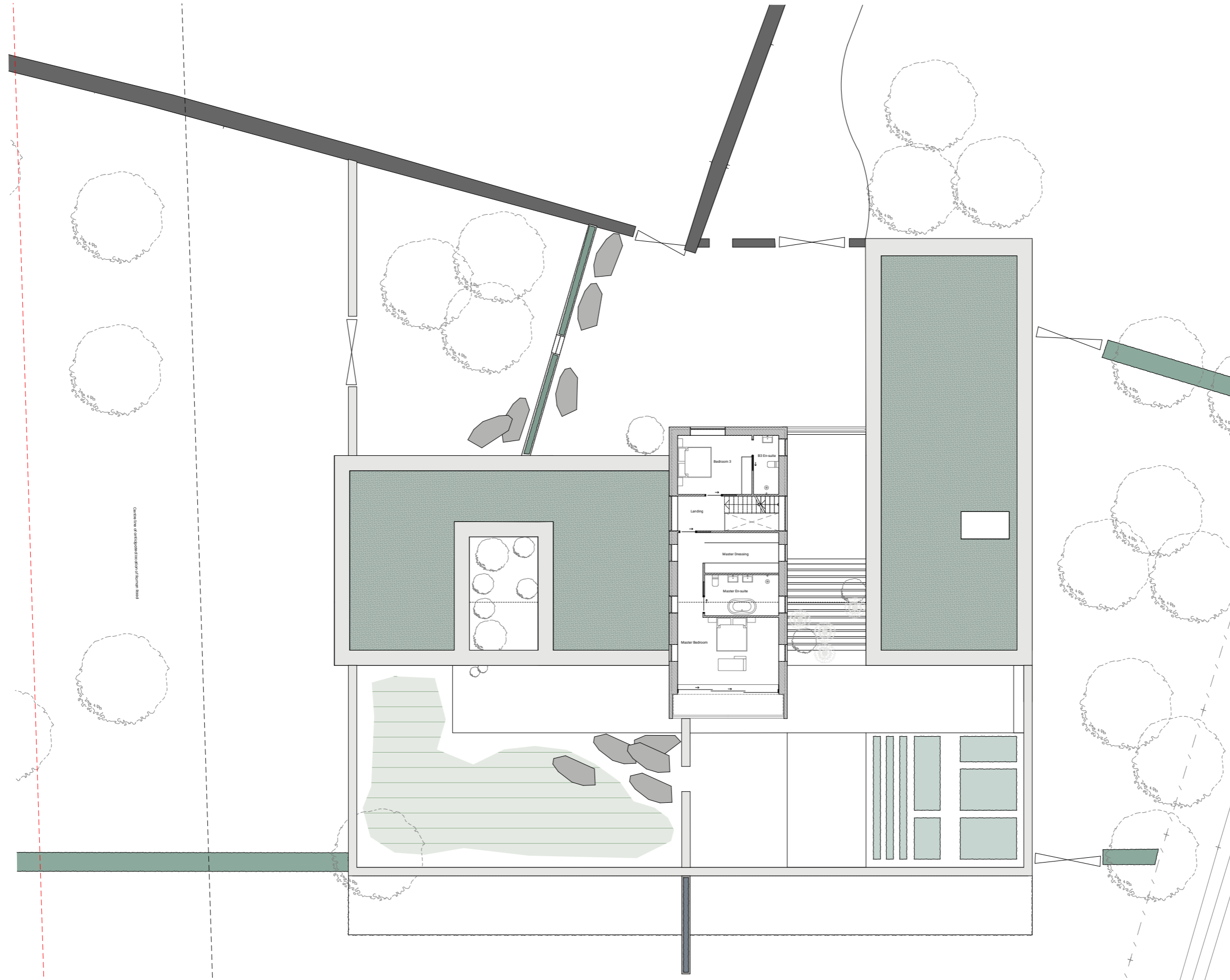
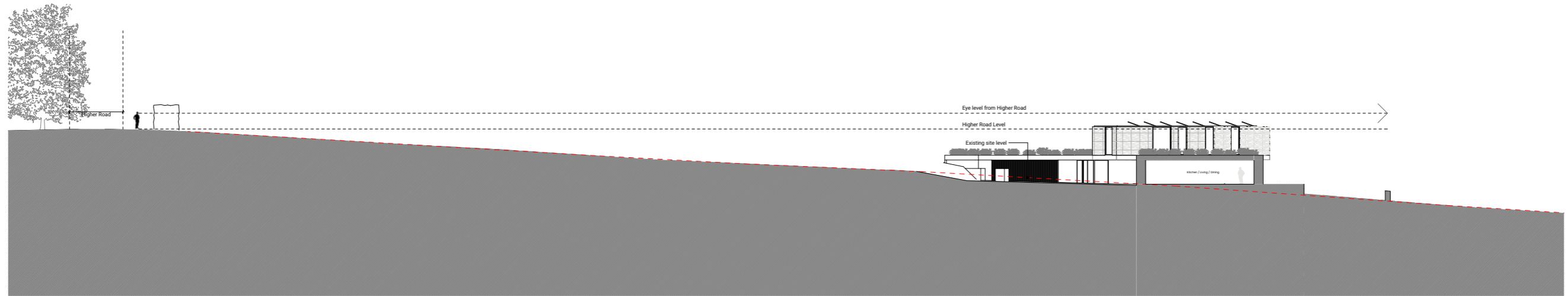


