

Proposed Redevelopment of Clitheroe Community Hospital, Chatburn Road, Clitheroe  
Application for Outline Planning Permission with All Matters Reserved - Design & Access Statement  
July 2012



# Contents.

Section	Page
Introduction	3
Site Location Plan	4
Application Site	5
Aerial Photograph	6
Site Context	7
Design Parameters	8
Illustrative Site Masterplan	9
Access & sustainability	10
Conclusion	11



# Introduction

This statement is submitted to accompany the Application for Outline Planning Permission with all matters reserved for the redevelopment of the existing Clitheroe Community Hospital located off Chatburn Road, Clitheroe.

## Document Structure.

This statement explains the context of the site and the design process. It also describes the design concept and the development proposals.

This document is intended to be read in conjunction with the submitted Outline Planning Application documents including drawings & supporting information reports.

## Context.

The proposed residential site area within the red boundary line is 2.07 hectares. Currently the site is occupied by Clitheroe Community Hospital & the proposed residential scheme will involve demolition of the existing hospital buildings as indicated following the re-provision of the Clitheroe Community Hospital within the proposed new building upon adjacent land to the east - this is subject to a full planning application submitted in parallel.

The site is south of the junction of Chatburn Road & Pimlico Link Road (A671) to the north east of Clitheroe. Further to the north is a quarry with Tarmac & Castle Cement Ltd operations. To the south is Link 57 Industrial Estate & to the west are open fields with dwellings beyond.

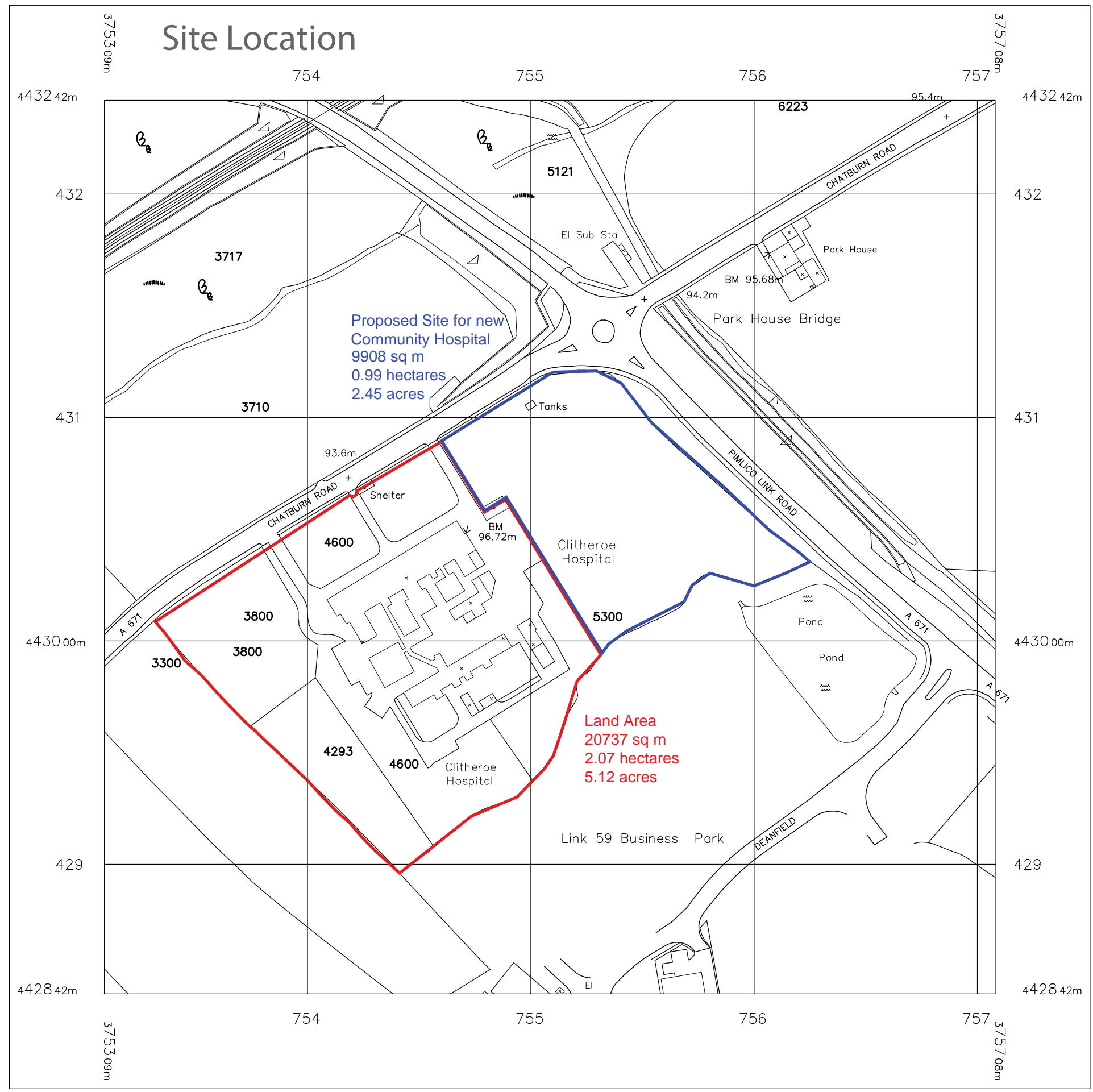
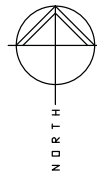


