



Higgins Brook
at
Longridge



Outline Application
Design and Access Statement

August 2014

e*SCAPE
urbanists



BARRATT
DEVELOPMENTS PLC

Barratt Strategic

Quality Checked*	e*SCAPE u r b a n i s t s The Studio, Hartsgrove Farm Hollin Lane Sutton Macclesfield Cheshire SK11 0NN Tel: 01260 253207 Email: hello@escape-urbanists.com www.escape-urbanists.com
Document:	
Compiled by:	
Reviewed by:	
Date:	

13/008/001/RevD/D&As

RJL

DL

August 2014

Contents

1.0	Executive Summary	Page 05
2.0	Physical Context, Local Vernacular Villages & Design Cues	Page 09
3.0	Constraints, Opportunities and Creating a Structure	Page 23
4.0	Design Parameters	Page 31
5.0	Design Evolution & Evaluation	Page 43
6.0	The Illustrative Masterplan	Page 49
7.0	Sustainability & Building for Life 12	Page 57
8.0	Conclusions	Page 61





A grayscale silhouette of a city skyline against a light background. The skyline features a variety of buildings, including a prominent, tall, pointed spire on the right side. The buildings are rendered in dark gray, creating a stark contrast with the lighter background. The overall composition is horizontal, with the skyline occupying the lower half of the frame.

1.0 Executive Summary



Figure 01/01: Application and Wider Site Boundaries

Purpose of this document

- 1.1 This document has been prepared to support an outline planning application for 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.
- 1.2 This outline application is in connection with land controlled by Barratt Homes as illustrated by the red boundary in Figure 01/01 opposite with a site area of 24.80 hectares. The developers have also submitting a detailed application for the first 106 homes/7.07 hectares on this site (area marked in blue) and referred to in this document as either the 'detailed application' or 'Phase One'.
- 1.3 The scope and content of this document set out an organic and evolving design process, which works with the 'grain' of the landscape, using topography, existing vegetation, historical influences and the current surrounding uses to develop a proposal which is grounded and seamlessly integrates into its setting.
- 1.4 The outline application seeks to deliver a complimentary residential development of up to 520 homes, including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian accesses, landscaping and public open space. Homes will vary in size and location from two bed mews to 5 bed detached properties situated on avenues, streets, lanes, circuses, crescents, squares and mews or overlooking the surrounding open spaces.
- 1.5 The masterplan illustrates a layout which allows:
 - Homes to become part of the environment into which they are placed,
 - New and existing residents to have access to complimentary leisure and education uses in the form of a Primary School and Cricket Club,
 - Residents and visitors to navigate their way around the development intuitively via the hierarchy of avenues, streets, lanes and spaces,
 - Passive solar gain is maximised through the orientation of the layout and use of the topography,
 - Space for the community to 'breathe', through the development of paths and streets which provide direct access to open spaces, offering space to play, the discovery of nature and interaction with neighbours and the wider community,
 - Retention of existing site features to ensure the proposals are grounded at part of the landscape into which they're set,
 - A strong green and blue infrastructure network providing space for natural habitats and thus the wildlife using them,
 - A well surveilled site which allows the wider community to use and enjoy the open spaces in a safe environment,
 - A connected development which is part of the wider settlement, is outward facing and completes the northern edge of the town.

Site

- 1.6 The site is located on the northern edge of Longridge with good vehicular access via Chipping Lane or pedestrian/cycle access via Redwood Drive and/or Willows Park Lane into the centre of Longridge.
- 1.7 The site is within a few minutes walk of the local supermarket, wider town centre, primary schools and a number bus stops. The centre of Longridge is about a 6 minute walk from the site and provides a range of local shops and facilities.
- 1.8 Due to the surrounding past industrial heritage and countryside there are a series of Green Infrastructure links which connect the site and surrounding neighbourhoods with the surrounding rural area.
- 1.9 The topography of the site is such that it gently rolls from the edge of the town down to Higgin Brook and Longridge Road to the north-west and presents mid to long distance views out towards the Forest of Bowland and Longridge Fell. However the existing established hedgerows, and trees soften and screen the site from much of the surrounding area. The proposals will strengthen the existing landscape structure of the site and further reduce the development's impact.

Process

- 1.10 The design team has used what they term as 'organic masterplanning' which is a landscape led approach, which in turn draws on New Urbanism, as well as national and UK best practice guidance, their own considerable experience and the stakeholder feedback received from the consultation events to evolve and develop a contextually responsive masterplan, which is site specific and unique in form and structure.
- 1.11 This statement details the contextual relationship of the site to its surroundings, the design process undertaken and the design's evolution. That process establishes the development parameters, leading to an illustrative masterplan and layout, demonstrating the housing numbers can be delivered in terms of the sites capacity, functionality and detail.

A grayscale silhouette of a town skyline against a light background. The skyline features a variety of buildings, including several houses with gabled roofs and chimneys, and two prominent church spires. The spire on the right is the tallest and most pointed, while the one on the left is shorter and has a more stepped, crenellated top. The overall scene is presented in a minimalist, high-contrast style.

2.0 Physical Context, Local Vernacular & Design Cues

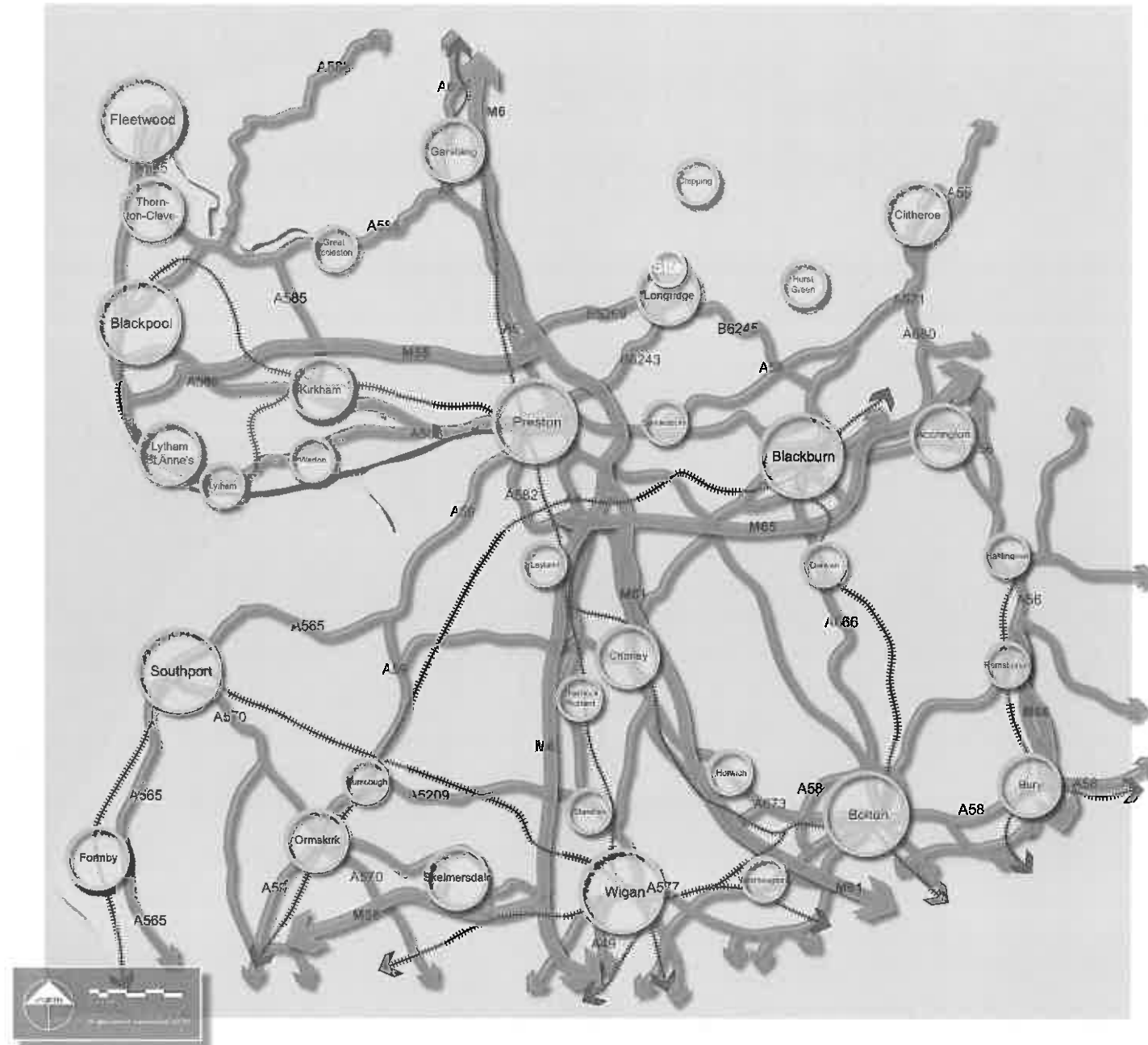


Figure 02/01: Regional Context

2.1 In order for us to understand Longridge and how our site should interact with it, the various levels of context which affect both the wider settlement and indeed the site must be first appreciated.

