



OUTLINE APPLICATION FOR PROPOSED HOUSING & CARE HOME DEVELOPMENT  
ON LAND OFF CHATBURN ROAD, CLITHEROE

## DESIGN AND ACCESS STATEMENT

ISSUED WITH OUTLINE PLANNING APPLICATION

Job 13-037  
23.10.2013  
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## 1.0 INTRODUCTION

### 1.1 Application details and site address

This Design and Access Statement has been prepared to accompany an Outline Planning Application for the redevelopment of an open site at the northern end of the Clitheroe settlement, to the north of Chatburn Road and Kiln Close.

### 1.2 The site

The site is a plot of 1.857 hectares, located about half a mile NW of the town centre along the main road to the north. The site is part of a series of open fields sloping down from Chatburn road some 10 metres to a stream in the valley, and then rising up again on the other side towards a railway line, which runs on an elevated banking parallel to Chatburn Road. The fields have historic hedged separation comprising mixed hedge and tree planting, which is now sparse and dilapidated in some parts.

The river is in a flood plain, with a flood risk extending to Zones 2 and 3, with more significant flood risk to the north west of the stream, where the ground rises less sharply.

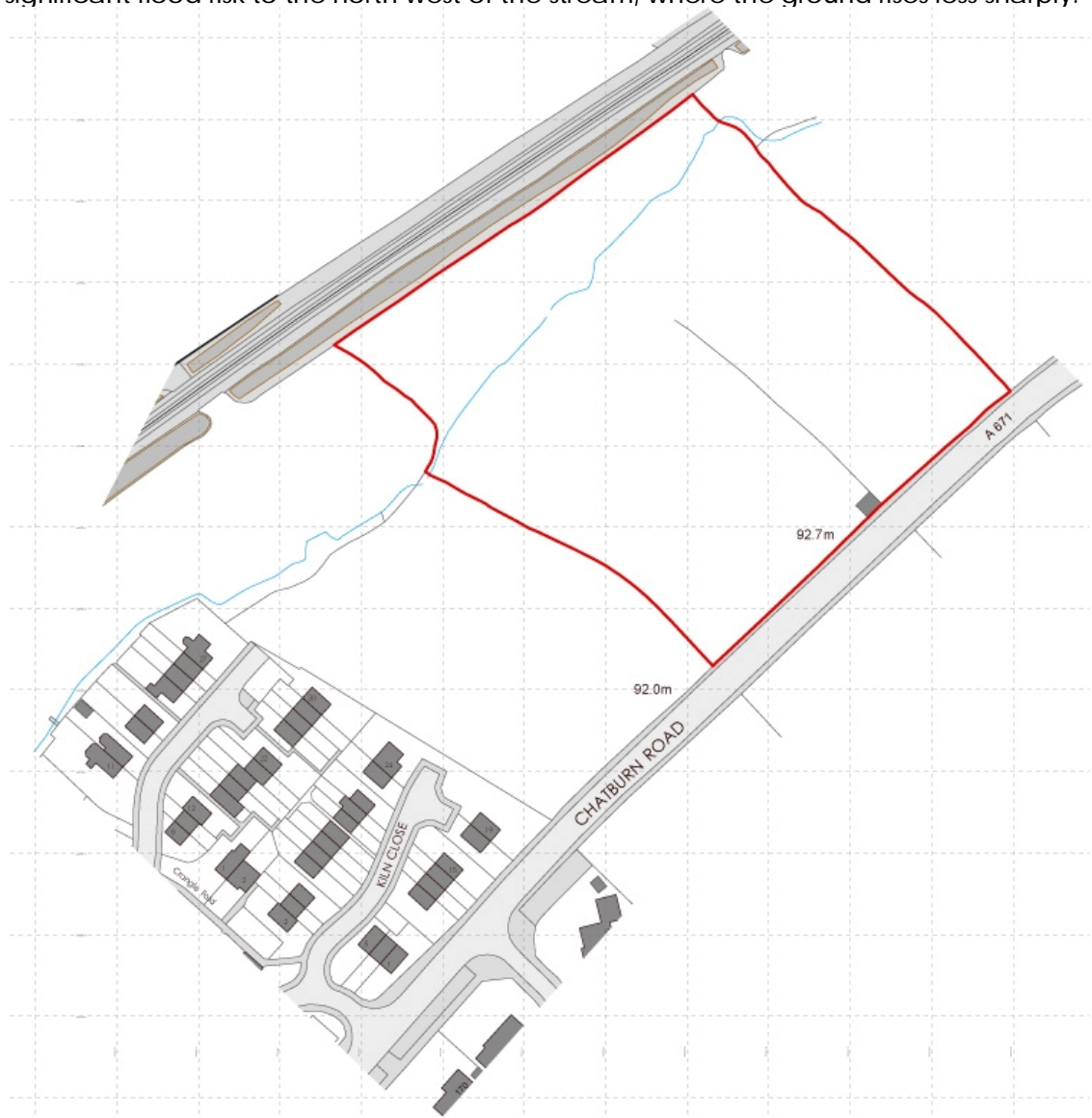


Fig 1: Site Plan

### 1.3 Related Architect's drawings

This document is to be read in conjunction with the following application drawings, all submitted as part of the initial submission, of which this document is part:

Architect's drawings:

- 13-037-101 - Site Location Plan
- 13-037-110 - Site Plan - Indicative Layout
- 13-037-111 - Sketch Elevations 1 of 2
- 13-037-112 - Sketch Elevations 2 of 2

### 1.4 Scheme Proposals

The application scheme is to provide:

- a. A Housing scheme, which fits in as an extension to the existing Clitheroe settlement, providing a mix of open market and affordable homes. The site is well connected to the existing community, with a short travel distance to the town centre.
- b. A 60 bed care home incorporating 3 no Extra Care residential units which will provide 'transition' independent living for the elderly. The Care Home is located on the main Chatburn Road frontage where it benefits from road presence and good access, while at the same time providing a larger scale 'signal' to the beginning of the settlement when approaching along Chatburn road from the north.
- c. A significant community open space is proposed on the far side of the stream, accessed by foot bridge, which would provide both a good provision for community activity, as well as visual appeal to the development.

### 1.5 Phasing

It is intended that the development is phased so as to allow either the housing or care Home to progress first, with the other following on to meet market needs. The development would therefore take one of the following approaches:

- |                          |   |
|--------------------------|---|
