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PROPOSED DEVELOPMENT OF A CLASS C2 CONTINUING CARE RETIREMENT COMMUNITY

SITE AT

ELKER LANE, BILLINGTON, CLITHEROE.

DESIGN AND ACCESS STATEMENT

April 2024

CONTENTS

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List of diagrams

1. INTRODUCTION

Aims and Vision

The aims for the applicant for this site are:

'To create a pleasant living environment for elderly people where a choice of independent living with assisted care provision can be made whilst providing residents with different levels of health care packages and provisions so that as care needs change, there is no need to move to another community or facility. It is also to keep people in their homes as care needs change with age, so that residents can still thrive socially, making use of the social facilities on the site, maintain as much independence as possible and at the same time receive the services they need.'

Report objectives

This report has been produced to set out the design principles adopted in the scheme. It is to be used as an aid to the Local Authority as a design tool to explain the design thinking behind the proposals. It is a written description of the proposals with illustrations and photographs where necessary to illustrate the points being made.

Limitations

This statement is produced to provide a written description and justification of the proposals only and is not intended for any other purpose. It should be read in conjunction with the plans and information supplied in the planning application and not read in isolation.

Structure of the Report

This report is structured into the following sections:

Section 2 - describes the existing site

Section 3 - assesses the existing site

Section 4 – sets out the key design principles

Section 5 – describes the use and amount of development

Section 6 – describes the layout and its design features.

Section 7 – shows access and movement through the site

Section 8 – sets out the scale of buildings

Section 9 – describes the appearance and sets out the design principles to be adopted.

Section 10 – deals with landscape strategy

Section 11 – describes the sustainable advantages of the development.

Section 12 – gives our summary and conclusions.

A separate planning statement has been lodged with the application and this describes the planning policy and concept of the site. This should be read in conjunction with this design statement together with the submitted plans and other reports and information.

References .

This report has referenced and used the following publications in its preparation:

- Ribble Valley adopted Core Strategy.
- Ribble Valley Housing and Economic Development DPD
- National Planning Policy Framework
- National Planning Policy Guidance
- Manual For Streets 2.
- Extra care and specialist Housing Strategy for Lancashire 2014,
  Lancashire Regeneration Property Partnership.
- Housing Our Ageing Population 2012, All Parliamentary Group on Housing and Care for Older People.
- The Planning Act
- T & C.P Use Classes Order (as amended).
- Joseph Rowntree Foundation A guide to Planning Continuing Care Retirement Communities 2007.
- Housing LIN fact sheet no 6
- Housing LIN case study 68
- Secured by design
- RTPI Good Practice Note 8
- HAPPI report 2012
- DSIP Design principles for extra care.

These document are generally and publically available and so are not reproduced with this report and neither can the authors accept responsibility for any requests for their production.

2. THE SITE

Site Location

The Site is wholly owned by the applicant. The applicant also owns land surrounding the site and the extent of that is shown on the site location plan submitted with the application. The Google Earth map opposite shows the approximate extent of the site.

The site is roughly 2.54 hectares (25,400 sq.m.) in area. It is relatively level and is currently in use for grazing. There are no existing features on the site of any note.

The site has available access onto Elker Lane, via a new access already constructed to serve adjacent new development.

Site Context

The site is situated on the settlement edge of the settlement of Billington. There is a recently constructed elderly person apartment block to the immediate east of the site and a recently approved, although not yet built, day nursery. This site is thus effectively accessed through those two developments via a new access road that has been constructed to serve them. That road will become an adopted roadway. To the immediate north and west there are agricultural fields. The main A59 is some 100m or so to the north. There is no direct access from that road to the site. To the east and on the opposite side of Elker lane is the St Augustine’s Secondary School. To the south are residential properties.

In the broader context, Billington is situated some 5.5 kilometres to the south of Clitheroe, 5.5 kilometres to the north of Blackburn and 12 kilometres to the west of Burnley. The main regional transport route of the A59 is just to the north of the site and the main motorway link of the M65 is some 7 kilometres to the south accessed via the A671.

The site is situated centrally within the Ribble Valley administrative area, a rural district with market towns and settlements, of which Billington is one.

Diagram 1 – Site Location

Diagram 2 - Site Context

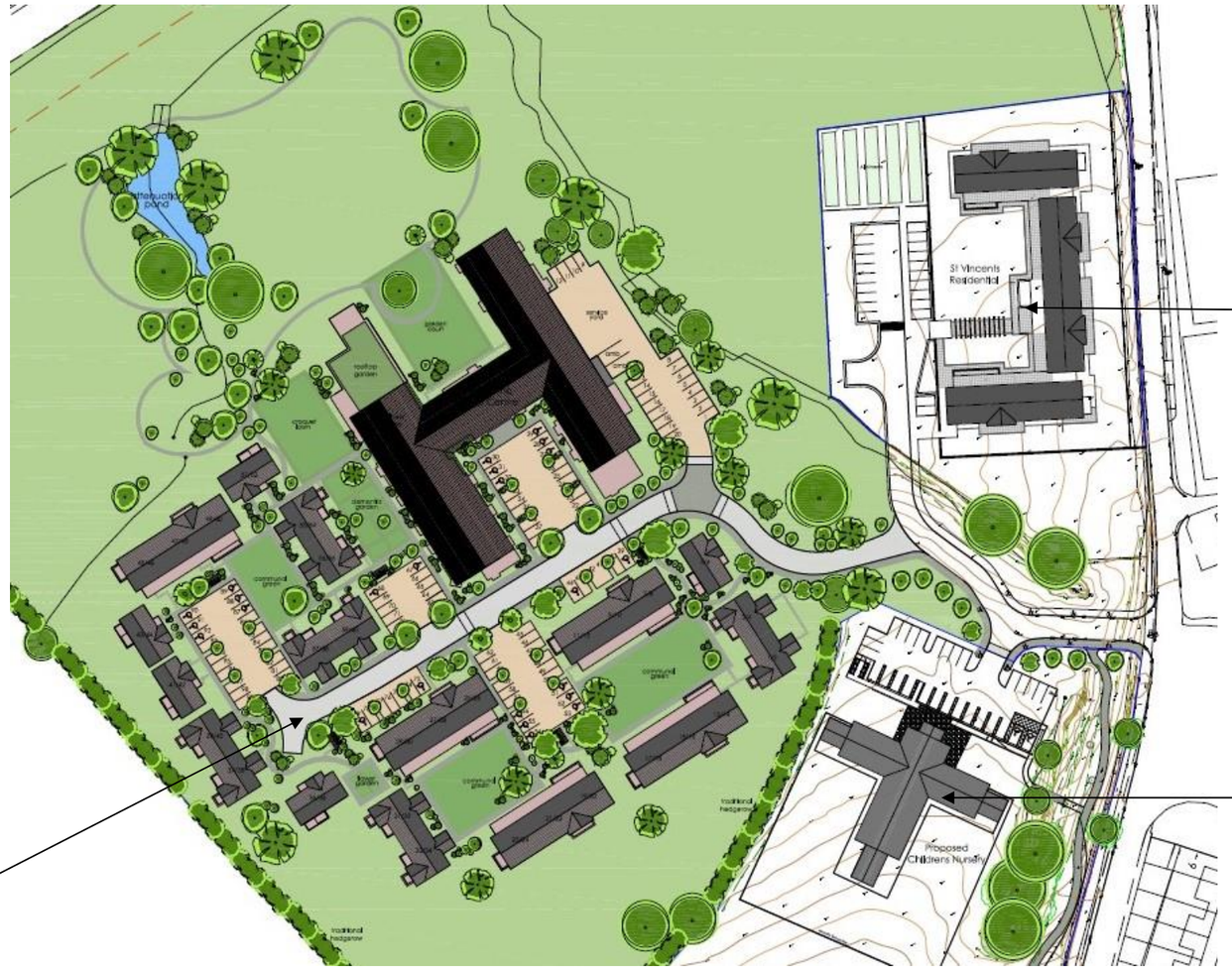
3. ASSESSMENT

The existing situation

The site is situated on the north-west side of Billington and comprises open fields at present. There are some existing boundary hedgerows and with isolated peripheral trees but otherwise there are no distinguishing features on the site. As shown in the plan opposite, immediately to the front(east) of this site, planning permission has been granted for two large blocks of development, one for 19 elderly person apartments, now constructed, and one for a 120 day nursery centre, which is not yet constructed but the planning permission for which remains extant. There is a new central access road between those two developments from which they are served. This proposed continuing care retirement community will also be served from that road into the site.

