



Chatburn Road, Clitheroe.

Design & Access
Statement

McDermott Homes



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Preface

This Design & Access Statement has been prepared on behalf of McDermott Homes in support of a full planning application for a residential development of 60 dwellings with associated car parking, landscaping and open space, along with the demolition of existing buildings on land at Chatburn Road, Clitheroe.

This document aims to provide an analytical background and concept proposals to facilitate discussions with the Local Planning Authority. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2006) for applications of this type to be accompanied by a Design and Access Statement.

The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

- o Assessment

- o Involvement

- o Evaluation

- o Use What the land and buildings will be used for.

- o Amount How much development can the site accommodate?

- o Scale How big the buildings and spaces will be, specifically their height, width and length.

- o Layout How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.

- o Appearance What the building and spaces will look like, for example building materials, architectural details and its context within the surrounding area

- o Landscaping How open spaces will be treated to enhance and protect the character of a place

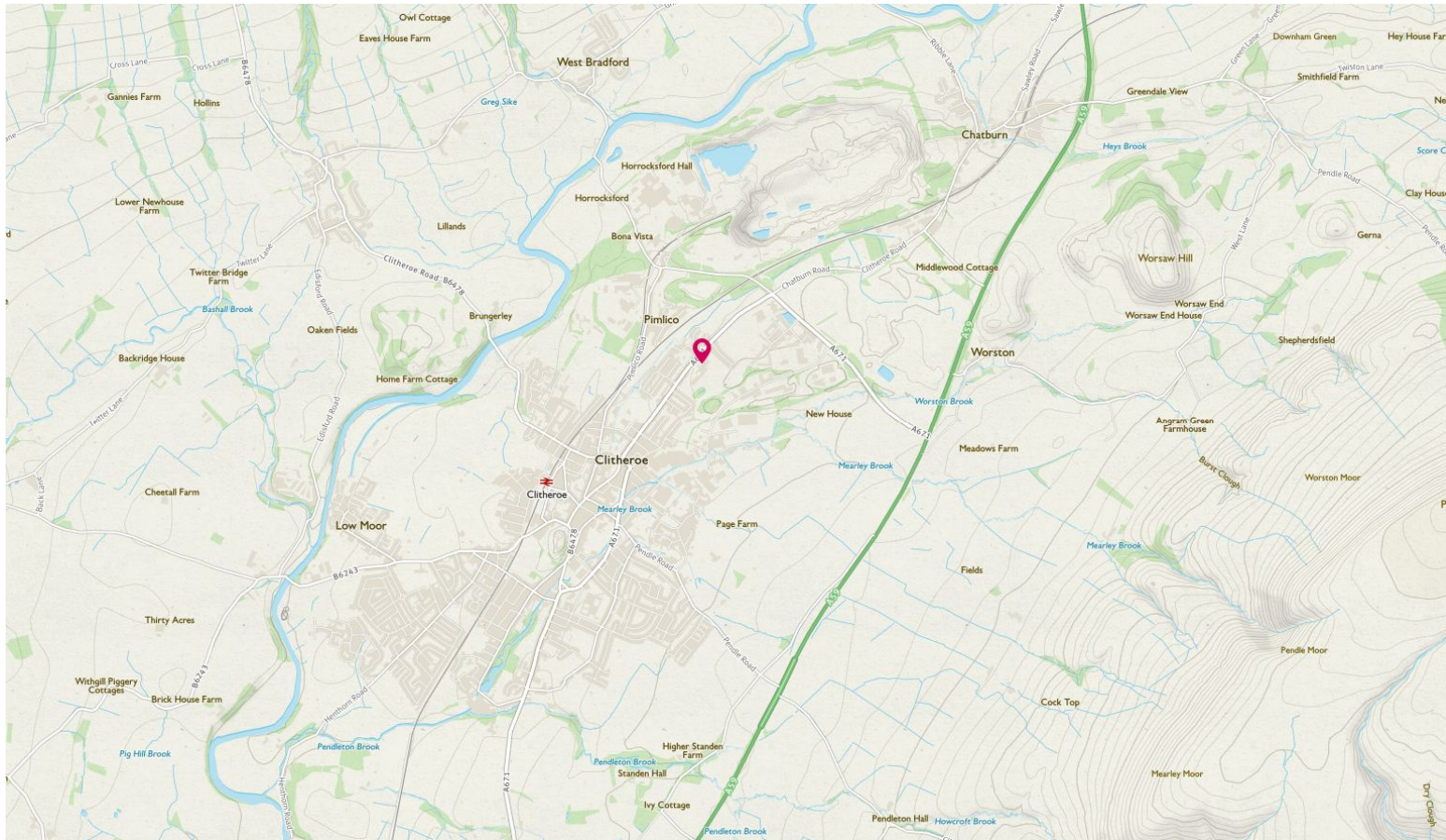
- o The Access Element of the statement must include two aspects of access to the development:
Vehicular and transport links - why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

