10.0 Urban Design Framework

Amount/Mix

The layout demonstrated here is for illustrative purposes only and is not submitted for approval. However it demonstrates how the development could come forward, subject to reserved matters being approved in the future.

Housing

The masterplan shown provides for the following in the realisation of this mix and is shown for guidance only, further detailed analysis is to be undertaken.

Total units provided:	55
Affordable provision at 30%:	16

A detailed breakdown is provided in the previous section.

Amount: Care Home

A 2,000sqm care home is offered in the masterplan, housing 50 residents across a maximum 3 storey building.

Urban Structure

The masterplan provides a strong urban structure around the principal interfaces with the village townscape, whilst becoming more organic (and thus, agricultural in character) closer to the open countryside, and formed around the courtyard spaces.

Detached buildings form visual markers, and are twisted at offset angles in response to similar characteristics along Brookes Lane, suggesting to the user (pedestrian or vehicle) that something lies beyond.

Continuity and Enclosure/Safety and Security

Consideration has been given to defining, enclosing and activating the public realm.

A degree of overlooking would be provided to Clitheroe Road, The Brook, along with internal courtyard space and Lanes. The internal parking area of the care home will also be well overlooked and could be secured. Where it is necessary to enclose more than one street frontage, or important areas of open space, corner turn units would provide a useful design typology to define these key junctures of public realm, providing they are sympathetic to the overall character of the village.

The level of enclosure with Clitheroe road is also consistent with the existing characteristics prevalent within the street scene.

Density

An average net residential density of approximately 24 dph will be achieved across the site. This overall density provides a mix of character areas and building typologies, which respond to the locality. This includes some areas of increased density around The Lanes and Courtyard Spaces (e.g. in a similar manner to Brookes Lane) and areas of lower density around Clitheroe Road to reflect the change in character to edge of settlement

3201206877P

Scale

The masterplan proposes residential development of no more than 2 storeys in height and a 3 storey Care Home, in order to relate to the character and scale of the existing buildings in the surrounding area. Roof form would vary, however, particularly around key junctures of the public realm, such as:

- the courtyard spaces
- around the Brook

Roof form and scale would also vary within the design of the Care Home in order to brake up the potential long linear mass of the building.

It is proposed to place the Care Home on the lower area of the site, as this will be the most bulky visually. Similarly, the Care Home is likely to be the tallest element, with a potential for three storeys. It has therefore not been located close to Clitheroe Road, but set back to recognise the character of Clitheroe Road.

Visual Appearance

The overall concept for the visual appearance of the proposed housing is to design buildings, along Clitheroe Road, The Lane, The Brook, and Courtyard Spaces as a natural extension of the townscape of the town. On this basis, it is important to reflect the rich variety of proportions and detailing that occur on the adjacent roads, whilst reflecting the overall unity within the streetscape. The streetscape analysis, identified on the following pages, indicates that whilst there are number of variations in the details of the buildings there are a number of unifying features that run through the townscape, which include:

- Roof form;
- Brick colour/texture;
- Building line offsets;
- Boundary treatments;
- Proportions and rhythms

The typology plan (figure 32) provides an indication of how housing could be designed to reflect the townscape characteristics of the surrounding context without specifically detailing the architectural design response. Thus, it is not the intention to provide pastiche copies of heritage buildings, rather, identify particular proportions and rhythms that could be utilised within a detailed design approach.

Overall the local context provides simple detailing, particularly within the agricultural buildings within the village; moreover, it is the relationship between buildings, the streets and private spaces that create a distinctive townscape.

A key design principle is to respond to the variety of streetscape characteristics along Clitheroe Road; thus, a variety of typologies are proposed to enhance the visual richness created along this main street including:

- the proposed detached cottages that pick up the general proportions and rhythms of Clitheroe Road

- a series of corner turns and semi detached dwellings are proposed that respond to simple proportions identified within the design study

These typologies create the variety of housing typologies along the main interface with the town, and thus, the level of visual richness appropriate for its context.

As the Lane turns into the proposed neighbourhood, a mix of terraces and detached farmhouse buildings continue the varied streetscape

The Lane changes in character around The Brook and up the hill towards the courtyards, and is enclosed by detached and semi detached Village Lane type housing. Again these typologies are based on simple proportions and rhythms identified within the design study. Further to the east, buildings become more agricultural in character, with stepped roof pitches, and simple window details

The Courtyard Space provides a termination of The Lanes and the focus of this agricultural character

The Brook is enclosed by the Brook View Cottages which contain similar proportioning to buildings within Whalley

Summary:

The Illustrative Masterplan is based on the urban design framework and approach set out. It is envisaged that the principles set out will form the basis of any further detialed design work and submission of reserved matters details for the site

The following section sets out in more detial how the urban design framework might be implemented, based on the townscape and character analysis undertaken, consistant with the Illustrative Masterplan provided.

Figure 33 Concept Plan

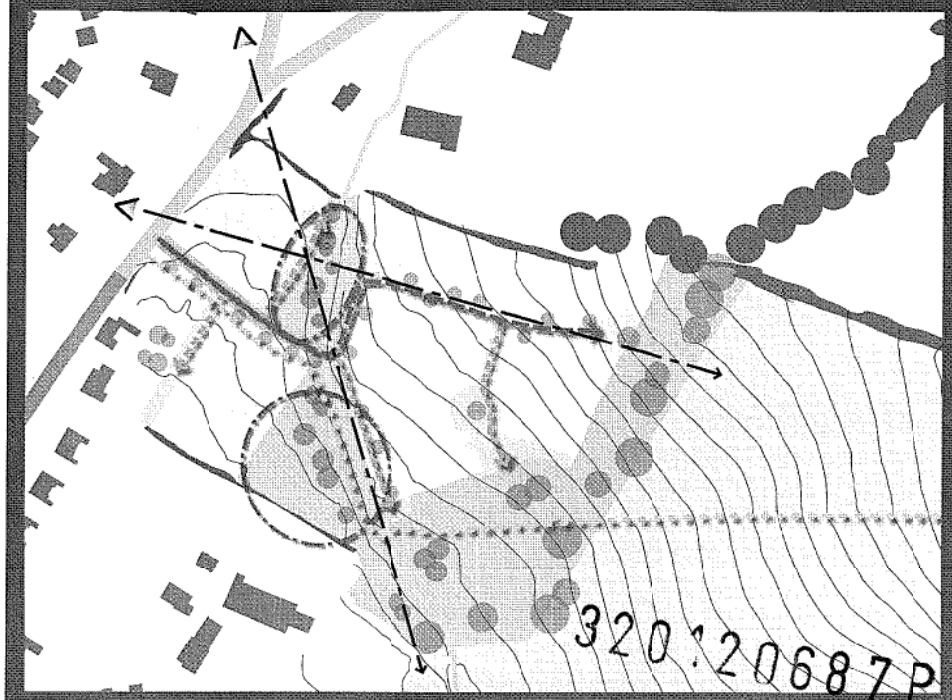
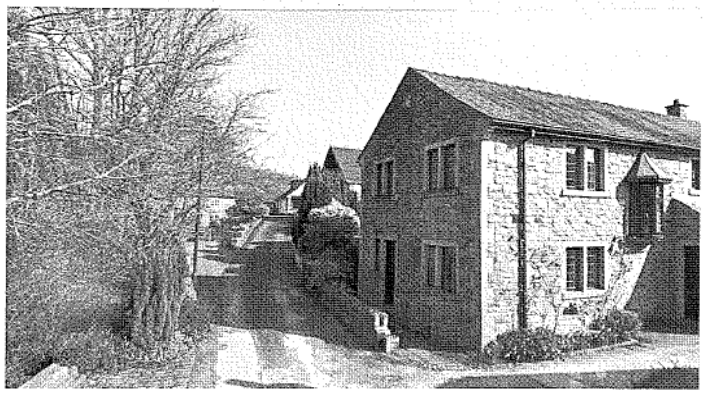
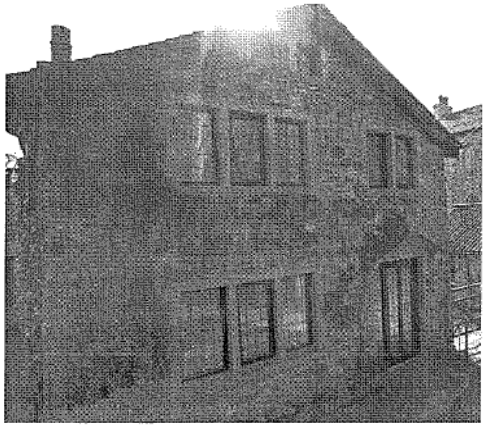


Figure 34

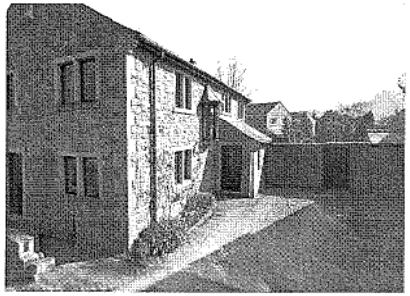

CLITHEROE ROAD
Lawsonsteads
3201/20687P
Building Typologies
1. Brook View cottages
2. Clitheroe road detached cottage
3. Village corner turns
4. Brookes lane detached cottage
5. Village detached cottage
6. Village semi-detached/detached
7. Rural Terrace
8. Farmstead
9. Farmhouse range
10. Care Home

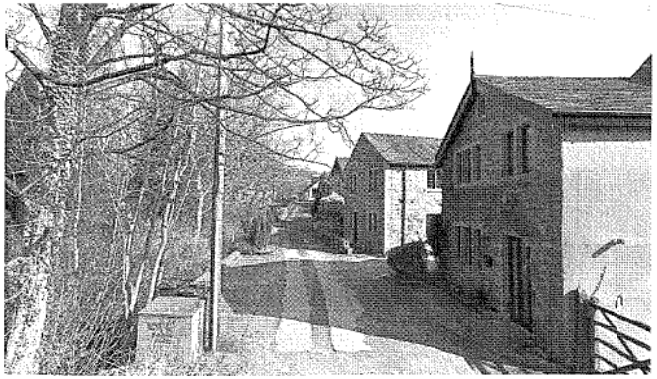


Cottages orientated gable end facing onto road, brook and overlook open space

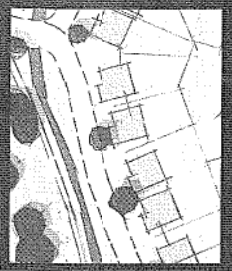


Single pitch roofs





Small front gardens with private courtyard parking between dwellings

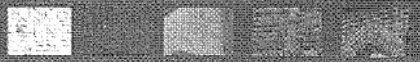


1. Brook View Cottages

Key Features:

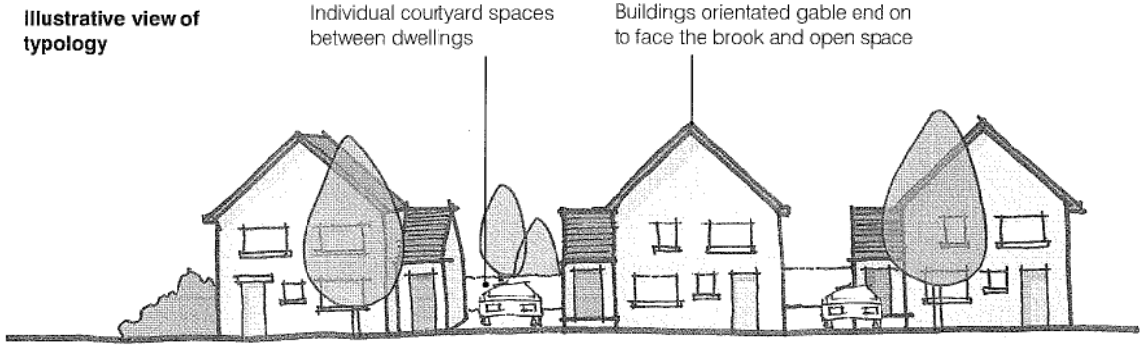
- Pitched roof, gable orientated to street frontage
- Courtyards parking between houses
- 2-5m front gardens to maintain a relationship with brook and open space

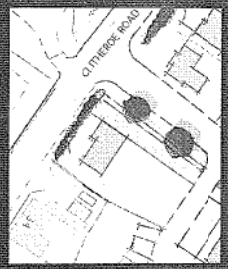
Indicative Materials:



3201206 87P

Illustrative view of typology









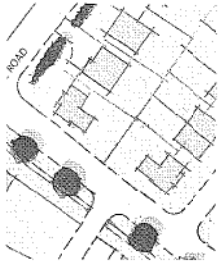
2. Clitheroe detached cottage

Key Features:

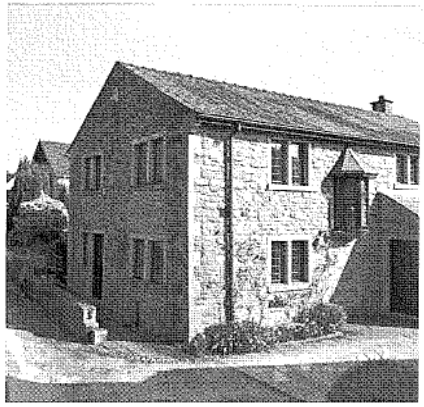
- Large detached dwelling
- Longest elevations address road frontage
- Pitched roof form with gabled detail to front elevations
- Set back from street by front garden and private parking