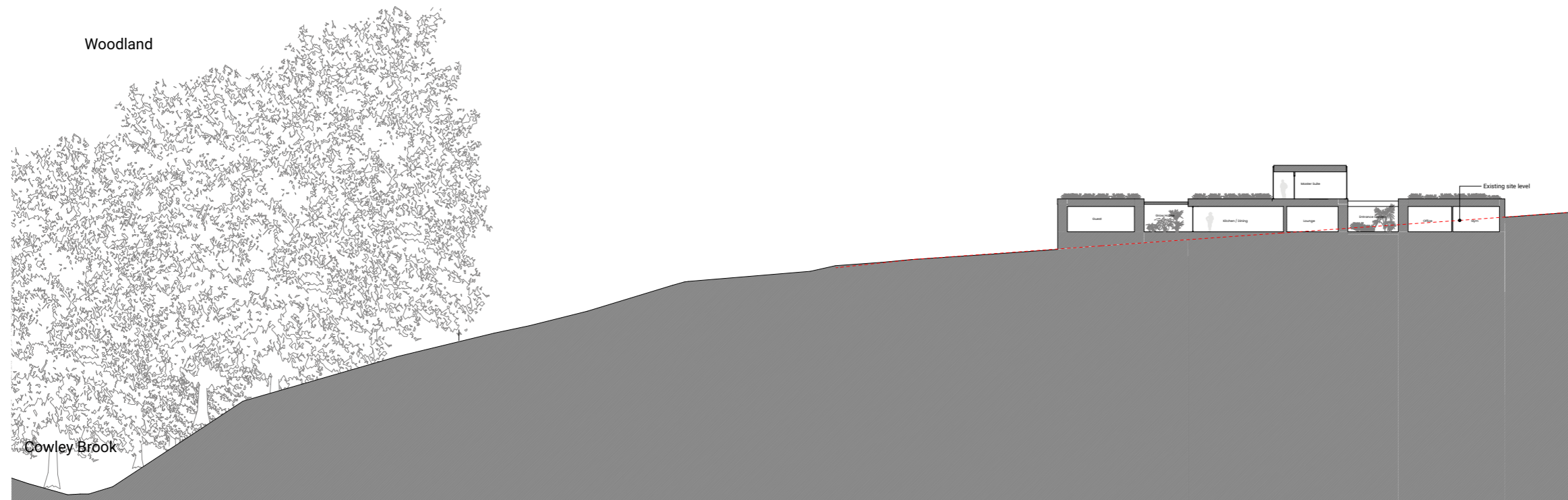
5.0 DESIGN VISION



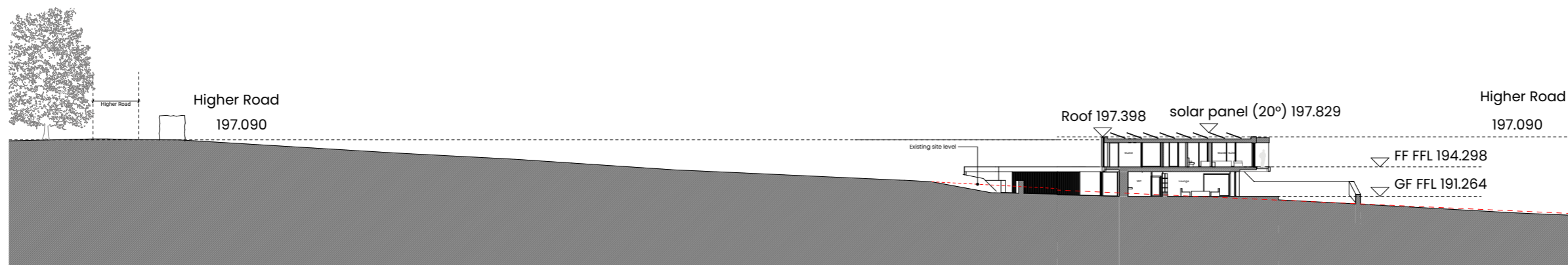
5.0 DESIGN VISION



Section B-B 1:200

