

Design & Access Statement

Maplewood Phase 2 Revised Proposals for Low Secure Unit with Day Services

Calderstones Partnership NHS Foundation Trust

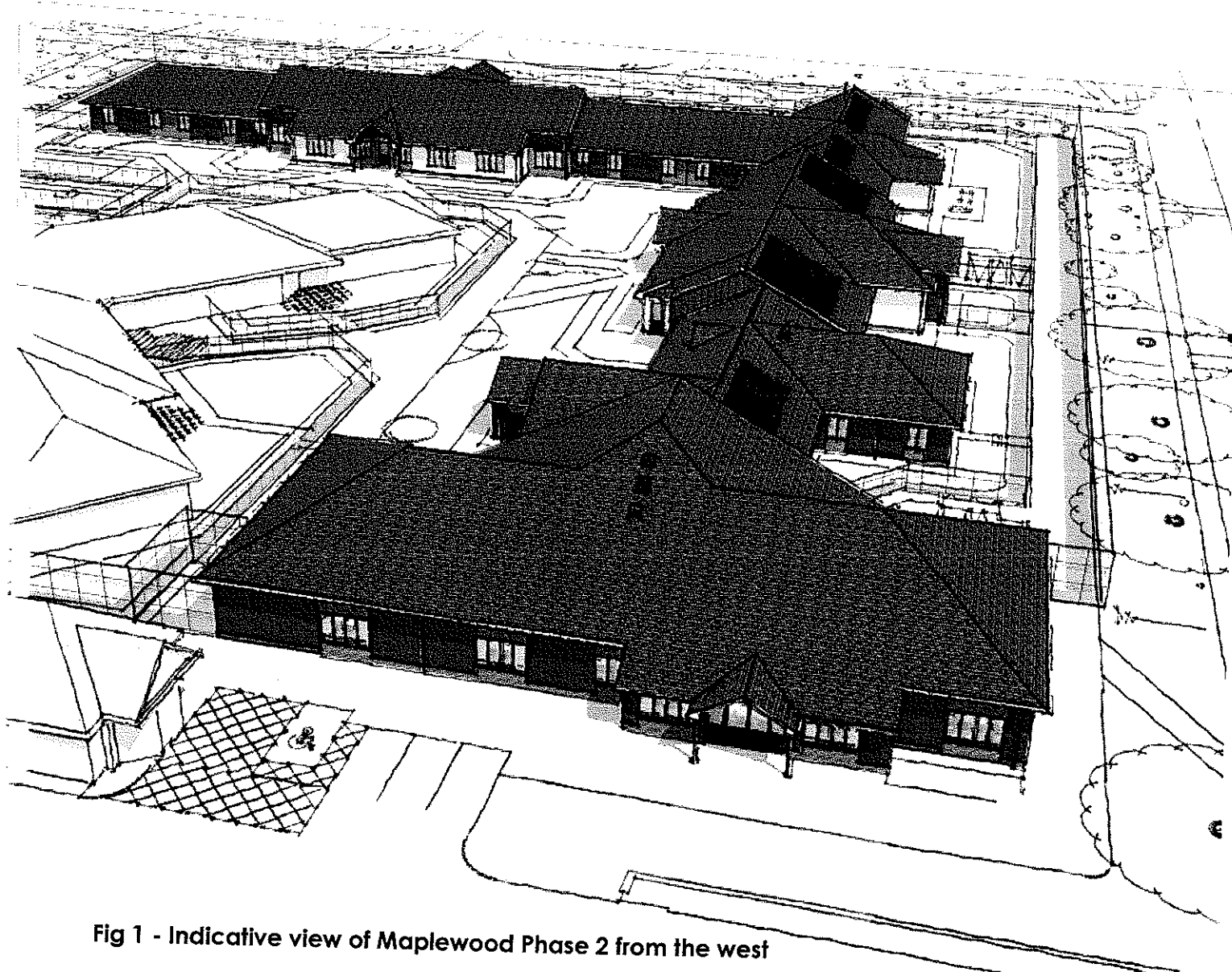


Fig 1 - Indicative view of Maplewood Phase 2 from the west

Prepared By:
P March (08-11-2011)



Photo 1 – The site, with Maplewood Phase 1 in the background

Contents	Page
1.0 Introduction & Historical Background	3
2.0 Site Description	9
3.0 Surrounding Built Form & Fencing	11
4.0 Relevant Planning policy	13
• General	14
• Context	14
• Physical	14
• Economic	14
• Social & Community	14
5.0 Options Appraisal	16
6.0 Design Principles	17
• Use	17
• Layout	17
• Appearance	19
• Landscaping	19
• Massing & Scale	19
• Materials	20
7.0 Crime & Design	21
8.0 Access	22
9.0 Sustainability	24
10.0 Conclusions	25
Appendix 1 – List of Drawings and Other Documents	26
Appendix 2 – Drainage Correspondence	27
Appendix 3 – Acoustic Report	31
Appendix 4 – Amendments to Trees	34
Appendix 5 – External Materials	36
Appendix 6 – Highways Improvements	40



Photo 2 – View towards the site from the centre of the hospital

1.0 Introduction & Historical Background

- 1.1 This Design & Access Statement has been prepared to accompany a Full Planning Application on behalf of Calderstones Partnership NHS Foundation Trust for revised proposals for a Low Secure Unit with associated Day Unit and security fencing which includes the existing building known as Maplewood 1. The project also includes highways improvements to the main access to the Hospital from Mitton Road (referred to in 1.10 & 1.11 below).
- 1.2 This is a revised proposal, submitted following the approval of Application 3/2011/0272 on 17th June 2011. The main changes to this proposal from the previous approval are:
- a) First floor administrative offices have been omitted. The building is now single story, with services access only in the roof void. Supporting office accommodation will remain in other existing buildings on the site.
 - b) Simplified internal layout, with the residential accommodation in four eight person flats rather than eleven flats of smaller but varied sizes. The revised proposal now accommodates 32 beds, but there is still no increase in the occupancy of the whole site as referred to in more detail in 1.12 below.
 - c) The footprint of the building has been modified but is broadly in the same location. The northern end of the building is now slightly further away from the adjacent houses on Calderstones Drive. Refer to Fig 2 below, which shows a comparison between the previously approved footprint and the current proposal.
 - d) The 3.5m security fencing has been omitted around the garden centre and Pendlecroft, which significantly reduces the visual impact on the adjacent houses on Calderstones Drive and allows five existing trees to be retained.

- e) This adjustment to the fence line has necessitated alterations to the footpath along Church Drive to provide a safe pedestrian route to the Garden Centre, St Lukes and Pendlecroft. The implications on existing trees are referred to in Appendix 4.
- f) Splayed corners have been added to the main security fence to improve security.
- g) Landscaping and internal fencing within the security fence have been amended to suit the above changes. Fencing within the secure perimeter has been amended for clinical reasons.
- h) Covered canopy areas outside the lounges facing north and west have been omitted to discourage smoking in these areas.
- i) Elevations have been amended to suit the revised layout, but broadly within the scope and character of the previous approval.
- j) Materials referred to in condition 3 of the previous approval are confirmed, as referred to in item 6.18 and Appendix 5 below.

Key

Previous footprint
as approval 3/2011/0272
Gross Internal Areas
GF – 2,893sqm
FF – 504sqm
Total – 3,397sqm

Current proposed
footprint
Gross Internal Area
Total – 2,926sqm

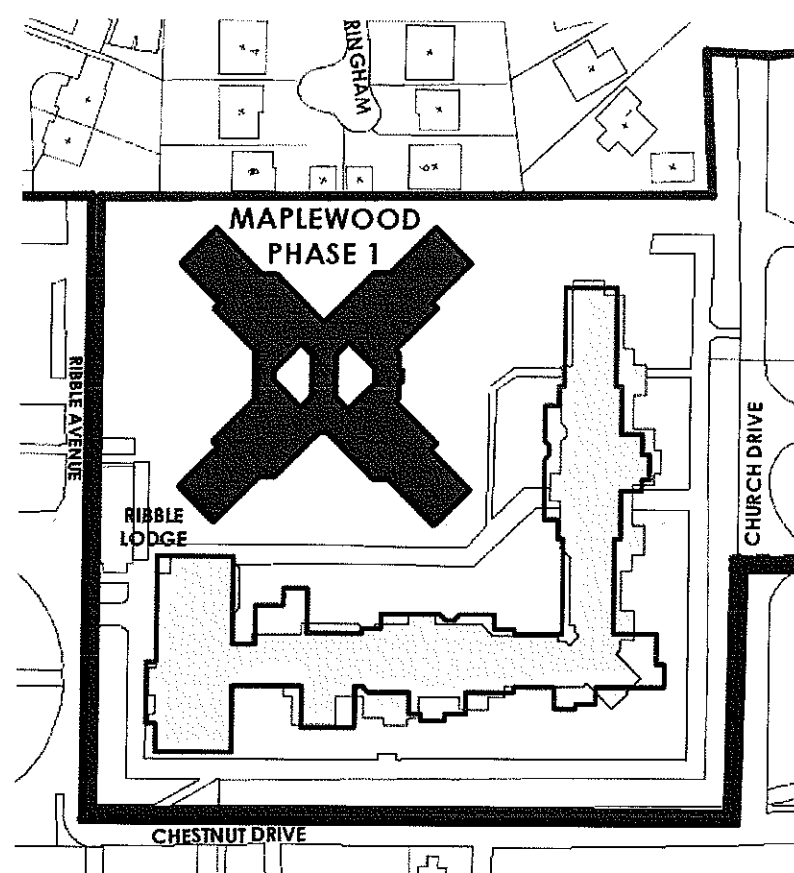
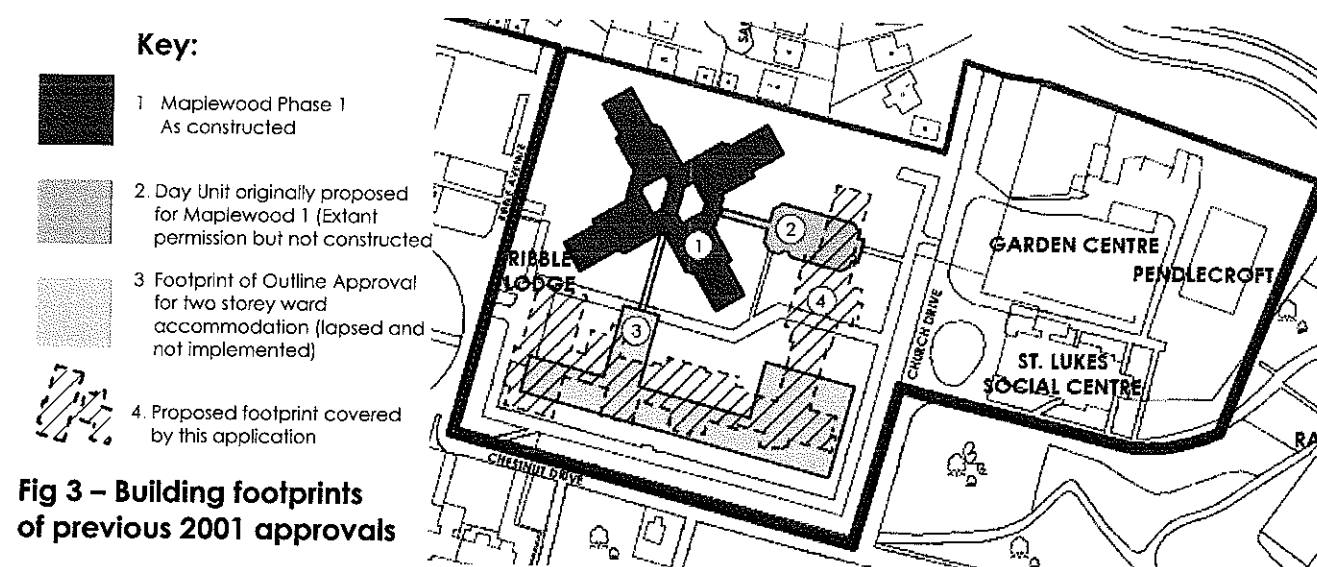


