

## **APPENDIX 2.0**

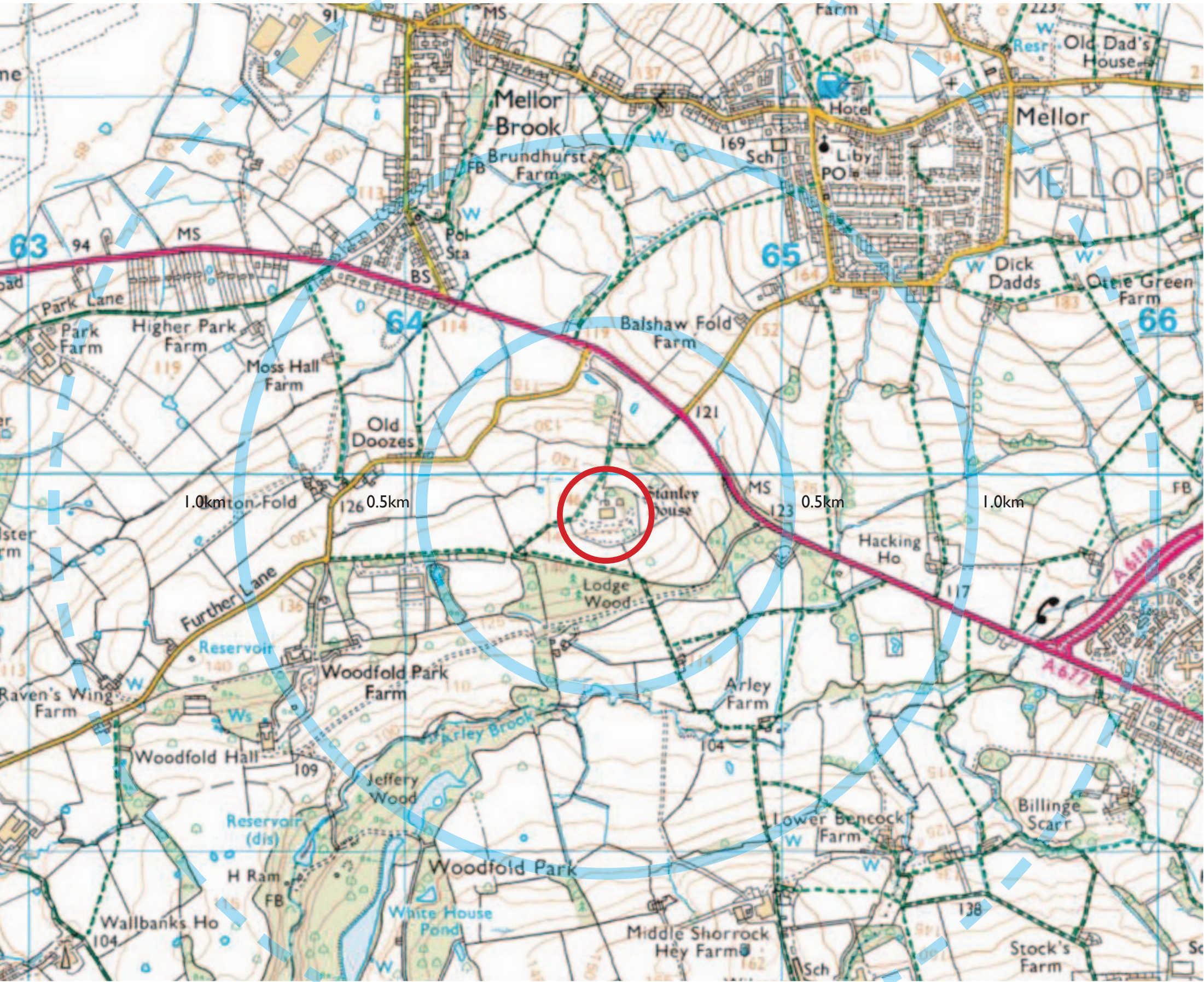
### **FIGURES - LANDSCAPE AND VISUAL ASSESSMENT**

PROPOSED REDEVELOPMENT AT STANLEY HOUSE HOTEL AND SPA

ISSUED 04 12 2020



2.0 | **FIGURE 1 : SITE LOCATION PLAN AND STUDY AREA**



**LEGEND**

The Site

1km Study Area



2.0 | **FIGURE 2 : SITE CONTEXT**



**LEGEND**

The Site

A

Site Context Photographs



2.0 | **FIGURE 3 : SITE CONTEXT - PHOTOGRAPHS A-D**



A - Looking up from the bottom of the old site entrance opposite Mire Ash Brow. Now a public footpath which leads into the site. Steep slope and scattered trees and vegetation on rough grassland. The site is at the top of the hill.



