



RIBBLE VALLEY
BOROUGH COUNCIL

10 APR 2012

THE
OFFICE OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120334P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	C	Surname:	Lamb		
Company name:							
Street address:	CALDERSTONES HOSPITAL				Country Code	National Number	Extension Number
	MITTON ROAD				Telephone number:		
	WHALLEY				Mobile number:		
Town/City:	CLITHEROE				Fax number:		
County:	LANCASHIRE				Email address:		
Country:	UK						
Postcode:	BB7 9PE						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Adam	Surname:	Watson		
Company name:	Watson : Stirrup Architects Ltd						
Street address:	Dylan Harvey Blackburn Business Centre				Country Code	National Number	Extension Number
	Davyfield Road				Telephone number:	01254	665595
					Mobile number:		
Town/City:	Blackburn				Fax number:	01254	664415
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	BB1 2QY				adam.watson@watsonstirrup.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Replacement of existing 2.5m high security fence with new 3.6m high security fence surrounding West Drive Wards, Calderstones, Whalley.

Has the building work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	CALDERSTONES HOSPITAL		
Street address:	MITTON ROAD		
	WHALLEY		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9PE		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	372210
Northing:	437127

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

9. (Materials continued)

320120334P

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

Galvanised chain link fence

Description of *proposed* materials and finishes:

Polyester powder coated fence panels with matching posts and gates.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

P2010-1356-LOC, P2010-13556-100-102, P2010-1356-200-201 & P2010-1356-DAS

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	45	45	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐

Yes

☒

No

☐

Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐

Yes

☒

No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐

Yes

☒

No

Will the proposal increase the flood risk elsewhere?

☐

Yes

☒

No

How will surface water be disposed of?

☐

Sustainable drainage system

☐

Main sewer

☐

Pond/lake

☐

Soakaway

☒

Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

NHS Low Secure Unit

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

12,728

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NHS partnership trust site - Secure Units

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:

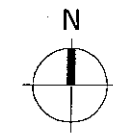
No



Scale 1:2500

REV	DESCRIPTION	DRAWN	CHK	DATE
				
watson & stirrup a r c h i t e c t s				
Dylan Henry Bairstow BSc 1st Class Deirdre Reid BSc BSc				
T: 01256 66595 F: 01256 664115 E: info@watsonstirrup.co.uk				
Section				
PLANNING ISSUE				
Client CALDERSTONES PARTNERSHIP NHS FOUNDATION TRUST MITTON ROAD WHALLEY, BB7 9PE.				
Project title REPLACEMENT SECURITY FENCE AND ACCESS GATES TO WEST DRIVE CALDERSTONES.				
Drawing title LOCATION PLAN				
Scale of A 1:2500		Drawn by D.C.	Checked by	Date drawn OCT 10
Project no. 2010-1356				
Drawing no. P2010-1356-LOC				Revision -
www.watsonstirrup.co.uk				

Notes:



320120334P



LOCATION PLAN @ 1:2500

Scale 1:2500

REV	DESCRIPTION	DRAWN	CHK	DATE



watson : stirrup
architects

Dylan Harvey Blackburn Business Centre
Dunfield Road
Blackburn
BB1 2QY

T: 01254 655395
F: 01254 564415
E: admin@watsonstirrup.co.uk

Status	
PLANNING ISSUE	
Client CALDERSTONES PARTNERSHIP NHS FOUNDATION TRUST MITTON ROAD WHALLEY BB7 9PE	
Project title REPLACEMENT SECURITY FENCE AND ACCESS GATES TO WEST DRIVE CALDERSTONES	
Drawing title LOCATION PLAN	
Scale @ A1 1:2500	Drawn by D.C.
Checked by	Date drawn OCT 10'
Project no. 2010-1356	
Drawing no. P2010-1356-LOC	Revision -
www.watsonstirrup.co.uk	

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WEST DRIVE WARDS

WEST DRIVE

EXISTING SITE PLAN @ 1:200

Scale 1:200

[illegible]

watson : stirrup
architects

Dylan, 4, 5-year Blackburn South St Centre
Dymally Road
Blackburn
BB1 2QY
T: 01254 665555
F: 01254 664415
E: info@blackburnsouthst.co.uk

PLANNING ISSUE

Client
CALDERSTONES PARTNERSHIP NHS
FOUNDATION TRUST MITTON ROAD
WHALLEY, BB7 9PE.

REPLACEMENT SECURITY FENCE AND
ACCESS GATES TO WEST DRIVE
CALDERSTONES.

Drawing title
EXISTING SITE PLAN

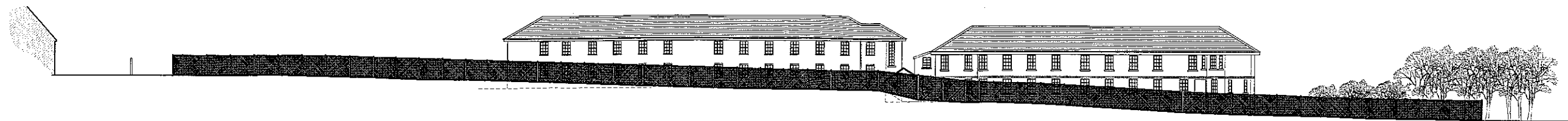
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Project no.
2010-1356

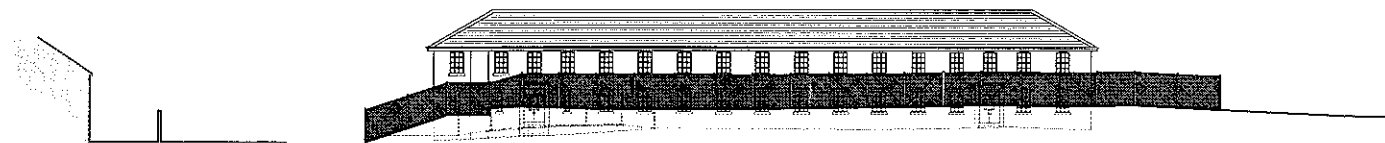
Drawing no.
P2010-1356-100

Division

www.watsonstirrup.co.uk



WEST ELEVATION - EXISTING FENCE @ 1:200



NORTH ELEVATION - EXISTING FENCE @ 1:200



SOUTH ELEVATION - EXISTING FENCE @ 1:200
- EXISTING TREE LINE REMOVED FOR CLARITY

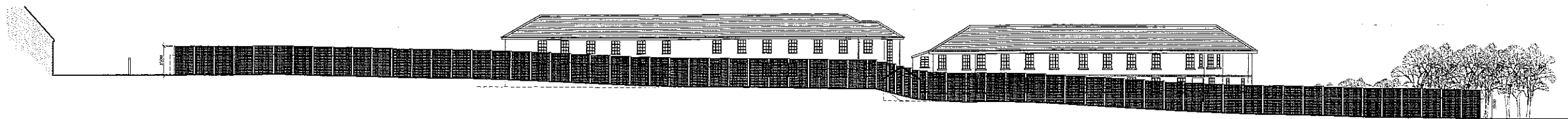
320120334P

REV	DESCRIPTION	DRAWN	CHECK	DATE
1				

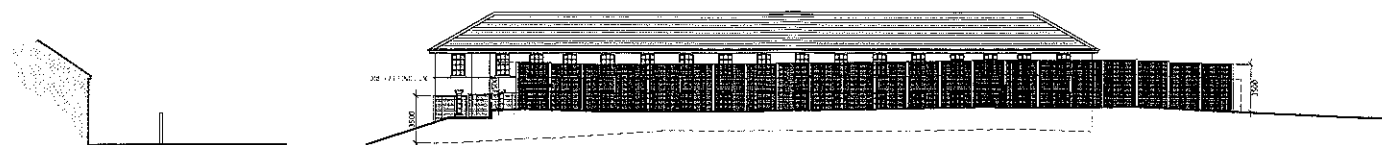


watson : stirrup
ARCHITECTS

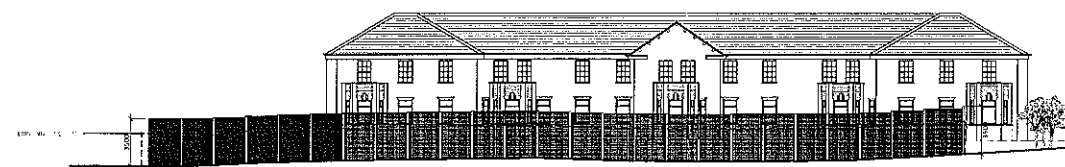
Unit 1, Hurley Block, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 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PROPOSED WEST ELEVATION @ 1200

