



# 6.0 Vision

The vision for this proposal is to create a new sustainable neighbourhood that sits within a country park, and which responds to the surrounding landscape in a manner which has a positive impact on the lives of the people within and around the new development.

The proposals will have a positive impact on the wider settlement of Whalley by providing a new link road to ease congestion within the centre of the town, and providing a new primary school in a highly accessible location; encouraging sustainable patterns of travel within the town as a whole.

A fundamental driver of the proposed masterplan is to create a neighbourhood, the urban structure, form, and pattern, of which, responds to the most relevant - locally distinct - townscape characteristics, and which feels like a legible extension of the settlement. This has been achieved within the scheme through a detailed understanding of the historic townscape characteristics of the town.

## Responding to Character

As Figure 9 has indicated, the historical development pattern of the eastern extent of the town is strongly influenced by:

- Brooke's Lane, which changes from an urban to rural/agricultural character;
- the rising landscape topography/agricultural field pattern up to Spring Wood; and
- the natural features such as the water courses and hedgerows which cross the site.

These are characteristics which are locally distinctive, and that form the context of the site.

On this basis, the masterplan must respect and utilise these townscape/landscape characteristics and experiences within the proposed streets and spaces.

The proposals seek to respect the characteristics of Brooke's Lane in several streets (the lanes) that branch off the primary route through the site (the Green Street). Given that Brooke's Lane forms the sites immediate context, this would be achieved through drawing on the design cues within its detailed landscape character, built form and layout.

'Back lane' streets, with characteristics similar to those found in other areas of Whalley, such as the conservation area, run perpendicular to the 'lanes' to provide cross movement and a permeable street network. These streets are mews style, shared surface streets.

The masterplan extends the townscape of Clitheroe Road along the frontage of the site, responding to the edge of town character of Clitheroe Road. This is achieved through the provision of larger plot sizes, and particularly front garden sizes; thus, providing lower density detached housing set behind the existing boundary hedge, and respecting the stepping of the building line to the south of Clitheroe Road.

It is important to ensure that the design of the link road performs a place making function, as well as retaining an attractive alternative to accessing/egressing the town by car required. Consequently, the primary link road takes on the character of a green street as it moves through the neighbourhood, but with varying 'country lane' characteristics as it rises up the hill towards the A671.

The provision of a country park forms a major feature of the neighbourhood. Running through the majority of the park, the brook reflects the rural landscape character of the site - its planting and gradients. The Country Park is enclosed by housing and would comprise rural characteristics, such natural as stone walls and strongly defined window encasements.

## Urban Structure/Density

The overall block structure has been strongly influenced by the character of Brooke's Lane, Clitheroe Road and the 'back lanes' of Whalley. The overall plot density, building lines and grain of these areas are also respected within the proposed character areas identified.

The proposed Primary School would create a back-to-back relationship with existing dwellings along Clitheroe Road. This also has the benefit of fronting streets and space within the proposed development, creating continuity and enclosure, and providing a more secure traditional shared boundary.

This principle has also been applied to the houses fronting the green street and country park, which have been orientated to maximise the amenity value of the open space.

The structure of the proposed residential streets and spaces south of the country park have been influenced by the requirement to mitigate against the potential impact of private views from existing properties along Woodlands Drive. This area is accessed by a branch off of the primary link road (in the form of a 'Country Lane'), which changes in character as it crossings the park and terminates in a shared space square.

## Townscape, Streetscape and Visual Appearance

The overall appearance of the proposals are further knitted into the character of Whalley by creating a rich variety of housing typologies that respond to the form, detailing, colour and

materiality of the buildings that exists not only in Brooke's Lane, but also within the wider conservation area/townscape.

The treatments of the streetscape, as well as the private driveways and boundaries to many of the properties within the conservation area, also make an important contribution to its special character. There have been a number of more recent additions within the surrounding area, such as Woodlands Drive, that fail to respect the traditional character of the streetscape, particularly in terms of the geometry and design of the roads; thus, presenting a more standard suburban street design. The proposals seek to re-introduce more traditional characteristics throughout the development, including the streetscape environment.

The proposed structure of the main development area, rising up the hill, utilises the design principles of Brooke's Lane by changing from 'The Lane' type characteristics, adjacent to the existing settlement, to a far more agricultural/rural feel adjacent to the open countryside. This would be achieved by providing buildings that adopt basic barn and residential farm house proportions, randomly organised around courtyard spaces. To the rear of the main courtyard spaces, a smaller back lane leads to another courtyard space, which enclosed by a similar cluster of buildings. These characteristics are wholly consistent with the townscape of Brooke's Lane.

