



Higgins Brook at Longridge



House Type Workbook

May 2016



Quality Checked*



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1.0 Introduction



Figure 01/01: Application Boundary Plan

Purpose of this document

- I.1 This document has been prepared to support the Reserved Matters Planning Application for the first phase of residential development on the land east of Chipping Lane, on the northern peripheries of the settlement of Longridge in the borough of Ribble Valley, Lancashire.
- I.2 The application boundary and the site's location in relation to wider Longridge is illustrated opposite in Figure 01/01.
- I.3 An outline application for a wider area of land which incorporated this site and controlled by Barratt Homes gained consent on the 29th October 2015, an extract of the Illustrative Masterplan is illustrated here in Figure 01/02. This application is therefore the first phase in the delivery of that wider outline consent.
- I.4 This document is in essence an addendum to the already submitted reserved matters application and focuses on the development of the house types for the site, utilising the work prepared and submitted at the outline stage, which was approved as part of that consent.
- I.5 In essence e*SCAPE has been commissioned by Barratt Homes to assist in discussions with the Local Planning Authority (Ribble Valley) over what form the proposed homes should take and their detailing. e*SCAPE developed the design approach at the outline stage and therefore our appointment also ensures continuity and that the approved outline proposals are developed and evolved to ensure design quality is achieved through to construction.
- I.6 A lot of work went into understanding the context and the nature of the place at the outline stage and formed part of the submitted and subsequently consented documentation. The use of the local vernacular was a key part of the Design and Access Statement with the varied and interesting nature of the town in terms of archetypes, materials and detailing all noted and used in the Design and Access Statement to inform the proposed layout, massing and indicative house types, with the intention to use this approved document to inform the subsequent detailed design of the houses at the Reserved Matters stage.
- I.7 Therefore this 'House Type Workbook' sets out and adds the earlier consented work and then is used to assist in developing sketch elevations for the proposed house types, based on the character areas developed at the outline stage. It then sets those sketch house types into the groupings that they'd be used in and the context of indicative streetscenes, based on the submitted layout.