Indicative materials:





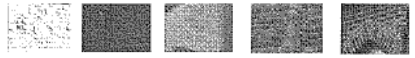
3. Village corner turn



Key Features:

- L shaped form creates dual aspect dwelling
- Low pitched gable roof

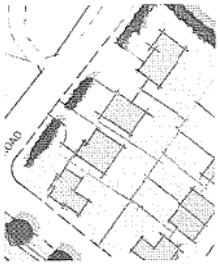
Indicative materials:



3201206871P

Illustrative view of typologies



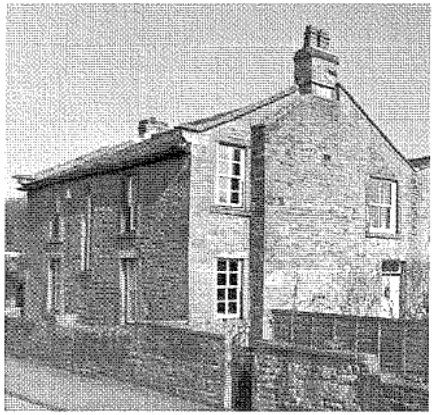




4. Brookes Lane detached cottage

Key Features:

- Cottage scale and proportion
- Simple pitched roof form
- Symmetrical balanced proportions to facade



Indicative Materials:







5. Village detached cottage

Key Features:

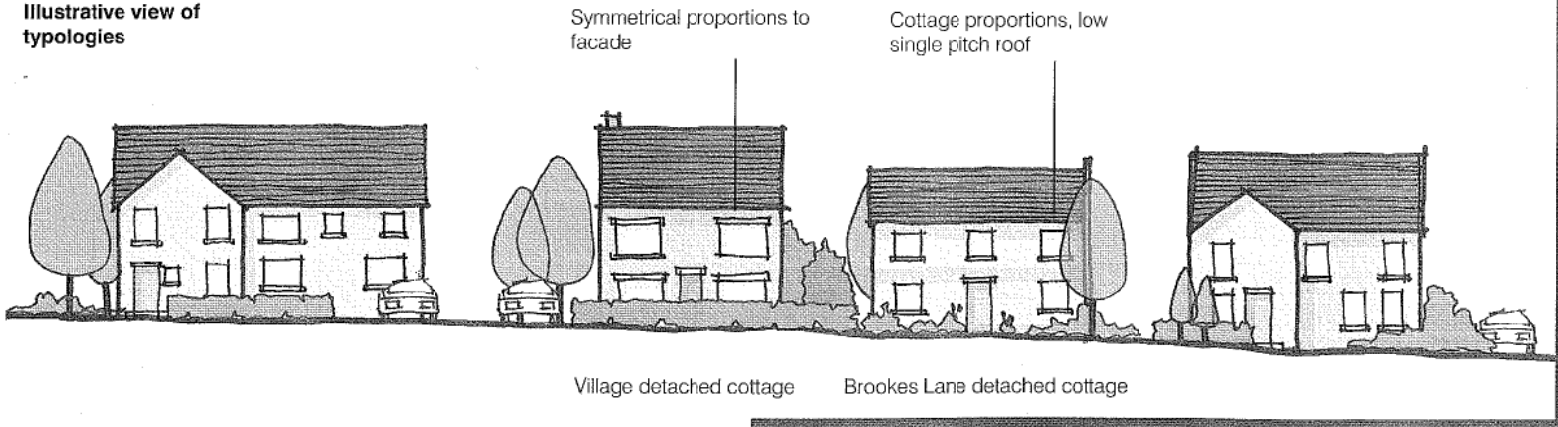
- Singular detached dwelling
- Grander scale and proportion to compliant other dwellings on Clitherce Road
- Symmetrical proportions to fenestration features create a balanced facade

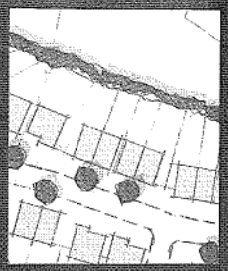
Indicative Materials:



3201206871P

Illustrative view of typologies







6. Village semi detached/ detached cottage

Key Features:

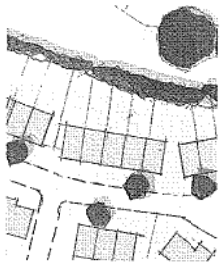
- Pitched roof form
- Vertical rhythms in facade created by regular punctuation of fenestration
- Full storey windows a feature of facade
- Porch detail optional
- 2-5m front garden defined by hedges and low stone walls





Indicative materials:





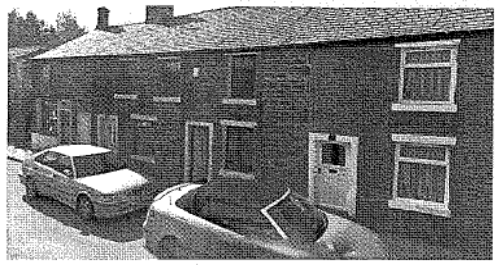
7. Rural terrace

Key Features:

- Pitched roof form
- Regular rhythm created by punctuation of fenestration in facades
- 2-5m front gardens to maintain a direct relationship with the street
- Continuous form

Indicative materials:

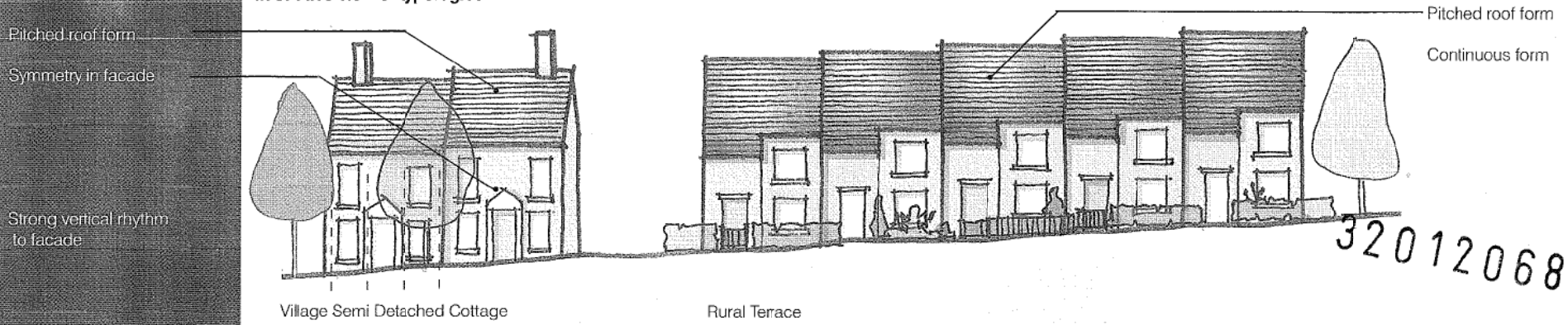




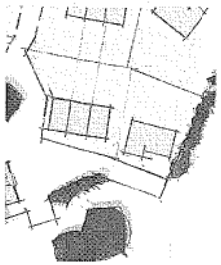




Illustrative view of typologies



3201206 87P





8. Farmstead

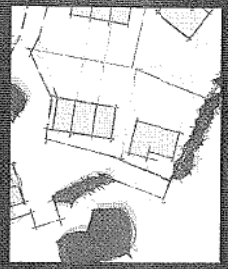
Key Features:

- Large detached dwellings
- Agricultural Character
- Articulation form to enclose courtyard spaces
- Regular rhythms to facade created by linear window forms



Indicative materials:





9. Farmhouse range

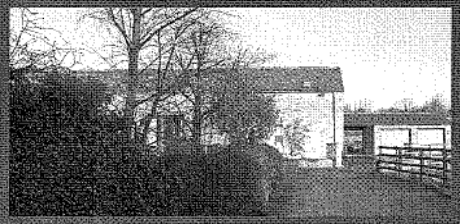
Key Features:

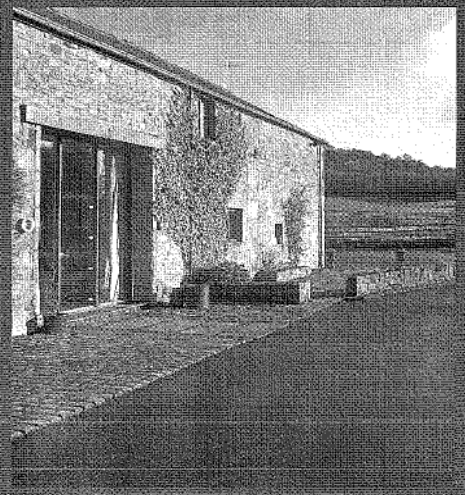
- Agricultural range/barn/farmhouse character
- Singular buildings can be sub- divided into smaller individual dwellings
- Horizontal form emphasised by low roof pitch
- Irregular punctuation of fenestration in facade reinforces organic agricultural form
- Horizontal rhythms created by small linear windows forms
-

Indicative materials:

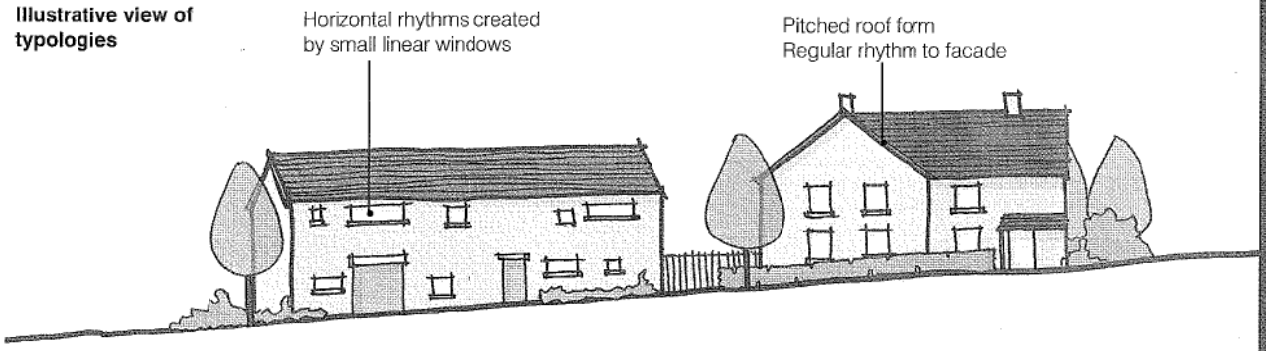




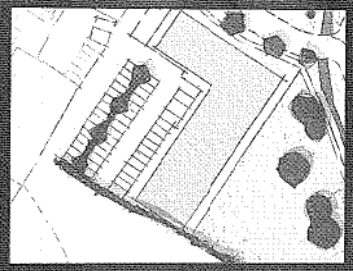




Illustrative view of typologies



3201206687P





10. The Care Home



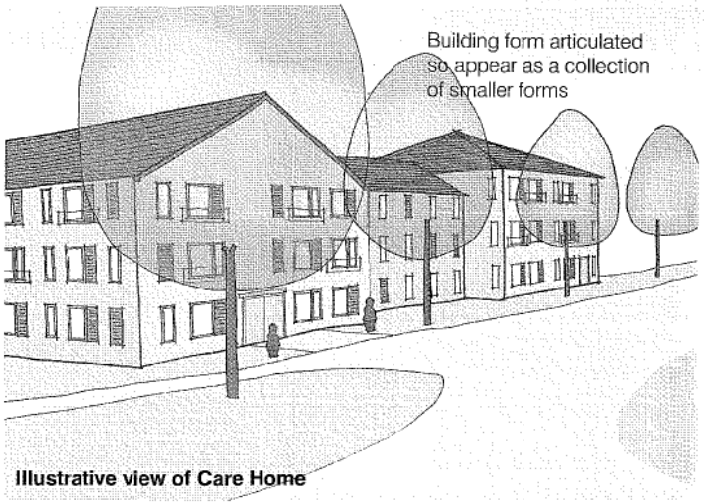


Key Features:

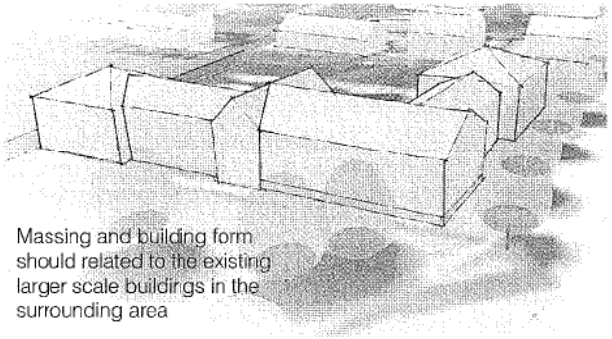
- The form of the overall building should be articulated so that it appears to be a collection of smaller buildings grouped together in order to respond to the surrounding building typologies.
- The building should have a range of roof forms and pitches to create variation in the roofscape.
- 3 storey