Fig 2 - Comparison of current footprint and previous approval 3/2011/0272

- 1.3 A recent application ref 3/2011/0576 was also approved on 12th September 2011 for solar photovoltaic panels on the adjacent building, Maplewood 1, which will provide power for the ground source heat pumps to be installed as part of this project and referred to below in items 9.2 & 9.3.
- 1.4 The development site outlined in red on the attached site location plans numbered 08-095-100RevC, 101RevC & 102RevC is approximately 7.91 acres (or 3.22Ha) including both areas, situated within the hospital site which is approx 46Ha overall. The main part of the development site lies to the north side of Chestnut Drive, along the boundary with housing on Calderstones Drive.
- 1.5 The Hospital became a Trust in April 1993 and gained Foundation Trust status in April 2009. The Trust provides a range of hospital and community services for people with a learning disability (mental handicap).
- 1.6 The Hospital originally opened in 1914 and had a population of 2400 in the early 1940's. By December 1998 the population had reduced to 200 as a result of the Government's Care in the Community programme. The northern part of the original hospital site was sold for a housing development and Maplewood Phase 1 was constructed shortly after to replace two redundant unsuitable Victorian wards on the development site (which had a capacity of 100 people).
- 1.7 The Planning Permission for Maplewood Phase 1 (ref no 3/00/0898/P) was approved on 13th February 2001 and included a linked two storey Day Unit building with a floor area of 646sqm, which was intended as a later phase of development on the current site. This Day Unit has not yet been constructed, however we understand that permission is still valid, since it was part of the original application which has been partially implemented. The facilities that were to be included in the Day Unit are now included in the current proposals, in a different location, to combine with the function of a main entrance to Maplewood Phases 1 & 2. (see Fig 3 below for location of original Day Unit and the currently proposed footprint).

- 1.8 Concurrently with the permission for Maplewood Phase 1, a separate Outline Planning Permission (ref no 3/00/0899/P) was approved on 13th February 2001 for new build two storey ward accommodation on the current development site (with 4240sqm floor space) to replace the buildings demolished for the construction of Maplewood Phase 1. This Outline Approval has now lapsed.
- 1.9 The current application is for 2,926sqm gross internal floor area. This is less than the recent previous approval 3/2011/0272, which was for 3,397sqm including the first floor, and is substantially less than the previous Outline Approval and the un-built Day Unit originally intended (4,240+646= 4,886sqm in total). Fig 3 below also shows the footprint of the Outline Approval building in relation to the current footprint. It should also be noted that the current proposal is now fully single storey, with substantially less impact on neighbouring properties than all previous applications.



- 1.10 Planning Permission 3/00/0224/P was approved on 18th May 2000 for reconstruction of the junction of Chestnut Drive and Mitton Road. This work was not implemented and the Planning Permission has now lapsed. The application comprised the realignment of kerbs to provide an increased radius for large vehicles and forming a new pedestrian refuge island for pedestrian safety when crossing the widened road. The work also necessitates relocating the fence to South Lodge which is in Trust ownership and some impact on existing trees. (See Fig 4 & photo 3 below)



Photo 3 – Existing road junction

[illegible]

Extract SK4 alternative layout to reduce impact on trees

**Fig 5 - Road junction improvements approved by Planning Permission 3/2011/0272
(See Appendix 6 for full drawings)**

1.12 The new building will accommodate 32 service users who are currently housed in unsuitable accommodation on Chestnut Drive. The existing building on Chestnut drive has a capacity of 35 service users and will be vacated apart from residual staff ancillary accommodation which will remain. Future proposals for the building on Chestnut Drive will be submitted in due course. This will be the last major stage of modernising the Hospital. This current application does not increase the occupancy of the Hospital, but will facilitate one further potential redevelopment of redundant buildings on Chestnut Drive which will be vacated by service users at the completion of this project.

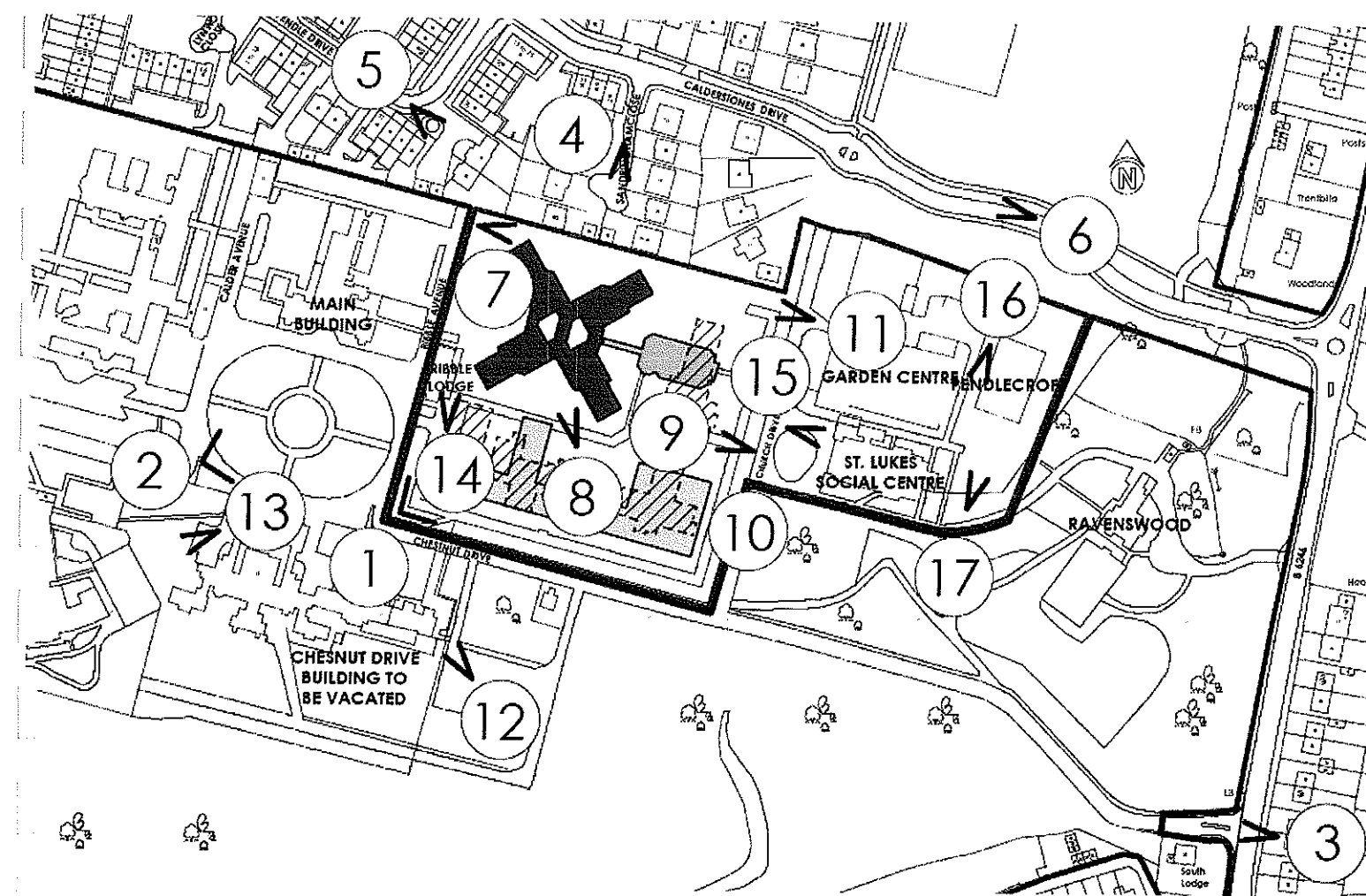


Fig 6 – Locations of photographs

2.0 Site Description

- 2.1 The Hospital site is located off Mitton Road, the B6246, approximately 1km to the north west of the rural village of Whalley. The development site is not visible from the main road (see photo 3 above).
- 2.2 The area around the Hospital is mainly open countryside, screened by mature tree planting, with housing to the north and east. The housing on Calderstones Drive to the north was constructed approximately 10 years ago on land previously owned by the Trust and is screened by a brick wall, approx 2.0m high, supplemented by existing planting. These houses were bought in the knowledge of the existing use of the Hospital, which is unchanged. Photos 4 – 7 show the neighbouring housing.



Photo 4 – Sandringham Close



Photo 5 – Pendle Drive

Both views towards Maplewood Phase 1, which is barely visible at ground level

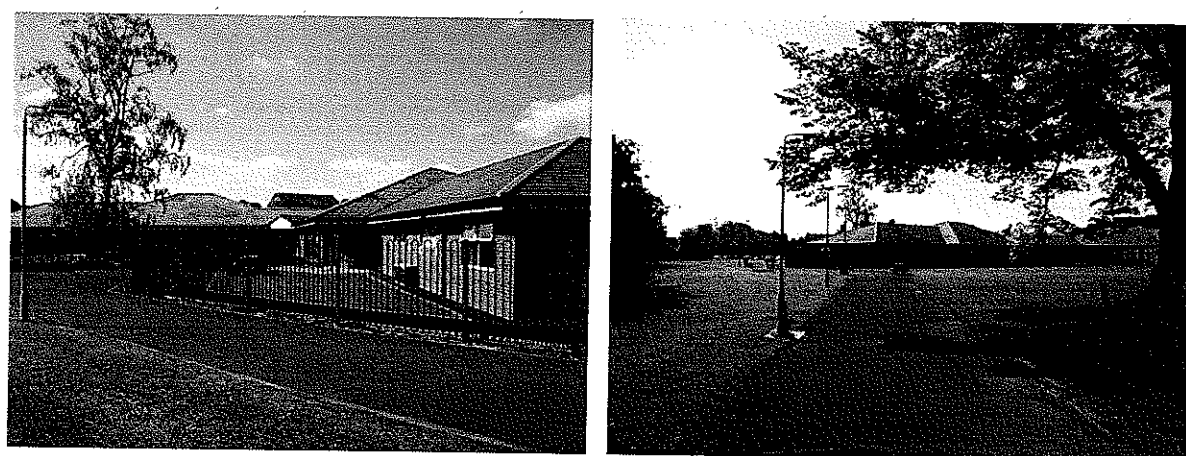


Photo 6 – Calderstones Drive - The site is well screened from this side.

