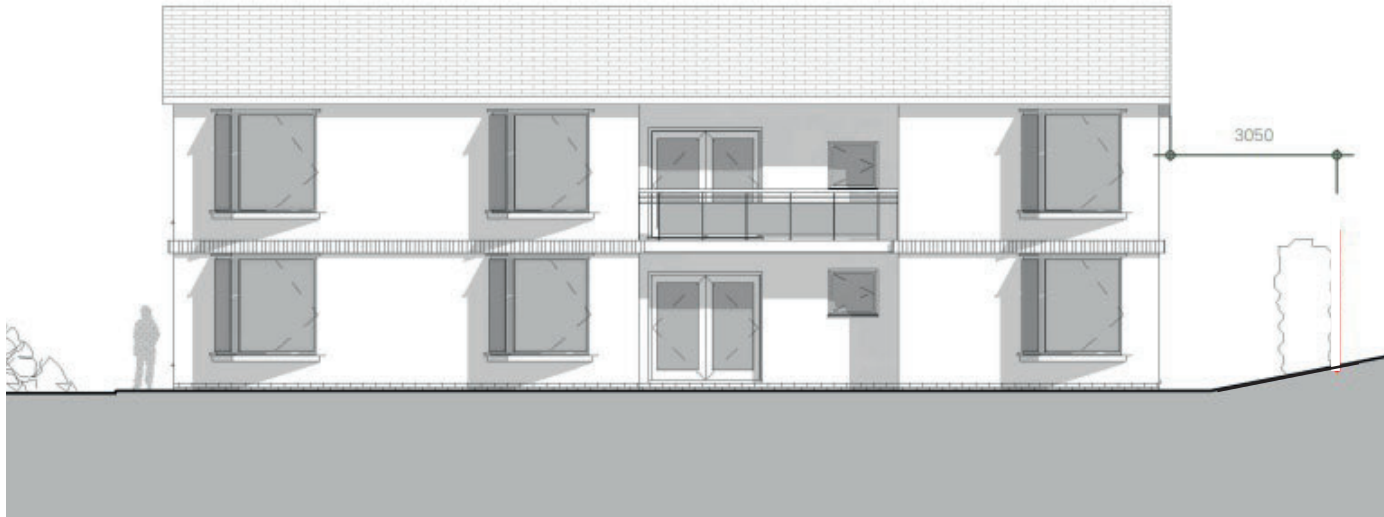


# DESIGN & ACCESS STATEMENT NEW SUPPORTED HOUSING ON THE SITE OF

Charter House Resource Centre, Morse St, Burnley BB10 4PB

October 2023



This Design and Access Statement serves to provide a comprehensive overview of the proposal for the development of supported housing on the outskirts of Burnley. The project is addressing the pressing need for accessible and inclusive living spaces for individuals in our community who require specialised support and care. Our vision for this project is rooted in the principles of inclusivity, sustainability, and thoughtful design, with the ultimate goal of creating a welcoming and empowering environment for residents.

The proposed supported housing development is situated in Burnley, close to essential amenities, public transportation, and community services. Our vision is to create a harmonious blend of modernity and comfort within a purpose-built facility that caters to the unique needs of its residents. This project underscores our commitment to fostering an inclusive and supportive living environment where individuals can thrive and lead fulfilling lives.

In this Design and Access Statement, we will outline our design approach, the consideration of accessibility, sustainability features, and the integration of the development with the local community. Our mission is to set a new standard for supported housing in Burnley, one that prioritises the well-being and quality of life of its residents, and ensures that their access to essential services and opportunities is both seamless and enriching.

## New supporting housing for 6 people with a variety of needs

Integrating purpose-built supported housing within the compassionate embrace of a day care centre redefines inclusivity, nurturing a harmonious community where individuals thrive and every life finds its place.

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Appearance including Materials and Finishes  
Layout and use  
Sustainability and Environmental Consideration

## Access

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Vehicular access  
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## Conclusion

## Project Team

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### Designer

Habitat Architects

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### Planning Consultant

Not required

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### Ecologist

Not required

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### Landscape Designer

Not required

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### Heritage Consultant

Not required

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### Drainage Consultant

Not required

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Project Name & Location	
Project Number	SP-162
Project Name	New supported housing within the curtilage of Charter House Resource Centre
Project Address	New supported housing at Charter House, Morse Street, BB10 4PB
Project Description	Proposed 2 story new supported housing with new access from Darnley Street and associated gardens and car parking within the curtilage of Charter House Resource Centre, Morse Street,

Existing Site Information					
Existing Site Area - (2486m2) Proposed Area (550m2) Proposed New Build (xxxx For the client)					
The site				To Be Changed	
Size (M2)	Age & Style	Condition	Yes	No	
The site is currently part of Charter House Resource Centre.			●		
Boundaries - walls, fences, other means of enclosure					
North	Mesh metal railing that will be partly removed to make way for a new vehicular and pedestrian access to the site		●		
East	The garden to Charter House Resource Centre		●		
South	Established existing hedge between the site and Burnley Brunshaw Primary School				●
West	Mesh metal fence that separates the site from the pedestrian access to Unity College				●
Surrounding Context					
To the North	Darnley Street	Red brick semi detached properties			
To the South	Morse Street	Red brick terraced properties			
To the East		Burnley Brunshaw Primary School			
To the West		Footpath to Unity College			

## Relevant Planning History for Charter House Site

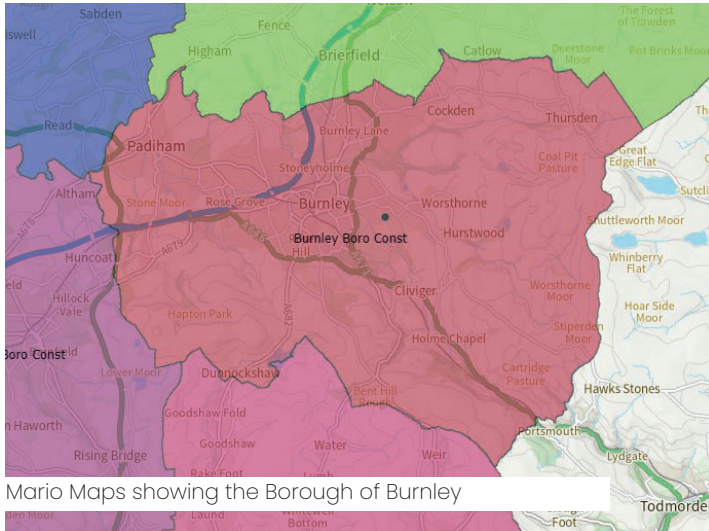
Application No.	Decision Date	Description	Granted		
			Yes	No	Comments
AO/2018/0535	12/11/2018	Display of 2no. Fascia signage (non-illuminated)	●		Granted
APP/2018/0534	12/02/2019	Erection of a 2m high security fencing to the perimeter to match existing.	●		Approved with conditions
APP/2020/0401	20/10/2020	Siting of a converted container	●		Approved with conditions