Indicative materials:

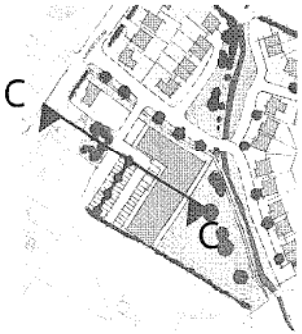




Illustrative view of Care Home

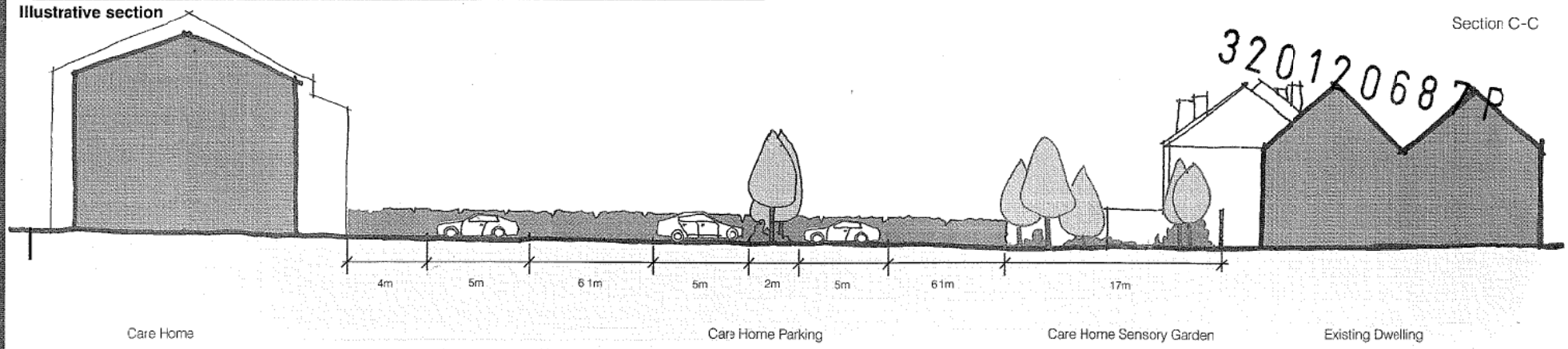


Massing and building form should related to the existing larger scale buildings in the surrounding area

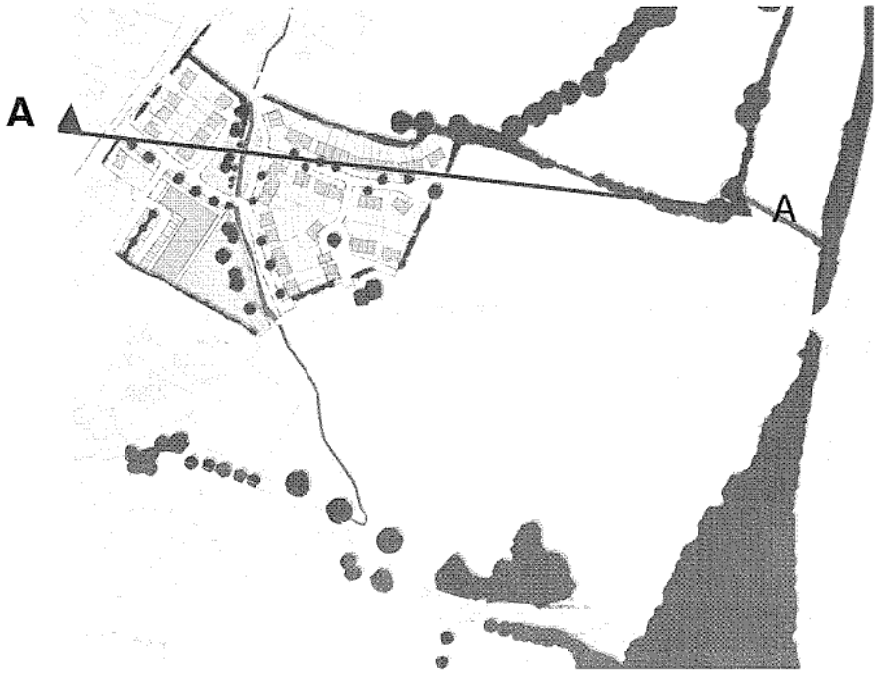


Illustrative section

Section C-C



320120687P





Section A-A

3201206871P

11.0 Landscape Framework

11.1 Landscape Character

The site can be divided into a number of character areas, based on function and features. The key characteristics of the defined character areas are as follows:

1 Clitheroe Road

- A sense of leaving the settlement is created by larger properties set back from the road with substantial front gardens
- Positive frontage onto the street
- Hedgerow and wall front garden boundaries

2 'The Brook"

- Green open space focussed on the brook and incorporating informal play opportunities;
- Positive frontage of housing or to green space;
- Incorporation of existing trees and hedgerows and additional planting appropriate to the countryside setting

3 Courtyard Spaces

- Courtyard spaces similar in character to Brookes Lane.
- Opening up of views to open countryside.

2 "The Lane"

"The Lane" runs through the scheme, creating a unifying element.

The Lane can be further broken down into three separate sections:

The Lane - Section A

- Similar in character to Maple Close in Whalley
- Wide green verge provides a green buffer, and creates a sense of leaving the village core and connecting to the countryside.

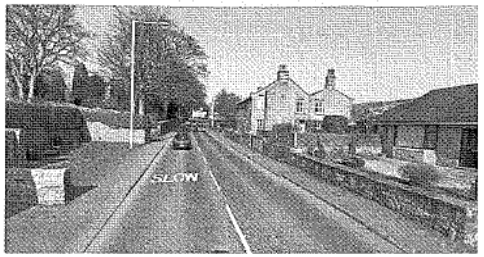
The Lane - Section B

- Similar in character to Brookes Lane
- Strongly enclosed by properties.
- Small front gardens with intermittent tree planting.

The Lane - Section C

- Similar in character to looped access to properties immediately north of Brookes Lane.
- Semi-private character
- Views to open countryside

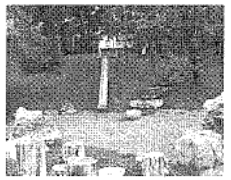
The characteristics of this three individual sections have informed the form of the masterplan.





1 Clitheroe Road

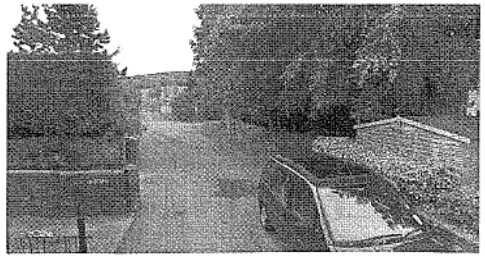






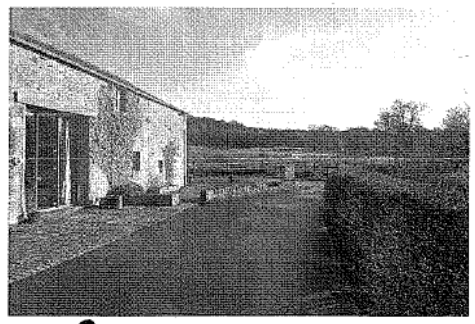


2 "The Brook"



3 Courtyard Spaces

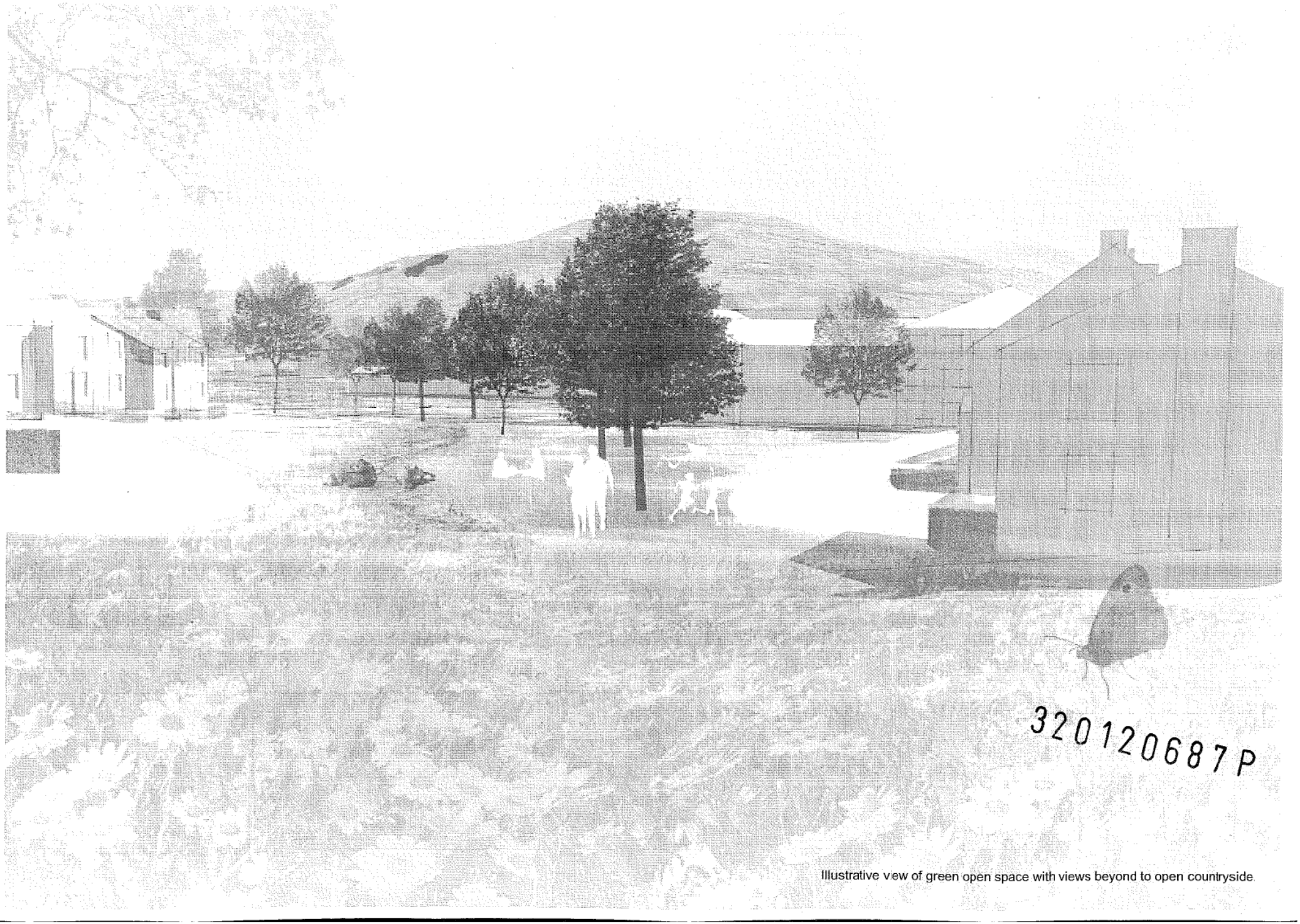




320120687P

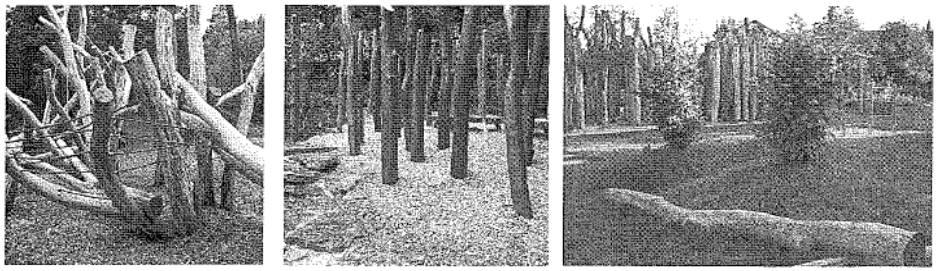
Figure 35


CLITHEROE ROAD
A
B
C
"THE LANE"
"THE BROOK"
COURTYARD SPACE
COURTYARD SPACE
3201206687P

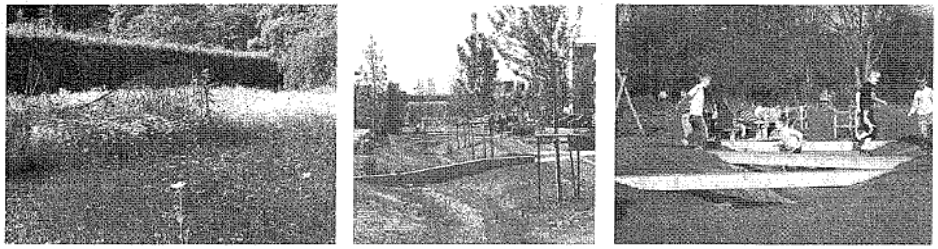


3201206 87P

Illustrative view of green open space with views beyond to open countryside



Naturalistic play



Informal play opportunities associated with stream and planting



Gathering space, seating overlooking green space, and overlooking housing

11.2 Play

Play provision has the potential to provide both dedicated and informal play facilities for younger and older children in the form of formal and natural features, details of which will be agreed with the Council.

