

Proposed Clitheroe Community Hospital, Chatburn Road, Clitheroe Full Planning Application - Design & Access Statement

July 2012



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1. Introduction

This statement is submitted to accompany the Full Planning Application for the construction of a new build two storey community hospital located upon vacant land off Chatburn Road / Pimlico Link Road immediately adjacent to the existing Clitheroe Community Hospital.

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 Full Planning Application documents including drawings & supporting information reports.

Background to the development.

NHS East Lancashire is an organisation providing and purchasing health services across East Lancashire, including Clithroo.

NHS East Lancashire propose to make changes to the way in which services are delivered at Clitheroe Community Hospital. In particular, they plan to relocate services currently provided at the existing community hospital to a brand new building, improving the range of services and access to them. Services will include Inpatient Wards, Outpatients, Occupational Therapy, Physiotherapy, MSK, Rehabilitation, Xray & Special Care Dentistry

In September 2002, NHS East Lancashire, supported by the Local Authorities across East Lancashire, produced a strategic document (the Strategic Services Development Plan) which included the re-provision of existing health care accommodation.

The same proposal is included in the revised Plan, produced in December 2003, where the aim is to redesign services to give a more integrated approach. As the first step to fulfilling these plans, the new Bacup Health Centre was opened in 2005.

Since December 2006, NHS East Lancashire has been working closely with Ribbles Valley Borough Council as well as others, to develop a proposal for a new community hospital from which a range of services could be delivered.

The site for this development was identified as being the vacant land immediately adjacent to the existing Clitheroe Community Hospital located off Chatburn Road.

The future part demolition & enabling residential redevelopment of the existing Clitheroe Community Hospital is not part of this Full Planning Application but is the subject of a concurrent Outline Application for Planning Permission with All Matters Reserved.

A multi-agency Joint Project Team, led by NHS East Lancashire, produced a brief for the development that defined an initial list of potential services and a preliminary schedule of accommodation to inform a process of public engagement and involvement.



View of existing site looking SE to Pendle Hill

Extent of the works.

The application site is indicated upon the location plan overleaf.

The proposed redevelopment will comprise site preparation, service infrastructure works and construction of the new community hospital with associated new vehicular & pedestrian access, parking, landscaping and boundary treatments.

On completion of the construction of the proposed new community hospital there will be a period of commissioning prior to handover to NHS East Lancashire for their further equipping and preparing the premises for occupation and operation.

The current services within the existing Clitheroe Community Hospital will then re-locate to the new facilities.



View of existing site from Chatburn Road



View of existing Clitheroe Hospital from Chatburn Road



View of existing site looking NW to existing hospital

Site Location



Proposed Site Area
 9908 sq m
 0.99 hectares
 2.45 acres

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

Surplus Land Area
 20737 sq m
 2.07 hectares
 5.12 acres

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No Design Risk Register

Rev Date Revision Notes

Client

East Lancashire
 Building Partnership

Contractor



End User



NIGHTINGALE architects
 ASSOCIATES ■■■■■ www.nightingaleassociates.com

Project
 PL
 Clitheroe Community Hospital

Drawing Title
 Site Plan (Red Line)

Job No 0375 Date 29/06/12 Scale @A1 1:500

Status
 PRELIMINARY

Drawing No						Rev
Origin	Zone	Level	Type	Content	Sequential	
AR	WS	XX	PL	100	003	

2. Policy Context

Relevant Planning Policies.

The following section lists the relevant national, regional and local planning policies in relation to the site and its proposed use.

PPS1 : Delivering Sustainable Development.

PPS1 provides the over arching planning policy that aims to deliver improved sustainability in the future. PPS1 states that new developments must recognise the needs of everyone and ensure suitable steps have been taken to protect the environment and promote economic growth. In achieving this all new developments must show high quality, inclusive design, and provide good access for all people to a variety of means of transport.

The proposed new community hospital will be in a sustainable location, close to the town centre. The proposed development will integrate and enhance the range of health services within a modern, flexible, accessible, high quality multi-purpose facility designed to meet patient / service providers needs and respond to future changes in health care delivery.