Figure 01/02: Illustrative Masterplan Extract - Outline Consented Scheme





2.0 Local Vernacular & Design Cues

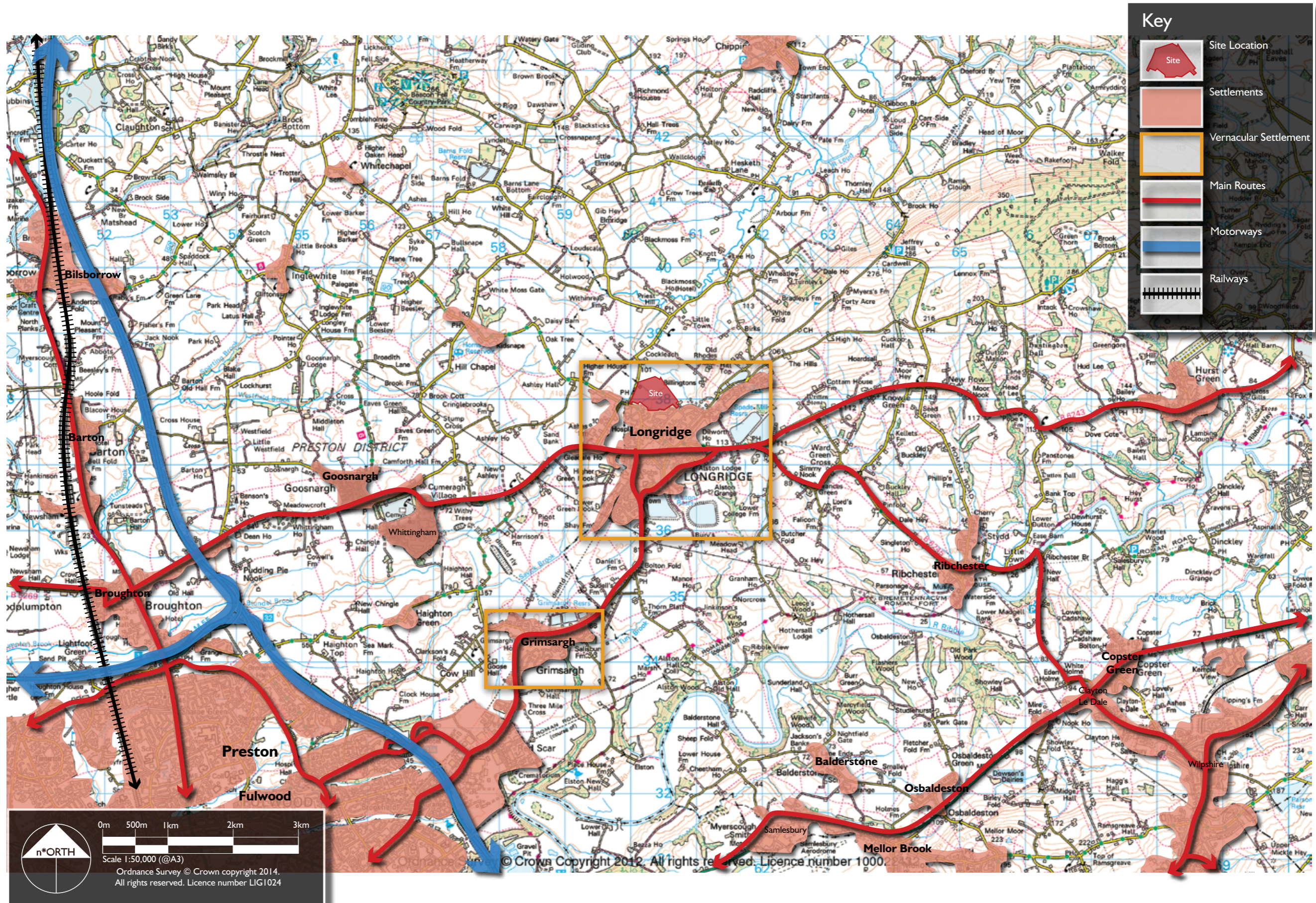


Figure 02/01: Vernacular Village Locations

The Local Vernacular

- 2.1 As stated in the outline Design and Access Statement e*SCAPE believe in working with the natural grain and flow of the land and utilising existing natural and man-made features to give their designs an immediate sense of place and maturity.
- 2.2 This approach of 'working with the natural grain' is not supposed to be a new design methodology, but a re-discovery of how it always used to be done, using latest best practice, an understanding of the local evolution of settlements and attempting to distil out that 'essence' of place to inform the development of the proposals. The layout of the first phase follows the spirit of the original illustrative masterplan and retains many of the site features and green infrastructure corridors.
- 2.3 e*SCAPE visited Longridge and the surrounding settlements as part of the original contextual appreciation, thus got to know the area and local character. The initial contextual appreciation of Longridge was set out in the outline Design and Access Statement, the vernacular character and that of an adjoining settlement is reiterated and explored here and discussed over the next few pages. Therefore the two settlements visited were:
 - Longridge
 - Grimsargh
- 2.4 The settlements are located in Figure 02/01 opposite.
- 2.5 These settlements through their evolution have developed a special 'sense of place' or have interesting and appropriate physical relationships, from which the design team want to draw inspiration and use to inform the design process, along with inputs from the Local Planning Authority.
- 2.6 It must be emphasised that this isn't about creating pastiche, but drawing on the character which makes these places special and using that to influence modern interpretations of that vernacular.
- 2.7 The assessment of the character and local vernacular within and around Longridge has been distilled and used to influence the general form and layout of the development. It has also assisted with developing the guidance for the hierarchy of streets, lanes and spaces and is now informing thoughts on the architectural forms within the Reserved Matters Phase I application.
- 2.8 A character or vernacular study is not about mimicking past architectural styles, but using the qualities of the local area to influence modern design, ensuring places are unique, complimentary to their setting and are identifiable as a locally responsive solution, rather being 'anywhere places'.
- 2.9 The settlement assessments are illustrated overleaf with the summary design cues listed here:

Summary Design Cues:

- There are a variety of different architypes in the settlements, primarily from high and low status Victorian architecture onwards.
- Use of materials is varied through the settlements with a balanced mix of stone, render and brick.
- Creation of public realm by widening of the street and good enclosure by the surrounding built form.
- Use of street widths and relationship of buildings to street should be used to create a strong movement and public realm hierarchy in the development.
- Use short terraces/townhouses and semi detached properties in the core of the development with lower density detached properties out to the edges of the neighbourhood.
- Use the Churches of St Wilfrid's (Spire) and St Paul's (Tower) as key landmarks in the proposals.
- Set the odd detached property into the denser core areas to create 'counterpoints' to the denser housing.
- Vary the relationship of houses to streets in terms of distances from them, size of gardens and location of drives and parking.
- Vary the roofscape using intermittent gables, chimneys and two and a half to three storey housing in key locations, thus adding to the character of the skyline.
- Develop a strong Green Infrastructure network by retaining existing landscape features and enhancing them through proactive management and planting.
- Create a series of character areas through the development by using different elevational treatments and detailing including sandstone, brick and render with stone heads and sills, engineering brick banded courses, limited timber cladding and a variety of colours for the render and joinery.
- Ensure housing is outward looking, fronting the streets, open spaces and surrounding countryside.
- Ensure properties turn corners actively with active and fenestrated gable ends, thus providing surveillance to the streets.
- Ensure Green Spaces and Play Areas are at the heart of the development and are well overlooked by the surrounding properties to encourage their use.