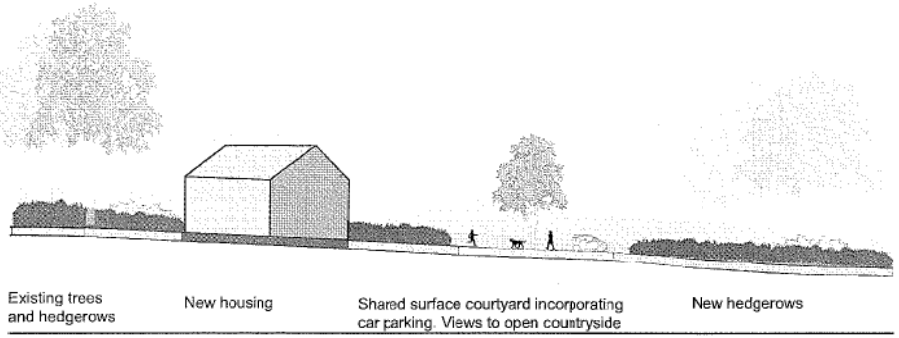
The proposals would have regard to the 10 principles for designing successful play spaces promoted within Design for Play: A guide to creating successful play spaces, which states that successful play spaces:

- are 'bespoke';
- are well located;
- make use of natural elements;
- provide a wide range of play experiences;
- are accessible to both disabled and non-disabled children;
- meet community needs;
- allow children of different ages to play together;
- build in opportunities to experience risk and challenge;
- are sustainable and appropriately maintained;
- allow for change and evolution.

3201206687P

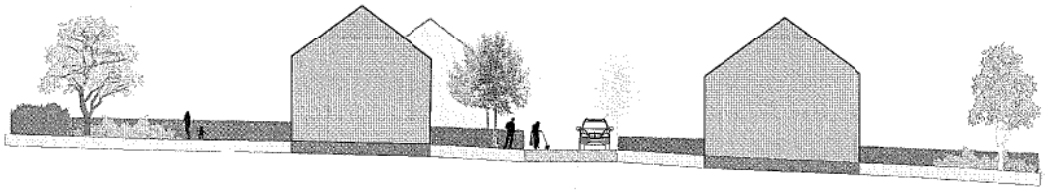
11.3 Illustrative Landscape Sections

SECTION A-A'

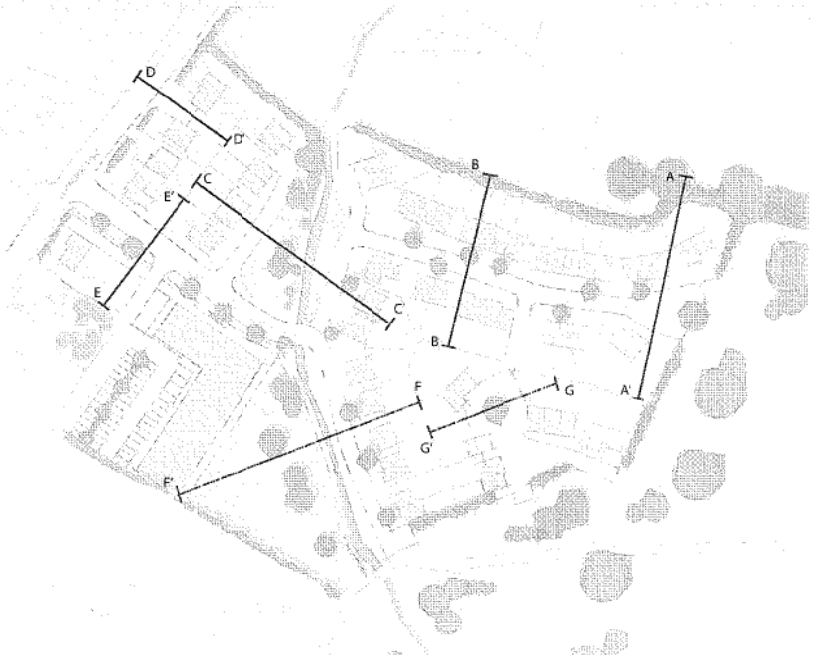


Existing trees and hedgerows | New housing | Shared surface courtyard incorporating car parking. Views to open countryside | New hedgerows

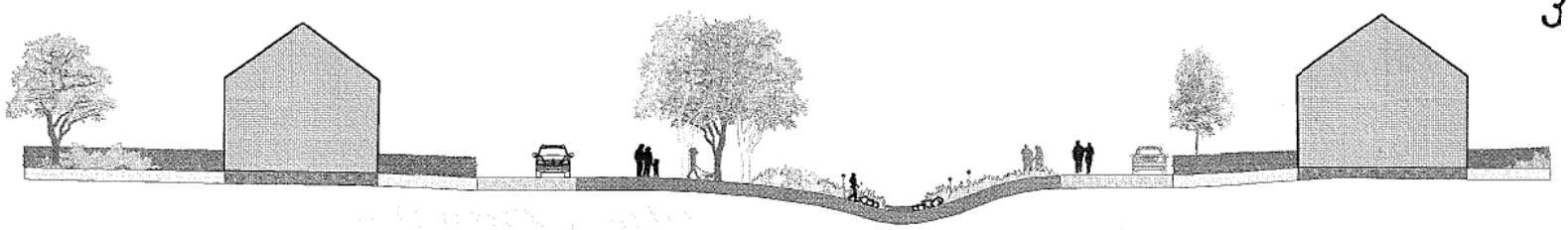
SECTION B-B'



Existing hedgerows | Hedgerow garden boundaries | New housing | Shared surface street with tree planting | New housing | Hedgerow garden boundaries



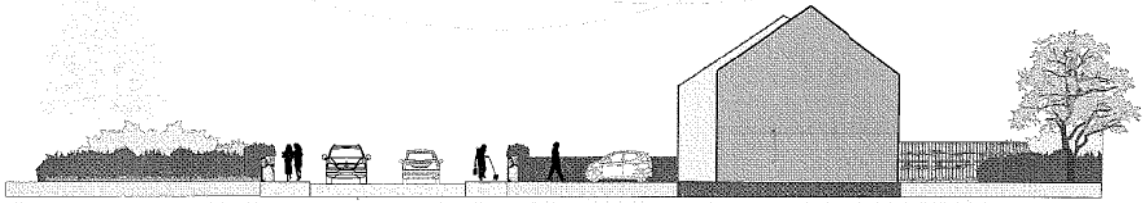
SECTION C-C'



Hedgerow garden boundaries | New housing with views over green space | Shared surface street | Green open space incorporating existing stream, informal play opportunities and planting | Shared surface street | Hedgerow garden boundaries & new tree planting | New housing with views over green space

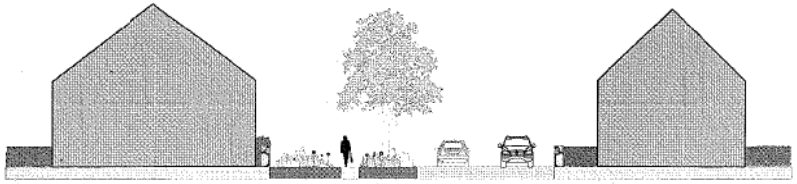
3201/20687/P

SECTION D-D'



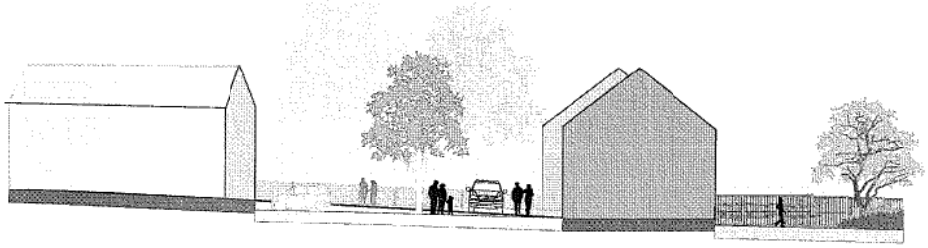
Existing front gardens. Stone wall and hedgerow garden boundary | Clitheroe Road | Off street parking. Stone wall and hedgerow garden bouncary | New housing providing positive frontage onto Clitheroe Road | Rear garden

SECTION E-E'



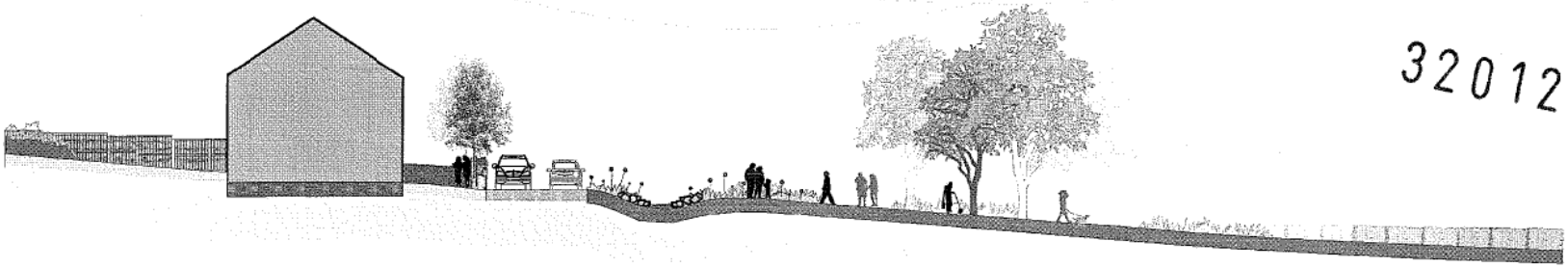
New housing with stone wall and hedge garden boundaries | Linear green space with meadow and tree planting | Shared surface street | New housing with stone wall and hedge garden boundaries

SECTION G-G'



New housing | Shared surface courtyard incorporating car parking. Views to open countryside | New housing | Rear garden

SECTION F-F'

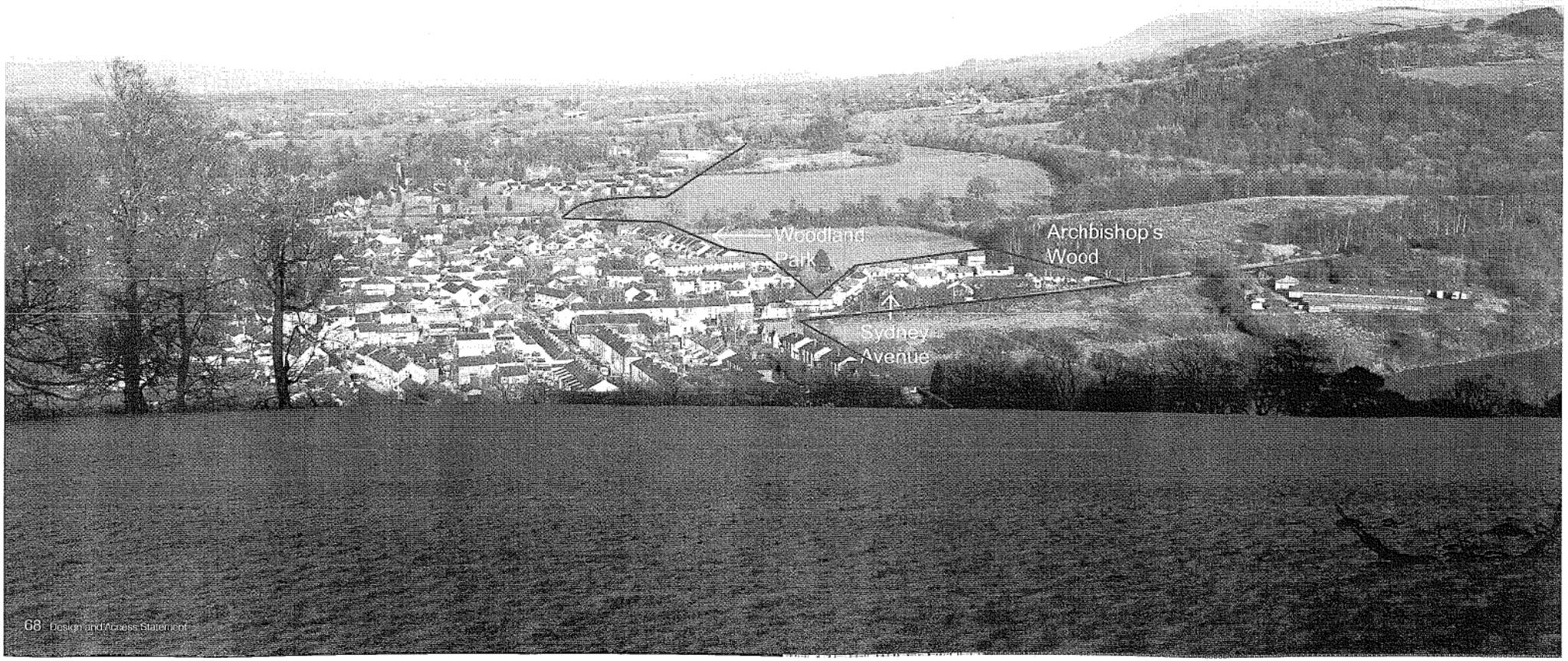


New housing with stone wall and hedge garden boundaries to front. Positive frontage onto green open space | Shared surface street | Green open space incorporating existing stream, informal play opportunities, existing mature trees and hedgerows and new and planting

320120687P

Photomontage view 3_Nab Side Farm-Nab Wood

3201206871P



11.4 Landscape and Visual Assessment

Landscape Character Impact Assessment

Further to the critea set out in section 2 9 (Visual Analysis), the development proposals have been assessed in terms of the potential resulting landscape and visual impacts

The proposals aim to integrate the new development into the existing topography, and retain landscape features of quality and value which form part of the character of the site, and contribute positively to the wider landscape character These features include hedgerows, hedgerow trees, stone walls and views beyond the settlement edges to open countryside

In addition, the proposals aim to integrate new tree planting and create new stone wall and hedge boundaries to provide boundaries to properties New planting will also include shrub and meadow planting in order to create visual interest and habitat potential

The site character will be changed as a result of the proposals, due to the nature of the development that will take place However, the retention of existing features of landscape character and quality, along with the creation of features to compliment and reinforce local character will reduce the potential for any potentially negative impacts on landscape character

Therefore, the overall predicted impact on landscape character is **benign.**

Visual Impact Assessment

A total of 14 key views were identified which represent a range of close up and wider views from around the site. Two of the key vews, located within Spring Wood were identified as having no view of the site.

