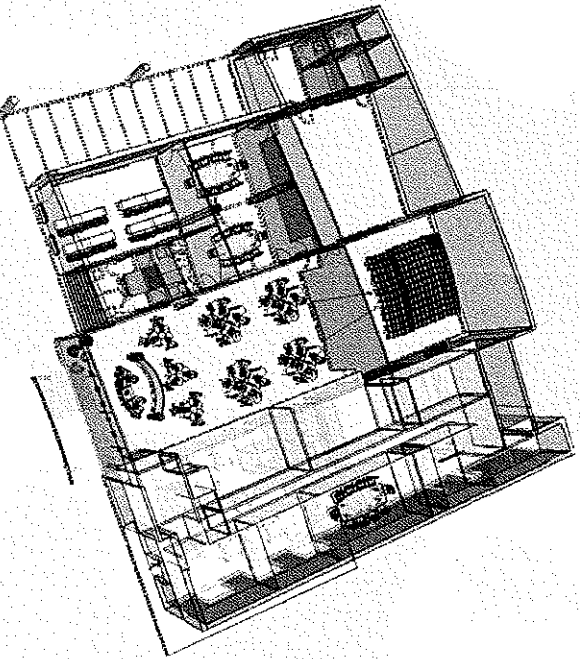
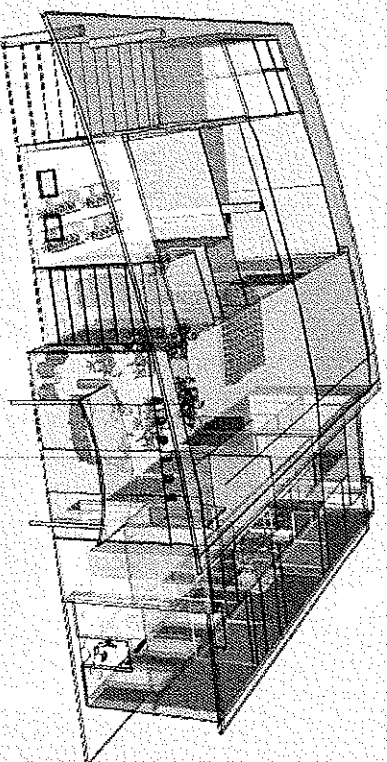
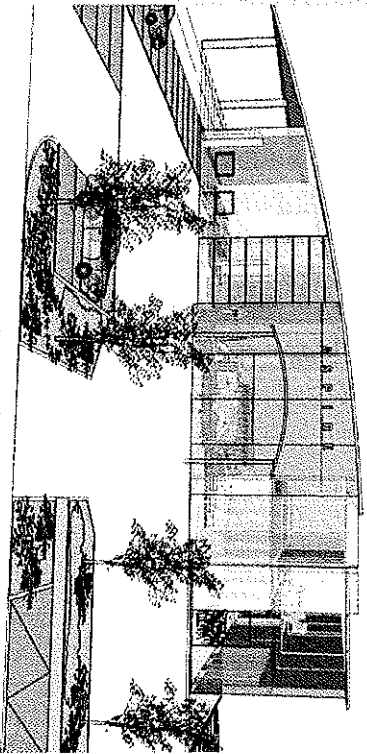
Rendered section through learning centre

".....relentless pursuit of excellence"

3d Visuals – Page 1

(work in progress)