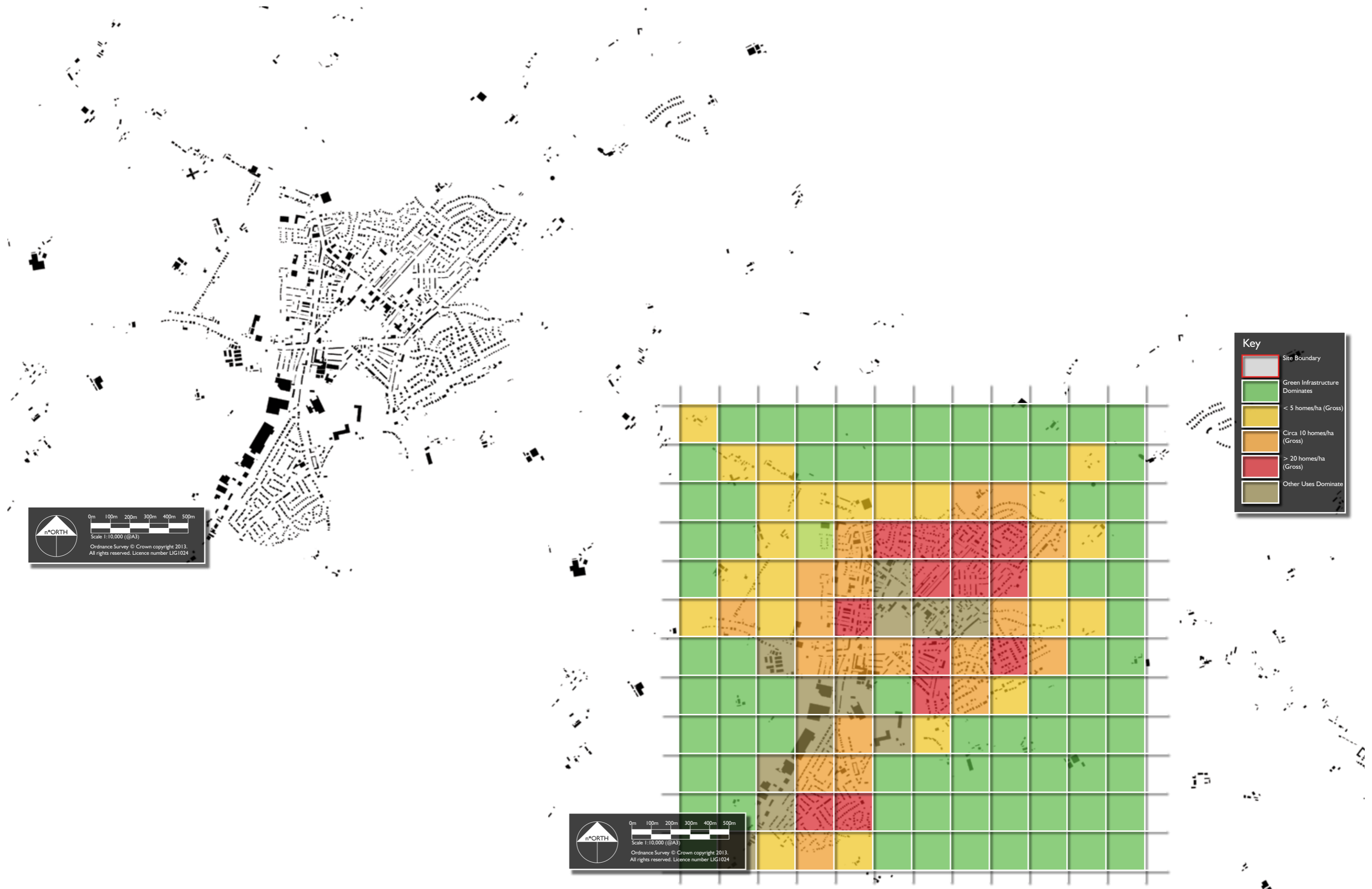


Figure 02/02: Longridge: Figure Ground & Density

Longridge

- 2.8 Longridge was recorded as Dilworth around 1066 and was little more than a hamlet with the area sparsely populated with a scattering of Farmsteads. The first settlement grew up around the Chapel of St Lawrence during the 16th Century, but the first real recognisable settlement 'Fell End' is illustrated in maps from 1786 with a series of lanes running off the main road between Preston and Clitheroe (now known as Fell Brow). The settlement focused on the chapel as stated above. The Parish of Longridge formed in 1868.
- 2.9 Longridge was classed as a village until the later part of the 19th Century. It was not really a market town although it contains 'Market Place' which is located on the junction of Berry Street and Fell Brow/King Street at a widening of the road, as illustrated below. No markets of any size are recorded.
- 2.10 The historic core of the town moved around 1837 from around Fell Brow up past Market Place and on up King Street/High Street, which suggests that the stone quarries to the north were expanding and required additional labour.
- 2.11 The railway arrived in 1840 and the industrial expansion of the town occurred bringing cotton mills, brass and iron foundries. The village grew into a town with the houses growing from 191 in 1841 to 689 in 1881 almost trebling the population.
- 2.12 From the early beginnings on Fell Brow the settlement expanded along King Street/High Street and then along and around Berry Street, thus creating the modern core of the town. As the mills grew up around the town centre, so did the housing to accommodate the workers with each mill developing primarily terraced housing to accommodate the workers within the immediate vicinity.



Figure 02/03: Longridge transition from sub-urban to urban

Key Town Design Principles:

- Victorian and Edwardian properties dominate the historic core of the town. Some earlier buildings can be found around Market Place and have broad frontages and a larger footprint than their later neighbours.
- Market Place creates an informal space in a widening of the street, enclosed by the surrounding built form.
- Berry Lane is broad and contains a variety of grander buildings set back from the street at its eastern end and then narrows with shops and terraced mill workers housing to the west.
- Older terraced properties front and enclose many of the streets in the centre of the town and nearly all are built of local sandstone, contrasting with the render and brick built early to mid 20th Century terraces, semi's and detached properties.
- The Churches of St Wilfrid's (Spire) and St Paul's (Tower) are key landmarks in the townscape.
- Detached properties are found within the 20th Century housing areas, on the outskirts of the historic settlement. Many predate the industrial expansion of the town and have a farmstead/ rural feel in terms of their style and form.
- Housing typically fronts the roads hard up to the back of the kerb. More recent housing is set behind larger front gardens providing more of a standoff from the streetscape.
- Whilst much of the housing is two storey the roofscape is enhanced with intermittent gables adding variety and a plethora of chimneys thus adding to the character of the skyline.
- The public realm is very simple with few trees within the streetscape. However historic hedgerow boundaries and the line of the former railway can be picked out by the vegetation and layout of the surrounding town.



Figure 02/04: Longridge informal public realm - Market Place

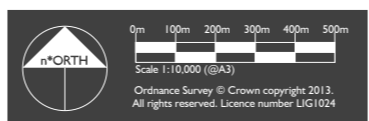
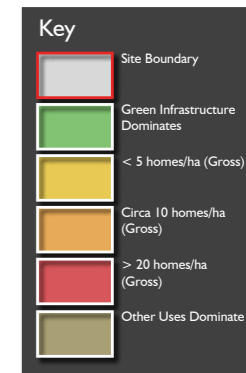
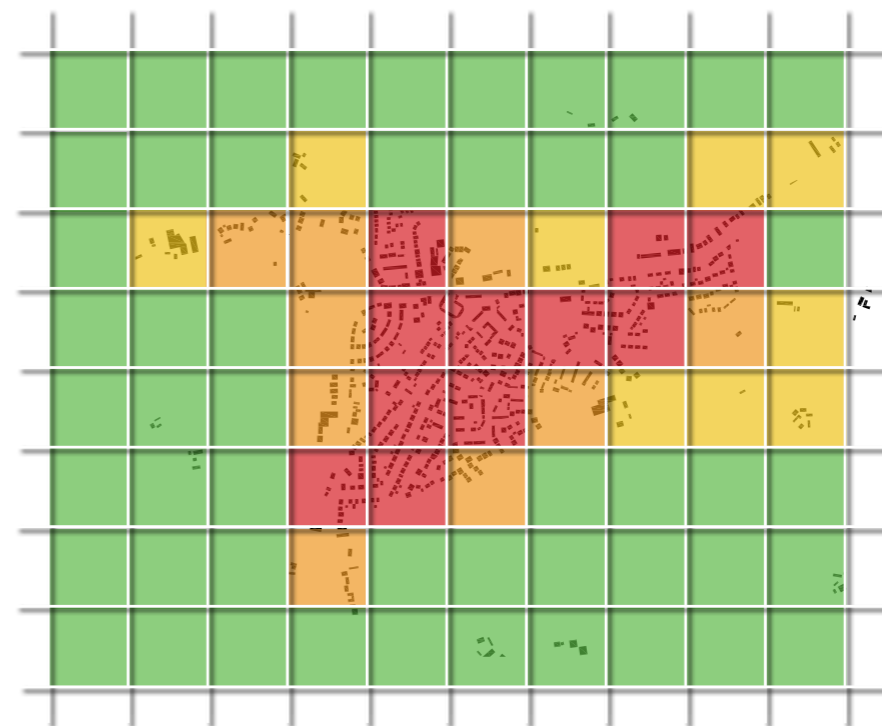
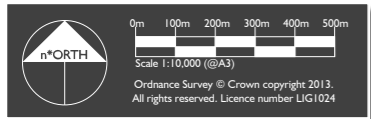