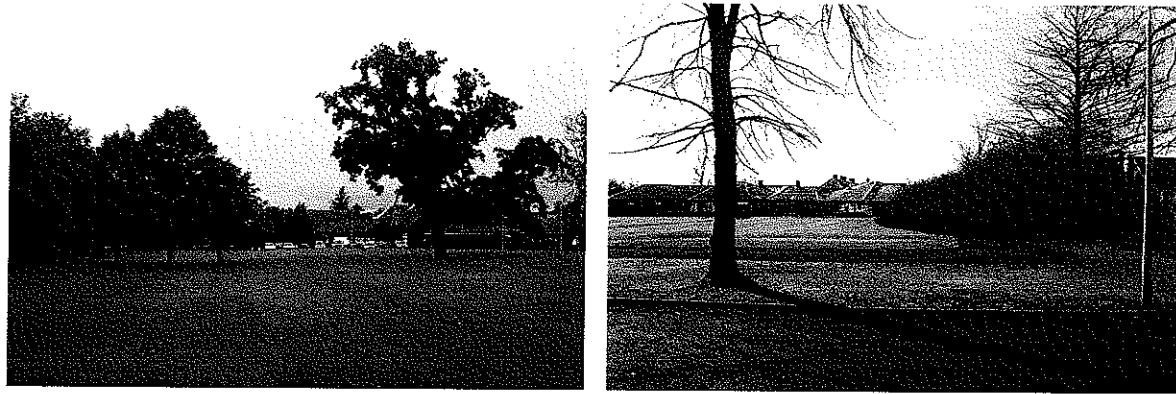


Photo 7 – The main outlook from existing houses is at right angles from the site and therefore overlooking is minimised

- 2.3 The development site is currently relatively flat but has a slight mound over the footprint of a previous building. The path across the site rises by approximately 0.7m to the north west. The floor level of the new building will therefore be slightly lower than existing ground level in the corner closest to the neighbouring housing. The existing site is currently a grassed area. Perimeter planting will be retained, but some existing trees within the building footprint will need to be felled. The area is open to the Hospital but is separated by a 2.4m high mesh fence and a band of trees on the public side of the Hospital access roads. Maplewood Phase 1 is within the north east of the development site, and was constructed around 2001, currently also registered as a Low Secure Unit, for people with learning disabilities, mental health needs and challenging behaviour. Female service users are generally accommodated in three wings closest to the northern boundary, adjacent to housing off Calderstones Drive. Male service users are currently accommodated in only one wing, furthest from the houses.
- 2.4 Occupants - There has been no significant change to the occupants of Maplewood Phase 1 since occupation, however when Phase 2 is completed, it is proposed that the Phase 1 building will be occupied predominantly by females. Phase 2 will be the same Low Secure registration, but constructed to current National Standards, which are slightly enhanced from Phase 1 in terms of ceiling heights, fencing and robustness. Phase 2 will therefore provide accommodation predominantly for male service users. Both buildings are divided into flats allowing care to be provided in small groups. It is proposed that the less challenging service users will be accommodated in the existing building closest to the boundary with the adjacent housing.



Photos 8 & 9 – Maplewood Phase 1



Photos 10 & 11 – The site looking West

3.0 Surrounding Built Form and Fencing

- 3.1 The housing to the north of the site is predominantly of two storeys, with some three storey accommodation. (See Photos 4 - 7)
- 3.2 Buildings within the hospital site are of one or two storeys. (See Photos 2, 8, 12 - 15)
- 3.3 Woodview, a new Medium Secure Unit was constructed approximately two years ago to the south west of the development site and is enclosed by 5.2m mesh high security fencing. (See Photo 13)



Photo 12 – Chestnut Drive (to be vacated)

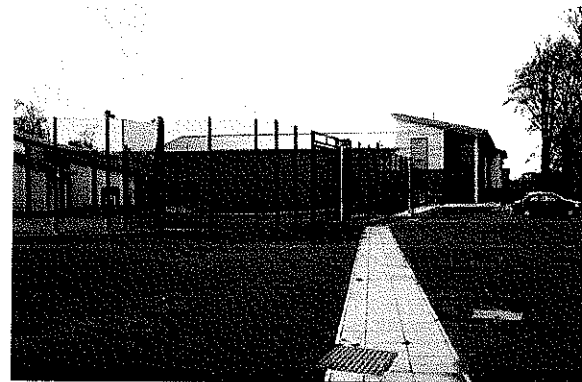


Photo 13 – Woodview, Medium Secure Unit



Photo 14 – Ribble Lodge



Photo 15 – St. Lukes Social Centre

- 3.4 Maplewood Phase 1, to the north of the site is a single storey building, separated from the rest of the Hospital by existing 1.8m high hooped top park style railings and from the neighbouring housing by a brick wall approx 2.0m high. Since its construction, NHS fencing regulations have changed and this needs to be upgraded to 3.5m security mesh type fencing, which will extend around both Maplewood Phases 1 & 2. This new security fencing will be set back from the existing boundary with planting between, in order to minimise its visual impact from the neighbouring housing. New fencing previously approved along the boundary to the garden centre has been omitted in this current application, which minimises potential detrimental impact on the neighbouring housing.



Photo 16 – Pendlecroft to left, Public sales area to garden centre on right and St. Luke's behind



Photo 17 – New access to be formed to Pendlecroft through trees

4.0 Relevant Planning Policy

General

- 4.1 The Planning and Compulsory Purchase Act 2004 establishes the principle that Design and Access Statements must accompany relevant applications.
- 4.2 A proactive stance to good design is advocated in PPS1: Sustainable Development. It confirms that good design is essential for good planning and is a key element in achieving sustainable development. Good design should contribute positively to making places better for people. (Paragraphs 33 and 34).
- 4.3 It also states that good design should:
- Address connections between people and places by considering the needs of people to access jobs and key services;
 - Be integrated into the existing urban form and natural built environment;
 - Be an integral part of the process for ensuring successful, safe and inclusive towns;
 - Create an environment where everyone can access and benefit from the range of opportunities available (paragraph 23)
- 4.4 Local Planning Guidance - The proposals comply with Policy A3 of the Ribble Valley Districtwide Local Plan Adopted June 1998 in that:
- The development is limited to the existing central built campus.
 - The development will not affect the capabilities of the existing road system.
 - Existing woodland areas are retained and enhanced.
 - There are no adverse impacts on the Biological Heritage Site.
 - There is no undue pressure on local services or facilities.
 - The environmental impact of the development has been minimised.
 - The development is sustainable and does not cause any detriment to the centre of Whalley or the district as a whole.

The development is therefore considered to comply with Local Planning Guidance.

Context

- 4.5 CABE guidance states that applicants should demonstrate the steps taken to appraise the context of proposals, and to illustrate how the proposals are based upon a good understanding of local character and circumstances. Accordingly, there is a requirement to provide a clear appreciation of the physical, economic, social and community factors that are likely to impact on the proposed development.

Physical

- 4.6 The physical characteristics of the site and the surrounding area have already been set out in Sections 2 & 3. Therefore, this section considers the economic, social and community implications of the proposals.

Economic

- 4.7 In terms of economic factors, it is anticipated that the application could deliver a number of economic benefits:
- Retain existing staff currently employed in an unsuitable building;
 - Develop vacant, under-utilised previously developed land;
 - Improve the specialist care available in the local area, reducing the expense to the NHS of accommodating service users out of area in other Trusts. This will reduce travelling costs for relatives and reduce long term expense to the taxpayer.

- 4.8 There will also be the income generation in the local economy during the construction period. This is important given the current position of the local and national economy, and should form part of the consideration process (as suggested in the most recent national planning guidance PPS4).

Social & Community

- 4.9 The aim of the unit is to provide safe and flexible therapeutic accommodation for people at a critical time of their life, with view to re-integrating them into their home communities, rather than becoming a long term facility without hope of rehabilitation and re-integration within the community.
- 4.10 The design allows for four eight bed flats, to cater for a range of care needs. One

flat has a single person sub-flat which could be occupied by a disabled person requiring more individual care, or for a person who is close to returning to independent living.

- 4.11 The Trust has developed expertise in the treatment and rehabilitation of people with mental health needs over many years. This project builds on that experience whilst progressively replacing old and ineffective institutional buildings with modern accommodation which is able to respond to needs and provide a more suitable, safe and sympathetic environment within a caring and supportive community.

5.0 Options Appraisal

- 5.1 The design, siting and layout of the proposed building have gone through a number of iterations, in consultation with Trust staff and service users.
- 5.2 The current scheme has reduced the floor areas on the development site from 4,886sqm (in the previous Outline Approval, see 1.9 above) and 3,397sqm (in Planning Permission 3/2011/0272, to 2926sqm gross internal floor area, with an occupancy of 32 people.
- 5.3 The revisions made to the proposals included in this application have been driven by clinical needs, in order to provide better and more efficient care and to improve supervision. It was considered necessary to provide better separation between living and sleeping accommodation, in order to more closely reflect normal living principles. These changes also help to make the building more efficient, cost effective and sustainable. The proposal for 32 beds has been assessed by the Trust to be suitable for their future needs.

6.0 Design Principles

Use

- 6.1 The proposal does not involve any change of use or increased occupancy of the Hospital site, but provides improved accommodation for existing service users, with security fencing to current registration standards which will provide additional protection for service users and neighbours.

Layout

- 6.2 The accommodation will provide a total of 32 beds at ground floor level, divided into flats. All bedrooms will have en-suite and shower facilities. Each flat has its own lounge, quiet room, dining room and small kitchen for the preparation of drinks and snacks, serving meals and washing up by the service users as part of their rehabilitation, in preparation for independent living. One main kitchen is provided where main meals will be prepared by catering staff. Service users will also be encouraged to participate in food preparation for independent living under staff supervision and training in a separate ALS kitchen. There will also be additional ancillary areas such as store rooms, clinic rooms, laundry, linen stores, cleaning, and a staff base for each wing. Interconnecting doors are provided between flats to enable staff to assist each other quickly when necessary. Two seclusion suites are provided, where service users in particular crisis can be supervised and cared for. These are not part of the bed spaces for the unit.
- 6.3 Gardens are provided adjacent to each flat, within the main secure fence. Each wing also maximises viewing distances into the gardens and minimises the overshadowing effect of the retained trees. There is ample external amenity space per resident.
- 6.4 Day facilities are also to be provided at ground floor level, shared with Maplewood Phase 1 in the form of group therapy and activity rooms to meet the wider needs of the service users.
- 6.5 The Day Unit also provides a main entrance with 24 hour supervision, a supervised family visiting room, and an airlock to control access to and from the Low Secure area. The development will result in a 24 hour managed building.

320110940P

- 6.6 The Day Unit also includes a variety of offices, a staff meeting room and separate staff changing facilities. Other staff administrative offices included in the previous scheme will remain in other buildings near the site.
- 6.7 The building is set back from Chestnut Drive and Church Drive, allowing a landscape buffer with existing mature trees retained. The entrance is on the elevation facing the grass roundabout at the centre of the Hospital and has a disabled parking space and drop off bay. A delivery room is also provided at the end of the Day Unit for the secure delivery of food and other items. The main parking areas for staff and visitors are elsewhere on the Hospital site.
- 6.8 The garden centre provides recreational and therapeutic activity for service users and also has an enclosed public retail area which is open daily for approximately one hour at mid day. This provides a valued link with the community and is a real benefit to the service users. There is to be no change to the proposed use or operation of the garden centre. Existing 2.4m high fences around the garden centre are to remain.
- 6.9 St Lukes was originally a church for the Hospital site, but is now in use as a gym, recreation and social centre for service users in Maplewood Phase 1 and the current service users who will occupy Phase 2. There will be no change to the use of the building or to the external appearance or its fencing as part of this project.
- 6.10 Pendlecroft is an industrial type unit, which currently provides a toilet and changing room for the garden centre and a variety of activity workshops providing day facilities for the service users of Maplewood Phase 1 and those who will occupy Phase 2. These functions are to be transferred on a smaller scale to the new Day Unit in this application, and the small printing facility will be transferred to Ribble Lodge. The garden centre toilet will remain, but the vacated parts of Pendlecroft will then become a Facilities Department base, with workshops, storage and a delivery point for all large deliveries to the site. This project includes a widened vehicle access and turning area for this purpose. See drawing 08-095-110 Rev2C. The use remains an ancillary workshop/storage building within the Hospital.

Appearance

- 6.11 The elevations are to be broken up by different materials to reduce the scale of the building. Please refer to the attached elevation drawings.

Landscaping

- 6.12 Refer to Capita Symonds revised Landscape drawings which are submitted with this application.
- 6.13 It is the design intention to provide attractive landscape planting to create a variety of usable external spaces and provide screening where necessary.
- 6.14 The landscaping strategy will seek to include native species where possible and practicable. The planting to the public areas has been designed to be robust and low-maintenance made up of predominantly evergreen, perennial shrubs. The planting to the resident's gardens has been designed to have a more domestic feel with smaller blocks of species and a higher percentage of herbaceous perennials and sensory plants. In addition, the resident's gardens will exclude species which are poisonous or thorny. A few areas have been identified to receive defensive planting which will include thorny species to prevent close access to bedroom windows, or for privacy between the male and female units.
- 6.15 A tree survey has been prepared by Amenity Tree Care covering the tree works or limited felling required as a consequence to this development. Some modifications to the recommendations of the tree survey are contained in Appendix 4. Replacement trees are shown on Capita Symonds Landscape drawings.