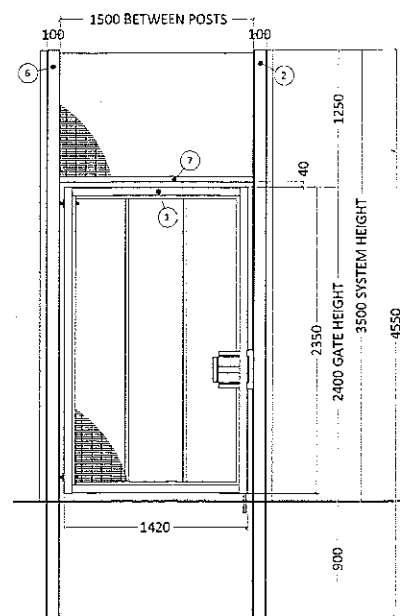


PROPOSED NORTH ELEVATION @ 1200

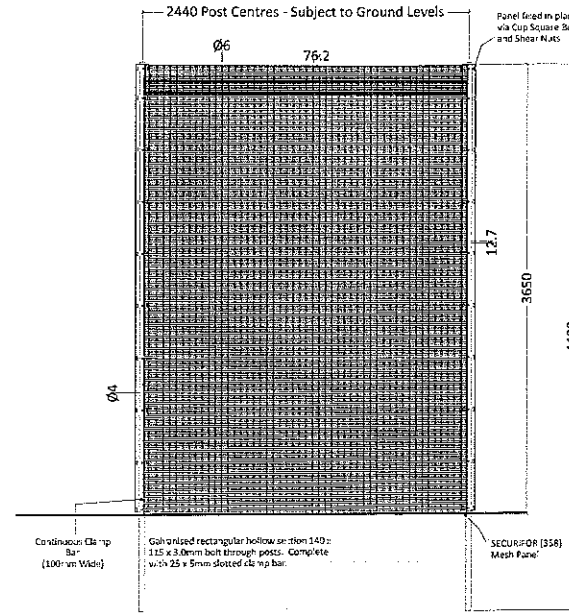


PROPOSED SOUTH ELEVATION @ 1200

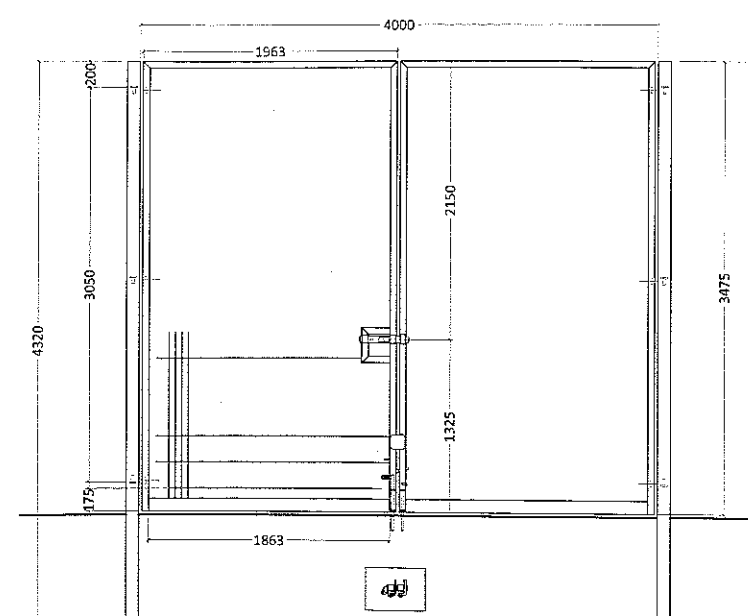
- EXISTING TREE AND FENCE LINES REMOVED FOR CLARITY



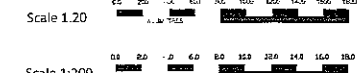
TYPICAL TYPE B PEDESTRIAN GATE ELEVATION @ 1200



TYPICAL FENCE PANEL ELEVATION @ 1200



TYPICAL VEHICULAR GATE ELEVATION @ 1200



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NOTES:
PROJECT: WEST DRIVE REPLACEMENT SECURITY FENCE, CALDERSTONES PARTNERSHIP NHS FOUNDATION TRUST
REVISION: 1.1 - 15/03/2020

STANDARDS:
The fence is to be constructed in accordance with the standards set out in the project brief.

SECURITY FENCING PARTICULARS:
The fence is to be constructed in accordance with the standards set out in the project brief.

REMARKS:
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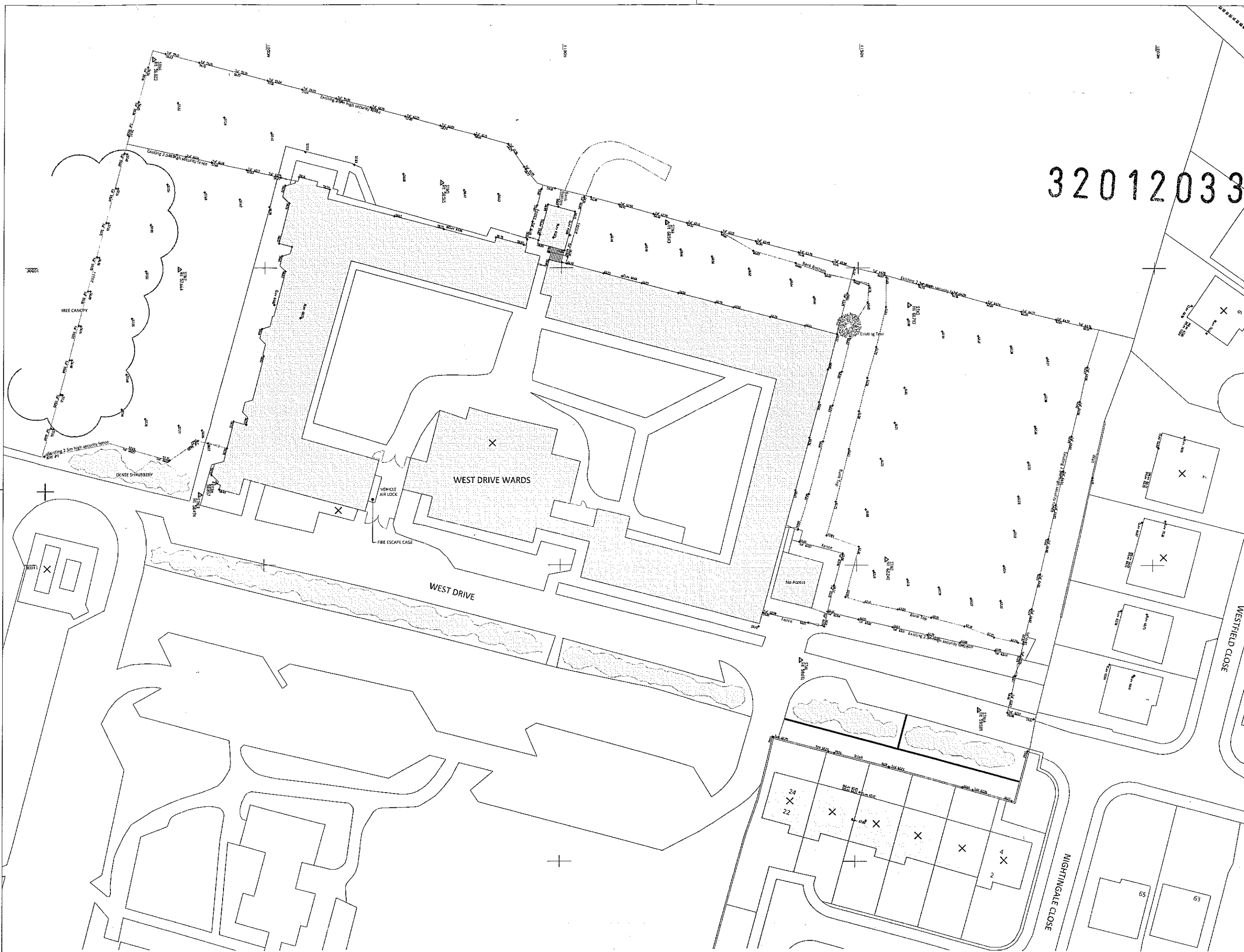
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EXISTING SITE PLAN @ 1:200

Scale 1:200
60 25 0 6.5 20 50 100 150 200
METRES

REV	DESCRIPTION	DRAWN	CHEK	DATE

watson : stirrup
ARCHITECTS

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01-535-1199
01-535-1200

Station: **PLANNING ISSUE**

Client: **CALDERSTONES PARTNERSHIP NHS FOUNDATION TRUST MITTON ROAD WHALLEY, BB7 9PE.**

Project: **REPLACEMENT SECURITY FENCE AND ACCESS GATES TO WEST DRIVE CALDERSTONES.**

Drawing title: **EXISTING TOPOGRAPHICAL SURVEY**

Scale @ A3	1:200	Drawn by	D.C.	Checked by		Date drawn	NOV 10'
Project no	2015-1356	Revision					
P2010-1356-101							
www.watsonstirrup.co.uk							