Figure 02/05: Grimsargh: Figure Ground & Density

Grimsargh

- 2.13 Like Longridge the settlement of Grimsargh appears to be dominated by architecture from the 19th Century onwards, even though the area has a long recorded history as far back as 1066.
- 2.14 Much of the village straddles the former railway corridor which ran from Longridge to Preston and appears to have grown up as part of the industrial expansion of the area generally at that time.
- 2.15 Grimsargh has a strong green infrastructure network which includes a number of large village greens, parkland, the former railway corridor (now a footpath link) and woodlands associated with the watercourses in the area. The heart of the village appears to be focussed around the village greens with the various retail and leisure uses located along Preston Road close to the Grimsargh Reservoirs.
- 2.16 Primarily much of the village consists of a series of mid to late 20th Century housing areas to the south-east of Preston Road. The settlement fringes and the lanes fanning out into the surrounding countryside are bordered by larger detached properties of varying eras and subsumed farmsteads, many of which still have a rural farming function. Many of the later housing areas are set into the landscape and are fringed by existing mature woodland corridors providing character and an instant setting to the developments. The farmsteads and detached village fringe properties again have a wooded, mature setting thus giving the village a feeling of space and greenness.
- 2.17 Grimsargh is not physically an old settlement, but it is outward facing, set within a wooded framework and has positive interfaces with the surrounding wider rural landscape, as illustrated in Figure 02/07 below.



Figure 02/06: Grimsargh townhouse row

Key Village Design Principles:

- The village primarily contains Victorian to present day architectural styles with little earlier architecture identifiable.
- Short Victorian townhouse rows intermingle with villas and later 20th Century semi detached properties. Mid to late 20th Century and 21st Century detached housing neighbourhoods dominate.
- Brick is the main building material, although there are earlier stone properties located along Preston Road and on the lanes fanning out into the surrounding countryside.
- Housing is outward looking, set behind gardens in the main and fronts the streets and surrounding countryside.
- The whole village has a verdant and wooded feel to it.
- Whilst the main road is heavily used and runs through the heart of the village it doesn't appear to dominate the village landscape.
- Gable ends of properties have some activity in the form of windows, thus providing surveillance obliquely to the streets.
- Most properties are two storey, some two and a half storey properties exist (see Figure 02/06 below), due to the variety of later architectural styles the roof lines step up and down throughout the village fronting Preston Road.
- There is no really identifiable public realm, but there are a number of Greens which provide the community with amenity space and a focus in the village.



Figure 02/07: Grimsargh settlement transition





3.0 House Type Development



Bampton

Barwick

Ashford

Helmsley



Lincoln (Front)

Lincoln (Side)

Kennington

Figure 03/01: Stone/Render House Types (Bowland Meadows Main Character)