Massing & Scale

- 6.16 The Low Secure specification requires a ceiling height of 3.0m, which is higher domestic construction. For this reason, higher window head heights have been used in order to avoid excessive amounts of blank walls and to let a good amount of light into the rooms.
- 6.17 A variety of external materials have been chosen to help to reduce the scale of the building.

320110940P

Materials

- 6.18 A mixture of two brick types, with render and cladding are proposed. Details of the materials specified are contained in Appendix 5.
- 6.19 The roof is to be constructed from Monier Mini Stonewold grey concrete interlocking tiles, with integrated solar photovoltaic tiles. Refer to Photo 18 below

Photo 18 – Monier Redland Mini Stonewold Slate Grey concrete interlocking tiles with integrated solar photovoltaic panels

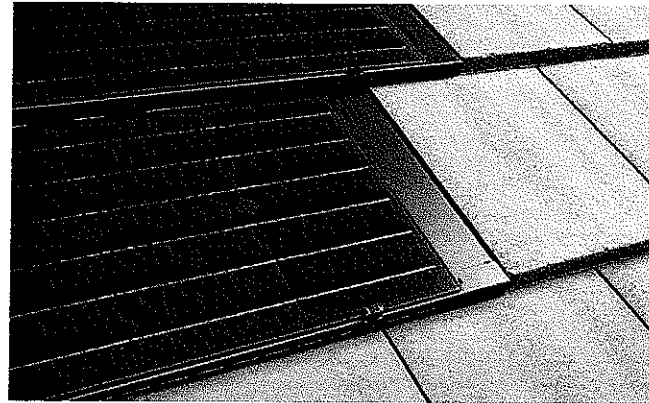


Photo 19 – Indicative illustration of Horizontal sliding UPVC windows With external security mesh

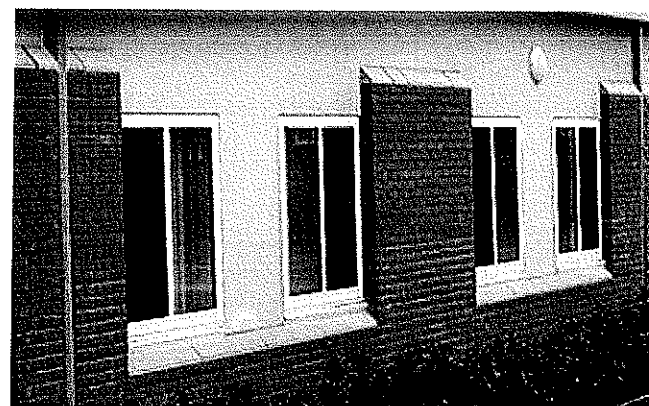


Photo 20 – Indicative illustration of the type of fencing to be used for the 3.5m high security fence.



320110940P

7.0 Crime & Design

- 7.1 Security in both directions is of great importance to the applicant, for the safety of service users, staff, neighbours and the general public.
- 7.2 Initial consultations with the Lancashire Constabulary Architectural Liaison Officer have commenced with the intent to apply for Secured by Design accreditation.
- 7.3 The building will be operated and staffed 24 Hours. A CCTV system is proposed to main entrances, exits and internal communal spaces.
The external CCTV camera positions and external lighting are shown on Capita Symonds drawing CS-047949-E-6008 RevP4.
- 7.4 In addition the following procedures will be put in place:
- Lock monitoring will be provided to all external doors, linked back to the Nurse Call system to provide immediate warning of a door being unlocked;
 - Staffed supervision of front door, to control all entry and exit movements;
 - 3.5m anti-climb security fencing will be provided. See CLA drawing 08-095-111 Rev E and Photo 20 above.
 - A radio staff assistance call system will be installed with detectors internally and externally, to enable staff to call for assistance quickly using mobile units which record their location;
 - All windows will be horizontally sliding upvc with toughened glass and security mesh over openings as Photo 19 above.
 - The car parking area will be illuminated to deter crime; Cycles to be securely locked to the fixed stands under the canopy of Ribble Lodge.
 - External areas to include low energy, photocell operated lighting to main routes and external doors. See CLA elevations 09-085-152 RevM for lights on the building & Capita Symonds drawing CS-047949-E-6008 RevP4 for column, bollard and in ground lighting.
 - All gates within fencing are to be lockable to prevent unauthorised access within the site. A double gate airlock is to be provided at the main maintenance and refuse removal point.

As such it is considered that the opportunities for crime and disturbance to neighbours have been minimised.

8.0 Access

- 8.1 The building has been designed to comply with NHS requirements and Part M of the Building Regulations Approved Documents (2004) and as such is designed to be as accessible as possible for service users and visitors who may have physical impairments, within the limitations of clinical requirements for security and anti-ligature specifications.
- 8.2 All external doors including the main entrance at the front of the building are to be via a level threshold with ramped access.
- 8.3 The development will make provision for safe, secure and accessible off-street car and cycle parking in the interests of highway safety.
- 8.4 Vehicular access and the proposed parking layout make appropriate provision for people with restricted mobility.
- 8.5 The site layout indicates the relationship between buildings, car park areas and public access points; and the design, provision and siting of access ramps, dropped kerbs, footpaths, and open spaces between buildings.
- 8.6 One disabled parking space is provided near the entrance to Phases 1 & 2.
- 8.7 A drop off point is located adjacent to the main entrance to allow for less mobile visitors, deliveries and as an ambulance parking bay serving both Phases 1 & 2.
- 8.8 A visitor's wc is provided at the main entrance, suitable for wheelchair users.
- 8.9 A communal wc is provided at each of the two ward entrances which will be staff controlled and suitable for wheelchair users.
- 8.10 Provision has been made for refuse collection, recycling and deliveries, so as not to cause inconvenience and to allow access for emergency service vehicles.

- 8.11 There is separate pedestrian access from the public carriageway to the building entrance. Both the pedestrian access from the public carriageway and the disabled parking bay to the main entrance are to be 'level' for the purposes of the Approved Document Part M.
- 8.12 The project includes the provision of a pedestrian footpath along Church Drive, to allow separate access for pedestrians to Pendlecroft, St Lukes and the garden centre. This will also be used by the public. The implications on existing trees are referred to in Appendix 4.
- 8.13 Cycling is encouraged within the development site by the inclusion of a covered secure cycle parking. Cycle Stands have therefore been provided for eight cycles. To supplement this provision the design incorporates staff changing and shower facilities within the building, in order to encourage such sustainable transport methods.
- 8.14 Please also refer to the separate Capita Symonds Transport Statement which refers to the applicant's travel plan and commitment to promoting healthy modes of travel to work.

9.0 Sustainability

- 9.1 The applicant has set out to achieve a BREEAM rating of excellent and to make the building highly energy efficient.
- 9.2 A ground source heat pump is currently proposed, operating under floor heating, supplemented by a small gas boiler, photovoltaic panels and a combined heat and power unit to generate electricity which will power the heat pump.
- 9.3 Additional solar photovoltaic panels have been installed on Maplewood Phase 1, referred to on previous application 3/2011/0576, approved on 12-09-2011.
- 9.4 High levels of thermal insulation are proposed, to reduce the energy consumption of the building.
- 9.5 Low energy lighting is proposed, with automatic controls and options to reduce power consumption.
- 9.6 A sustainable drainage system is proposed, with an attenuation tank to avoid overloading the main sewers in peak flow conditions.

10.0 Conclusions

- 10.1 The proposal will redevelop brown field land, replace a currently unsuitable building and will retain existing staff currently employed at Chestnut Drive.
- 10.2 The principles of the use of the building have been approved by Application 3/2011/0272 on 17th June 2011. This current application reduces the floor space of the building and reduces the impact of security fencing on neighbours, whilst not increasing the occupancy of the hospital site.
- 10.3 The building will be constructed to high standards in energy efficiency and sustainability.
- 10.4 The design of the proposed development has evolved following extensive consultation, with due consideration given to protect the safety of service users, staff and neighbours. It has been formulated to respond to the topography, the existing constraints of the site, consideration to surrounding massing, land use, and the practicalities of operation.
- 10.5 The design of the proposed development also responds to the character of the local area.
- 10.6 In addition, the development promotes inclusiveness in terms of access and use in accordance with local policy, disability discrimination legislation and the building regulations requirements. It has been designed to suit people who may suffer from physical, visual or hearing impairments.
- 10.6 Therefore, the proposal accords with the relevant planning policy guidance as referred to in this supporting Planning Statement.

Appendix 1 – List of Drawings and Other Documents

CLA Architectural Drawings

- 08-095-100 RevC Site Location Plan (1:5000)
- 08-095-101 RevC Site Location Plan (1:2500)
- 08-095-102 RevC Site Location Plan (1:1250)
- 08-095-104 RevB Existing Site Plan
- 08-095-108 RevC Tree Works Plan
- 08-095-110 Rev2C Proposed Site Plan
- 08-095-111 RevE External Works Plan
- 08-095-112 RevB Proposed Site Levels (sheet 1 of 2)
- 08-095-113 RevC Proposed Site Levels (sheet 2 of 2)
- 08-095-120 RevV Proposed Floor Plans
- 08-095-135 RevC Proposed Roof Plan
- 08-095-145 RevA Proposed Building Footprint
- 08-095-150 RevC Indicative 3D Images
- 08-095-151 RevD Proposed Elevations (1:200)
- 08-095-152 RevM Proposed Elevations (1:125)

Capita Symonds Landscape Drawings

- CAL-LA-900-001 RevP3 Landscape General Arrangement (sheet 1 of 3)
- CAL-LA-900-002 RevP2 Landscape General Arrangement (sheet 2 of 3)
- CAL-LA-900-003 RevP1 Widened Access Road Landscape GA(sheet 2of3)

Capita Symonds Electrical Drawings

- CS-047949-E-6008 RevP4 External Lighting & External CCTV Cameras

Capita Symonds Drainage Drawings

- CS/048270-800-001 RevJ Proposed Drainage Layout

Capita Symonds Highways Drawings

(in Appendix 6, as previously issued and approved with application 3/2011/0272)

- H-048849-02-SK3 RevI01 General Arrangement
- H-048849-02-SK4 RevI01 General Arrangement

Documents on CD (all previously issued with application 3/2011/0272)

1. Capita Symonds Transport Statement
2. Amenity Tree Survey
3. Capita Symonds Geo-Environmental Investigation and Assessment Report
4. Capita Symonds Ecological Assessment, Bat Building & Tree Inspection

320110940P.

Appendix 2 – Drainage Correspondence

(all as previous application 3/2011/0272)

- 2.1 **United Utilities - Confirmed approval to the proposals by email on 23-03-2011 to Capita Symonds, as below. This includes the surface water discharge from the site connected to the existing privately owned surface water network, connected directly to the River Calder. The foul flows from the new development will have no great impact on the adoptable foul sewerage system in the locality of the site.**

From: Lunt, John [mailto:John.Lunt@uuplc.co.uk]
Sent: 23 March 2011 11:42
To: Gray, Nick (Capita Symonds)
Subject: RE: Proposed development at Maplewood Hospital - Clitheroe, Blackburn - Drainage Design

Hi Nick,

In reply I can confirm that UU have no objection in principle to the drainage strategy mentioned below.