320120334P

DESIGN & ACCESS STATEMENT

Project: Replacement Security Fencing
West Drive Wards
Calderstones Partnership NHS Trust
Mitton Road
Whalley
BB7 9PE

Client: Calderstones Partnership Foundation NHS Trust

Date: December 2010

Architects: Watson Stirrup Architects Ltd
Dylan Harvey Blackburn Business Centre
Davyfield Road
Blackburn
BB1 2QY
T: 01254 665595
F: 01254 664415
www.watsonstirrup.co.uk

Calderstones Partnership 
NHS Foundation Trust

watson  **stirrup**
a r c h i t e c t s

REVISION A – 5th April 2012

1.0 INTRODUCTION

- This report accompanies an application for the Replacement of Existing 2.5m high Security Fencing with new Betafence SECURIFOR 358 3.5m high security fencing
- The design of the new fencing has been developed by:-

Client - Calderstones Partnership NHS Foundation Trust
Architect - Watson Stirrup Architects Ltd
- This report is accompanied by the following drawings –
 - P2010-1356 – LOC – Location plan.
 - P2010-1356 – 100 – Existing Site Plan.
 - P2010-1356 – 101 – Topographical Survey
 - P2010-1356 – 102 – Existing Elevations.
 - P2010-1356 – 200 – Proposed Site Plan
 - P2010-1356 – 201 – Proposed Elevations.
- Calderstones Partnership Foundation NHS Trust is regarded as a national centre of excellence for the highly specialist services it provides. The Trust is also a major local employer within the Ribble Valley and it makes a significant contribution to the local community



Existing West Elevation

2.0 SITE & SURROUNDINGS

- The Calderstones site is situated 5.8 miles outside Clitheroe and 7.7 miles from Blackburn on Mitton Road, Whalley.
- It is surrounded by both areas of residential development to the North and South west and areas of agricultural land to the West and South
- The Calderstones site can be accessed via Chestnut Drive off Mitton Road which runs down the length of the Eastern site boundary. Pedestrian access is also available from Chestnut Drive on the eastern boundary. The western and southern boundaries are protected and secured with high security fencing. A tall boundary wall runs the length of the North boundary between the site and residential areas.
- The application site is concentrated around the West Drive Ward Building which is positioned down the Western side of the NHS Trust site. West Drive Ward is a three storey complex of two 'U' shaped buildings configured such that they form a rectangle with a secure area in the centre.
- A 2.5m high fence currently surrounds the buildings on three sides, with various access points provided by lockable access gates.
- This application is for the replacement of the existing 2.5m high security fence with a new more secure 3.5m high fence to comply with the NHS Standards for a Low Secure Unit.

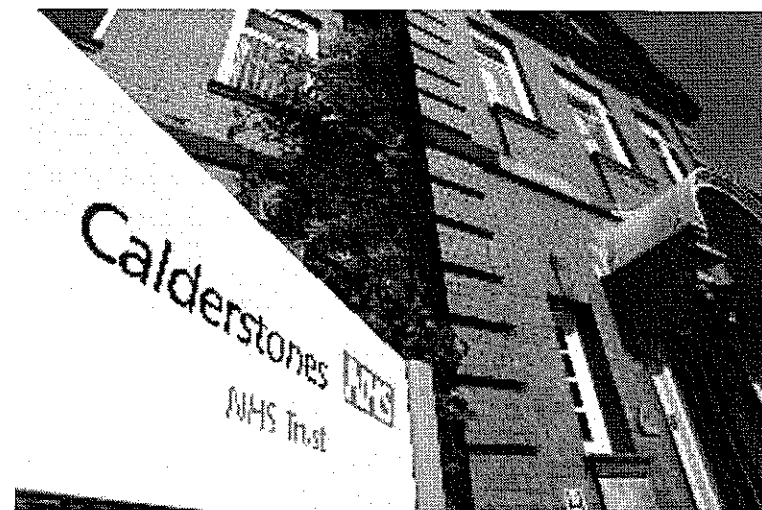
AGRICULTURAL AREA TO THE SOUTH AND WEST



RESIDENTIAL AREAS TO THE NORTH AND EAST

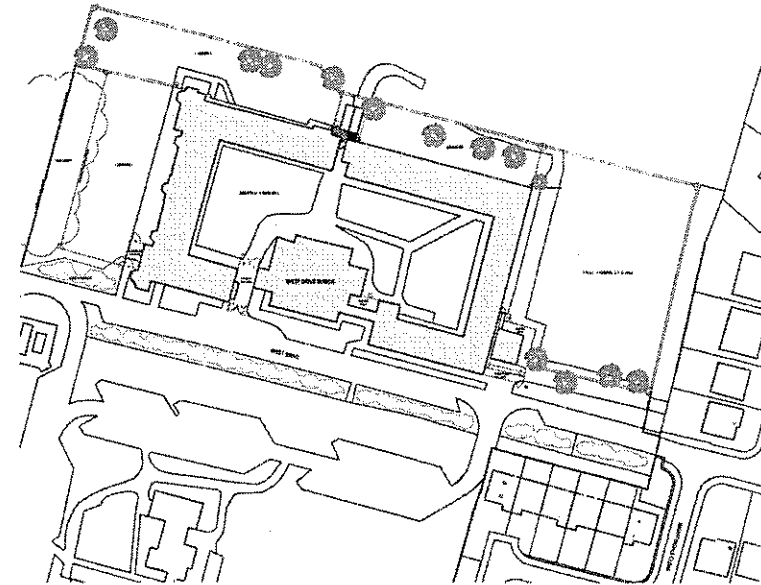
3.0 USE

- Calderstones Partnership is the first learning disability NHS Foundation Trust to be authorised. It provides a specialist service to people with a learning disability including in-patient assessment and treatment and community based services across the North West
- Calderstones Partnership NHS Foundation Trust is regarded as a national centre of excellence for the highly specialist services it provides. The Trust is also a major local employer within the Ribble Valley and it makes a significant contribution to the local community.
- The main service areas comprise of an on-site assessment and treatment facility providing hospital based care and a community service that includes more than 40 houses across the North West.
- The West Drive Ward building is an NHS Low Secure Unit set within the grounds of Calderstones NHS Trust.
- The building is currently in use and will remain in use during the carrying out of the works



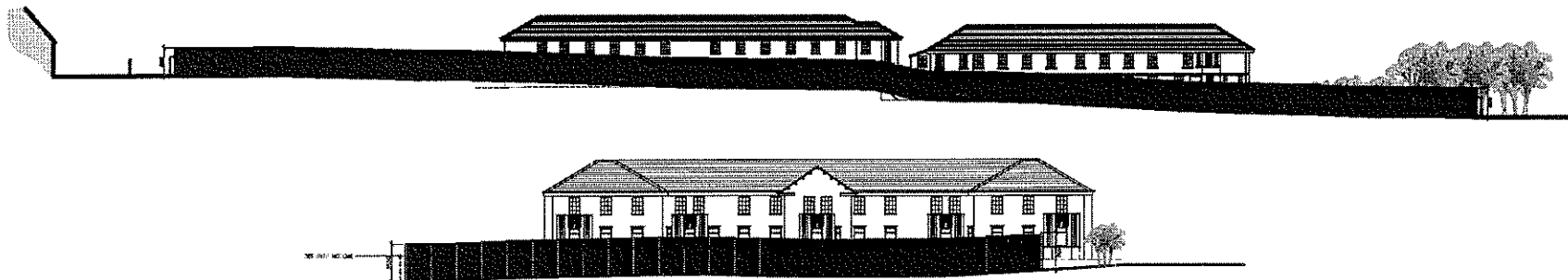
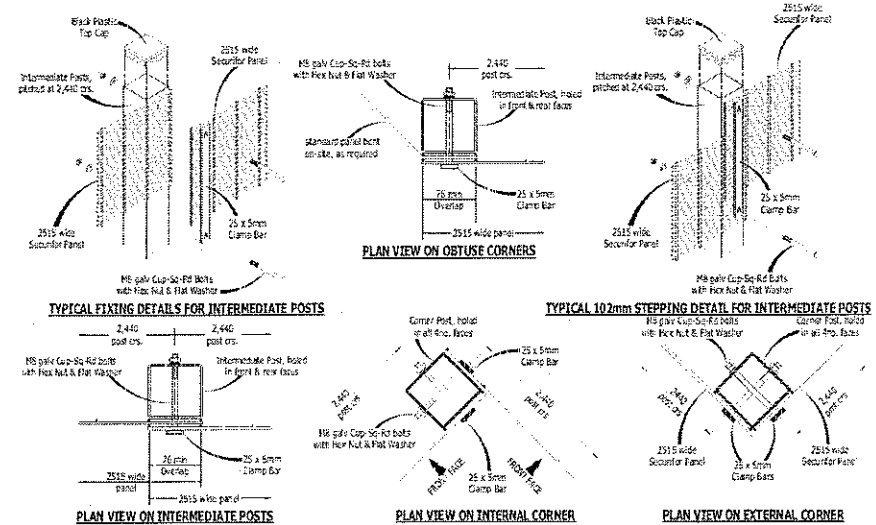
4.0 AMOUNT

- This application is for the replacement of approximately 360m of perimeter security fencing with a further 67m of internal link/separation fencing to form segregated secure areas
- The new Fencing is to be designed in accordance with the NHS Standard for Low Secure Units
- A pair of Vehicle swing gates will form a Vehicle 'air lock' to the front of the building replacing the existing vehicular access into the inner courtyard area from West Drive.
- A further ten single pedestrian swing gates will be replaced throughout the scheme to provide secure access points incorporated within the perimeter and internal separation fences. Solid mesh panels in the same fence material will be extended vertically to meet the height of the fence.
- A 55m length of existing 2.5m high fence that falls within the tree canopy down the south boundary of the site will remain, so not to disturb the existing tree line and established roots.