Elker Lane forms the eastern boundary to the site This serves not only this site, the elderly person flats and the approved nursery, at also serves as the main access road to St Augustine's Secondary School. That school is modern in appearance. The nearby properties to the south are also modern in style. There are no listed buildings, conservation areas, SSSI, AONB or other landscape, building heritage or ecological protection areas that affect the site or on which development of the site will impact or that needs to be taken into account.

Diagram 3



Approved and constructed 19 elderly person apartment block

Approved 120 place nursey building not yet constructed

Proposed continuing care retirement development shown in relation to the recent elderly person apartments and 120 place day nursery approved at the front of the site.

Planning Context

This planning application is accompanied by a planning statement that sets out the planning policy context of the proposed development. The summary of the planning context is as follows:

Planning policy summary

Both Government and local planning policies are aimed at delivering a wide choice of quality homes including a mixture of housing based on *current and future demographic trends.*(NPPF). At the local planning level, the need for suitable housing for the elderly is recognised in the RVCS and provision is made for elderly housing in the housing requirement of the plan. Unlike some local authorities, there is no specific policy in the development plan for continuing care, or extra care, communities. The development strategy of the RVCS identifies Billington as a sustainable location, as the RVCS identifies it as a Tier 1 settlement where new development can be directed. The draft DPD puts the site outside the identified settlement boundary but it is also put that this site can be considered as being within, or at the least on the edge of, the Billington settlement.

With a continuing care or extra care scheme, the application of local planning policy has in other locations become dependent upon the use class such schemes are considered to fall into. That is because if, as many claim, the use class is Class D2 then the proposals are not considered against housing policies of development plans. Because of this the implication for planning policy is that the development does not attract affordable housing, education or recreation contributions as would normally be the case with Class C3 housing developments. Further, the restraint policies applied to Class C3 housing do not apply to Class C2 institutional developments.

Topography

The immediate area has no remarkable topographical features, the area being situated generally on the valley floor. There are some localised undulations that screen the site from view from Billington itself. However, the land slopes northwards towards the A59, which runs along the valley in an east west direction. As can be seen from the topographical survey reproduced below, the site slopes gently upwards from the A59 getting gradually steeper towards the southern boundary, However, that gradient is not so noticeable that it will have any significant impact on the levels and gradients within the site development area.

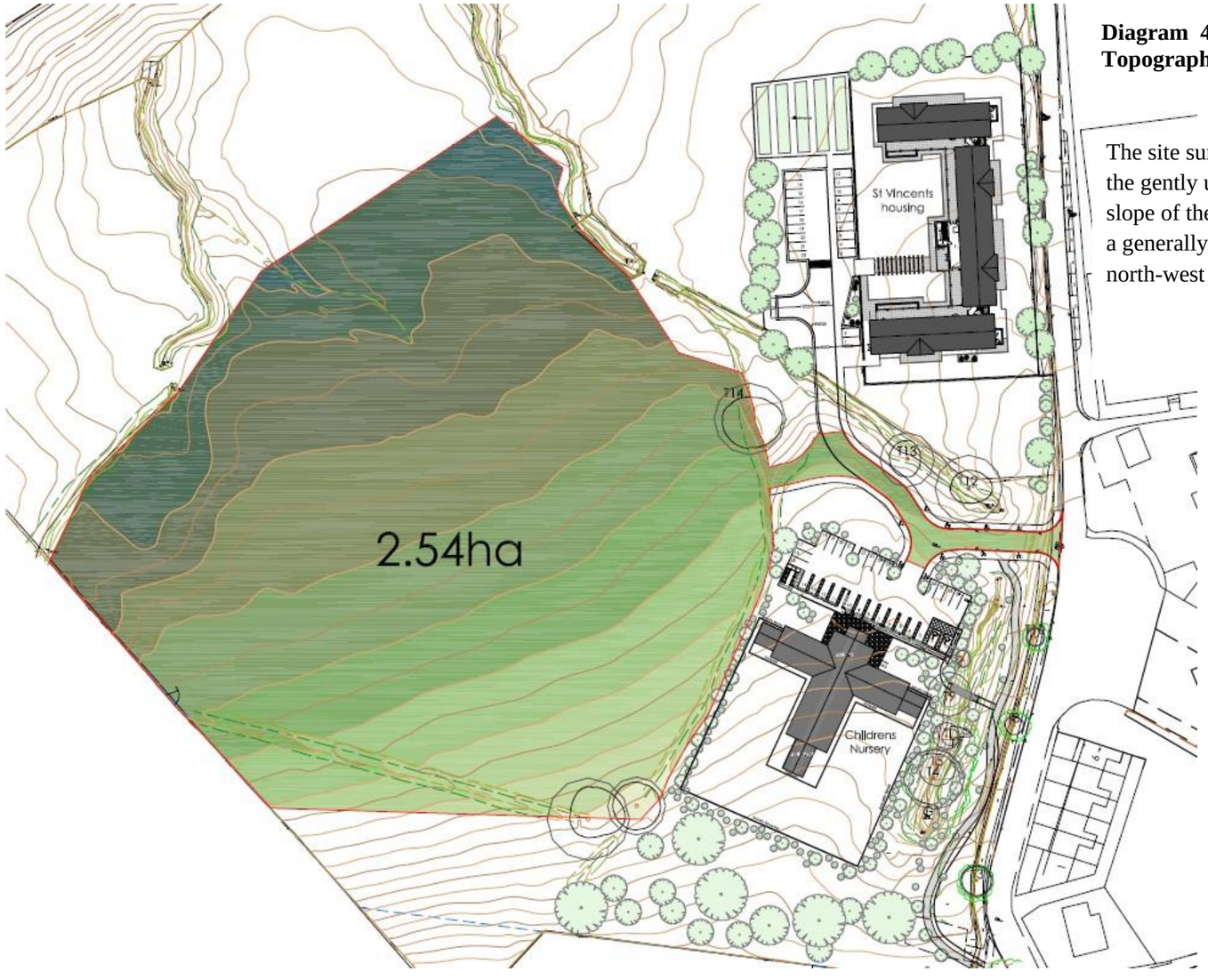


Diagram 4 – Topographical site plan

The site survey shows the gently undulating slope of the site from a generally south to north-west direction.

Landscape Character and Townscape Appraisal

Landscape

The landscape of this area is generally of a lowland farming character with open fields as separated by hedgerows and dotted woodland areas. Towns and villages tend to be tightly knit but beyond there are sporadic houses and farms interspersed along the rural roads and lanes.

The site sits comfortably within this setting. What views there are available of it from the surroundings are highlighted in the photographs shown opposite and below.

It should be borne in mind also that the townscape and landscape is not complete because the approved 120 day nursery has not yet been constructed. This would affect any views of the site from Whalley Road and from Billington itself.

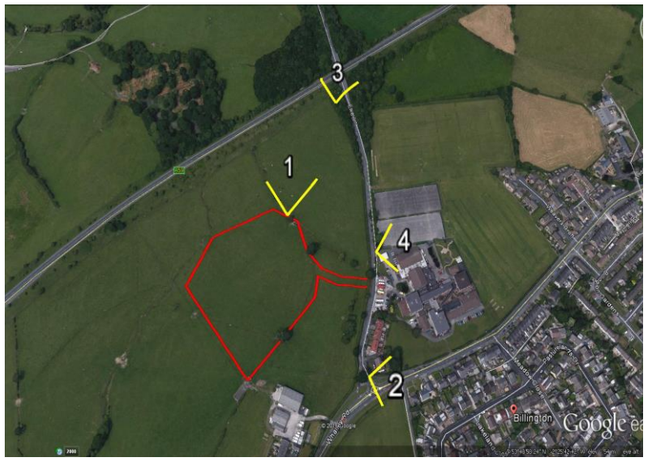
What the landscape photographs show is that the site is not prominent in the landscape and those ready views of it from the A59 are ‘snapshots’ from traffic passing along it between the motorway landscaping and so views are not prominent.

