



1. Link road from existing park proposed
2. Lodge with decking and parking bays proposed
3. Publicly accessible area with benches and informal play area proposed
4. Wildlife pond proposed
5. Historic hedgerow reinstated
6. Meadow proposed
7. Mown grass proposed
8. Woodland corridor proposed
9. Woody shrub buffer proposed
10. Trees proposed
11. Trees existing
12. Pathway - public right of way - redirected route applied with self binding gravel surface to 1.5m width with steps where required
13. Bin store existing to be used by new chalets
14. Trees removed

- Existing Public Right of Way
- Existing Public Right of Way to be extinguished
- Proposed route of redirected Public Right of Way

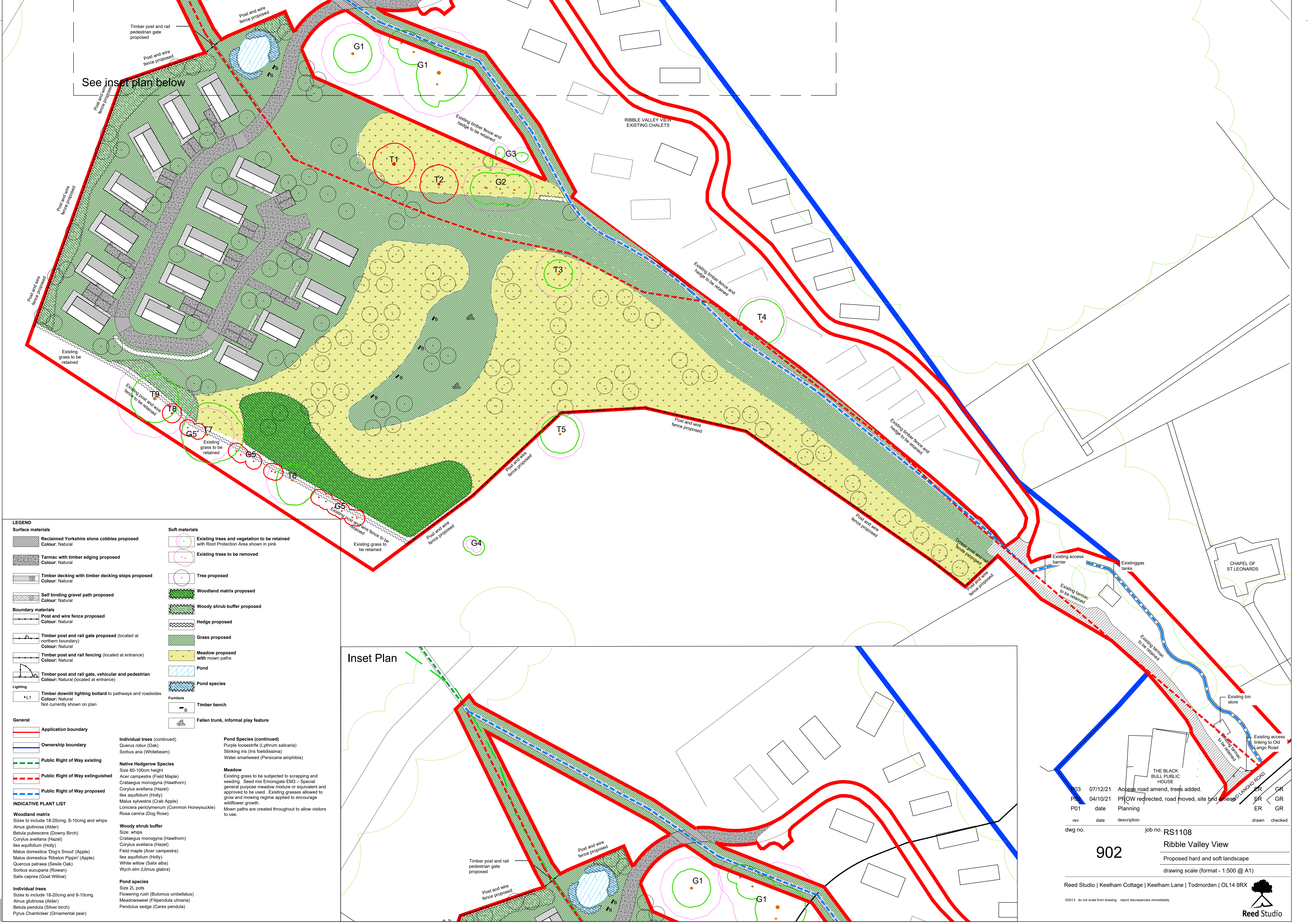
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02	24/09/21	PROW redirected, road moved, site bnd amend	ER	GR
01	04/21	Planning	ER	GR
rev	date	description	drawn	checked

dwg no. 901 job no. RS1108

Ribble Valley View

Proposed site plan

drawing scale (format - 1:1000 @ A1 / 1:2000 @ A3)



See inset plan below

Inset Plan

LEGEND

Surface materials

- Reclaimed Yorkshire stone cobbles proposed
Colour: Natural
- Tarmac with timber edging proposed
Colour: Natural
- Timber decking with timber decking steps proposed
Colour: Natural
- Self binding gravel path proposed
Colour: Natural

Boundary materials

- Post and wire fence proposed
Colour: Natural
- Timber post and rail gate proposed (located at northern boundary)
Colour: Natural
- Timber post and rail fencing (located at entrance)
Colour: Natural
- Timber post and rail gate, vehicular and pedestrian
Colour: Natural (located at entrance)

Lighting

- Timber downlit lighting bollard to pathways and roadsides
Colour: Natural
Not currently shown on plan

General

- Application boundary
- Ownership boundary
- Public Right of Way existing
- Public Right of Way extinguished
- Public Right of Way proposed

INDICATIVE PLANT LIST

Woodland matrix
Sizes to include 18-20cmg, 8-10cmg and whips

- Alnus glutinosa (Alder)
- Betula pubescens (Downy Birch)
- Corylus avellana (Hazel)
- Ilex aquifolium (Holly)
- Malus domestica 'Dog's Snout' (Apple)
- Malus domestica 'Ribston Pippin' (Apple)
- Quercus patrea (Sessile Oak)
- Sorbus aucuparia (Rowan)
- Salix caprea (Goat Willow)

Individual trees
Sizes to include 18-20cmg and 8-10cmg

- Alnus glutinosa (Alder)
- Betula pendula (Silver birch)
- Pyrus Chanticleer (Ornamental pear)

Native Hedgerow Species
Size 80-100cm height

- Acer campestre (Field Maple)
- Crataegus monogyna (Hawthorn)
- Corylus avellana (Hazel)
- Ilex aquifolium (Holly)
- Malus sylvestris (Crab Apple)
- Lonicera periclymenum (Common Honeysuckle)
- Rosa canina (Dog Rose)

Woody shrub buffer
Size: whips

- Crataegus monogyna (Hawthorn)
- Corylus avellana (Hazel)
- Field maple (Acer campestre)
- Ilex aquifolium (Holly)
- White willow (Salix alba)
- Wych elm (Ulmus glabra)

Pond species
Size 2L pots

- Flowering rush (Butomus umbellatus)
- Meadowswet (Filipendula ulmaria)
- Pendulous sedge (Carex pendula)

Soft materials

- Existing trees and vegetation to be retained with Root Protection Area shown in pink
- Existing trees to be removed
- Tree proposed
- Woodland matrix proposed
- Woody shrub buffer proposed
- Hedge proposed
- Grass proposed
- Meadow proposed with mown paths
- Pond
- Pond species
- Timber bench
- Fallen trunk, informal play feature

Pond Species (continued)

- Purple loosestrife (Lythrum salicaria)
- Stinking iris (Iris foetidissima)
- Water smartweed (Persicaria amphibia)

Meadow
Existing grass to be subjected to scrapping and seeding. Seed mix Emorsgate EM3 – Special general purpose meadow mixture or equivalent and approved to be used. Existing grasses allowed to grow and mowing regime applied to encourage wildflower growth. Mown paths are created throughout to allow visitors to use.