5.0 LAYOUT

- The application proposal is for the replacement of an existing security fence running around the perimeter of West Drive Wards, with additional internal link fencing also being replaced for a taller and more secure barrier
- The existing fence to be replaced runs from the South East of the building along the southern boundary, up the western boundary, across the Northern boundary and then returns back to the building at the North East corner.
- The layout of the new fence remains largely the same as the existing. However, the proposal is to replace the 2.5m high existing fence with a 3.5m high fence, constructing the new fence within the perimeter of the existing fence prior to its demolition to ensure full security at all times.
- The new security fence's vehicular and pedestrian access points will all be located in the same locations as the existing. However to the North east and south east of the building where the new fence meets the building, pedestrian 'air locks' will be formed by a double gate access system where only one gate can be opened at a time.

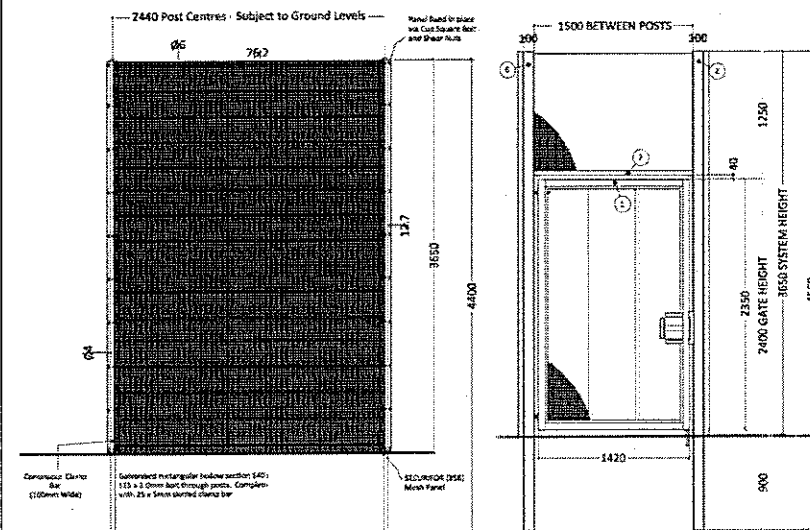


6.0 SCALE

- The application proposal is to replace the existing 2.5m high fence with a more secure 3.5m high security fence all in accordance with the NHS Standard for Low Secure Units.
- The Vehicular gates are to be 3.65m in height and will therefore be level with the proposed fence line maintaining full security.
- The Pedestrian access gates are to be 2.4m in height with lintel bars over with security fence infill mesh up to 3.5m in height to maintain full security
- Although the new security fence is higher than the proposed it is felt that this won't be an issue due to the position of the fencing and it's relation to West Drive Ward buildings
- As the existing building is 3 storey in height it is felt that the increase in height of the fence will not have a negative impact on the building itself, as in terms of scale, it will not look incongruous



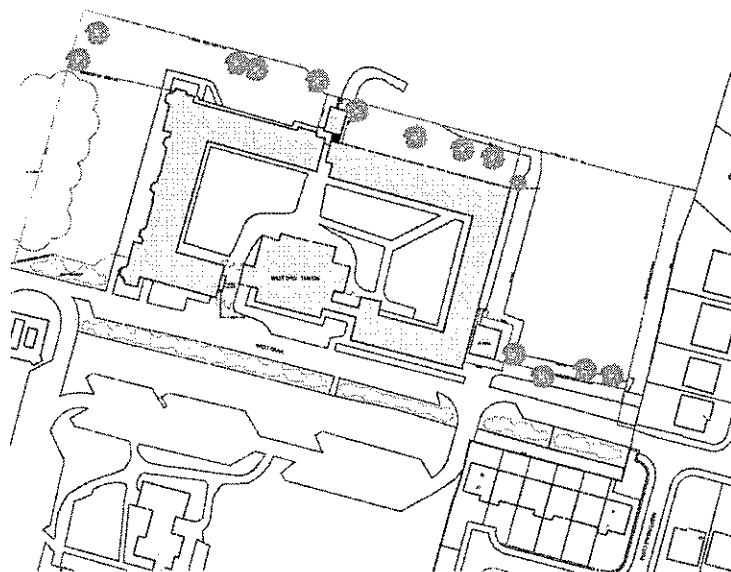
South Elevation



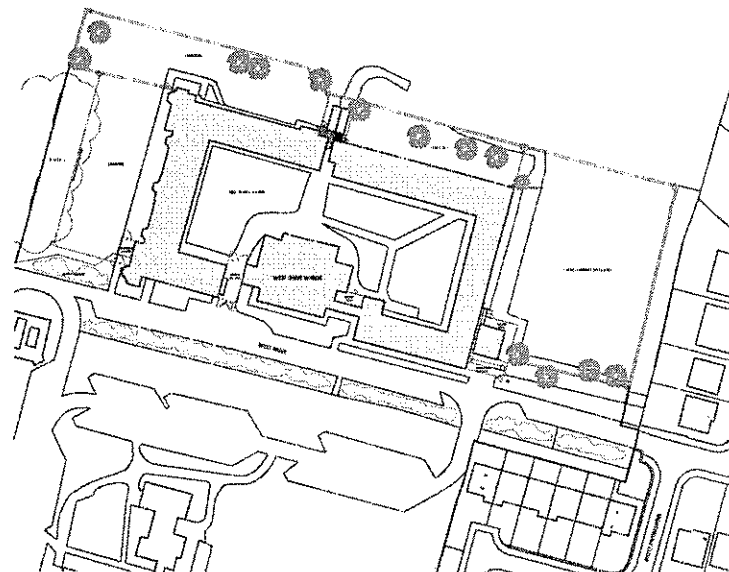
North Elevation

7.0. LANDSCAPING

- The immediate surrounding area of the new fencing consists mainly of grassed or paved areas to the perimeter with garden areas within the internal areas of the boundary fence
- Some grassed areas will be affected during the installation of the new fencing by the digging of new post holes followed by trench back fill. However, any affected areas will be made good and re-seeded as necessary to ensure new grass growth in areas of new top soil.
- The areas of paving that may be affected by the erection of the fence will be reinstated to match existing.



Existing Plan



Proposed Plan

8.0 APPEARANCE

- The new Security Fencing will be Polyester Powder Coated in Green RAL6005. This will allow the Security Fence to blend in with its surroundings and become inconspicuous.
- The style of the fencing will be the same in relation to the spacing of the vertical and horizontal wire mesh to ensure the fencing appears to look the same.
- The security fencing is designed in a way that it retains good transparency thus reducing its presence on site as the Manufacturer's literature states: -

