



THE ORCHARD, WHALLEY

DESIGN & ACCESS STATEMENT

7378 REVISION (03) MARCH 2026

WILSON MASON
architecture and interior design

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1.0 | Project Information

| Revision History

| Revision | Details | Prepared By | Checked By | Date |
|----------|------------------------------|-------------|------------|------------|
| 00 | first issue | ES | EW | 2025 11 06 |
| 01 | Issued for Planning | ES | EW | 2025 11 17 |
| 02 | Planning Ammendment | ES | EW | 2026 01 16 |
| 03 | Revised Planning Application | ES | EW | 2026 03 30 |

2.0 | Introduction

Design & Access Statement

This Design and Access Statement is to support a planning application made by Wilson Mason LLP on behalf of The Orchard Ribble Valley. The Design and Access Statement is intended to allow the Local Planning Authority, the local community and others interested in the proposal to understand the design principles behind the development.

The Design and Access Statement should be read in conjunction with the supporting information scheduled in Section 7.0 of this report.

The proposal involves the installation of a temporary tipi structure to host yoga, wellness workshops, and other community-oriented events. The tipi will be in place from May - September every year.

Over the past year, the tipi has been installed on several occasions under Temporary Event Notices to facilitate trial wellness events. Notably, a wellness retreat held on 25 September 2025 was well received by the community, generating positive feedback and no recorded complaints.

The project embodies the owners' deeply personal journey of transforming adversity into a positive, restorative venture. Their vision is to create a sanctuary for wellbeing — a space for healing, reflection, and community connection. As featured in the Lancashire Telegraph, their story of personal loss and renewal serves as the inspiration for the scheme.

The scheme has been carefully designed to respect and respond to its historic context, which includes the Grade II*-listed Whalley Viaduct, the Grade I-listed North West Gateway, 1, 2 & 3 Abbeycroft, and the Whalley Conservation Area. The design approach prioritises a light-touch, sustainable, and reversible form of development that sits sensitively within the existing landscape while promoting accessibility and inclusivity for all users.

Location

The Works are located at;

The Orchard Ribble Valley Ltd,
4 Abbeycroft,
The Sands,
Whalley,
Clitheroe,
BB7 9TN

3.0 | Assessment

| Geographical Context



Whalley, Ribble Valley, Lancashire.

Whalley is a large village in the Ribble Valley, approximately 4 miles south of Clitheroe and 13 miles north of Blackburn. It lies on the River Calder within a rural setting, with good road access via the A59 and a railway station providing services to Blackburn, Manchester, and Clitheroe.

The village has a strong historic character, with key heritage assets including Whalley Abbey, the parish church of St Mary and All Saints, 1, 2 & 3 Abbeycroft and the Whalley Viaduct. The settlement provides a range of local services, shops, and community facilities, functioning as a sustainable service centre within the borough.

Whalley's combination of heritage, accessibility, and proximity to the surrounding countryside makes it a highly valued and distinctive location within the Ribble Valley.