## Retaining Openness and Responding to Views

Whilst not publicly accessible, the open fields to the front of the site contribute to the change in character between Clitheroe Road and King Street from centre of town to edge of town. Therefore, it is essential to retain a view through the site frontage, along the main access road, which would also comprise lines of tree planting to re-enforce this rural character. The location of the school on this frontage, with parking and school playing fields, also provides further opportunity to

create visual links through the development and retain this element of rural character.

**Defining the Edge**

In addition, we have adopted the following approach to defining the new urban edge of Whalley:

- drawing a two dimensional development line from Oakhill College towards the rear of properties at Sydney Avenue, and not Woodland’s Drive, given that the development of this field creates a logical infill; then
- taking a three dimensional approach, Oakhill College sits along the 73 metre AOD contour line, and the edge of the settlement should extend out to this level, responding to views from the Nab. The contour line is then visually broken by Spring Wood and woodland along the brook;
- the Country Park is drawn in to respond to views along the Brooke’s Lane Footpath; and
- development to the south of Spring Wood should respond to the field boundaries and the development edge as defined by Sydney Avenue.

Such an approach creates a varied and interesting development line which, when viewed from the Nab, would be far more responsive to the local landscape - responding sensitively to natural features softening the join between urban and rural.

Moreover, the development responds to views from Clitheroe Road and the Nab by creating a roof form which steps with the sloping ground, emphasising the changes in level and reducing the visual impact that would be created from linear lines of pitch roofs, when viewed from the west, or south west (see principle 8 on page 49).

The streets contain planting to the front gardens, to run in alignment with these views, breaking up

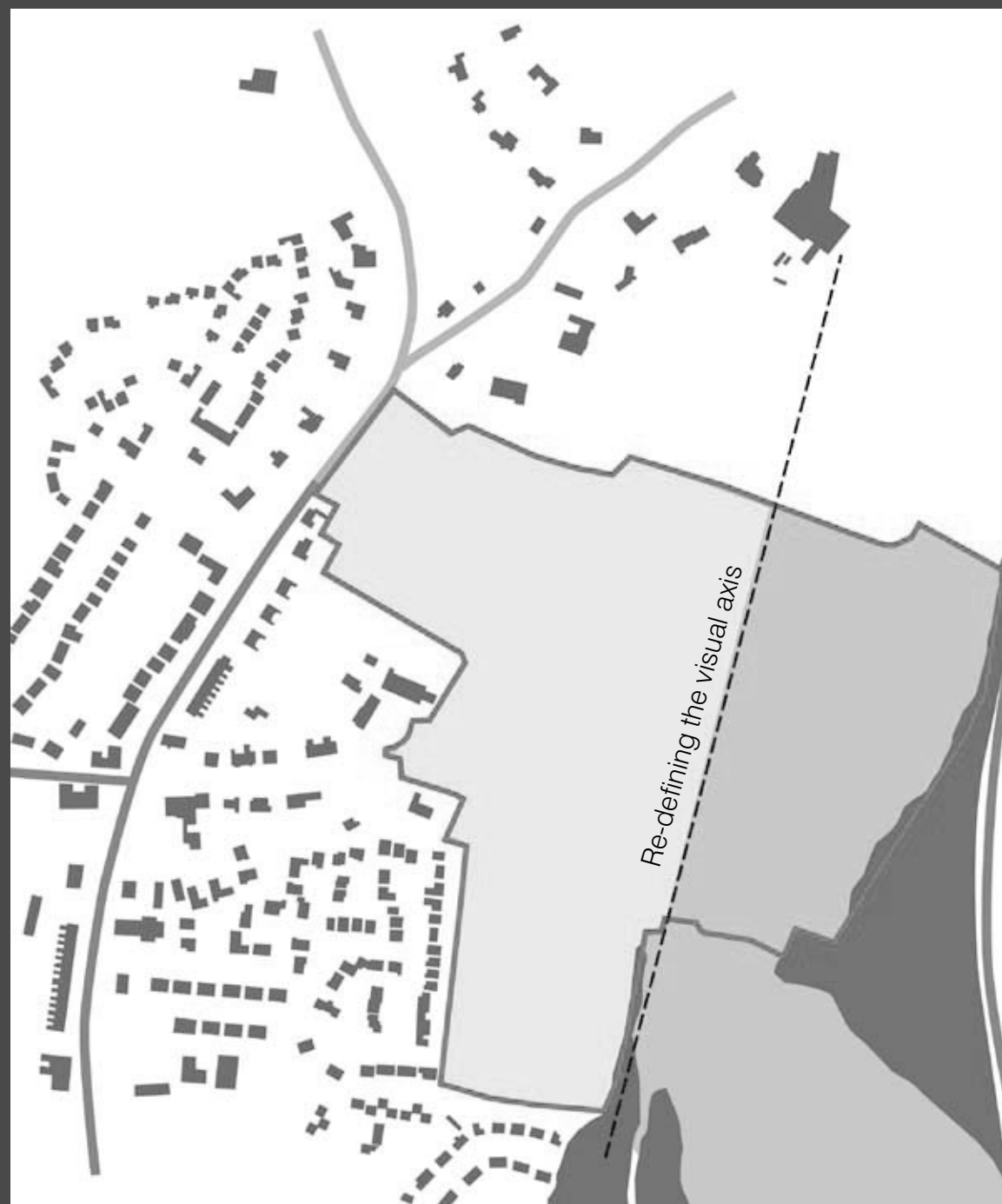
the overall mass of the development, in a similar manner as to views from the south east.