Views of existing main hospital building



View of approach to existing hospital main entrance





NOTES:  
 • THIS DRAWING IS COPYRIGHT  
 • DO NOT SCALE DIMENSIONS FROM DRAWING  
 • ANY DISCREPANCIES ON DRAWING TO BE REPORTED TO NIGHTINGALE ASSOCIATES  
 • DO NOT MODIFY DRAWING  
 • USE DRAWING ONLY FOR PURPOSE(S) ISSUED

No	Design Risk Register

Rev	Date	Revision Notes

Client  
**East Lancashire**  
 Building Partnership

Contractor  
  
**ERIC WRIGHT**  
 GROUP

End User  
  
**East Lancashire**

**NIGHTINGALE** architects  
 associates ■■■■■ www.nightingaleassociates.com

Project  
 Clitheroe Community Hospital

Drawing Title  
 Location Plan

Job No  
 0375

Date  
 21/05/12

Scale@A2  
 1:1250

Status  
**PLANNING APPLICATION**

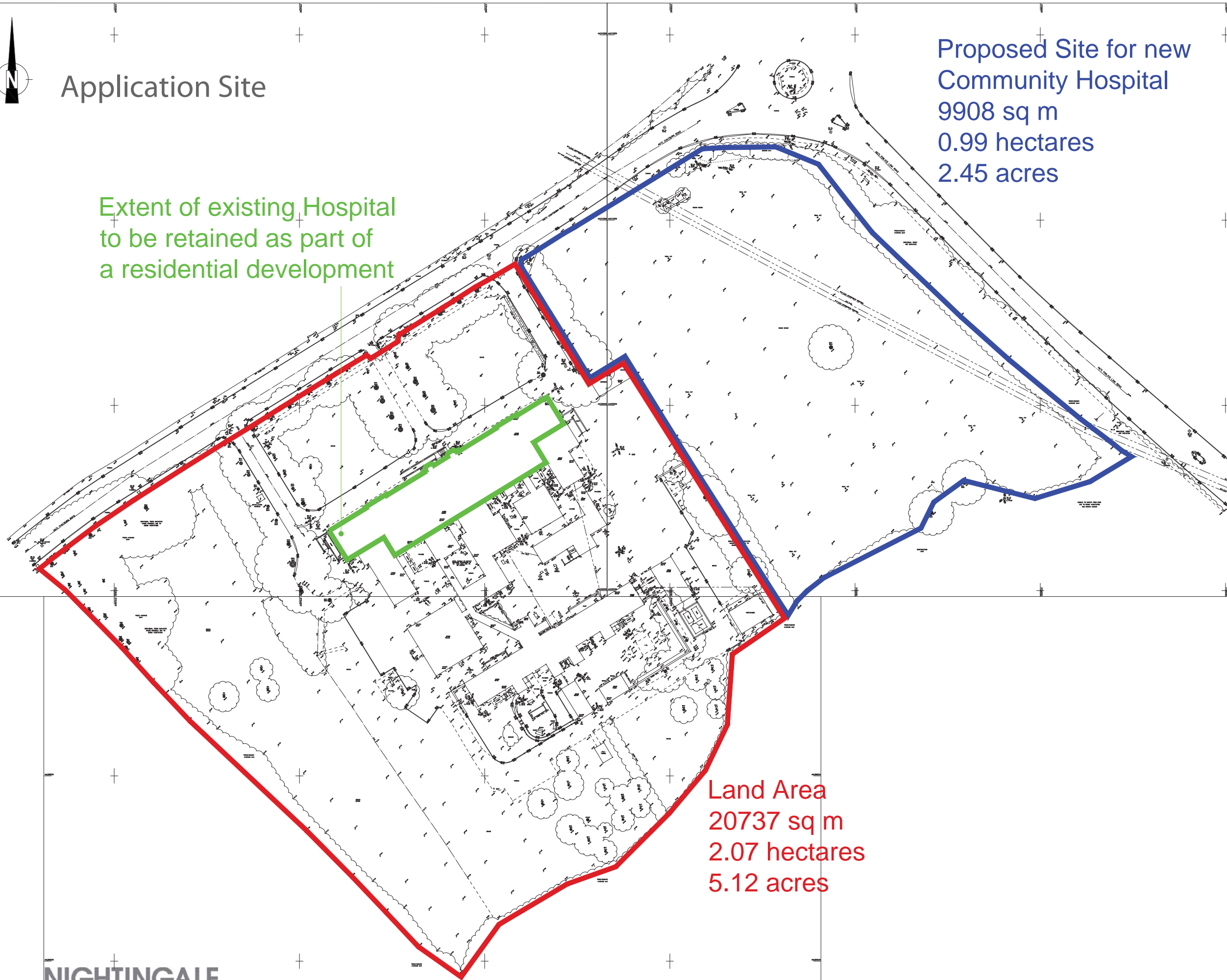
Drawing No	Origin	Zone	Level	Type	Content	Sequential	Rev
AR	WS	XX	PL	100	001		