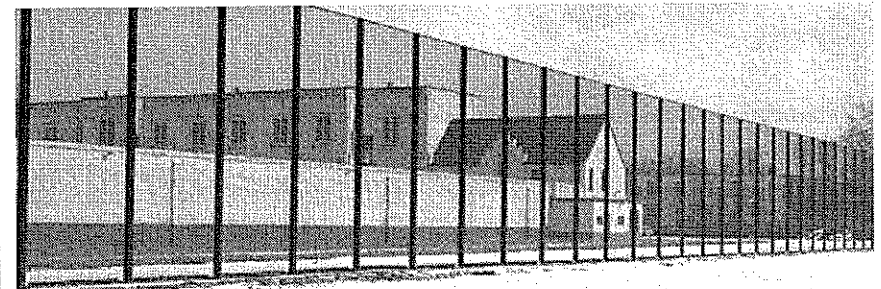
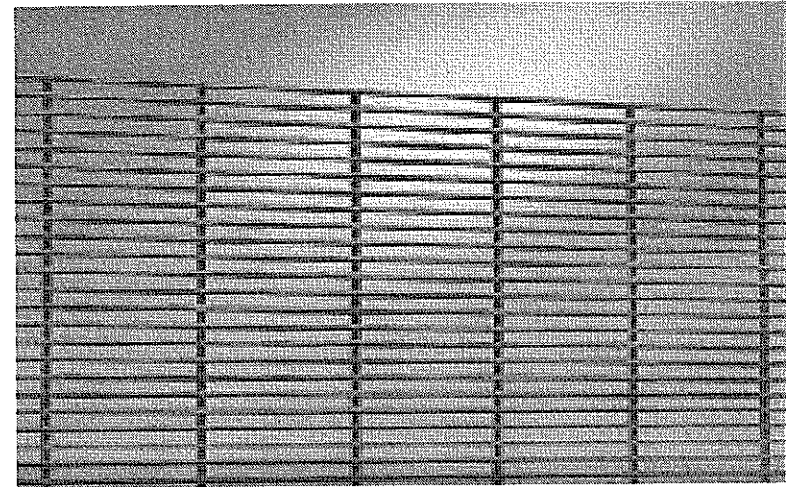
"Thanks to the sophisticated design of the mesh, a Securifor fence retains surprisingly good transparency: up to 12 times better than railings.

This makes potential intruders/prison breakers easier to spot and identify.

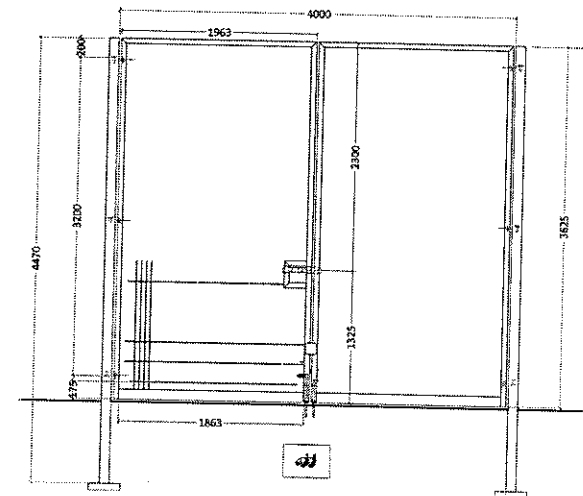
This means that this system is also particularly well-suited for combinations with video surveillance and other electronic alarm and detection systems.

Betafence Securifor 358 fences are discreet and integrate well into the environment

Despite their high security impact, they do not give an aggressive impression."



-
- Technical drawing of a gate assembly. The drawing shows a side view of a gate with a handle and a locking mechanism. Dimensions are indicated in feet and inches:
- Top dimension: 15'00" BETWEEN POSTS
 - Left side dimension: 10'00"
 - Right side dimension: 10'00"
 - Bottom dimension: 14'20"
 - Gate height dimensions: 23'50", 24'00" GATE HEIGHT, 36'00" SYSTEM HEIGHT
 - Gate width dimension: 13'50"
 - Gate thickness dimension: 4'40"
- Numbered callouts (1, 2, 3, 4) point to specific components of the gate assembly.



10.0 SUMMARY

- This type of fencing has already been approved and erected on other parts of the NHS site and is therefore widely accepted as a suitable security barrier proposal.
- The new security fence is to replace an existing fence which is no longer capable of providing the level of security required. The Securifor 358 fence will be in the same colour as the existing and will, on the whole, be erected within or on the boundary line of the existing
- The security fencing is designed in a way that it retains good transparency thus being unobtrusive on site.
- All access points into and out of the secure area will remain in the existing positions creating no additional thoroughfares outside of the boundary fence
- For the general safety of the staff, occupants and general community it is felt that providing such a security barrier will only benefit all parties in the long term
- Overall it is believed that this proposal is a suitable replacement of the existing in design, scale and appearance. Therefore, it is hoped that the planning submission will be considered in a favourable manner and be recommended for approval.