B - Elevated views from the top of Mire Ash Brow on the edge of Mellor. Undulating landscape, hedgerow field boundaries, scattered trees and woodland. The site sits prominent on top of the hill.



C - Preston New Road heading south east towards Blackburn, the road starts to become enclosed by trees and vegetation as it heads into Blackburn. This is a fast link road A677 between Preston and Blackburn.



D - On the edge of Mellor looking south west over the wider landscape and the settlement of Mellor Brook to the west. Undulating farmland (grazing) with scattered trees and vegetation.



2.0 | **FIGURE 4 : SITE CONTEXT - PHOTOGRAPHS E-H**



E - Preston New Road A677 entering the settlement of Mellor Brook.



F - Residential Houses along Further Lane. Traditional stone buildings with views over the wider landscape to the front and back elevations. Wide open views to the north west over the Ribble Valley.



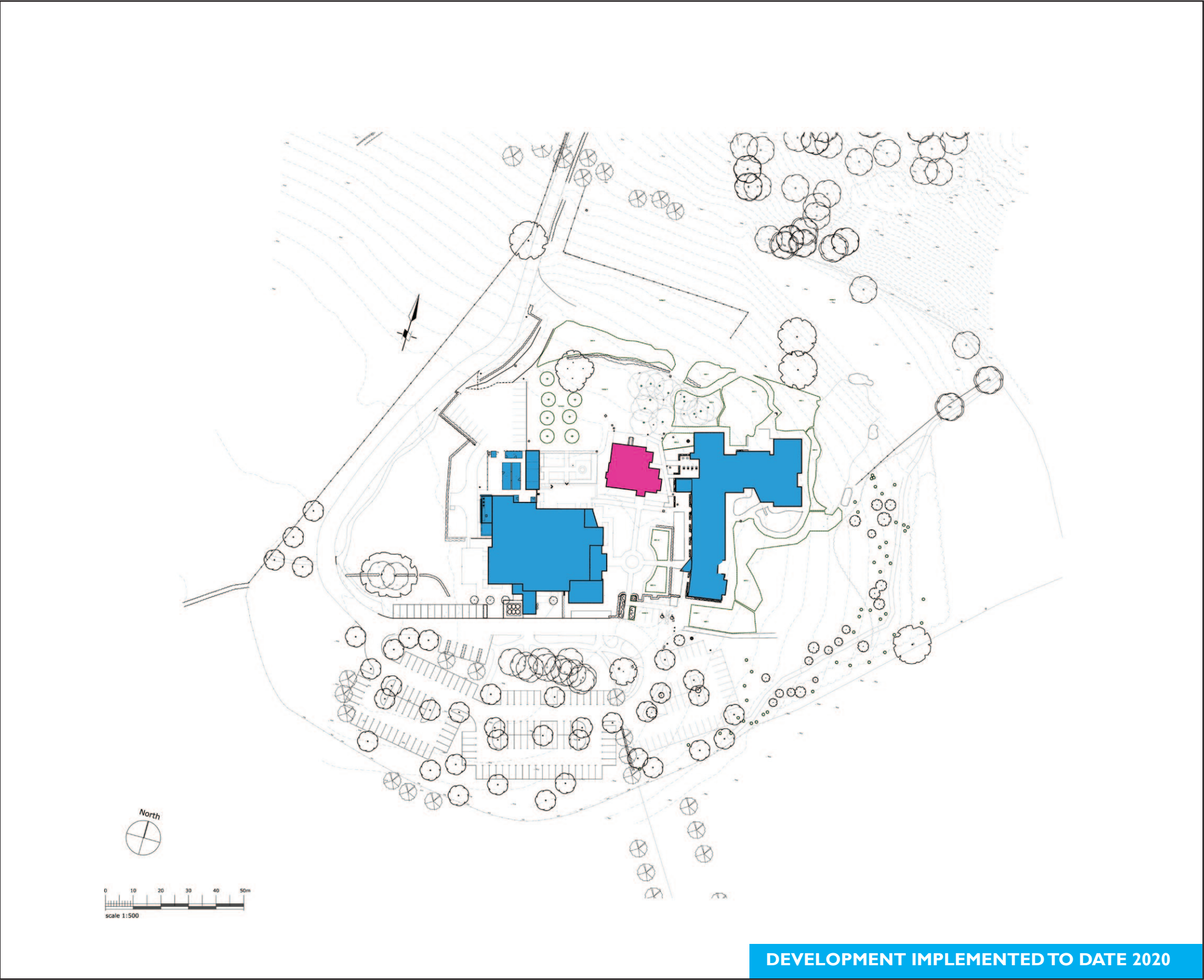
G - View looking north, north east from the site out towards Mellor and the Forest of Bowland in the far distance.