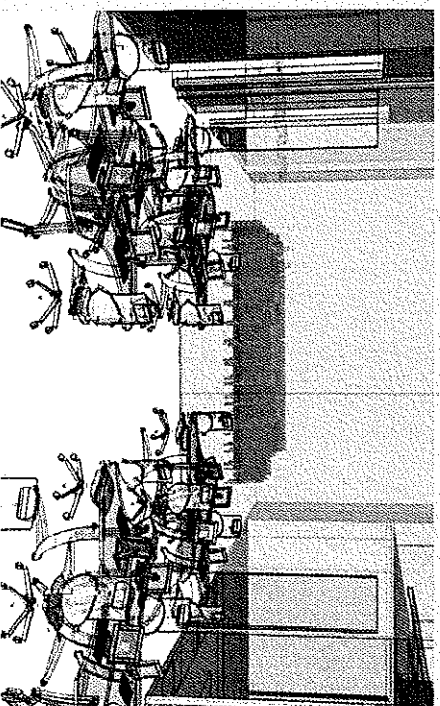
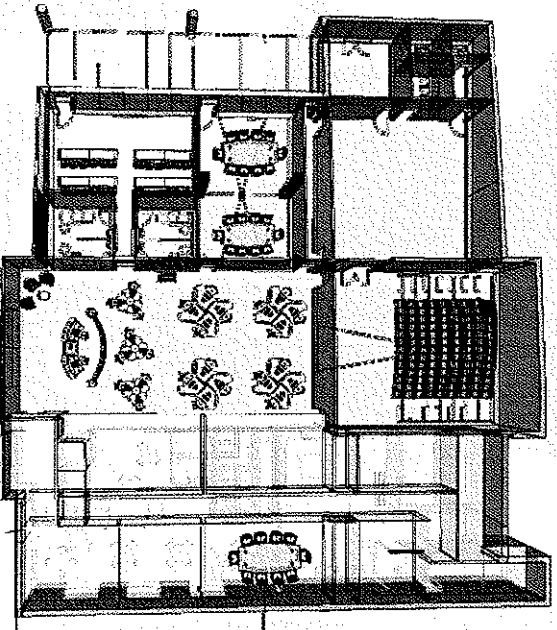
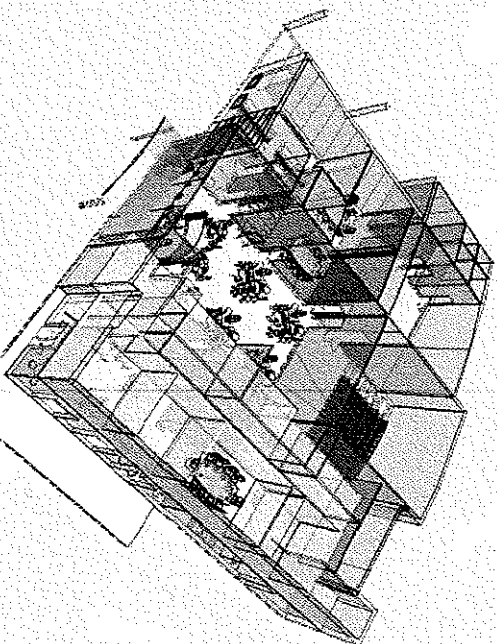
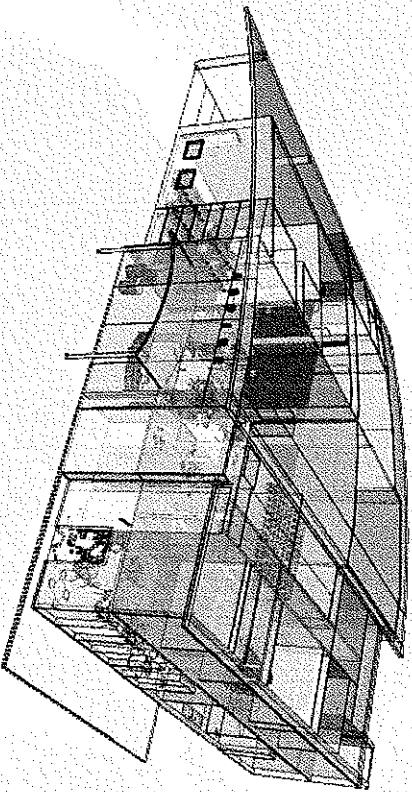
13.



".....relentless pursuit of excellence."

3d Visuals – Page 2

(work in progress)



“...a relentless pursuit of excellence”

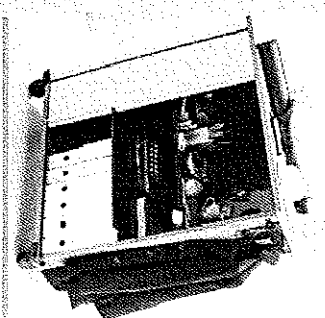
Teaching Spaces

15.

The teaching spaces are very flexible, arranged on both sides of the central double-height void space. Many of these spaces can be linked together via light-weight folding screens, thereby allowing these spaces to expand and contract into the heart of the centre.

Corridors have been minimised at the new learning centre and completely omitted from the teaching areas.

Where possible, circulation has been incorporated into the heart of the centre so that moving around the school becomes a visual & tactile learning experience.



".....relentless pursuit of excellence"

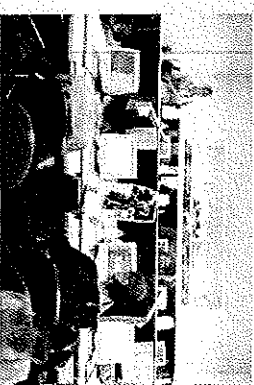
I.C.T.

16.

The role of ICT in schools and colleges is clearly one that effects learning and teaching, assessment, curriculum development and planning.