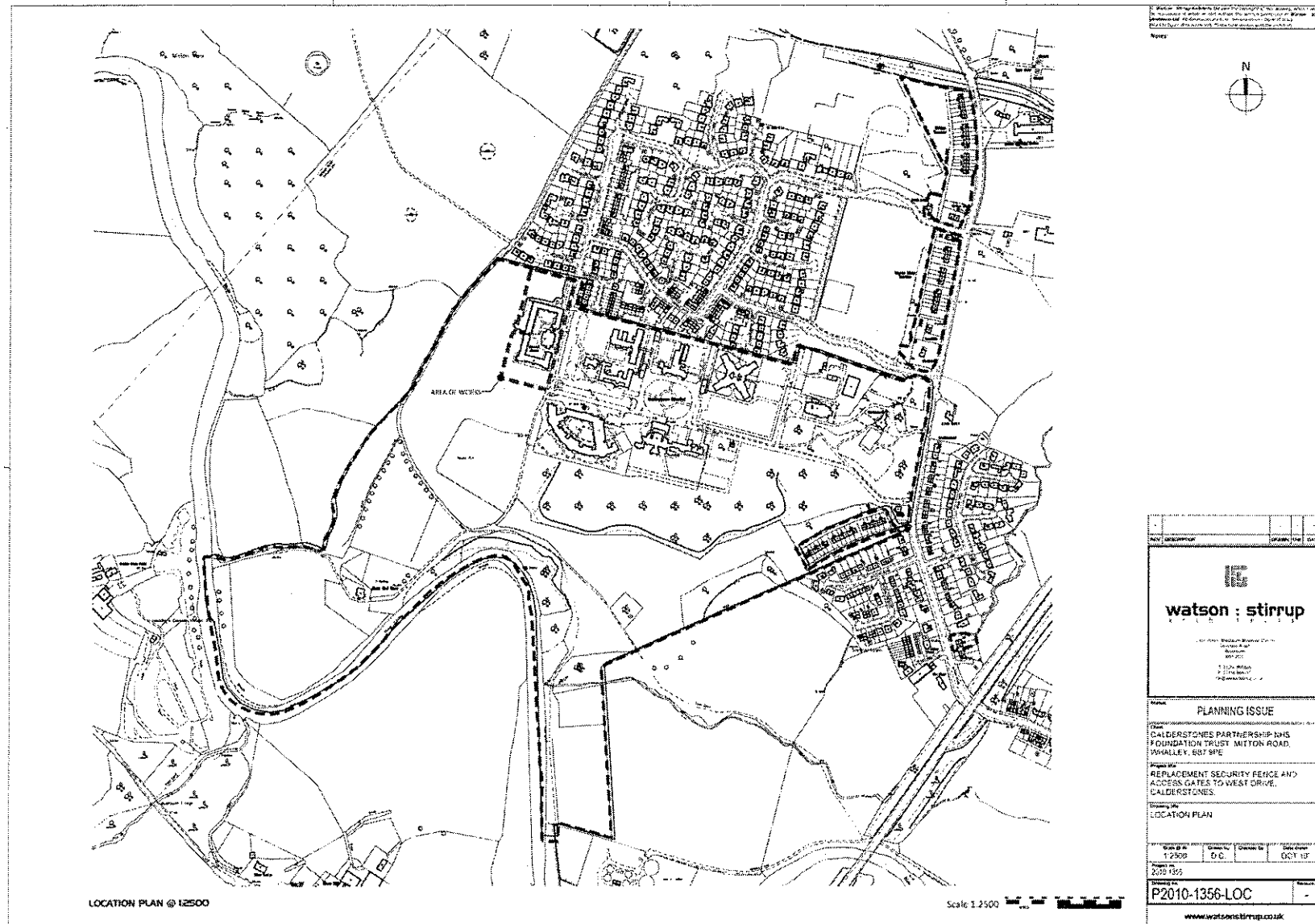
APPENDICES

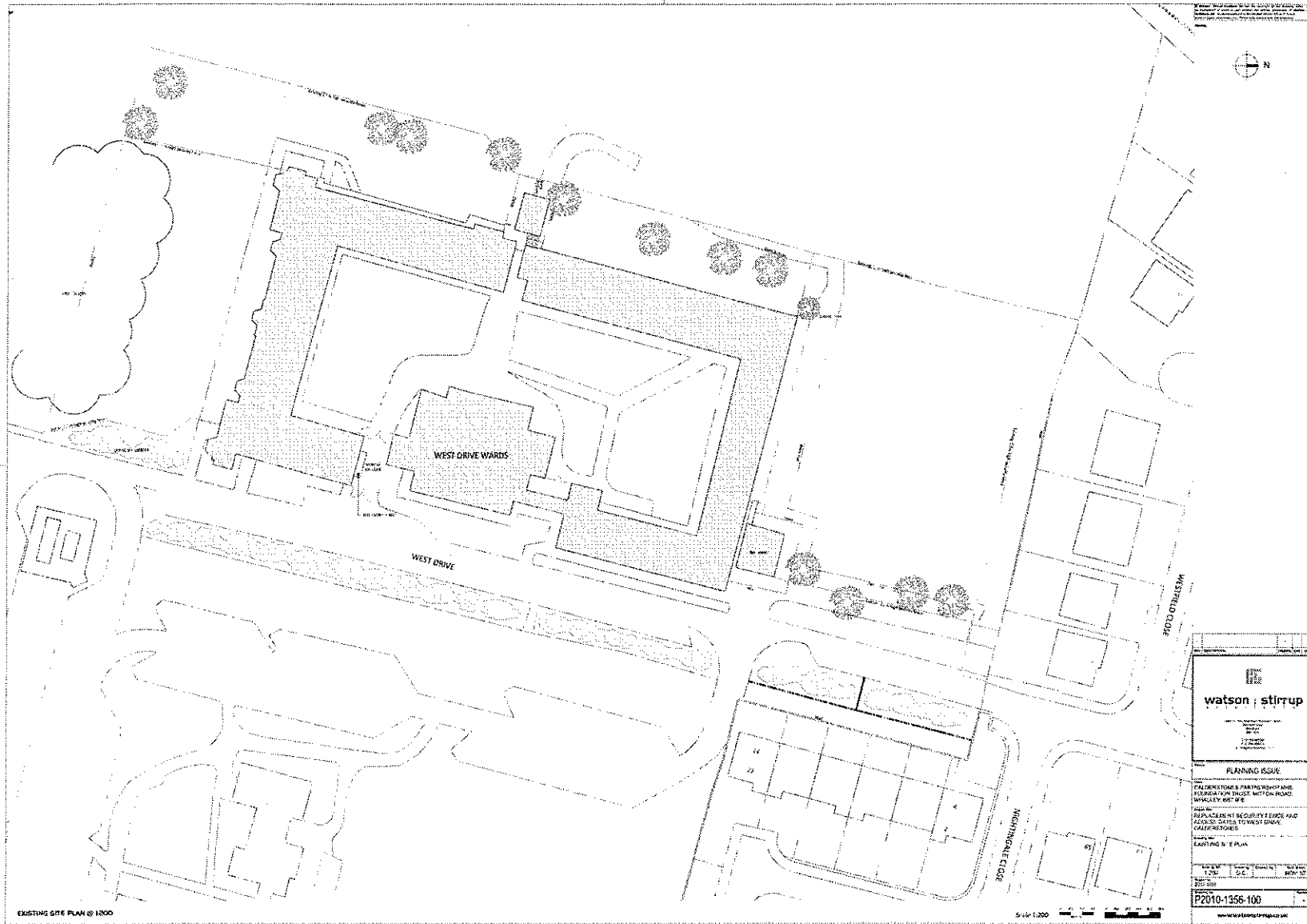
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DESIGN & ACCESS STATEMENT

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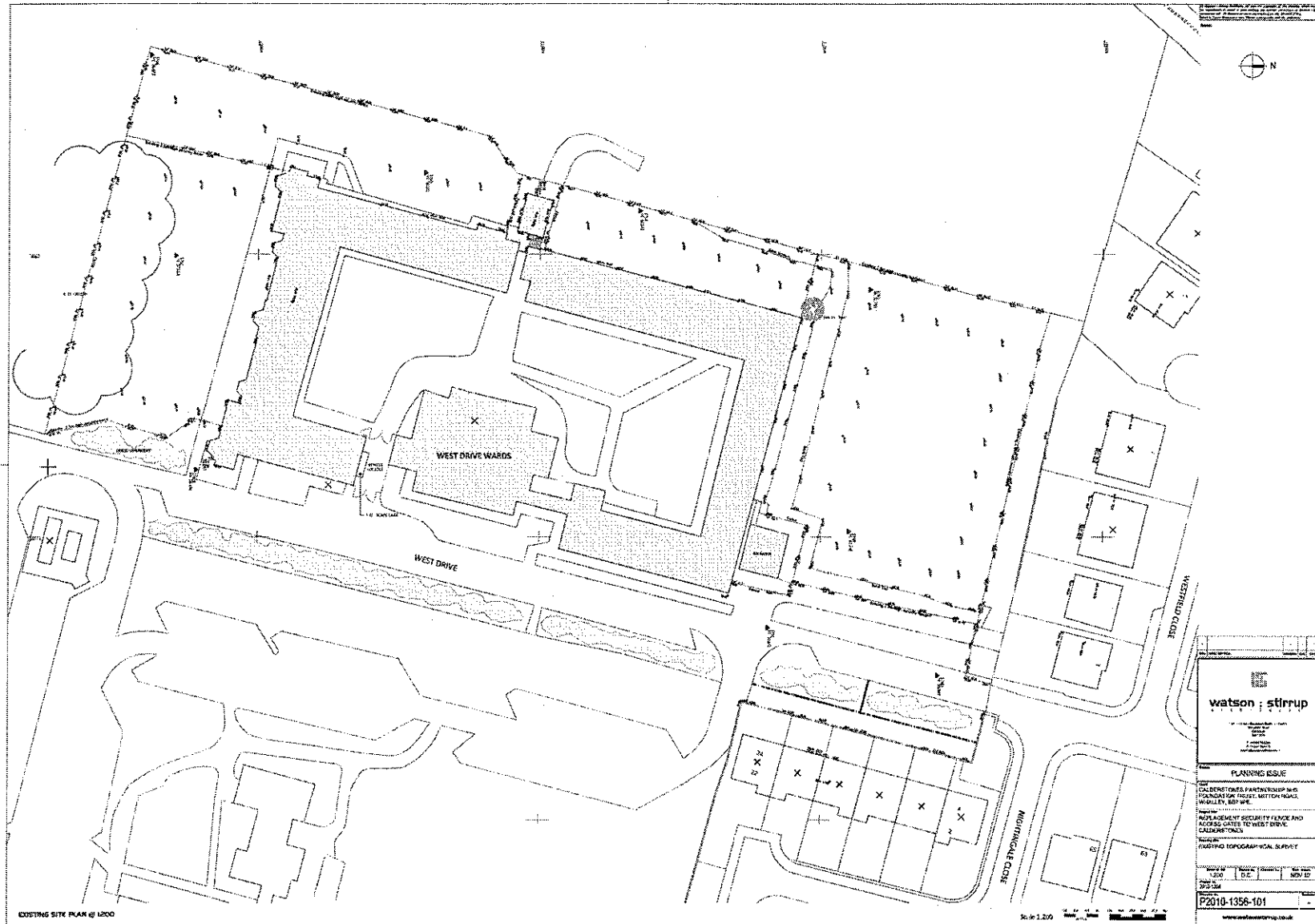


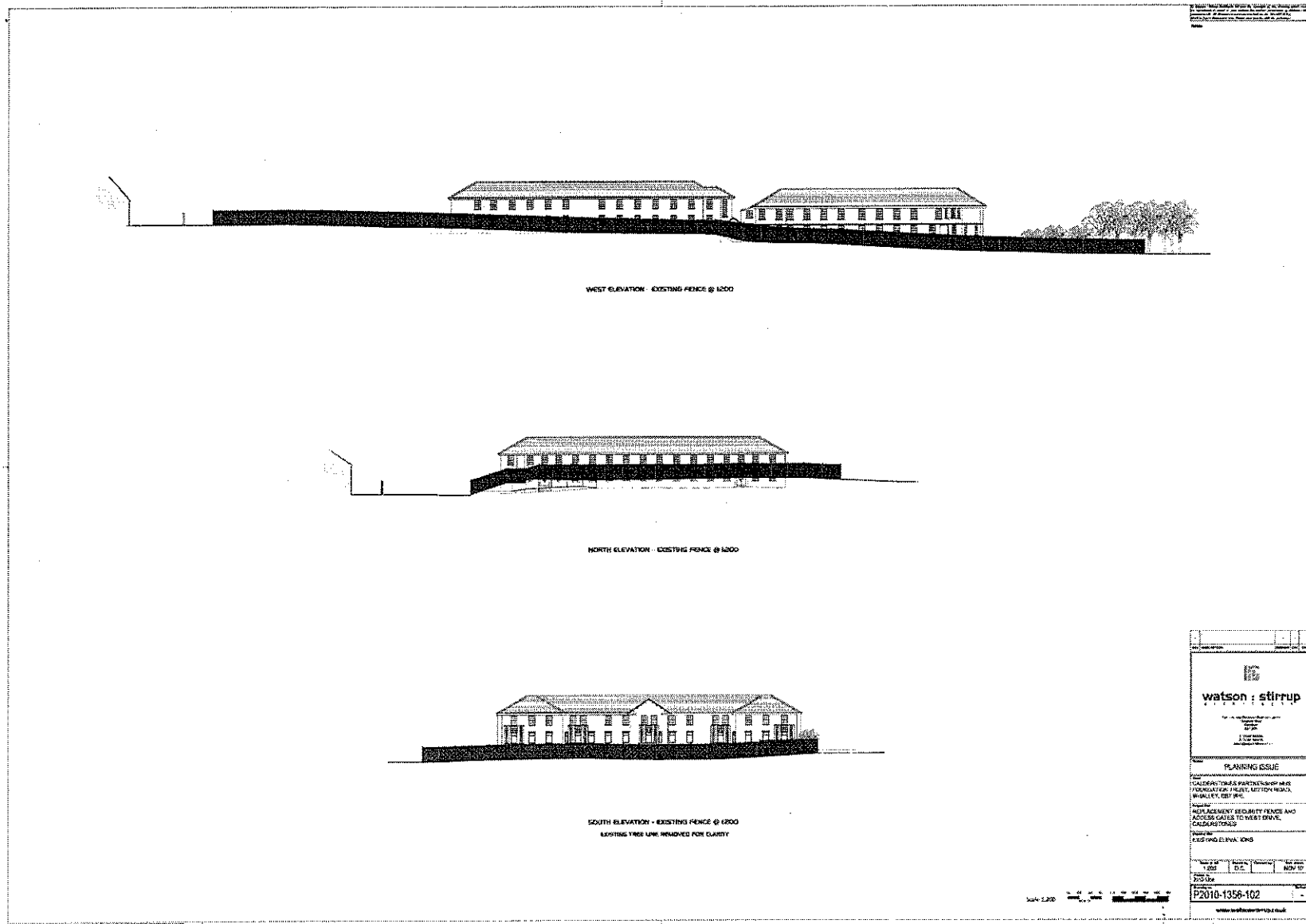
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DESIGN & ACCESS STATEMENT