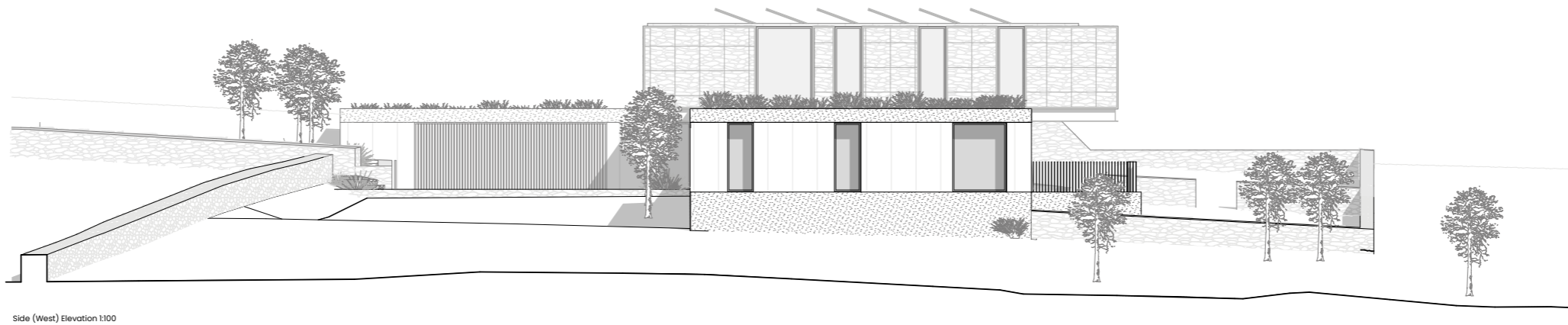
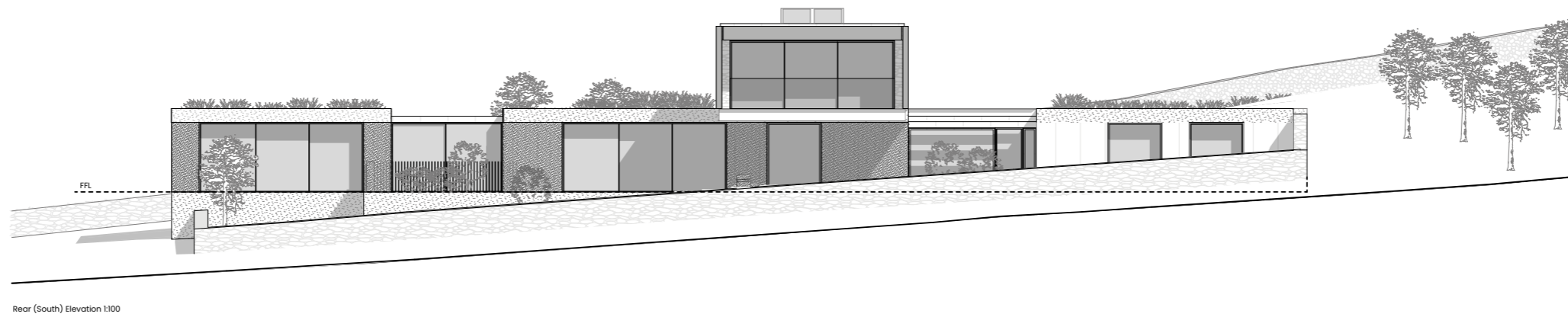
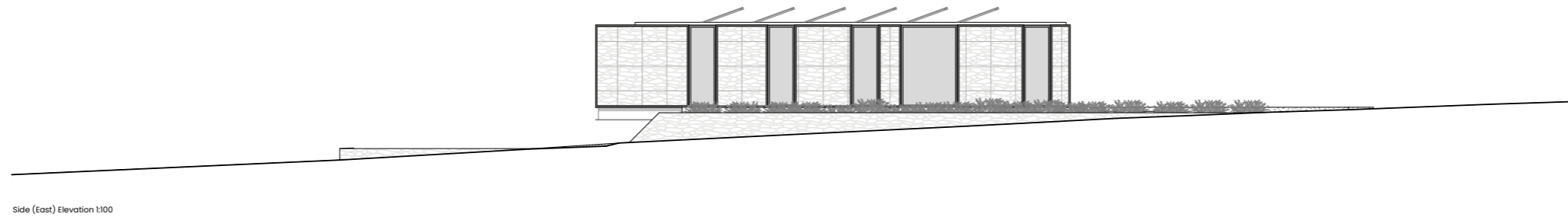
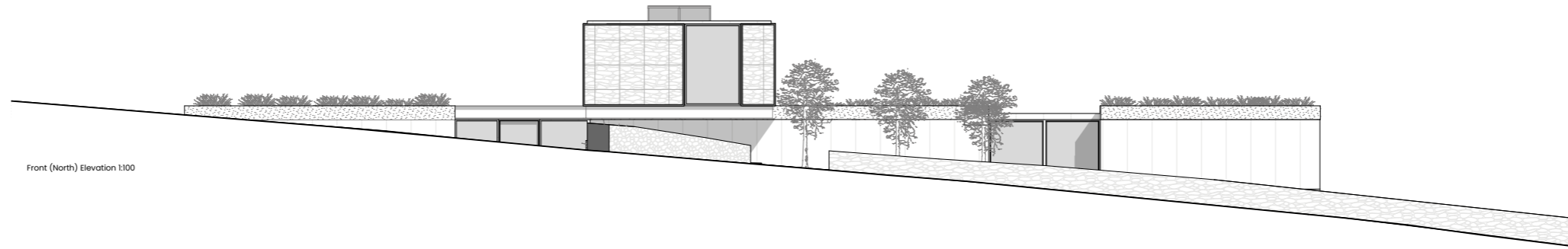