## Relevant Planning History for the surrounding area

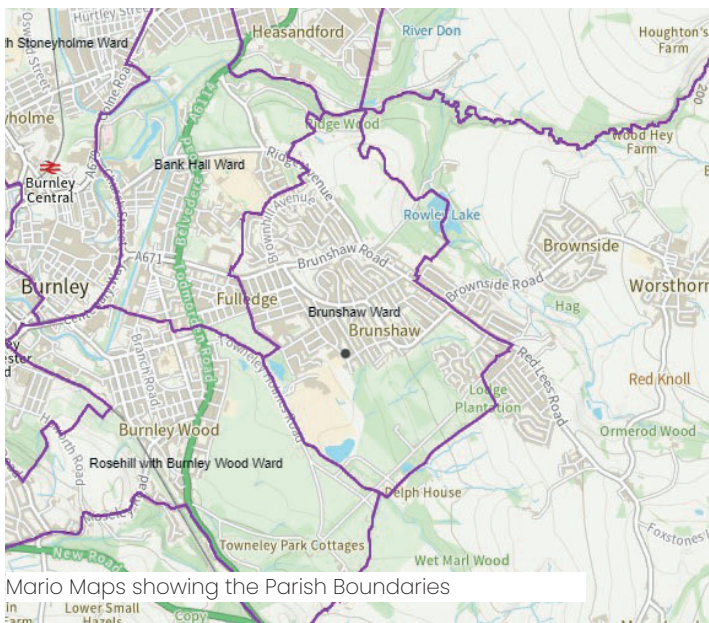
Application No.	Decision Date	Description	Granted		
			Yes	No	Comments
LCC/2023/0594	Awaiting Decision	Consultation from LCC for application number LCC/2023/0032 - Retention of existing two number single storey modular buildings consisting of two classrooms per unit with a connecting level landing between the buildings for a further five years	●		
LCC/2021/0291	04/06/2021	2 x Temporary single storey modular buildings consisting of two classrooms per unit with a connecting level landing between the buildings	●		Approved with conditions.
LCC/2020/0424	19.09.2023	New two storey building to provide additional teaching accommodation for Unity College   Easden Clough Morse Street Burnley Lancashire	●		Approved with conditions
13/15/0256P	21.06.2015				Approved with conditions.

# Site Location and Context

Variety of maps showing the location of the site in relationship to Burnley

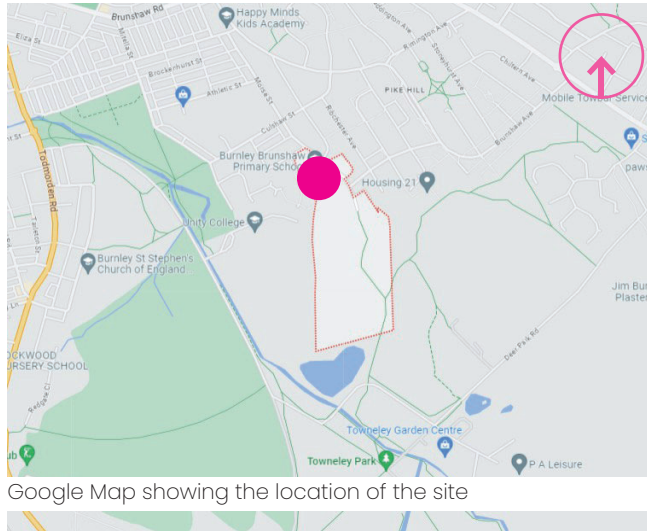


Mario Maps showing the Borough of Burnley



Mario Maps showing the Parish Boundaries

● Site



Google Map showing the location of the site



Google Map showing the satellite view

## Site Location and Context

The site is to the south east of Burnley city centre. Burnley itself is a town and the administrative centre of the wider Borough of Burnley in Lancashire.

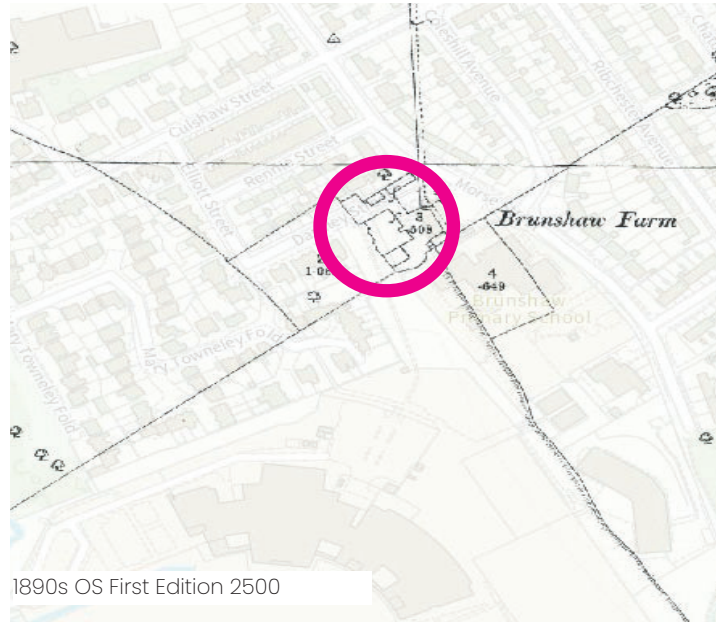
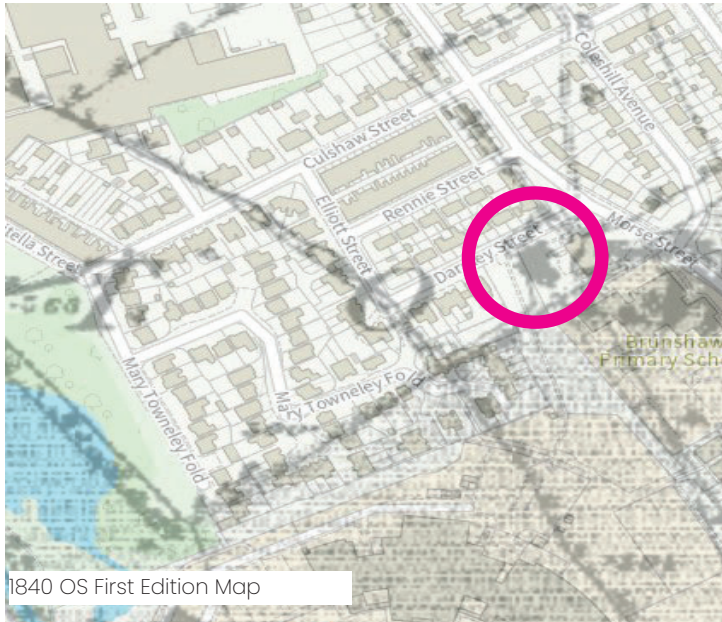
The site is not far from Turf Moor Football Ground to the north west and Townley Hall to the south.