Regional Context

- 2.2 Longridge lies within the Borough of the Ribble Valley to the north-east of Preston. Longridge and the neighbouring Roman town of Ribchester act as the foci for the surrounding rural hinterland which includes the settlements of Grimsargh, Goosnargh, Whittingham and Haighton Green.
- 2.3 Ribble Valley is a large rural borough and contains the Forest of Bowland Area of Outstanding Natural Beauty (ANOB) which lies just to the north of Longridge. The borough also straddles the historic boundaries of Lancashire and the West Riding of Yorkshire.
- 2.4 Preston is the major city in the area with Clitheroe and Blackburn also serving Longridge and the wider surrounding areas.

Sub-Regional Context

- 2.5 Longridge is located 8 miles north-east of Preston, 9 miles south-west of Clitheroe and about 7.5 miles north-west of Blackburn. It lies at the crossroads of the B5269 (Whittingham Road/Kestor Lane and the B6244 Preston/Derby Road. The M6 is located to the south-west, adjacent to Preston and is accessible from Longridge via the B6244, B6243 and B6242 using the junction at Preston East.
- 2.6 The M55 to Blackpool, the M61 to Manchester and the M65 to Blackburn, Accrington and Burnley are all directly accessible from the M6 or adjoining main road networks. These major road connections make Longridge highly accessible to the wider region.
- 2.7 As illustrated in Figure 02/02 the site lies to the north of Longridge hard up to the existing urban area of the town and adjacent to Chipping Lane. Longridge railway station closed in 1930 and now the closest railway stations are those located in Preston, Clitheroe or Blackburn, providing regular regional and national connections within the UK.
- 2.8 The town of Longridge is one in a network of towns and villages which lie between Preston, Clitheroe and Blackburn, all of which are set into the rural landscape and serve the inhabitants of the immediate vicinity.

Settlement & Local Context

- 2.9 Longridge is seen as having a very strong identity by the local population with a close and vibrant community.
- 2.10 As illustrated in Figure 02/03 Higgins Brook sits against the current northern settlement edge of the town, immediately adjacent to the Sainsbury supermarket and surrounding residential neighbourhoods.
- 2.11 To the east lies Chipping Lane/Longridge Road and various sports facilities including the Cricket Club. To the north is open countryside with the Forest of Bowland in the middle distance and to the west lies the outer suburbs of Longridge and beyond them Longridge Fell.
- 2.12 The site is connected back into Longridge via Chipping Lane/Inglewhite Road and can be served by footpath/cycleways from Sainsbury's carpark, Redwood Drive/Thornfield Avenue and Willows Park Lane. It is anticipated that these pedestrian/cycle access points could also be used to provide emergency vehicular access points as required.
- 2.13 Higgins Brook is almost immediately adjacent to the town centre with Sainsbury supermarket bordering the