Access road amend, trees added.

PROW redirected, road moved, site bridge added.

Access road amend, trees added.

PROW redirected, road moved, site bridge added.

rev	date	description	drawn	checked
P03	07/12/21	Access road amend, trees added.	ER	GR
P01	04/10/21	PROW redirected, road moved, site bridge added.	ER	GR

dwg no. 902

Job no. RS1108

Ribble Valley View

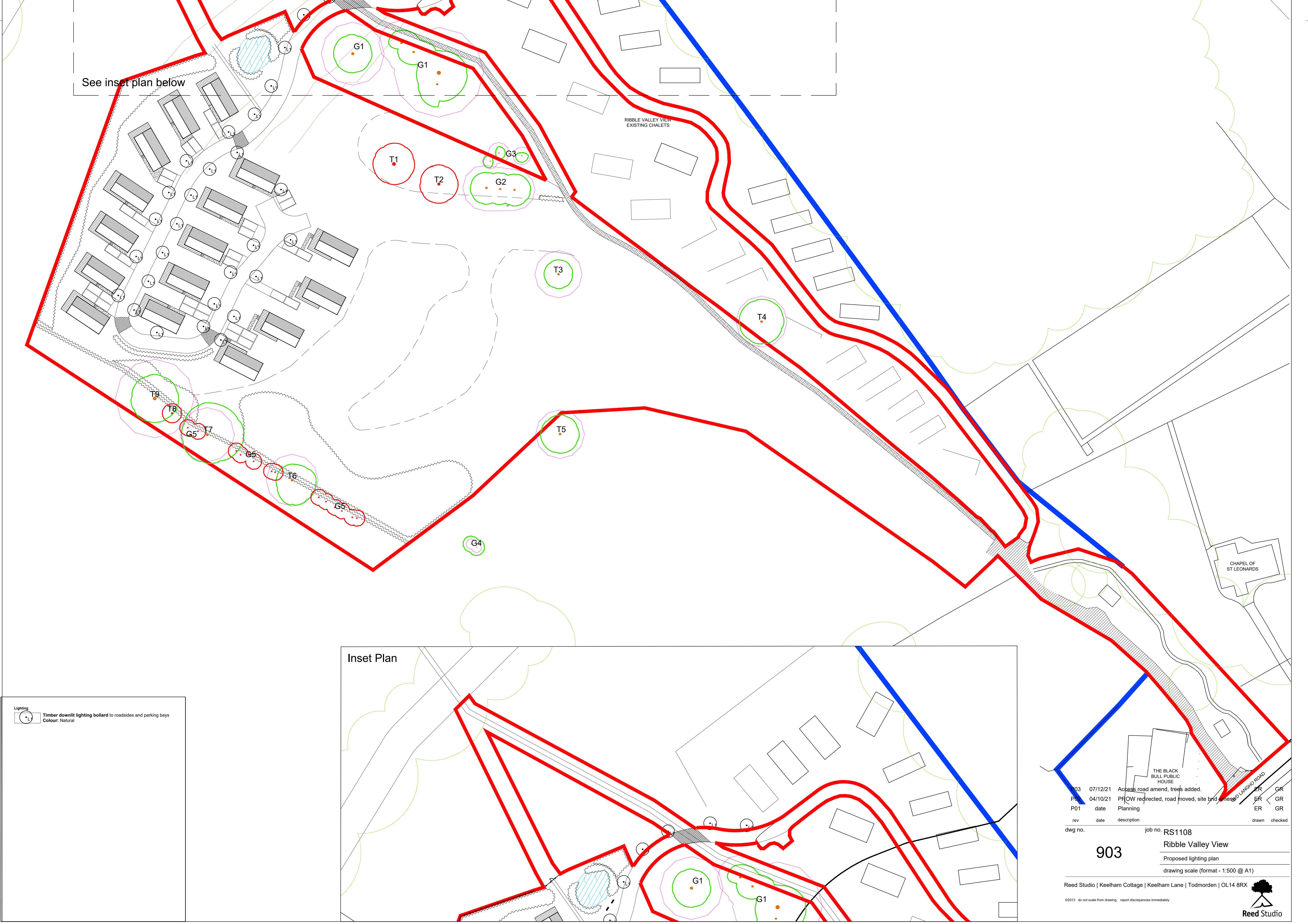
Proposed hard and soft landscape

drawing scale (format - 1:500 @ A1)