If I can be of any further assistance then please don't hesitate to get in touch

Regards,

John Lunt
Business Analyst
DDI – 01925 678311

From: Gray, Nick (Capita Symonds) [mailto:Nick.Gray@capita.co.uk]
Sent: 09 March 2011 17:29
To: Lunt, John
Cc: Crespin, Godfrey (Capita Symonds)
Subject: Proposed development at Maplewood Hospital - Clitheroe, Blackburn - Drainage Design

Hello John

You may recall a few weeks ago that I had a conversation with you with regards the proposed drainage design at the above development

The design for the scheme has now progressed and I have attached drawings detailing our proposals. As discussed the United Utilities sewer records do not show any adopted sewers in close vicinity of the site. It is therefore our intention to connect foul flows from the new development into private sewers located within the hospital grounds.

The envisaged flow rate is approximately 12.5l/s as shown on the attached Microdrainage Foul design. The site was currently occupied by buildings previously as shown on the attached plan.

Surface water from the development currently connects into private sewers which eventually discharge into the River Calder approximately half a mile from the development.

I seek your comments/approval to discharge foul flows unrestricted into the private drainage network and confirmation that United Utilities have no concerns with regards the surface water system. Attenuation requirements are currently being discussed with the Environment Agency and Ribbles Valley Council.

If you need any further information please do not hesitate to contact me.

Regards

Nick Gray
Senior Engineer
Capita Symonds Ltd
Velocity House, 3rd Floor 3 Solly Street
Sheffield, S1 4DE
Tel: 0114 279 9911
Fax: 0114 275 3700

e-mail: nick.gray@capita.co.uk

Web: www.capitasymonds.co.uk

- 2.2 **Environment Agency** - Confirmed approval to the proposals by email on 21-03-2011 to Capita Symonds, as below. The Environment Agency has no concerns with regards foul flows from the development. A comparison has been made between the existing and proposed peak surface water flows from the development and it has been agreed that the post development run off rate from Phase 2 should be restricted to 105 l/s. Although the proposed system needs to be modelled on 'Microdrainage' an estimation of the amount of storage required would be in the region of 40-50 metres cubed.

From: Lawton, Iwan [mailto:iwan.lawton@environment-agency.gov.uk]
Sent: 21 March 2011 14:30
To: Gray, Nick (Capita Symonds)
Cc: Worswick, Colin
Subject: RE: Proposed development at Maplewood Hospital - Low Secure Unit - Surface Water

Nick

thank you for providing this information and for outlining the rational behind your proposals

I have checked the calculations you have produced and am comfortable with the proposed run off rate post development for phase 2 of 105 l/s

Please consider the on site climate change volumes in the storage calculations when you come to detailed design. There should be no offsite flooding, or on site property flooding, up to and including the 1 in 100 year + CC event. If you are intending to submit these proposals at the planning stage then it would be useful to include this rational you have outlined in your e-mail below as it is likely this will form the basis of the design.

As discussed it is assumed that you will be discharging to the R. Calder via an existing structure

Regards

Iwan

Iwan Lawton
 Development and Flood Risk
 01786 215849

From: Gray, Nick (Capita Symonds) [mailto:Nick.Gray@capita.co.uk]
Sent: 17 March 2011 10:05
To: Lawton, Iwan; Geoff Lawson
Cc: Crespin, Godfrey (Capita Symonds); Worswick, Colin; Carter, Philip; John Macholc; Cooper, Jon (Capita Symonds)
Subject: RE: Proposed development at Maplewood Hospital - Low Secure Unit - Surface Water

Iwan

Further to our telephone conversation earlier this week please find attached further information relating to existing and post development surface water run off rates from the Maplewood Hospital development. Based on the FEH Data for Rainfall depths in the relevant location I have calculated the surface water run off rates for the existing site, the Phase 1 development and the proposed Phase 2 development. Run off rates are provided for the 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change conditions. The peak run off rate in each storm is the 15 min duration as expected as this is closest to the time of concentration of the site.

Subject to the Environment Agency's approval and in line with 'Sewers for Adoption 6th Edition' it is the intention to design the surface water drainage so as not to flood during a 1 in 30 year storm. Surface water flows will be restricted to the existing 30 year storm run off rate. Overland flood paths for the 1 in 100 year storms will be shown and additional storage provided if it shows that any properties will be subject to flooding. As phase 1 of the scheme has already been constructed and surface water already connected into the exiting drains, the peak flow rate from phase 1 will be subtracted from the existing peak run off to leave an allowable discharge for the site for Phase 2 that will not exceed previous conditions.

In summary :-

1 in 2 Year Storm - Existing Peak Flow = 0.076 m³/s = 76 l/s
 Phase One Flow = 0.038 m³/s = 38 l/s
 Phase Two Flow = 0.058 m³/s = 58 l/s

Therefore during a 1 in 2 Year Storm, flows should be restricted to (76 l/s - 38 l/s) = 38 l/s

1 in 30 Year Storm - Existing Peak Flow = 0.209m³/s = 209l/s
 Phase One Flow = 0.104m³/s = 104l/s
 Phase Two Flow = 0.159m³/s = 159l/s

Therefore during a 1 in 30 Year Storm, flows should be restricted to (209l/s-104l/s) = **105l/s**.

1 in 100 Year Storm - Existing Peak Flow = 0.313m³/s = 313l/s
 Phase One Flow = 0.156m³/s = 156l/s
 Phase Two Flow = 0.239l/s = 239l/s

Therefore during a 1 in 100 Year Storm, flows should be restricted to (313l/s-156l/s) = **157l/s**

1 in 100 Year Storm - Existing Peak Flow = 0.376m³/s = 376l/s
 Plus Climate Change Phase One Flow = 0.187m³/s = 187l/s
 Phase Two Flow = 0.287l/s = 239l/s

Therefore during a 1 in 100 Year Storm plus Climate Change, flows should be restricted to (376l/s-187l/s) = **189l/s**.

As mentioned earlier it is the intention to design the surface water network to retain 1 in 30 year flows, therefore it is our proposal to restrict flows off site using a Hydrobrake flow control device to 105l/s and provide attenuation to contain any excess flows. I would be grateful if you could confirm whether the restrictive flow rate of 105l/s is acceptable.

Please give me a call should you require any further information. Upon your confirmation of the restrictive flow rate I can model the proposed network on Microdrainage and provide further simulation results for various storms.

Many thanks for your cooperation

Nick Gray
 Senior Engineer
 Capita Symonds Ltd
 Velocity House, 3rd Floor, 3 Solly Street
 Sheffield, S1 4DE

Tel: 0114 279 9911
 Fax: 0114 275 3700

e-mail: nick.gray@capita.co.uk

Web: www.capitasymonds.co.uk

2.3 Ribble Valley Council – Building Control Services - Confirmed approval to the drainage proposals by email on 29-03-2011 to Capita Symonds, as below. They have no concerns and have accepted the proposal to restrict surface water flows to 105l/s.

From: Geoff Lawson [mailto:Geoff.Lawson@ribblevalley.gov.uk]
Sent: 29 March 2011 09:19
To: Gray, Nick (Capita Symonds)
Subject: RE: Proposed development at Maplewood Hospital - Low Secure Hospital - Surface Water Attenuation

Hi Nick

I am satisfied that you have demonstrated that the surface water drainage attenuation will be satisfactory.

Geoff Lawson FRICS
 Principal Building Control Surveyor
 Ribble Valley Borough Council
 Building Control Services Church Walk
 Clitheroe BB7 2RA

Tel 01200 414508 Fax 01200 414487

320110940P

From: Gray, Nick (Capita Symonds) [mailto:Nick.Gray@capita.co.uk]
Sent: 28 March 2011 11:05
To: Geoff Lawson
Cc: Crespin, Godfrey (Capita Symonds)
Subject: RE: Proposed development at Maplewood Hospital - Low Secure Hospital - Surface Water Attenuation

Hello Geoff

Thanks for your response below

A planning submission will be made for the above development next week. As discussed in my previous email I am working on a drainage strategy for the scheme and have been in detailed discussions with the Environment Agency with regards the allowable surface water discharge rate off site. As the current surface water network connects via a private network which discharges into the River Calder a short distance from the site, United Utilities have no concerns

A discharge rate of 105l/s has been agreed with the Environment Agency based on a non increase of peak flow rates from the existing development. Attenuation will be provided in the form of a modular crate system to contain any excess flows encountered during heavy storms.

I have attached copies of email correspondence between myself and the Environment Agency and would be grateful if you could review and provide me with your comments at your earliest convenience.

I need to ensure that all relevant parties are happy with the proposed surface water discharge rate off site before detailed drainage design can progress.

Many thanks for your cooperation.

Regards

Nick Gray
Senior Engineer
Capita Symonds Ltd
Velocity House, 3rd Floor, 3 Solly Street
Sheffield S1 4DE

Tel: 0114 279 9911
Fax: 0114 275 3700

e-mail: nick.gray@capita.co.uk

Web: www.capitasymonds.co.uk

Appendix 3 – Acoustic Report**CAPITA SYMONDS****Memo**

16 September 2011

Ref: CS/047949-07 M02a

To Andrew Rockett – Capita Symonds

CC Peter March – Condry & Lofthouse
Paul Corbett – Capita Symonds

Subject Maplewood LSU Phase 2 – Acoustic Planning Statement

Andrew,

Site Survey

We carried out an acoustic survey of the Maplewood Phase 2 site on 28th & 29th March 2011. Figure 1 below indicates the locations where measurements were taken and the typical noise levels. Table 1 gives details of the daytime noise levels and Graph 1 at the end of this document indicates the 24 hour logging data collected at position L1 shown in Figure 1.

Noise on the site is dominated by traffic movements on the internal NHS site roads and wind noise in the surrounding trees and shrubs. The nearest residences are the houses located on the northern boundary of the site and the Maplewood Phase 1 building itself.

Figure 1 – Measurement locations and typical noise levels around the proposed building

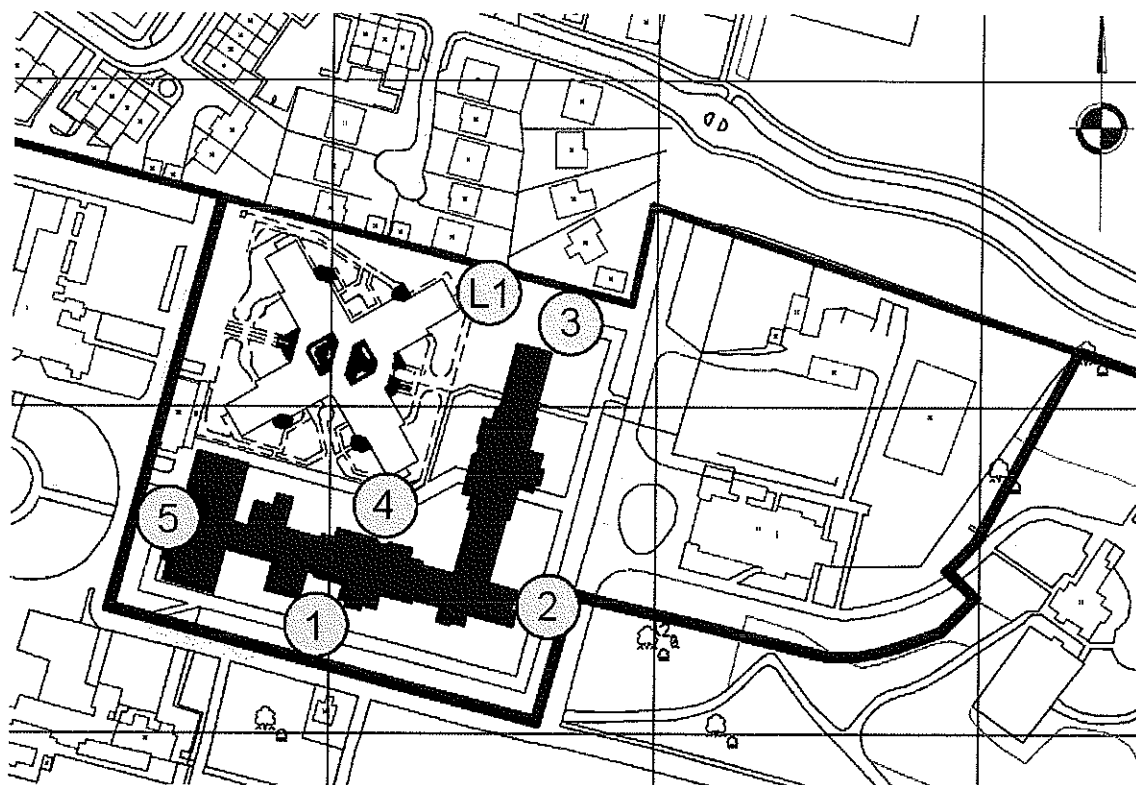


Table 1 – Daytime Noise measurements taken on 28th March 2011 (see figure 1 for positions).