The site is currently part of Charter House Resource Centre and the proposal is to create a six bedroom supported living accommodation for up to 6 people with support.

The site is in a predominately residential area with a mix of terraced and semi-detached properties.

# Existing Site and Context – Historical Mapping

## Historical mapping of the Site



## Historical Mapping

Historical mapping shows the use of the land and the associated building forms from 1840 to present day.

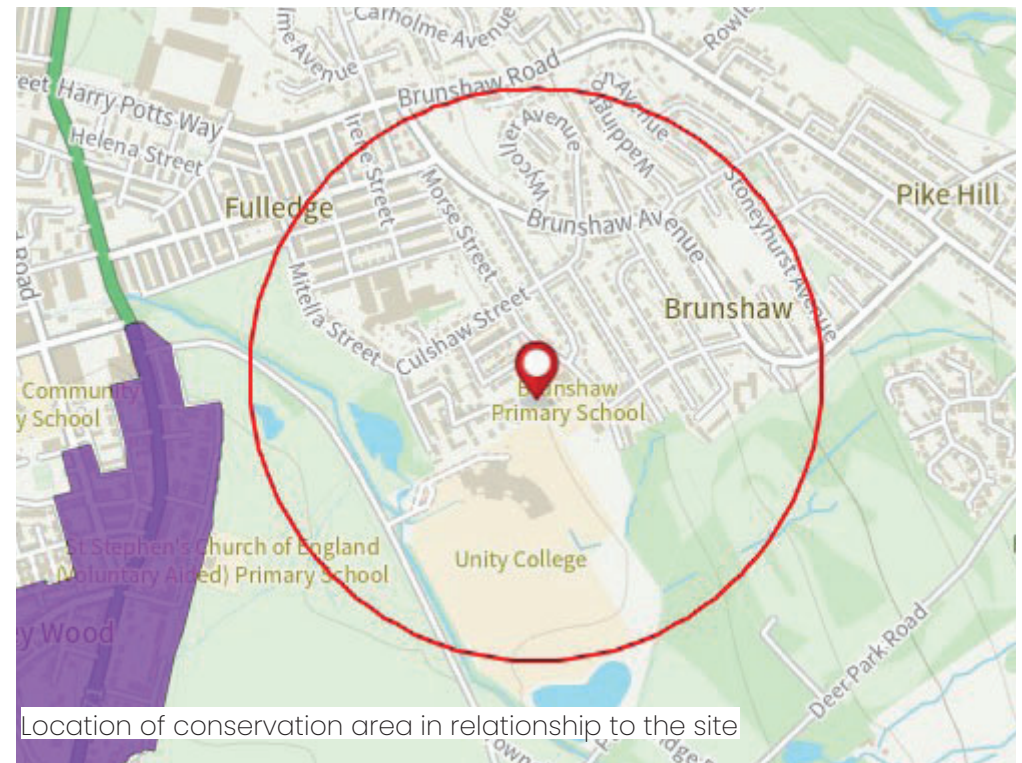
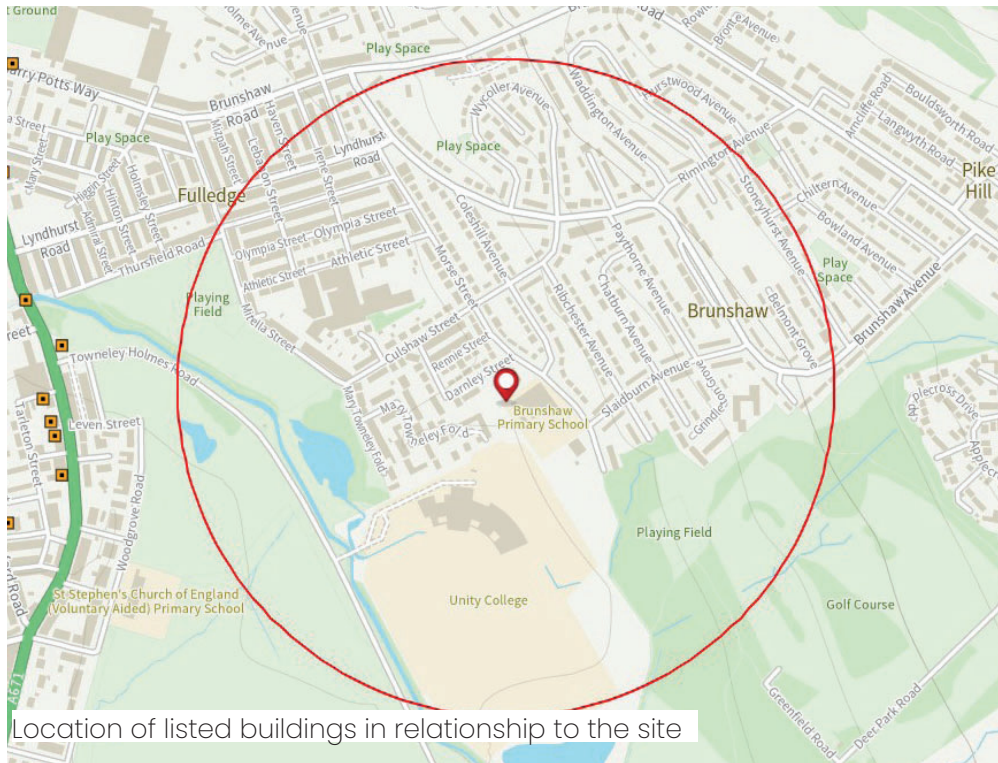
There has clearly been a farmstead there since the 1890 called Brunshaw Farm, however over 50 years this and the field boundaries is lost to the development that is taking place in this area. In the aerial images of 1940 you can clearly see the industrialisation of the area to the south. By the 1960 the current street layout is evident and the site can be seen forming with Darnley Street and Morse Street are seen for the first time

Historical mapping has been used from Historic England's website, Lancashire's MARIO system and the National Library of Scotland for your reference.



# Existing Site and Context – Historical Mapping

## Historical mapping of the Site



## Proximity to listed buildings and Conservation areas

The site is neither close to any listed buildings or conservation areas.