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Reed Studio

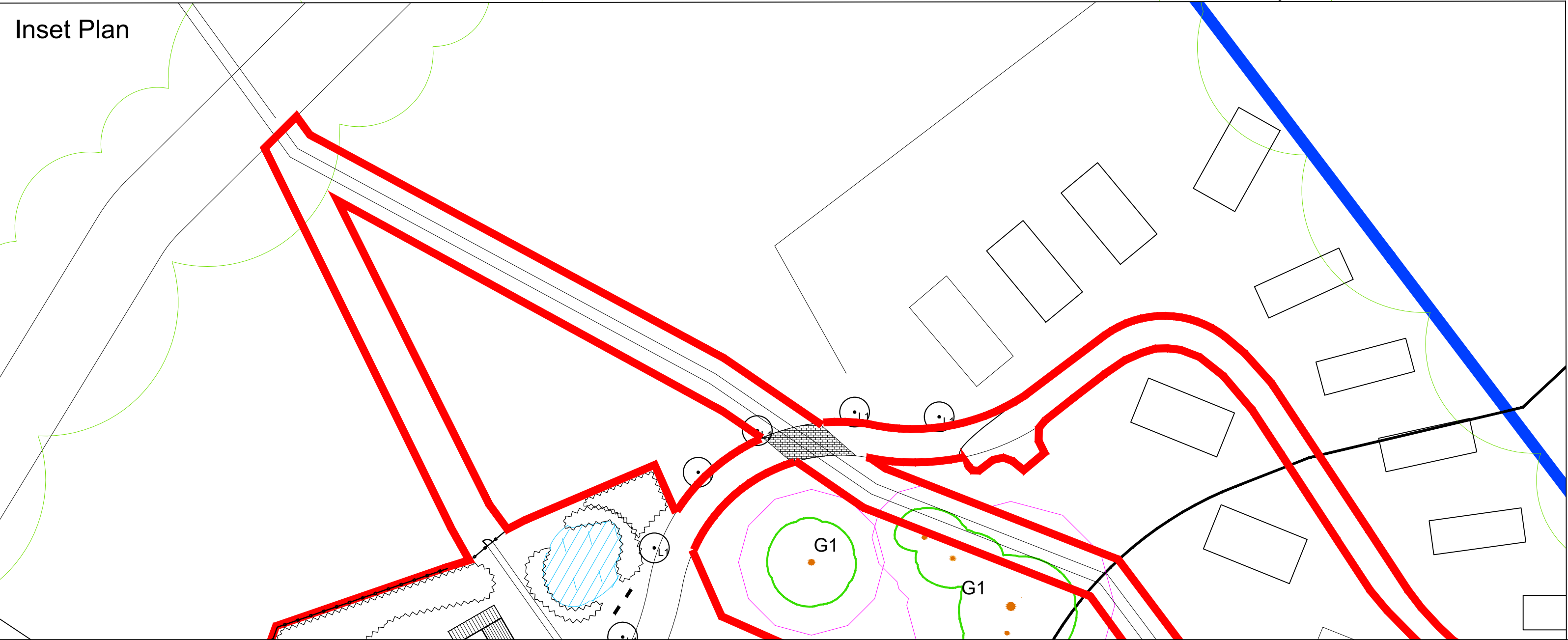


See inset plan below

RIBBLE VALLEY VIEW
EXISTING CHALETs

CHAPEL OF
ST LEONARDS

THE BLACK
BULL PUBLIC
HOUSE

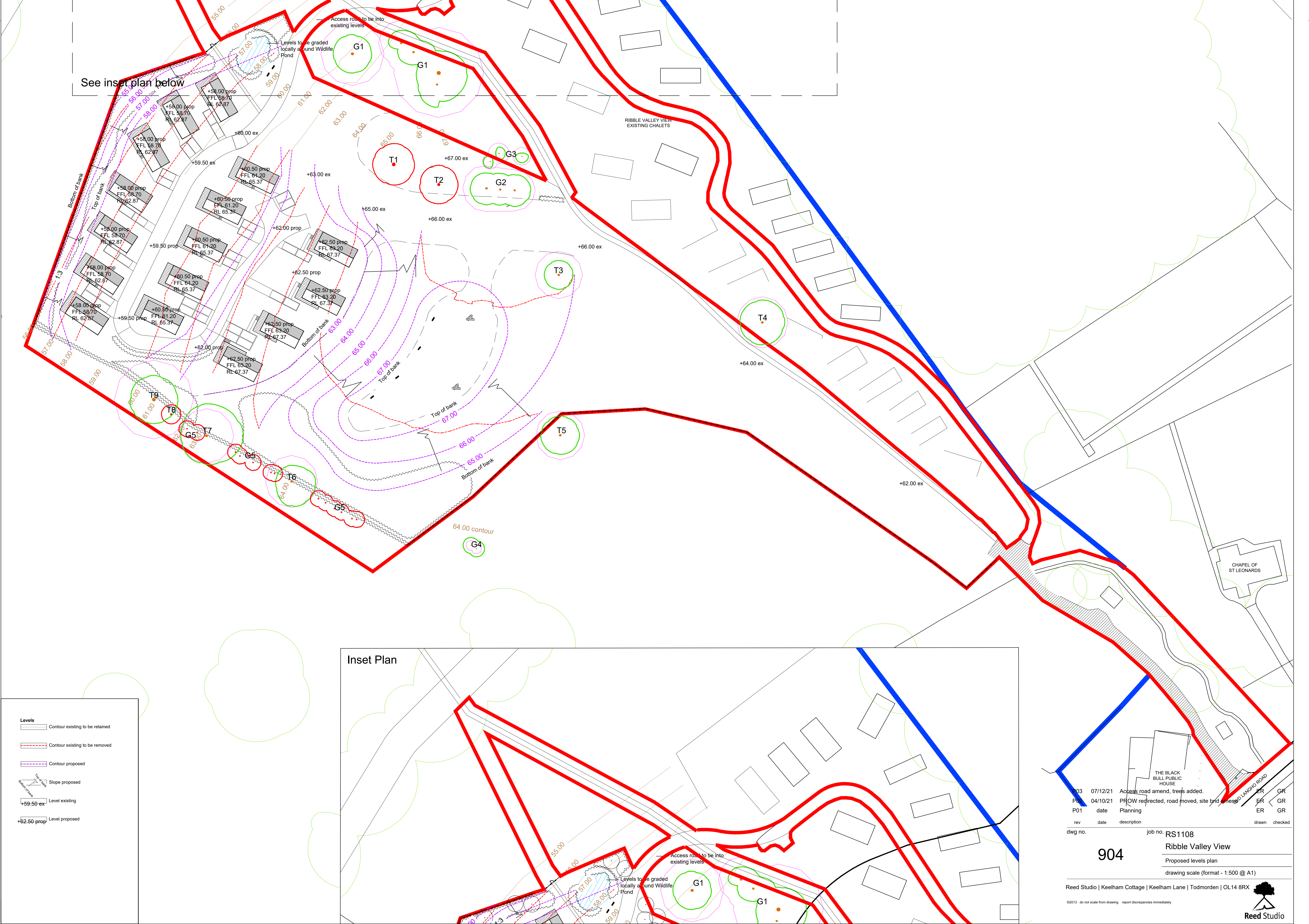


Inset Plan

Lighting
Timber downlit lighting bollard to roadsides and parking bays
Colour: Natural

Rev	Date	Description	Drawn	Checked
P03	07/12/21	Access road amend, trees added.	ER	GR
P02	04/10/21	PROW redirected, road moved, site bridge added.	ER	GR
P01		Planning	ER	GR

dwg no. 903 Job no. RS1108
Ribble Valley View
Proposed lighting plan
drawing scale (format - 1:500 @ A1)



See inset plan below

Inset Plan

Levels

- Contour existing to be retained
- Contour existing to be removed
- Contour proposed
- Slope proposed
- Level existing
- Level proposed

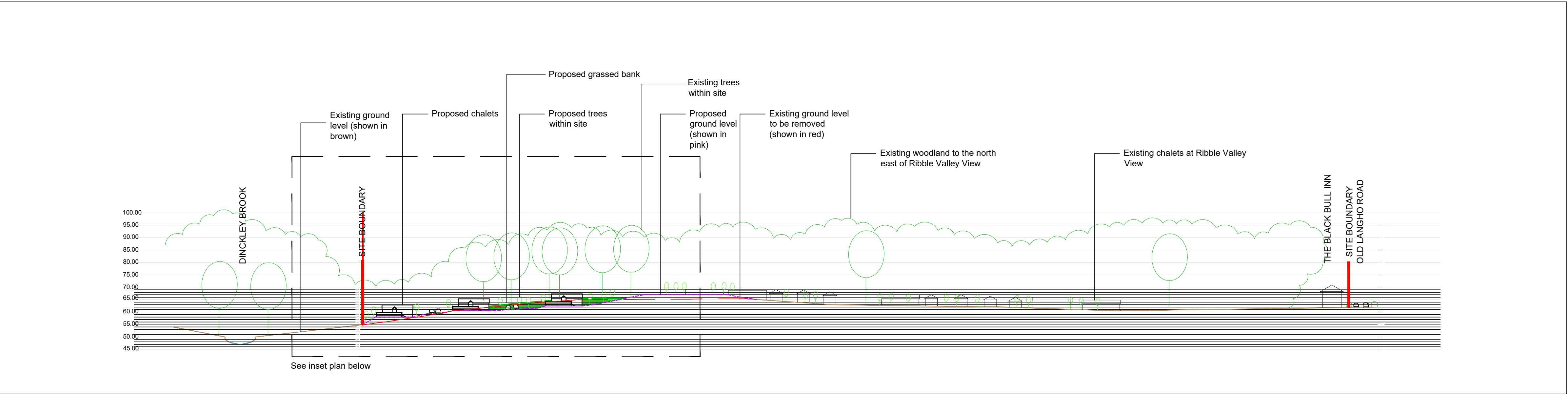
P03	07/12/21	Access road amend, trees added.	ER	GR
P02	04/10/21	PROW redirected, road moved, site boundary amended	ER	GR
P01	date	Planning	ER	GR
rev	date	description	drawn	checked