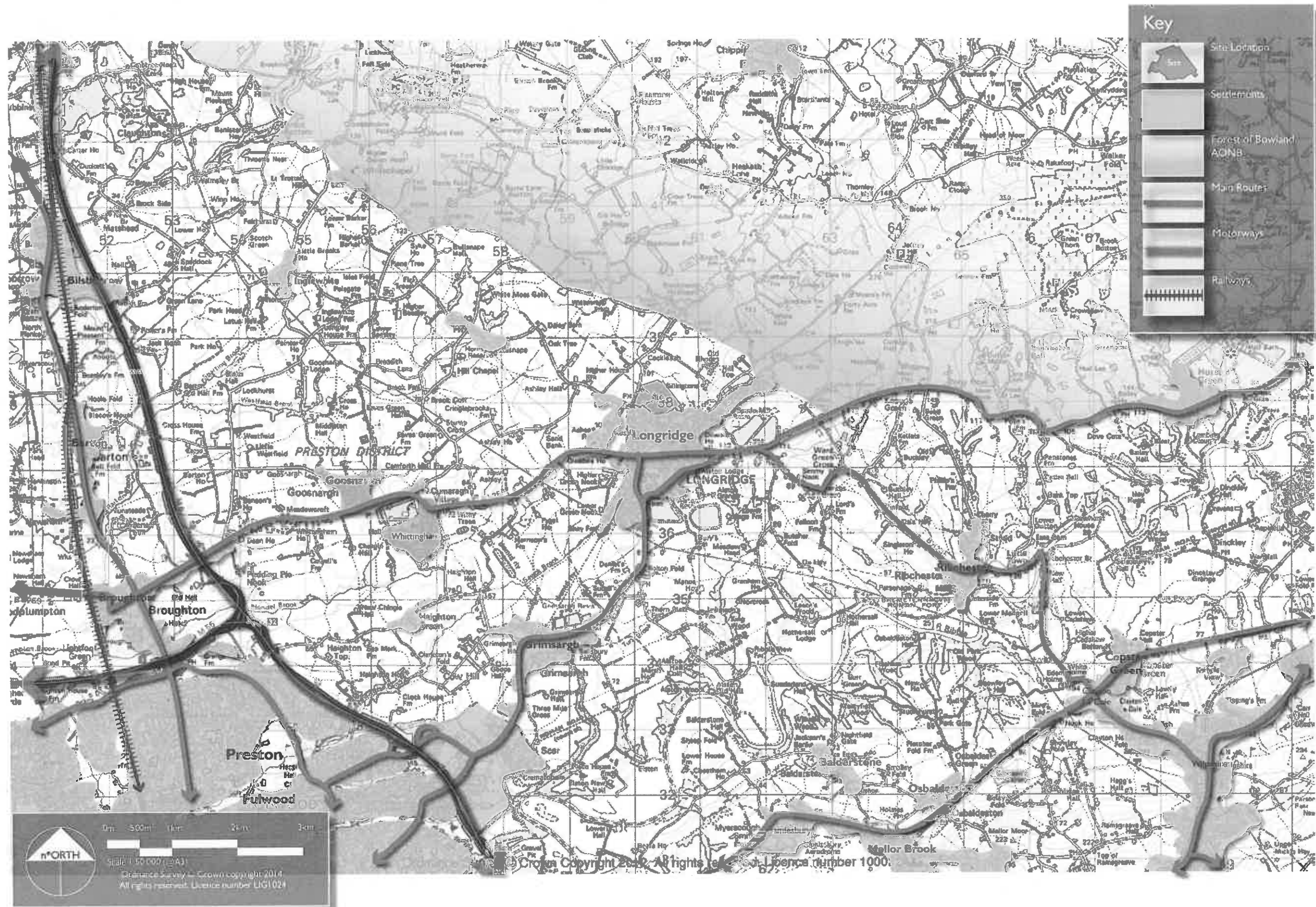


Figure 02/02: Sub-Regional Context



Figure 02/03: Town Context

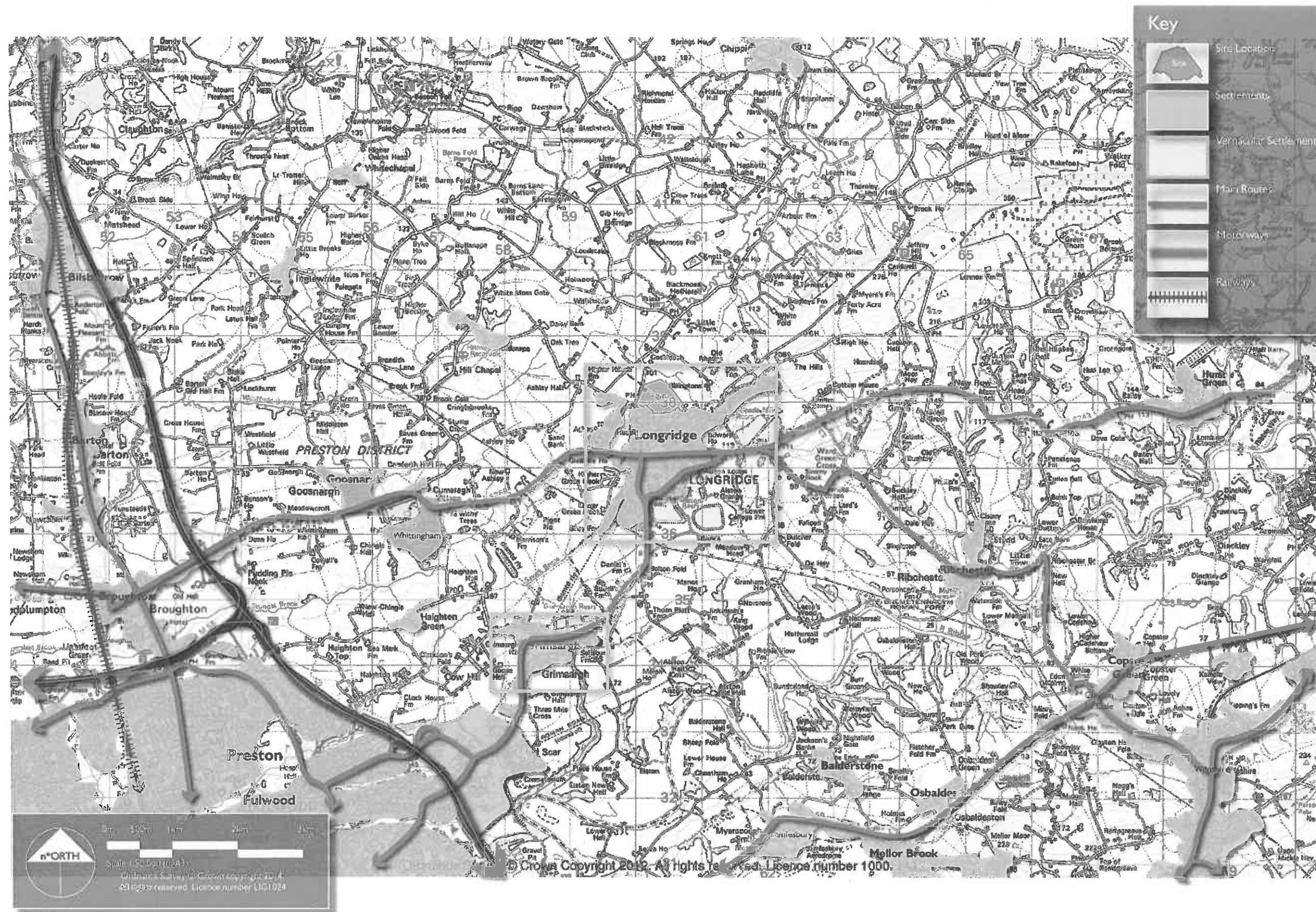


Figure 02/05: Vernacular Village Locations

site. Many of the town centre uses are located on Berry Lane which is 230 metres at its closet point to the site with much of the town centre located less than 600 metres from Higgins Brook, less than a 7 minute walk. Town centre facilities include Primary Schools, Churches, Medical Centre and a variety of shops and services.

2.14 Longridge sits in an established rural landscape of fields, paddocks, hedgerows, stone walls, small woodland stands and watercourses. Historic disused quarries which were serviced by the former railway create a number of strong green corridor links to the west of the site and through the town. These corridors and the countryside fringes are part of the Green Infrastructure network as illustrated in Figure 02/04 above which wrap around Higgins Brook.

Statutory Designations

2.15 Whilst not on the site the Churches of St Paul's and St Wilfrid's are Grade II listed buildings and are landmarks within the town and surrounding area, forming an important backdrop to the site.

2.16 Longridge town centre on Berry Lane, part of Derby/Inglewhite Road and Market Place/King Street all fall within the Longridge Conservation Area.

2.17 As stated earlier the Forest of Bowland which is located to the north of Longridge is designated as an AONB as illustrated in Figures 02/02 and 02/03.

2.18 There are no statutory designations actually within the site.

The Local Vernacular

2.19 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.

2.20 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.

2.21 e*SCAPE have visited Longridge and the surrounding settlements, getting to know the area and local character. The initial contextual appreciation of Longridge has been dealt with above, whilst its vernacular character and that of an adjoining settlement is explored and discussed here as 'Worksheets'. Therefore the two settlements visited are:

- Longridge
- Grimsargh

2.22 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 Council and community. The Worksheets are illustrated overleaf:



Photomontage - View from site south toward Longridge and the two landmark churches

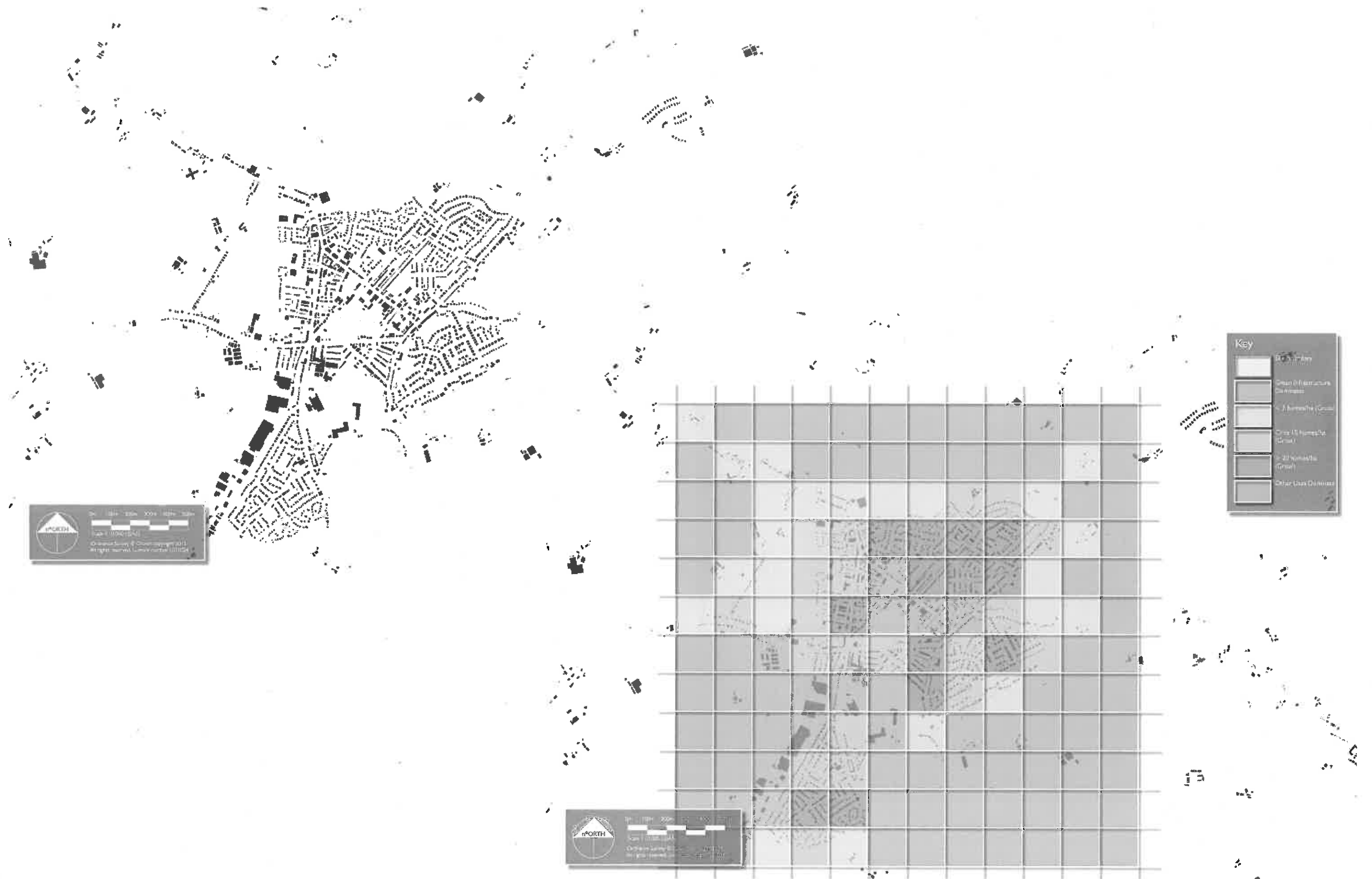


Figure 02/06: Longridge: Figure Ground & Density

Longridge

- 2.22 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.
- 2.23 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.
- 2.24 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.
- 2.25 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.
- 2.26 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 02/07: 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.
- 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 mid 20th Century 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 02/08: Longridge informal public realm - Market Place