The maps above show a 500m radius and there are no listed buildings or conservation areas within this scope.

The closest listed buildings are towards Burnley to the east of the site and the closest conservation areas are again in this general direction

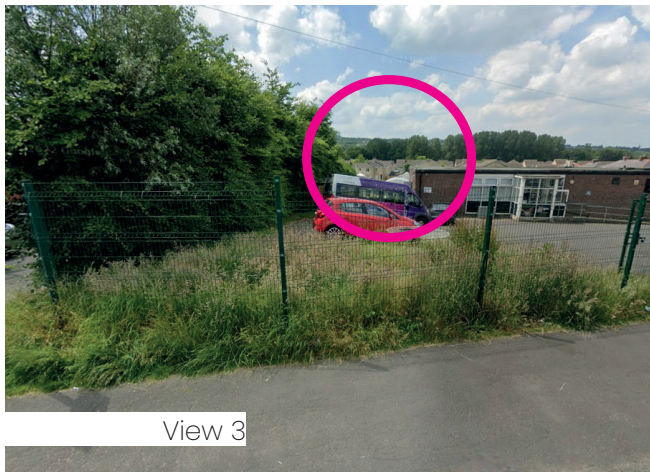
## Existing Site & Context - Site Views



View 1

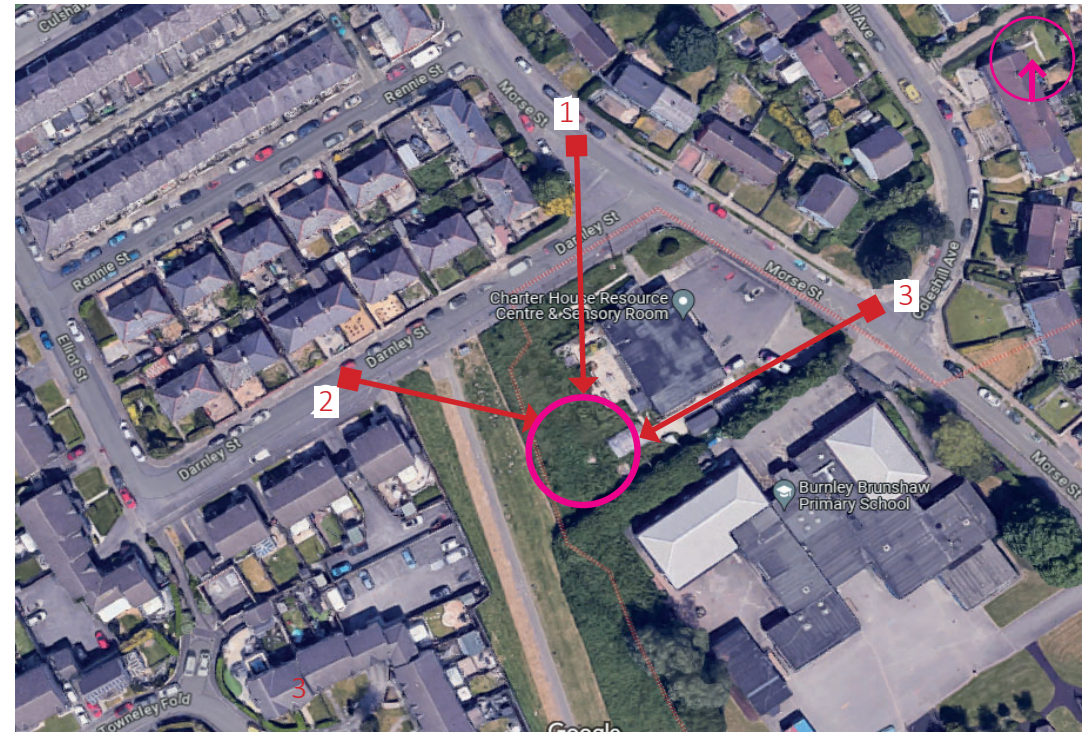


View 2



View 3

- Proposal Site
- ➔ Viewpoint



### Site Views (Taken from Google Maps and from images taken on site)

The images shown here are from Google Maps and demonstrate the current and possible visual impact of the proposal. These were taken from images dated June 2022 and demonstrate that while the site is visible for a few streets, its impact on the existing buildings and homes would be minimal.

As you approach the site along Morse Street from Culshaw Street, Charter House and the site is visible and the proposal would be seen, however as you travel further along Morse Street towards Burnley Brunshaw Primary School the site is obscured by Charter House itself.

The site is visible as you travel along Darnley Street, however the scale and proportion of the scheme has been kept low and domestic to minimise its impact on neighbours.

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# Existing Site & Context – Planning Policy & Compliance

## Planning Policy and Compliance

The Local Plan identifies that the location is subject to Policy SP4 which states ;

### SP4 Development Strategy

1) Development will be focused on Burnley and Padiham with development of an appropriate scale also supported in the following main and small villages:

*Development Boundaries and development within them*

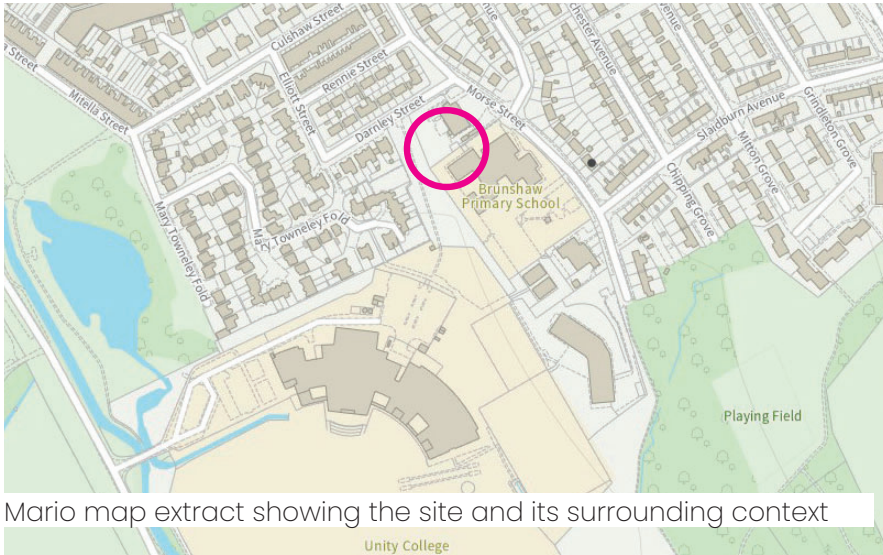
2) In addition to those sites specifically allocated for development in policies elsewhere in this Plan, new development will be supported within the Development Boundaries as defined on the Policies Map where it is of an appropriate type and scale bearing in mind the role of the settlement in the hierarchy and where it satisfies the following overarching criteria and other relevant policies of this Plan:

- a. It makes efficient use of land and buildings.
- b. It is well located in relation to services and infrastructure and is, or can be made, accessible by public transport, walking or cycling; and
- c. It does not have an unacceptably detrimental impact on residential amenity or other existing land users.