Position	Time (Measurement Duration 10min)	Ambient (L _{Aeq} dB)	Background (L _{A90} dB)	Minimum Noise Level (L _{AMin} dB)	Maximum Noise Level (L _{AMax} dB)
1	11:37	46	43	40	63
2	11:53	48	45	42	67
3	12:05	49	44	42	72
4	15:31	46	44	42	57
5	12:43	47	43	39	63
1	12:56	47	42	40	68
2	13:09	47	42	40	64
3	13:23	45	41	39	61
4	13:37	42	39	37	58
5	13:48	45	38	36	63

Using the data measured at Position L1 (see Graph 1 at the end of this document for details), the background noise level representative of the quietest part of the night time period at the nearby residence (≈100m away) is defined as 29 L_{A90} dB. This was derived by averaging the measurements from the quietest time of the night from 22:00 to 03:00.

Plant noise breakout

The main source of noise from the proposed development is the plant located within the plant room on the eastern facade and the kitchen ventilation plant extract and supply inlets on the southern facade facing Maplewood 1.

The plant room will have louvered ventilation to allow air flow to the interior plant. It is understood that this plant will run continuously.

The kitchen ventilation plant will be housed in the roof void above the kitchen with a ducted supply inlet and extract outlet.

The attenuation of these plant sources will be specified so that the specific noise due to plant will be 10 dB below the lowest background level at the nearest sensitive receiver. This is the level at which BS4142 considers complaints to be unlikely. Table 2 gives limits for the plant attenuation to meet the target given above.

Table 2 – Plant Noise Limits

Location	Maximum Sound Pressure Level of plant at 1 m from source (dB)
Main plant room louver	59
Main kitchen supply inlet	47
Main kitchen extract outlet	44

Regards,

Thomas Cooper
Senior Acoustic Consultant
CAPITA SYMONDS

Checked by,

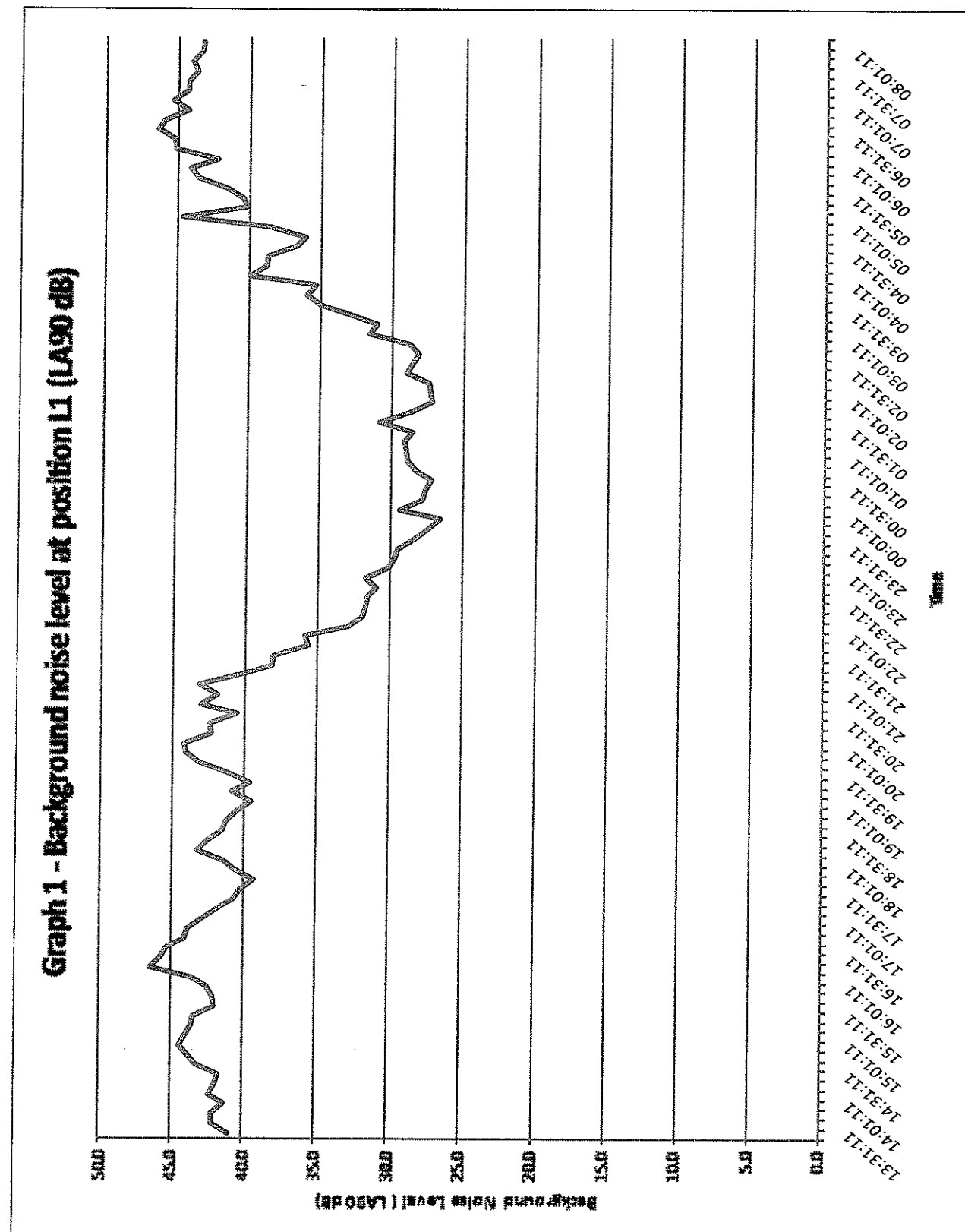
Adrian Morgan
Senior Acoustic Consultant

CAPITA SYMONDS

6th Floor, Sunlight House, Quay Street, Manchester, M3 3JZ

Tel: 01618346399 Web: www.capitasymonds.co.uk

Registered office: 71 Victoria Street Westminster London SW1H 0XA Registered in England No. 2018542
Part of The Capita Group Plc www.capita.co.uk

**CAPITA SYMONDS**6th Floor Sunlight House Quay Street, Manchester, M3 3JZTel: 01618346399 Web: www.capitasymonds.co.uk

Registered office: 71 Victoria Street Westminster London SW1H 0XA Registered in England No 2018542

Part of The Capita Group Plc. www.capita.co.uk

d. These trees are both classified as follows in the survey sheets in the Tree Survey attached to the previous application, as the extract below:

Tree Ref on plan	Common Name	Latin Name	Age Class	Stem diameter in mm	Multiple Ings Stem	Ht. in M	Lower crown height	Canopy Spread N	Canopy Spread E	Canopy Spread S	Canopy Spread W	Retention value	Physio. Cond.	Remaining canopy in years	Arboricultural comments	Preliminary Management Recommendations	Recommendations following AIA	Root Protection Area
69	Horse Chestnut	Aesculus hippocastanum	OM	600	SS	14.0	2	6	6	6	6	R	P	<10	Horse Chestnut Bleeding canker present	Remove tree and root.	Lost for condition reasons	7.2
70	Large-leaved Lime	Tilia platyphyllos	M	600	SS	14.0	2	6	6	6	6	B1	F	20-40	Part of linear group. Tree located within hard surface area.	No works required at inspection time	Retain and protect. Refer to AIA/TPP.	7.2
71	Large-leaved Lime	Tilia platyphyllos	M	400	SS	14.0	2	6	6	6	6	C2	F	20-40	Part of linear group. Tree located within hard surface area.	No works required at inspection time	Retain and protect. Refer to AIA/TPP.	4.8
72	Large-leaved Lime	Tilia platyphyllos	M	400	SS	14.0	2	6	6	6	6	C2	F	20-40	Part of linear group. Tree located within hard surface area.	No works required at inspection time	Retain and protect. Refer to AIA/TPP.	4.8
		Aesculus													Part of linear	No works required at	Retain and protect	

Extract from Tree Survey Sheet 6

Key:

- Age M - Mature, in final third of life expectancy
- Retention Value C2 - low quality and value, trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary screening benefit
- Physical condition F - Fair

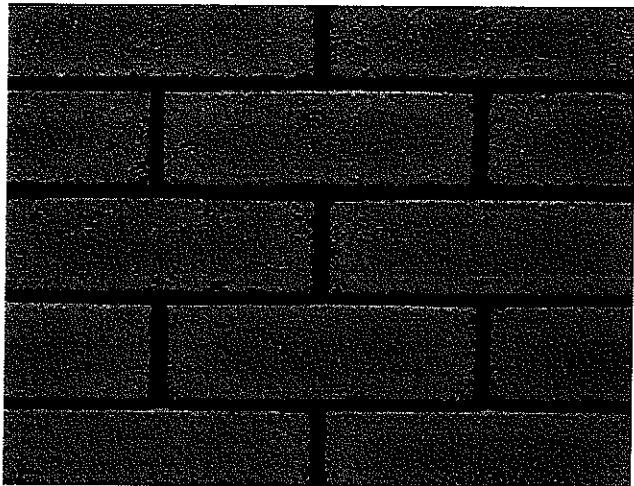
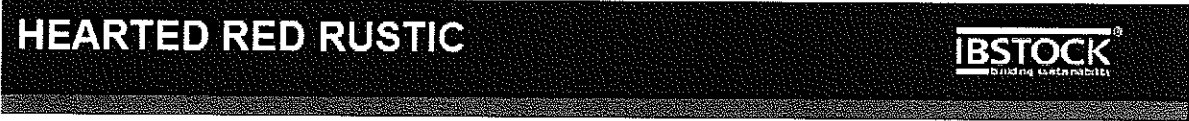
e. Tree T72 in particular is a poor shape, as shown in the photograph below. T71 is thin, with no special characteristics. It is considered that the construction of the footpath would cause damage to its roots and stability, and is therefore recommended for removal in order to provide necessary safe pedestrian access for the public, for service users and staff to the garden centre, St Lukes and Pendlecroft.