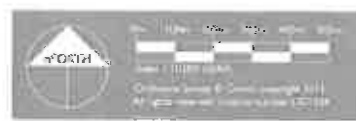
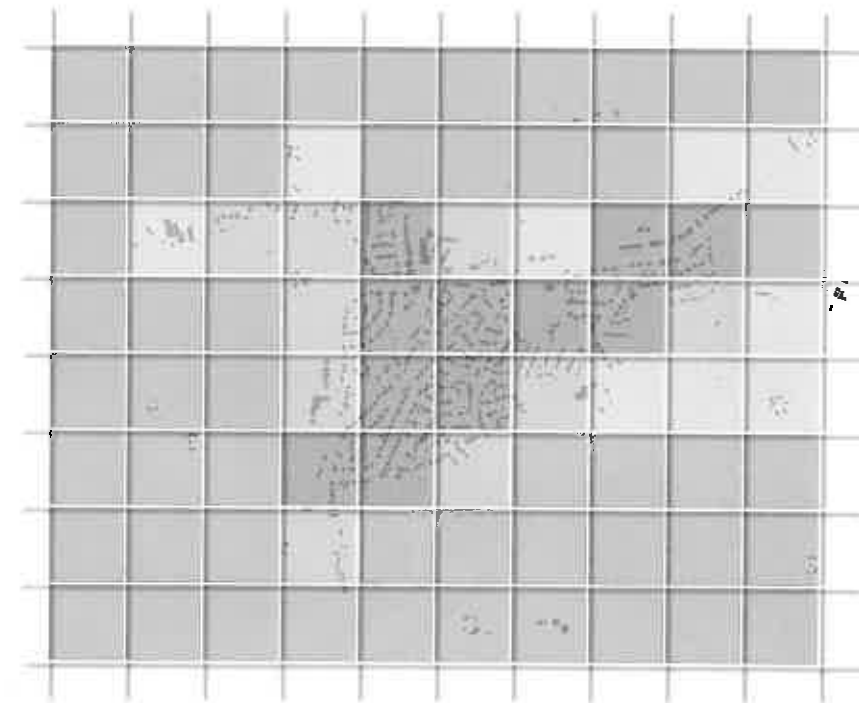
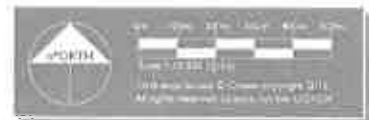


Figure 02/09: Grimsargh: Figure Ground & Density

Grimsargh

- 2.27 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.
- 2.28 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.
- 2.29 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.
- 2.30 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.
- 2.31 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.
- 2.32 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.
- 2.33 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 02/11 below.

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 villagescape.
- 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 02/10 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 amenities and a focus in the village.



Figure 02/10: Grimsargh townhouse row



Figure 02/11: Grimsargh settlement transition



2.34 The above assessments of the character and local vernacular within and around Longridge will be distilled and used to influence the general form and layout of the development. It shall also assist with developing the guidance for the hierarchy of streets, lanes and spaces and inform thoughts on the architectural forms within the masterplan.

2.35 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'.

2.36 The key design cues from the settlements are distilled here:

Summary Design Cues:

- There are a variety of different architypes in the settlements, primarily from high and low status Victorian architecture onwards.
- 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.

Fig. 1. Silhouettes of the city of London.



A grayscale silhouette of a city skyline against a light background. The skyline features several buildings of varying heights and styles, including a prominent, tall, pointed spire on the right side. The buildings are rendered in dark gray, creating a stark contrast with the lighter background.

