



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

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

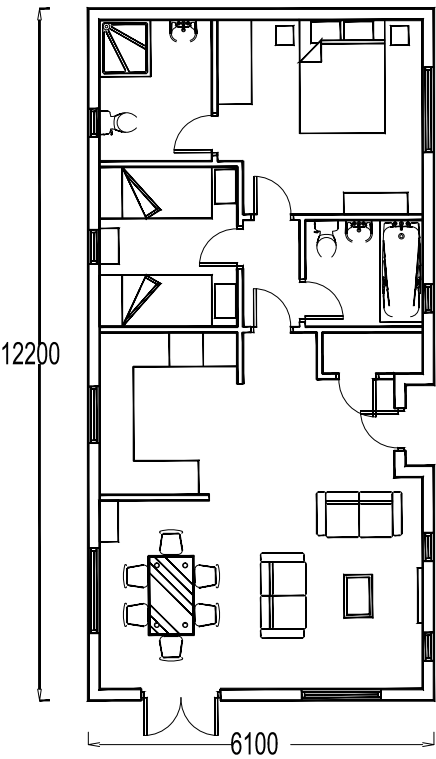
The proposals are to develop 16 lodges which will be available for purchase and rental as holiday homes.

Need

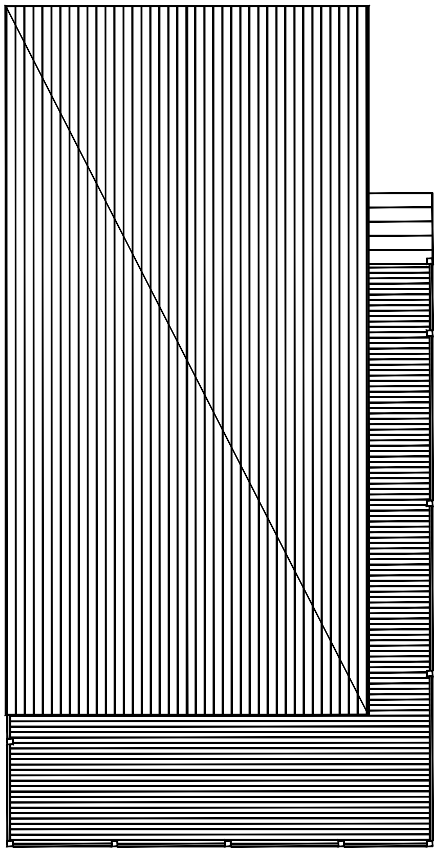
The clients have received correspondence from Marketing Lancashire who have stated their support for the development, stating that the proposals are in line with the Lancashire Visitor Accommodation Strategy 2016-2020 and it’s aims to grow the tourism sector and in particular the countryside and outdoors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

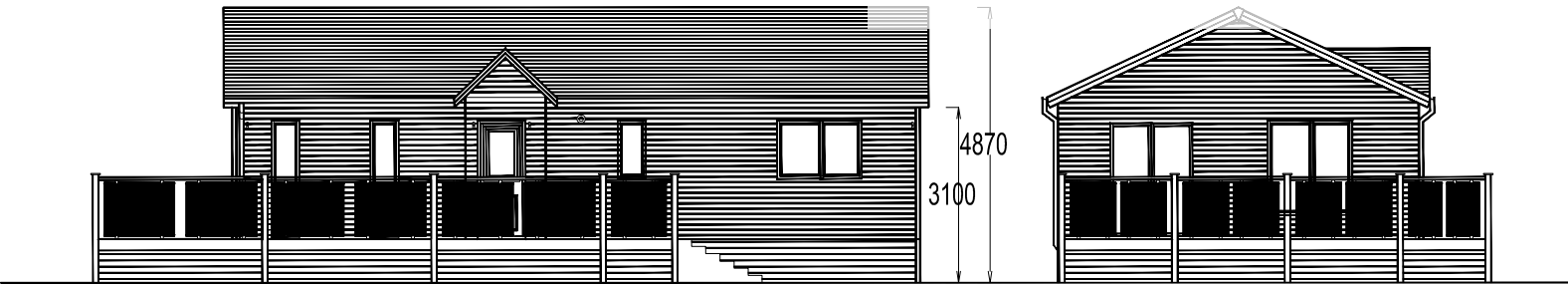
LAYOUT



PROPOSED FLOOR PLAN



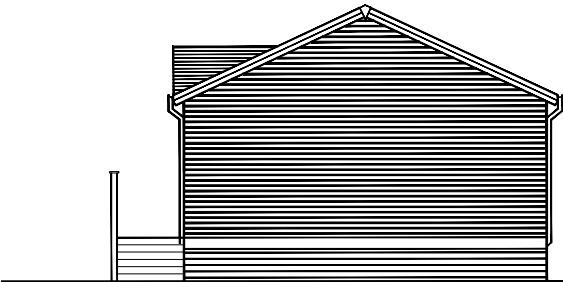
PROPOSED ROOF PLAN



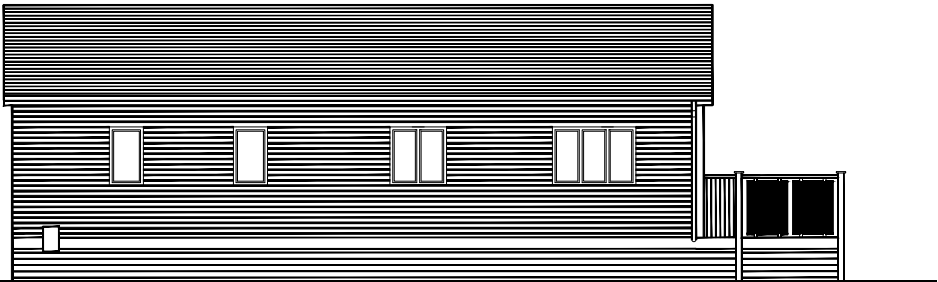
PROPOSED FRONT ELEVATION



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. Vehicular and pedestrian entrance gate proposed
2. Access road proposed
3. Chalet with decking and parking bays proposed
4. Publicly accessible area with benches and informal play area proposed
5. Wildlife pond proposed
6. Historic hedgerow reinstated
7. Meadow proposed
8. Mown grass proposed
9. Woodland corridor proposed
10. Woody shrub buffer proposed
11. Trees proposed
12. Trees existing
13. Pathway - public right of way
14. Bin store existing to be used by new chalets





ACCESS AND PARKING

The development will be accessed by an existing tarmac road off the Old Langho Road. This route is currently used by the visitors to the existing Ribble Valley View park. General public access is managed by a security barrier with key code access.




The new access road within the development will be tarmac and 4.5m width to allow two cars to pass one another as well as additional space for pedestrians. The site is designed for small traffic volumes and therefore pedestrians and vehicles can share the route.

The Public Right of Way which runs through site will share the access road and towards the northern part of the site a gravel path will guide users to Dinckley Brook where the Public Right of Way continues.

Two parking bays are available for each lodge.

The existing bin store is located close to Old Langho Road and this will be expanded to accommodate the new lodges.

LEGEND

-  Lodge vehicular and pedestrian route
-  Route of Public Right of Way
-  Existing bin store to be expanded

EXISTING RIBBLE VALLEY
VIEW LODGES

Turning head

Passing space

Access to existing Ribble Valley View lodges

Existing security barrier with key code access

Existing tarmac road

OLD LANGHO ROAD



Landscape - Materials hard

The proposed access 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 access 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, where it veers away from the road, will be laid with aggregate and chippings, 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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