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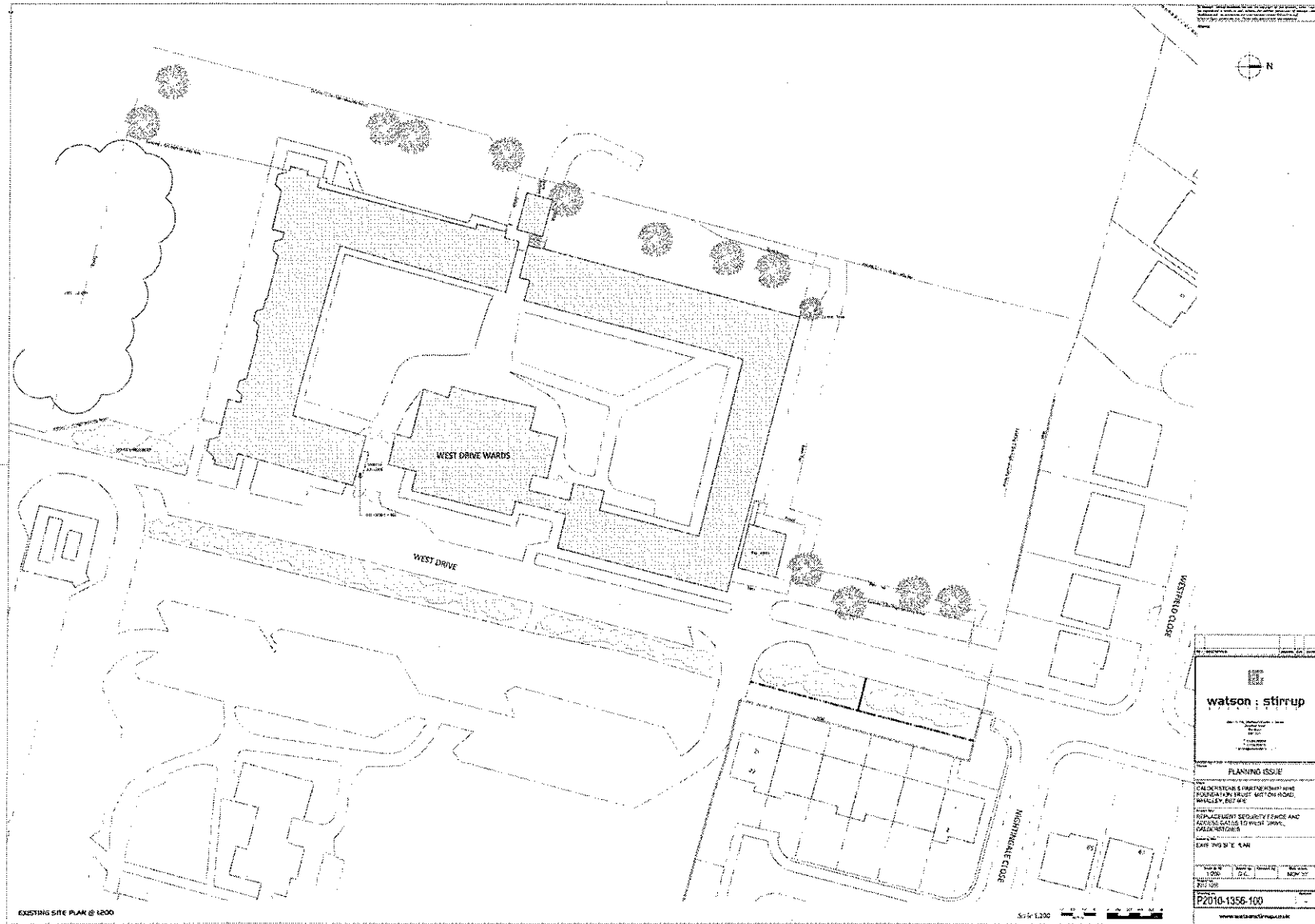