3.0 Constraints, Opportunities & Creating a Structure

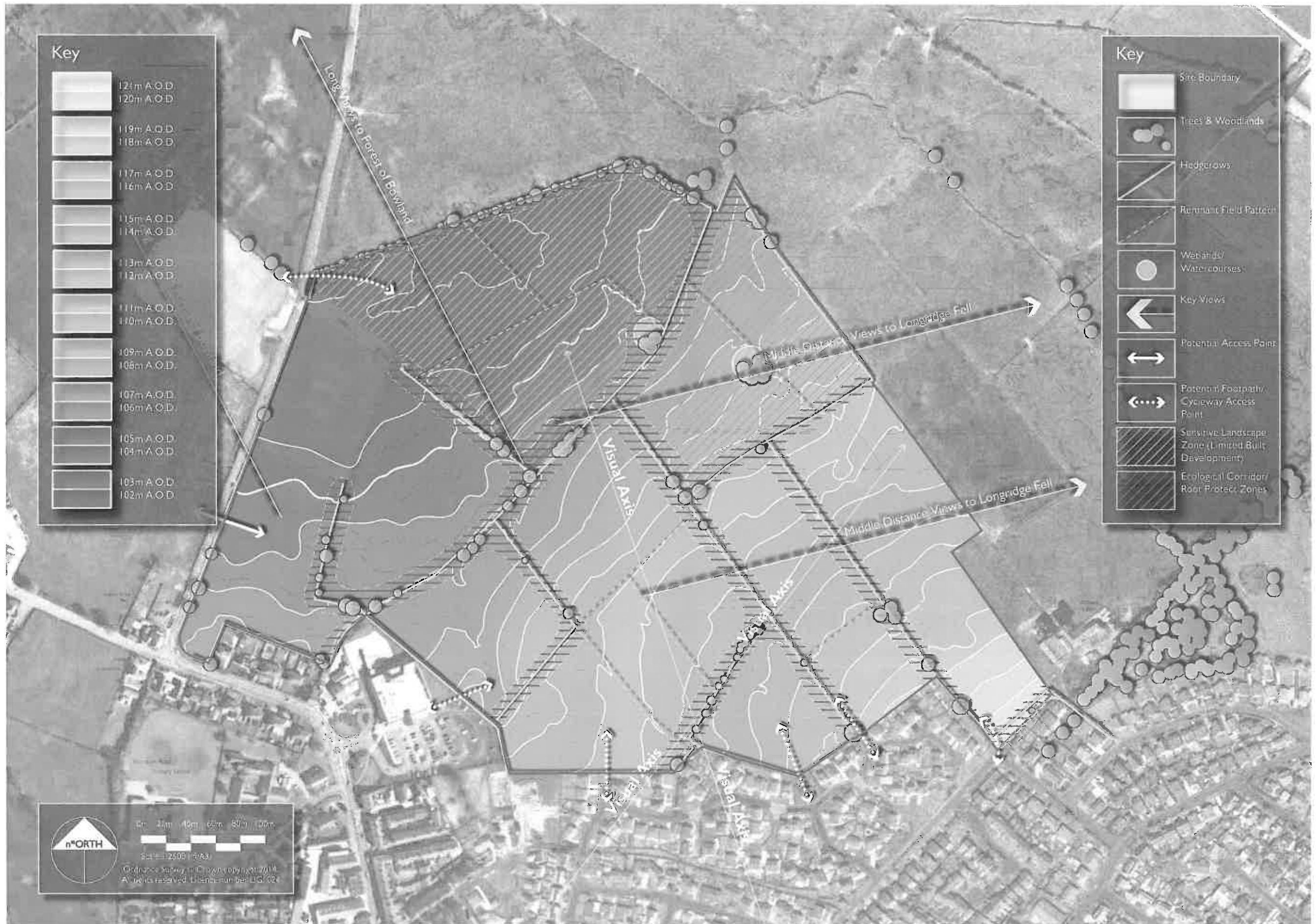


Figure 03/01: Constraints & Opportunities

3.0 Constraints, Opportunities & Creating a Structure

- 3.1 The previous chapter provided the background appreciation and understanding of where and how Longridge developed, its current relationship with the wider sub-region and the existing local character which gives the town its specific and unique character. Chapter 3.0 therefore is an exploration of the site today. It examines the key constraints and how they can be turned into opportunities, the interaction with the current townscape and how all of this can be brought into play in developing a robust structure which then leads to grounded design parameters as set out in Chapter 4.0.
- 3.2 This farmland at Longridge has a number of interesting landscape and topographical features which have been retained and incorporated into the proposals. These are described below and illustrated in Figure 03/01.
- 3.3 The site rises up by 20 metres from the north-western corner towards Longridge as illustrated in Figure 03/01. On site the topography appears to be gently rolling with remnant drainage ditches located at the base of each hedgerow, all of which drain down to Higgin Brook.
- 3.4 Higgin Brook issues from a culvert adjacent to Sainsbury's service yard just to the rear of the properties fronting Inglewhite Road. It flows in a north-easterly direction along an established hedgerow before dog legging north-west following another hedgerow until it disappears into a culvert below the Cricket Club and drains off-site to the north, following the course of Longridge Road.
- 3.5 As stated above the site drains to Higgin Brook via a series of ditches. These ditches in turn feed or have fed a number of on-site ponds, two still hold water and add to the biodiversity of the site. The former ponds are still visible as earthworks with marshy bases, a number of these former ponds shall be reinstated as part of a sustainable urban drainage (SUDs) network.
- 3.6 Field boundaries in the form of over mature hedgerows define both the site boundaries and also a series of fields within the site itself. In need of management these hedgerows are primarily of hawthorn, interspersed with mature oaks and ash trees. The hedgerows are a strong feature of the site, acting as wildlife corridors and especially bat flights (as illustrated in Figure 03/01). The majority of the hedgerows shall be retained and where roads and paths need to cross their routes existing gaps shall be used to limit the amount of hedgerow loss.
- 3.7 No Public Rights of Way cross the site.
- 3.8 Due to the topography a number of views can be had into and out of the site. Long distance views to and from the site can be had from the Forest of Bowland. Mid-distance views can also be had to and from Longridge Fell. The Constraints and Opportunities plan opposite illustrates the area of the site exposed to these views this area of the site (Sensitive Landscape Zone) shall be used for lower key community led recreation, education and sports uses.
- 3.9 Localised views can be had into and out of the site from the rear of existing residential properties on the northern fringes of Longridge. This edge is somewhat degraded by the varied boundary treatments to the rear of properties, conservatories and garden sheds etc. The development offers the opportunity to finish the edge of the settlement with outwards facing properties and a strong green infrastructure edge to the town.
- 3.10 Vistas are created by St Paul's (church tower) and St Wilfrid's (church spire) on two axis's, these are illustrated in both Figure 03/01 (opposite) and 03/02 (over page).



Photograph - View north along Chipping Lane from the Alston Arms



Photograph - View east along Inglewhite Road towards Longridge from the Alston Arms



Photograph - View south from Higgin Brook towards properties on Inglewhite Road



Photo panorama - View from Chipping Lane north-east across site towards Longridge Fell



Photograph - Pond beyond site on northern boundary



Photograph - Northernmost pond within site



Photo panorama - View south-east towards Willows Farm and Willows Park Lane illustrating prominence of the rear of existing properties



Photo panorama - View south of to the rear of Sainsbury's with residential properties backing onto the site



Photograph - Stone gatepost



Photograph - Isolated north-eastern pond in centre of field



Photograph - Remnant pond on central hedgerow



Photograph - View south towards Longridge & St Paul's Church



Photo panorama - View south-west along boundary hedge towards rear of properties on Redwood Drive



Photo panorama - View south-west towards Longridge, St Wilfrid's Church and Sainsbury's



Photograph - Higgin Brook



Photograph - Existing culvert and Higgin Brook



Photograph - Existing play area on Redwood Drive



Photograph - View from Chaigley Road towards corner of site

- 3.11 A number of existing roads border the site. Chipping Lane creates frontage with the site to the west and will provide the main point of access into the site for vehicles. Redwood Drive has at least three possible points of pedestrian/cycle access onto the site, at the junction with Hornfield Avenue, the existing play area and at its eastern most point. It is also proposed to provide a pedestrian/cycle access and new vehicular farm access to Willows Farm from the Willows Park Lane/Chaigley Road junction.
- 3.12 Only the one vehicular access is proposed, but will require additional emergency accesses via the footpath/cycle connections, in case of an accident at the main junction. Therefore emergency access points are proposed at the eastern most point of access onto Redwood Drive and at the Willows Park Lane/Chaigley Road junction.

Creating a Place

- 3.13 The constraints have been identified and now a structure can be created. Out of that foundation will spring the parameters masterplan, using the contextual analysis, vernacular qualities and the site's own specific qualities, the masterplan slowly evolves.
- 3.14 Therefore to ensure the masterplan is grounded and site specific the following stages have been developed in the design process for Higgins Brook. The first stage, 'Forming a Structure' is illustrated and described below. The second stage, 'Parameters Masterplan', can be found in the following Chapter.
- 3.15 Each evolves from the previous stage and provides reasoning and understanding to the approach adopted in accordance with the evolving nature of the design process.
- 3.16 Usually these stages are hidden or in some cases ignored by the designers. However in order to create a masterplan that is truly sustainable and 'of the place' they need to be explored in full. This means not only going through the process, but also going back through the process as new information or inputs from stakeholders or the wider consultant team are received.
- 3.17 Design is an iterative process and should be flexible enough to accommodate new information at any given time to ensure proposals are robust.

Forming a Structure

- 3.18 The structure is illustrated in Figure 03/02 opposite. These opportunities emerge out of the earlier constraints work and provide the foundation for the masterplan. The following paragraphs describe each opportunity.

Green Infrastructure

- 3.19 There are a number of existing green corridors which run around and through the site. These connect out to the wider Green Infrastructure network.
- 3.20 The mature hedgerows are a key part of the on site green infrastructure, as well as the associated drainage ditches, ponds and Higgin Brook. All of these features have been incorporated wherever possible into this interconnected network of green links and spaces in the form of the sites Green Infrastructure network.

Nodes

- 3.21 Many of the ponds, trees and hedgerows shall be incorporated into the green infrastructure as described above. They shall also form features of interest within the primary nodes as illustrated opposite, becoming a focus for the masterplan and the community which will live there.

Gateways

- 3.22 The gateways are located at key access points into the site and shall be formed by the enclosing built form and/or landscape elements.

Primary Spine/Village Avenue

- 3.23 The primary spine or village avenue has been aligned with the primary gateway and nodes as well as utilising the topography to sweep through the site and creates the main logical and direct route into and through the site between both phases of development.

Connections

- 3.24 As illustrated opposite the site is well connected directly to the town centre and public transport network.

Countryside

- 3.25 As illustrated in Figure 03/02 and the supporting photographs, countryside is close at hand and should link and connect to the site offering visual amenity and a soft green edge to compliment the green character of the development.

From Structure to Parameters

- 3.26 Now that the structure has been laid, a meaningful vision or parameters masterplan can be developed which starts to explore the connections, spatial relationships and potential uses of the site.



A grayscale silhouette of a city skyline against a light background. The skyline features a variety of buildings, including a prominent, tall, pointed spire on the right side. The buildings are rendered in dark gray, creating a stark contrast with the lighter background. The overall composition is horizontal, with the skyline occupying the lower half of the frame.

4.0 Design Parameters



Figure 04/01: Parameters Masterplan

Developing the Parameters Masterplan

4.1 Figure 04/01 illustrates how the structure, developed from the constraints and opportunities set out in the last chapter has developed into the parameters masterplan illustrating spatial relationships and the hierarchy and layout for the movement, mix of uses, built form, external environment and development of character areas. At Longridge due to the existing retained features the concept is instantly strong, dynamic and mature, thus grounded.

Circuses & Crescents

4.2 The primary nodes have formed into a series of Circuses and Crescents. The gateways are focussed on either a main entrance or a footpath/cycleway. These have been joined by a series of secondary, more intimate spaces in the form of squares and mews at key points on the Avenues and Village Streets.

The Green & Blue Infrastructure Network

4.3 The Green Infrastructure network is now clearly visible and preserves the vast majority of the valuable hedgerows and trees within the site, creating a green mesh which overlays the development parcels and retains the particular character related to the area. This includes the ability of the vegetation to soften and screen views into and out of the site.

4.4 Set within the green infrastructure network will be the Sustainable Urban Drainage system (SUDs). Consisting of existing, restored and new ponds, connecting ditches and swales and water meadow style inundation zones which will have the capacity to hold and safely disperse storm water collected from the site. In addition, the green infrastructure network accommodates ecological buffer zones from the existing ponds with potential to accommodate a diverse range of native flora and fauna, as illustrated in Figure 04/04. The Green Infrastructure network will generally accommodate significant areas of new wetlands and terrestrial habitats to ensure the biodiversity of the site.

4.5 Play areas are incorporated into the parameters plan as illustrated and have been located to work with the existing play provision to ensure the best coverage of the site and adjoining neighbourhoods.

A Sustainable Mix of Uses

4.6 The location of this site for a residential led development with complimentary uses such as the primary school and cricket club is sustainably located on the northern edge of Longridge, within easy reach of the town centre by walking, cycling or motor vehicle. This development has direct relationships with the surrounding uses such as the Football Clubs, Supermarket, established residential neighbourhoods, public transport and the town centre.