1

2

3

4



Townscape

The townscape around the site is split between that created by the large institutionalised secondary school opposite, which is three storey in height (see photo 1) and those domestic scale properties on the south side of Whalley road. Of those some are post war (see photo 4) and some are more modern (see photo 3).

There is no particular dominant architectural style apart from the fact that all the buildings are not historic or outstanding in character or architectural style.

Billington is dominated by the A656 Whalley Road which bisects the townscape and makes the central part of the settlement car dominant.

The townscape demonstrates little in the way of wooded areas or formal landscaping. The most significant 'green feature' being that of the hedgerows to the south of the A656 along the secondary School and along Elker Lane.

1

2

3

4

Photo key

Access

The site is well related to transport links including modes of transport other then the private car. The map opposite shows the local bus routes and bus stops close to the site. The nearby public footpaths are also shown although none of these pass through or alongside of the site.

Part of the national cycle route passes to the front of the site along Elker Lane, as shown on the map opposite.

There are bus routes to and from the site that access the wider area. The nearest available bus stops are shown on the map opposite. There is one available on Elker Lane directly opposite the site.

Movement

There is only one way into and out of the site, which is via the entrance onto Elker Lane. The site is landlocked to the other sides so that there is no available through route or way into the site other than by Elker Lane.

The majority of traffic that enters and leaves the site will merge onto Whalley Road, which leads north through BIllington onto Whalley and south towards Langho and the nearest junction onto the A59 from where access can be gained to the wider geographical area.

As the proposed use is designed and restricted to the elderly, it is not anticipated that there will be demand from users of the site for other modes of transport. Additionally, a continuing care retirement home will provide its own transport for residents and self contained facilities on site such that car ownership levels and movements from these uses are very low compared to housing or other developments.

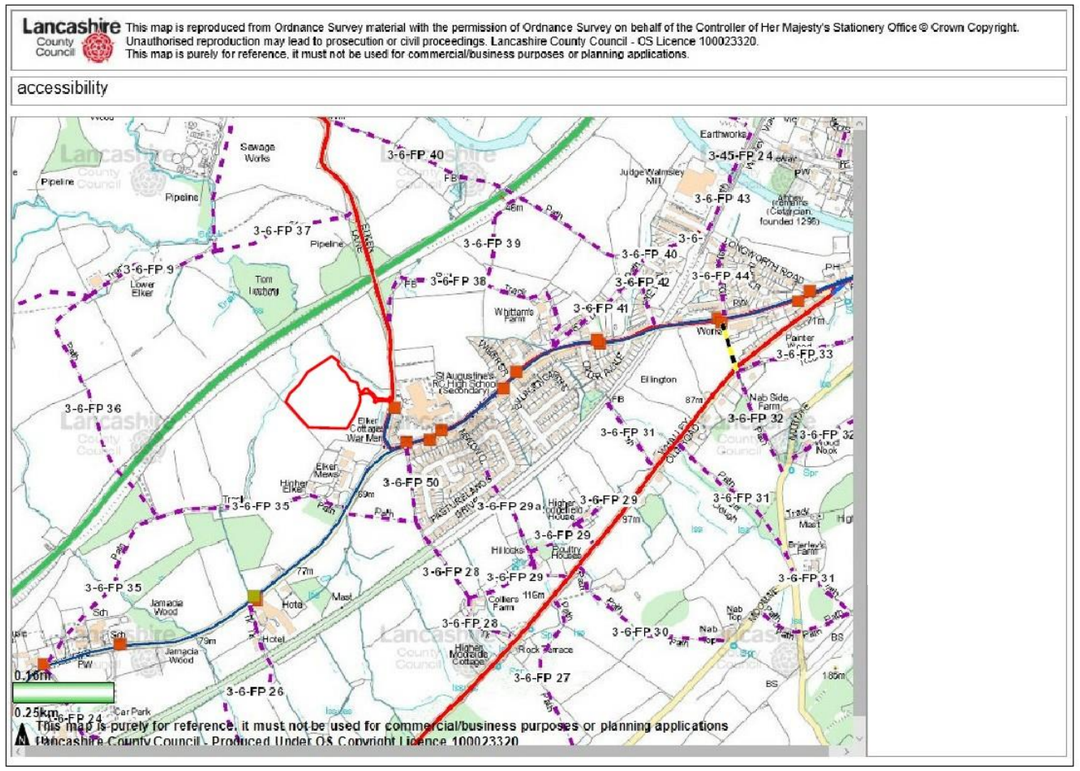
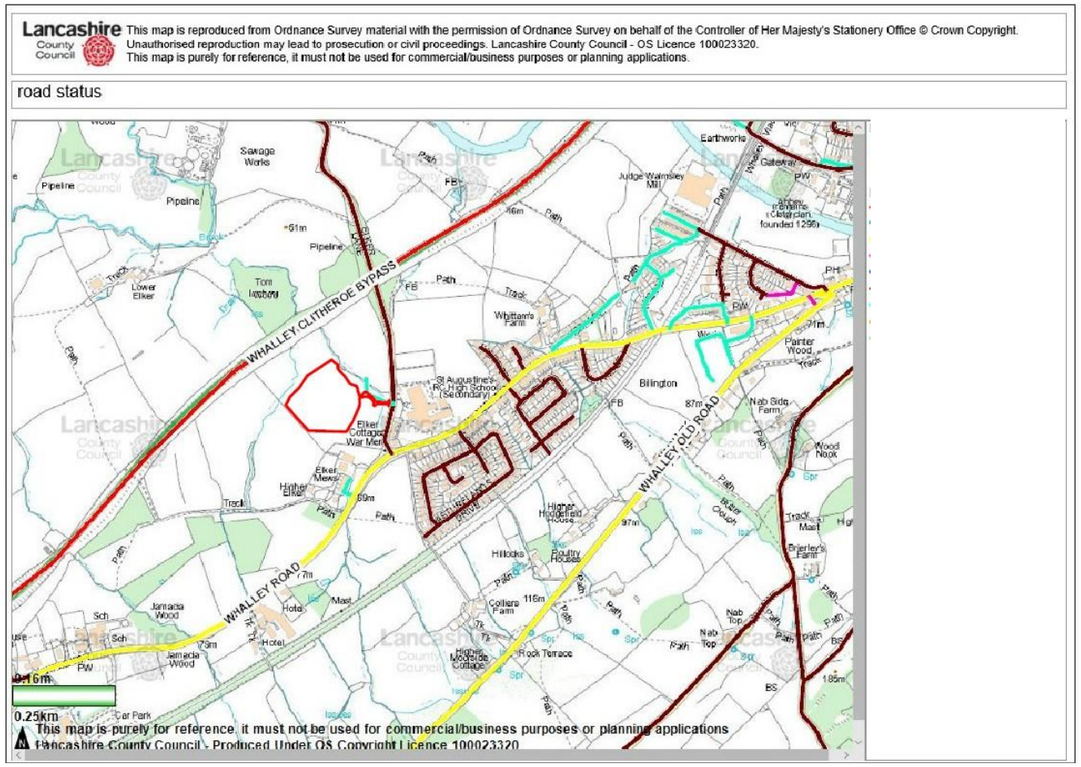


Diagram 5 - Access

Road Status
- A Road
- B Road
- C Road
- Footway
- Motorway
- Unclassified
- Unadopted
- Cycleway
- Alleygated Sections



Bus Stops
- Marked Stop
- Tram Stop
- Hail and Ride
- Custom Stop

Bus Routes

Cycle Routes
- On Road
- Off Road
- Proposed

Public Rights of Way
- Footpath
- Definitive Map Modification
- Bridleway
- Restricted Byway
- Byway Open to all Traffic
- Temporary Closure
- Road Used as Public Path

Ecology

This planning application is accompanied by an ecology report that sets out the status of the existing ecological resource on the site and where any such resource is identified, recommends mitigation measures to ensure that no damage to that resource occurs as a result of the development.

That report concludes that there no habitats are affected by development of the site and there are no further surveys or precautions required in respect of any protected species. There is a possibility of some breeding birds in the grasslands or trees and shrubs on the site although none were found on the site survey. If any are found, a buffer zone of 5m is recommended which should be fenced.