3) In considering the acceptability of development proposals on unallocated sites within these Development Boundaries, consideration will also be given to:

- a. Whether schemes appropriately re-use existing buildings and infrastructure; or
- b. Whether schemes make use of previously developed land that is not of recognised high biodiversity value.

The proposed scheme for supported residential living meets all these points. The development is of an appropriate scale, type and scale. It will make efficient use of land that currently is not being used and where it would struggle to be used by others, due to its location and position. The site is well located in relationship to services and infrastructure and the nature of the proposal would not have a detrimental impact on residential amenities in the area of other existing land users 7



Mario map extract showing the site and its surrounding context

## Site Constraints & Opportunities

The extracts show the current site and below are listed the constraints and the opportunities that this proposed development faces.

### Constraints:

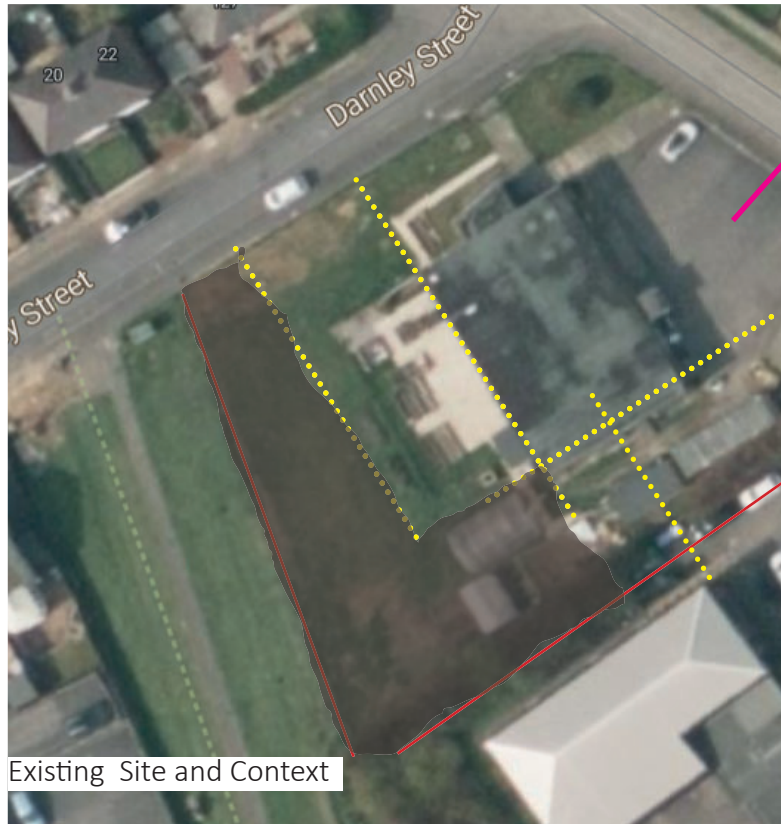
- New buildings on a previous unused piece of land.
- Possible overlooking issues between the footpath and the home.
- Possible overlooking from the existing Day Care Center to the new homes.
- Orientation does not allow for max use of daylight.

### Opportunities:

- Appropriate use of an underutilised piece of land.
- Similar use as what surrounds the site in terms of residential use.
- Similarity in terms of scale, massing and materiality.
- Enhancement of the existing vegetation and biodiversity.

# Existing Site & Context – Site Analysis

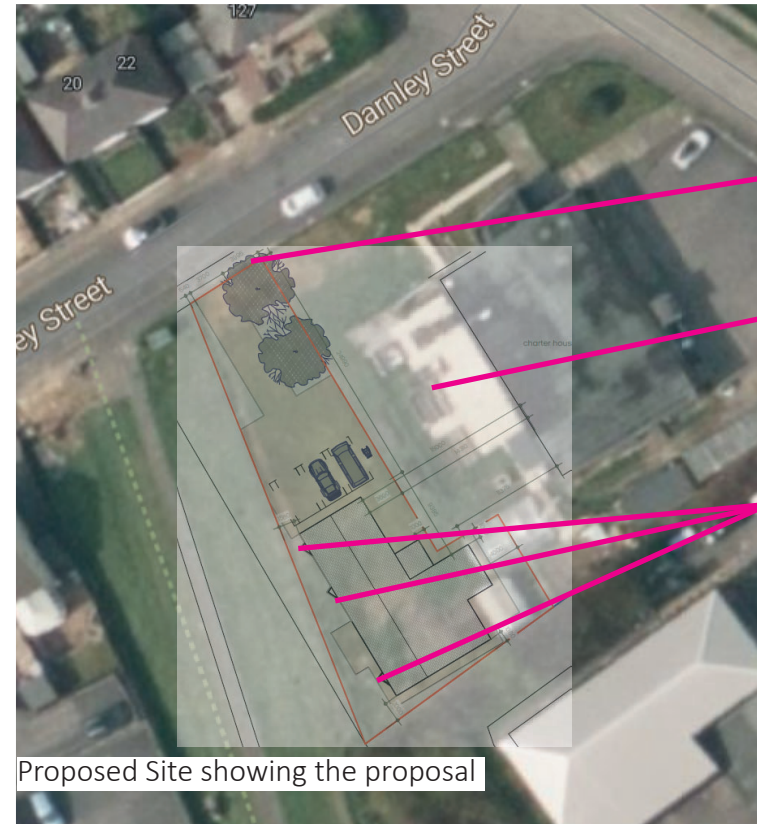
## Existing and Proposed Site Layouts



Existing access and car parking for Charter House Resource Centre to be retained

Building lines and boundaries that determined the location and orientation of the propose new dwelling

Existing Site and Context



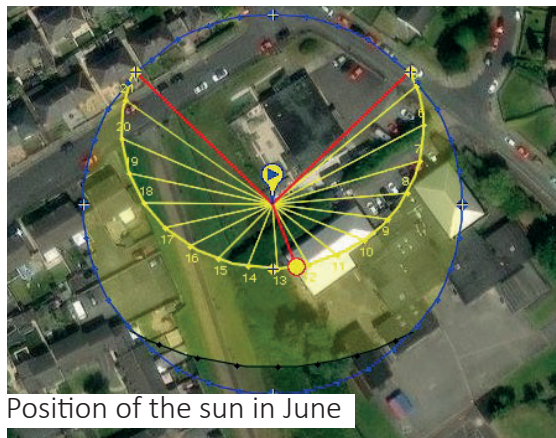
New vehicular access from Darnley Street