3.0 | Assessment

| Location and Characteristics of the Site



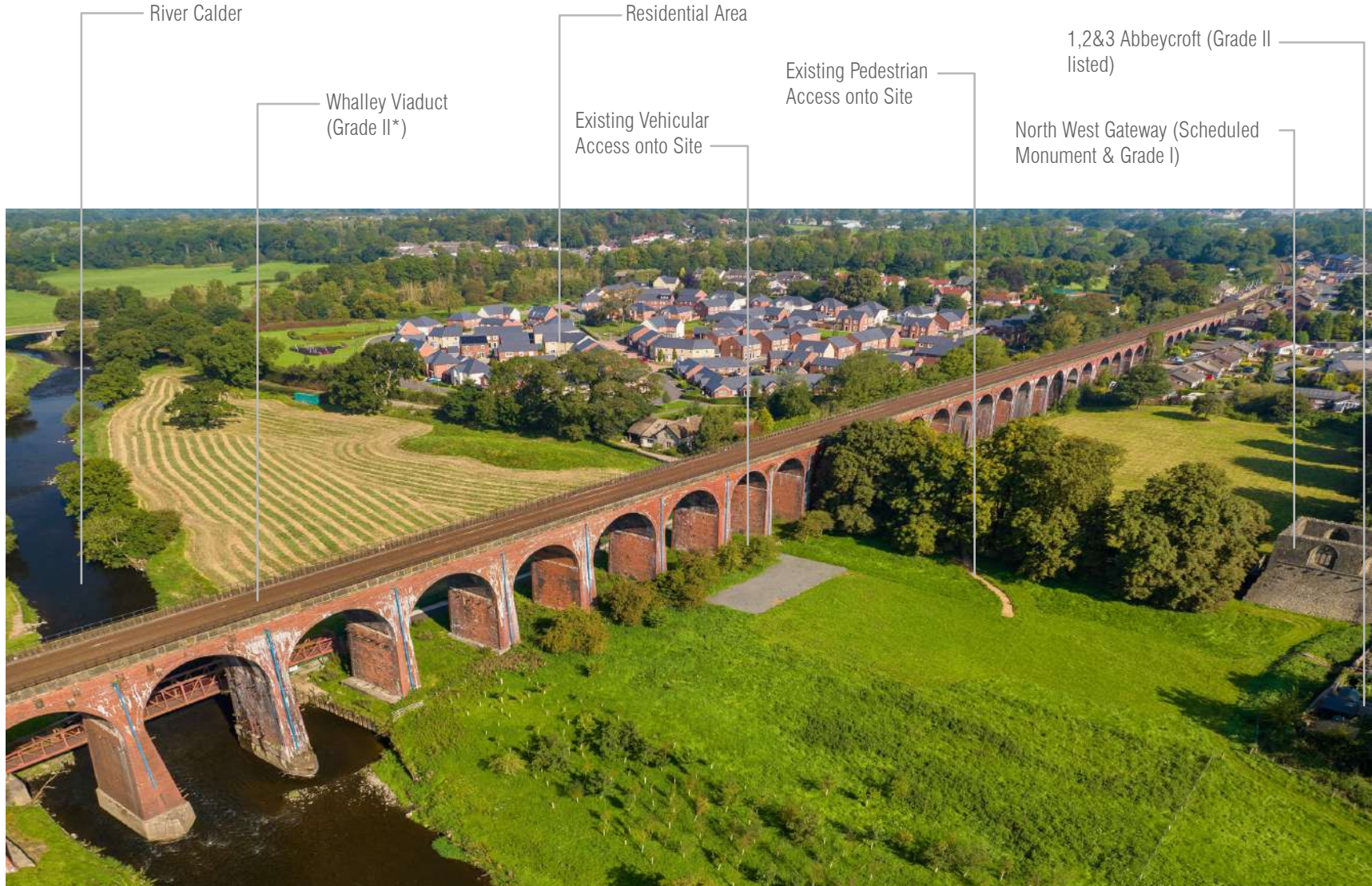
— Application Boundary

Buildings Adjacent to the site

- 01 North West Gateway
- 02 Whalley Viaduct
- 03 Residential Houses (1,2&3 Abbeycroft)
- 04 Church of English Martyrs
- 05 Residential Streets

3.0 | Assessment

| Location and Characteristics of the Site

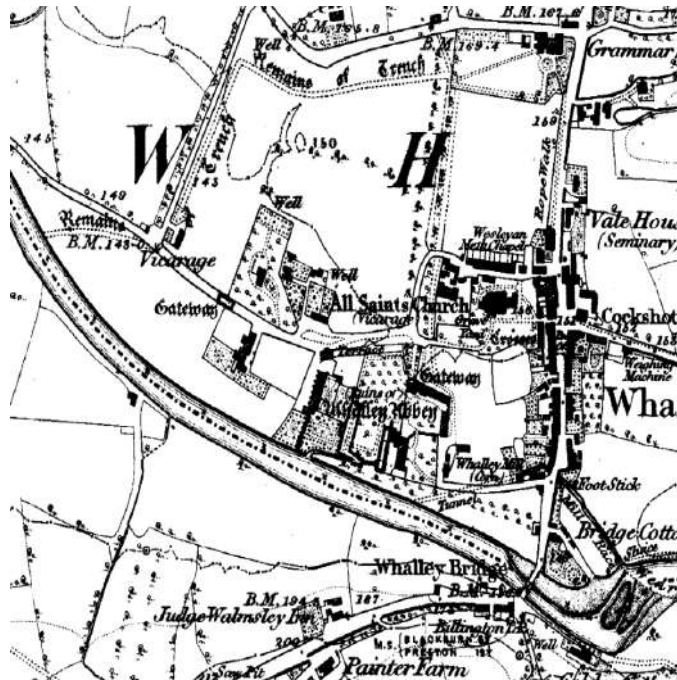


3.0 | Assessment

| Historic Maps

Overview

This section provides historic context for Whalley through a series of maps spanning from the mid-19th to early 20th century. The maps illustrate how Whalley grew from a rural village centred on its medieval Abbey and parish church into a more complex settlement shaped by the arrival of the railway, the expansion of mills, and new residential and community buildings.



