

# **DESIGN & ACCESS STATEMENT**

## **Project: Proposed Extension at The Manor House Care Home Chatburn, Clitheroe BB7 4AW**

**Client:** Blue Ocean Care Ltd

**Job No:** 2224

**Date:** 04.10.2022

**Issue:** 1

**Revision:** none

### **1. Type of Application**

This is a 'full' planning application for Building or Engineering options only.

### **2. Location of Proposed Development**

The Manor House Care Home  
No. 9 Bridge Road  
Chatburn  
Clitheroe  
BB7 4AW

### **3. Description of Proposed Development**

The proposal will consist of the internal reconfiguration of the first floor - partial area to gain access for a new staircase and lift location to access the existing second floor.

The second floor existing (previous owner's apartment) apartment layout will be converted to form five number additional care bedrooms with en-suites. To include change of use of the residential apartment to care home use.

An additional section of the second floor, currently utilised as an Admin Office will be extended by the construction of a roof level dormer to increase headroom and provide for two additional care bedrooms with en-suites.

One existing bedroom will be 'lost' at first floor level, producing a net increase of 6 no. bedrooms in total.

There is an existing single storey storage building (former garage) located on the site. We propose to convert this building to form a new administration and reception office for the Care Home.

The site access will be gained from the existing access and no changes are proposed to the site access or car parking provision already established on site along Bridge Road.

#### **4. Date of Preparation**

3rd October 2022

#### **5. Date of any Amendments**

None to date - First Issue of Statement.

#### **6. Applicant**

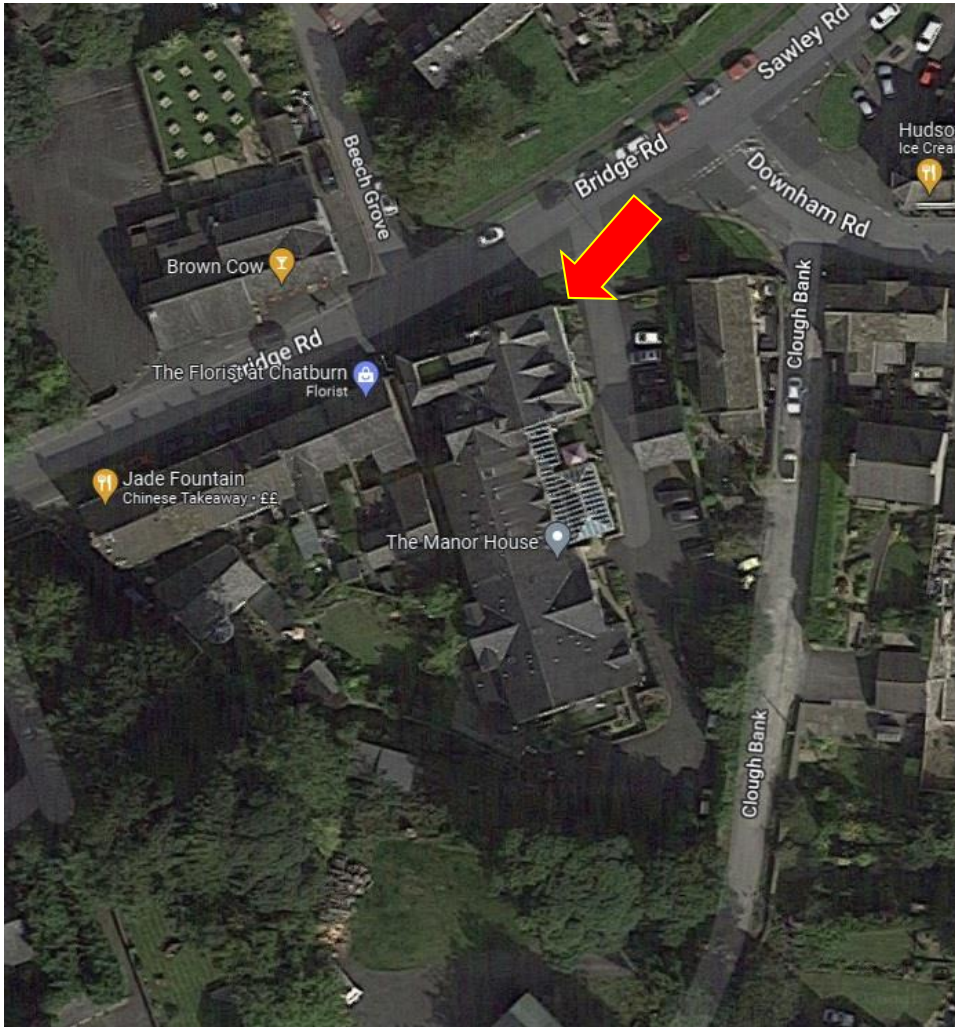
Mr Greg Pezella - Owner  
Mr Tom Hall - Finance Director  
c/o The Manor House Care Home  
No. 9 Bridge Road  
Chatburn  
Clitheroe BB7 4AW