| Housing as first Phase   | Site fully developed, with one or two access points to the future care home site.<br><br>The access to the open amenity land is to be included.<br><br>Access provisions to Phase 2 either as per the indicative plan, or altered to suit needs if more specific development proposals are available for the Care Home. |
| Care Home as first Phase | Access road taken into the site sufficiently to provide access to the Care home, with turning head at end of access road.<br><br>Access points to housing road network only included if the housing development is sufficiently developed to provide accurate road positions.   |

## 2.0 SITE CONTEXT ASSESSMENT

### 2.1 Planning Context

See separate Planning Statement prepared by J Dixon; Planning Consultants.

### 2.2 Site Context Assessment

The application site is a plot combining two separate but adjacent fields, which are segregated by the remnants of a tree and hedge boundary, much of which has been lost over the years. There is one significant tree which should be retained.

The application site is separated from the existing settlement by a single field, which is not part of the application site, and it is anticipated that the adjacent plot will be developed in the future.

The design of the application development and the proposed access point into the site is located at the optimum position to maximise sight lines along Chatburn Road.



Fig 2: The application site viewed from the stream looking south towards Kiln Close, which is currently forms the northern boundary of Clitheroe. The tree and hedge line across the picture denotes the southern boundary of the application site, and is to be retained.



Fig 3: View looking along Chatburn road southwards towards Clitheroe, with the application on the right.

The site is most readily viewed from Chatburn Road, from which the site's character is as follows:

- a. The road is generally straight, which combined with a continuous low stone boundary wall and street lighting provides a strong linear emphasis to the views. The railway line to the north west reinforces the linear nature of the landscape.



Fig 4: View along Chatburn Road looking towards Clitheroe with application site on right.



Fig 5: View along Chatburn Road looking north eastwards with application site on left. Note the strong directional emphasis created by road, footpath and stone walls.

- b. Views from the road into the existing housing development is limited due to the significant fall in ground levels towards the north west, combined with tree planting. The existing houses, which follow the road line, are two storey but appear to be single storey in scale with only the upper storey visible from the road. The proposed development will have a similar impact, which will be understated.
- c. There are no significant views of the site from vehicles travelling along the road, with only more distant views available across the valley.