dwg no. 904 job no. RS1108

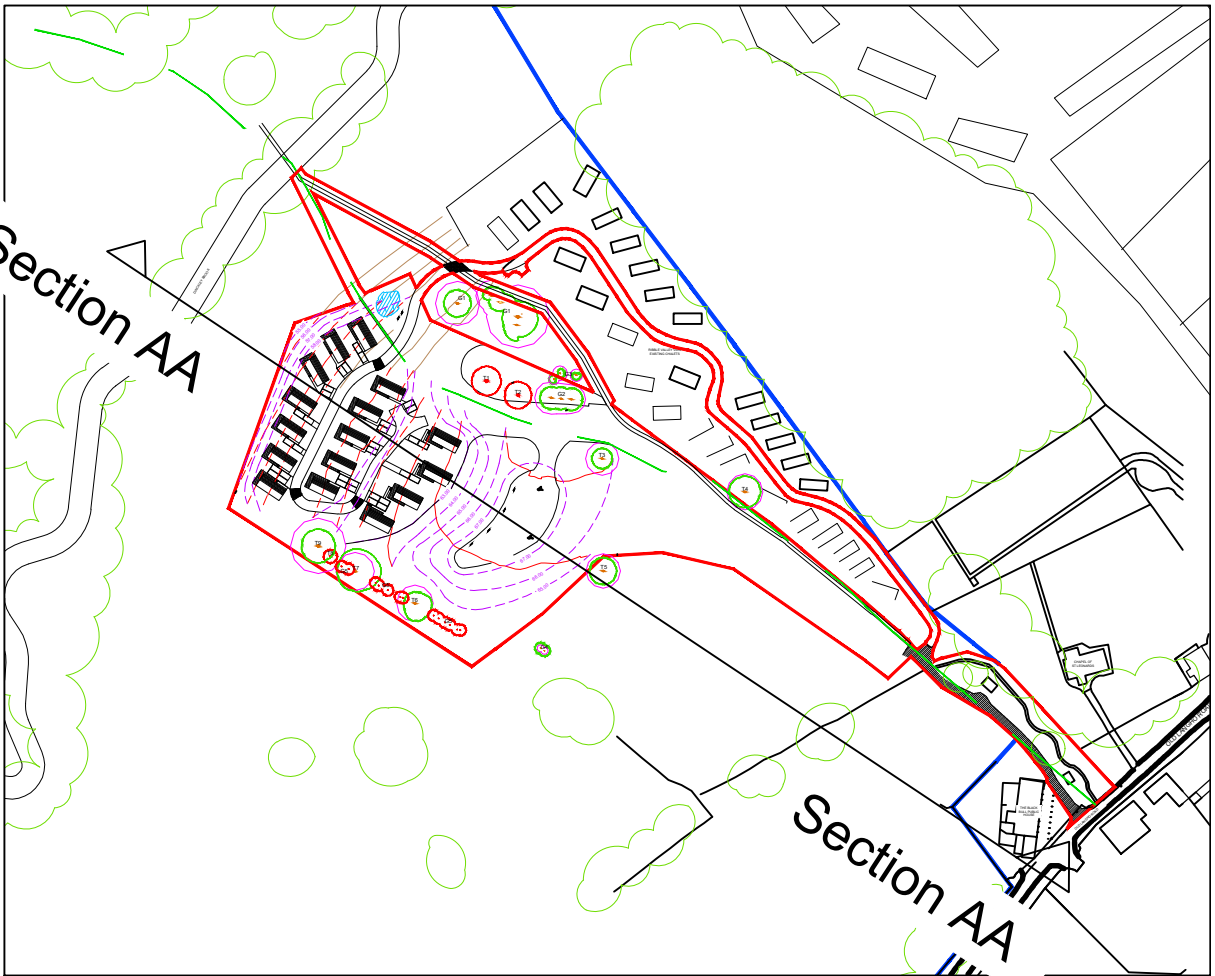
Ribble Valley View

Proposed levels plan

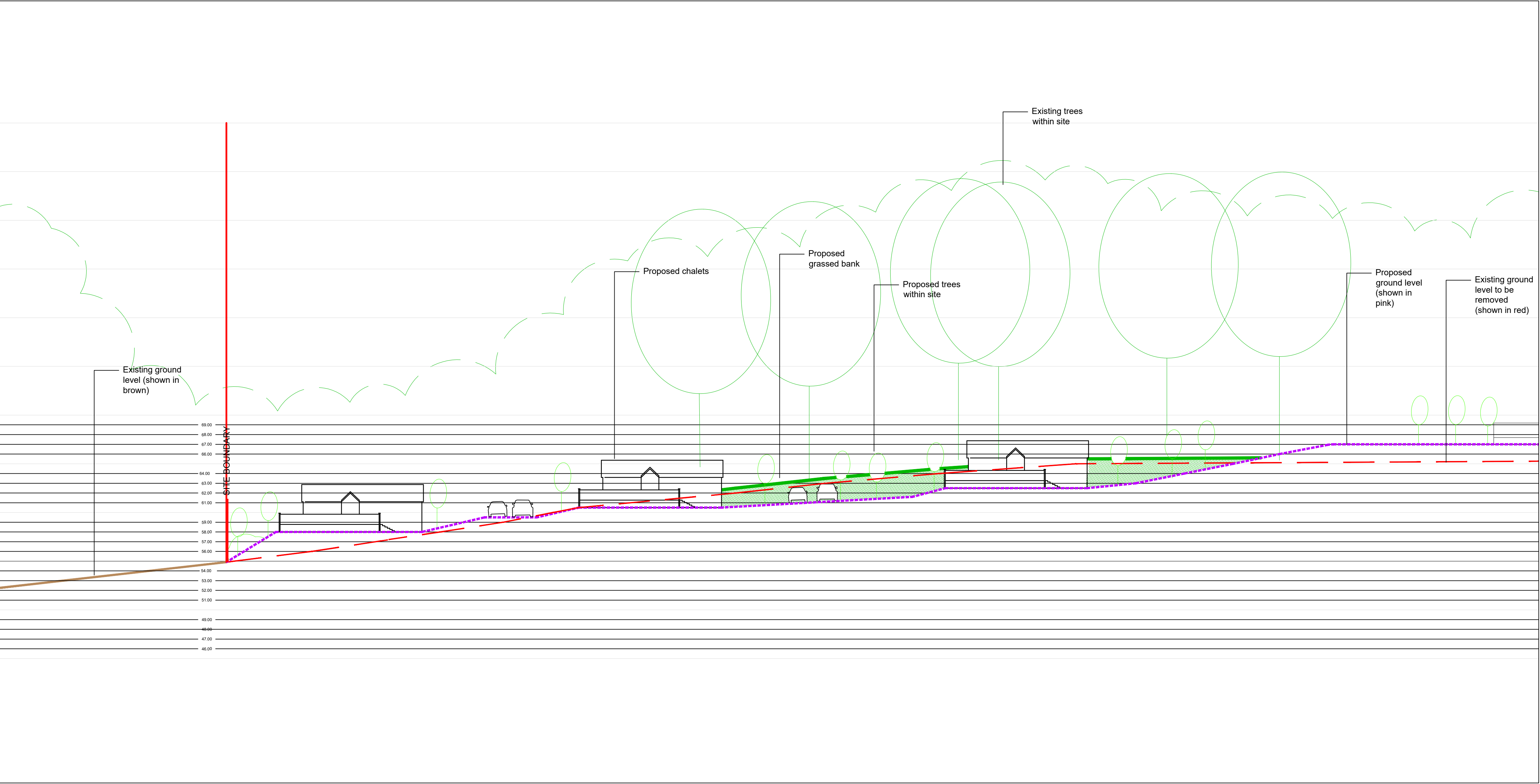
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Section AA 1:1000 at A1 / 1:2000 at A3