There are further recommendations in respect of detailed design that relate to careful use of lighting to avoid light spillage into any sensitive areas.

Arboricultural

The planning application is also accompanied by an arboricultural report that has assessed the importance of any existing trees or hedgerows on the site. These are identified and incorporated within the scheme where appropriate.

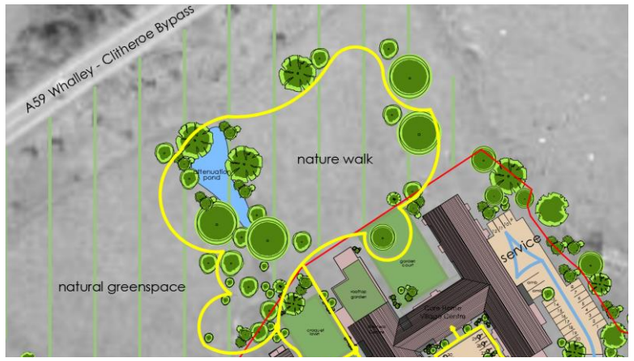
The use of appropriate trees will be incorporated into the landscaping proposals for the new development. These will be carefully chosen to reflect local natural species and for future maintenance and growth potential.

Water, drainage and hydrology

A hydrology report accompanies the submitted application. This concludes that the site is not vulnerable to flooding or at risk from flood waters, with no record of flooding having occurred in the past at this site.

The report also assesses the approach to be taken for dealing with surface water runoff for SuDs requirements. Given the available site area and amount of open space and land provision with the development, there is no identified constraint to dealing with surface water run-off in a sustainable manner. To this end, the surface water drainage is proposed to enter into a surface water holding point, from where it can be released at green field run off rates. It is estimated that a total of 813m^3 attenuation storage will be required. The submitted site layout plan provided with the application gives an indication of how and where this provision can be made.

Examples SuDS pond attenuation



4. DESIGN PRINCIPLES

Constraints and Opportunities

The above assessment of the site and its context has identified a number of constraints and opportunities to the development proposals. These are as described below and as illustrated on the diagram opposite. These constraints and opportunities have informed the development of the design proposals.

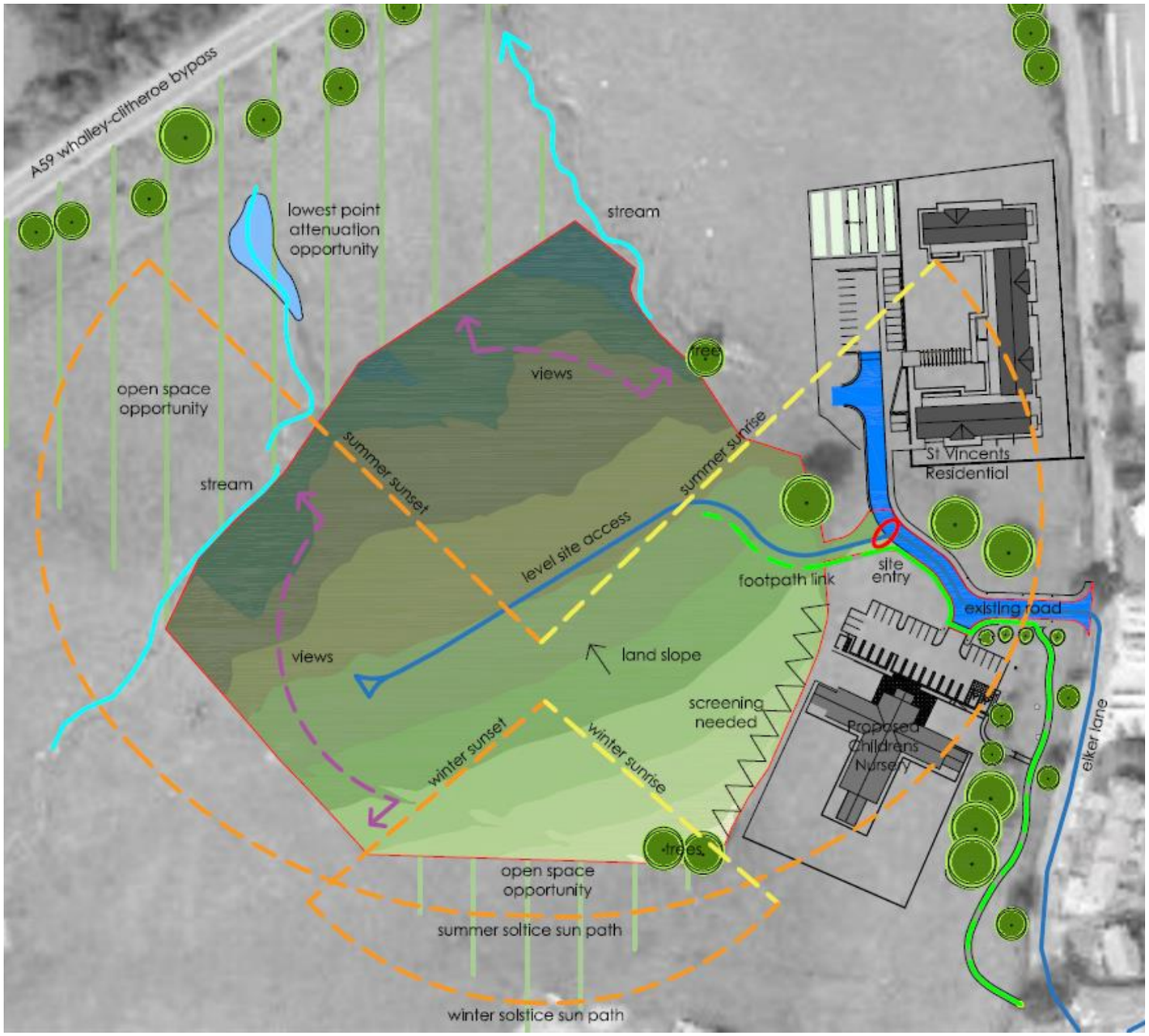
Constraints

- Retention of any existing, trees hedgerows or important landscape features or identified ecological interest.
- Regard to be paid to the existing built environment of Billington;
- Regard to be had to the recently built sheltered housing and approved day nursery (but not yet built).
- The topography of the site which gives exposure to the A59.
- Ensuring regard is taken to the settlement edge location of the site in terms of avoiding a 'hard edge'.

Opportunities

- Fulfilling an unmet demand for elderly retirement needs.
- The creation of an integrated social and sustainable living environment.
- Enhancement of facilities for the locality.
- Reuse of existing access road avoiding the need for the creation of new road links.
- Enhancing local biodiversity and habitat creation through creation of balancing ponds as part of an integrated sustainable urban drainage system.
- To create a strong identity to the area by reflecting local vernacular and integration into the surrounding built environment.

Diagram 6 - Constraints/Opportunity Plan



Key Design Principles

The site provides an excellent opportunity for a development which integrates well with the existing residential areas of Billington. The site has no overriding environmental designations or physical constraints and provides the opportunity to establish a sustainable development which is both physically and visually well contained.

The following design principles are a direct result of the evaluation of baseline data, the site's context, constraints and opportunities and as a result of consultation responses:

• To promote the highest quality sustainable design, creating a 'place' which is both safe and attractive and which enhances quality of life, health and social wellbeing;

• To create an enduring high quality built form, public realm and landscape that sensitively responds to its setting by using best practice contemporary design that is rooted in local character whilst avoiding a clumsy pastiche of architectural styles;

• Integration of the development into the existing townscape of Billington particularly in relation to scale, density and public realm;

•To provide an appropriate transition with the adjacent Countryside with particular reference to existing landscape character;

• Respond to the existing topography and key views into and out of the site.

.To protect and enhance the site's key landscape features and use them as a framework for the creation of new Green Infrastructure;

• To provide a choice of elderly housing in order to help create a mixed community that can accommodate varying care needs and requirements. The elderly care housing is not to be grouped or pushed to the site boundaries but appropriately distributed throughout the development and positioned in close proximity to on site facilities;

• To create a clear hierarchy of connected and permeable streets that promote pedestrian movement and community.

• Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private space;

• Provision of green space and areas for recreation which meet local needs, set amongst and well integrated into the housing group to promote community inclusion and well being.