Application Site

Proposed Site for new  
Community Hospital  
9908 sq m  
0.99 hectares  
2.45 acres

Extent of existing Hospital  
to be retained as part of  
a residential development



Land Area  
20737 sq m  
2.07 hectares  
5.12 acres

NOTES:  
• THIS DRAWING IS COPYRIGHT  
• DO NOT SCALE DIMENSIONS FROM DRAWING  
• ANY DISCREPANCIES ON DRAWING TO BE REPORTED TO NIGHTINGALE ASSOCIATES  
• DO NOT MODIFY DRAWING  
• USE DRAWING ONLY FOR PURPOSE(S) ISSUED

No	Design Risk Register

Rev	Date	Revision Notes
-----	------	----------------

Client  
**East Lancashire  
Building Partnership**

Contractor  
  
**ERIC WRIGHT  
GROUP**

End User  
  
**East Lancashire**

**NIGHTINGALE** architects  
ASSOCIATES  
www.nightingaleassociates.com

Project  
PL  
Clitheroe Community Hospital

Drawing Title  
Site Plan (Red Line)  
Outline Application  
Existing Clitheroe Hospital site

Job No 0375	Date 02/08/12	Scale @A1 1:500
----------------	------------------	--------------------

Status  
PLANNING APPLICATION

Origin	Zone	Level	Type	Content	Sequential	Rev
AR	WS	XX	PL	100	006	





Aerial Photograph



## Site Context

This section sets out the analysis and appraisal of the existing site and its wider context in physical terms focussing upon how the proposed development responds accordingly.

The site analysis presented a series of opportunities & constraints which have served as design parameters guiding the design process.

Site investigations & surveys of the land have been undertaken to ensure that adequate & appropriate design measures are implemented.

The proposed illustrative masterplan has been carefully considered with respect to the semi-rural area, adjacent business park and surrounding mature landscaped setting.

The existing site is bounded by Chatburn Road, open fields & the Link 59 Business Park.

The site is surrounded by existing mature trees & hedgerows which have been surveyed by an arboriculturalist - recommended root protection zones have been incorporated into the proposals to minimise the impact of the construction works upon the existing trees & hedgerows.



View along Chatburn Road



View of site from Pimlico Link Road



View of existing Clitheroe Community Hospital & its mature landscaped frontage



## Design Parameters

This section takes forward the design concepts described previously & explains the details of the development. All drawings referred to are included with the planning application separately.

### Use.

The proposed residential site area within the red boundary line is 2.07 hectares. Currently the site is occupied by Clitheroe Community Hospital & the proposed residential scheme will involve demolition of the existing hospital buildings as indicated following the re-provision of the Clitheroe Community Hospital within the proposed new building upon adjacent land to the east - this is subject to a full planning application submitted in parallel.