Key Plan



Section AA 1:250 at A1 / 1:500 at A3

P03	07/12/21	Access road amend, trees added.	ER	GR
P02	04/10/21	Site boundary amend	ER	GR
P01	date	Planning	ER	GR
rev	date	description	drawn	checked

dwg no. 905 job no. RS1108
Ribble Valley View
Proposed section
drawing scale (format - 1:500 @ A1)



LEGEND

Surface materials

- Reclaimed Yorkshire stone cobbles proposed
Colour: Natural
- Tarmac with timber edging proposed
Colour: Natural
- Timber decking with timber decking steps proposed
Colour: Natural
- Self binding gravel path proposed
Colour: Natural

Boundary materials

- Post and wire fence proposed
Colour: Natural
- Timber post and rail gate proposed (located at northern boundary)
Colour: Natural
- Timber post and rail fencing (located at entrance)
Colour: Natural
- Timber post and rail gate, vehicular and pedestrian
Colour: Natural (located at entrance)

Lighting

- Timber downlight lighting bollard to pathways and roadsides
Colour: Natural
- Not currently shown on plan

General

- Application boundary
- Ownership boundary
- Public Right of Way existing
- Public Right of Way extinguished
- Public Right of Way proposed

Soft materials

- Existing trees and vegetation to be retained with Root Protection Area shown in pink
- Existing trees to be removed
- Tree proposed
- Woodland matrix proposed
- Woody shrub buffer proposed
- Hedge proposed
- Grass proposed
- Meadow proposed with mown paths
- Pond
- Pond species

Furniture

- Timber bench
- Fallen trunk, informal play feature

Individual trees (continued)

- Quercus robur (Oak)
- Sorbus aria (Whitebeam)

Native Hedgerow Species

Size 80-100cm height

- Acer campestre (Field Maple)
- Crataegus monogyna (Hawthorn)
- Corylus avellana (Hazel)
- Ilex aquifolium (Holly)
- Meduna vulgaris (Crested Dogwood)

Pond Species (continued)

- Purple loosestrife (Lythrum salicaria)
- Stinking iris (Iris foetidissima)
- Water smartweed (Persicaria amphibia)

Meadow

Existing grass to be subjected to scrapping and seeding. Seed mix Emorsgate EM3 - Special general purpose meadow mixture or equivalent and approved to be used. Existing grasses allowed to grow and mowing regime applied to encourage

P03	07/12/21	Access road amend, trees added.	ER	GR
P02	04/10/21	PROV redirected, road moved, site bnd amend	ER	GR
P01	date	Planning	ER	GR
rev	date	description	drawn	checked

dwg no. 906

job no. RS1108

Ribble Valley View

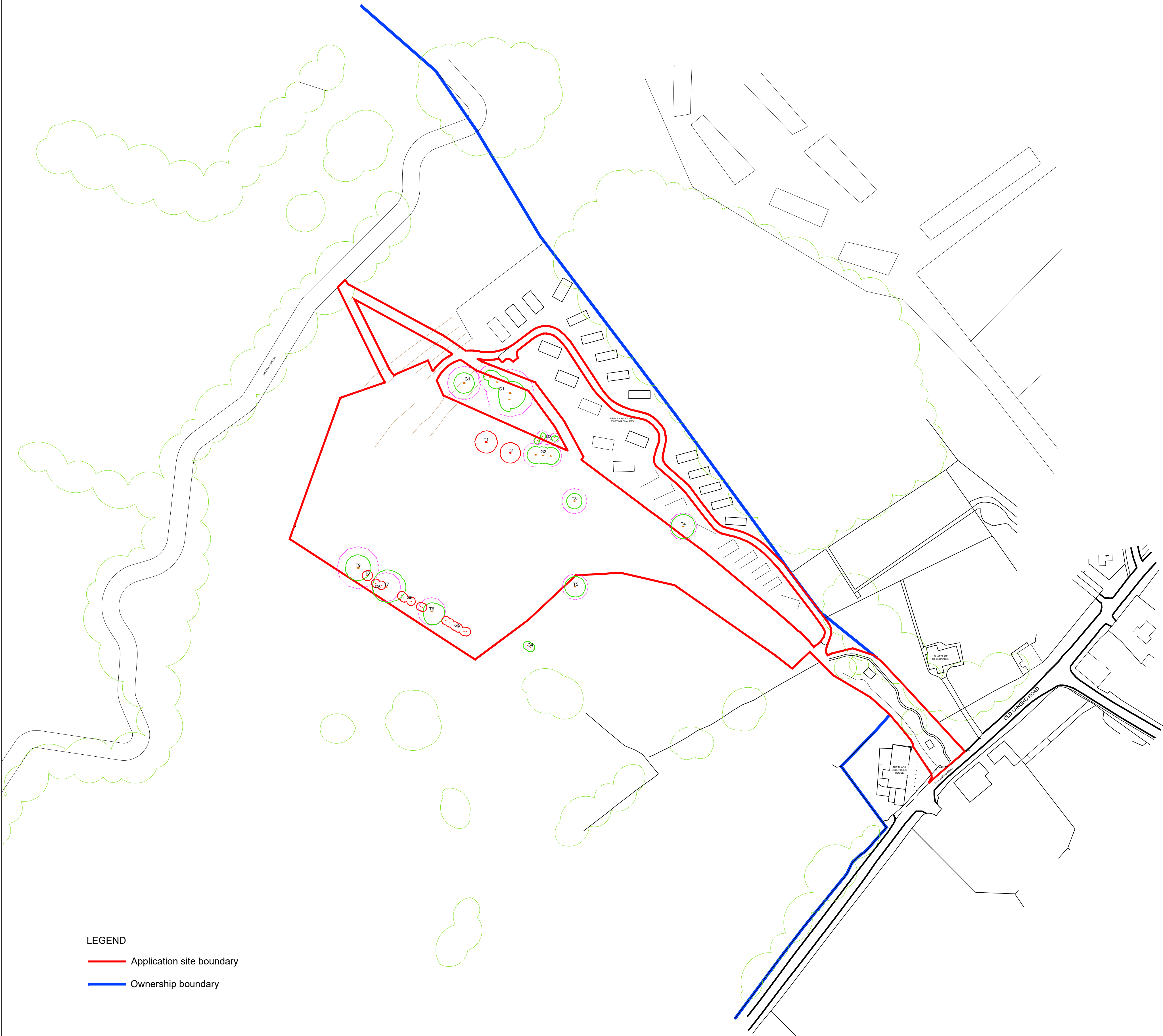
Proposed plot layout plan

drawing scale (format - 1:250 @ A1 / 1:500 @ A3)