Design Evolution

In line with the majority of recently completed CCRC developments, the design concept for this proposal was, from the outset, to be with central community facilities serving the residents.

In the main facilities and care home building, community spaces, such as communal lounges and dining rooms are all located centrally away from any residents flats in the care home. This results in progressive privacy, allowing free movement through the building and reducing security risk and leading to a logical, readable layout for residents.

The layout proposed with this application centres of the main core building, with the individual residents homes being located within cluster groups, to create focal points for residents and usable communal external spaces. Circulation routes overlook these areas to encourage a sense of community.

Refuse collection will be from the central building for ease of collection.

Bearing in mind all of the above criteria, the layout below resulted and is put forward in this application.

Diagram 7 - Indicative layout of proposed CCRC

5. USE AND AMOUNT

The development proposals are in outline form only. However, the masterplan accompanying the application indicates the parameters of the development which are as follows:

- Site boundary
- Site area – 2.54 hectares.
- The means of vehicular access
- The location and extent of proposed land uses.
- The amount of built development.

Quantum of Development

The proposals constitute a single use as a Continuing Care Retirement Community. Such uses are specifically designed to cater for elderly persons with a specific remit to facilitate elderly person with care needs to continue in their own homes whilst being able to enjoy an active community life. The use is however composed of component parts and in the case of this proposed development, these are as follows:

- The core building will contain 50 care bedrooms and communal facilities. The communal facilities will comprise, foyer, café, meeting rooms, social gathering places, fitness suite, pool area and administrative and service areas.
- The core building will be two storey in height and will be some 4,000sq.m. in floor area.
- There will be 60 assisted living 2 bedroom units. These will be generally two storey building of 2, 4 and 6 units. The properties range from 74-90sq.m. in floor area, creating some 5,295 sq.m. of total floor area for the continuing care homes.
- The building floorspace created by the buildings on the site will therefore be some 9,500sq.m.
- Externally, there will be some 99 car parking spaces with some 300 sq.m. of service area. located to the side of the core building.

Open Space

Excluding the buildings, car parking areas and access roads, approximately 55% (15,000sq.m.) of the site area is given over to green infrastructure, that is to say open space and landscaping. These areas are based on delivering functional, well designed green spaces that enhance biodiversity and landscape character and provide recreational benefits.

The landscape proposals include the conservation of existing site hedges and trees wherever possible. These will be supported by new landscape habitats of grassland meadows, hedgerows and a balancing pond. This will ensure that there is increased connectivity across the layout for wildlife, as well as providing long term enhancement for landscape and biodiversity.

The site's green infrastructure includes:

Communal gardens. The proposals have identified five areas of communal gardens sited within the continuing housing squares. These total some 1,685 sq.m in area. These can be used for traditional gardening activities or recreation, such as croquet.

Garden Court. This is the main landscaped court for the amenity building and would be multi functional. It would be some 500 sq.m in area.

Green Corridors. These run through the site and are a key feature of the site layout, conserving existing vegetation, creating wildlife corridors and pedestrian routes through the site.

Ecological and attenuation areas. The proposed balancing pond would be located to the north west of the site. This will provide an attractive landscape feature both for wildlife and the residents of this scheme and the locality alike.

Diagram 8 - Landscape Concept

6. LAYOUT

Street Pattern

The street arrangement proposed is intended to provide a pedestrian environment that encourages the residents to walk around the site without being over dominated by the car. This 'safe' environment works successfully in CCRC's across the country that have been developed and is known to encourage community involvement from the residents. Unlike a normal 'residential' development, there is not therefore a mixture of street types that perform different functions as the occupants are all elderly. The road hierarchy is therefore very simple as follows:

- Main street access.
- Secondary street access.
- Mews courts.

Street Types

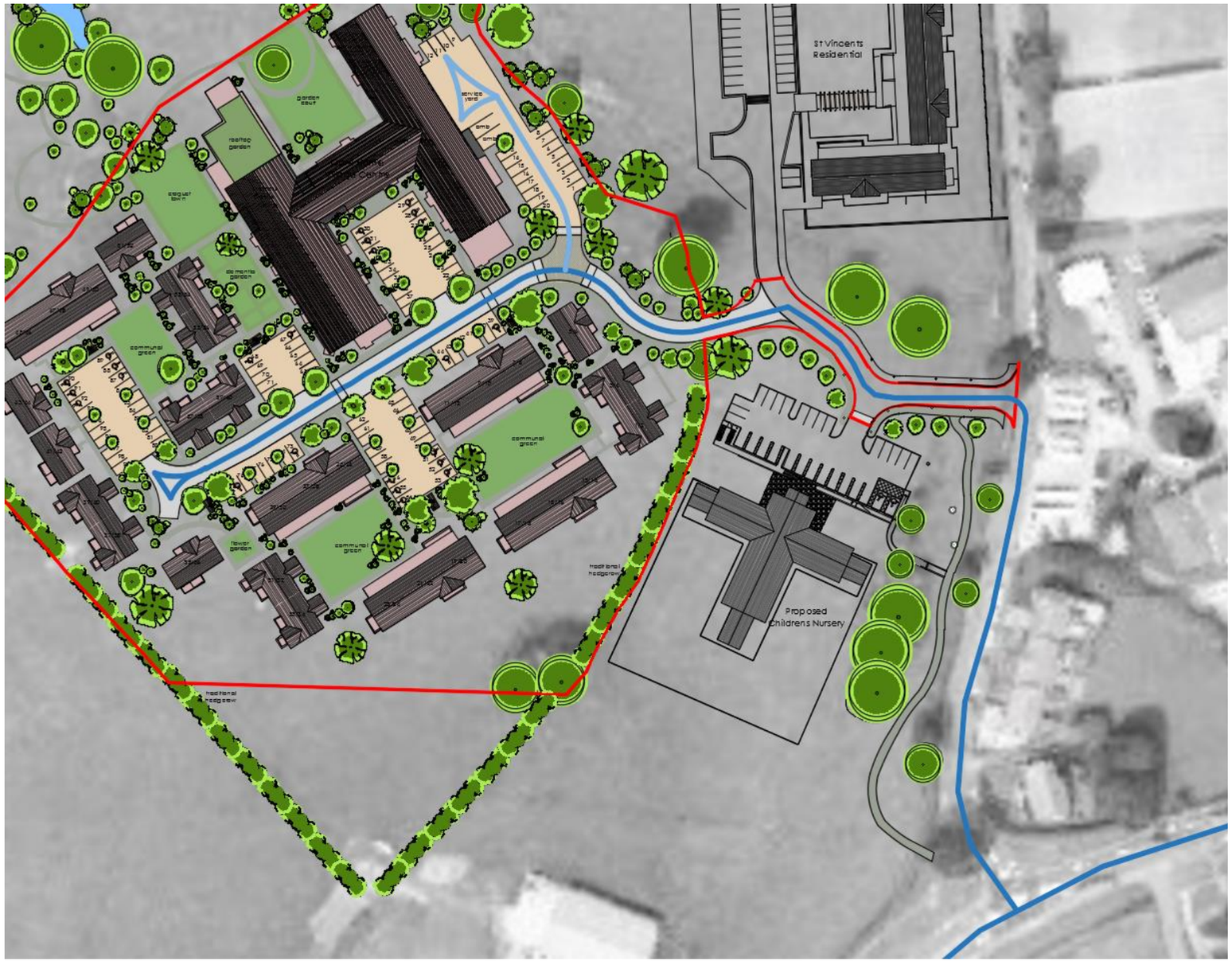
The street pattern is relatively regular, reflecting the singularity of the intended use. this means that the streets however are direct and easy to navigate as well as creating mews blocks that contribute to the pedestrian friendly nature of the site.

Function

It is important for a development of this nature that the pedestrians are given priority but also that movement of car users, refuse collection and emergency vehicles are provided for.

The detailed street design should not be over engineered with the principle being that the streets are attractive and easy to move through.

Diagram 9 - Street layout concept



Street frontages

Throughout the development, all of the retirement housing will have some form of private frontage, to distinguish them from the public areas. These frontages however will not be excessive as the individual properties still need to relate to and interact with the public realm. These frontages will generally be between 0.5 – 2.0m and these smaller garden and frontage areas should be consistent throughout the development along the main routes and along the public spaces. Larger frontages or garden areas should be used towards the edge of the development or used to define corners or vistas. The frontage treatment will be mostly open plan but where boundary definition is required, this will be reflective of the local vernacular.