H - Further Lane at the large residential complex which lies to the south west of the site.

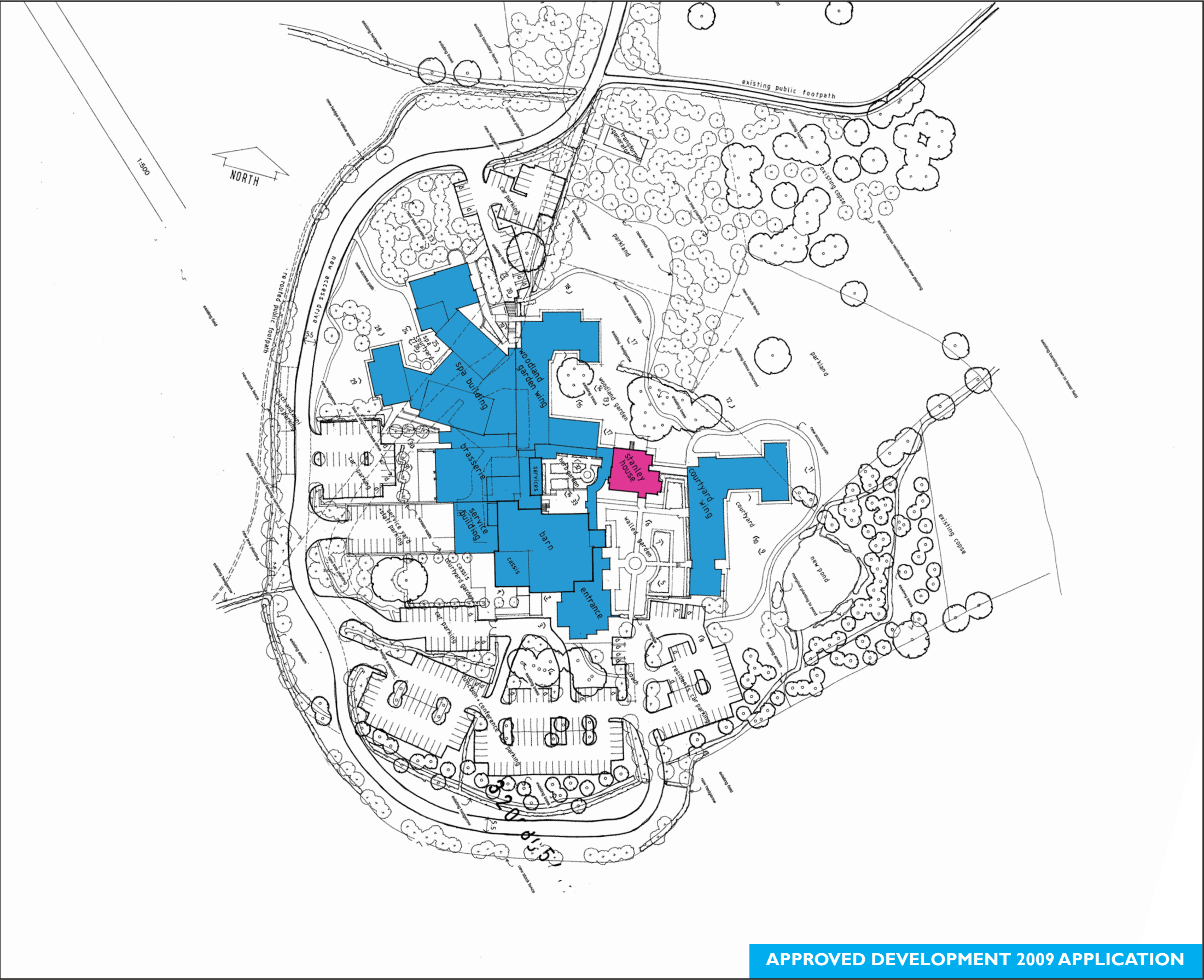


2.0 | **FIGURE 5 : IMPLEMENTED DEVELOPMENT - EXISTING SITE PLAN 2020**