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Reed Studio



P03	07/12/21	Site boundary amend to accommodate acces road	ER	GR
P02	04/10/21	Site boundary amend for redirected PROW	ER	GR
P01	date	Planning	ER	GR
rev	date	description	drawn	checked

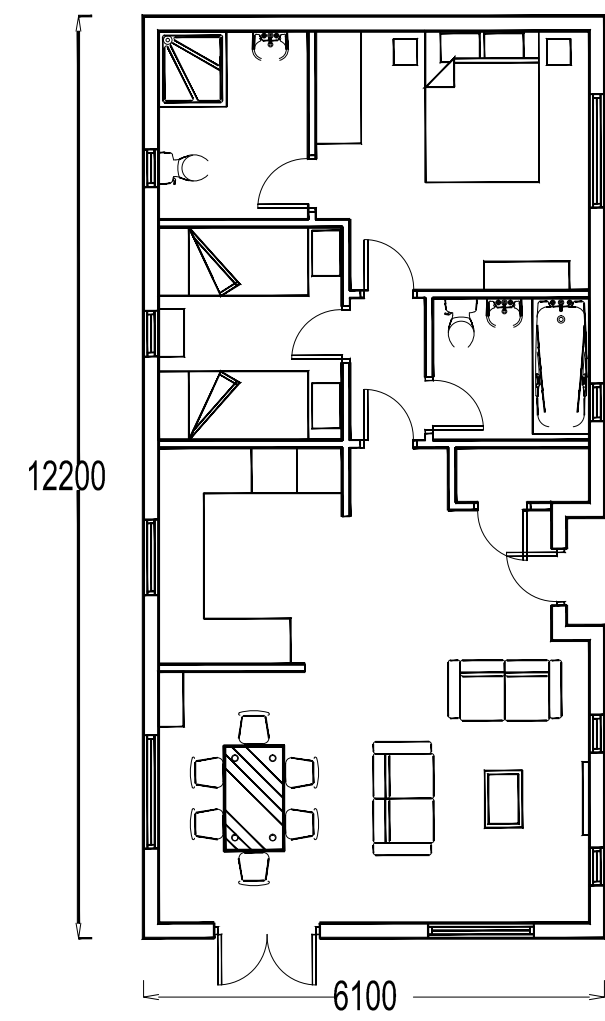
dwg no.907

job no.RS1108

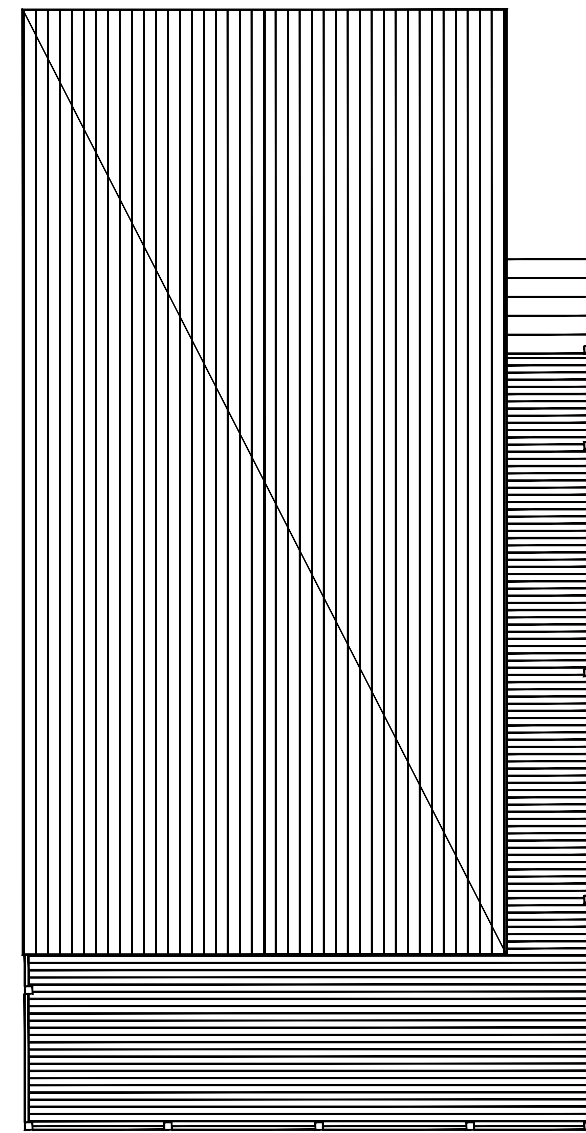
Ribble Valley View

Site Location Plan

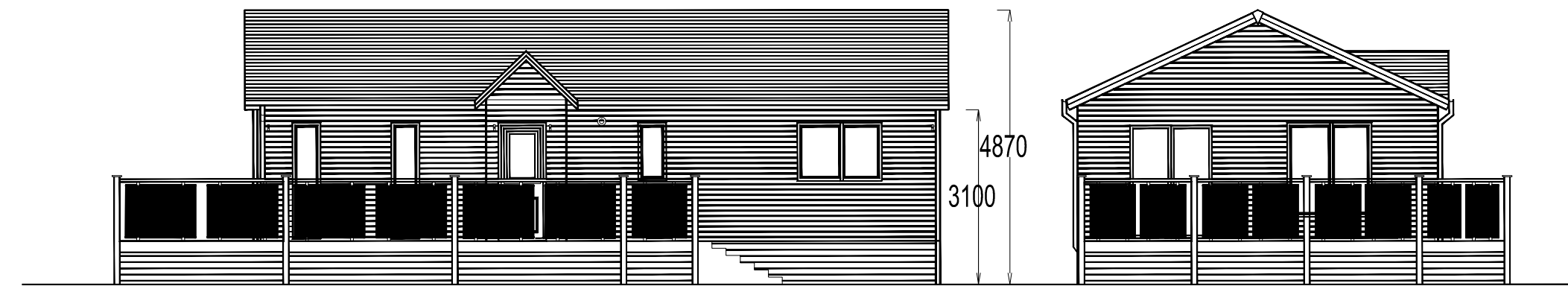
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PROPOSED FLOOR PLAN