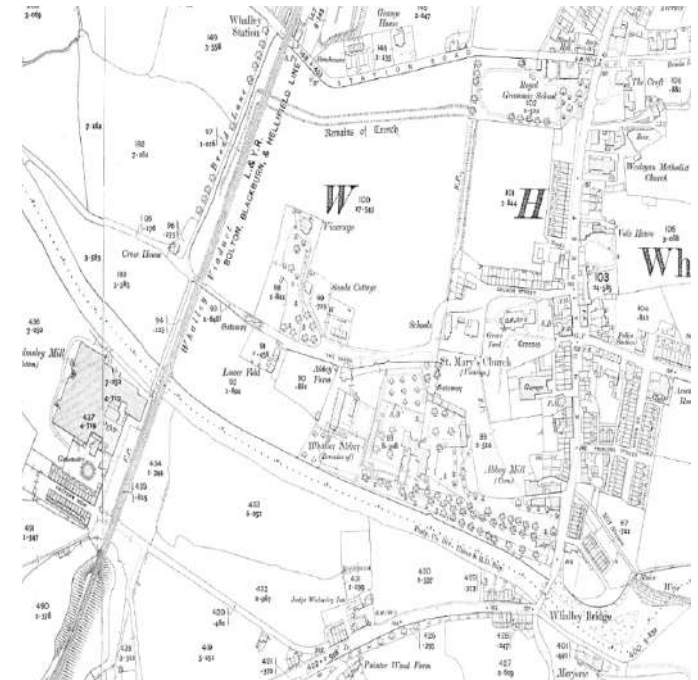
1840s OS 1st Edition (© Mario Maps)

Whalley is shown as a small rural village clustered around Whalley Abbey and All Saints' Church. Key buildings include the Grammar School and Vale House Seminary, with scattered cottages and farmland dominating the landscape. The settlement retained a largely medieval character.



1890s OS 1st Edition (© Mario Maps)

By this date, Whalley had expanded with the railway and station, improving regional links. Industry emerged, while terraced housing, a Methodist Chapel, and Assembly Rooms reflected a growing community. The Abbey and parish church still formed the historic centre.



1910s OS 2nd Edition (© Mario Maps)

Whalley appears as a more established settlement showing sustained industry. Housing expanded along new streets such as North and South View, alongside schools and community buildings. Despite growth, the Abbey ruins and parish church remained dominant features.