From the identified key views, a total of 5 were selected for the production of photomontages These were views that it was felt would best illustrate potential impacts from key locations, or which illustrated the clearest views of the development from the surrounding road or footpath network

The photomontage views are on the following pages and are also within Appendix 1 alongside photographs of all the key viewpoints. The predicted visual impact of the proposals on the selected photomontage viewpoints are described in detail below

Photomontage view 3 - Nab Side Farm-Nab Wood

This viewpoint location represents a long range view of the site from the potentially sensitive location of Nab Hill, located aporoximately 0.75 miles from the site.

The photomontage indicates that the proposed development will sit well within the existing clearly defined extents of Whalley, the eastern extents of which are defined by Woodland Park and Oakhill College to the north. Some existing development does extend beyond this to the south (Sydney Avenue), but its location at lower ground levels minimises impact on the perceived development edge from this viewpoint location. A clearly defined green wedge of farmland remains to the east of Whalley, and this remains an important element within the view.

It is proposed that the housing will respond to existing ground levels within the site, and the orientation of housing will also vary. The photomontage indicates that these factors will serve to minimise the potential visual impact of the development.

Therefore, although the proposed housing is visible from this viewpoint, the character of the view is not changed. The overall impact is therefore predicted to be **negligible**.

3201206 87P



Photomontage view 6 - Skinner Road

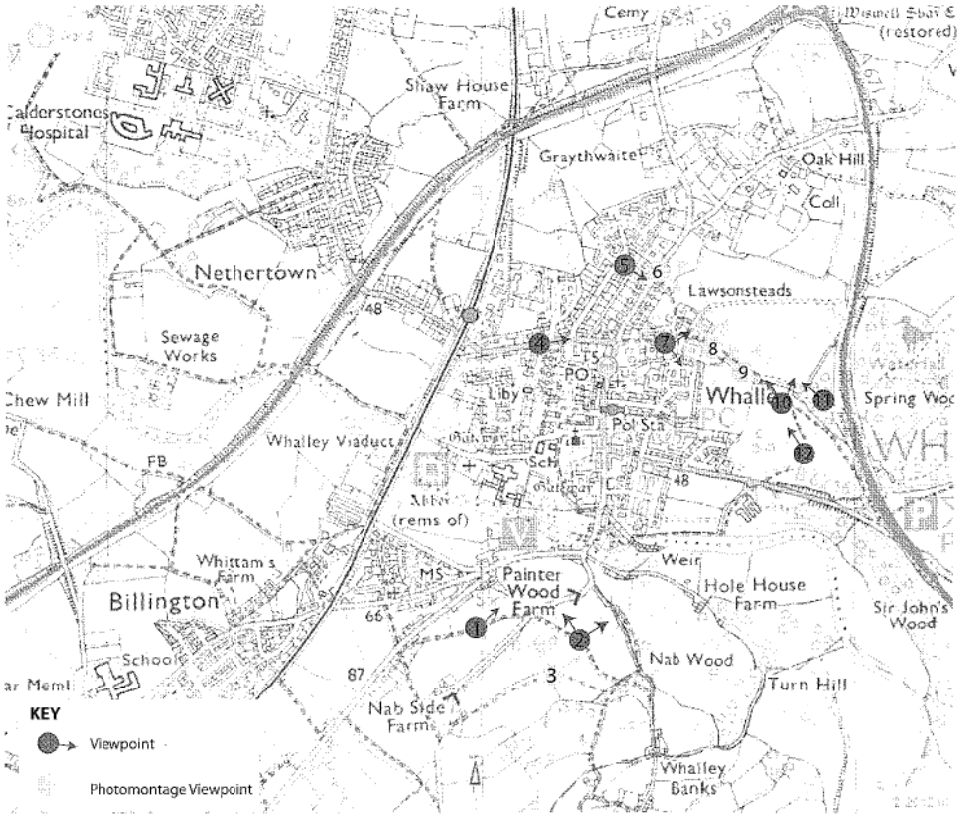


Fig 36

Photomontage view 6 - Clitheroe Road

The photomontage indicates a close range view directly towards the proposed new housing fronting Clitheroe Road, approximately 30 metres from the site boundary. The design of the new housing aims to ensure that it will be entirely in keeping with the existing character of housing along Clitheroe Road, utilising local materials and including hedgerow front boundaries. Tree planting will be used to integrate the new development into the wider landscape setting. The photomontage indicates that glimpsed views to the wider hillside will be available beyond the housing from this point, but would open up substantially to vehicles as they travel along Clitheroe Road, on passing the site entrance.

The creation of new housing will change this section of Clitheroe Road from its existing rural edge character and make it more in keeping with the existing residential character found along the majority of Clitheroe Road. The sensitive design and placing of dwellings within the site will provide substantial mitigation against the potentially negative impacts of this change in character and reduction in views to open countryside. The overall visual impact is therefore predicted to be **minor adverse**.

3201206 87P

Photomontage view 8_Brooks Lane



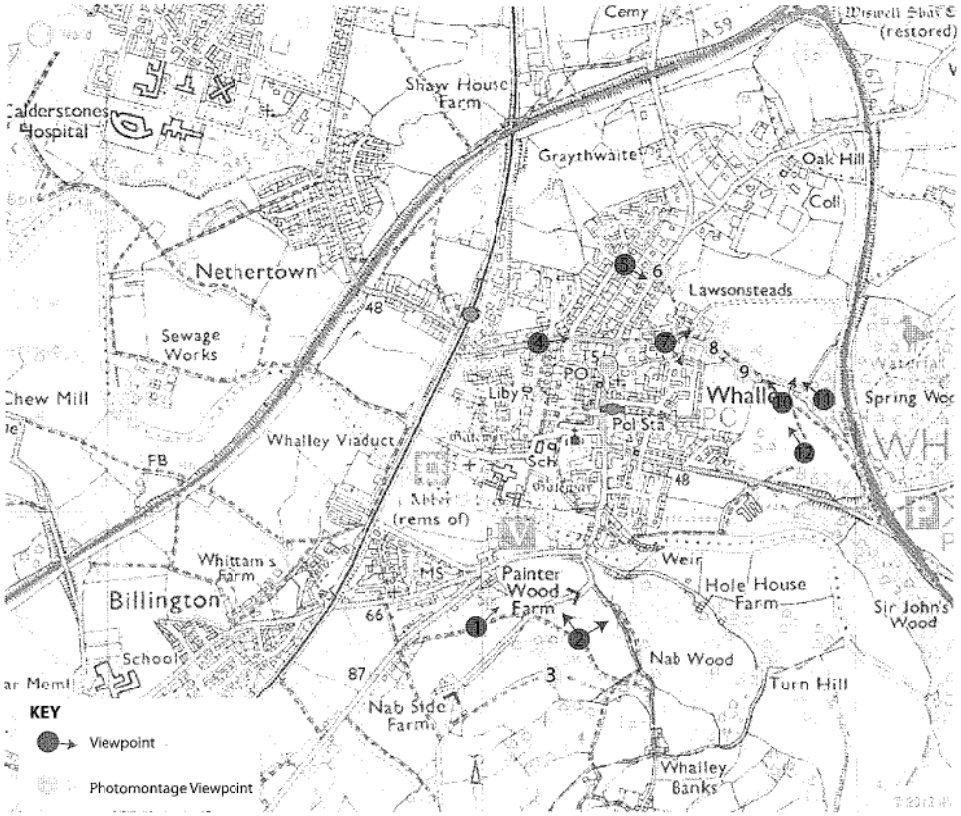


Fig 37

Photomontage view 8 - Brooks Lane

This location represents a close up view from the end of Brookes Lane as it joins the pedestrian footpath, approximately 220 metres from the site.

The photomontage indicates that the existing rural character of the view will be subject to some change due to the proximity of the proposed housing to the viewpoint location. However, the photomontage indicates that the housing is well integrated into the landscape, as already noted, it works with the existing landform and varies in terms of its orientation. In addition, the strongly defined proposed development boundary is rural in character, and in keeping with the surrounding context. Tree planting also helps to integrate the development and provide some screening.

The overall visual impact is therefore predicted to be **minor adverse**.