2.0 **FIGURE 6 : APPROVED PLANNING APPLICATION - PROPOSED SITE PLAN 2009**

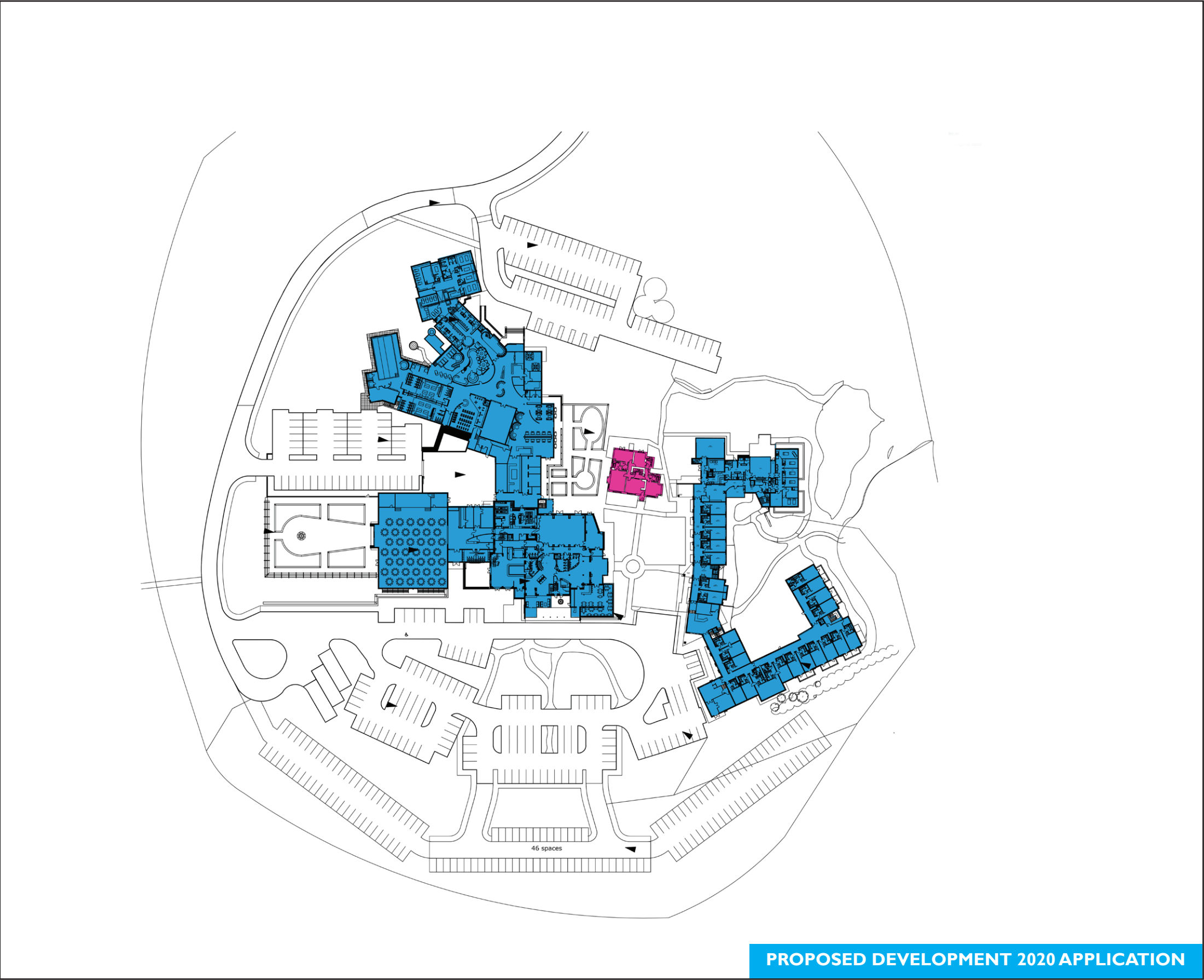


**LEGEND**


- Stanley House - Listed Building
- Builtform




2.0 | **FIGURE 7 : PROPOSED PLANNING APPLICATION - PROPOSED SITE PLAN 2020**