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Section D-D 1:200

5.0 DESIGN VISION



5.0 DESIGN VISION

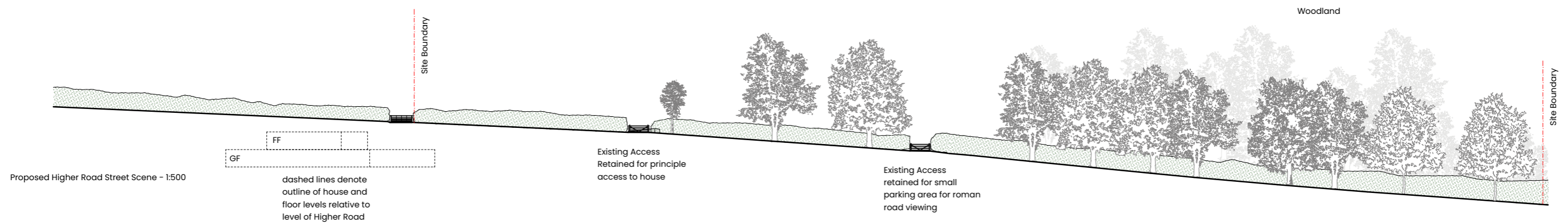
Visual Impact and Integration with the Landscape

The proposed dwelling has been meticulously designed to sit harmoniously within the landscape, minimising its visual impact and ensuring it complements its rural surroundings. One of the key principles guiding the design has been to ensure the house remains discreet and largely concealed from Higher Road and other nearby viewpoints.