- o Inclusive Access How everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

Introduction

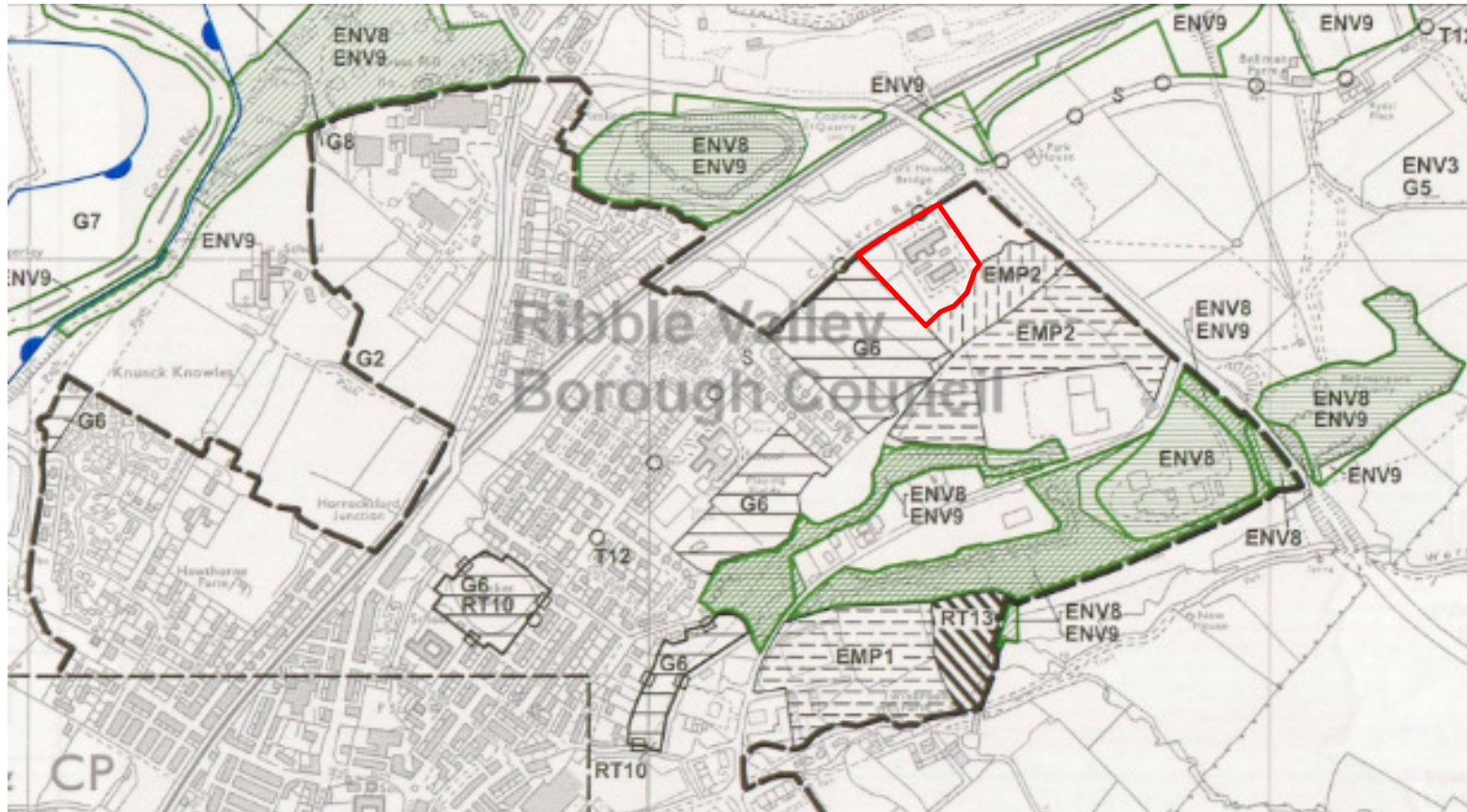
1.1 The Site

The site is located at the vacant grounds of the former Clitheroe Community Hospital at Chatburn Road, Clitheroe (OS grid reference SD 75112 42715)



Location Plan

The following extract is taken from Ribble Valley's Districtwide Local Plan Map, (2014). Existing residential areas and open green spaces surround the site which abuts Chatburn Road to the northern edge site boundary. Ribble Valley have indicated land to the southern boundary as Industrial Land (Policy EMP2).



SHEET 2 Ribble Valley
Districtwide Local Plan
Adopted June 1998

- Inset map
- Main settlement boundary, Policy G2
- Village boundary, Policy G4
- gs Land outside main settlement / village boundaries, Policy G5
- Essential open space, Policy G6
- Flood risk area, Policy G7
- Notifiable installations / pipeline, Policy G8
- ENV3 Open countryside, Policy ENV3
- Sites of special scientific interest, Policy ENV8
- Local nature reserve, Policy ENV8
- County biological heritage sites, Policy ENV9
- Ancient woodland, Policy ENV12
- Scheduled ancient monument, Policy ENV14
- Conservation area, Policy ENV16
- Historic parks and gardens, Policy ENV21
- Housing land allocation, Policy H1
- Industrial land allocation, Policies EMP1; EMP2
- Industrial land allocation, B1 use only, Policy EMP2
- Public open space in recreational use, Policy RT10
- Golf driving range, Policy RT13
- Proposed bus terminus, Policy T9
- Lancashire cycleway (N) north (S) south, Policy T12
- Main shopping centre, Policy S1
- Principal shopping frontage, Policy S3
- Primrose area policy, Policy A1
- Calderstones area policy, Policy A3
- Central built campus (Calderstones), Policy A3

Note: Inset 6, Clitheroe (Primrose)

- Potential employment area (subject to constraints)
