2.8 APPEARANCE, MATERIALS, AND DETAILING

The character of adjacent neighbourhoods is set out in Section 1.13 and has influenced the appearance, materiality, and character of the proposals.

2.8.1 FORM

Referencing the recurring pitched roofs and gables witnessed throughout the local village, the proposals utilise this strong form as the basis of a simple and contemporary aesthetic. The principal silhouette suggests a familiar domestic profile; whilst volume will be treated with clarity and a strong emphasis on monolithic massing, punctuated with deep recesses and framed apertures. To help reduce the overall massing of the built form, smaller connecting volumes provide opportunity to add double height entrances and green roofs for biodiversity enhancements and improved views across the lower levels.

2.8.2 TEXTURE

Texture and material application play a pivotal role in animating the façades. The primary material is a soft, light-coloured buff brick that agrees with the render of the adjacent Nook House and is resilient to weathering in such a location. Feature material of stonework is allocated to feature elements of the dwellings; around built projections and adjacent areas of retaining to further integrate the houses into the landscaping. Stone or Brickwork can be deployed in a variety of treatments; with crisp jointing and richly textured compositions to reference the strong building forms. The entrances and front doors to the dwellings are highlighted with light timber panelling to help soften the façades. Sleek vertical cladding offers a calming counterpoint to the masonry texture and colour.

2.8.3 TONE

Tonally, the palette is warm and neutral; utilising buffs and lighter colours in a nod to the rural Lancashire setting. These are set by contrasting material interventions which serve to provide further detail to the elevations. Window frames and rainwater goods feature soft gray colours.

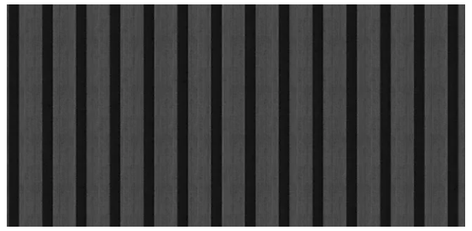
Figure 28. Indicative 3D image of the driveway to the east of the site and the proposed new dwellings. Source: PRP.

BUFF STONE

BUFF BRICK

GRAY SLATE ROOFING

LIGHT WOOD



DARK WOOD

BLUE ROOFING

2.9 ACCESS, PARKING AND MOVEMENT

2.9.1 SITE ACCESS

Site access will be granted by the two existing access points off Snodworth Road and York Lane respectively. Eddisons have provided detailed drawings of the two accesses. These are found in the figures to the right.

The driveway entering the site from Snodworth Road will remain in private ownership of the Nook. The dwellings along this driveway will have permission to use the route to access and service their homes. Conversely, the driveway entering the site off York Lane will be in shared ownership of the four dwellings it serves.

2.9.2 CAR PARKING

Parking has been arranged in line with the current guidance and has been provided on-plot.

The dwellings on plots 2 & 6 feature integral garages, whereas plots 1, 3, 4, and 5 have attached garages.

