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***Child Action North West***

Whalley Road  
Wipshire

***Design and Access Statement***

May 2019

IWA  
architects

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## 1.0 Introduction

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### 1.1 Outline and Scope

This Design and Access Statement has been produced in support of the full Planning Application for alterations to the facade and lower ground floor layout at Child Action North West, Whalley Road, Wilpshire.

The aim of this project is to provide better access to and facilities within the head quarters. These works will subsequently allow the charity to increase the frequency of services on offer and the potential to implement additional services to those already established.

### 1.2 Design Team

#### Client

Child Action North West  
The Homestead,  
Whalley Road,  
Blackburn  
BB1 9LL

#### Architect

IWA Architects  
First Floor Offices,  
Bank House, King Street  
Clitheroe  
BB7 2EL

## 2.0 Context

### 2.1 Project Context

#### 2.1.1 Charity Context

Child Action North West has been in existence for over 125 years since the founding of Blackburn Orphanage in 1886. The Head Office in Whalley Road, Wilpshire is no longer used as an orphanage however many of the issues that caused children to be placed there still exist today

The charity operates in the North west of England predominantly in Lancashire, Greater Manchester, Cumbria and surrounding area and provides a broad range of services to support children, families and vulnerable adults in the Criminal Justice Service. The region is very diverse and includes areas of extreme deprivation and poverty.

#### 2.1.2 Local and Site History

In the mid 1860's Wilpshire's population was small and stationary, solely employed in agriculture. By the early 20th century. The population rose as transport links improved, the Blackburn, Clitheroe and North Western Railway opened in 1870, with its own station at Wilpshire. This was followed by the tramway from Blackburn to its terminus at Wilpshire,. This allowed people to live on Blackburn's outskirts and travel in to work. By 1901 wealthy industrialists and professionals from Blackburn had built large villas along Whalley New Road in the Wilpshire area and countryside outside Blackburn, presumably land was cheaper to develop and available.

A notable development was the Blackburn Orphanage, the foundation stone was laid on 31st. August 1889 by Blackburn Mayor and had its official opening on 23rd July 1891. The building was designed by Messrs. Briggs and Wolstenholme- Blackburn Architects to accommodate 150 children with fire proof staircases and passages with iron staircases leading out from each dormitory.

In 1905, Blackburn Orphanage developed further when a separate building for girls was officially opened in July 1905. The new building was close to the existing home fronting on Whalley New Road and was built of similar stone, providing accommodation for 50 girls. Its basement floor housed a washhouse, laundry, bathroom, recreation room and cloak/boot room. On

the ground floor was a dining-room, sewing/day room, kitchens, matron's sitting room and parlour and a visitor's room. The upper floor contained dormitories, matrons and other bedrooms, bathroom and school-room.

Major housing areas developed in the 1920's/1930's but with continued building to post 2nd World War times. All of these developments were sited off the original linear developments and consist mostly of semi-detached and detached properties, made of brick.



Historic Map



Google map view of the Homestead today

## Context

### 2.1.3 Orphanage History

The Blackburn Orphanage, later renamed the Homestead, was founded in 1886 by Scotsman James Dixon and provided accommodation and care for thousands of children from across the region.

James Dixon was born in Scotland, in 1855 but his family subsequently moved to Blackburn, Lancashire. He worked as a journeyman joiner and in 1881 after witnessing boys sleeping out all night, he and a friend founded the town's Bent Street Ragged School.

In April 1884, following repeated request from boys at the school, a Boys' Home was opened in rented premises on Feilden Street. The following November, a Girls' Refuge was added on Barley Lane.

In 1886, Dixon began to raise funds for the building of an orphanage for the town, contributing £50 of his own savings. A five-acre site was found on the Whalley Road, near Wilpshire, to the north of Blackburn, and on 31st August, 1889, the foundation stone was laid by the Mayor of Blackburn. On May 23rd, 1891, the formal opening was carried out by Miss Derbyshire, of Limefield, Blackburn, who had donated the cost of the land.

The establishment provided a home for orphan and destitute boys and girls aged from 4 to 12 years. No charge was made for those entering the Orphanage, with its Committee selecting the most needy and deserving cases. Priority was given to children who had lost both their father and mother. The 10-strong Committee was elected annually from those subscribing two guineas (£2.10) or more. For many years, James Dixon himself superintended the Orphanage as well as the Blackburn Ragged School.

The original building was extended in 1895 to increase the accommodation to 70 places. In 1904, a new girls' block, designed by the firm of Briggs and Wolstenholme, was added at the west, with the original block then being used to house the boys. The total accommodation then totalled 65 places for boys and 55 for girls.