Fig 6: View along Chatburn Road looking north east, with the application site on the left.

- d. Pedestrians walking along the site side of Chatburn Road will have good views into across the field and down into the valley.

Whilst the site is well located for access to the town and amenities, it is visually isolated by the nature of the sloping landscape which falls away from the road with the effect of hiding any development from the principal views. The land immediately on the other side of Chatburn Road rises up the hill.

The adjacent built form is predominantly a relatively new housing, mainly two storey and traditional in design. The existing housing schemes on either side of the road together form a straight northern edge to the Clitheroe settlement.

To the north, beyond the settlement limits, and separated by open fields, there are larger commercial buildings, including a hospital. These do not relate directly to the site, or the nature of the development.



Fig 7: View from the southern boundary of the site, towards Kiln Close and the northern boundary of Clitheroe.

The open field in view is not part of the application site, but can form a further future phase of the proposed development, subject to a separate application. The access routes from the application site into this future development plot are already incorporated into the scheme.



Fig 8: View across Chatburn Road towards the south, looking at the residential development along Green Drive, which forms a continuation of the northern boundary of Clitheroe.



Fig 9: View along Chatburn Road with the Kiln Close development on the right.

The drop in level behind the stone wall, combined with the slope in ground levels reduces the impact of the two storey houses to visually appear as single storey from the road.



Fig 10: View down treed boundary between Kiln Close and the open field to the right.



Fig 11: View along Kiln Close towards the development site, illustrating typical semi-detached housing using materials sympathetic to the locality.

### 3.0 DESIGN STRATEGY

#### 3.1 Site Challenges and Opportunities

The site has a number of features which will require special consideration at both strategic and detailed design stages, as follows:

- a. The site has a considerable fall, of nearly 10 metres down to the stream.
- b. There is a flood risk which has to be addressed.
- c. The site is split by the stream, rendering about a fifth of the area more difficult to develop, especially as a significant portion of the land on the far side of the stream is in a flood risk zone.
- d. The site is largely hidden from view when looking from Chatburn Road.
- e. The existing field pattern characterises the landscape, with tree and hedge rows cutting across the lines of the road, river and railway, which run with contours. These hedgerows form part of the character of the landscape, and need to be retained as much as possible in any new development.



### 3.2 Site layout – Design Principles



Fig 12 Site development strategy (see also drawing 13-037-110)

Key strategy;

- Building form along Chatburn Road reinforces the road line, and broadly follows the building line of the housing to Kiln Close
- The spine access road into the site sweeps down into the valley, with open aspects across the water to open space beyond. This provides an inviting and open introduction to the site, with the building line either side meandering to create a sense of informality and natural blending with green spaces.
- The scale of the Care Home is reduced incrementally with the 3 storey Extra Care block, which create a natural step down in scale.
- The housing is located in cul-de-sacs in smaller groups to provide an increased sense of community and security.

- e. Parking is integrated into individual plots, so as to avoid on street parking.  
The care home is the only place where a significant parking provision is on show. This is specifically needed to provide vehicular access in close proximity to the main entrance.

### 3.3 Access

The site access is located in an optimal position, more or less centred on the site, which provides maximum viewing distances along Chatburn Road, clear of the nearest junction which is on the other side of the road.

The spine road provides a clear route right down to the bottom of the site, providing both access to the site at every level, and also pedestrian access and views across the stream to the open landscaped amenity area beyond.

The spine road gives way to side roads and the Care Home branching off on both sides, largely following existing site contours.

The lower road to the south provides future access to the remaining field, when it gets developed.

### 3.4 Field Pattern

The original tree and hedge boundary across the site is very sparse and old, with little of value. It is not practically possible to retain this hedge row given the site access point, and the building levels which arise from working with the site levels. There is one single mature tree within this hedge row which is retained in the scheme, with the building development arranged around

### 3.4 Accommodation

#### 3.4.1 Generally

The accommodation schedule indicates the maximum number of units in the case of dwellings, and an indicative floor area for the Care Home (GIA).

The scheme layout proposal is indicative only, and designed purely to demonstrate that a well balanced and workable scheme can be delivered on the site. The actual scheme may differ significantly from the submitted layout, and will be the subject of further detailed design, leading to separate applications to discharge Reserved Matters.