3.0 | Assessment

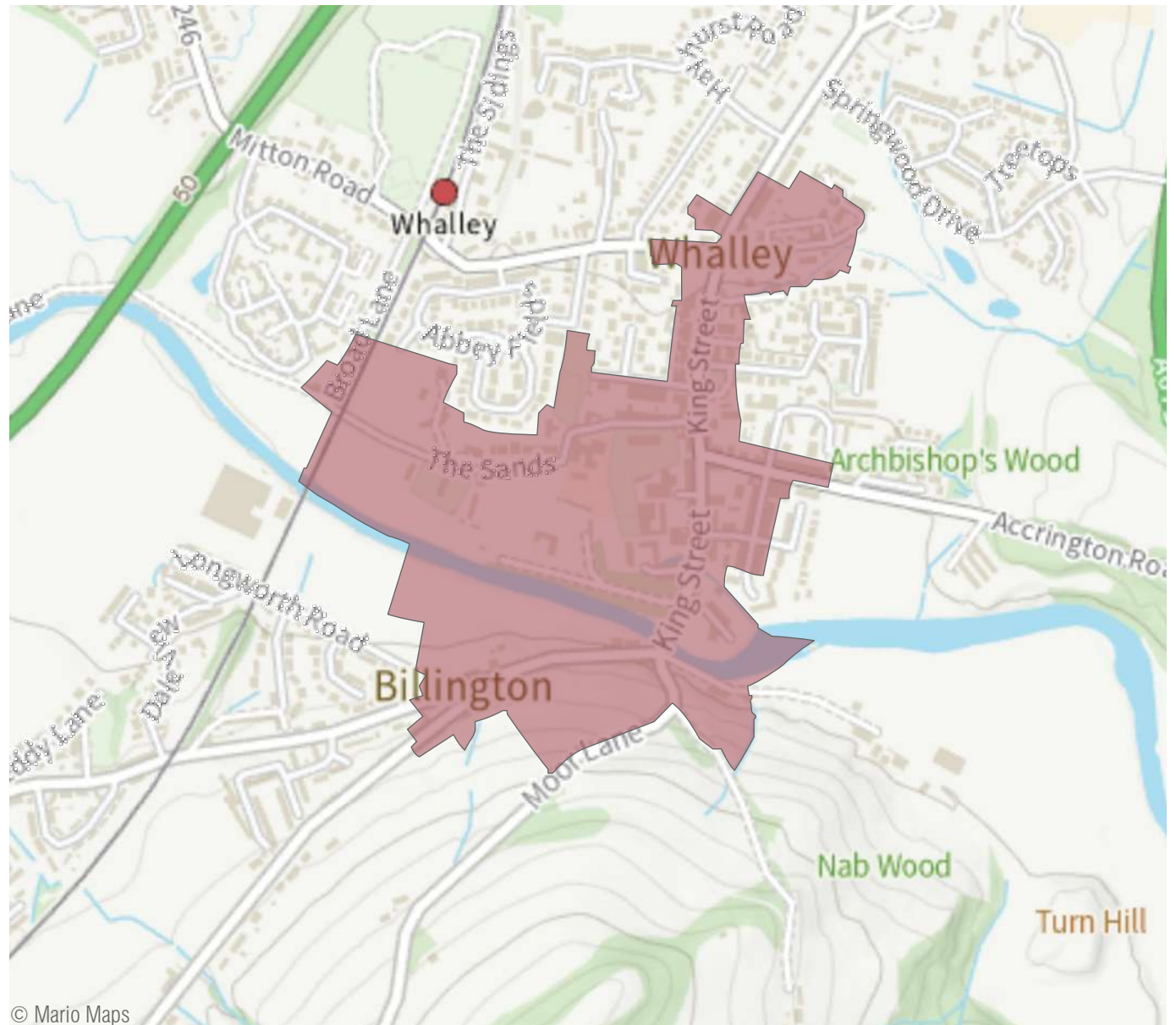
| Site Photographs



Top left image: The Grade II* listed Viaduct dominates the western boundary of the site, creating a striking architectural backdrop. Top right image: Gated pedestrian and vehicular access provides controlled entry to the site. Bottom left image: The North West Gateway stands prominently on the north-eastern edge, with an embankment forming a secure boundary along the upper eastern edge. Bottom right image: Dense, overgrown vegetation lines the western edge, creating a natural buffer between the site and the adjacent River Calder.

3.0 | Assessment

| Site Analysis - Conservation Area



© Mario Maps

 Whalley Conservation Area

The application site lies within the conservation area boundary and contributes to both the setting and approach views that define the area's special character.

Refer to supporting document '7354 Heritage Statement' for further information.

3.0 | Assessment

| Site Analysis - Circulation

The site benefits from a well-established circulation network that accommodates pedestrian, vehicular, and potential cycle movement, ensuring strong connectivity both within and around the site.

