

Clitheroe Health Centre

Railway View Road, Clitheroe, Lancs, BB7 2JG

Proposed Bin Store

Design and Access Statement

May 2018



by

Urban Design & Consult Ltd

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Introduction

This statement is submitted on behalf NHS Property Services Ltd by Urban Design & Consult Ltd to accompany the Full Planning Application submitted to the local Planning Authority.

- Proposed Bin Store at Clitheroe Health Centre, Clitheroe.

This document sets out a description of the site and its surroundings and concludes that the development as proposed is wholly acceptable for this location. This statement is to be read in conjunction with the following drawings:

0384.P.01 Existing and Location Plan

0384.P.02 Proposed Plan and Elevations

The Site and Its Surroundings

As existing, the 0.24 hectare site is used as a Health Centre with staff and visitor parking areas. Vehicle access to the site is gained from the East via Railway View Road.

Being located in the Town Centre, the site and surroundings are well served by public transport with the bus stops and a train station available within 100m. Commercial properties, shops and offices surround the Health Centre.

The Health Centre is a part 2 storey traditional brick-built building with a combination of flat and tiled pitch roofs. The surrounding hardstandings are a combination of macadam parking areas, PCC paved footways and grassed embankments.

Figure 1: Photographs of the site and its Surroundings



Aerial View of Site



Location of Proposed Bin Store

Planning Statement

Following a recent fire safety inspection it was noted that the bins to the Health Centre were lined up against the external wall creating a substantial fire hazard.

Urgent recommendations were made to locate the bins away from the building to prevent risk of fire spread into the Health Centre.

A lockable bin store was therefore proposed to provide adequate and secure waste storage and protect the building in the event of a fire.

No parking spaces have been affected by the proposal. The area is an unused triangle of paving.

Scale

The height of the new fence is 2.2m rising to 3.0m adjacent the existing retaining wall.

Materials

Bin Store	Treated timber hit and miss fence panels in natural finish Treated timber hit and miss double gates in natural finish
Surfacing	Existing macadam
Bollards	1.0m high stainless steel bollards.
Lamp	Wall mounted LED low energy light on dusk til dawn sensor

Biodiversity

Given the minor nature of the proposed works they has no effect on biodiversity in the area.

Flood Risk

The site has been assessed using the Environment Agency website and this area is not at risk from flooding. Existing drainage will be cleared to ensure free running.

Tree Survey and Protection

No trees or hedges will be affected by the proposed works.

Transport Assessment/Travel Plan

Not required.

Access Statement

Not applicable.