

# Land at Former Clitheroe Hospital

Design and Access Statement

December 2016

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Prepared by:



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Design

creative minds safe hands

in behalf of



Property Services



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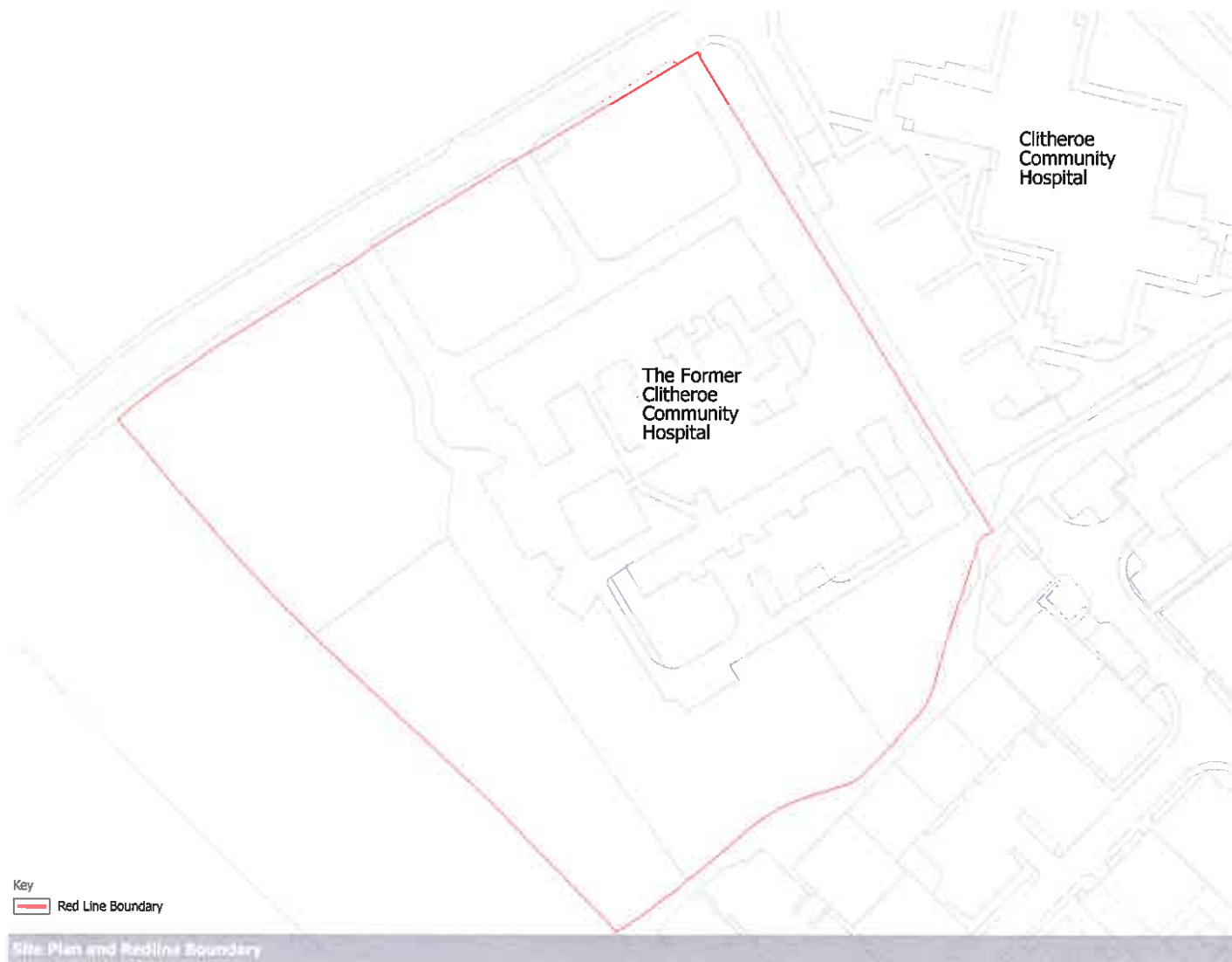
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### Document verification

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View to the north of the site

### 3.3 Access and Movement

#### Wider Context

Clitheroe town centre is located approximately one mile to the south with regular bus services passing the site and connecting to the town centre. The town's train station provides direct services to Manchester with a journey time of just over 1 hour. The site is located approximately 18 miles to the north east of Preston and 35 miles to the north of Manchester. Road access is via the A59, linking to the M65 and M6.

#### Site Context

The site is accessed directly from Chatburn Road. There are two vehicular entrances at present; one at either end of the site frontage. The north-eastern most access is immediately next to the new hospital entrance and therefore is unlikely to be able to be used to support new development on the site. A pedestrian entrance is provided at the centre of the frontage.

The site is well connected to public transport, community facilities & services and infrastructure. It only takes approximately 6 minutes by bus, 4 minutes by car or 20 minutes on foot from the site to Clitheroe town centre.



Site Access and Movement





View to the north-west of the site



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### 4.4 Edges and Boundaries

The eastern edge of the development site is enclosed by a length of fence, separating the site from the new Clitheroe Community Hospital and associated car park.

Three open fields lie to the south-western boundary and further fields lie to the northern boundary beyond Chatburn Road. Two existing accesses are taken from Chatburn Road, at each end of the former hospital building.

Industrial/business units are located adjacent to the southern edge of the site.



View of north boundary



View of west boundary



View towards south boundary



View of east boundary

### 4.6 Topography & Flood Risk

The greenfield site is located within Flood Zone 1 and there are no critical flood risk issues to mitigate against in the design.

The drainage study has identified that the topography of the site falls to the north-west, this would therefore be the proposed location of SuDS components, for example attenuation ponds and swales where viable.

Surface water will discharge to Mearley Brook to the north-east of the site.

**It is proposed to discharge foul flows to the existing United Utilities sewer at Chatburn Road. A Flood Risk and Foul Drainage Assessment is submitted as part of this application.**



Topography Plan



### 4.6 Opportunities

The analysis highlights a number of opportunities to:

- Provide a new access into the site from Chatburn Road;
- Create an attractive gateway landscape feature at the threshold of the development;
- Maintain key long distance views through outward facing development;
- Maximise the views of the Forest of Bowland AONB through frontage to the north-west of the site;
- Keep the existing character of the site by retaining the lawns to the site frontage. This will be utilised to provide public open space;
- Provide development outside of tree root protection areas, with a maximum of 10% of work within the zone.





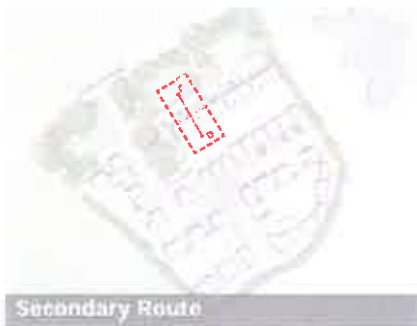
Existing trees and mature trees to be retained







Primary Route



Secondary Route



Tertiary Route





### 7.3: Gateway

The vehicular access, taken from Chatburn Road, along with a pedestrian access along the existing tree lined route into the site, create a central gateway into the site.

The gateway is characterised by the retention of the former hospital lawns and mature trees which generate a sense of arrival into the site and link to the primary route through the development.



### 7.5 Building Line

The existing building line of the former hospital building forms a strong boundary between the area of development and areas of open space. This building line has therefore been retained and provides a distinct character to the development, along with views over the lawns.







View to the west across open space