3201206871P


3201206871P

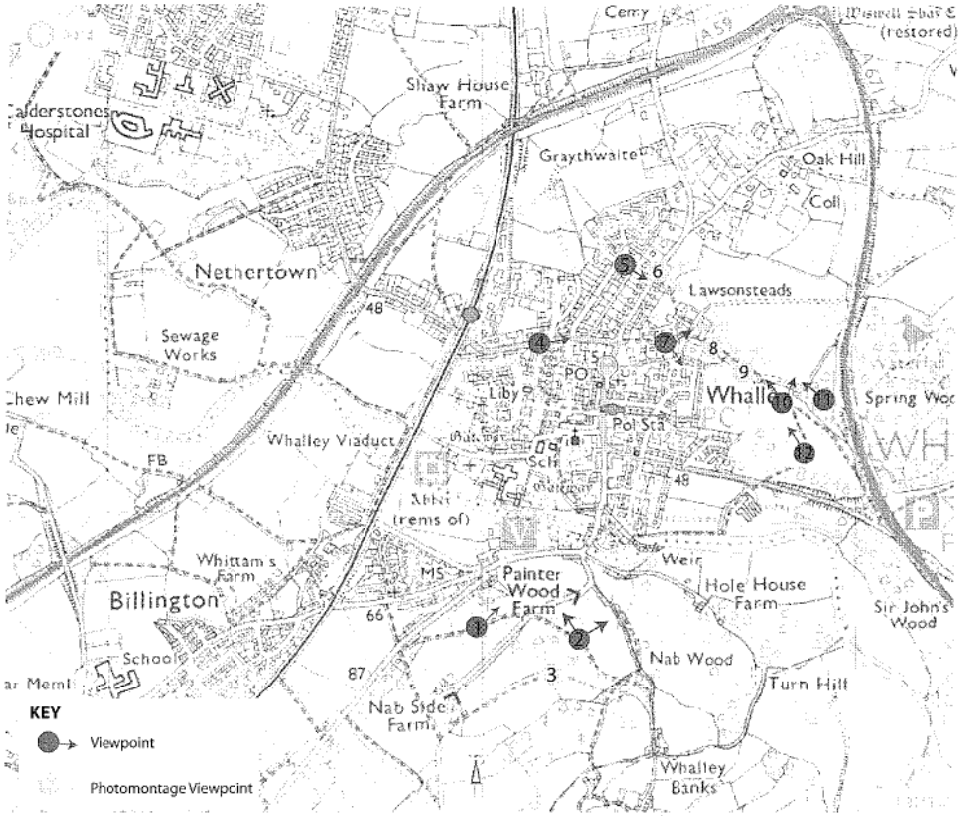


Fig 38

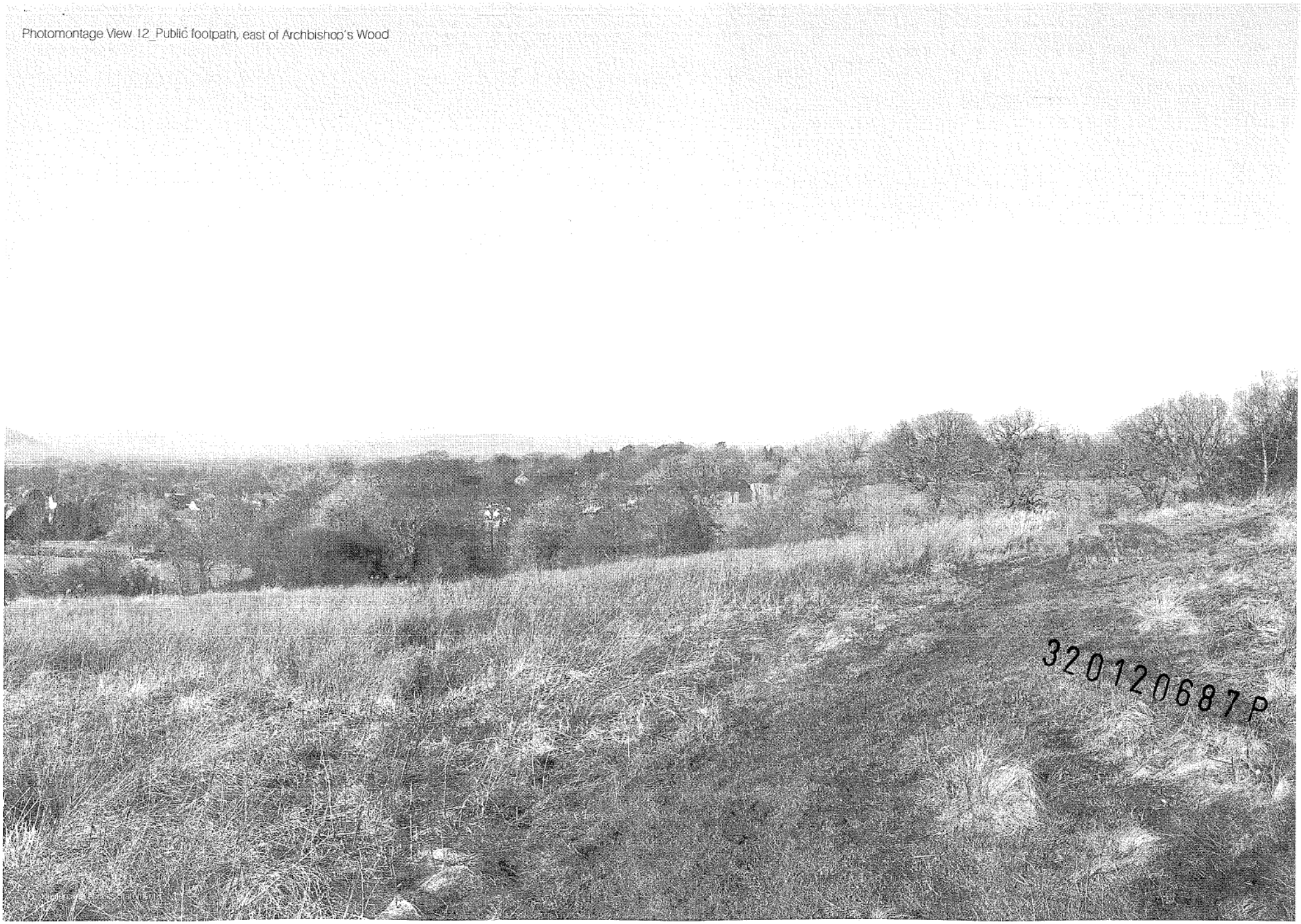
Photomontage View 9 - Public footpath off Brookes Lane

This location represents a close up view from the pedestrian footpath off Brookes Lane, approximately 270 metres from the site. The existing view is rural in character. The photomontage indicates that the proposed housing will be partially visible from this viewpoint, however the main elements that make up the rural character of the view will be retained. The photomontage indicates that the proposed boundary to the development will be distinctly rural in character, and will serve to clearly define the urban edge. In addition, the stepped and varied roofline serves to minimise the poential visual impact of the proposed housing.

The overall impact is therefore predicted to be **benign**.

3201206 87P

Photomontage View 12_Public footpath, east of Archbishop's Wood



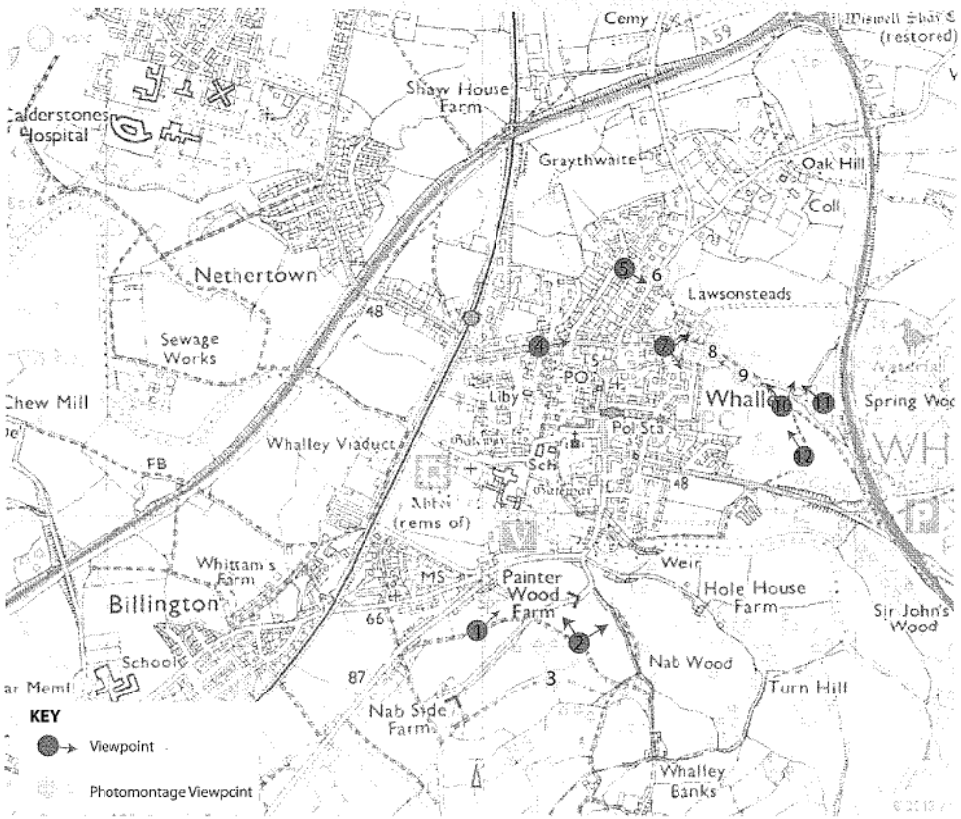


Fig 39

Photomontage View 12 - Public footpath, east of Archbishop's Wood

This represents an intermediate view of the site from the public footpath network to the south-east, approximately 570 metres from the site.

The existing view is characterised by an rural character. Glimpsed views only of the existing settlement area are available, but heavily screened by tree cover.

The photomontage indicates that the character of the view will be retained. The proposed dwellings will be screened behind existing and proposed tree cover.

The overall impact is therefore predicted to be **negligible**.

3201206871P

12.0 Access/Movement Framework

Whilst this application is not seeking approval of accessdetails, the design proposals and parameters of development have had regard to the likely access arrangements of the site. Further detail is set out in the accompanying transport assessment.

The formal design approach to access and movement for the masterplan has been developed over the following basic principles to create:

- Fluid vehicular and pedestrian access and movement within the site.
- Uninterrupted and meaningful areas of Public Open Space (POS).
- A clear hierarchy and legibility between the various character areas.
- The retention and enhancement of existing routes into and beyond the site.

The access and movement diagram (Figure 34) illustrates the overall movement framework across the site. Pre-application consultation has taken place with the Council and local highway authority in relation to means of access, parking provision and adoption strategy. The following section is not exhaustive, please refer also to the Transport Statement supporting document that accompanies this submission.

The proposed hierarchy of access routes into and across the site:

Primary Residential Street (The Lane):

The principal access into the site via Clitheroe Road responds to this character. Thus, the provision of hedging to define private space, with a footpath (along both sides at the entrance of the development, and then the highway (5.5 metres wide) has helped to create a sense of unity with Clitheroe Road.

The alignment of the main access road is purposefully located to minimise the impact of vehicular traffic, on the pedestrian environment.

The alignment of the access onto Clitheroe Road has been altered to improve the overall highway safety of the junction.

The Lane: Pedestrian Priority Street, Mews Courtyard and Driveways:

Pedestrian priority routes with a level surface. Active uses spill out into the street. Two way movement always permitted but pinch points and gateways could restrict movements to one vehicle only. Pedestrian movement across the whole space.

Pedestrian Movement

The masterplan proposes safe and secure pedestrian movement across the site through the provision of the following;
a) a pedestrian connection along The Brook with potential linkages to the Brookes Lane footpath.
b) The creation of shared surfaces to reduce traffic speeds.

In terms of wider pedestrian access links to the village centre, bus and train station are excellent. Typically 100m takes up to 2 minutes to walk and therefore access to the centre is possible within 10 minutes, with access to the train station within 15 minutes.

Cycling

The scheme promotes 'home streets' within the site, which are streets designed to encourage cycling and walking rather than vehicle movement.

In terms of wider cycle accessibility, Clitheroe Road is part of a cycle network. Routes 90 and 91 cross the front of the site. Therefore there is excellcent cycle accessibility.

Parking Standards

Parking provision on the site will generally offer 2 spaces per 2/3 bed house and 3 spaces per 4 bed house, to comply with the requirements of the local planning authority. The layout of the site has been assessed for refuse collection, ensuring appropriate areas are accessible using a large refuse vehicle.

Public Transport

The proposed development benefits from the bus service that runs adjacent to the site and has bus stops that are well within recommended walking distances.

Access to Buildings

In terms of the approach to proposed levels, we have assumed that a 1:22 pedestrian access gradient can be achieved to all the main entrances of the buildings. Further, the Lane will be no steeper than a 1:22 gradient at its steepest point (rising up the hil)

3201206 87P

Figure 40


3201206877
KEY
Vehicular access point
Pedestrian access point
Primary residential street
5.5 m width carriageway with 2m footways (on each isde)
Lane
5.5 m min width shared surface (potential pinch points)
Private/semi-private driveway
Min 4.8 width
Argricultural courtyard
Pedestrian route
1.2min footway
Site Boundary

13.0 Sustainability

A appraisal of the proposed development against key sustainability objectives is included with this submission. In summary the development presents a significant opportunity to make a positive contribution to the sustainability aspirations of Ribble Valley Borough Council at both local and regional level. This will be achieved through the following aspects of the development proposals:

- A Green Travel Plan to assist in reducing the number of car-borne trips made to and from the development;
- Utilisation of sustainable design and construction methods, including the Code for Sustainable Homes;
- New on-site open space and amenity play areas;
- Development within Flood Zone 1 reducing flood risk and increasing resilience to climate change;
- Creation of a number of new full time jobs associated with the residential care home plus additional temporary jobs during the construction phase.

Whilst the proposed development already performs well against the sustainability objectives, further potential enhancements could be considered at the detailed design stage in respect of:

- Biodiversity: That native planting is used in the landscaping of the scheme taking into account the long term effects of climate change;
- Energy: That consideration is given to the use of solar hot water for the residential dwellings and gas-fired CHP for the care facility;
- Materials: The potential for use of certain sustainable construction materials such as timber may be negated by sanitary requirements;
- BREEAM: Steps could be taken to ensure that both the residential care home and primary school achieve BREEAM 'very good' as a minimum;
- Secured by Design: The principles of secured by design could be integrated into the Proposed Development including consultation with the local Architectural Liaison Officer.

3201206 87P

14.0 Conclusions

In order to conclude the schem has been appraised against the principles of 'By Design, which forms central government best practice The guidance sets out a series of questions, responses to which are listed below

Does the site design respond to local character and contribute to local distinctiveness?

The integration of existing planting along key streets, views of mature planting, retention of hedgerows, field patterns and the open character around the Brook particularly contribute to local character, and the structure of the masterplan is based around the retention of these elements

The proposal responds to the change in character along Clitheroe Road, as well as the character of the Conservation Area with specific reference to Brookes Lane by extending the streetscape character, and development pattern along the frontage and streets into the site

The landscape treatment o' the Lane is consistent with changes in character experienced leaving the urban area i e trees and walls, moving into agricultural courtyards and is an important local characteristic providing a sense of unity

Does the site design respond sensitively to the site and its setting?

The masterplan has responded sensitively to retaining natural landscape features of the site

A fundamental principle of the masterplan is to respond positively to key views across the site. Clearly, the formation of the streets and spaces - The Lanes and The Brook - will respond to key views from the west, south and east

In addition, the creation of a key view through The Brook, protects the visual connection with the bank of trees along the Brookes lane footpath

Whilst there is a loss of open views for a small number of properties fronting Clitheroe Road, the properties fronting the site will still have glimpsed views of the countryside beyond Further, the interface between the Care Home and no s 43-34 Clitheroe Road will be softened through the provision of a sensory garden along the boundary

It was felt that the retention of the Brookes Lane character through the design of the proposed housing would help to harmonise the development within the eastern townscape of Whalley Particularly in terms of impact of roof form on key views

Does the site design conserve natural features, such as trees?