Communal garden treatment

Housing Plot Arrangement

In general terms, the residential housing element of the scheme is arranged into ‘blocks’, which are inward facing towards a communal garden or recreation area. There is also easy interconnection between the housing squares with the routes being legible in the built form by the use of landmark buildings and features. Thus the arrangement should present a high degree of legibility for residents and visitors alike. In this way, the residents will be able to readily access the main facilities building without too much conflict with vehicular traffic.

This application is in outline although it is likely that the final design scheme, whilst following the housing block scheme set out here, may use a more continuous built up frontage than shown below making use of ‘wrapping’ around corners and thus enclosing the defined spaces. This would provide opportunity to provide landmark buildings on corners which would help terminate, or frame views and vistas through the site. Any straight lines will need design distinctions and height can also be used to add prominence or distinction to a street scene. In this case that would be no more than two or two and half stories.

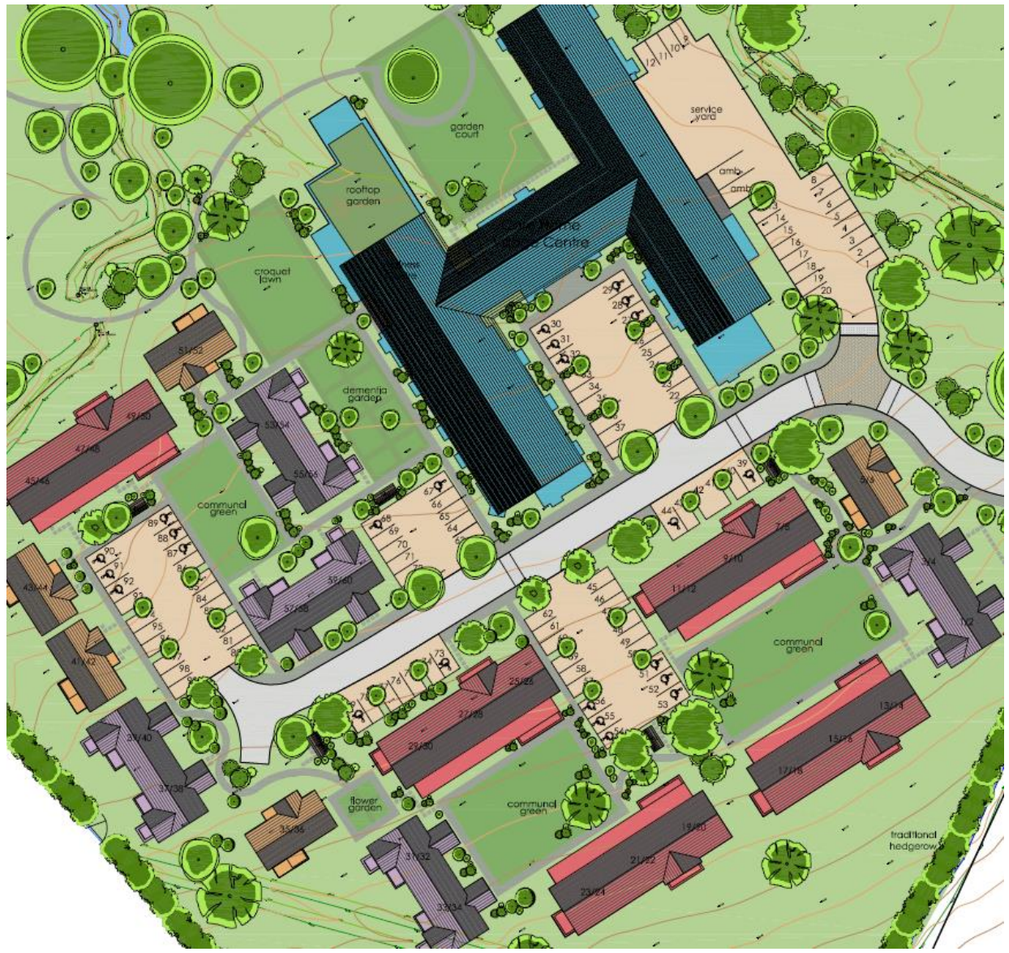


Diagram 10

Typical housing plot arrangement into housing blocks or squares.

7. ACCESS AND MOVEMENT

Parking treatment

The general provision for parking on the site is by the use of communal parking areas. These are distributed throughout the site for ease of access for residents and to visually keep the mass of any single car parking area down to a minimum. The aim in this way is to ensure that the parked cars do not dominate the street scene.

As continuing care retirement communities have low car ownership and low car usage, the car parking numbers are calculated class C2 use. The layout provided with the application shows that the numbers of car parking spaces required can be accommodated on the site without compromising the overall design and visual appearance.

Walking and Public Transport.

To aid and encourage walking, traffic through the site will be subject to vehicle calming by design. The principle is that vehicle speed will be calmed by design and that detailed layouts will incorporate common best practice approaches. To slow vehicles and to encourage users to drive with caution it is expected some or all of the following methods will be used.

- Locating homes so that they are close to the street edge;
- The use of frequent street intersections;
- Changes in the carriageway surface with the use of 'unexpected' road surfaces such as paving setts;
- The narrowing of the carriageway and/or the street to create 'pinch points';
- Positioning buildings so they act as 'pinch points' or 'gateways';
- The removal of the traditional footway-kerb-carriageway arrangement and the use of well designed 'shared surfaces' to create streets for all;
- Carefully restricting forward visibility through the arrangement of buildings, the building line and landscape treatment.

Design of Junctions

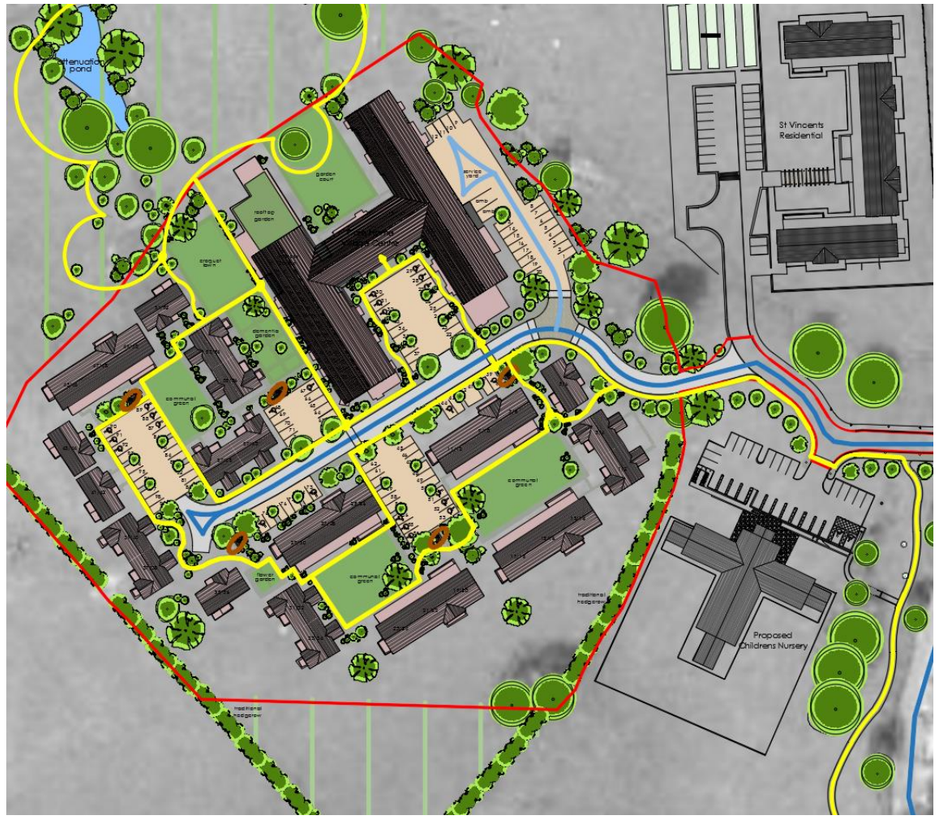
The main junction type in the proposed layout will be from the main access into the housing blocks. This will be designed to slow traffic achieved by the use of focal dwellings at the entrance to the blocks; shared surface treatments and landscaping and the creation of a sense of enclosure in the housing blocks by the use of linked dwellings, punctuated views and a sense of definition and enclosure.