New proposed supportive housing to be set in the corner of the site - minimising overlooking issues between the two uses

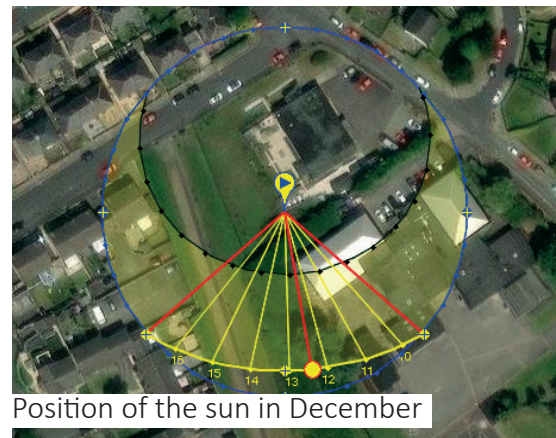
Bedroom windows designed to catch as much day light and mininze overlooking from the foot path to the college

Small garden spaces created that are enclosed and protected

Proposed Site showing the proposal



Position of the sun in June



Position of the sun in December

## Sun Path Analysis

Sun paths showing the location of the sun in relationship to the site from both June and December and how the proposed building has been orientated to make as much use of the sun and the light.





Site as seen from Darnely Street



Site as seen from Darnely Street



Site as seen from Darnely Street



Site as seen from Darnely Street



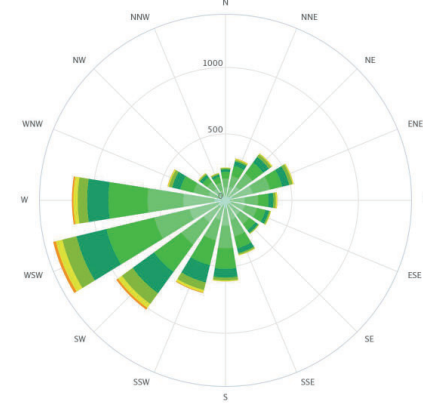
Site as seen from the footpath to Unity College

## Existing Site & Context – Site Analysis

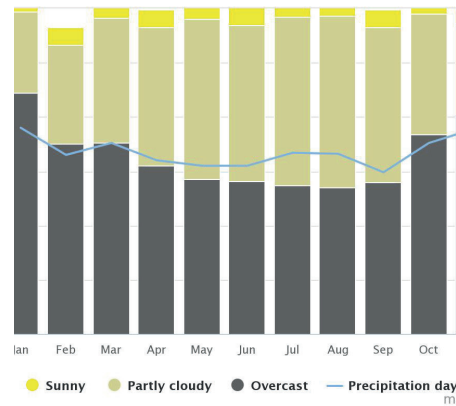
### Weather analysis for Burnley

Taken from <https://www.meteoblue.com/>

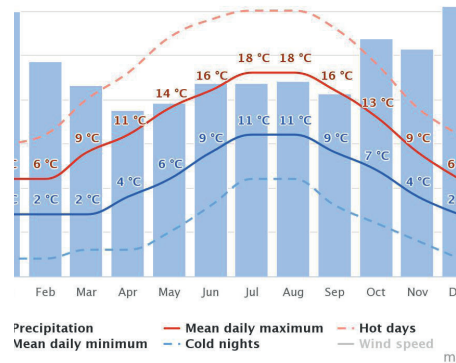
The wind rose shows the prevailing winds from south west south, the west and the south west, and this will bring in the rain. There is very little wind from the north



The sunshine graph shows predominately overcast days with rain occurring on over 15 days of the month consistently through out the year.



The temperature range for the area ranges between 2C and 18C



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## DESIGN – The Process

### The Design – Process, Assessment and Intent

Design Component: All Design and Access Statements should:

- 1 Explain the design principles and concepts applied to the development.
- 2 Demonstrate the steps taken to assess the development's context and how the design incorporates this context concerning the proposed use.

Project Brief:

The objective was to create a supported home for six residents with accommodation for at least one staff member to support those living there. Four of the rooms require en suite facilities, while two rooms share a large accessible bathroom. Ensuring accessibility throughout the property is crucial to provide an equal experience for all users. Preventing overlooking was a key design consideration, and the proposal minimises potential overlooking issues.

Layout and Accessibility:

The main entrance is centrally located to optimise space utilisation and create distinct public and semi-public areas in the building. It is also visible from the main vehicular access point.

The accommodation includes a spacious kitchen, dining, sitting area, a separate sitting room, four large en suite bedrooms on the first floor, and two bedrooms on the ground floor with access to a shared bathroom. There is a generous entrance area, a straightforward staircase, and a lift for easy first-floor access. The ground floor also features a utility space and a small office/bedroom for staff, strategically placed for oversight of the entire building. The corridor leading to the bedrooms is positioned at the rear, prioritising light and views to the habitable rooms towards the front. Small green areas have been incorporated to offer outdoor access and ventilation.

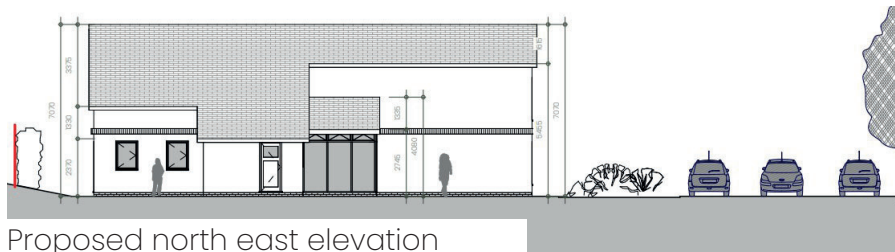
Windows in the main bedrooms are designed to maximise natural light and views while addressing privacy from the adjacent footpath. They also serve as window seats, creating diverse spaces within the building.

Construction Approach:

To adhere to the budget, the design and therefore the construction has been kept straightforward. The building is traditionally constructed using block and render. The windows have a domestic character to blend with the surrounding buildings. The layout and orientation of internal spaces have been carefully planned to keep the roof construction simple and cost-effective and to ensure easy of maintenance over the life time of the building. Consideration was given to where the sun rises and sets, ensuring that all windows have views and that there is plenty of light getting into the building.



Proposed south west elevation



Proposed north east elevation



Proposed north west elevation



Proposed south east elevation

## Use

A new access will be created from Darnley Street - it was felt that the two use on the site both required their own access and parking. There are to be three disabled car parking spaces here to serve the house.