4.7 The homes proposed in this application shall primarily be aimed towards families providing predominantly 3 and 4 bed homes, with some larger 5 bed properties. Some smaller 2 bed homes and elderly bungalows and houses shall also be provided, it is not proposed to include apartments on this site.

The Emerging Movement Hierarchy

4.8 Overlaying the green infrastructure network and mix of uses is a finer grain network of movement routes including streets, lanes and footpath/cycleways adding to the proposals permeability.

4.9 The Parameters Masterplan opposite (Figure 04/01) illustrates these routes in terms of the movement hierarchy, the Movement & Public Realm Parameters Plan (Figure 04/03) and supporting narrative below further explores the hierarchy in more detail.

Application Site Parameters

4.10 This section is designed to provide the specific parameters required when preparing a Design and Access Statement for an outline planning application. Previous chapters have demonstrated how this proposal has been the subject of a robust and comprehensive design process, considering the specific characteristics of this site and its immediate surroundings. The illustrations set-out in this section graphically demonstrate the individual parameters described below.

4.11 As stated previously this outline application is for the whole of the site controlled by Barratt Homes. A separate detailed application has been submitted prior to the submission of this application for the first phase of development adjoining Chipping Lane, known as Bowland Meadows for 106 homes.

4.12 It should be stressed that this is an outline application and therefore the parameters are more focused on establishing the strategic design objectives for the site. The separate detailed application for Phase One takes the content of the masterplan illustrated here and adds and develops the detail to a level required by the Local Planning Authority (LPA). Future phases of development beyond Phase One will require reserved matters applications to further develop the proposals.

4.13 The final illustrative masterplan that is shown in Chapter 6.0 is a response to all of the parameters detailed here. It is shown for indicative purposes only, demonstrating the sites capacity to accommodate the homes proposed and is simply one way in which these parameters may be interpreted. These parameters are designed to provide flexibility, whilst ensuring that the scheme will retain a high quality of urban and landscape design.

Use and Quantum

4.14 This application is for Residential Led Development complimenting the adjoining use mix, set within a network of Green Infrastructure as illustrated in Figure 04/02 over page.

4.15 The application site is 24.80 hectares in total and will include 13.81 hectares of residential development and 10.99 hectares of Green Infrastructure which will include hedgerows, woodlands, wetlands and grasslands, incorporating naturalistic play areas, footpath/cycleways and nature trails. Therefore 44% of the outline application site is given over to Green Infrastructure.

4.16 A new Primary School (1.2ha) and replacement Cricket Club (3.5ha approx.) is proposed as part of this outline application and will be set into the Green Infrastructure Network as indicated in the parameters masterplan.

4.17 It is proposed that circa 520 homes can be accommodated on this site at a net average density of around 39 homes per hectare, the gross density is 21 homes per hectare. As illustrated in figure 04/02 the highest density (around 45 units/ha) housing is located around the squares and mews on the Avenue and Streets providing a strong frontage and enclosure at these key focal locations within the development. Properties around these spaces are proposed to be mews style 2 and 3 bed terraced properties to reflect those found in and around Longridge town centre.

4.18 As one radiates out from the squares and mews the densities drop as the mix and choice of housing changes from terraced style units to a mix of terraces, semi-detached and detached properties. In these locations the density is on average 35-45 units/ha. The size of units also increases to offer greater choice in a variety of locations including 2, 3 and 4 bed homes.

4.19 On the outer edges of the development where housing sits within the Green Infrastructure network or overlooks the surrounding countryside the densities drop yet again to an average of 25-35 units/ha, these areas predominately contain family homes in the form of 3, 4 and 5 bed semi and detached properties.

Appearance and Detailing

- 4.20 As this is an outline planning application and therefore details of materials and appearance are reserved for subsequent approval. Much will depend on the final design of the scheme and the archetypes used. The vernacular study (Chapter 2) has provided details of the local architectural styles, features and materials and it is anticipated that new development will make reference to these elements. The design parameters do not recommend a pastiche design, as the design features highlighted are able to be articulated in a modern style.
- 4.21 The local materials are varied, indeed sandstone, brick, render, timber and the use of stone detailing are present on a number of the local buildings. Render is usually used as a landmark or on a special building and should be used carefully in the designs to ensure that it does not dominant the street scene. White and pastel shades are most common. Built features should include some gables to the street, bay windows and quoins where appropriate.

Layout and Movement

- 4.22 The layout has emerged from the earlier constraints and opportunities work as set out in Chapters 3. The diagram in Figure 03/01 illustrates how the trees, hedgerows, wetlands and topography are able to provide a starting point for developing a layout for this site. Coupled with this is the desire to create a landscape led design approach, linking the greenspaces, recreational areas and countryside as well as protecting the mature trees on the site. The key Green Infrastructure is illustrated on all the parameters plans and further details are provided within the landscape section of this chapter.
- 4.23 These drivers have been used to establish a route hierarchy that forms the basis of the design of this site. The primary element is the Village Avenue which would be flanked by street trees, and link the Crescents and Circuses together. This curving route which follows the contours and field boundaries provides an unfolding story to the site as one travels along it's length and would include a cycle route which links the development parcels between Chipping and Willows Park Lane. The access routes utilise existing breaks in the hedgerows, such as field gate locations to limit the amount of hedgerow loss on the site.
- 4.24 The housing should provide a clearly defined street frontage based around 2 to 2.5 storey residential units. Running from this there are a number of Streets and Lanes which form the vehicle network based around traditional Streets, shared surface Lanes and Mews style spaces. Where these routes intersect; raised thresholds, public squares or landscape features should be introduced to aid legibility and reduce traffic speeds. The location of these are shown on the Movement Parameters Plan (Figure 04/03).
- 4.25 The layout is also designed to ensure pedestrian and cycle permeability. There are clear opportunities to link into surrounding footpaths, open spaces and other routes, thus ensuring that maximum permeability and integration is achieved. Figure 04/03 demonstrates where new cycle and footpath routes and connections would be developed. Within the site these footpaths or footpath/cycleways offer a choice of routes, either linked to multi-modal traffic routes or via the Green Infrastructure network offering standalone 'leisure' routes through the development. The key access points are also set out in the diagram.
- 4.26 Care will need to be taken to ensure that cycle and disabled access is provided through the site, a number of routes will be identified as accessible routes. However, it should not be necessary to ensure that all routes are fully accessible as it will not always be possible to achieve this given the topographical character of the site. Overall the layout established follows guidance in Manual for Streets.
- 4.27 The footpath/cycleway locations have been chosen to ensure good connectivity with surrounding uses such as the supermarket, bus stops and the wider town centre.
- 4.28 Collectively this approach demonstrates a response to both the local context and site features.

Access and Parking

- 4.29 There are a number of proposed access points to the site from the surrounding area. The vehicular point of access is off Chipping Lane.
- 4.30 A number of secondary points of pedestrian/cycle access (9 in total) off the existing streets, including Redwood Avenue and Willows Park Lane ensure the proposals are integrated, permeable and legible. One of the pedestrian/cycleway links is proposed directly with Sainsbury's supermarket, the route of which has been submitted as part of the Phase One application. The elderly accommodation is proposed to be located in the most accessible locations, for example some would be located close to this supermarket link.
- 4.31 Emergency access will be required to the wider site. Two emergency access points are proposed, one at the eastern most end of Redwood Drive and the other on the junction of Willows Park Lane and Chaigley Road as illustrated on Figure 04/03.
- 4.32 It is proposed that parking for this site is a mixture of on-street and on-plot (some to frontage, some to the side of properties and some garaged), in line with guidance from Manual for Streets and Parking What Works Where for a suburban location such as this.

Scale and Mass

- 4.33 At this outline planning application stage the specific scale and mass of the buildings is not yet determined. This is a matter for the Phase One detailed application and later reserved matters applications for future phases.
- 4.34 However, the character of the neighbourhood that is to be created lends itself principally to 2 storey (between 8 to 10 metres to ridgeline) development based on the local vernacular. Care should be taken to ensure that appropriate increases in scale (up to 3 storey or 12 metres maximum) are delivered at principle junctions, as header buildings or landmarks to aid legibility and enclosure.
- 4.35 These parameters are designed to reflect the human scale of built form found in the surrounding settlements and acknowledged as part of the vernacular assessment.