Pedestrian permeability is high, with a series of footpaths linking the site to the surrounding area and the adjacent village. A footbridge adjacent to the Whalley Viaduct provides a convenient crossing point over the river, further enhancing access to the wider area.

Vehicular circulation is also well supported, with direct road frontage providing efficient access to the wider neighbourhood and beyond.

Although dedicated cycle lanes are not currently provided on the immediate network, the quiet character of surrounding residential streets, combined with the established footpath network, creates opportunities for shared pedestrian and cycle use. Active modes of transport are strongly encouraged within the village, reinforcing sustainable travel choices.

- Site Boundary
- Vehicular Route
- Pedestrian Route
- Railway



3.0 | Assessment

| Site Analysis - Flood Analysis

This map illustrates the flood risk zones for the site.

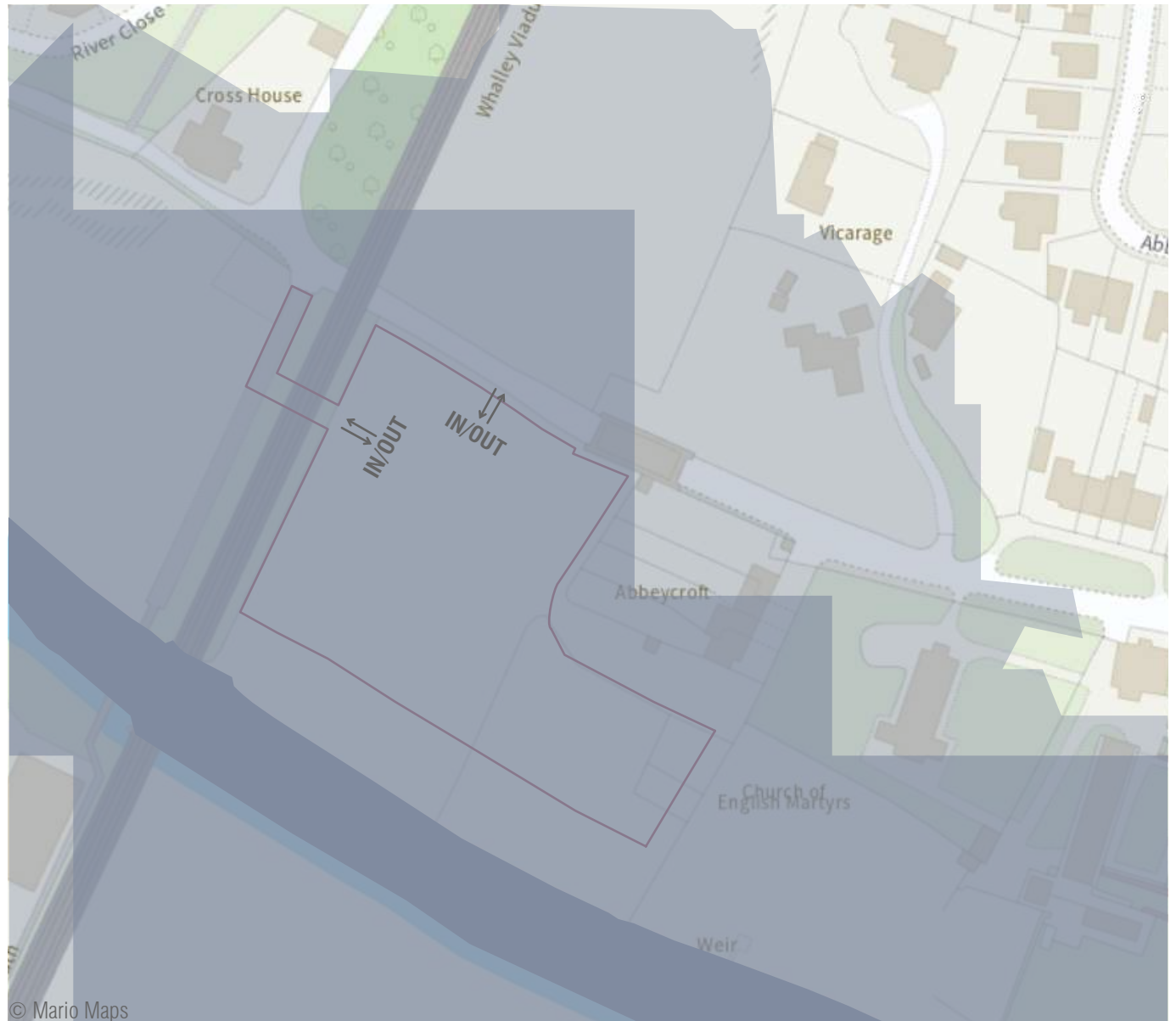
The dark blue area represents the River Calder and adjacent land within Flood Zone 3, indicating a high risk of flooding with a 1% (1 in 100-year) or greater annual probability.