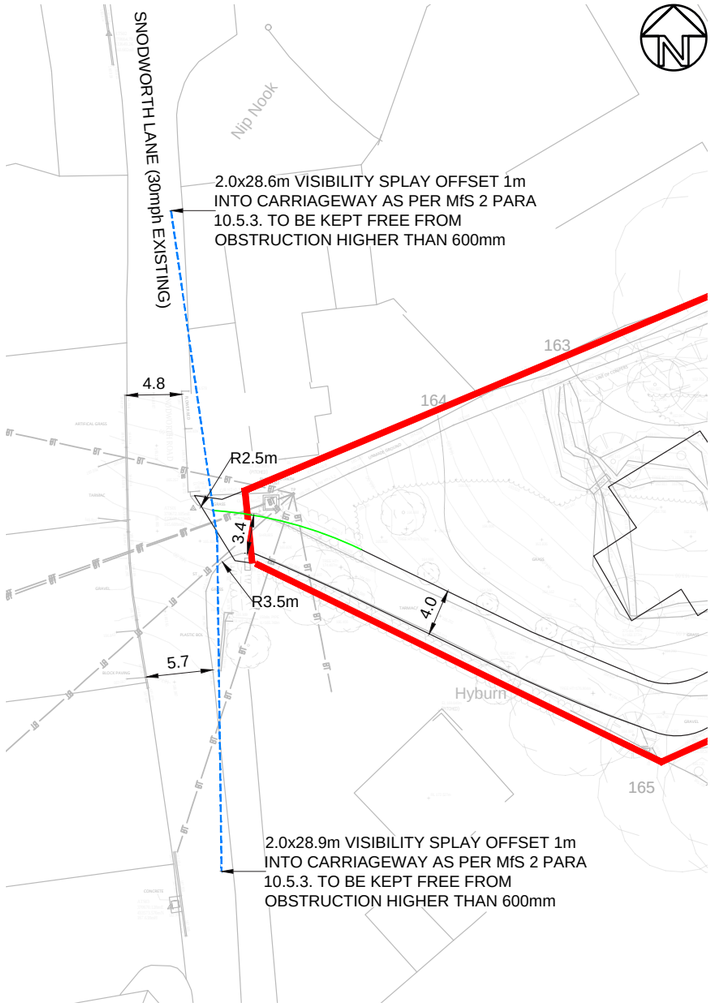


Figure 29. Access point along Snodworth Road. Source: Eddisons.

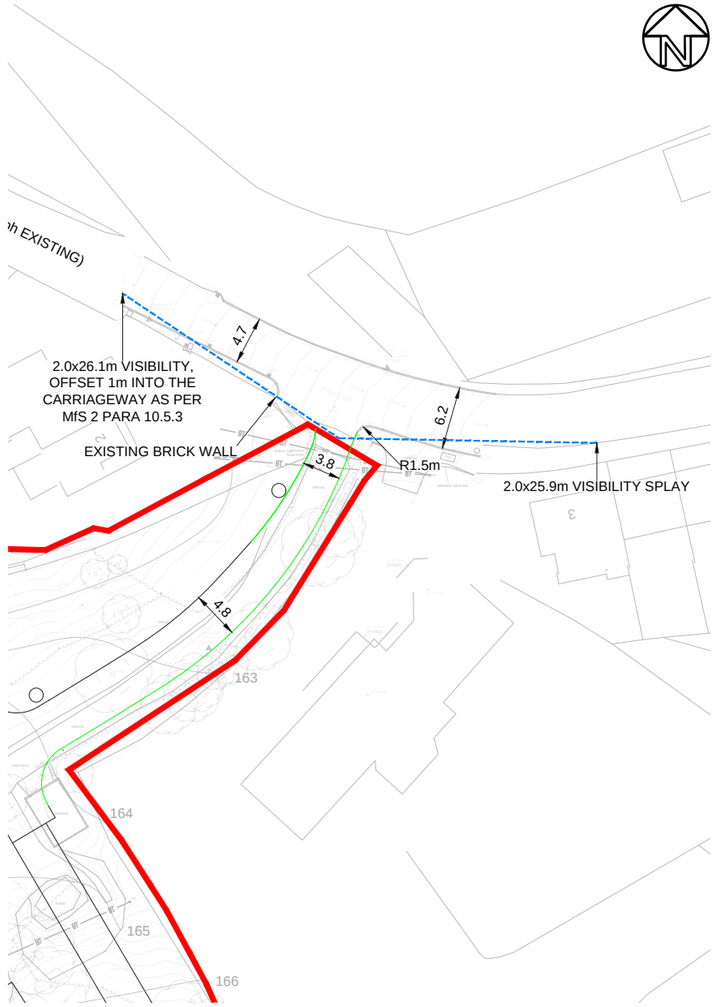


Figure 30. Access point along York Lane. Source: Eddisons.

2.10 LANDSCAPE

The landscape proposals for the site create a welcoming approach to the neighbourhood whilst responding positively to the local landscape character.

2.10.1 GREEN AND BLUE INFRASTRUCTURE

The retention of green infrastructure assets is a key aspect of this planning application, providing an overarching framework for the development. The proposals actively respect and enhance the sylvan character of the area by:

- Establishing a coherent, multifunctional landscape network comprised of retained, enhanced, and new landscape features that are set out in the robust landscape proposals;
- The retention of the site's boundary features, particularly the vegetation along the northern boundary and the trees along the eastern boundary;
- The upgrade of the PRoW to a new bark mulch surfacing as well as the trimming of the boundary vegetation to the south to enhance accessibility and perceived sense of safety;
- The introduction of soft landscaping measures including ornamental hedges and shrub planting to differentiate between private plots and communal areas;
- The planting of new trees across the site;
- A comprehensive SuDs strategy involving the rearranging of the open watercourse to the west with the addition of a marginal plant mix buffer.