Trees to be felled. T72 on left, T73 on right

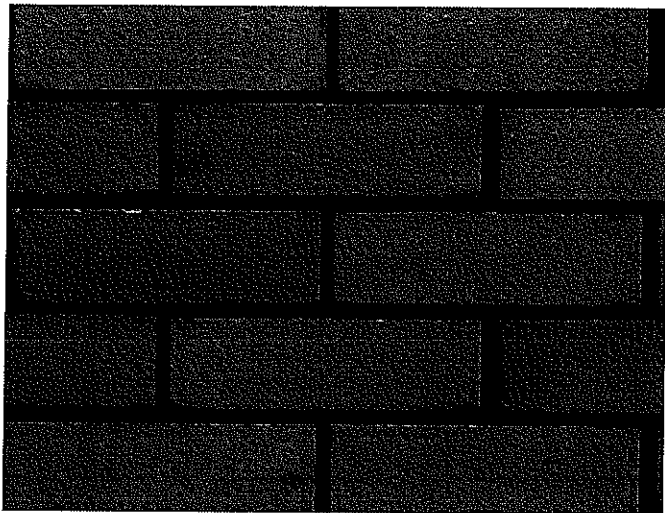
Appendix 5 – External Materials

a. Bricks to be used generally:



Product Information	
Ibstock Code:	3516
Type:	Wirecut
Facing Description:	Dragfaced
Dry Brick Weight (kg):	2.4
Pack Quantity:	404
Packaging (standard):	banded (steel)
Technical Specification (to BS EN 771-1)	
Brick Dimensions (L x W x H mm):	215x102x65
Size Tolerances Mean & Range:	T2 R1
Configuration:	Vertically Perforated
Voids (%):	20-25
Compressive Strength (N/mm²):	>= 60
Active Soluble Salts:	S2
Water Absorption (% weight):	<= 9
Durability:	F2
Gross Dry Density (Sound Insulation) (Kg/m³):	1600
Equivalent Thermal Conductivity "K" value 5% Exposed:	1.15
Initial Rate of Absorption (Suction Rate) (Kg/m²/min):	1.00
EAN:	5036335021170

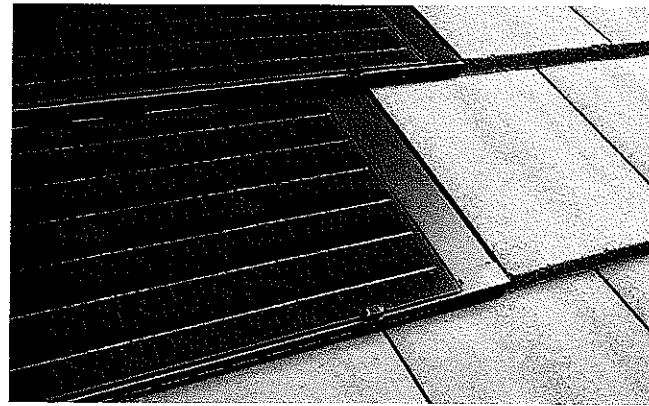
- b. Contrasting dark brick to be used at low level, up to 150mm above floor level and to feature panels where shown on elevations:



Product Information	
Ibstock Code:	2220
Type:	Wirecut
Facing Description:	Smooth
Dry Brick Weight (kg):	2.4
Pack Quantity:	380
Packaging (standard):	banded (plastic)
Technical Specification (to BS EN 771-1)	
Brick Dimensions (L x W x H mm):	215x102x65
Size Tolerances Mean & Range:	T2 R1
Configuration:	Vertically Perforated
Voids (%):	23-28
Compressive Strength (N/mm²):	>= 75
Active Soluble Salts:	S2
Water Absorption (% weight):	<= 7
Durability:	F2~
Gross Dry Density (Sound Insulation) (Kg/m³):	1670
Equivalent Thermal Conductivity "K" value 5% Exposed:	1.21
Initial Rate of Absorption (Suction Rate) (Kg/m²/min):	0.10
EAN:	5036335012734

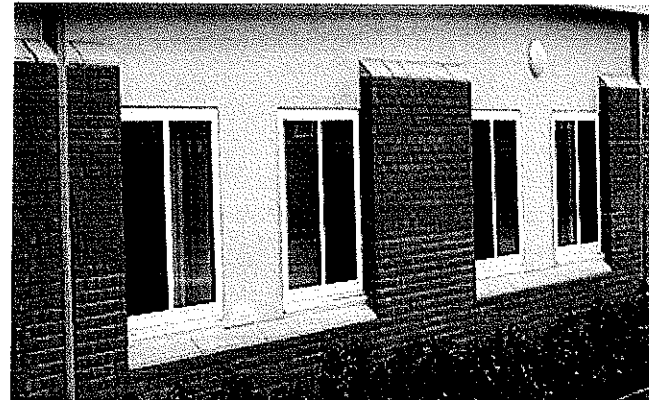
- c. The roof is to be constructed from Monier Mini Stonewold grey concrete interlocking tiles, with integrated solar photovoltaic tiles. Refer to Photo 18 below

Photo 18 – Monier Redland Mini Stonewold Slate Grey concrete interlocking tiles with integrated solar photovoltaic panels



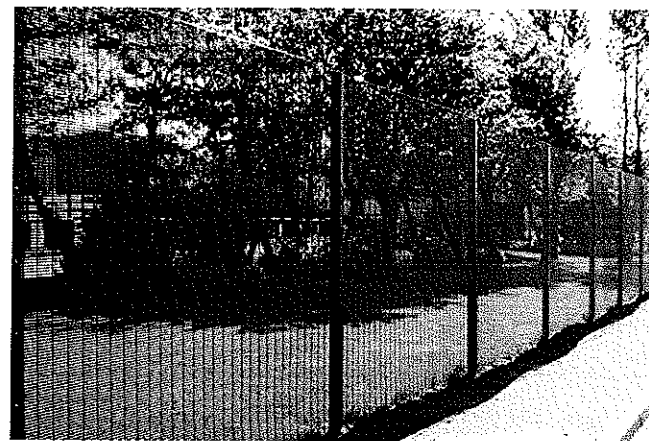
- d. The windows are to be Britplas white UPVC horizontally sliding with external dark grey mesh over the opening casements, as Photo 19

Photo 19 – Indicative illustration of Horizontal sliding UPVC windows With external security mesh



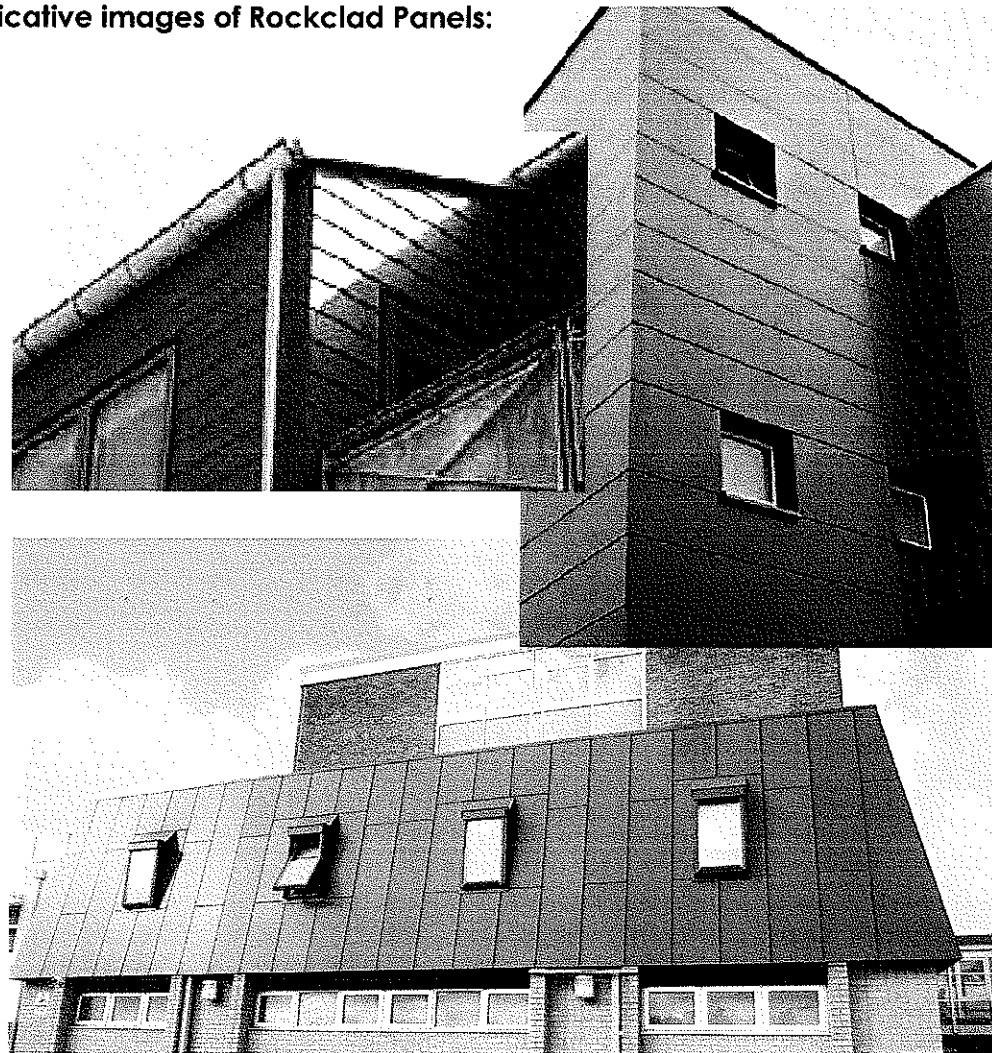
- e. The fencing is to be 3.5m high security green mesh fencing as Photo 20

Photo 20 – Indicative illustration of the type of fencing to be used for the 3.5m high security fence.



- f. Rainwater goods are to be dark grey square section polyester powder coated aluminium.
- g. External doors will be white upvc or powder coated aluminium, depending on their location. Black glass infill panels will be glazed in to the window frames over the three main entrances.
- h. The eaves fascia and verges are to be white upvc.
- i. The eaves soffit is to be grey Rockclad.
- j. Smooth finish cream coloured rendered panels are to be included to break up the elevations, as indicated on the drawings.
- k. Vertical cladding shown on the elevations above eaves level will be grey Rockclad panels.
- l. Horizontal cladding to feature panels will be Rockclad board in a contrasting colour.

Indicative images of Rockclad Panels:

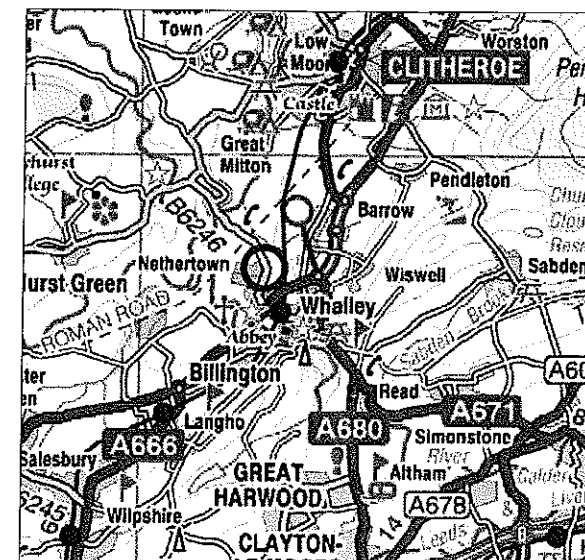
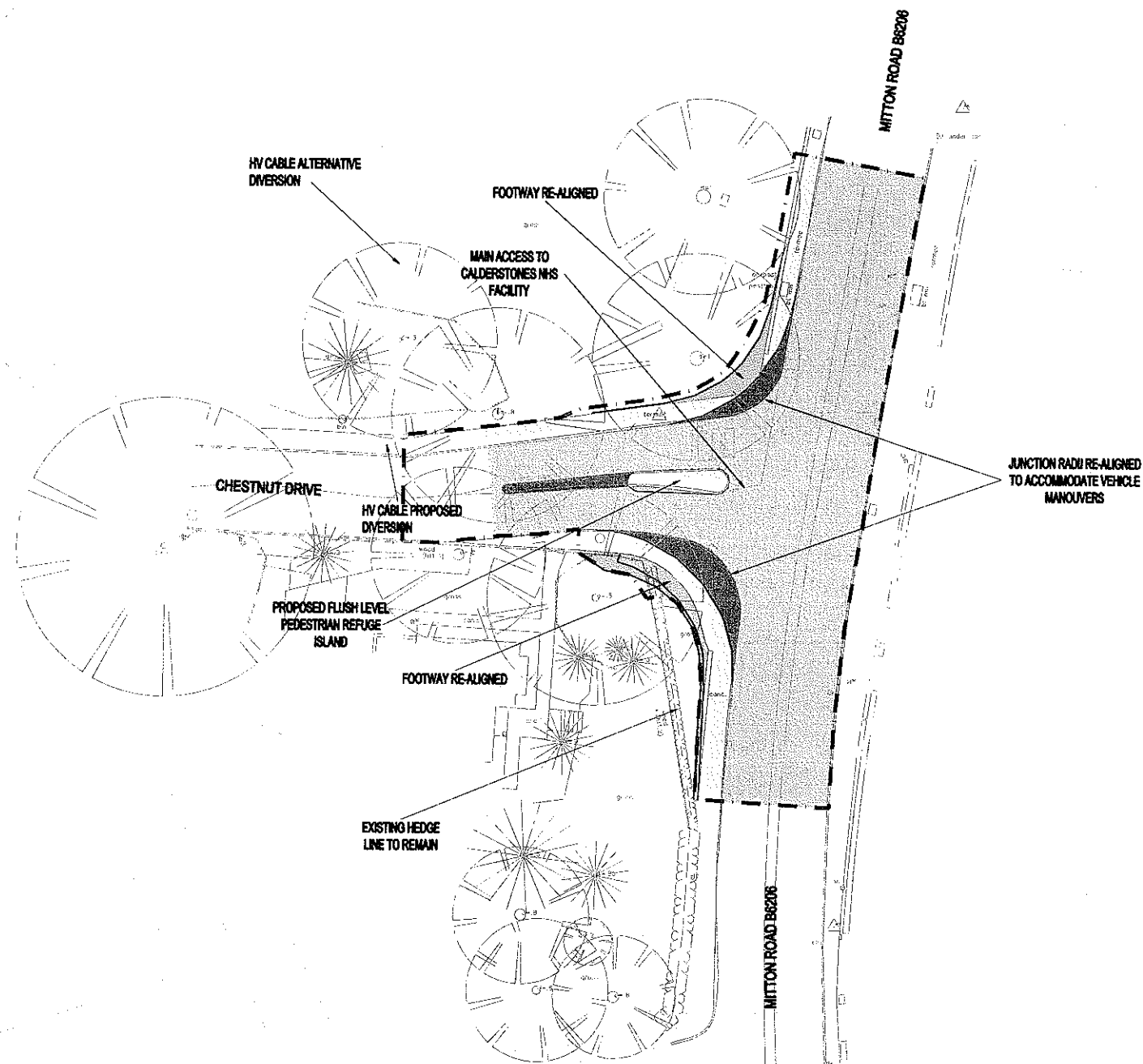