Landscape Strategy

- 4.36 The development of the masterplan for this site has taken a strong landscape-led approach, culminating in a high quality development, set within a mature landscape structure. The masterplan has responded to the existing elements that make up the sites green infrastructure, such as trees, hedges and waterbodies and integrated the proposed streets and avenues by the introduction of appropriate tree planting forming green boulevards and boundaries. Indeed as stated earlier gaps within the existing hedgerows have been used wherever possible to accommodate road and footpath routes through the site to limit the impact on the existing landscape features.
- 4.37 Open space is an important feature of any landscape to provide relief for some of the harder treatments of the public realm and the proposals have generously catered for this with the introduction of circuses and crescents with wide tree lined avenues and linear openspaces between the development parcels.
- 4.38 The inclusion of the existing and development of new waterbodies, such as ponds and streams help to maintain the overall character of the landscape of the site and the development is arranged in a manner to enable important key views out into the existing townscape and landscape to be achieved where possible.
- 4.39 The masterplan has taken account of the wider landscape setting and views into and out of the site, responding sensitively to the existing landscape features and character of the site and its surroundings. The over arching



Figure 04/03: Parameters - Movement & Public Realm

priority for the Landscape Strategy has been to conserve and integrate the existing strands of green and blue infrastructure into the development pattern to create a strong and cohesive backbone for additional landscape interventions. The strategy also seeks to connect the new and existing community back into the landscape through maximising opportunities for general amenity, play and recreation.

- 4.40 In addition to strengthening the existing landscape features and thus the character, the development also finishes the sub-urban edge of the town and replaces the short cropped fields with naturalistic woodlands, meadows and wetlands, as described below. It is also well documented that private gardens play host to a wider range of wildlife than is typically found on heavily managed grasslands such as arable and fodder crops or in this case heavily grazed fields.
- 4.41 **Green and Blue Infrastructure:** The existing site has a high number of landscape assets; stands of mature trees, remnant hedgerow field boundaries, ponds and drainage ditches and the development masterplan has been designed to retain, integrate and enhance these features in order to provide a quality network of green and blue infrastructure. A multi-stranded approach has been taken to the Green Infrastructure within the development, with the proposed offer including public open space, recreational facilities, footpaths and wildlife habitats.
- 4.42 The Blue Infrastructure network will retain existing ponds, ditches and wetlands and integrate them into the Sustainable Urban Drainage system (SUDs) to enhance the habitat potential for wetland species and refrain from highly engineered drainage solutions. Where possible, a comprehensive SUDs management train will be developed, incorporating features such as transition strips, swales and balancing ponds to allow discharge to local outfalls at greenfield runoff rates.
- 4.43 **Public Open Space:** A good proportion of the site is given over to use as Public Open Space, providing a wide range of play and informal recreational experiences, thus encouraging an active and healthy lifestyle and offering connections to the surrounding town and formal sports opportunities.
- 4.44 Two children's play areas are proposed within the development in the form of a Locally Equipped Area for Play (LEAP) and a larger Neighbourhood Equipped Area for Play (NEAP) will be located as illustrated in figure 04/04 at a suitable distance from surrounding properties. In these locations the play areas will act as a focal point for the community with good levels of passive supervision to encourage independent play. The play area will be designed to fit with the character of the surrounding environment, incorporating a high proportion of natural play features in preference to traditional fixed equipment.
- 4.45 The natural play areas will be complemented by a recreational network of footpaths and wildlife trails which connect the new residents and the surrounding community to the public open spaces, new wildlife habitats (and retained landscape features of interest such as the Ponds) and wider area. These routes could incorporate street lighting which will be designed to provide security and visibility on key routes, whilst not causing light pollution or issues with bat flights etc.
- 4.46 **Planting and Soft Landscape:** Planting and soft landscape treatments will complement and reinforce existing landscape features, with a focus on the use of native species. Existing hedgerows and native trees will include Oak, Mountain Ash, Hawthorn, Holly, Dog Rose etc. New woodland and hedgerow planting within open spaces and the wider Green Infrastructure network will include additional locally indigenous species, excluding the planting of Ash trees due to the current *Chalara fraxinea* outbreak.
- 4.47 The hierarchy of the street network will also be reinforced through the use of native tree species as street trees. Larger growing cultivars will be planted long the Avenues, e.g. *Tilia cordata* 'Greenspire', *Quercus robur* 'Fastigiata' with smaller cultivars favoured along the Streets e.g. *Acer campestre* 'Elsrijk', *Prunus avium* 'Plena'.
- 4.48 New hedgerows will also be planted within the streetscape to provide definition to the road edge and aid

legibility when travelling through the neighbourhood. These will incorporate native species either as a mixed hedgerow or single species e.g. Hornbeam/Holly.

- 4.49 **Public Realm and Hard Landscape:** The hard landscape materials palette also reflects the spatial hierarchy and patterns of movement through the development. Avenues and Streets will be designed as traditional roads, with Lanes, Mews and Squares designed as more intimate, human scale spaces where pedestrian movement takes priority over motorised vehicles. Raised, block paved tables are used at road junctions to provide accessible crossing points for pedestrians, whilst slowing vehicle speeds. At major intersections these are developed as larger Squares in which the traditional road layout is completely removed to create areas of higher quality public realm.

Sustainable Urban Drainage Strategy

- 4.50 Typically SUDs aims to deal with water at source by:

- Percolation at source, use of porous pavements, french drains and unlined swales to allow as much surface water as possible to percolate into the ground at its 'point of contact'.
- Retention of water on-site and allowing natural percolation to occur which has a much slower release rate into the surrounding watercourses.
- Slow release of water via balancing ponds - where the possibility of percolation is restricted by underlying clays and other impermeable surfaces pools are constructed to retain storm water surges on site, and, through controlled release of the water (via weirs or brake pipes) water is released (at greenfield rates) into the surrounding watercourses.
- Removal of pollutants and silts using filter beds and marginal aquatic vegetation to catch silt and draw in chemicals, hydrocarbons and organic compounds washed into the system from surrounding roadways.

- 4.51 Therefore SUDs as part of the Blue and Green Infrastructure network at Higgins Brook has six site specific objectives:

- To efficiently drain the site whilst not causing flooding down stream,
- To create suitable habitat for amphibians, invertebrates, birds, mammals, native aquatic and marginal plant life,
- Create ecological corridors across the site to enable wildlife to move more freely and native plants to spread and colonise the wider area,
- Create an aesthetically pleasing setting for development,
- Promote the site as a sustainable place to live and work, and,
- Use SUDs features at property boundaries as part of the approach to Secure by Design.

- 4.52 Figure 04/05 illustrates the typical structure and elements which make up a SUDs management train. Starting from the 'head' of the system:

- Roof Water
- Impermeable, Porous Pavements and Bound Gravel Paths
- Swales and Field Ditches
- Balancing Ponds, Underground Tanks and Pipes
- Outfalls to Watercourses

- 4.53 All of the above is graphically illustrated in Figure 04/05 below, although not all elements may suit the site and should therefore be treated as illustrative at this outline stage.

- 4.54 **Roof Water Drainage** will be harvested to water butts for use in domestic gardens and the washing of cars, which can in itself substantially reduce mains water consumption. Surplus water shall drain from the



Figure 04/04: Parameters - Landscape Strategy

downspouts into a spillzone where the water can irrigate the garden or percolate into the soil with any surplus carried via a piped french drain out of the private curtilage to a swale located within the public open space network.