The building is sited carefully within the natural topography of the site, using the gentle slopes and existing landforms to shield it from direct visibility. The design incorporates a low-profile form that follows the contours of the land, reducing its prominence and allowing it to blend seamlessly into the landscape. Strategic landscaping further ensures that the development integrates naturally, with native hedgerows, trees, and wildflower meadows softening the edges of the built form and providing a visual transition between the house and its surroundings.

The material palette reinforces this approach, with the use of bio-receptive concrete and gabion cages filled with local stone echoing the tones and textures of the existing environment. These materials help the dwelling visually recede into the landscape, creating a home that feels as though it has grown out of its setting rather than being imposed upon it.

This sensitive approach to siting and design ensures that the dwelling respects the character of the area, protecting the open countryside views while providing a unique and sustainable home that enhances its natural context.



5.0 DESIGN VISION

Integration with the landscape setting

Paragraph 84 of the National Planning Policy states that isolated homes within the countryside will be allowed where the design is of exceptional, outstanding quality, helping to raise standards of design in rural areas; and would significantly enhance its immediate setting, being sensitive to the defining characteristics of the local area.

Section 1.0 Introduction identifies the independent design review process that has been undertaken to verify that the architectural proposals meet the first test of the Exception criteria and are of exceptional and outstanding quality. A Landscape and Visual Appraisal (LVA) has been undertaken as part of the interactive design process for the site. This provides an objective assessment of the impacts on the receiving landscape and identifies any changes in visual amenity resulting from the proposed development. The LVA has considered in detail the defining characteristics of the immediate setting and acknowledges the sensitivity and susceptibility of the Forest of Bowland National Landscape, within which the proposed development sits.

Key design decisions, such as the sinking of the building within the surrounding topography and positioning away from Higher Lane, ensure that visual impacts are only experienced during Winter months by a small number of receptors, within a limited geographical extent. Within the construction and operational phase, the level of effects that can be expected all fall below the threshold of Higher Importance.

A range of mitigation measures have been included to ensure that the development will complement and enhance its immediate setting. These include the provision of new tree, hedge and scrub planting, and diversification of grasslands, in line with the recommendations for improvements in the underlying landscape condition, as set out in baseline landscape sources such as the National Character Landscape Character Profiles and Forest of Bowland National Landscape Management Plan.

As such, the LVA identifies that the proposed development would lead to beneficial landscape effects for the Forest of Bowland National Landscape at Operation year 15. These measures also contribute to raising the biodiversity value of the site.

Planting Strategy

The planting strategy emphasises the use of native species to reinforce the local character and support biodiversity. There is a scheme of species rich grassland improvement to enhance the character and biodiversity of the existing grassland. The meadow seeds are to be harvested from local donor sites. Native Hedgerow planting will delineate boundaries while creating wildlife corridors that link to existing ecological networks. Proposed native tree planting will be planted to enhance existing and proposed hedge lines and provide screening to views from the south and east.