The medium blue areas denote Flood Zone 2, where there is a 0.1%–1% annual chance of flooding, while the unshaded areas represent Flood Zone 1, generally considered to be at low risk, although flooding can still occur during extreme events.

Although the site lies within the high-risk flood zone, the temporary Tipi Tent structure allows floodwater to pass freely through it, ensuring no loss of floodplain storage and no increase in surface water runoff. Consequently, the proposed use will not raise flood risk on or off the site.

Further detail is provided in the Flood Risk Assessment included within the Appendices.

— Site Boundary



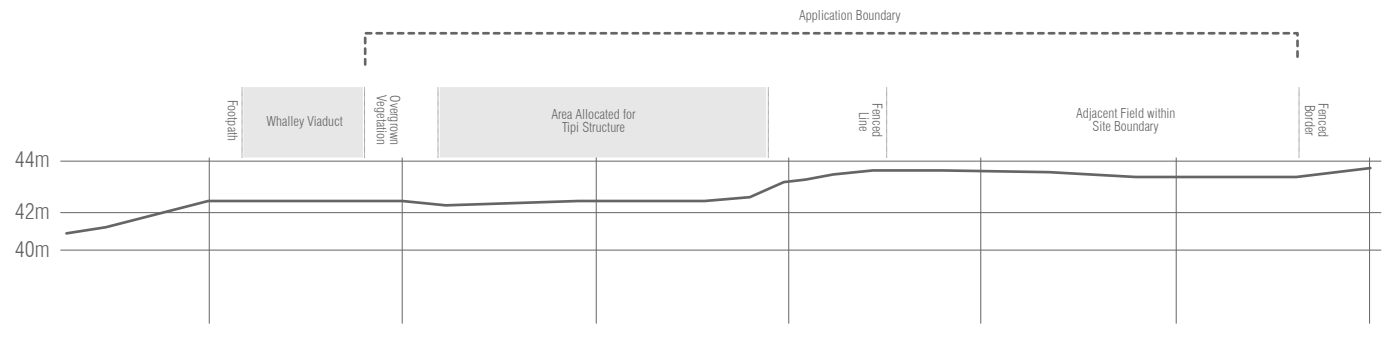
3.0 | Assessment

| Site Analysis - Levels

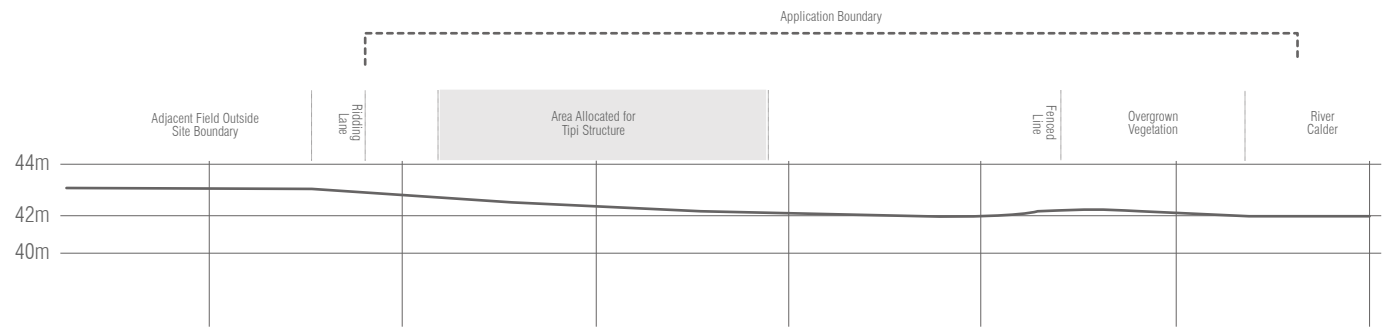
The cross-sections illustrate the proposed development area in relation to its surroundings. Ground levels range between 40–44m above ordnance datum, indicating a generally level site.