- Potential residential area - see policy wording

Other Local Plan policies, not indicated above, apply across the whole area or to specific types of development.

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Extract from Ribble Valley's Districtwide Local Plan Map.



Aerial Photograph of the site

1.2 The Context

The site is approximately 2.01 Hectares (4.96 acres). The site is currently accessed directly off Chatburn Road on the north-western boundary.

The site itself is situated in Clitheroe with Clitheroe town centre, being approximately 1 mile to the South, Preston approximately 18 miles South-west and located 35 miles to the South is Manchester. Chatburn Road can be accessed via the A59, which links the M65 and M6.

Trees and hedges define the south-east and south-western edges of the site which abut large open fields, with further fields directly adjacent to the northern boundary beyond Chatburn Road. A fenced boundary is located to the eastern boundary to separate the site from the new Clitheroe Community Hospital.

Further south-west and west of the site lies residential housing developments as well as industrial and business units to the southern edge of the site.

1.3 Photographs

View from Chatburn Road considering the new development



View from Chatburn Road considering the site



View of the open green space along Chatburn Road opposite the site



View of the roundabout junction of Chatburn Road and the Pimlico Link Road



View from Chatburn Road considering the site



View from Chatburn Road junction looking at the new development



View from the industrial area to the south-east looking towards the site



View of the industrial area located south of the site



View of detached property close to the site



View of dwellings off Chatburn Road



Clitheroe Royal Grammar School off Chatburn Road



View taken from the industrial area to the south of the site