- LEGEND**
- Site Information**
- Red line application boundary
 - Extent of Roman Road, as identified on LIDAR survey
 - 20m Roman Road easement; no excavation works, change in levels or planting to take place within this zone
 - Site levels (existing)
 - Site levels (proposed)
- Existing Landscape Features**
- Existing off-site woodland to be retained
 - Existing trees to be retained
 - Existing hedge to be retained
 - Existing dry stone wall to be retained
 - Existing fence to be retained
- Landscape Mitigation and Enhancement**
- Proposed native scrub mix planting; to extend and enhance belt of woodland adjacent to Cowley Brook, enhance biodiversity and create denser screen to views from the west, and to provide a screen to views from the east
 - Proposed native tree planting; to enhance existing and proposed hedge lines and provide screening to views from the south and east
 - Proposed native hedge planting; to reinstate existing fenced field boundaries, enhance habitat connectivity and provide screening to views from the east
 - Proposed species rich grassland improvement; to enhance character and biodiversity of existing grassland. Meadow seed to be harvested from local donor sites
 - Biodiverse green roof; to enhance biodiversity and maintain green character to views from Higher Lane and Stonegate Lane.
- Ecological Enhancements**
- Proposed bat boxes; A minimum of four bat boxes to be installed on mature trees at site boundaries and new buildings to provide additional roosting habitat to bats. E.g.:
 - 2F Schwegler Bat Box
 - 1FF Schwegler Bat Box
 - 2FN Schwegler Bat Box
 - 1FR Schwegler Bat Tube / Habitat
 Bat boxes should be positioned 3-5m above ground level facing in a south/south-westerly direction with a clear flight path to and from the entrance.
 - Proposed bird nesting boxes; To be incorporated within building elevations to add to the available nesting opportunities in the local area. E.g.:
 - Schwegler No.17 swift nest box
 - Schwegler 1SP Sparrow Terrace
 - Schwegler 1B nest boxes
 - Schwegler 2H Robin boxes
 Nest boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
 - Proposed reptile and amphibian hibernacula; Waste materials created during the development e.g. log piles, brush, rocks etc. can be used to create hibernacula and refugia for common reptiles. These should be positioned on the site boundaries below the existing hedgerow which will be retained.
- Garden Areas**
- Proposed access track; locally-sourced self-binding gravel
 - Proposed graded access drive; resin-bound gravel
 - Proposed parking court; natural stone sett paving
 - Proposed new stone wall
 - Proposed new fence
 - Proposed gate
 - Proposed sliding steel entrance gate
 - Proposed stone steps
 - Proposed grasscrete reinforcement to occasional parking area

5.0 DESIGN VISION

Integration with the Roman Road

The Roman road is a central feature of the landscape strategy, treated with sensitivity to highlight its historical importance while maintaining its integrity. The surrounding area will be carefully managed to preserve its visibility, with low-level planting and natural grasses that minimize visual obstructions. Informative signage will be discreetly integrated to guide visitors and share the story of this heritage asset without detracting from the landscape's natural qualities.

Architectural and Landscape Synergy

The landscape design complements the architecture, using terraces, retaining walls, and earthworks that mirror the building's clean lines and material palette. Green roofs and courtyard gardens within the dwelling's footprint further embed the architecture within its environment, softening transitions between the built and natural elements.

Ecological Enhancements

In addition to the planting strategy, the landscape incorporates features designed to actively enhance biodiversity. These include reptile and amphibian hibernacular, bird nesting boxes and bat boxes. Pathways and open spaces will be designed to encourage low-impact human interaction with the natural environment.