House Type Development

- 3.1 Out of the appreciation of local character, the materials and detailing used; the house types can develop, informed by those features.
- 3.2 The houses are based on the tried and tested Barratt Homes standard types, but re-elevated and detailed to ensure that they are 'of the place'.
- 3.3 As touched upon in the introduction there are various character areas within the wider site which were determined at the outline stage and described in the Design and Access Statement. These are reiterated in Chapter 4 which follows. In essence this first phase of development straddles two character areas:
 - Bowland Meadows
 - Church View
- 3.4 As part of the differentiation between character areas the built form materials palettes are to contrast.
- 3.5 Bowland Meadows would be stone/render led and Church View would be brick/render led. That is not to say there is no room for variety, but key routes and focal locations would use the primary materials palette, within secondary areas a mix of the other materials palette and traditional brick would be used, as illustrated in Chapter 4.
- 3.6 Figure 03/01, set-out here across pages 18 and 19 illustrates the full range of stone/render house types proposed. As clearly illustrated there is a mix of house types in terms of sizes and forms including two to two and a half storey terraces, corner turners (Lincoln and the Morpeth) and larger detached properties with integral garages.
- 3.7 In terms of creating interesting rooflines the massing is varied in the two storey units range with the two and half storey units being used in focal locations, either to frame a view, create an entrance/gateway or to act as a focal building in the centre of a townhouse row. In addition a number of the units will have chimneys to add interest in the roofscape.
- 3.8 The fenestration has been dealt with in a variety of ways which is reflective of the wider town. Some windows have a full stone surround - heads, sills and jambs, whereas others have traditional lintels and sills.
- 3.9 The wall materials use a mix of stone and render panels. Each house type is uniquely detailed in terms of the balance of stone to render to ensure variety can be found across the neighbourhood without creating a mono house-type estate.
- 3.10 Elevational detailing includes the use of gable vents, corbel detailing at the eaves, quoins (used sparingly to mimic the high status nature of the detail) and stone banded courses at first floor height to add additional variety.
- 3.11 There are nine stone/render house types proposed for Bowland Meadows which will be further enhanced by the use of a further fifteen house types from the brick/render and brick house type ranges in secondary areas.





Cottages

Bampton

Barwick

Ashford



Faringdon

Lincoln (Front)

Lincoln (Side)

Figure 03/02: Brick/Render House Types (Church View Main Character)

3.12 Figure 03/02, set-out across pages 20 and 21 illustrates the full range of brick/render house types proposed. These house types take on a similar form to the stone/render units but are joined by a further three new units including two cottage-style single storey bungalows and the Faringdon corner turner. The Helmsley two and a half storey unit does not feature in this range.

3.13 The detailing provides continuity between the two house types ranges including varied rooflines, chimneys, gable vents, window surrounds, quoins, heads and sills.

3.14 Whilst not illustrated here the traditional brick range of house types will utilise the same brick as the brick/render units and will be taken from Barratt Homes standard housing range, but with heads, sills, windows and doors to match those illustrated here in both none standard ranges; to ensure a certain level of unity across the three house types groups.

3.15 The Barratt Standard range will be used only in secondary areas and will appropriately reflect the varied nature and simpler detailing found in areas of the wider town.

3.16 The Church View Character Area will utilise ten brick/render house types, one stone/render house types (the Lincoln, located as a header building at the gateway to the character area) and six traditional brick house types along with two apartment buildings. This mix clearly illustrates a varied approach to the architectural forms within each character area.

3.17 These house types are illustrated in Chapter 4; set within streetscenes to illustrate how they will sit together on site.



Kennington



Morpeth



Morpeth (Side)



Cheadle



Somerton





4.0 Homes in Context



Figure 04/01: Parameters - Character Areas

Homes in Context

As described in previous chapters the house types have been developed from the local vernacular and specifically to address the need for architectural variety across the two character areas in which this application is located.

Character Areas

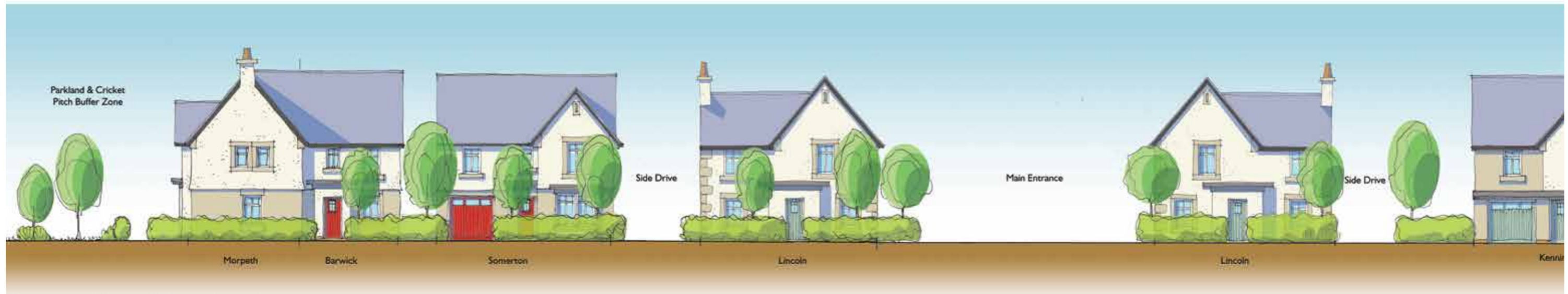
4.1 The character areas have been formed by utilising existing site boundaries and local features in order to determine their location and extent.