The original block had been demolished by the 1970s. The surviving building now houses the headquarters of the charity that Dixon founded, now known as Child Action North West, which continues to support local children and young people in need.



The original Orphanage building



The later addition to the Orphanage



View of the buildings from Whalley Road



Sketch of the girls Orphanage



View from Whalley Road today

## Context

### 2.2 Contextual Analysis

The Homestead is situated in Wilpshire which sits on the southern boundary of the Ribble Valley. From its elevated position on the outskirts of Blackburn the area benefits from glorious views over the valley to the north. The site is to the north of Whalley Road, a prominent and well travelled route into Blackburn town centre from the heart of the Ribble Valley.

This section looks at the proposals in relation to the surrounds, and what may be affected as a result.

#### 2.2.1 Streetscape, Scale and Views.

The old Blackburn Orphanage building is now surrounded on all sides by predominately detached and semi-detached dwellings. It sits on a site of almost 2 acres that contains car parks, memorials and large lawns.

Due to the fall in the terrain, the houses to the south, across Whalley Road, peak at the same height as the Homestead despite its more monumental scale. This fall also contributes to the access points entering the building on different floors. The main reception entrance is on the roadside elevation to the south at ground level, whereas additional entrances to the east and west arrive at lower ground level.

The area upon which work is proposed is on the east elevation, tucked away at the lower ground level. There is a retaining wall bordering a paved area with easy and direct level access from the large visitor and staff car park. As such, this section of the elevation is not visible from the surrounding roads or paths.

The views to and from the property will not be affected by the proposals. Much of the site is bordered with mature trees and there have recently been trees planted by a memorial in from of the east elevation.



View from the car park of east elevation and memorial



Google earth image showing the Homestead in context



View from Whalley Road looking at East elevation.



Looking at the East elevation from Sutherland Close to the north of site

## 3.0 Design

### 3.1 Design Development

The design intention is to create a separate access point for people visiting the charity, whilst maintaining the current access for use specifically by young people visiting and socialising at the centre.

#### 3.1.1 Approach & Process

The approach used by IWA in designing separate internal facilities to the client brief has been a thorough and detailed one, exploring options utilising the existing layout and internal alterations, questioning the end users on how these options suit their needs to find the most appropriate solution.

The existing level access and entrance to the east is most suitable due to the proximity to and access from the car park. The additional entrance allows the charity to operate multiple activities for various groups of people at any one time.

The entrance door will replace the opening where there is currently a window and enable young people to have a distinct and dedicated entrance to that of the numerous other visitors.

### 3.2 Proposed Design

#### 3.2.1 Amount & Use

Currently the building is accessed by staff and visitors alike through the main entrance at ground level to the reception area. This means everyone who needs to access the lower ground level is escorted through the administration area and down a flight of stairs to reach the training rooms below.

The project aim to improve the facilities at lower ground level of the property will ultimately provide more services from the charity's head quarters. This will result in an increased use of the lower ground floor access points.

As already identified in this document, the area to which the proposal occurs is not visible from the highway and the use of the site will not be altered by the installation of it.



Existing elevation



Proposed elevation

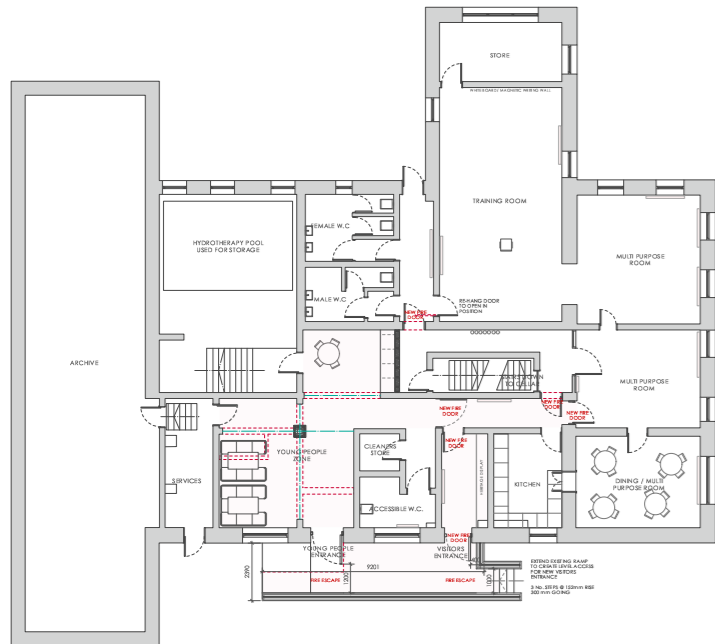
## Design

### 3.2.2 Scale, Volume & Massing

The proposed design is in keeping with that of the current facade. The new visitors entrance will replace the existing window and as with the existing door, a glazed panel will be situated above to reflect the height and consistency of the windows at this level.