A key design principle is to preserve the semi rural green character of the site We believe that the sites natural features form important place making elements of the site and therefore all good quality trees, and where possible hedgerows, would be retained within proposed open spaces, thus ensuring their long term survival

Is any new development integrated into the landscape setting?

The natural Brook running north to south with a line of trees, would be utilised as a green 'inger of open space, helping to integrate the development into its landscape setting

Does the site design respond to the existing layout of buildings? Does the site design respond to local building forms and patterns of development?

The overall concept for the visual appearance of the proposed housing is to design buildings, along Clitheroe road, The Lane and The Brook, as a natural extension of the townscape of Whalley On this basis it is important to reflect the rich variety of proportions and detailing that occur on the adjacent roads, whilst reflecting the overall unity within the streetscape

Does the site design include the use of local materials, building methods and details?

The design of the housing respects many of the proportioning, form, rhythms and architectural detailing prevalent within Brookes Lane and other relevant pieces of townscape within Whalley

Does the scale, massing and height of development relate to that of adjoining buildings, the topography, the general pattern of heights in the area, and the landmarks?

The scale and massing of proposed buildings responds to the surrounding townscape; the roof forms step with changes in topography in order to emphasise the hillside and integrate development into the landscape

Does the layout of the buildings help to distinguish public and private spaces?

Generally, the masterplan does define private space to the rear of plots and key public areas to the front.

Does the building layout aid legibility?

The overall structure of the development is highly legible, with the journey along the main entrance road providing views

The scale and massing of proposed buildings responds to the surrounding townscape; the roof forms step with changes in topography in order to emphasise the hillside and integrate development into the landscape

Does the layout of the buildings help to distinguish public and private spaces?

Generally, the masterplan does define private space to the rear of plots and key public areas to the front.

Does the building layout aid legibility?

The overall structure of the development is highly legible, with the journey along the main entrance road providing views through to The Brook, thus acting as an orientating feature. The Lane terminates in a large courtyard space which again reconnects with the surrounding open countryside

Are there a variety of space types?

The masterplan provides for the following:

- The Brook
- The Lane
- Courtyard Spaces

Do the open areas function as part of the pedestrian movement network?

The masterplan provides for an extensive network of pedestrian connections within the site, as well as potential connections to surrounding footpaths.

Does any public space have a clear function?

The Brook would provide an informal recreational space with opportunity for gathering. The insertion of natural play equipment around the edge of the site would further assist in this defining an enity open space

Have the trafficked areas been designed as public spaces, not just to reflect traffic movements?

The alignment of the main access road is purposefully located to minimise the impact of vehicular traffic on the pedestrian environment of the main linear park link

The termination of streets have been designed as pecestrian spaces.

Does the design encourage a mix of building uses?

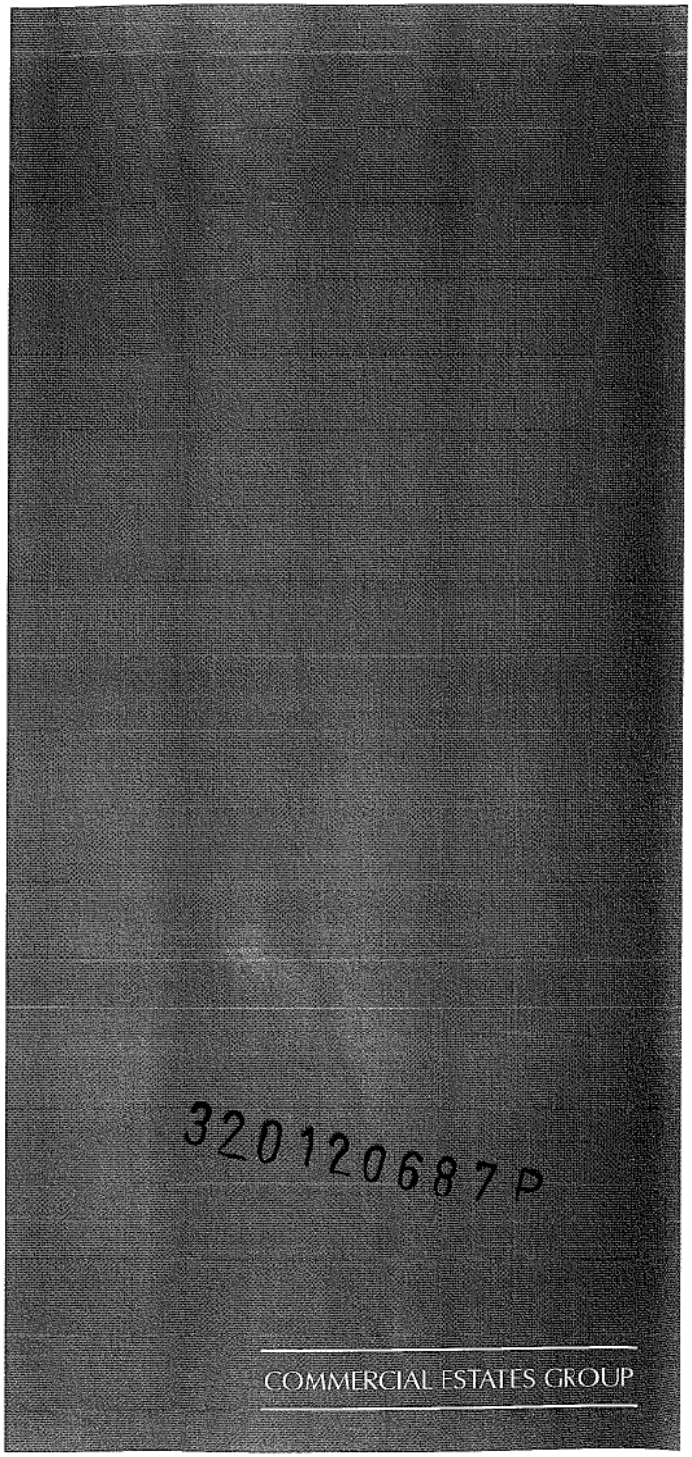
It is our view that the proposals conform to the general design criteria, a Care Home use has been proposed within the site.

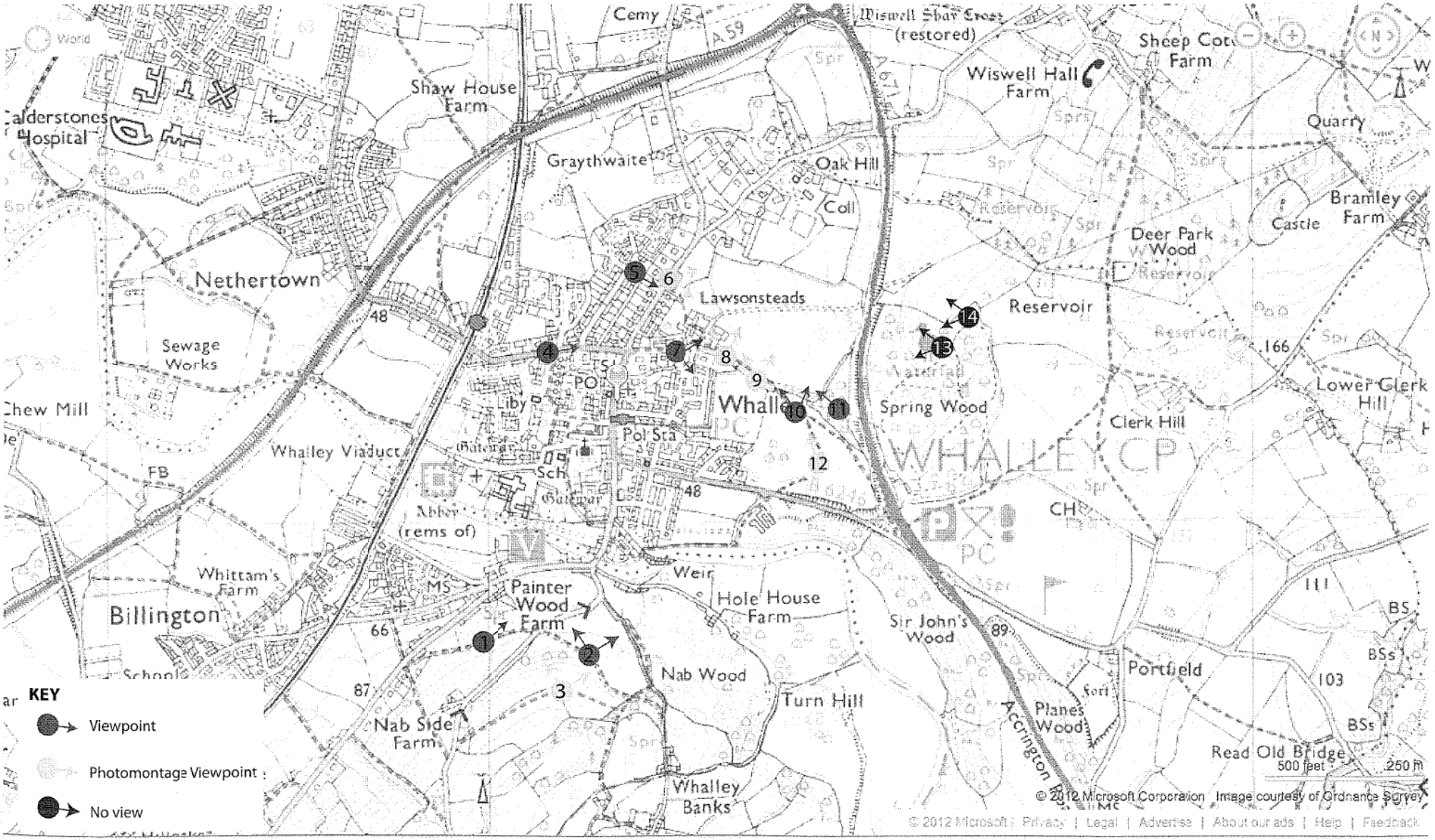
3201206 87P

Appendix 1

Key Views & Photomontages

April 2012




KEY
Viewpoint
Photomontage Viewpoint
No view
Nethertown
Shaw House Farm
Graythwaite
Oak Hill
Coll
Lawsonsteads
Wiswell Shay Cross (restored)
Wiswell Hall Farm
Sheep Cote Farm
Quarry
Bramley Farm
Castle
Deer Park Wood
Reservoir
Spring Wood
Clerk Hill
Lower Clerk Hill
WHALLEY CP
Whalley
Sewage Works
Chew Mill
Whalley Viaduct
Abbey (rems of)
Pol Sta
PO
Sch
Gatepier
Whittam's Farm
Billington
Painter Wood Farm
Hole House Farm
Weir
Nab Wood
Turn Hill
Nab Side Farm
Whalley Banks
Sir John's Wood
Planes Wood
Portfield
Read Old Bridge
Accrington Rd
500 feet
250 m
© 2012 Microsoft Corporation Image courtesy of Ordnance Survey
© 2012 Microsoft | Privacy | Legal | Advertise | About our ads | Help | Feedback

LEVEL OF VIEWS IMPORTANCE:

- National - Views from national trails/long distance recreational routes;
- Regional - Views from regionally important recreational routes, and the strategic road network;
- District - Views from important undeveloped areas;
- Local - All other views, including views from the local road and public footpath networks.

POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT:

1 Highly visible
2 Partially Visible
3 Scarcely Visible

POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT:

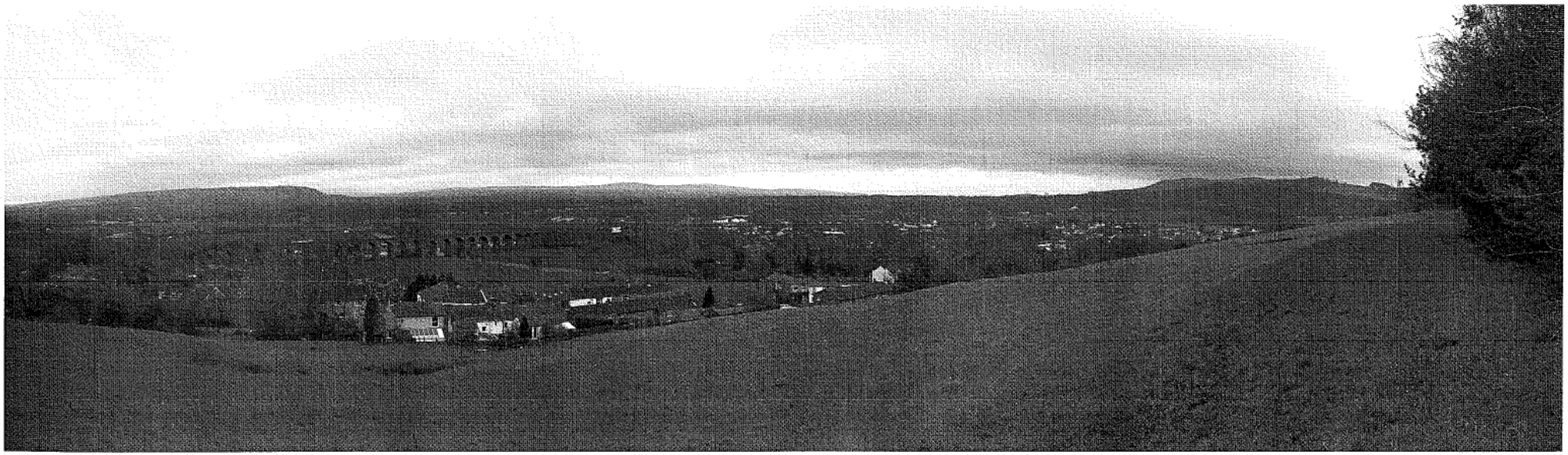
1 Very prominent
2 Reasonably Prominent
3 Not Prominent

SENSITIVITY OF VISUAL RECEPTORS:

- High - Users of public footpaths whose attention or interest may be focused on the landscape. Residents whose views or visual amenity may be affected.
- Medium - Road users.
- Low - People engaged in their every day work activities whose attention is less focussed on the landscape.