**LEGEND**

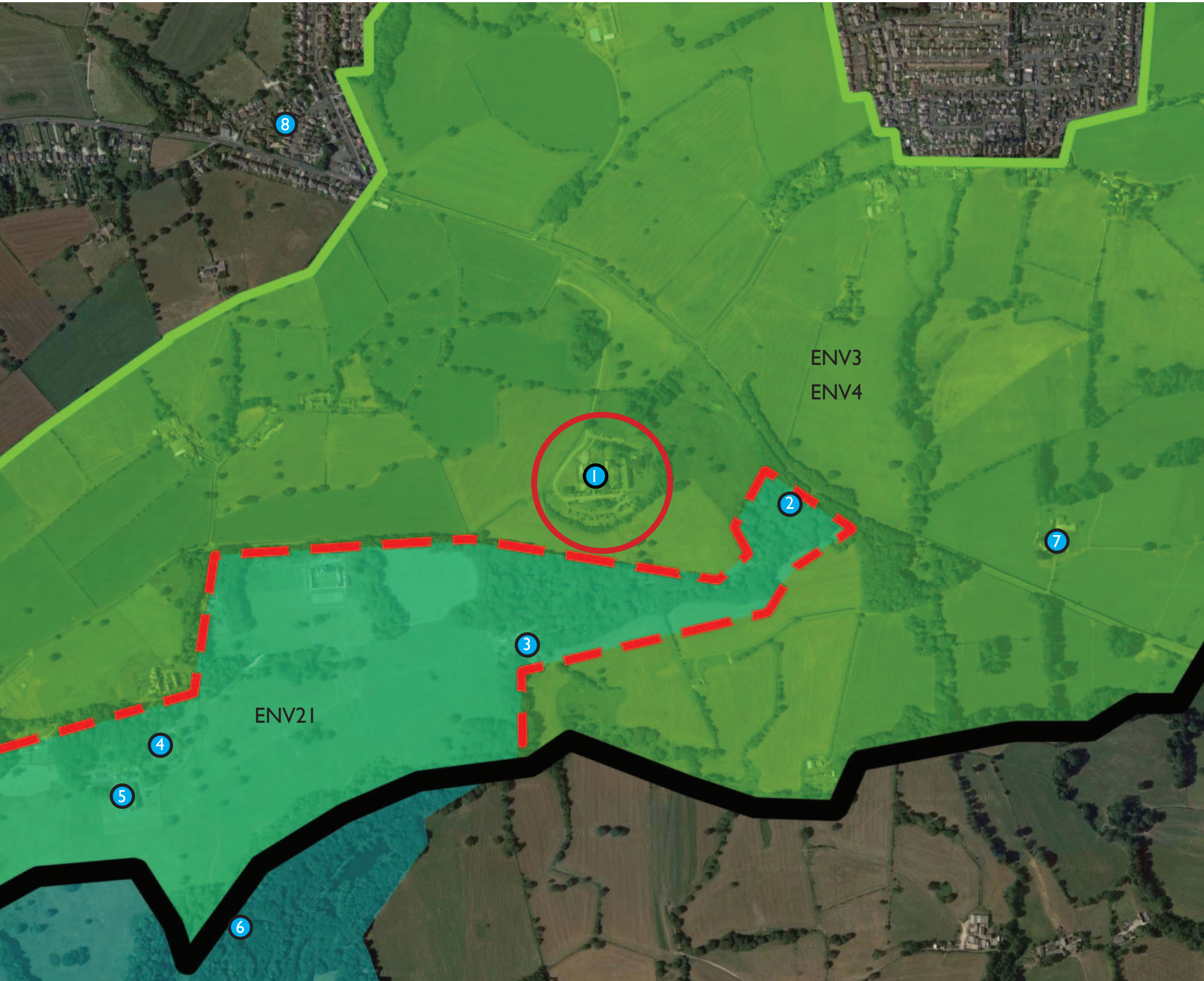
 Stanley House - Listed Building

 Builtform

PROPOSED DEVELOPMENT 2020 APPLICATION



2.0 | **FIGURE 8 : PLANNING DESIGNATIONS**



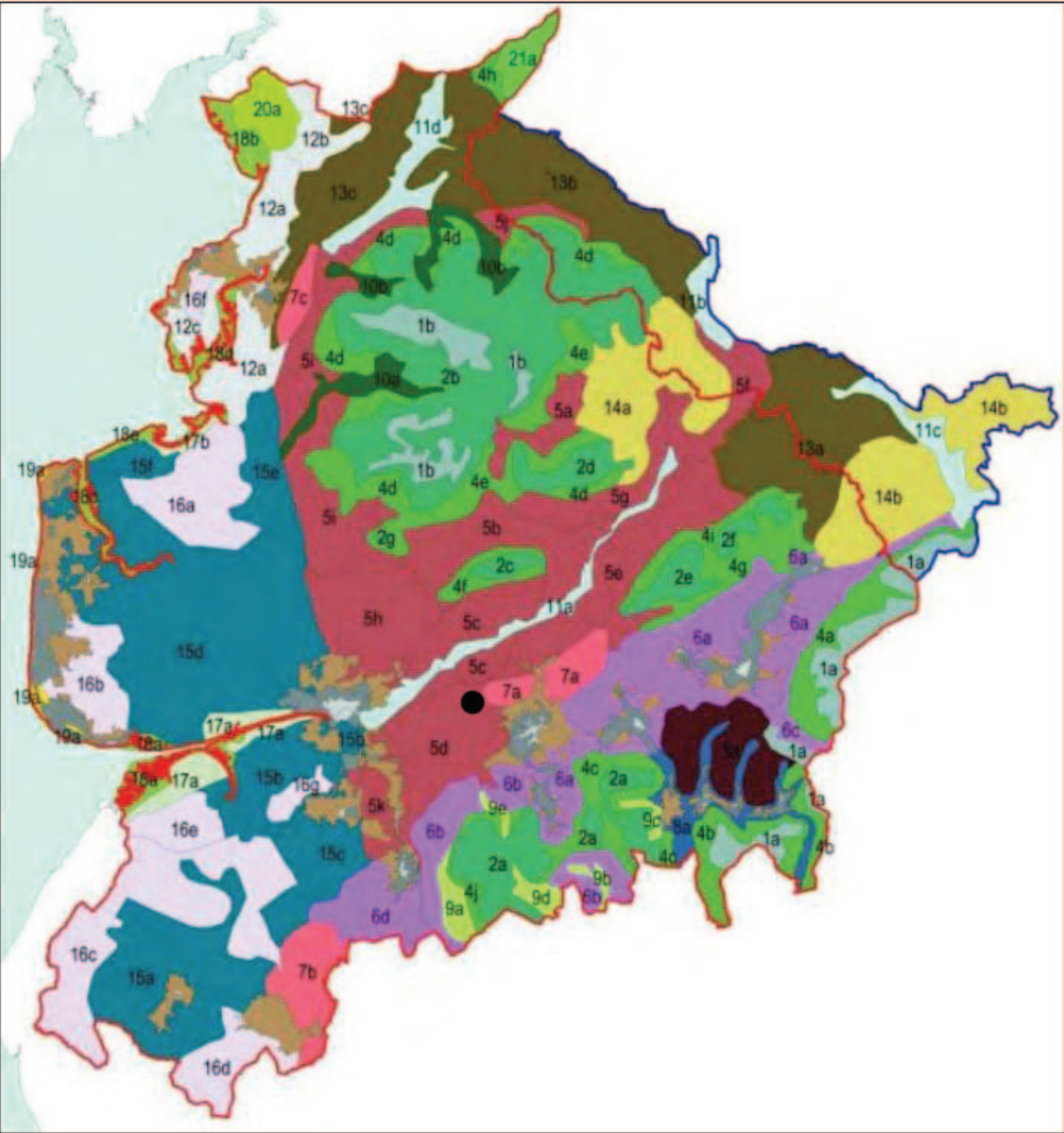
**LEGEND**

- The Site
- Ribble Valley Local Plan Boundary
- ENV3 - Open Countryside
- ENV4 - Green Belt
- Settlement
- ENV21 - Historic Parks and Gardens & Full extent of Woodfold Park Grade II listed Park and Garden
- Listed Buildings - Historic England