Diagram 11 – Main road junction

Summary of access strategy

The development access strategy provides the means to achieve policy objectives by optimising the opportunity for access to/from the site by non-car modes. This is in accordance with local and national policies. Specifically, it is central to the philosophy of the development access strategy to provide well connected and permeable access arrangements for the benefit of those travelling on foot, cycle, public transport and to ensure that motor traffic is provided for in a way that does not have a material detriment to the operation of the local highway network. The onsite provisions of community bus and transport is also made available to the wider community.

Diagram 12 – Arrival points and focal spaces plan



8. SCALE

Building Heights

Within the Billington area, the vast majority of the built form consists of two storey dwellings, The exception to this is notably the secondary school on the opposite side of Elker Lane. That is institutional in nature, modern and up to three storey in height. Additionally, the recent developments given planning permission at Elker Lane in the form of the day nursery and the 19 retirement flats are also institutional in nature and are large single blocks of buildings. This proposal reflects this arrangement by having its central, large core building with the retirement housing around it. It is not envisaged that the buildings will be more than two storey in height, unless taller buildings are used in the final design for design reasons, but this is not thought to be more than two and a half storey.

Given that the proposed development will not be physically adjacent to houses in Billington but is instead close to the school, approved nursery and sheltered apartments, detailed design issues in relation to scale do not relate to physical impact on those existing dwellings.

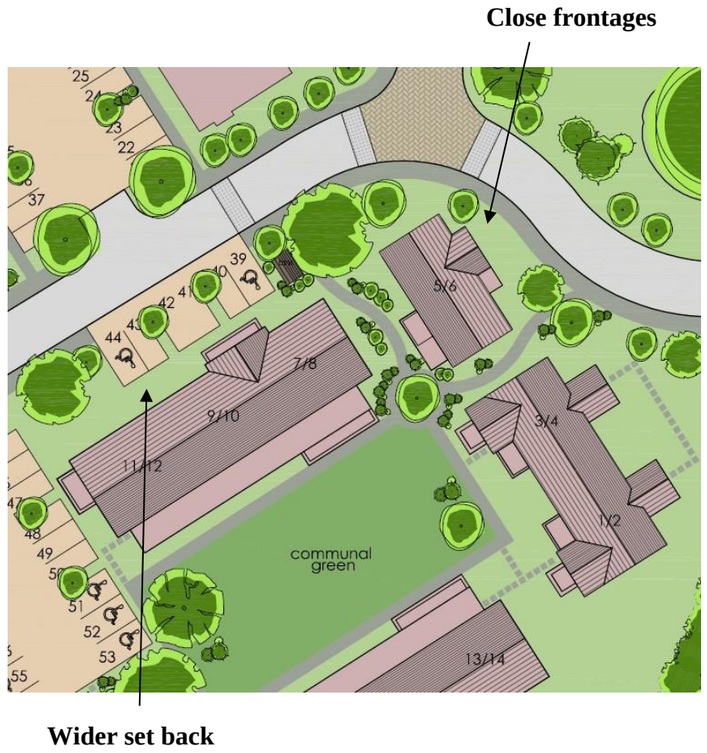
Plot Widths

The core building has an elongated footprint due to its institutional nature. This will be varied in design terms with varying ridge heights to create a varied roofline and plot frontages to create interest and depth to the façade.

The proposed retirement houses do not vary considerably in their size. This statement can therefore establish the upper and lower limits of the plots which will be typically 5 -6 metres in depth by 8-10 metres in width, depending on whether the unit is one bed or two bed.

Set back

The set back of the buildings on the site will not be excessive as this permits for the definition of boundaries between public and private space. At principle points of the site, the buildings will be sited close to the road frontage. This aids the readability of the site by, for example, presenting a building line to view and directing views into the site to frame key buildings or allow views into prominent vistas. At these points the set back will be no more than 0.5 – 2.0 metres. As the site widens out into the lower density areas, there is opportunity for increased frontages. Here, for example in the housing squares, the set back will be 0.5 – 4.0 metres, allowing for the variation of the building frontages with projections and other features of interest.



Building Dimensions

The main core building comprising the care home and community facilities is irregular shaped but has an overall length of some 62 metres and an overall width of some 58 metres. That is not the footprint of the building as it has an ‘H’ shape and so the building footprint is much reduced when compared to the overall external dimensions.

The housing units are to be grouped in two’s, four’s or six’s, depending on type. These generally have a similar depth, of between 7 to 9 metres but vary in length from between 10 metres to 30 metres. All of the properties will be two storey in height with a corresponding eaves height of some 4.8-5.0 metres and an overall ridge height of between 7.8 – 9.0 metres.

Density

The development comprises 50 care bedrooms in the central care home and 60 individual elderly continuing care apartments. That gives a total of 110 units on the site. The site is some 2.54 hectares in area. That gives an overall density of approximately 43 units per hectare. When converted to a density per acre, that results in approximately 17 units per acre. This overall density is considered to be very low and to be appropriate given the site’s edge of settlement location.

The density will vary throughout the site, with individual block densities at strategic locations. There will be lower densities at the plot edges overlooking the green spaces and corridors and towards the development edge.

Housing mix

The range of bedrooms in the care home will be one or two bedroomed. The range of the individual continuing care homes will also be one or two bedroomed but it is envisaged that the majority will be two bedrooms. Of those, there will be a choice of some apartments, terraced or semi- detached housing.

The range will be designed mostly for elderly couples with the intention of covering the scenario where should one of the couple require more care, they can be accommodated in the care home whist the other remains in close proximity in their own home at the site.

Extra Care 1 Bed Unit

Extra Care 2 Bed Unit

Assisted Living Unit Concepts

9. APPEARANCE

The application is made in outline so at this stage, detailed plans have not been prepared for the buildings to be put on site. However, certain design criteria can be adopted to guide future development that will give an indication of the future appearance of the development.

It is important that the new development has some connection with local character and this is informed by an analysis of street character , built form, materials and landscaping.

Use

To provide a ‘Home for Life’as far as practically possible
•To create an enabling environment
•To be domestic in style
•To enable staff to run and manage the building efficiently
•To allow individuals to find privacy, comfort, support and companionship
•To facilitate way finding and orientation

Specification Codes

Essential Design Issues and Specification Items

•Visual access throughout
•Good use of natural light
•Interesting corridors
•Handrails
•Wheelchair access
•Large Lift (s)
•Use of colour and tonal contrast
•Flexibility
•Seating Bays

Special regard should be had to designing for dementia, which is one of the main elderly person health needs:

Designing for Dementia

•Simple and comprehensible layout

•Small scale living –cluster arrangement
•Visual accessibility & visual cues
•Sufficient space for personal belongings
•Detail design considerations
•Plan to facilitate walking routes
•Plan to reduce wandering
•Familiarity
•Unobtrusive care delivery.

These guides are not intended to be comprehensive as more detailed guides will be needed at the detailed design stage of the development.

Materials and finishes

The predominant material usage in the Billington settlement is use of natural or reconstituted stone, brick and render for the walls, natural or artificial slate for the roofs with prevalent use of UPVC windows and doors. The adjacent 19 elderly flat development and the approved day nursery proposed the use of concrete tiles to the roofs and reconstituted stone to the walls with stone surrounds on the fenestration.

A similar approach would taken in this development, with a predominant use of stone to the walls with some brick or rendered areas and reconstituted slate to the roofs. The photographs reproduced below show examples of some of the materials that could be used and detailing.

The examples below give an impression of the possible appearance of this proposed development by showing the types of materials envisaged and some in situ examples of continuing care retirement villages.

Roof slates

Natural Stone

A continuing care housing square with predominate brick and render and stone detailing

CCRC image – Audley

CCRC image - Harrogate

A continuing care retirement square with predominant stone use

Fenestration

With the predominant use of stone detailing on the proposed buildings, the fenestration examples below give an impression of the likely finished appearance. It is likely that stone fenestration will be prevalent throughout the development, irrespective of the main walling materials use, whether that is render, brick or stone, or more likely a combination of each.