4.2 These character areas, as developed at the outline stage are illustrated over page in Figure 04/01. There were four proposed character areas across the wider site including :

- Bowland Meadows (Phase One)
- Church View (in part in Phase One)
- Willows Farm
- Higgin Meadows

4.3 The first three characters relate to proposed development parcels and the fourth is primarily a landscape focused character area.

4.4 Character within the development parcels will be informed by the pallet of materials and colours used within the public realm and built form (as discussed earlier). Bowland Meadows draws upon the use of sandstone cladding and render, creating a strong gateway into the



Streetscene Extract: Chipping Lane Frontage

Figure 04/02: Streetscene Extract from Chipping Lane Frontage



Streetscene Extract: Main Street Northern Frontage

Figure 04/03: Streetscene Extract from Main Street looking North

Sketch House Types: Location Plan



Figure 04/04: Parameters Masterplan

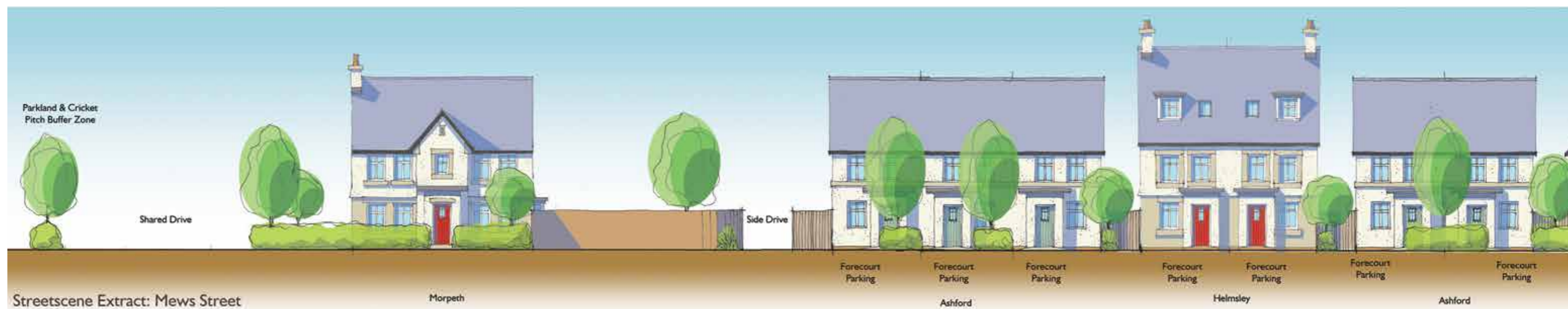


Figure 04/05: Streetscene Extract from Mews looking North East

development whilst strongly utilising local vernacular materials and detailing. Other character areas would utilise more brick in the housing mix and create strong visual connections and vistas within the layout back to existing landmarks such as the church towers and spires (Church View character area).

- 4.5 The forth character area, Higgin Brook, shall utilise the existing landscape features of the site and strengthen them through management, replanting of lost field boundaries, planting of new woodland stands and creation/re-creation of wildflower meadows and wetland habitats as part of creating a 'finished edge' to the town.

The Reserved Matters Character Areas

- 4.6 As described above this Reserved Matters Application contains two character areas, Bowland Meadows and Church View. Figure 04/04 opposite illustrates the proposed layout and the intersection between the two character areas.

- 4.7 In addition this figure also illustrates which house type ranges are used in the various areas of the layout. Bowland Meadows illustrates the primary area in stone/render with the secondary areas in a mix of brick/render and traditional brick. Whereas Church View has only one stone/render house type (in a header building location) with the others made up of brick/render in primary areas and traditional brick in secondary areas.

- 4.8 The sketch house types illustrated in the previous chapter are also set out in Figures 04/02, 04/03, 04/05 and 04/06 as a series of indicative streetscenes, based on the layout opposite.

- 4.9 These streetscenes illustrate how the ranges come together and create a cohesive, yet varied built form within the development, and, when complimented by soft and hard landscape features become a part of the wider town and create an enclosed and interesting addition to the townscape.