- 1. STANLEY HOUSE
- 2. MELLOR LODGE WITH GATES AND RAILINGS
- 3. MIDDLE LODGE WITH GATES AND RAILINGS
- 4. ORANGERY NORTH OF WOODFORD HALL
- 5. WOODFOLD HALL
- 6. BRIDGE OVER ARLEY BROOK
- 7. HACKING HOUSE FARMHOUSE
- 8. INTACK COTTAGE



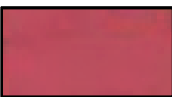
2.0 | **FIGURE 9 : PUBLISHED LANDSCAPE CHARACTER ASSESSMENT**



**LEGEND**



The Site



Landscape Character Assessment - Lancashire  
County Council December 2000

5 - Undulating Farmland

5d Salmesbury-Withnell Fold

5

**Landscape Character:**

Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads. Typical view - photo 19 below.

**UNDULATING LOW-  
LAND FARMLAND**

*Character Areas*





- 5a Upper Hodder Valley
- 5b Lower Hodder and Load Valley
- 5c Lower Ribble
- 5d Salmesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gaburn)
- 5f Lower Ribblesdale (Gisburn to Hellfield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden-Euxton



2.0 | FIGURE 10 : LOCAL LANDSCAPE CHARACTER



**LEGEND**

-  The Site
-  Settlement
-  Large scattered built form; comprising farmsteads/ residential properties/ hotel
-  Scattered residential
-  Main road - A677
-  Country Lanes and private access
-  Fields - Mainly grazing land
-  Field Boundaries - Hedgerows and trees
-  Woodlands and trees



2.0 | **FIGURE 11 : LOCAL LANDSCAPE CHARACTER - THE SITE**



**LEGEND**

 Site Photographs



2.0 | FIGURE 12 : SITE PHOTOGRAPHS A-D



A - View looking down the private access road into the site and across to Mellor



B - View at the back of Stanley House and the staff parking area to the north of the site.



C - View of north and eastern elevation of the new bedroom/ spa block implemented as part of the 2008 scheme and the ornamental pond to the east.



D - View of the western elevation of the main hotel building (converted barn) and Stanley House



2.0 | FIGURE 13 : SITE PHOTOGRAPHS E-H



E - View of the existing car park to the south of the hotel and the hotel frontage (main reception)



F - View of the southern elevation of Stanley House and the formal courtyard garden



G - View of the southern elevation of the bedroom/ spa block implemented from the approved 2008 scheme



H - View looking back to the trees and vegetation along the southern boundary of the site