The Tipi structure is proposed to be centrally located within the application boundary, while the surrounding fields, habitat areas, and woodland will remain unaffected. To the south, the River Calder and associated overgrown vegetation form a strong natural edge. To the east, the site is contained by a fence that separates two fields within the ownership boundary. The western edge is defined by the Whalley Viaduct, while the northern boundary is formed by Ridding Lane.

The sections confirm that the proposal will sit discreetly within the landscape, with minimal visual or topographical impact.



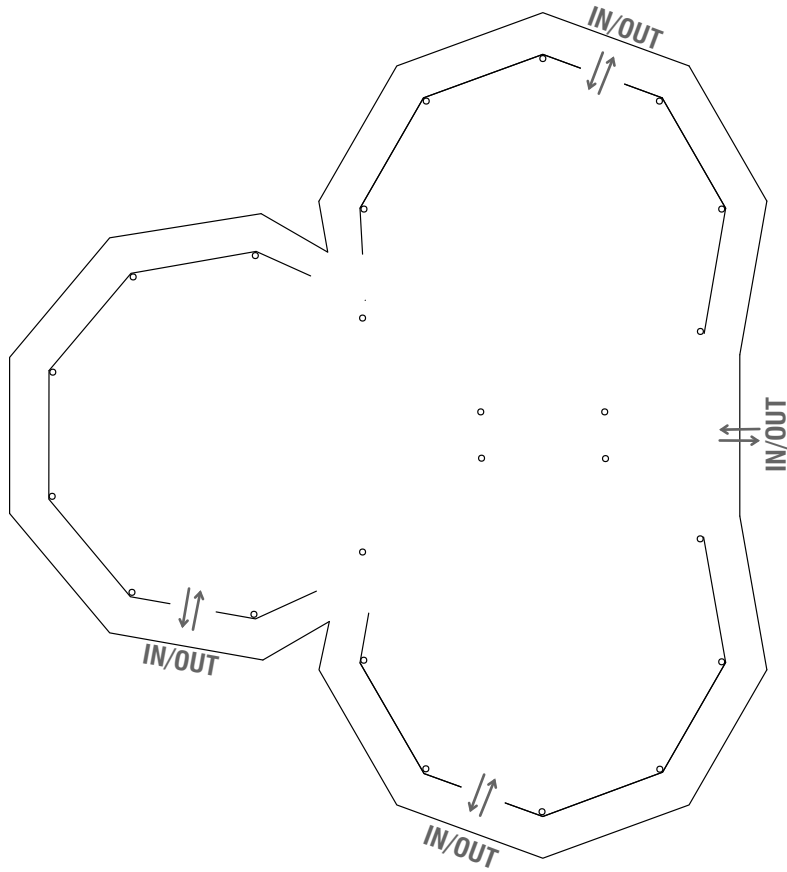
Section AA



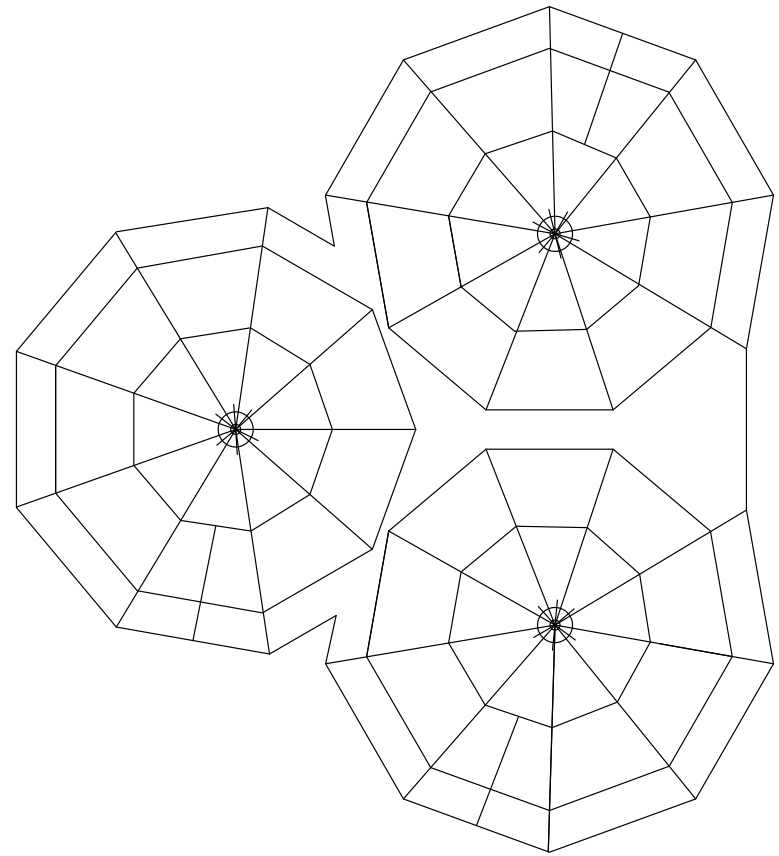
Section BB

4.0 | Design

| Floor Layout



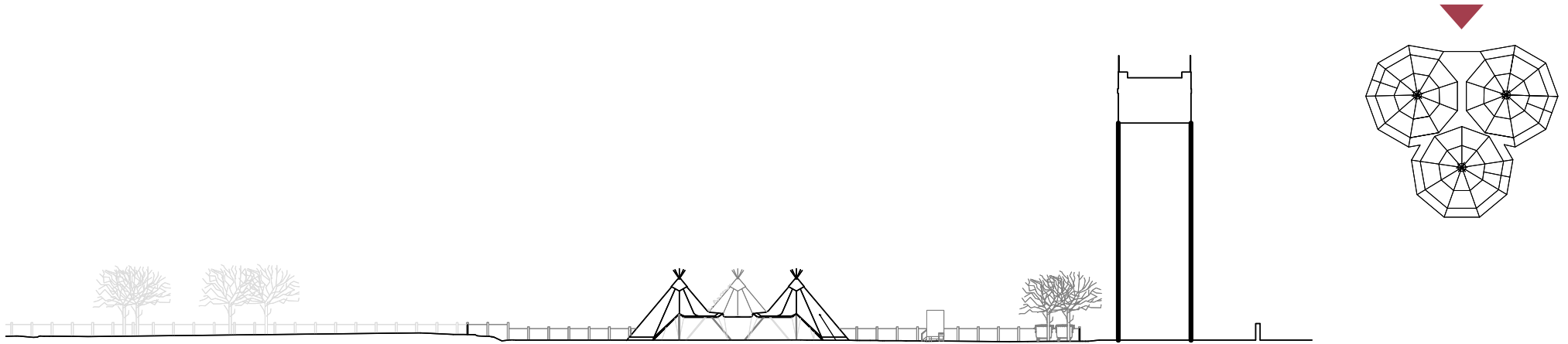
Proposed Floor Plan | NOT TO SCALE



Proposed Roof Plan | NOT TO SCALE

4.0 | Design

| Elevations



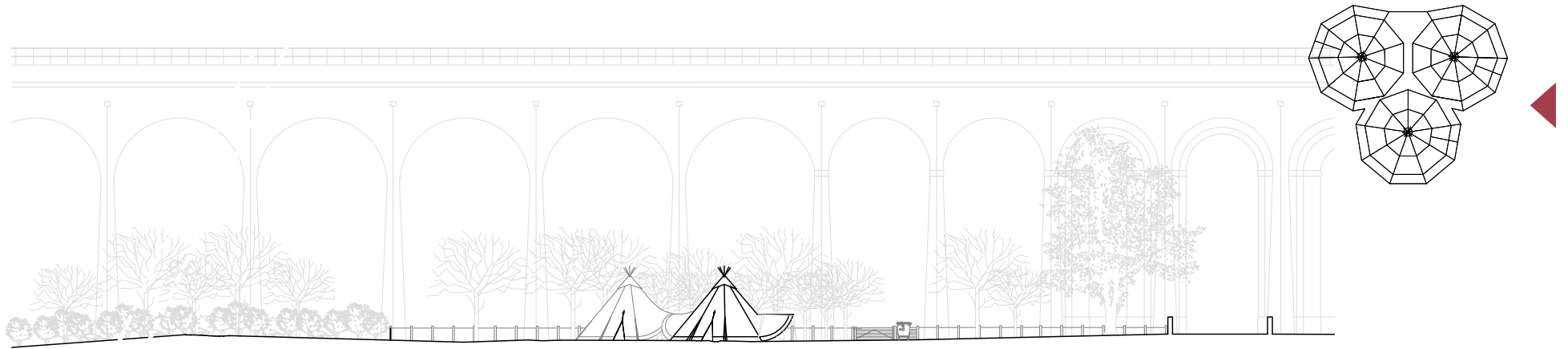
North Elevation | NOT TO SCALE



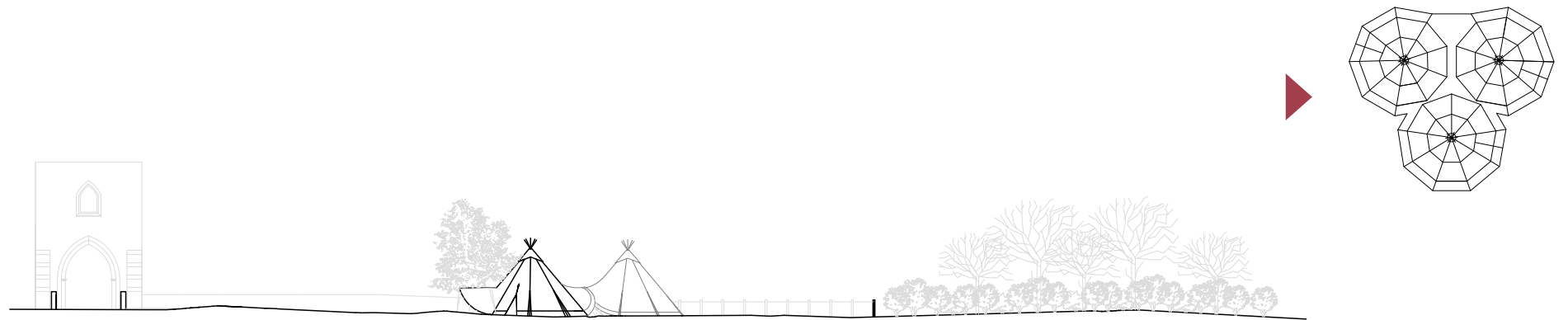
South Elevation | NOT TO SCALE

4.0 | Design

| Elevations



East Elevation | NOT TO SCALE



West Elevation | NOT TO SCALE

4.0 | Design | Appearance

The proposed tipi structure is designed to harmonise with its rural and historic setting.

Form and Scale: The lightweight, temporary nature of the tipi ensures minimal visual intrusion. Its height and profile are sympathetic to surrounding landscape features and do not compete with the prominence of the Whalley Viaduct or North West Gateway.

Materiality: Natural canvas fabric in muted earth tones is proposed for the tipi covering, chosen to blend into the seasonal colours of the landscape. Timber poles and rope fixings provide a sustainable and authentic finish.

Sustainability: Materials are renewable and reusable, reducing environmental impact while reflecting a traditional, handcrafted aesthetic.



5.0 | Access and Inclusivity

The development aims to be fully accessible and welcoming to all members of the community.

Pedestrian Access

The site benefits from level approaches and existing footpath connections. Temporary matting will be used to improve accessibility across grassed areas, ensuring safe entry for wheelchair users and those with limited mobility.