- a. House types are indicative and will vary; both in size, type and mix, but the affordable provision will be achieved, but types to be confirmed to meet local demand.
- b. The floor area is based on a GIA of 46m<sup>2</sup>/bed. Care Home developments can vary anywhere from 42-52 m<sup>2</sup>/bed depending on the market sector it is designed for. In this locality the GIA will most likely be somewhere between 44-48m<sup>2</sup>, so may be marginally lower or higher than the scheme indicated.

#### 3.4.2 Housing Scheme

- a. Housing Type and numbers:
  - i. The scheme is designed to deliver 20 units, with an indication of sizes as stated on the layout plan.
  - ii. Affordable is set at 30%.
- b. Parking: 2 off street spaces per residence

### 3.4.3 Care Home

a. Arrangement:

The Care Home is designed as largely two floors to provide all the residential accommodation and with a lower ground floor to fit in with the site levels to provide service accommodation only.

The relatively steeply sloping site will probably result in separate access points to the main entrance (higher up the site nearer the access into the site) with a separate lower access point to the Extra Care and service provision.

b. Accommodation :

The Care Home provides single en-suite bedrooms, arranged in a number of living units which can be tailored to specific care needs. Each unit will have dedicated day spaces and support facilities. All Units will be supported by shared central services such as reception, admin, kitchen, laundry etc.

c. Parking:

This is shown to be at 20, at 3 per bed, which is typical for this type of development. More detailed proposals will be based on local requirements and an analysis of need.

The parking will be designed so as to:

- Sit within the soft landscaping, and not be the primary focus of attention when entering the site.
- Provide disabled parking near the main entrance.
- Provide a generous turning head
- Provide separate service access
- 

d. Servicing:

Care Homes have limited services deliveries and collections, these being largely the supply of catering and medical supplies, and the collection of waste. The laundry is self sufficient and located on site, so is a closed system with a very limited requirement for deliveries.

The main vehicular movements are staff and visitors. The nature of today's Care Homes, which generally have very flexible visiting arrangements, means that visitor movements are spread out during the day. The peak points of parking need generally occur at staff shift changes.

### 3.5 Scale:

Generally:

The scale of the development is two storey domestic, with a residential character.

The Care Home is larger by definition, both due to slightly greater floor to floor level (2925 – 3000), but more critically due to the deeper plan (cross section), which is typically generated by a wide central corridor with bedrooms either side. The result is that the elevation at eaves will be marginally higher than the housing, and on the same basis gables and ridge lines will also be somewhat higher.

The nature of the Extra Care will be linked in vertical scale to the Care Home, so that floor levels tie in to provide accessibility to shared facilities, but the scale otherwise (plan dimensions, ridge height from eaves etc) will be more similar to the residential units.

Scale of Buildings:

The following table gives an order of scale for the various buildings types (metres approx):

|                 | Houses   | Care Home  | Extra Care   |
|-----------------|--|--|--|
| Floor to Floor  | 2.7 - 2.85   | 2.925 - 3.0  | As Care Home                                       |
| Gnd Fl to Eaves | 4.8 - 5.025  | 5.025 - 5.175<br>(2 storey)<br><br>7950 - 8325<br>(3 storey element)   | As Care Home                                       |
| Building Depth  | Varies between<br>9.0 - 11.0   | 14.0 typical cross<br>section<br>(central corridor with<br>bedroom either<br>side)<br><br>Greater where bays<br>are added to<br>elevations for<br>articulation | 8.0 - 10.0   |
| Building Width  | Detached vary<br>between<br>7.75 - 11.0<br><br>Terraced vary<br>between<br>4.75 - 5.50 | To suit design and<br>plan arrangement   | 7.0 - 9.0<br>(Excl shared vertical<br>circulation) |

It should be noted that as the site layout, house types and mix (apart from affordable percentage) are not defined at Outline stage, the final design at Reserved Matters stage could vary considerably. This could include 3 storey houses, which may sit well adjacent to the Care Home, and provide a step down in scale between the home and other houses.

Control of Scale relative to the Chatburn Road frontage:

The site is lower than the Chatburn Road level at back of footpath, where there is an immediate drop, after which the site has a more or less even slope down to the stream. This slope will have the effect of making the development understated when viewed from Chatburn Road.