2.0 | **FIGURE 14 : VISUAL RECEPTORS - LOCATION PLAN**



**LEGEND**

 The Site

 Viewpoint Locations and direction of view

**Viewpoint Locations**

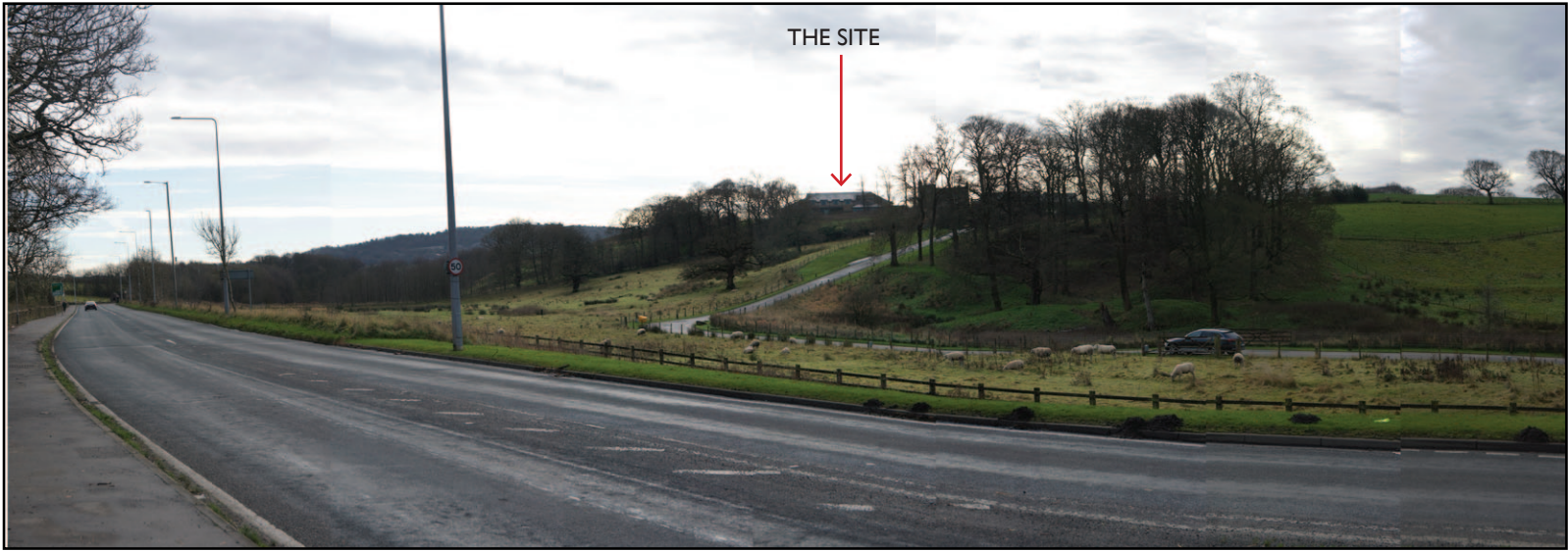
- VIEW 1 - Junction of Mire Ash Brow/ Preston New Road
- VIEW 2 - Preston New Road
- VIEW 3 - Mire Ash Brow
- VIEW 4 - Public Footpath off Church Close
- VIEW 5 - Further Lane opposite site entrance
- VIEW 6 - Further Lane
- VIEW 7 - Public Footpath adjacent to the Woodfold Hall
- VIEW 8 - Public Footpath south of the site
- VIEW 9 - Public Footpath within the site



2.0 | **FIGURE 15 : VISUAL RECEPTORS - VIEWPOINTS 1-2**



VIEW 1 - Junction of Mire Ash Brow and Preston New Road looking south west up towards the site.



VIEW 2 - Preston New Road A677 travelling south east towards Blackburn.



2.0 | **FIGURE 16 : VISUAL RECEPTORS - VIEWPOINTS 3-4**



VIEW 3 - Public Footpath/ Residential Properties off Mire Ash Brow looking south towards the site.



VIEW 4 - Public Footpath/ Residential properties on the edge of Mellor looking south towards the site.



2.0 | **FIGURE 17 : VISUAL RECEPTORS - VIEWPOINTS 5-6**



VIEW 5 - Further Lane at the entrance to Stanley House Hotel and Spa looking north east up towards the site.



VIEW 6 - Residential Properties off Further Lane looking west towards the site.



2.0 | **FIGURE 18 : VISUAL RECEPTORS - VIEWPOINTS 7-8**



VIEW 7 - Public Footpath off Further Lane adjacent to Woodfold Hall residential development looking north east towards the site.



VIEW 8 - Public Footpath south of the site adjacent to Woodfold Park looking north back up to the site.



2.0 | **FIGURE 19 : VISUAL RECEPTORS - VIEWPOINTS 9**



VIEW 9 - Public Footpath within the site looking east into the site.



2.0 | **FIGURE 20 : PROPOSED MITIGATION PLAN**



**LEGEND**

- ① Proposed trees and woodland to be planted along the NE embankment in keeping with the existing landscape character.
- ② Proposed woodland to screen the parking and tie into the adj woodland to the south.
- ③ Proposed line of large formal trees and native hedge along the west site boundary.
- ④ Informal tree planting within the site to further screen views of built form.
- ⑤ Parking areas to be surfaced in reinforced grass to breakup extent of hard standing.
- ⑥ Planting between the parking areas to break up the extent of hard standing
- ⑦ Contemporary walled garden
- ⑧ Existing trees and vegetation to be retained around the site.
- ⑨ Line of formal trees and hedge to be planted along the eastern side of the exist-ing driveway leading down to the gates.