The proposed development will be appropriate in scale to the site context and become a recognisable landmark.

PPG13 : Transport.

The key element of PPG13 is providing sustainable transport choices. Development needs to promote public transport, walking and cycling and overall reduce the need to travel, especially by car. Major generators of travel demand should be located in centres near to public transport. Furthermore, new developments must ensure that accessibility to the site can be achieved for people of all abilities.

For details please refer to the Transport Assessment and Draft Travel Plan Framework documents submitted with this Full planning application which highlight the benefits of the proposal, demonstrate the impact upon the local transport infrastructure and examine the sustainability and accessibility of the site in detail.

PPG 24 : Planning and Noise.

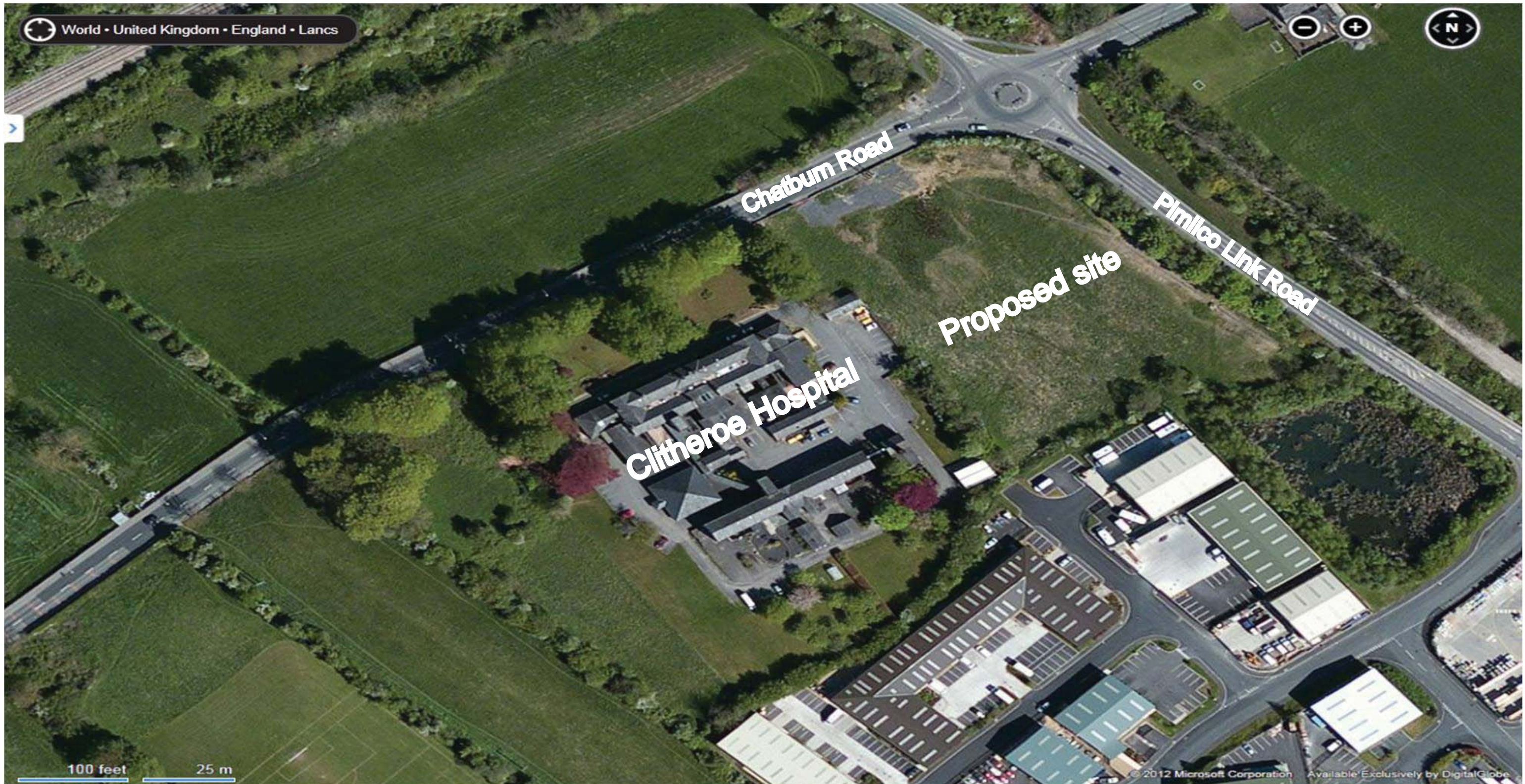
Please refer to the Outline Noise Impact Assessment submitted with this application which assesses the impact of the proposed development upon the surrounding area and details the sound insulation and noise reduction measures to be incorporated.