- 4.55 Impermeable pavements** such as bitmacadam, rigid bonded stone or close laid block paving are classed as impermeable paving systems due to the majority of rain water needing to be drained directly from the surface. Therefore impermeable road surfaces can drain directly into a swale. Where a pavement upstand is required a kerb drain or traditional gully can be installed which outfalls back into the swale via a drainage pipe and headwall.
- 4.56 Permeable pavements** allow surface water to freely drain through the surfacing and collect under the paved areas in an 'open matrix' sub grade where it is then piped to the adjoining swales. Permeable pavement systems include wide joint block paving, grasscrete and geogrid style systems with the wide joints or cells filled with gravels, sands and/or a growing medium to encourage grass establishment depending on the end use. Oil and other spilled liquids within the street will be absorbed by the paving material itself and the matrix, allowing the hydrocarbons to evaporate or breakdown.
- 4.57 Bound Gravel** surfaces tend to drain by a mix of surface runoff and permeation through the path build-up, depending on construction and the material used. These paths are primarily used as recreation routes and do not require the same level of drainage as the other surfaces. As long as a ditch or swale is in close proximity to the path then surplus water will drain from the path to it. These types of paths should not be used on steep slopes or where water would freely flow from surrounding streets across the surface, as, in these situations the path would wash away and could cause blockages to the drainage system down stream.
- 4.58 Swales** are a key element in the SUD system. These gently sloping drainage channels slow surface water run-off by allowing the water to gently drain or percolate into them. The grasses and marginal wetland plants act as both a sponge and filter to slow the water further, allow some evaporation, trap silts and chemicals and where possible enable the water to slowly percolate back into the water table.
- 4.59 Swales** can be both 'wet' or 'dry' as required. Dry swales are used in more built up areas where water features aren't as desirable due to the proximity of children or the heavy use of open spaces by the local community. Wet swales can be used as linear balancing ponds.
- 4.60 Field Ditches** are in existence along a number of field boundaries at Higgin Brook and are usually associated with a native hedgerow. These ditches shall be retained, widened and, depending on location regraded to a gentler profile for both safety and to enhanced the ecological benefit by allowing a greater diversity of plant life to colonise the banks and thus encourage the use of this 'linear pond' by amphibians and mammals etc. The greater depth and breadth of the ditches will also provide an increased capacity for water retention on-site.
- 4.61** A balancing system will be required as percolation into the water table is not always a very efficient method of removing water from the drainage system, dependent on the underlying ground conditions, surface water could therefore also be retained on-site. There are a number of ways in which this can be achieved, the chosen method or combination of methods will depend on the required capacity of the system, its location and amount of space available, all of which would be finalised at the reserved matters stage. However the various balancing systems are described below.
- 4.62 Balancing Ponds** can either be developed in the form of a grassed dry bowl or a permanent pond which has been profiled to accommodate storm water, slowly releasing back into the surrounding water courses. As well as creating new balancing ponds on-site, the existing field ponds shall be desilted and the banks reprofiled to safer gradients for use as not only balancing ponds, but also as improved wetland habitats for the local wildlife.

4.63 Dry ponds could be design as part of the open space network and are to be seeded with a combination of a damp meadow wildflower and amenity grass mixes to create differentially mown area for passive and active recreation.

4.64 Underground storage tanks or oversized pipes are more of a traditional solution to on-site storm water storage, but are just as much part of a SUDs strategy as the balancing ponds set-out above. Prefabricated or constructed on-site the tanks or pipes could be located under pavements or within open spaces and accessed via an inspection cover. Other underground storage systems include open matrix cell systems which create large voids within which the storm water can be stored.

4.65 If underground systems are employed then the most suitable for the site and underlying soils would be chosen.

Character Areas

4.66 The site lends itself to a series of character areas utilising existing site boundaries and local features.

4.67 These character areas are illustrated over page in Figure 04/06. There are 4 character areas in total including :

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

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

4.69 Character within the development parcels will be informed by the pallet of materials and colours used within the public realm and built form. For example Bowland Meadows would draw upon the use of sandstone cladding and render creating a strong gateway into the development whilst strongly utilising local vernacular materials. 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).

4.70 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.

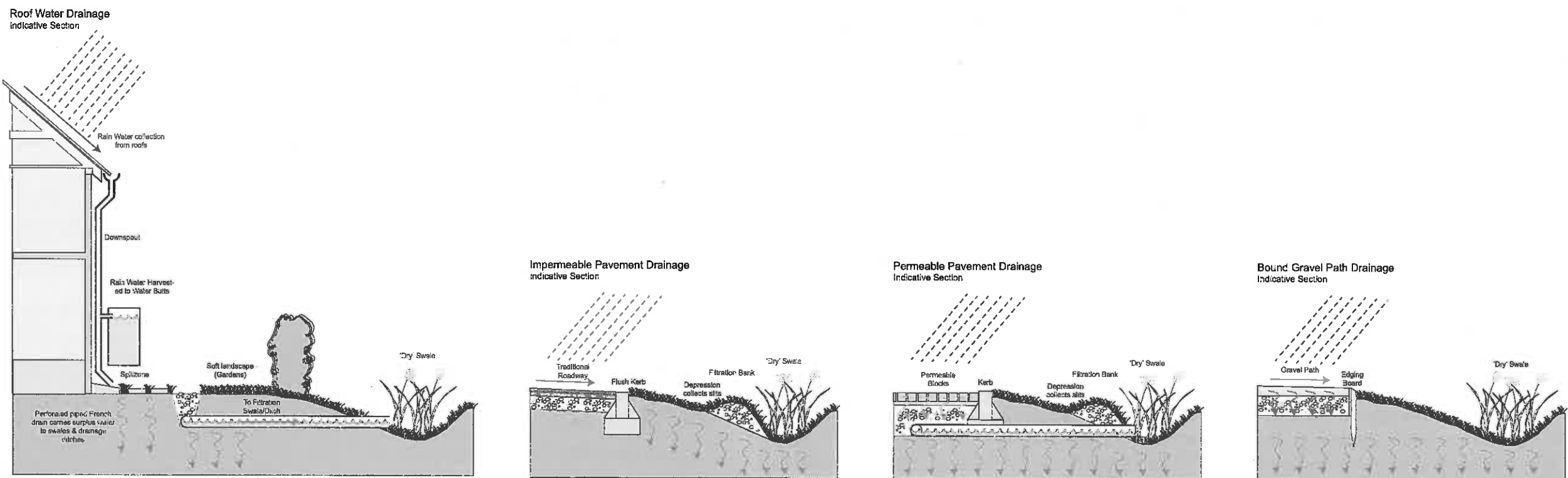
An Evolving Design

4.71 These Design Parameters or Urban Design Principles are the first stage of the design process and creates the structure on which the illustrative masterplan can thus evolve.

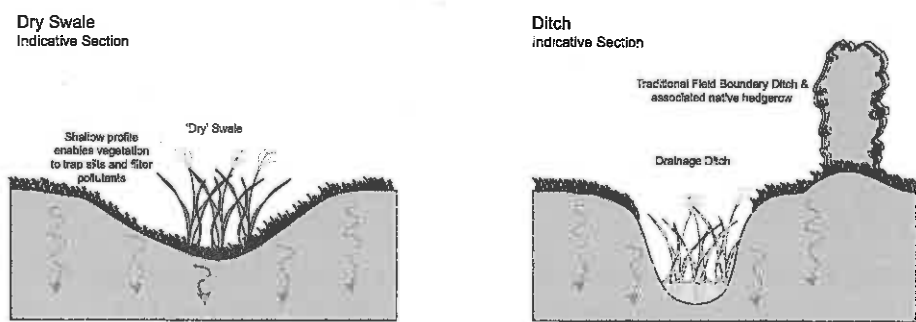
4.72 Demonstrating this staged approach to developing the masterplan clearly illustrates our thought processes from first principles in terms of appreciating the local context, design philosophy and the utilisation of the site's own unique features to govern and guide our proposals.

4.73 As stated previously this evolutionary approach to design culminates in an initial masterplan as illustrated and described in Chapter 6.0. The following Chapter demonstrates the iterative and evolving process of design by demonstrating and illustrating the designs evolution over the past months, taking on board consultant and client advice, LPA inputs during the pre-application process and comments received from stakeholders including the public.

Collection & Interception



Distribution



Retention & Release

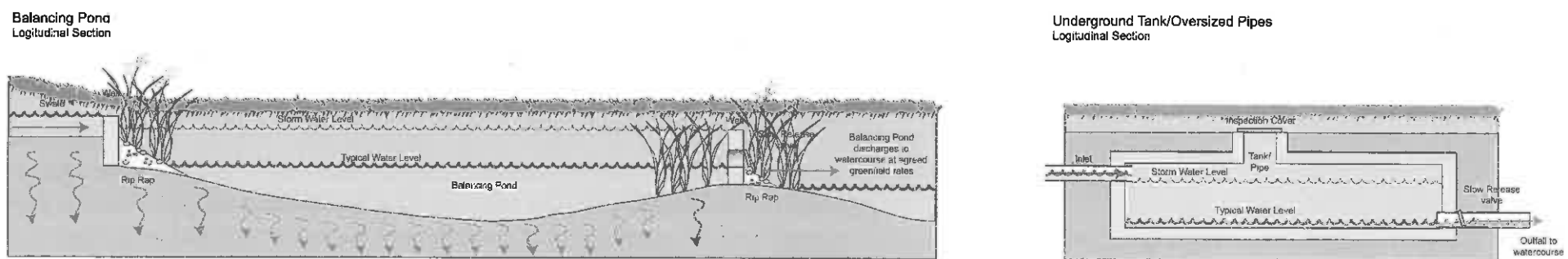


Figure 04/05: Parameters - Sustainable Urban Drainage Schematic (not to scale)