### Amount.

The illustrative masterplan proposes a total of 57 residential units, including 39 houses of various types & mixture of detached, semi-detached & town houses ranging from 2 to 3 storeys high plus 18 apartments.

The site area = 2.07 ha, therefore the density of the illustrative scheme = 27.5 units per ha.

### Layout.

The concept of the layout is based upon maintaining the existing mature trees & lawns to the frontage of the existing main hospital building as open space. This also acts as a buffer zone from the road to help reduce noise levels from passing traffic.

The existing eastern access off Chatburn Road is removed to extend the area of soft landscaping.

The existing western access off Chatburn Road is maintained & improved to provide adequate access to the proposed new residential scheme.

The illustrative masterplan includes a mixture of detached, semi-detached & town houses with private gardens.

Dwellings are positioned through considering their respective orientation, aspect from house to house & views within the street scene & beyond to surrounding areas.

Properties on the western edge have garden aspects overlooking open fields & properties to the east have gabled elevations facing the adjacent proposed new community hospital to create a barrier to help reduce the noise impact between the sites.

On the southern side longer gardens keep the dwellings away from the industrial units beyond existing retained hedgerows & trees to provide privacy to the rear gardens.

Most properties have southerly or westerly facing, well proportioned gardens & living rooms will generally overlook the private rear garden.

The ecological & arboricultural information has informed the site layout & landscaping.

The residential road has traffic calming measures at key turning points.

### Scale.

The proposed building lines & roof heights are to be agreed & will be subject to Reserved Matters application.

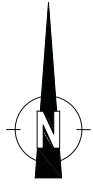
### Landscaping.

The proposed hard & soft landscaping schemes are to be agreed & will be subject to Reserved Matters application.

### Appearance.

The appearance of the proposed properties are to be agreed & will be subject to Reserved Matters application.





NOTES:  
 • THIS DRAWING IS COPYRIGHT  
 • DO NOT SCALE DIMENSIONS FROM DRAWING  
 • ANY DISCREPANCIES ON DRAWING TO BE REPORTED TO NIGHTINGALE ASSOCIATES  
 • DO NOT REPRODUCE DRAWING  
 • USE DRAWING ONLY FOR PURPOSE(S) ISSUED

No Design Risk Register

Rev Date Revision Notes

Client

**East Lancashire**  
Building Partnership

Contractor  
  
**ERIC WRIGHT**  
GROUP

End User  
  
**East Lancashire**

**NIGHTINGALE** architects  
 associates ■■■■■ www.nightingaleassociates.com

Project  
 PL  
 Clitheroe Community Hospital

Drawing Title  
 Illustrative Site Masterplan

Job No 0375 Date 25/07/12 Scale@A1 1:500

Status  
 PLANNING APPLICATION

Origin	Zone	Level	Type	Content	Sequential	Rev
AR	WS	XX	PL	100	005	A



## Access & sustainability

Accessible development.

The site is close to the existing local public transport routes. Chatburn Road is the main arterial road leading to Clitheroe town centre.

The access to the new residential site will be via the existing improved westerly access off Chatburn Road through an avenue of existing mature trees.

The new vehicular estate road would allow adequate access for residents & visitors, in cars, on foot, cyclists & waste disposal vehicles.

Sustainability.

The site is easily accessible & well connected to public transport, community facilities & services, & will be safe, accessible & user friendly. The proposed residential scheme would be within a mixed, inclusive community with other dwellings nearby & adjacent to the proposed community hospital, close to other employment uses & therefore offering good access to jobs, key services & infrastructure.

The location provides easy access to open space & private outdoor residential garden spaces with integrated car parking & footpaths.

The Council can require the detailed design of any proposals to comply with national planning policies, the Local development plan, supplementary planning documents including Code for Sustainable Homes.



## Conclusion

This statement explains the design thinking behind the planning application & justifies the outline, illustrative proposals.

This statement has demonstrated that the proposed development is in accordance with the relevant planning policies.

The design of the proposed development is appropriate for the site & it's surroundings. It will also positively enhance the appearance of the area.

The development occupies a sustainable location which is readily accessible by all modes of transport, as well as by pedestrians & those with disabilities.

The illustrative masterplan proposes a total of 57 residential units, including 39 houses of various types & mixture of detached, semi-detached & town houses ranging from 2 to 3 storeys high plus 18 apartments.

The site area = 2.07 ha, therefore the density of the illustrative scheme = 27.5 units per ha..