Regional Planning Policy.

The Regional Spatial Strategy seeks to promote design quality in new development and ensure that it responds to its setting in terms of design, density and uses.

The Local Plan and Joint Lancashire Structure Plan will begin to be replaced as the Local Development Framework and Regional Spatial Strategy for the North West emerge.

The Regional Spatial Strategy sets the broad and long-term spatial planning strategy for the region. The Local Development Framework outlines the spatial planning strategy for the local area and the shape of communities.



Aerial Photograph

3. Site Context

This section sets out the analysis and appraisal of the existing sites and it's 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 siting and physical massing of the proposals 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, Pimlico Link Road, the existing Clitheroe Community Hospital access road / parking & 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

4. Design Process

This section summarises how the physical characteristics of the proposed development have been informed by a rigorous design process undertaken in the following steps :

Assessment.

The various Services' requirements have been determined & a comprehensive brief / schedule of accommodation prepared to inform the development of an integrated design solution. The physical context of the site has also been thoroughly assessed & the design responds to this analysis.

The affects of the development upon the local community have been carefully considered in both social & economic terms. Planning policies & guidance have been used to help shape the development.

Involvement.

A number of discussions & design meetings have taken place throughout the development process to ensure that the proposals reached their full potential.

Stakeholders initially suggested the range of possible health services that may be included within the development.

Evaluation.