Figure 04/06: Streetscene Extract from Main Street looking South West in Church View Character area





5.0 Conclusions



Cottages

Bampton

Barwick

Ashford

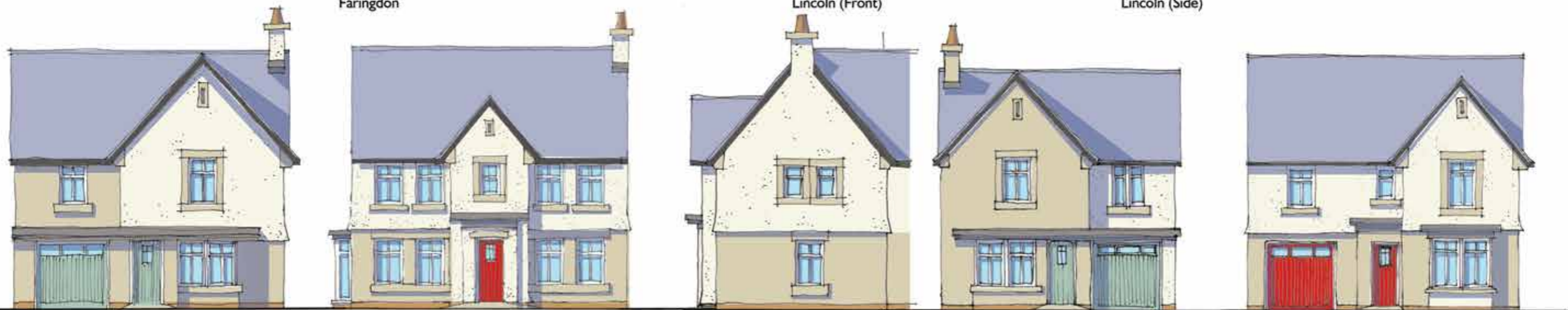
Helmsley



Faringdon

Lincoln (Front)

Lincoln (Side)



Kennington

Morpeth (Front)

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Cheadle

Somerton

Conclusions

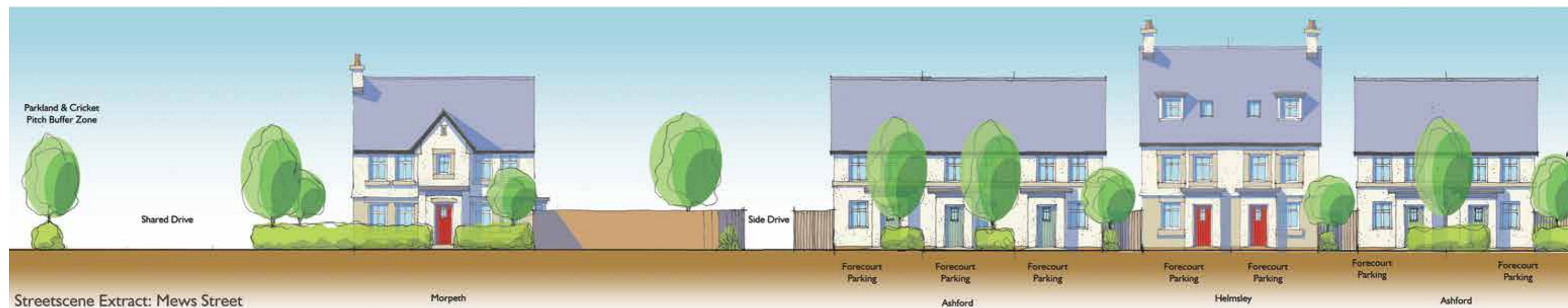
- 4.1 This workbook, including the revised house types and streetscenes and the previously submitted package of information provides Ribble Valley Borough Council with a comprehensive and cohesive design for this Reserved Matters Application.

“Barratt have taken on-board the comments received from the Urban Design/Planning Case Officer and further developed the proposals to reflect the character areas developed specifically for the site and context, thus creating the first phase of this urban extension with a specific and unique sense of place.”

- 4.2 This workbook adds depth to the house types, ensures the development is part of the wider settlement and offers a complimentary character to that of the established wider neighbourhood.
- 4.3 The development would finish the edge of Longridge in this location and provide a transitional edge between the urban settlement and countryside as originally proposed within the consented Outline scheme.

- 4.4 The built form is varied, offering a variety of house types, with different elevational treatments, detailing and finishes related to the character areas in which they're located with references back to the vernacular of the area creating unique streetscenes and backdrops to the public realm and open spaces.

“All in all the revised house types add to this well-considered design, creating additional depth to its character areas within a well connected and integrated layout.”



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