Stone coping

Stone header

Stone cill

Stone parapet

Stone porch detailing

Stone entrance surround

Surface treatment

A palette of surface materials can be used to add cohesion and consistency to the setting of the development. These will be supplemented by a soft landscaping strategy. The main aims are to achieve:

- Legibility and views;
- Movement and accessibility;
- Form and layout;
- Safety and security;
- Robustness and flexibility;
- Sustainability and hydrology;
- User requirements.

A combination of high quality clay brick paving, stone and concrete paving together with granite kerbs will form the basis of the hard surfacing palette for the site.

Hard landscaping materials

Boundary treatment

The boundary treatments will add to the identity of the development. The lengths and heights of walls to boundaries will be limited to encourage community living. It is not envisaged that there will be a need for retaining structures in the development.

Certain parts of the proposed development, particularly in the housing squares, will be ‘open plan’ and here front boundaries to properties will be discouraged.

Within the development, boundaries will comprise low walls of render, brick or stone interspersed with planting. High fences and blank walls facing public spaces will not be used.

Below are some examples of the boundary treatments to be adopted.

Low front boundaries

Open plan boundaries

10. LANDSCAPE

Strategy

The landscaping of the site will be evolved at detailed stage through consideration of the site, its landscape features, its setting and as best practice design guidance dictates.

The site comprise mainly of an open tract of agricultural fields composed of improved grassland. It has two streamlets on the eastern and north western boundaries of the site. That to the east has very occasional trees along it, that to the north west runs through open land.

What little trees and landscaping on the site there is will be saved, if practicable, and incorporated into new landscape strategy designed to create distinctive character areas and features on the site.

The design iterative of the site is to create groups or clusters of buildings, including the main care home and community building, between which are linked open spaces. Thus green courtyards and large areas of open space are created, drawing the surrounding landscape into the site.

The main landscape objectives to achieve this vision can be set out as follows:

- To create a high quality site entrance with feature trees and planting to frame vistas and key buildings of the site.
- To establish a high quality streetscape along the main access road through the site, breaking up elevations of buildings with the use of green landscaping elements and ornamental planting where appropriate to create a legible environment.
- To protect and enhance biodiversity by creating green corridors through the development; restoring any areas of grassland with meadows for flora and fauna biodiversity.
- To retain and enhance the character of the existing drainage ditches with the addition of a new attenuation pond and walkways with pedestrian access, enclosed by fences for resident safety.
- To create a series of formal and informal gardens to include a dementia garden with ground cover and carpet planting between spaces with free draining pathways with seating areas.
- For health and well being to create an enclosed surface allotment area with raised and ground level beds

Implementation

Within the open spaces and landscape buffers, larger growing trees will be selected to include native species.

Trees will be located to enhance visual interest and to provide identity as well as being used as landmark features, which, for example, may provide a centre piece to a square. Trees will help to soften the built form, provide shade and create ecological habitats.

For all new street trees, attention will be given to siting and selection of species. The long term growth and spread will be well considered, as well as their relationship with buildings, streets and public areas. It is essential that suitable trees grown for urban locations are specified, with a narrow compact form, and a medium height.

Tree and hedgerow species will be carefully selected to integrate with existing vegetation in order to reinforce existing landscape character.

Ground cover/pavement edge planting

Raised allotment planter

Self binding gravel path

Wildflower meadow

11. SUSTAINABILITY

Conservation of Fuel and Power

The strategic approach to the design of the development is to reduce the demand for energy consumption in the first instance (Lean Engineering), prior to the consideration of high efficiency plant (Clean Engineering). These steps are fundamental as controlling demand is the most effective way of reducing carbon emissions and, by providing solutions to reduce the carbon emissions within the fabric of the building itself, is a more sustainable option than adding renewable or low carbon energy technology that does not have the same lifespan and requires additional long term maintenance.

The objective is to create a building requiring little supplementary heat which reduces the energy reliance levels and achieves Building Regulations Part L emissions targets. The following energy efficiency measures will be considered and incorporated into the development where possible, in accordance with good design practice.

• Increased levels of insulation within the building fabric
• Mechanical ventilation with heat recovery systems if necessary

• A level of air-tightness better than current building regulations
• Energy efficient light fittings, combined with the use of time controls, passive infra red and daylight dimming controls to reduce electric consumption
• High efficiency lamps and timer/daylight controls for external space lighting
• Individual smart meters for each unit to allow for easy monitoring of consumption
• Energy efficient appliances labelled ‘A’ or better.
• Central thermostatic controls and time switches to allow *for high levels of control of space and water heating* requirements throughout the building installed where possible
• Home user guide will highlight the most energy efficient settings for occupiers

Whilst not directly related to savings in energy the followingitems do conserve equally important utility resources by reducing water consumption and these will be incorporated into the development where possible;

• Low use water fittings such as aerated taps & showers and low volume flush/dual flush WCs.
• Flow restrictors

It is envisaged that the development will be afforded with a central Energy Centre which would provide district space heating to the entire development via a primary heating system consisting of high efficiency natural gas _ red boiler plant supplemented with CHP (Combined Heat and Power) plant which will contribute towards the required reduction in energy demand. The CHP units would also contribute to the hot water demand.

In addition it would be proposed to install an array of photovoltaic panels on the roof of the Care Building to contribute to the developments ‘electricity demand’.

In conjunction with the above, mechanical ventilation units with heat recovery (MVHR) would be installed to a number of Communal Areas of the Care Building and also to the Apartments. The primary aim of the foregoing is to reduce the overall energy demand and carbon dioxide emissions, firstly through the use of improved building envelope thermal standards and secondly through implementation of appropriate LZC technologies in order to achieve the required criteria

Operational sustainability

In addition to the control of heat and power and energy usage, a scheme of this nature brings with it inherent locational sustainability benefits. These relate to the nature of the use proposed which reduces the need for travel due to the following factors:

- As a retirement village there is no need to have proximity to schools or work places as the elderly residents do not use these facilities.
- The provision of site communal transport facilities or dedicated bus services.
- The benefit to the wider community in reducing demand on local health and social care facilities, enhancing community facilities and job creation.

12. SUMMARY AND CONCLUDING REMARKS

What this application proposes is the erection of an elderly nursing and care complex for those aged 65 and over with care needs ranging from facilitating independent living to nursing and dedicated dementia care.

The site sits on the edge of the Billington, a settlement defined in the adopted Core Strategy as a Tier 1 settlement where new sustainable development should be directed. The proposed use is a Class C2 use, for which there is an increasing demand in the area with the Council's HLAA identifying that the proportion of the population over 65 is set to increase and this is also identified in the Lancashire County Council's publication, Extra care and Specialist Housing Strategy 2014. That publication desires to see at least one extra care facility within each district of the County. In the case of Ribble Valley, there is no other continuing care retirement facility, existing or proposed at the present time, despite the existing and continually expanding need for elderly care provisions, such as that now proposed. The adopted Core Strategy does not identify any sites for such uses.

Whilst the application site is a 'greenfield' site, it has low or moderate value in terms of its sensitivity and development here would not have an adverse impact on the wider countryside.. The scale of the proposed development, being almost wholly two storey and its scale, height and massing would be in keeping with the surrounding built form. Therefore whilst there is some loss of open fields, there is no harmful change to the character and appearance of the surrounding landscape.

In terms of the three dimensions of sustainable development identified in NPPF, the proposals would meet the economic role in terms of creating employment at the care home. Because of the care provided and the elderly age of the residents, car usage at such sites is not high. Further, the site's communal bus service and the ability to implement a green travel plan would ensure the development would not generate significant number of additional car journeys. In addition, the provision of facilities that can be used by local residents and friends and relatives of the occupants, such as chemist, medical staff, and the provision of outreach care would lead to a reduction in the need for travel by health care professionals. Therefore there is likely to be a reduction in the need to travel by those persons, meeting the environmental and social role of sustainable development.

Overall, this proposals meets a demonstrable need for elderly dwellings in the area and these facilities, that meet community needs, is appropriate at this settlement edge, where Billington is identified in the CS as sustainable location. Further the loss of greenfield would not result in a harmful change to the character and appearance of the countryside and the proposals also meet the environmental and social role of sustainable development.