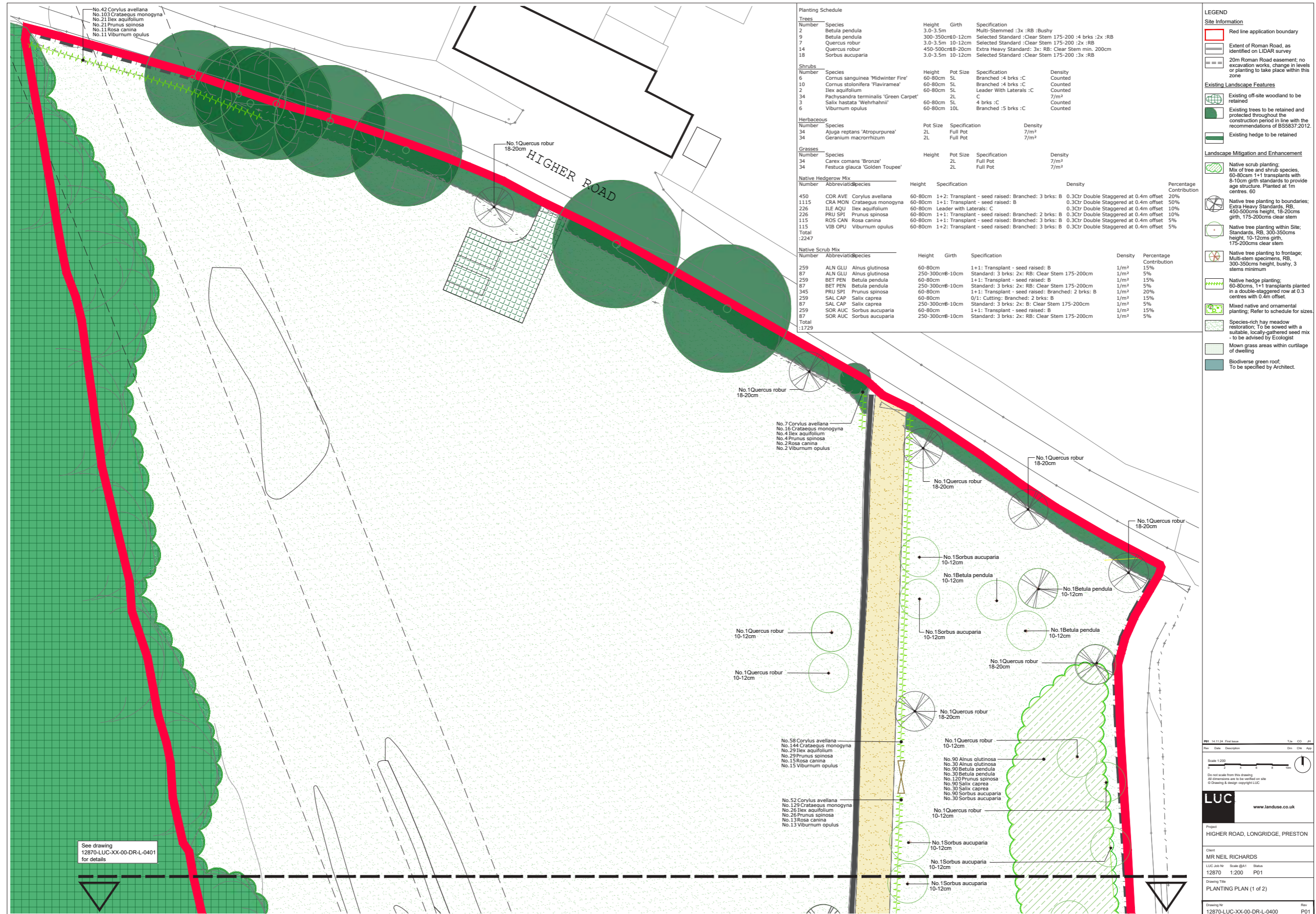
Long-Term Stewardship

The landscape will be supported by a detailed management plan to ensure its ecological and aesthetic value is maintained over time. Regular monitoring will allow for adaptive management, ensuring habitats remain resilient and vibrant.

This thoughtful and sensitive approach to landscape design ensures the development respects its context, celebrates its heritage, and delivers enduring environmental benefits.



5.0 DESIGN VISION



LEGEND

Site Information

- Red line application boundary
- Extent of Roman Road, as identified on LIDAR survey
- 20m Roman Road easement; no excavation works, change in levels or planting to take place within this zone

Existing Landscape Features

- Existing off-site woodland to be retained
- Existing trees to be retained and protected throughout the construction period in line with the recommendations of BS5837:2012.
- Existing hedge to be retained

Landscape Mitigation and Enhancement

- Native scrub planting: Mix of tree and shrub species, 60-80cm 1+1 transplants with 8-10cm girth standards to provide age structure. Planted at 1m centres, 60
- Native tree planting to boundaries: Extra Heavy Standards, RB, 450-500cm height, 18-20cm girth, 175-200cm clear stem
- Native tree planting within Site: Standards, RB, 300-350cm height, 10-12cm girth, 175-200cm clear stem
- Native tree planting to frontage: Multi-stem specimens, RB, 300-350cm height, bushy, 3 stems minimum
- Native hedge planting: 60-80cm, 1+1 transplants planted in a double-staggered row at 0.3 centres with 0.4m offset
- Mixed native and ornamental planting: Refer to schedule for sizes
- Species-rich hay meadow restoration: To be sowed with a suitable, locally-gathered seed mix - to be advised by Ecologist
- Mown grass areas within curtilage of dwelling
- Biodiverse green roof: To be specified by Architect.

Rev: 14.11.24 Final Issue

Scale: 1:200

Do not scale from this drawing. All dimensions are to be verified on site.