Vehicular and Drop-off Access

Vehicular access is to be provided for essential service vehicles and drop-off for those with mobility needs. An area of existing hard surfacing will provide temporary car parking.

Inclusivity Access

The tipi will host a variety of activities, from yoga retreats to community workshops, with programming designed to be inclusive across age groups, abilities, and cultural backgrounds.

Approved Document Part M, 'Access to and use of buildings', BS8300:2018 and best practice guidance have been referenced in the design of the scheme.

Facilities

Toilet provision will be provided for each event. Seating options, clear signage, and staff assistance will ensure the venue is usable by all.

6.0 | Supporting Information

This document is to be read in conjunction with the other supporting information forming the planning application submission. The following drawings and documents are submitted in support of this application:

Drawings:

TOW-WMA-XX-00-DR-A-10-100-S2-P02-General Arrangement Ground Floor Plan - Proposed
TOW-WMA-XX-RL-DR-A-10-111-S2-P02-General Arrangement Roof Plan - Proposed
TOW-WMA-XX-ST-DR-A-00-001_S2-P03-Location Plan
TOW-WMA-XX-ST-DR-A-00-002_S2-P04-Existing Site Plan
TOW-WMA-XX-ST-DR-A-00-003_S2-P05-Proposed Site Plan
TOW-WMA-XX-ZZ-DR-A-20-105_S2-P02 - Existing Elevations General Arrangement - Sheet 1
TOW-WMA-XX-ZZ-DR-A-20-106_S2-P02- Existing Elevations General Arrangement - Sheet 2
TOW-WMA-XX-ZZ-DR-A-20-100_S2_P03 - Proposed Elevations General Arrangement - Sheet 1
TOW-WMA-XX-ZZ-DR-A-20-101_S2_P03 - Proposed Elevations General Arrangement - Sheet 2

Reports/Supporting Information:

7378_Heritage Statement_04
088037-CUR-ZZ-XX-T-C-92001-P02_Flood Risk Assessment
Planning Statement- The Orchard, Whalley
ERAP Ltd 2025-249 The Orchard, Whalley PEA 08.01.26
ERAP Ltd 2025-249b The Orchard, Whalley BNG_v1 19.12.25
ERAP Ltd 2025-249b The Orchard, Whalley Statutory Metric v1_19.12.25
Tree Impact Report_Abbeycroft_The Sands_Whalley_March2026

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