#### **7. Agent**

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## 8. Assessing the Context of the Site BB7 4AW



### Current Site plan produced from Google

#### ***Assessment-***

The area is predominantly a well established residential area served by a number of immediate local shops and community facilities along bridge Road.

The Manor House Care Home is located central to the town of Chatburn, and is accessed directly from Bridge Road which passes East to West through the town centre.

There are neighbouring commercial premises offering Beauty and Florist uses to the West and residential property to the East off Clough Bank.

The site is boundaried to the South by Heys Brook and residential dwellings beyond.

The area is predominantly a well established residential area served by a number of immediate local shops and community facilities along Bridge Road including.

The site can be considered centrally located within the village of Chatburn and benefiting from a mix of local amenities and public transport facilities.

There are no issues of nuisances or audible nuisance associated with site and none intended with the current proposals for extension of the Care Home.

The site is ideally located for residents families, visitors and deliveries due to its proximity to like users and ease of access to the major road networks to Clitheroe and the rest of the North West via the Whalley Clitheroe bypass.

The site itself is of a sloping nature and access and egress points are made via Bridge Road and all paving, car parking, hardstanding and site levels are established on site. There are several trees on adjacent land along the southern boundary which will not affect the proposed extension works.

***Involvement*** - Due to the nature of this proposal there will be no community involvement required.

***Evaluation*** – Our proposals aim to provide six additional care bedrooms with en-suites to fulfil the potential means of extension for an increased residential capacity at the existing care home.

***Development Aims*** – To maximise the potential care beds within the home by removing a previous owners residential apartment located on the second-floor level.

## **9. Design Principles and Concepts Applied to the Proposal**

***Design:*** The design principles are relatively straight forward to simply retain and match the character of the existing building and of the current care home. The aesthetics of the proposed extension are to be of the contemporary design involving a roof design set back from the eaves and kept below the existing ridge level to reduce its impact on the roofscape and street scene. The majority of the works are proposed internal alterations and we have maintained existing window locations to avoid any interruptions to the elevations at 2nd floor level. This is

designed so that the proposals are in context with its existing surrounding environment.

**Layout:** The extension will provide 7 no. new bedrooms with ensuites at second floor level and one bedroom will be lost on the first floor. On the first floor in addition to the bedroom alterations we are proposing an additional lift and staircase for disabled use.

**Scale:** The Size of the roof top dormer extension will be as follows:

External floor area – **6.18 x 2.20 = 13.60m<sup>2</sup>**

Internal First floor area will remain as existing - no increase

Internal second floor area will remain as existing - no increase

Total floor area of extensions = **13.60m<sup>2</sup>**

Internal floor area of existing 2nd floor apartment = **172.81m<sup>2</sup>**

Existing area of storage building - internal **5.63 x 5.48 = 30.85m<sup>2</sup>**

The proposed area will utilise the existing footprint - Thus no increase

Internal alterations will utilise existing window positions, minimising any external alterations to the fabric or appearance of the existing building.

**Landscaping:** There will be no additional landscaping proposed as part of this scheme.

**Appearance:**

The external appearance of the roof top dormer extension has tried to incorporate existing slate materials to blend into the roofscape.

## **10 – Design Standards and Guidance Followed to Prepare The Design and Access Statement.**

### **Inclusive Access**

- This proposal has adopted the principles of inclusive design which has resulted in a site that can be used safely and easily by residents and visitors alike without undue effort, separation or special treatment.
- Consists of high quality designs
- Allocates appropriate space for individuals and care requirement standards
- Achieves a safe, comfortable and healthy environment for increased bedroom accommodation for the Care Home

The following documents have been used to consider the needs of the mobility impaired:

The Building Regulations Approved Document Part M Latest Edition  
BS8300:2001

Disabled access and lift provision

These documents will be looked at in greater depth at building regulations approval stage. This access statement will be updated to suit.