### 3.2.3 Appearance & Materiality

The appearance of the proposed door way will be delivered in a way as to match the existing doors on the elevation. The proposal will be in the same white uPVC to match the windows and doors currently on the elevation.



Proposed Lower Ground Floor Plan



Existing elevation, with new door position highlighted in red



Existing doorway to be used as young peoples entrance

## 4.0 Access

### 4.1 Layout

The layout of the site is unaffected by the proposals.

### 4.2 Access

Access to the site is unaffected by these proposals.

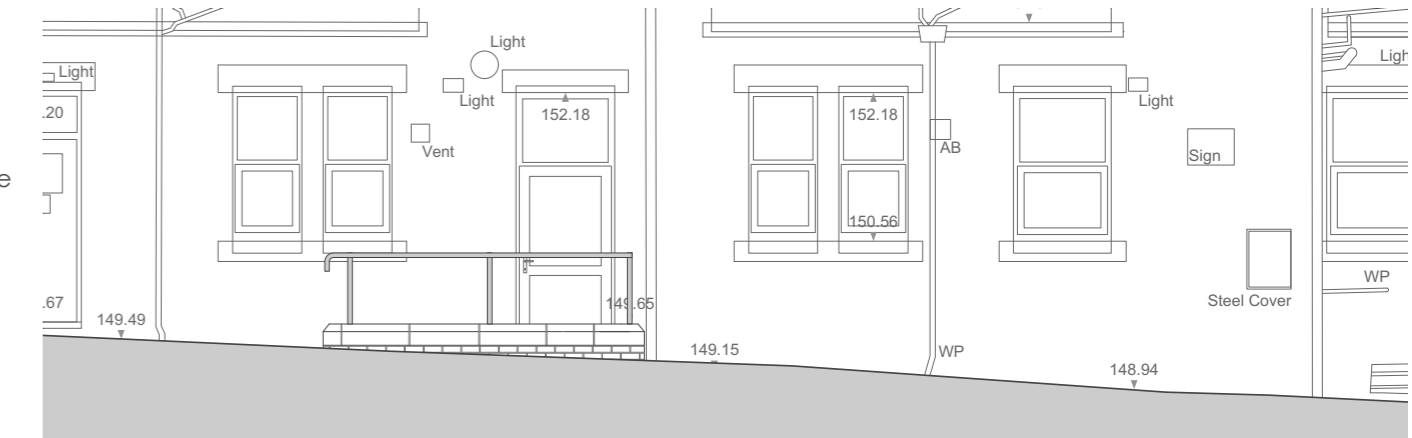
The number of access points to the building is increased but is located within close proximity to an existing doorway. Level access is already established in this area but will be extended to the new door to minimise the affect of the additional entrance.

### 4.3 Sustainability

The introduction of a separate visitors entrance will allow the charity to operate several activities at once, something that is currently unattainable. This increased ability to offer and run unconnected services out of the currently under-utilised space will ensure the longevity and continued use of the Homestead buildings as the Child Action North West head quarters.

### 4.4 Summary

In summary the proposals have minimal impact on the appearance of the building and the design is appropriate to the existing facade.



Existing Elevation of ramp



Proposed Elevation of ramp

## X. Appendix

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### Information:

<http://canw.org.uk>

<http://www.cottontown.org/Housing/Parish%20histories/Pages/History-of-Wilpshire-Area.aspx>

[http://www.formerchildrenshomes.org.uk/blackburn\\_orphanage.html](http://www.formerchildrenshomes.org.uk/blackburn_orphanage.html)

<https://www.clitheroeadvertiser.co.uk/lifestyle/former-wilpshire-orphanage-opens-doors-in-history-open-day-1-3763789>

### Images:

IWA photographs

Google Earth

<http://www.cottontown.org/Housing/Parish%20histories/Pages/History-of-Wilpshire-Area.aspx>

<http://canw.org.uk>

[http://www.formerchildrenshomes.org.uk/blackburn\\_orphanage.html](http://www.formerchildrenshomes.org.uk/blackburn_orphanage.html)