Appendix 6 – Highways Improvements

Refer to Capita Symonds Transport Statement and drawings on CD submitted with this application and as previously issued and approved with application 3/2011/0272.

For information, Capita Symonds Highways previously approved drawings from the Transport Statement follow this page:

- H-048849-02-SK3 RevI01 General Arrangement
This is the preferred approved layout.
- H-048849-02-SK4 RevI01 General Arrangement
This is an alternative approved layout, which will be adopted if it is found that excavations will cause damage to tree roots.



NOTES:-

1. All dimensions in metres unless stated otherwise.
2. All traffic management to be in accordance with Chapter 8 of the Traffic Signs Manual 2008.
3. All setting out to be agreed on site with the Project Manager.
4. This drawing to be read in conjunction with all contract documents and the written drawing notes.
5. Carriageway works are to be restricted to off peak working only:
 - Monday to Friday 0.00am to 4.00pm
 - Saturday to Sunday on approval of the Project Manager only (refer to appendix U17 and U18 for road closures and diversions).
6. The Contractor attention is drawn to the following:
 - The works are on the B6208 leading to Clitheroe. The impact on the highway network is to be minimised by a full and detailed programme, and phasing of the works.
 - Statutory undertakers approval will require diversions as part of the scheme. Refer to H4000040-01-021 for further details. The Contractor will be required to manage these third party works and ensure they are correctly phased into the scheme programme.
7. All works to be carried out in accordance with the Highway Agency Specification for Highway Works and as amended in the clauses and appendices in the Specification of Contract Documents.

KEY:-

- Site boundary.
- Proposed new carriageway. (Previously footway).
- Existing carriageway.
- Proposed new footway.
- Existing footway.
- Proposed green verge.

REV	DESCRIPTION	CHK	APP	DATE
101	INFORMATION	KG	WA	RS

CAPITA SYMONDS

CASTLEWAY HOUSE
17 PRESTON NEW ROAD
BLACKBURN
BB2 1AU
TEL: (01254) 273000
FAX: (01254) 273559
www.capitasymonds.co.uk

INFORMATION

CALDERSTONES PARTNERSHIP
NHS TRUST FOUNDATION

MAPLEWOOD PHASE 2
ACCESS DESIGN

GENERAL ARRANGEMENT

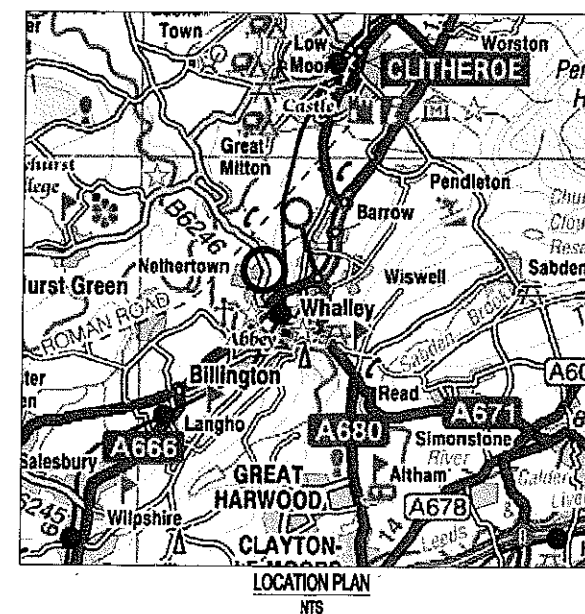
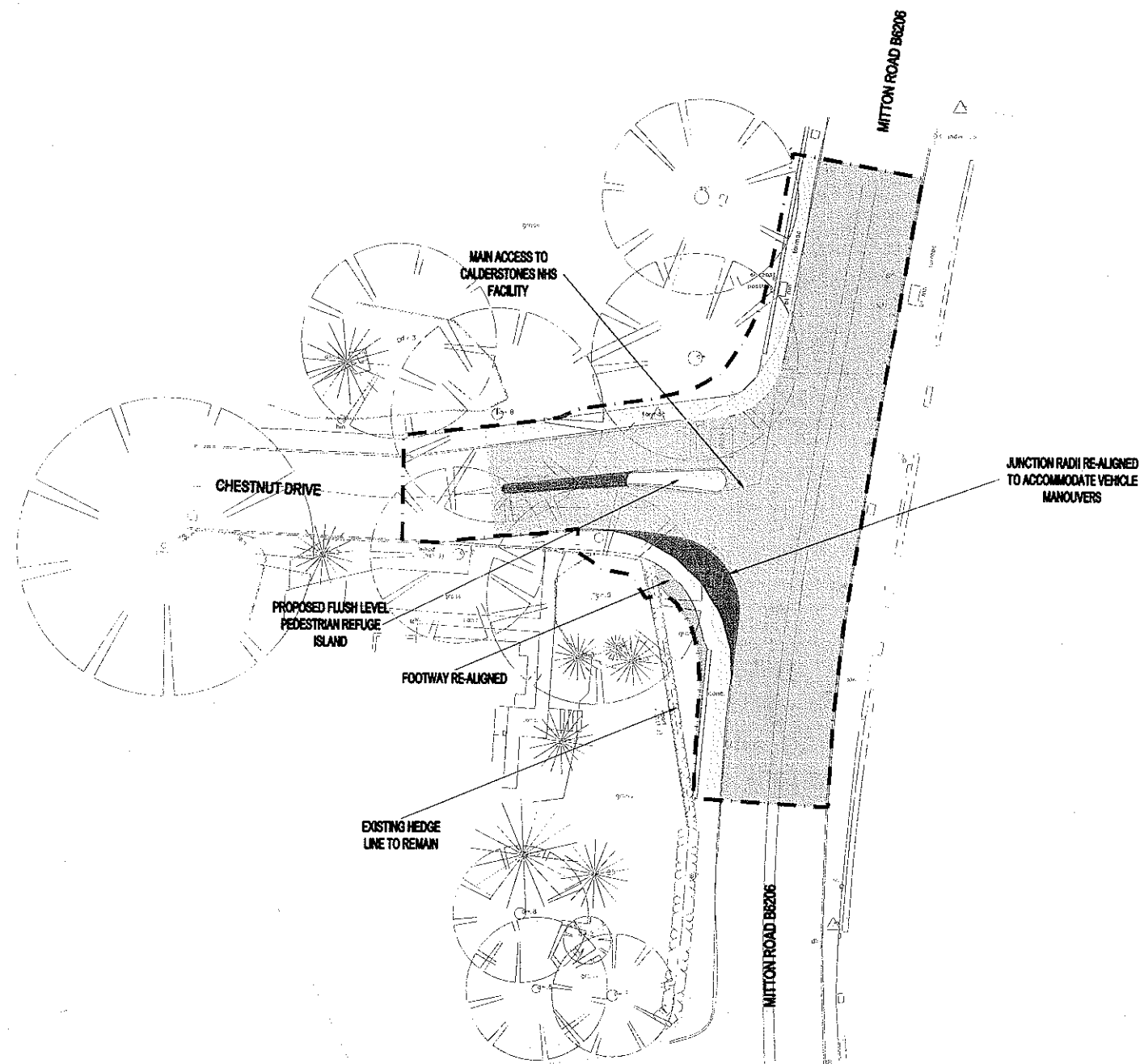
scale @ A1	designed by	drawn by	checked by	approved by	date drawn
1:200	QS	KG	WA	RS	APR 11

project no. CS-048849-02

drawing no. H-048849-02-SK3

101

Do Not Scale From This Drawing



NOTES:-

1. All dimensions in metres unless stated otherwise.
2. All traffic management to be in accordance with Chapter 8 of the Traffic Signs Manual 2006.
3. All setting out to be agreed on site with the Project Manager.
4. This drawing to be read in conjunction with all contract documents and the written closing notes.
5. Carriageway works are to be restricted to off peak working only:
 - Monday to Friday 8.00am to 4.00pm
 - Saturday to Sunday on approval of the Project Manager only (Refer to appendix 1717 and 1718 for road closures and diversions).
6. The Contractor attention is drawn to the following:
 - The works are on the B6206 leading to Clitheroe. The impact on the highway network is to be minimised by a full and detailed programme, and phasing of the works.
 - Statutory undertakers approval will require diversions as part of the scheme. Refer to H048849-01-S01 for further details. The Contractor will be required to arrange these third party works and ensure they are correctly phased into the scheme programme.
7. All works to be carried out in accordance with the Highway Agency Specification for Highway Works and as amended in the clauses and appendices in the Specification of Contract Documents.

KEY:-

- Site boundary.
- ▨ Proposed new carriageway. (Previously footway).
- ▤ Existing carriageway.
- ▧ Proposed new footway.
- ▩ Existing footway.
- ▩ Proposed grass verge.

320110940P

NO	INFORMATION	KG	WA	RS	MAY 11
REV	DESCRIPTION	DRAWN	CHK	APP	DATE

CAPITA SYMONDS

CASTLEWAY HOUSE
17 PRESTON NEW ROAD
BLACKBURN
BB2 1AU
TEL: (01254) 273000
FAX: (01254) 273559
www.capitasymonds.co.uk

INFORMATION

client
CALDERSTONES PARTNERSHIP
NHS TRUST FOUNDATION

project title
MAPLEWOOD PHASE 2
ACCESS DESIGN

drawing title
GENERAL ARRANGEMENT

scale @ A1	designed by	drawn by	checked by	approved by	date drawn
1:200	QS	KG	WA	RS	APR 11

project no.
CS-048849-02

drawing no.
H-048849-02-SK4

revision
101

Do Not Scale From This Drawing