It should be integral to the design of the centre and not part of the 'after build' infrastructure.

To meet these needs the new centre has an integrated framework of floor ducts running down the central zones of each of the teaching spaces for flexible power and cabled ICT distribution via. remote servers.



".....selected pursuit of excellence"



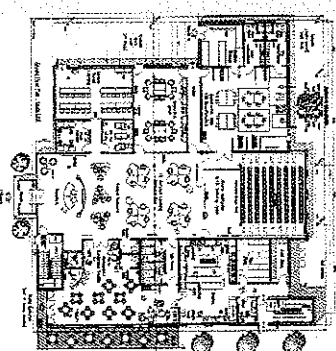
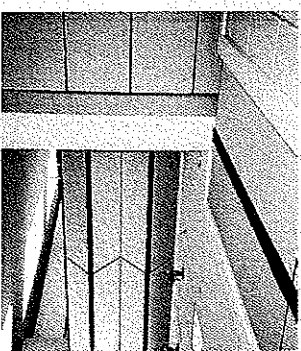
Ribblesdale High School

Adaption & Flexibility

17.

The design is flexible enough to allow for short-term changes on a daily basis, such as different study layouts to suit different teaching styles and subjects. The design also allows a level of adaptability which encompasses any long-term changes such as developments in ICT or changes in the curriculum.

The structural system of the building is relatively simple and encourages this flexibility. A concrete frame allows internal partitions to be moved to change the size of the teaching areas or adapt them for other uses, or ultimately to make the learning centre more open plan.



Ribblesdale High School

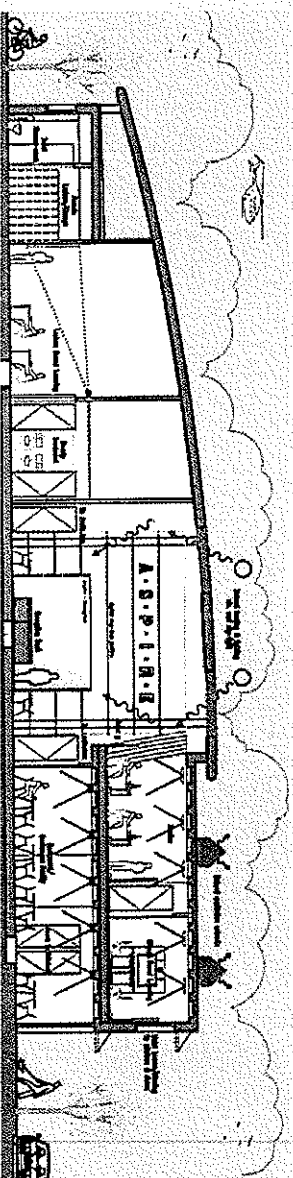
"...relentless pursuit of excellence"

Management & Organisation

18.

The form of the building ensures good natural lighting & cross ventilation to each individual space. The heart of the building has a floor-to-ceiling height of 6.65m (at the highest point) giving the learning centre a 'buzz' throughout the day.

This double-height space steps down at one end, allowing natural light from clerestory windows to flood into the central atria and maintain good cross-ventilation.



Section through learning centre

".....revels as proud of excellence"

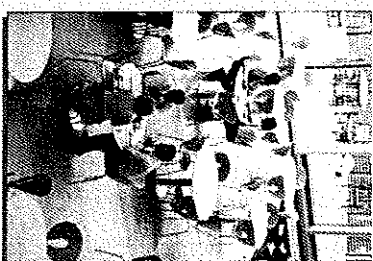
Community

19.

Doors from the main entrance foyer allow the main hall to be easily used by the community during or after the study day without affecting the main teaching areas.

Toilets facilities are provided off the atrium space so that the lecture hall and central atrium can be self-contained.

The lecture theatre hall and atrium space can be linked together by opening the large Skyfold Auto-Lift doors to create a larger space which can inturn be used for community events such as fetes, exhibitions or extended performances.



".....relentless pursuit of excellence"



Ribblesdale High School

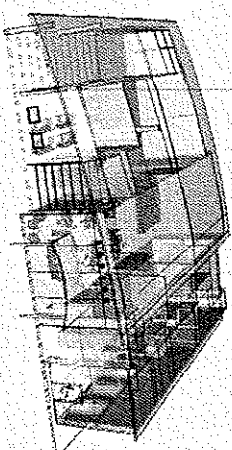
Security

20.

The issue of security is essential to the design of any education facility.

The main entry points into the learning centre are through the front entrance doors of the building for students, staff and visitors, with deliveries and plant access around the back.