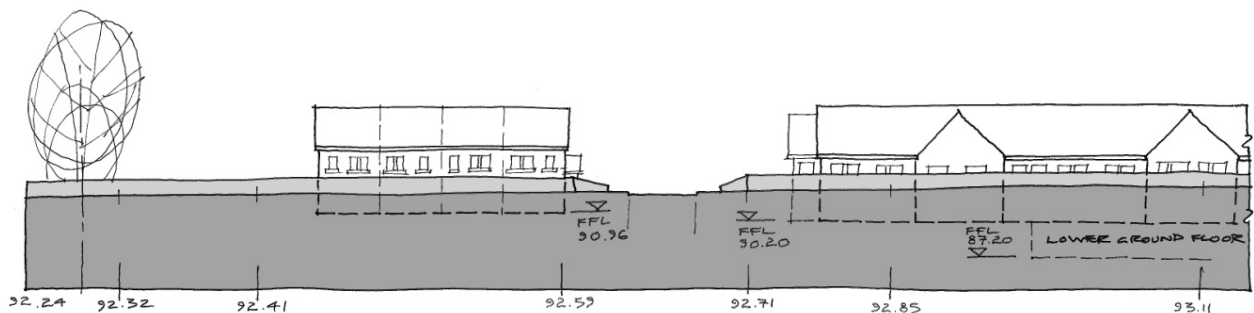


Fig 13 Indicative scale of frontage onto Chatburn Road

The larger Care Home fits in well, reflecting the scale of the row of terraces. This is achieved by a combination of the following:

- a. Whilst the 2 storey Care Home is slightly higher to eaves, it has a lower ground floor level which mitigates the difference in vertical scale.
- b. Chatburn Road rises gently to the north (see Fig 13, with pavement levels rising nearly a metre within the view), which effectively moves the top of the stone boundary wall up the Care Home elevation, reducing the exposed element the building.

The roofs will be in full view, with the Care Home roof being significant in scale due to both its height and length. Devices such as projecting bays and gables can be used to break up the long linear emphasis of the roof to provide a more domestic scale, adding rhythm, articulation and interest.

The challenge therefore will not be to reduce scale and massing onto Chatburn Road, but to add sufficient scale and presence to the Care Home, so that it has some street presence, as well as providing interest and articulation to control linear emphasis.

Control of Scale within the site:

The two issues to manage within the site are:

- a. The slope:

All buildings will be located at levels most suited to the existing site contours, so that the removal and redistribution of soil is minimised. This will also assist with the retention of boundary hedge and tree planting, as well as the single tree to be retained in the centre of the site.

The Care Home entrance is located at an optimal level taking into consideration the pedestrian and vehicular routes into the site, so that accessible gradients are achieved. As Care Homes require level floor plates to provide fully accessible accommodation, the large footprint will result in the ground floor being elevated out of the ground at the lowest point of the site, where the height of the building will be greater than the adjacent houses.

- b. Scale difference between Care Home and Housing:

The Care Home is designed to exploit the natural contours of the land, which at the lower end provides the opportunity to incorporate a lower ground floor for centralised services. The scale of the Care Home will be greatest at this point and requires careful design to provide a natural and progressive step down.

The scale can be managed by the following devices (see also indicative sketch street scene drawing):

- The Extra Care block, while having floor levels that tie into the Care Home, has a footprint more similar to the housing, which would allow the ridge height to be reduced as a step down from the Care Home. Elevational articulation can also be used to emphasise a reduction in scale.
- The houses continuing on from the Extra Care block (starting with plot 20) are to be designed to control scale, with eaves and roof lines providing dropped to provide a gradual reduction in height.

## 4.0 ACCESS STATEMENT

### 4.1 Introduction

The scheme is submitted for Outline approval only at this stage, with all design (layout and detailed design), scale and materials all reserved, so the submission does not include design details for accessibility.

The scheme does however assume that all legislation related to disability discrimination and accessibility, applicable at the time that discharge of Reserved Matters are applied for (or a new application is submitted), will be complied with, including, but not exclusively, and as applicable to the type of accommodation being provided:

- a. The Equality Act 2010
- b. The Building Regulations Part M (Whole site)
- c. Lifetime Homes (All Housing including Affordable )
- d. HQI (Affordable only)

### 4.2 Vehicular access into, and circulation within the site

Access to the site is as illustrated in the application submission drawings, but is the exact locations and design are subject to detailed design as under reserved matters.