2.10.2 ATTENUATION & DRAINAGE

A comprehensive drainage strategy has been prepared by PGC and forms part of the submission package. Please consult PGC1342-DR-C-001_P1 Drainage Strategy GA for the full document.

The strategy comprises a network of sustainable urban drainage systems (SuDs) that minimises flood risks across the site. An attenuation pond is to be located in the northeastern part of the site. Two storage tanks, each under one of the two roads on site, are also proposed to maximise water retention.

A diversion of the existing watercourse in the west of the site is to be carried out, with the diverted route forming part of the wider landscape strategy.

Figure 31. Northcote Park, Langho was used as inspiration for the landscape strategy on site.

Figure 32. Hard and soft landscaping define boundaries.

Figure 33. Planting softens the streetscene.

Figure 34. Northcote Park, gateway entrance.

Figure 35. General Arrangement Plan.

Redline Boundary

Watercourse

Hard Works

Vehicular HRA Surfacing
Black colour.
To engineer specification & recommendation

Coloured Chip HRA Surfacing
Black colour, with Buff chippings.
To engineer specification & recommendation

Indian Sandstone Paving
To private paths and patios

Permeable Precast Concrete Block Paving
To parking bays and private drives
Buff colour.

Cobble Setts
To driveway edges and rumble strips
Buff colour.

Permeable Resin Bound Gravel Surfacing
To feature junctions
Buff colour.

Bark Mulch
To PRoW

Garden Cobbles
To watercourse edges

Existing Fence
To be retained

Timber Closeboard Fence
1800mm high. With matching gates.

Timber Closeboard Fence
1500mm high. With matching kissing gates.

Estate Railing
1200mm high.

Brick Pillar
With stone cap. Buff colour to match the buildings.

Existing wall
Stone courses to match/ tie in with the new layout.

Timber Bridge
Details TBC

Soft Works

Existing Vegetation
To be retained

Proposed Tree Planting

Proposed Native Hedge Planting
Native species mix.

Proposed Ornamental Hedge Planting
Native single species.

Proposed Groundcover Planting
Ornamental species mix.

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

Proposed Native Shrub Planting
Native shrub mix.

Proposed Mixed Scrub Planting
Native scrub mix.

Proposed Turf Grass
To front gardens.

Proposed Seeded Amenity Grass
To back gardens.

Proposed Wet Planting
Seed mix. To swales and attenuation area.

Proposed Marginal Planting
Marginal plant mix. To open watercourse.

2.10.3 BNG

The current landscape proposals for the development of the site produce a 0.48 unit (-44.40%) net loss in biodiversity for area habitats.

The trading rules were not satisfied by the landscape proposals as the loss of low distinctiveness vegetated gardens and bare ground have not been sufficiently mitigated for onsite.

The development does not achieve the required 10% BNG onsite; therefore, off-site mitigation will be necessary to meet local and national planning requirements.

As the potential for biodiversity has been maximised onsite, an additional 0.59 units (of area habitats) will need to be created through offsite mitigation to achieve a 10% net gain

2.10.4 BOUNDARY TREATMENTS

Boundary treatments favour an appropriate differentiation between public and private spaces while still providing active streets and passive surveillance.

Front boundaries are characterised by soft landscaping with hedge planting to provide a mellow interaction between street and private plots. These soft landscaping techniques are accompanied by 1.2m estate railings to create a clearer differentiation between communal areas and front gardens. Brick pillars with stone caps, matching the buff colour of the buildings, create a formal sense of arrival to both entrances to the site as well as to each individual plot.

Figure 36. Brick pillars with stone caps.

Figure 37. Estate railings.

Figure 38. Closeboard fencing.

Figure 39. Hedge.

	Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	1.08	0.00	1.08	0.00	0.60	0.60	-0.48	-44.40%

Figure 40. Post Development Biodiversity Net Gain Calculation

KEY

Redline Boundary

Existing Fence
To be retained

Timber Closeboard Fence
1800mm high. With matching gates.

Timber Closeboard Fence
1500mm high. With matching kissing gates.

Estate Railing
1200mm high.

Brick Pillar
With stone cap. Buff colour to match the buildings.

Existing wall
Stone courses to match/ tie in with the new layout.

Soft Works

Existing Vegetation
To be retained

Proposed Native Hedge Planting
Native species mix.

Proposed Ornamental Hedge Planting
Native single species.

Proposed Native Shrub Planting
Native shrub mix.

Figure 41. Boundary Treatment Plan.