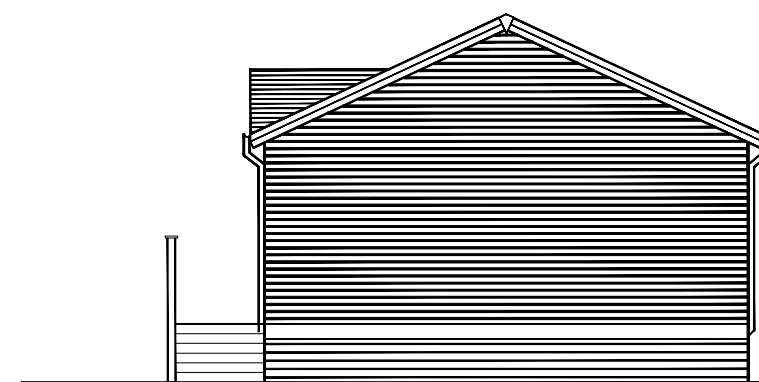
PROPOSED ROOF PLAN



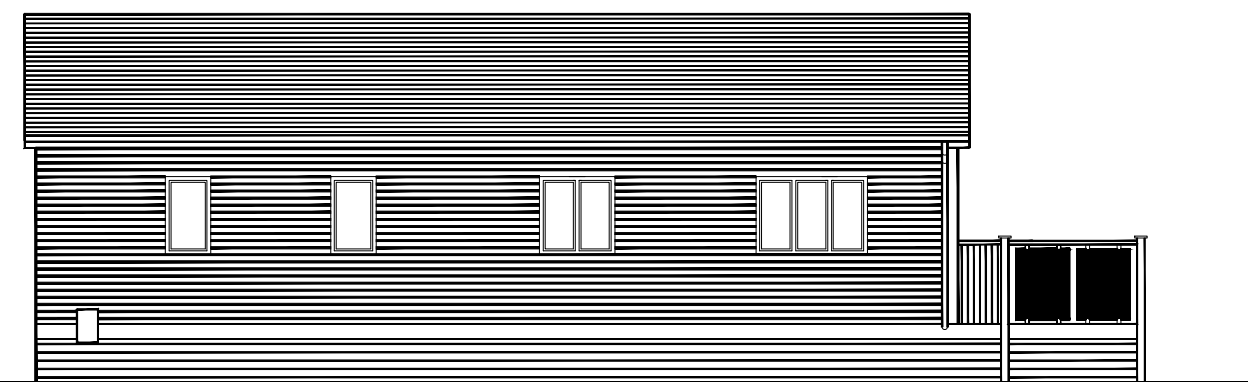
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

P01	date	Planning	ER	GR
rev	date	description	drawn	checked
dwg no.	job no. RS1108			
908	Ribble Valley View			
	Proposed chalet plans and elevations			
	drawing scale (format - 1:100 @ A1 / 1:200 @ A3)			



Design and Access Statement
16 new lodges
at Ribble Valley View, Old Langho Road, Old Langho, Nr Blackburn,
BB6 8AW

Prepared by Reed Studio Limited
November 2020

1108-RS-DAS-C-001

Introduction

This Design & Access document supports a planning application for 16 new lodges and associated access and landscape at land adjacent to an existing lodge park - Ribble Valley View at Old Langho, Lancashire. It has been prepared by Reed Studio Limited, a landscape and architectural design studio.

The existing Ribble Valley View park is part of a family business and is set upon land within of the wider Aspinalls Farm (which is located to the north west of the site). The land and farm has been in the family for over 100 years. The cousins Philip, Ian and Robert Simpson own Dinckley Developments, the company that runs the existing Ribble Valley View park. The company have decided they wish to expand the business, based on the success of the existing park and to encourage more visitors into the local area and economy.

A detailed landscape and visual impact appraisal (LVA) has been written and submitted alongside this application, This document should be read in conjunction with this Design and Access Statement. The LVA has put forward a strong mitigation strategy in order to assimilate the proposals into their countryside setting.

A background to the development is set out below and the design proposals are set out in the following pages.

Background

The existing Ribble Valley View park was built in 2012 and the lodges are partly owned by private individuals as holiday homes and partly owned by Dinckley Developments and rented out as holiday homes. These lodges are promoted through Hoeseasons and have 90%+ occupancy levels throughout the year.

The company has selected an area of land adjacent to the existing Ribble Valley View park to expand the development making the most of the proximity of services to the existing park as well as close adjacency to the village of Old Langho and the Black Bull Inn public house.

Use

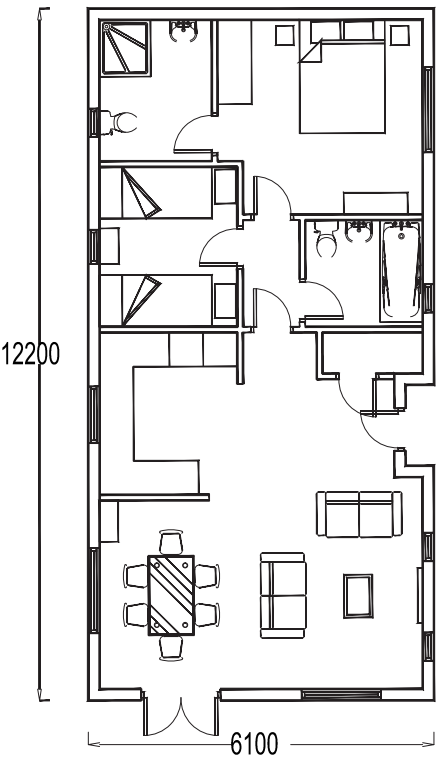
The proposals are to develop 16 lodges which will be available for purchase and rental as holiday homes.

Need

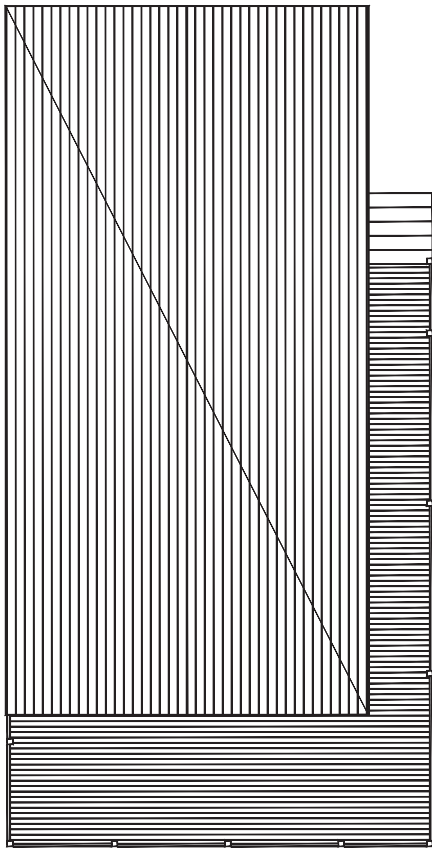
The clients have received correspondence from Marketing Lancashire who have stated their support for the development, stating that the proposals are in line with the Lancashire Visitor Accommodation Strategy 2016-2020 and it’s aims to grow the tourism sector and in particular the countryside and outdoors offer.

The correspondence from Marketing Lancashire also states that rural based tourism makes a significant contribution to rural economies enabling them to prosper and thrive

LAYOUT



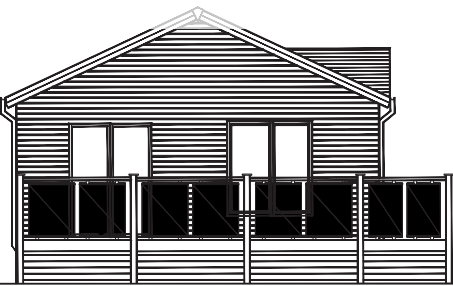
PROPOSED FLOOR PLAN



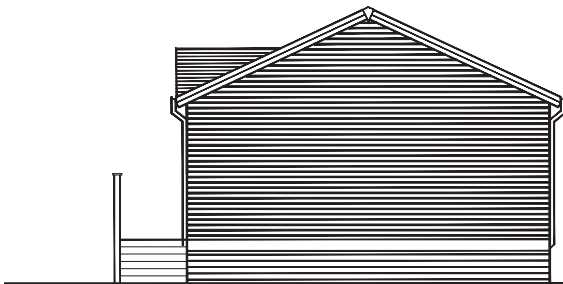
PROPOSED ROOF PLAN



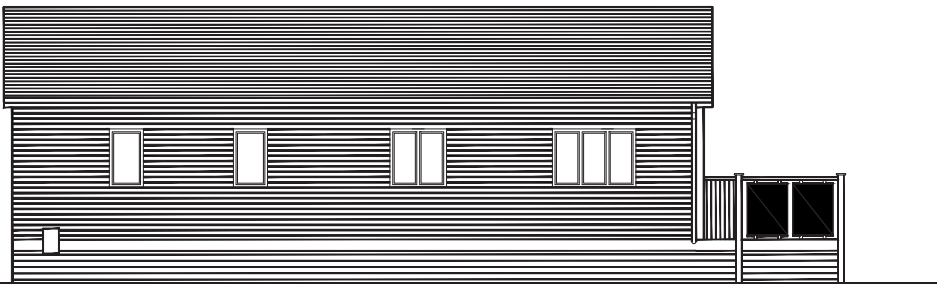
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Materials

The choice of material for the proposed lodges will tie in with the existing Ribble Valley View park including timber, grey tile roofs and glass balustrades.