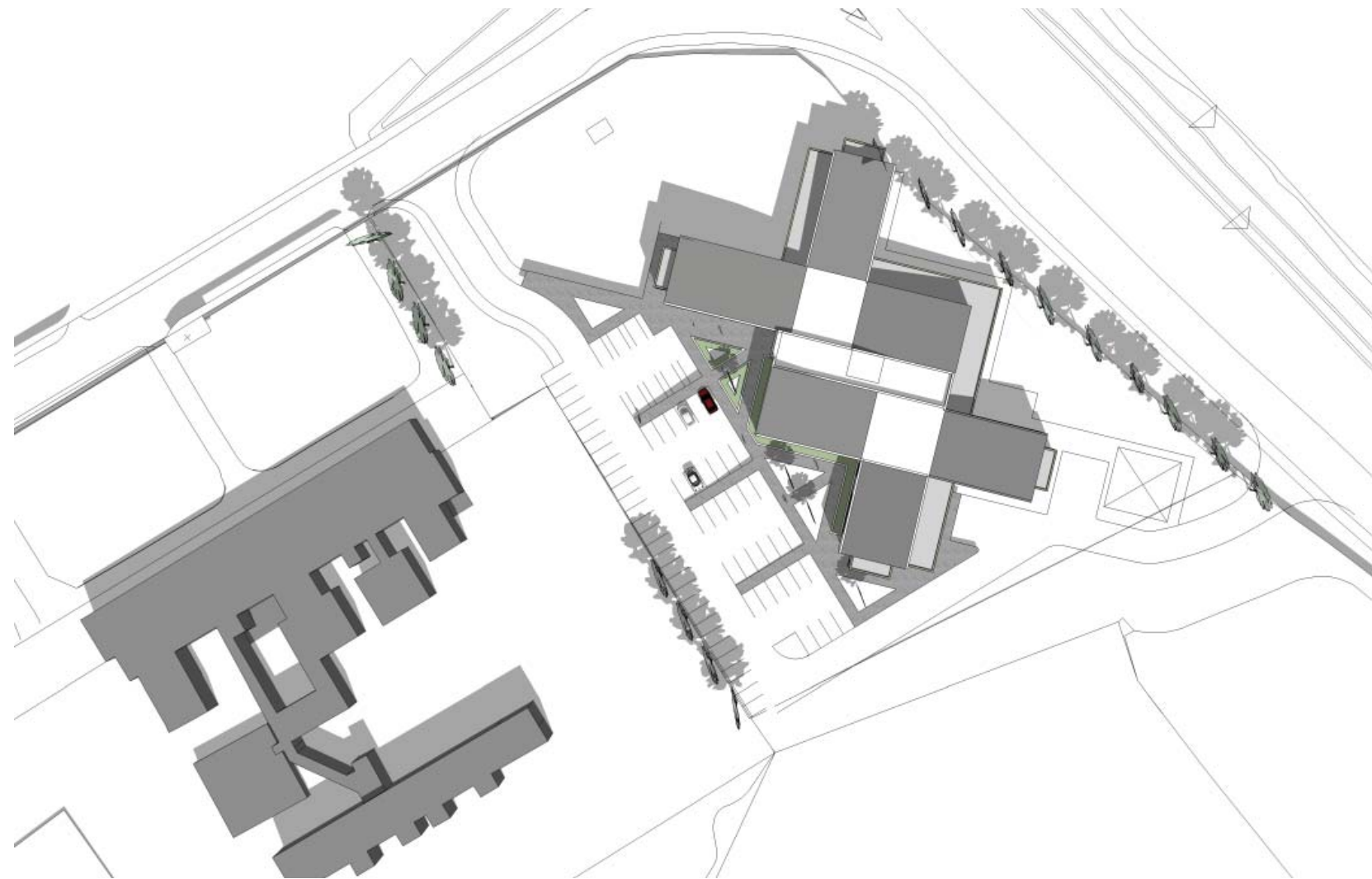
The proposals have progressed through a number of initial options & ideas which address a culmination of conceptual drivers & site issues. The design has been developed through discussions with the client, stakeholders, end users, consultant team & other interested parties.

The access & parking provision is in accordance with requirements of Lancashire County Council Highways.

Design.

The concept has been developed to meet the recognised key elements of good health care design :

- Approachable, landmark building.
- Integrated, inclusive, accessible design.
- Sense of place inside & outside.
- A clear plan with simple way finding.
- Natural lit, ventilated & energy efficient.
- Robust, modern, low maintenance materials.
- Flexible, adaptable, future proof facilities.



5. 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 development will be used for the delivery of Inpatient & Outpatient health services to meet the needs of the people of Clitheroe now & in the future.

The proposed site affords a perfect opportunity for the much needed re-provision of community hospital facilities. The proposed community hospital includes new services, accommodates relocation of existing services & enhances accessibility to these services for everyone through improved choice & extended hours in operation.

Amount.

The amount of development planned balances health service needs with the physical constraints identified from the site analysis.

The proposed building is two storeys with entrance at ground floor from the car park.

The amount of accommodation is Service driven & organised to reflect the Service activity, The Inpatient facilities are all located at First Floor level & all other accommodation is suited within the Ground Floor.

The total proposed floor area = 4050 sq m.

The amount of parking provision is adequate for the Services to function & in accordance with recommended technical standards.

There are adequate car parking spaces including accessible bays, motorcycle spaces & covered cycle parking spaces. There are also extensive areas of landscaping surrounding the proposed building including therapy gardens & external terraces.

Please refer to the Proposed Site Layout drawings included with the planning application.

Layout.

The siting of the proposed building maximises views on approach from Chatburn Road & creates a landmark that may be clearly identified & understood by everyone whether arriving on foot, cycle, car or public transport.

The proposed community hospital facilities are separated into two storeys.

The functional / spatial arrangement is Service driven without compromise to maximise efficiency & flexibility in use.



Scale.