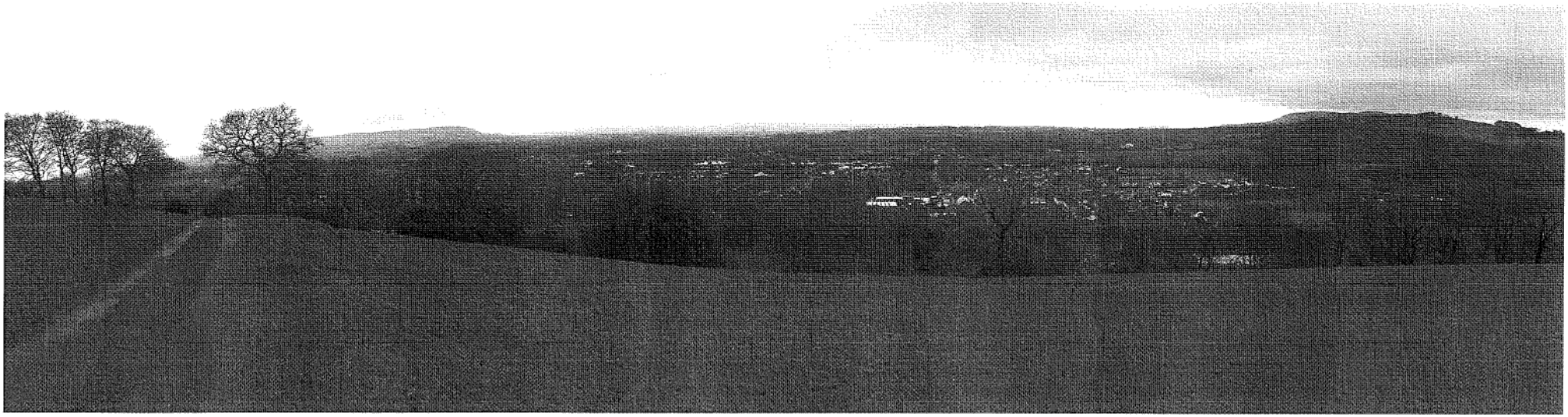
3201206 87P

View 1_Public Footpath, Painter Wood



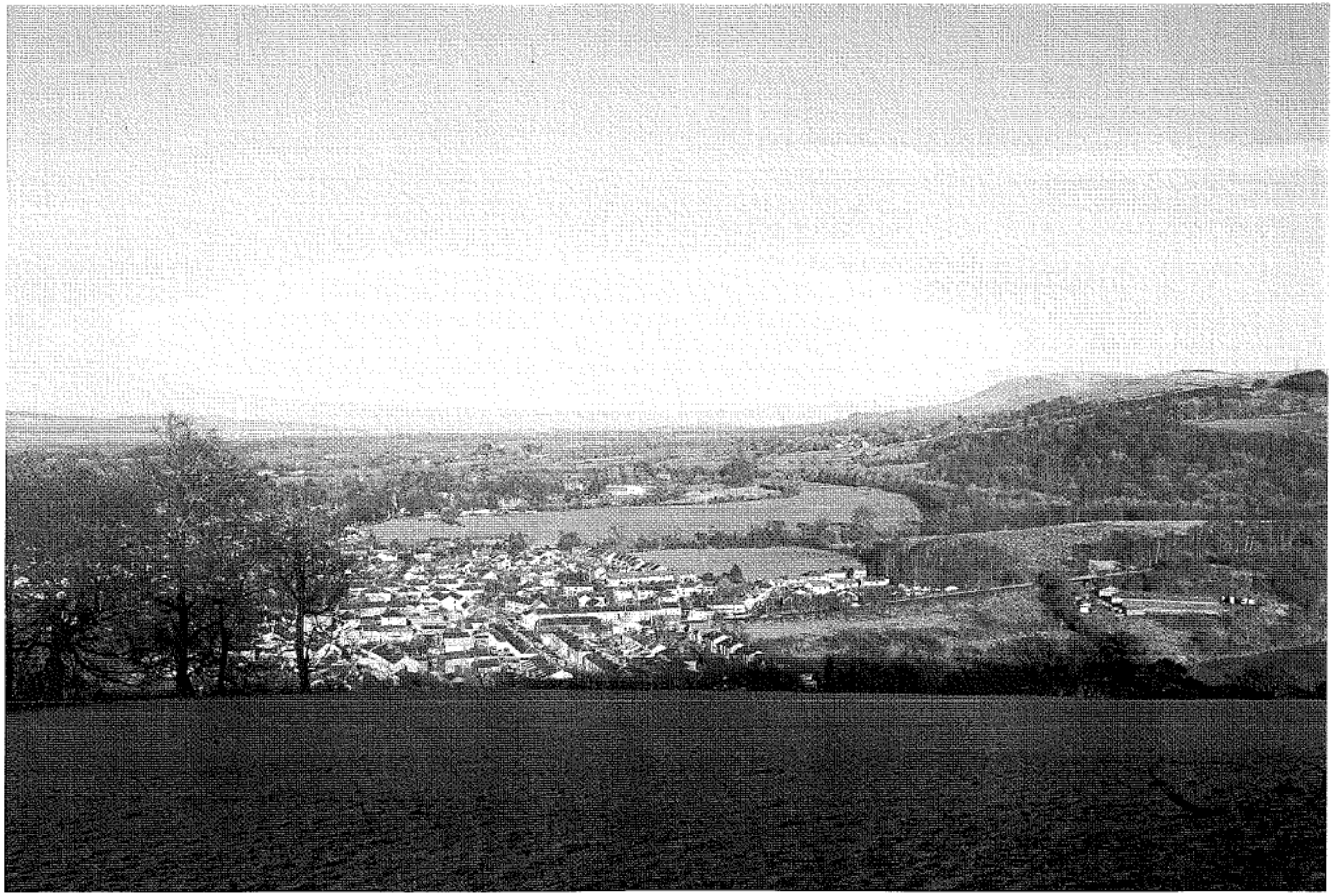
LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 1
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT 1
SENSITIVITY OF VISUAL RECEPTORS: High

View 2_Moor Lane to Dean Lane



LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
SENSITIVITY OF VISUAL RECEPTORS: High

View 3_Nab Side Farm-Nab Wood



LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
SENSITIVITY OF VISUAL RECEPTORS: High

PHOTOMONTAGE VIEW

View 4_Station Road



3201206871P

LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
SENSITIVITY OF VISUAL RECEPTORS: Medium

View 5_Limefield Avenue/Hayhurst Road



LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
SENSITIVITY OF VISUAL RECEPTORS: Medium

View 6_Clitheroe Road

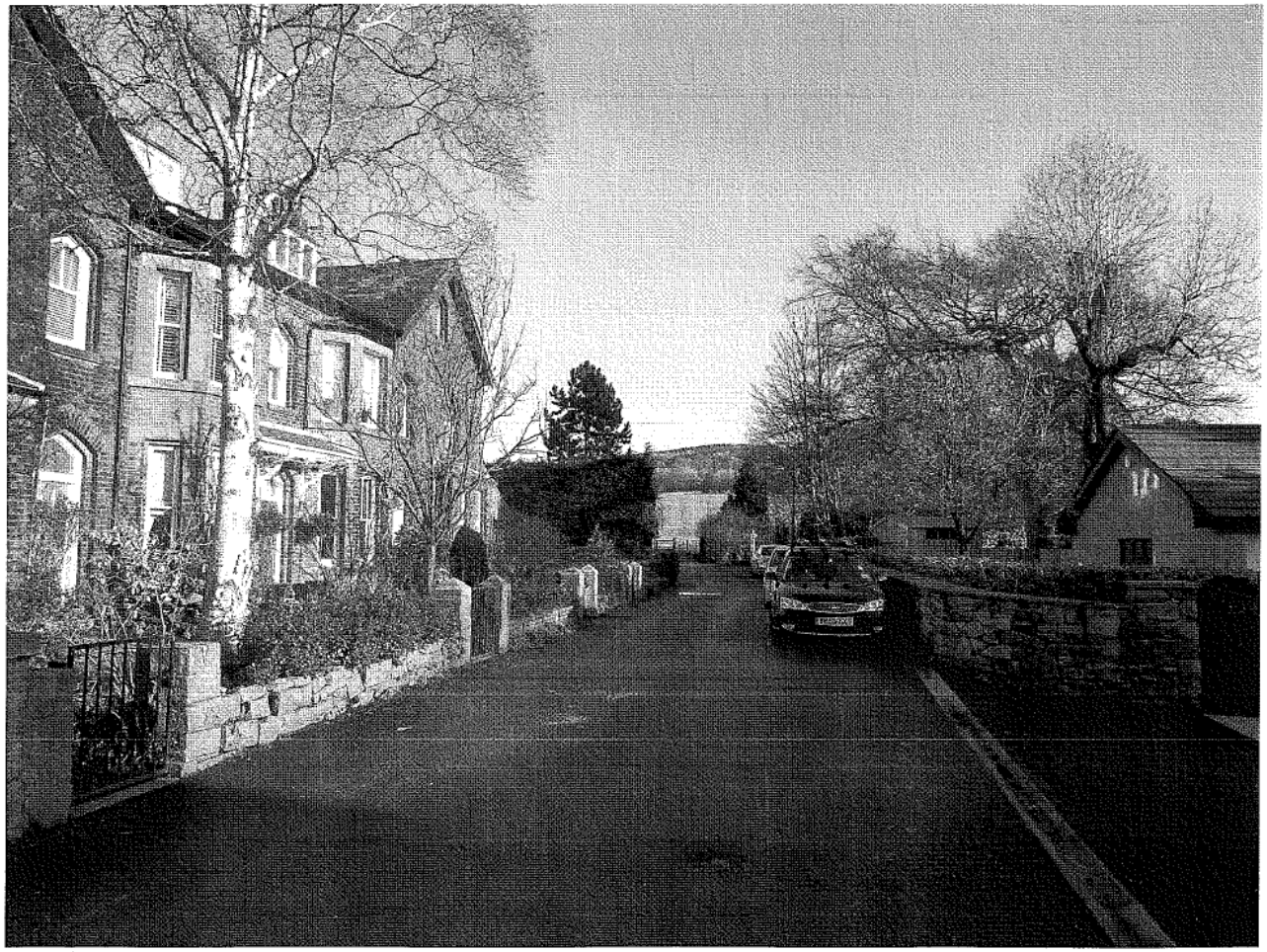


3201206687P

LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 1
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 1
SENSITIVITY OF VISUAL RECEPTORS: High/Medium

PHOTOMONTAGE VIEW

View /_Brooks Lane (incl local buildings of merit)



LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
SENSITIVITY OF VISUAL RECEPTORS: High/Mecium

View 8_Brooks Lane



320120687P

LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 1
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 1
SENSITIVITY OF VISUAL RECEPTORS: High

PHOTOMONTAGE VIEW

View 9_Public footpath off Brookes Lane



LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 1
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 1
SENSITIVITY OF VISUAL RECEPTORS: High

PHOTOMONTAGE VIEW

View 10_Public footpath intersection



320120687P

LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
SENSITIVITY OF VISUAL RECEPTORS: High

View 11_Public footpath east of A671



LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT 3
SENSITIVITY OF VISUAL RECEPTORS: High

View 12_Public footpath, east of Archbishop's Wood



3201206 87P

LEVEL OF VIEWS IMPORTANCE: Local
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 2
SENSITIVITY OF VISUAL RECEPTORS: High



LEVEL OF VIEWS IMPORTANCE: District
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
SENSITIVITY OF VISUAL RECEPTORS: High

No view

Viewpoint 14_Spring Wood



2012687D

LEVEL OF VIEWS IMPORTANCE: District
POTENTIAL DEGREE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
POTENTIAL PROMINENCE OF VISIBILITY OF PROPOSED DEVELOPMENT: 3
SENSITIVITY OF VISUAL RECEPTORS: High

No view



Photomontage view 3_Nab Side Farm-Nab Wood



3201206687P

Photomontage view 6_Clitheroe Road



Photomontage view 8_Brooks Lane



3201206 87P

Photomontage View 9_Public footpath off Brookes Lane



Photomontage View 12_Public footpath, east of Archbishop's Wood

3201206879