The main access to the front door is between the day care centre and the house and will be visible from the car parking area.

The main habitable rooms have been orientated to face south east or south west where possible to benefit from solar gain and to create visual connects between the house, the small green spaces and visual interest for example the foot path and the surrounding area.

The majority of the bedrooms are to the north west and all have windows facing away from the day care centre and towards the green strip to the front of the site

Service rooms and the large slope of the roof is to the rear and there are limited windows on this elevation to ensure privacy for both users on the site.

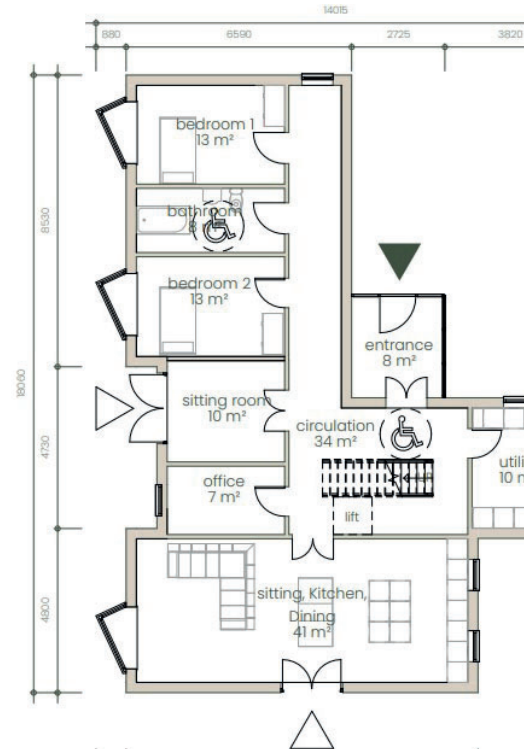
## Scale and Massing

One of the driving factors has been to minimise the scale and massing of the proposed house and to ensure it does not dominate or detract from its context. This has been done by rationalise the space and bring the roof down

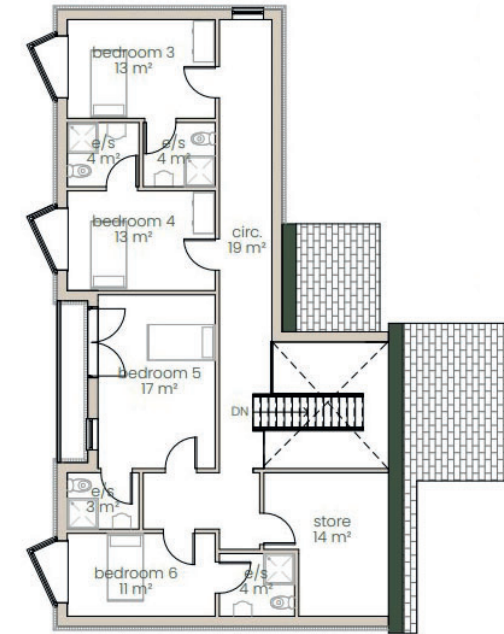
## Landscaping

The overall proposal does not impact any landscaping. The proposal showing planting along the new access road created and there will be small areas of garden space for the supported living. These are from the kitchen dining area and from the sitting room at the front of the building. A final landscaping scheme can could be dealt with as a condition

## DESIGN – Scale and Massing and Landscaping



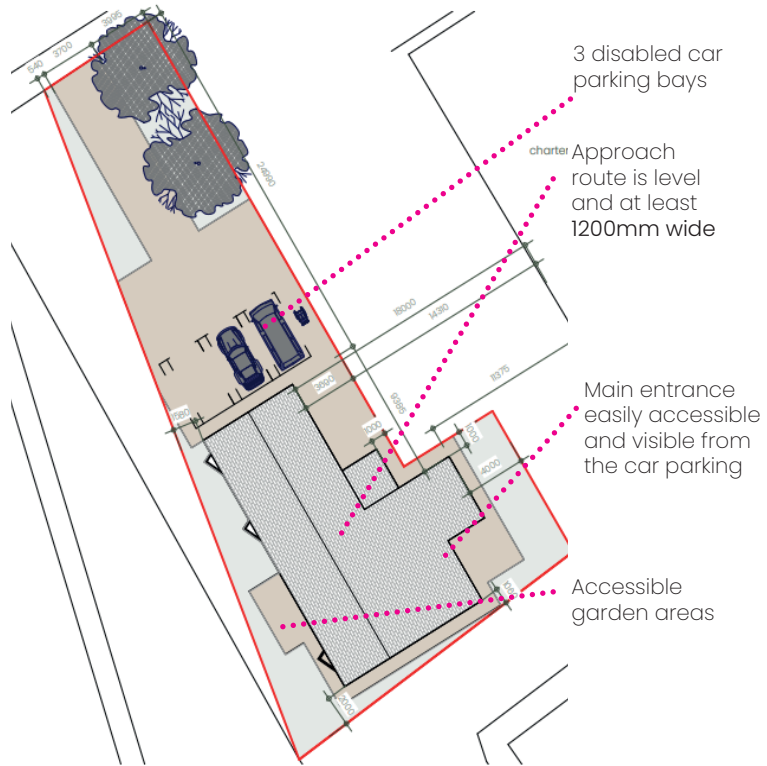
Proposed Ground Floor Plan  
(not to scale)



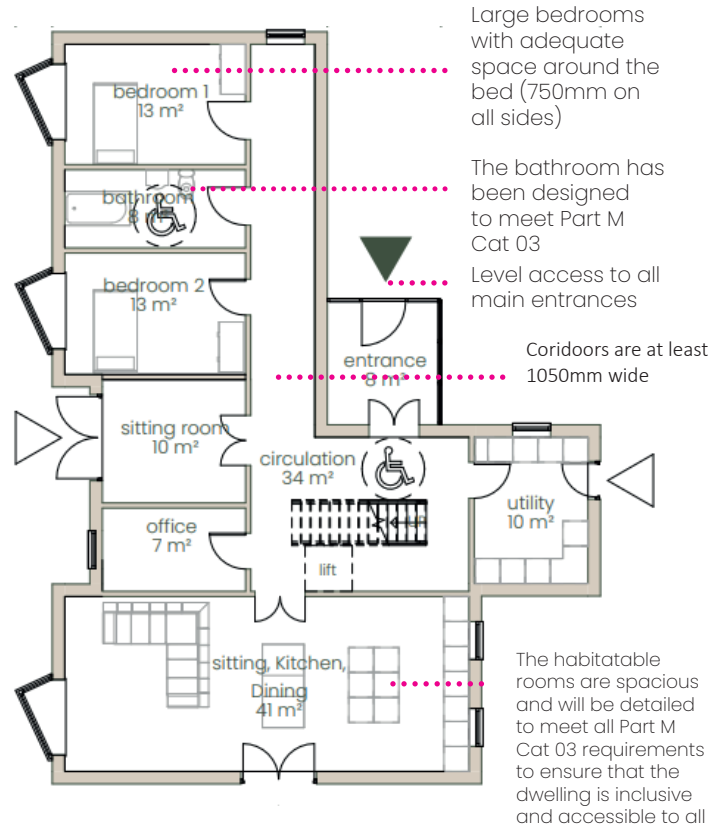
Proposed First Floor Plan  
(not to scale)