The proposed building lines & roof heights are in keeping with the context of the site.
The solution is a simple, legible building form designed to be readily recognisable & approachable.

Landscaping.

The proposed development will include comprehensive hard & soft landscaping to create attractive open public spaces both within or bordering the site.

All surface finishes, street furniture, boundary walls / fences, pedestrian / vehicle gates, external lighting / planting will all be high quality & maintained to a high standard throughout the life of the health centre.

The outside spaces will be safe, useful, open &/ or secure as appropriate to create a better environment with a sense of place both within the development & surrounding the site.

Choice of textures, colours & forms will be functional & sensitive to the setting.

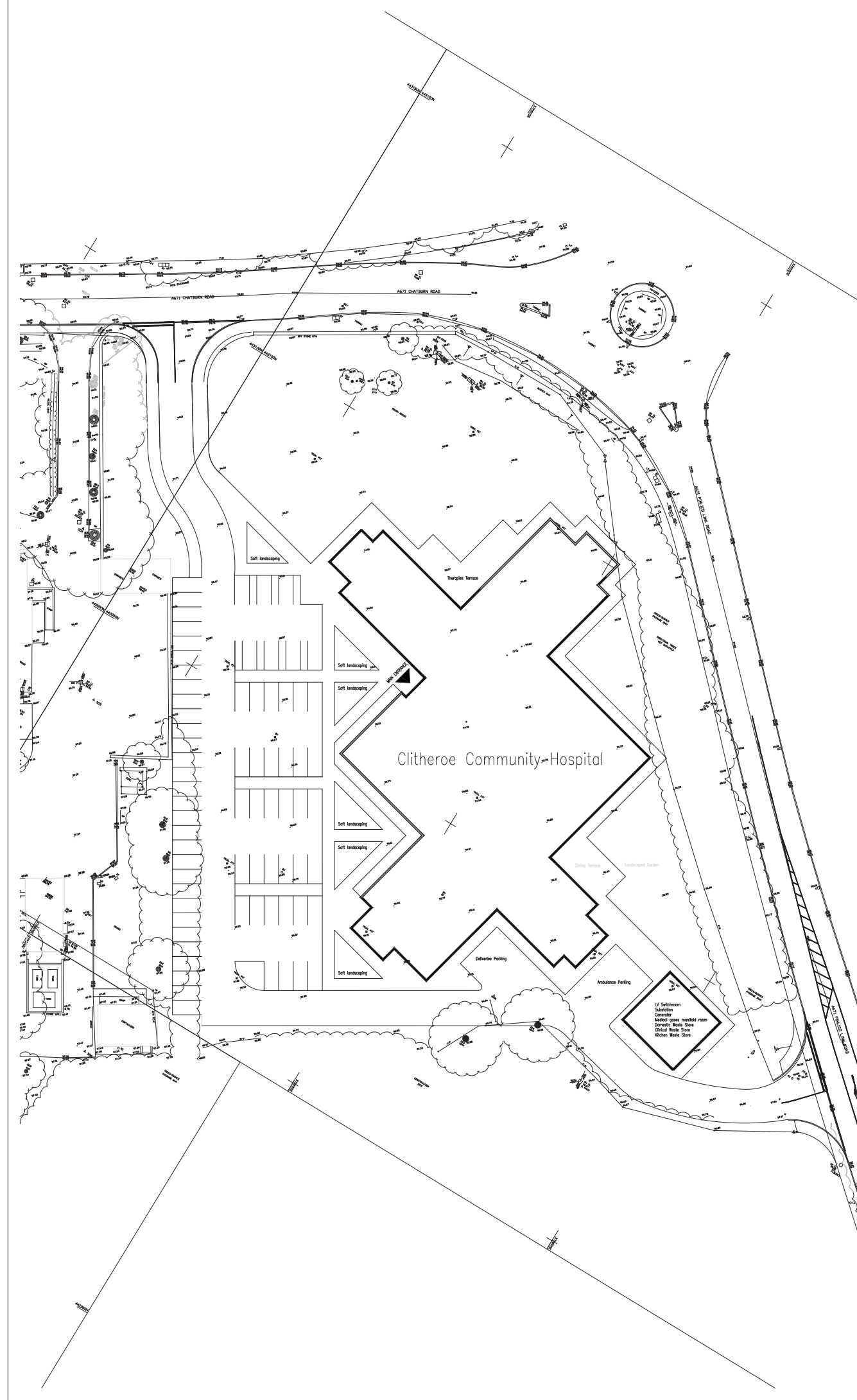
Pedestrian routes will be level, unobstructed, well lit & continue natural desire lines within, between & around the sites.