The road layout with the site is bed around a single central spine, with footpaths both sides, leading to narrower access roads to groups of houses, which may be less formal and incorporate some shared vehicle/pedestrian zones with pedestrian priority.

The arrangement of houses in groups and cul-de-sacs will fit in with natural surveillance and security, as well as prioritising pedestrians.

### 5.3 Pedestrian Routes

The emphasis on pedestrian priority will also include a foot path connection to the amenity land across the stream, which itself will be visually policed by residential properties and the Care Home, which will overlook it.

### 5.4 Housing

The housing scheme will have safe vehicular and pedestrian access to all units, with level access into each dwelling.

### 5.5 Accessibility to and within the Care Home

Care Homes are by definition designed to provide safe and secure accommodation to elderly and infirm residents, so the accommodation provision is a combination of accessible accommodation, with special provisions for individual care needs, combined with 24 hours staffing care.

A key factor in the philosophy of the development is to recognise that residents may have a range of infirmities which restrict their mobility and/or awareness, which are addressed with appropriate precautions, using both technology and written procedures for staff, so that their wellbeing and safety needs are fully addressed.

The living accommodation will meet the following standards:

- a. Care Standards Guidelines (2000)
- b. Registration with the Care Quality Commission (CQC).
- c. Mobility & wheelchair standards
- d. Access to the building will be designed to comply with BS.8300 (Code of Practice for the Design of Buildings and their Approaches to meet the needs of Disabled People)
- e. Building Regulations; Approved Document M

# APPENDIX A

## SUPPORTING STATEMENTS

### A BIODIVERSITY SURVEY & REPORT

A separate Habitat and protected species Risk assessment has been prepared by Penn Associates.

### B CRIME IMPACT STATEMENT

#### B1 Introduction

The detailed design of the scheme, including layout, building design and materials, will be the subject of later development, and separate applications for the Discharge of Reserved Matters, or by way of new Full applications.

The scheme will however address all the key principles of good planning and design, to 'design out' crime, in compliance with all relevant standards in force at the time (as applicable), including, but not inclusively the principles identified in the following:

- Safer Places – The Planning System and Crime prevention (Home Office – Office of deputy Prime Minister)
  - This to include use of the Planning & Crime Prevention Toolkit.
- Secured by Design Principles
  - Either meeting assessed criteria and recommendations of a Crime Impact Assessment only, or full compliance with SBD registration.

#### B2 Principles of design to be adopted

- a. General layout considerations: Create well-defined routes, spaces and entrances that provide for convenient movement though the site, without compromising security.
- b. Site Planning: Layouts that discourage crime and to ensure that different uses do not cause conflict.
- c. Surveillance:
  - Ensure that all publicly accessible spaces are overlooked, encouraging the principles of 'defensible space' and passive security.
  - Incorporate suitable and appropriate active systems.
- d. Ownership: Promote a sense of ownership, respect, territorial responsibility, both at individual and community levels.
- e. Physical protection: The scheme to incorporate well-designed security features.
- f. Activity: Create places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- g. Management and maintenance: Put in place management and maintenance procedures and processes, to encourage the maintenance of the site (which leads to a sense of ownership and respect), and to discourage crime.

#### B3 Conclusions

The scheme has the capability to provide:

- a. A safe environment in terms of the safety of individuals.
- b. Good movement routes across the site, with an emphasis on the priority of pedestrians.
- c. A positive sense of community and ownership, based on smaller clusters of housing, which reinforces safety and security.

C FLOOD RISK ASSESSMENT

A Flood Risk Assessment has been carried out by Thomas Consulting, a copy of which has been submitted as part of the Planning Application.

All buildings are constructed clear of the flood zones.

D TREE SURVEY

A Tree survey has been prepared by PDP Associates, a copy of which has been submitted as part of the Planning Application. The survey includes:

The proposed works to trees include;

- a. Along the site boundaries, tree surgery works to be carried out as required to ensure soundness and safety, but all trees and hedge planting identified as sound and as contributing to the landscape to be retained.
- b. The existing hedgerow and tree row crossing the centre of the site is to be removed, with only tree T19 retained. This tree is to be protected, and the buildings arranged to seep around, so that the tree provides a central focus and part of a 'green heart' to the development.