## Appearance including Materials and Finishes

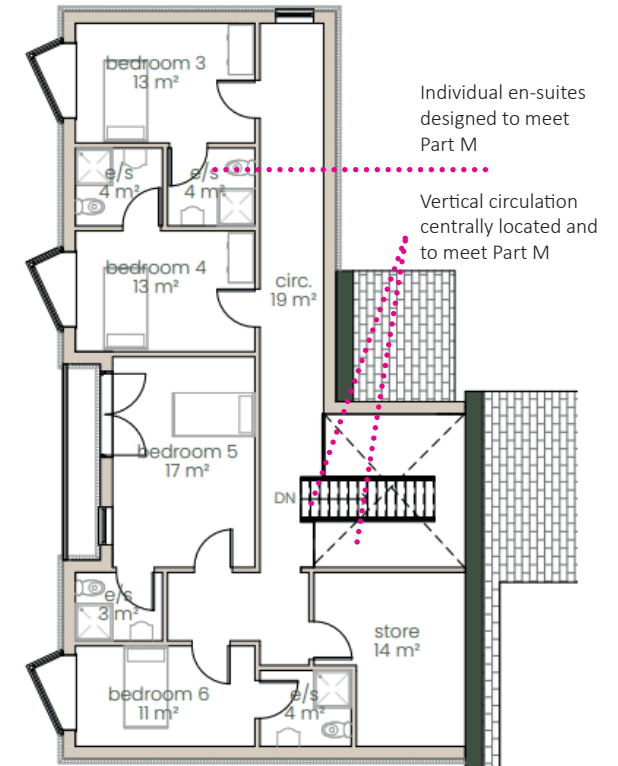
Materials used will complement the local vernacular while providing a clear distinction between the new and existing buildings surrounding the site. The proposed building is traditionally built with block and render, to create a simple but clean appearance that has a domestic and familiar appearance.



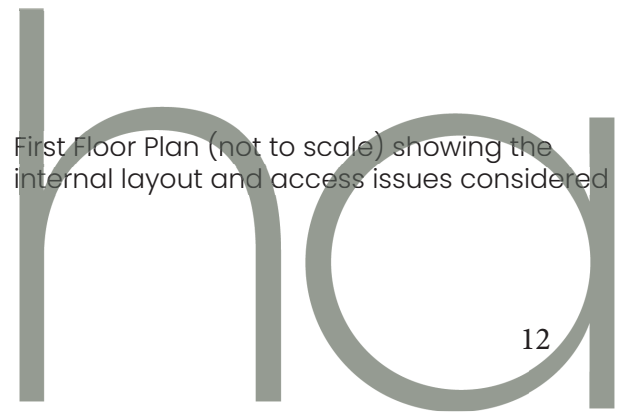
Site Plan (not to scale) showing the main vehicular and pedestrian access to the proposed supported living accommodation



Ground Floor Plan (not to scale) showing the internal layout and access issues considered



First Floor Plan (not to scale) showing the internal layout and access issues considered



### Sustainability and Environmental Considerations

#### Energy Efficiency

Implement energy-efficient measures such as LED lighting, energy-efficient appliances, and insulation to reduce energy consumption. Install programmable thermostats where possible

#### Water Conservation

Install water-efficient fixtures such as low-flow toilets, faucets, and showerheads to minimize water usage.

#### Waste Management

Ensure a comprehensive waste management system that includes recycling and composting facilities. Educate residents and staff about proper waste segregation and disposal practices to minimise landfill waste.

#### Sustainable Materials

Use sustainable materials for construction where possible. Consider using non-toxic and low VOC (volatile organic compounds) paints, finishes and hypoallergenic materials to improve indoor air quality and to create a healthy indoor environment.

#### Green Spaces

Create green spaces within the facility or nearby areas to promote biodiversity and provide a natural environment for residents. Incorporate gardens, trees, and plants to improve air quality and provide recreational spaces.

#### Education and Engagement

Educate residents and staff about sustainable practices and encourage their active participation in environmental initiatives.

#### Monitoring and Evaluation

Regularly monitor and evaluate the facility's energy, water consumption and waste generation.

### Access

This section of the design and access statement outlines the proposed access arrangements for the development project. It provides details on how people, vehicles, and services will access the site, ensuring safe and convenient access for all users and to address any measures taken to ensure accessibility for people with disabilities.

#### Inclusivity

One of the driving issues with this project was to ensure accessibility and inclusivity for all. The dwelling has been designed to meet Part M, but the intention is that this dwelling will go beyond this and consider the needs and requirements for all with any physical or mental disabilities including those with neurodivergent needs and issues surrounding ageing.

#### Vehicle Access

Outline the proposed vehicle access points, including entrances, exits, and internal circulation routes

A new access is to be made onto Darnley Street. This will lead to a car parking area where there are to be three disabled car parking spaces as shown on the site plan. This will also be used by any delivery vehicles and waste collection to the proposed new supported dwelling.

#### Public Transport and accessibility

The site benefits from good access to public transportation, with nearby bus stops and public footpaths surrounding the site.

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### Conclusion

Summary of the main points of the Design and Access Statement and how the proposal meets the necessary design and access criteria.

In conclusion this design and access statement has outlined the key considerations and objectives for the proposed new house within the curtilage of Charter House. It has provided a comprehensive analysis of the site and its surroundings, including the physical, environmental and social matters.

The design concept presented in this statement reflects a thoughtful and sensitive approach to the site, taking into account its history, its surrounding context and the other uses on and around the site.

Furthermore, the statement has outlined the proposed access arrangements, including pedestrian and vehicular routes and parking facilities. These measures aim to ensure safe and convenient access for all users, including those with disabilities.

Overall, this design and access statement demonstrates a well-considered and comprehensive approach to the proposed project. It provides a clear understanding of the design intent and the measures taken to ensure accessibility and inclusivity.

Habitat Architects, welcomes all comments and guidance from the Local Authority throughout the Application Process

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