Appearance.

The appearance of the proposed health facilities is intended to be welcoming & in keeping with its surroundings.

Robust, modern detailing & use of low maintenance high quality facing materials throughout will ensure that the development looks good in all weather conditions & withstands the tests of time.





NOTES



Project Name

East Lancashire
Building Partnership



NIGHTINGALE architects
111-113 CHATHAM ROAD
CLITHEROE, LANCASHIRE, UK

Project
Clitheroe Community Hospital

Drawing Title
Site Plan

Job No	Date	Drawn By
0376	25/07/12	T.200

Scale	1:200
Drawing No	AR XX 01 PL 100 004

6. Access

This section of the statement covers two inter-connected issues. Firstly the general movement to / through / around / between the sites & the proposed health facilities. Secondly how everyone will be able to use the development in terms of accessibility.

Movement and access.

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

There are currently no adequate vehicle nor pedestrian access points to the site.

A new vehicular / pedestrian entrance will be created off Chatburn Road for visitor vehicle entry / exit to the proposed car park.

A second new vehicular access point will be created off Pimlico Link Road for servicing deliveries, collections & ambulance use only.

Please refer to the Transport Assessment & Draft Travel Plan for details of highway works included with the planning application.

Accessible development.

The design solution addresses obligations relating to the reasonable provision of accessibility under DDA regulations, guidance within the Building Regulations & current best practice.

All entrances to the building are level in approach, well lit & unobstructed. The main public entrance will also incorporate automatic sliding doors activated by proximity detectors. The entrances will be appropriately signed & separate entrances for respective Services & staff only will be clearly identified.

The building will include a main reception & each separate Service will have its own reception point. All reception counters, finishes, signage & lighting will be designed to ensure ease of access & use for everyone including induction loops, wheelchair places & lighting levels for lip reading.

Horizontal circulation routes will be level with a minimum clear width of 1500mm. All doors will be suitable for wheelchair users, ambulant disabled & people with assistance dogs. A minimum clear space of 300mm will be provided facing the leading edge of all doors. Ironmongery selected will be suitable for those with limited manual dexterity & colour contrast against the background to assist users with impaired vision. The opening force at the leading edge of all doors will be less than 20N & any thresholds will be suitably detailed.

Glazing to internal doors & glazed screens will allow users vision for both standing & seated use, incorporating safety manifestations where required.

Vertical circulation staircases are located prominent to visitor/patient & staff entrances. All stairs will be designed to fully comply with relevant current standards & regulations. Staircase handrails shall be installed with tactile indicators at the top & bottom of each flight. Refuge spaces with sound & visual alarms will be provided within all upper floor stair enclosures. All lifts will be wheelchair & trolley accessible incorporating clearly distinguishable signage, tactile indicators & visible announcements at each level.

Waiting areas will have seating of varied height / width & spaces for wheelchair users. Wayfinding signage will include icon pictograms alongside text & colour recognition will be adopted. WC provision will include accessible facilities for staff, patients & visitors throughout.

The internal finishes, colours & textures will be influenced by the needs of the visually impaired. Lighting will allow good colour rendering & floor finishes will offer an appropriate level of slip resistance & surface changes will be physically defined.

7. Conclusion

This statement explains the design thinking behind the planning application & justifies the proposed development in terms of equal access for everyone in the community, including the disabled & people of all ages.

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 proposal will provide much needed improved accommodation for existing / new services & will enhance the health facilities available to the local community.

The proposed development will be a major asset to the people of Clitheroe & surrounding districts.