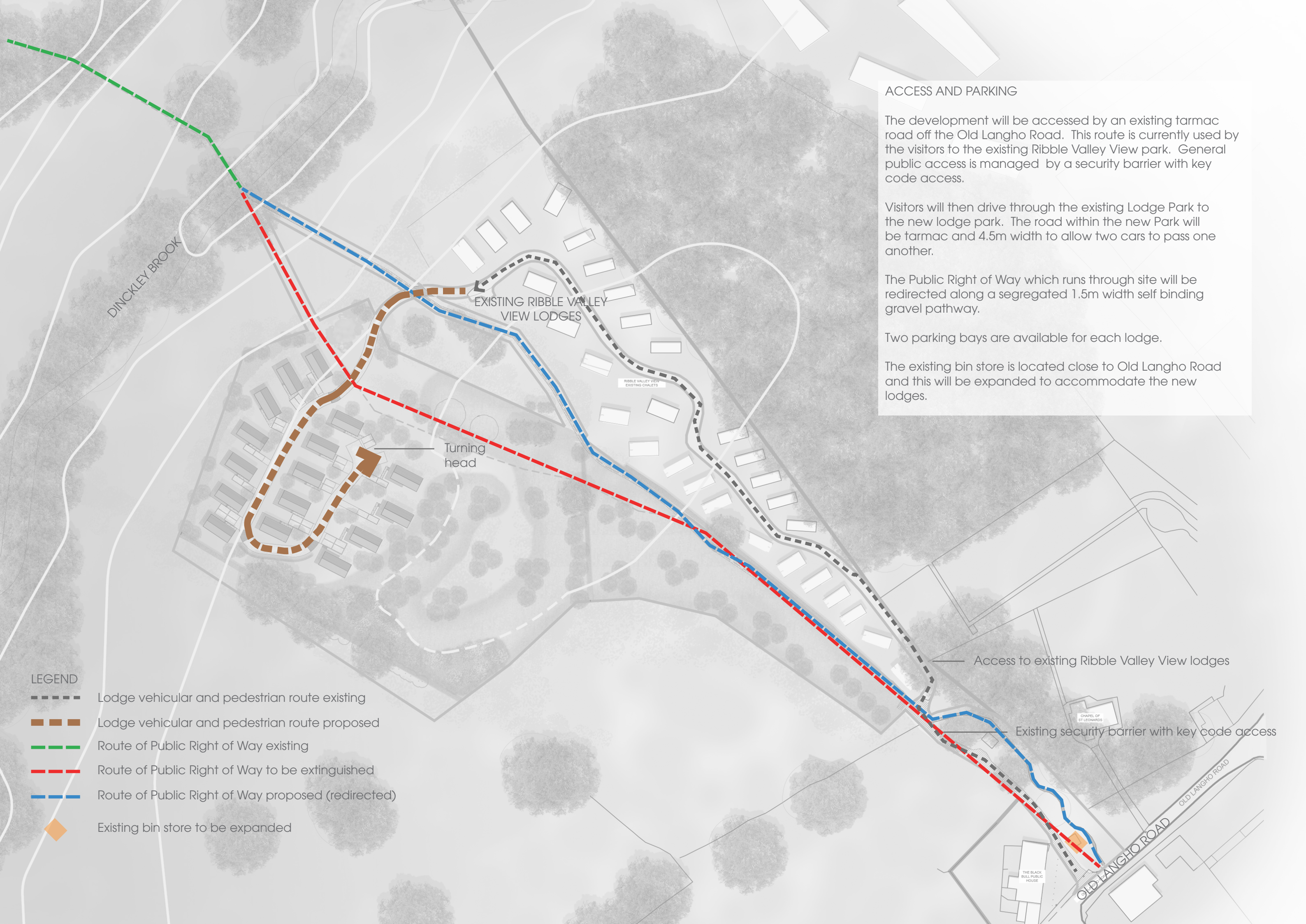




LANDSCAPE - MASTERPLAN

Legend

- 1. Link road from existing park proposed
- 2. Lodge with decking and parking bays proposed
- 3. Publicly accessible area with benches and informal play area proposed
- 4. Wildlife pond proposed
- 5. Historic hedgerow reinstated
- 6. Meadow proposed
- 7. Mown grass proposed
- 8. Woodland corridor proposed
- 9. Woody shrub buffer proposed
- 10. Trees proposed
- 11. Trees existing
- 12. Bin store existing to be used by new chalets
- 13. Trees removed
- 14. Pathway - public right of way existing
- 15. Pathway - public right of way to be extinguished
- 16. Pathway - public right of way proposed (redirected)





Landscape - Materials hard

The proposed road will be made of tarmac and kept to a reasonably narrow width in order to tie in with existing lanes within the setting. The road will appear un-edged, albeit with timber edged, again in keeping with lanes in the area.

Reclaimed Yorkshire sandstone strips will be laid at thresholds including the entrance into site and at transition zones around site, slowing traffic flow and breaking up stretches of road.

The decking areas to the chalets will be timber, tying in with the chalets themselves, with glass balustrades to reduce visual impact.

The Public Right of Way will be laid with self binding gravel, with timber edged steps if necessary.



Landscape - Materials soft

The soft landscape proposals are designed to nestle the proposals into their surroundings. The site is intended to have a natural feel.

The existing degraded hedge along the western boundary will be reinforced with new hedge planting. Backing onto this hedge will be a woodland belt which reflects the woodland corridor along Ribchester Road and softens the boundary facing west.

Hedgerow will also be planted along the access track in order to reflect the character of the lanes within the local setting.

Avenue tree planting is proposed in short sections to reinforce thresholds throughout site.

A historic field boundary is reinstated at the centre of the site which doubles up as a transition from the entrance drive to the field and new lodges beyond.

Significant areas will be left to meadow and wildflowers will be encouraged by scrapping and seeding and a cutting regime to encourage growth. Mown paths and areas will encourage use of the spaces. Throughout these spaces naturalistic tree groupings are proposed.

Woodland edge planting will propose small trees and shrubs which can be coppiced every few years. This will be proposed on the northern boundary of site in order to soften the effect of the lodge facades and banking.

A pond is proposed adjacent to the Public Right of Way to encourage wildlife and provide a central feature in the landscape for visitors and passers by to enjoy.



Landscape - Furniture and boundaries

Features in the landscape are intended to be subtle and mostly use natural materials such as timber.

Lighting will be down lit, to not cause disruption to wildlife and to concentrate light onto the ground.

Fencing will be post and wire in order to create uninterrupted views across the landscape and minimise the amount of structures.

Timber benches will be provided at key locations throughout site in order that visitors and passers-by can sit and enjoy the landscape and the views. Fallen tree trunks may be left in the meadow landscape to be used as play features for children.



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