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Project: HIGHER ROAD, LONGRIDGE, PRESTON

Client: MR NEIL RICHARDS

LUC job No: 12870 Scale: B1 Status: P01

Drawing Title: PLANTING PLAN (1 of 2)

Drawing No: 12870-LUC-XX-00-DR-L-0400 Rev: P01

See drawing 12870-LUC-XX-00-DR-L-0401 for details

6.0 CONCLUSION

Summary and Justification for Approval

This proposal presents a distinctive and thoughtful design for a Paragraph 84 dwelling, where architecture, sustainability, and the rural landscape are seamlessly integrated to create a home that not only responds to its environment but enhances it. The development meets the requirements for approval due to its exceptional architectural quality, innovative design, and commitment to environmental sustainability, offering a model for future rural housing that promotes self-sufficiency and ecological responsibility.

1. Exceptional Architectural Quality and Innovation

The dwelling's design is of outstanding quality, as demonstrated through the rigorous review process conducted by the RIBA Places Matter review panel. The panel recognised the architectural merit of the proposal, praising its contemporary approach to rural living while maintaining a deep respect for the natural surroundings and the site's historical features, including the Roman road. The design combines innovative, sustainable solutions with a sensitive response to the site's unique topography, ensuring the house blends seamlessly into the landscape while standing as a distinct architectural statement. The inclusion of vertical farming on the building's elevations and dedicated greenhouses for food production demonstrates a groundbreaking approach to sustainable living, allowing residents to cultivate their own food while minimising the environmental footprint of the dwelling. This model of self-sufficiency is both innovative and relevant to modern rural living, addressing the growing need for sustainable food production in the face of global challenges.

2. Landscape and Ecological Integration

The house is intrinsically linked to its natural environment, with the landscape design specifically aimed at enhancing biodiversity, preserving natural features, and maintaining visual harmony with the surrounding countryside. Native planting, wildflower meadows, green roofs and species-rich hedgerows will not only contribute to the aesthetics of the site but also improve local wildlife habitats, supporting pollinators, birds, and other wildlife.

The integration of the Roman road into the landscape design highlights the importance of preserving the area's cultural heritage, ensuring that this historically significant feature is respected, celebrated, and made accessible to the public. By preserving and interpreting the Roman road, this development provides an educational opportunity for visitors, fostering a greater appreciation for the region's heritage.

3. Environmental Sustainability

This dwelling sets a benchmark for sustainability in rural development. With a focus on energy efficiency, renewable energy systems such as photovoltaic panels and an air-source heat pump will provide the home's energy needs, significantly reducing reliance on non-renewable resources. The use of low-carbon materials, high-quality insulation, and passive design principles ensures the house is energy-efficient, minimising its carbon footprint and environmental impact. Water management is a key aspect of the design, incorporating rainwater harvesting and greywater recycling systems to reduce demand on potable water supplies. The landscaping further contributes to sustainability with permeable surfaces and tree planting that mitigates surface water runoff and supports carbon sequestration.

4. Integration with the Community and Local Heritage

The design acknowledges the site's historical and community context. The creation of a small, well-designed car park adjacent to Higher Road will facilitate public access to the Roman road, ensuring that this heritage asset is preserved and appreciated by the wider community. Informative signage will educate visitors about the significance of the Roman road, fostering a deeper connection between the development and its historical surroundings.

Additionally, the site's location, close to the town of Longridge, ensures residents will have access to essential services and amenities, while sustainable transport options such as electric vehicle charging points and bicycle storage will promote environmentally responsible travel.

5. Long-Term Environmental and Social Impact

The house is designed with long-term environmental stewardship in mind. The landscaping includes provisions for ongoing management and monitoring of biodiversity features, ensuring that the ecological value of the site is maintained and enhanced for generations to come. The sustainable features of the home and its integration with food production will serve as an example of how rural living can be both comfortable and environmentally responsible. The project will not only benefit its future occupants but will also serve as a positive contribution to the wider rural community by demonstrating innovative, sustainable solutions for countryside living.

Conclusion

In conclusion, this landscape-led house is a pioneering and environmentally responsible development that offers a unique opportunity for rural living. Its exceptional design, sustainability features, and integration with both the natural and historical landscape make it a standout project that not only respects the environment but actively enhances it. The project provides a model for future rural housing, demonstrating how modern architecture can coexist with and enrich its surroundings while promoting sustainability and self-sufficiency. This dwelling offers significant benefits to the site, its occupants, the local community, and the broader environment, justifying its approval under Paragraph 84.

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