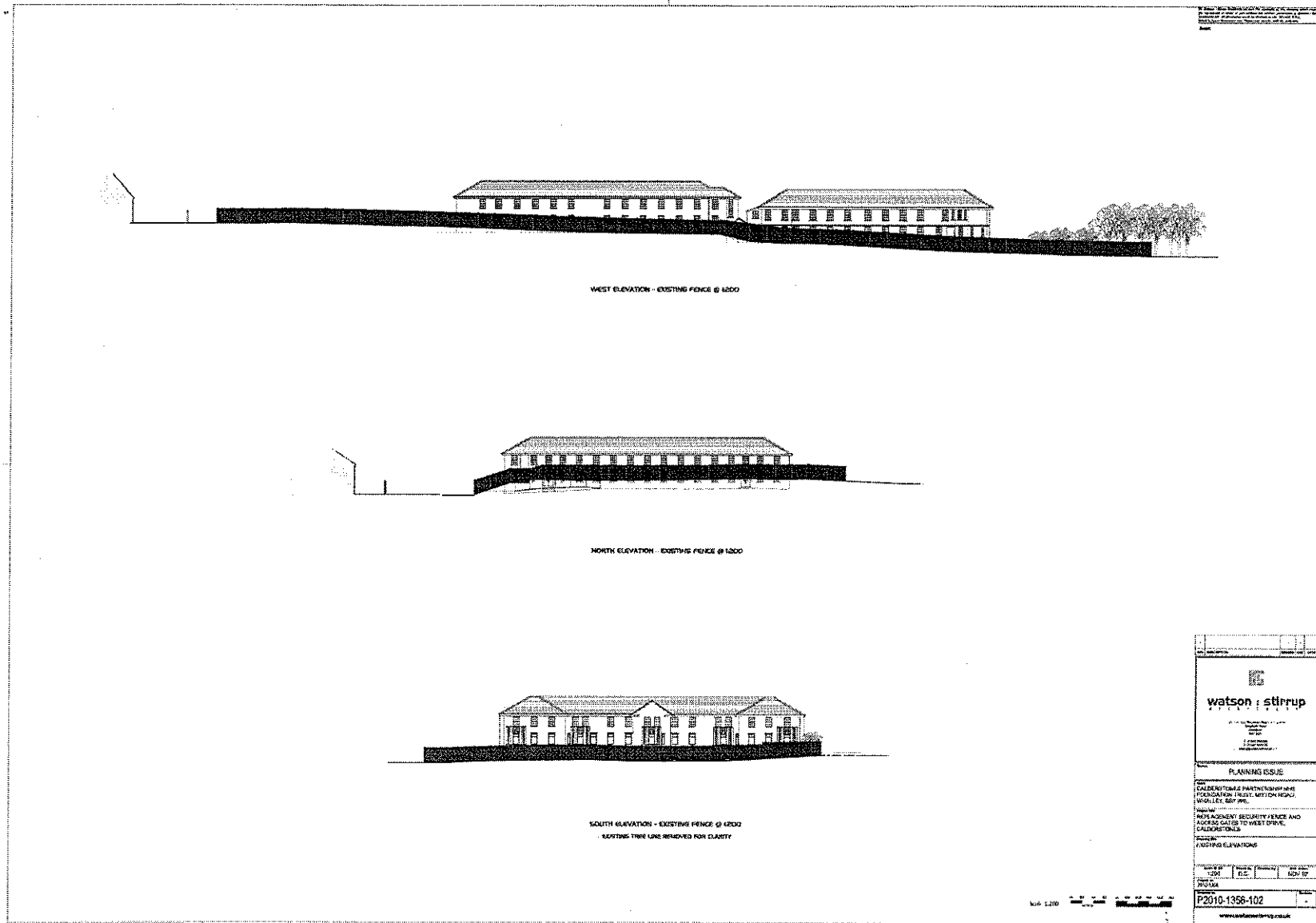


DESIGN & ACCESS STATEMENT

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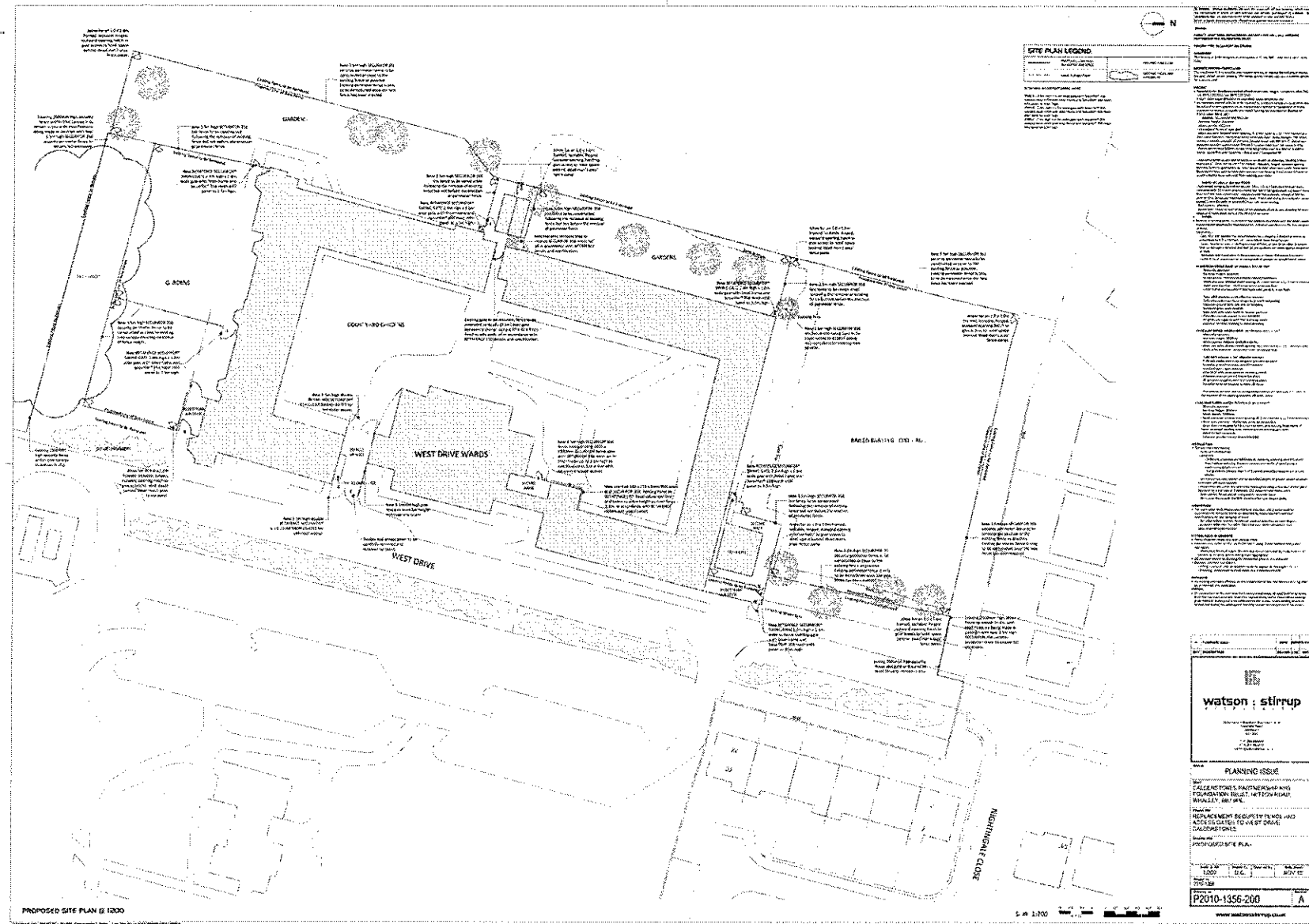


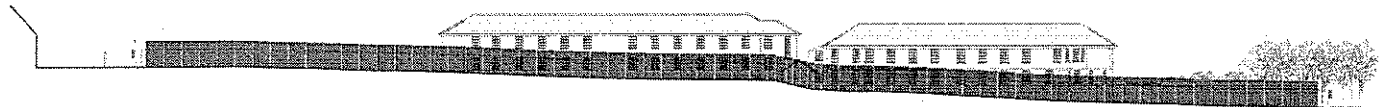
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DESIGN & ACCESS STATEMENT

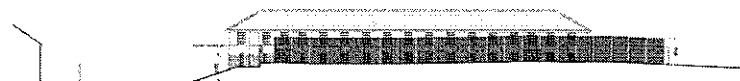
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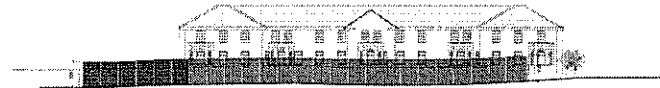




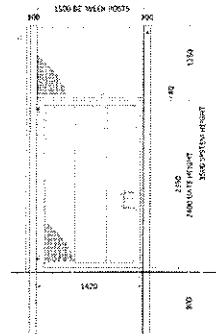
PROPOSED WEST ELEVATION @ 1200



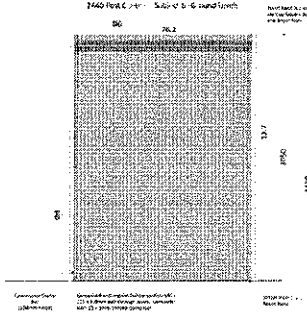
PROPOSED NORTH ELEVATION @ 1200



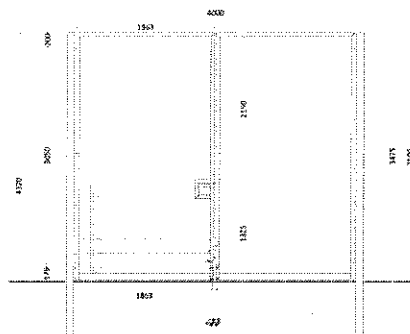
PROPOSED SOUTH ELEVATION @ 1200
EXISTING TREE AND FENCE LINES REMOVED FOR CLARITY



TYPICAL TYPE B PEDESTRIAN GATE ELEVATION @ 1200



TYPICAL FENCE PANEL ELEVATION @ 1200



TYPICAL VEHICULAR GATE ELEVATION @ 1200

1.0 INTRODUCTION
The purpose of this Design & Access Statement is to provide information about the proposed development and to demonstrate how the design and access requirements of the Planning Act 2008 have been taken into account. The statement is intended to be read in conjunction with the Planning Application Form and the accompanying plans and drawings.

2.0 SITE DESCRIPTION
The site is located at the corner of the intersection of the A66 and the A660. The site is currently occupied by a mix of residential and commercial buildings. The proposed development is a new building which will be used as a community centre.

3.0 DESIGN AND ACCESS REQUIREMENTS
The proposed development is a new building which will be used as a community centre. The building will be a two-storey structure with a flat roof. The building will be constructed from brick and will have a series of windows. The building will be accessed from the A660 via a new access point. The access point will be a new gate which will be constructed from brick and will have a sign. The gate will be 1.8m wide and 2.1m high. The gate will be set back from the A660 by 1.8m. The gate will be constructed from brick and will have a sign. The gate will be 1.8m wide and 2.1m high. The gate will be set back from the A660 by 1.8m.

4.0 ACCESS STATEMENT
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ARCHITECTS

PLANNING ISSUE
CALDERSTONES PARTNERSHIP NHS FOUNDATION TRUST, WHALLEY ROAD, WHALLEY, BB7 9PE.

PROPOSED DEVELOPMENT
NEW COMMUNITY CENTRE AND ACCESS GATES TO MAIN DRIVE, CALDERSTONES.

Scale
1:2000 D.E. NOV 12

Project No
P2010-1398-201

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