Visitors can only enter the central core of the centre under supervision of the reception staff.



"...revels the pursuit of excellence"

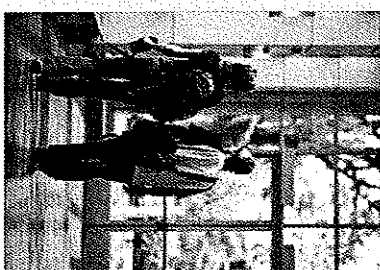
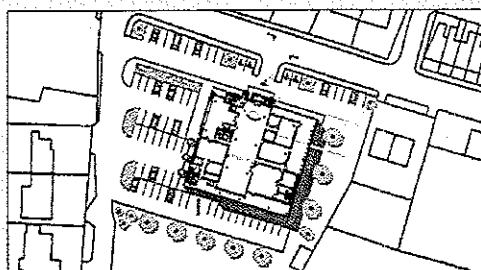
Access

21.

The busiest times of the day at any school or college are when students arrive and leave, and considerable thought has been given to this in the design.

We envisage that most of the students and staff will be local and therefore walking and cycling to and from the centre will be encouraged.

We recognise that some teachers and visitors come to school by car and as a principle the car park is positioned to the front and side of the building.



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Environmental Performance

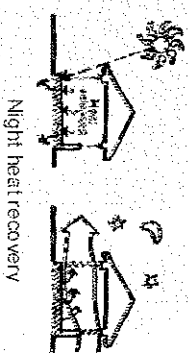
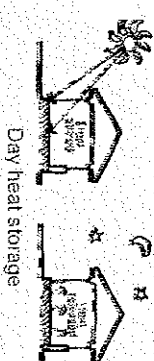
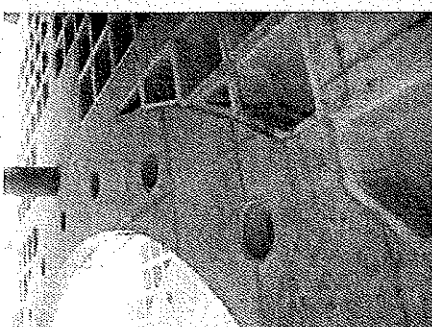
22.

The potential of the concrete's structural thermal mass to realise fabric energy storage (FES) for improving energy efficiency & reducing carbon emissions is widely recognised.

The thermal mass of concrete can contribute positively & cost effectively to the reduction in the energy consumption of the new centre by minimising the need for air-conditioning & cooling.

A flexible and adaptable form has been adopted in order to optimise the life cycle and costs of key structural materials. The buildings form is flexible enough to stand the test of time.

Wherever possible sustainable materials and renewable forms of energy have been used throughout the design process.



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Conclusion

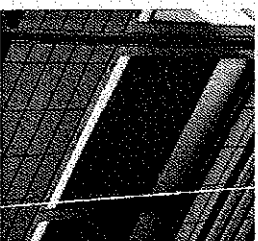
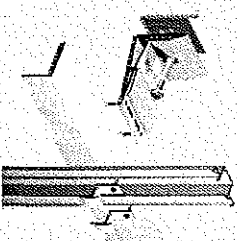
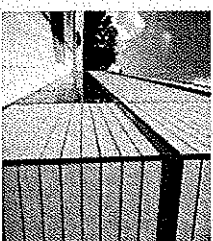
23.

We have provided a multi-layered building envelope that can be structured depending on contextual and financial constraints.

Use of low polluting materials within the main structure have been maximised, and a kit of parts approach to non-structural cladding and 'smart' partitioning elements has been adopted so that enhanced materials can be incorporated as requirements change.

These factors are important for a flexible and sustainable learning centre for the future that can be adapted as new methods of teaching and sustainable technologies develop.

The new Vocational Learning Centre in Clitheroe offers innovation and inspiration and will produce a good, effective learning environment for all.



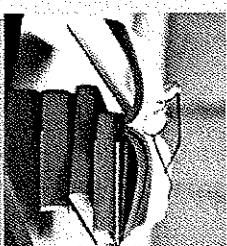
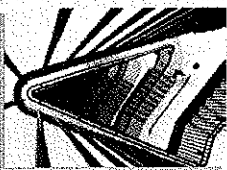
".....revels the pursuit of excellence"

Design Statement

24.

"A learning space should be able to motivate learners and promote learning activity, support collaborative as well as formal practice, support a personalised and inclusive environment, and be flexible in the face of changing needs."

Urban Vision



".....revels the pursuit of excellence"