The change in character from urban to rural, which is perceived as people travel along the footpath (leading from Brooke’s Lane travelling east), would also be retained through the proposals by retaining a large area of natural open space that runs along the existing brook through to connect with Spring Wood. It is both visually and physically connected through to the footpath along Brooke’s Lane, and therefore increases the perception of openness.

**Sympathetically Integrating Development into the Landscape**

We also believe that the sites natural features form important place making elements, and therefore, it is important to sympathetically integrate the landscape fabric into the proposed development. This can be achieved through adopting the following principles:

- a) retention of all trees, and where possible hedgerows within the proposed open spaces, ensuring their long term survival;
- b) pockets of natural green space integrate into the development forming the heart of the proposals;
- c) the use of the low lying open spaces as part of the overall SUDs system;
- d) natural features would be used to define the hierarchy of streets and spaces (the green street, hedgerow, The Brook);
- e) all proposed housing has a view of open space or natural features.



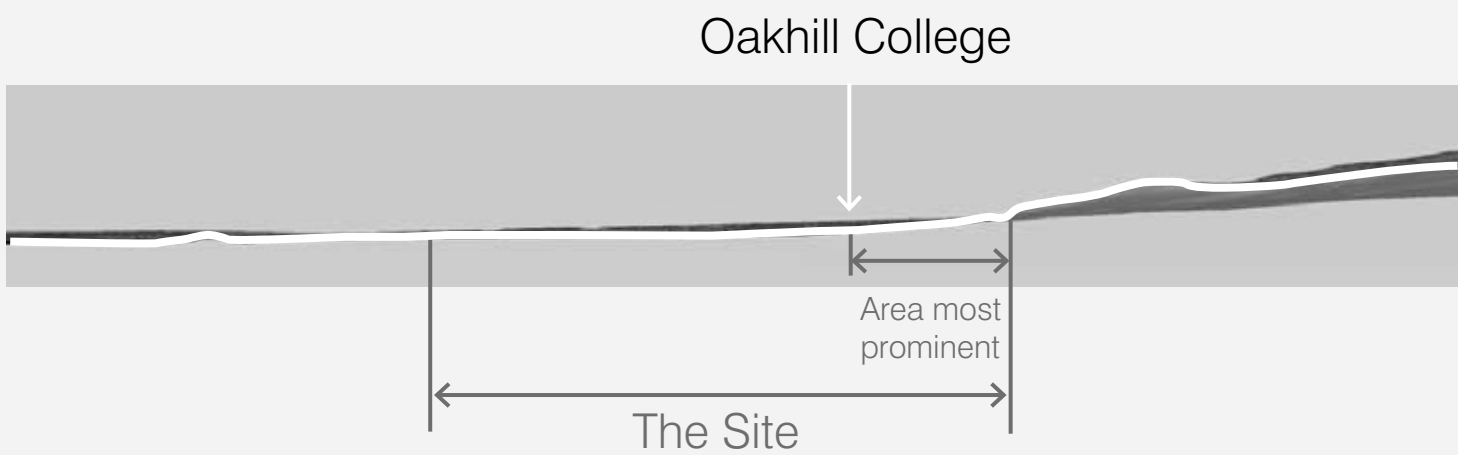
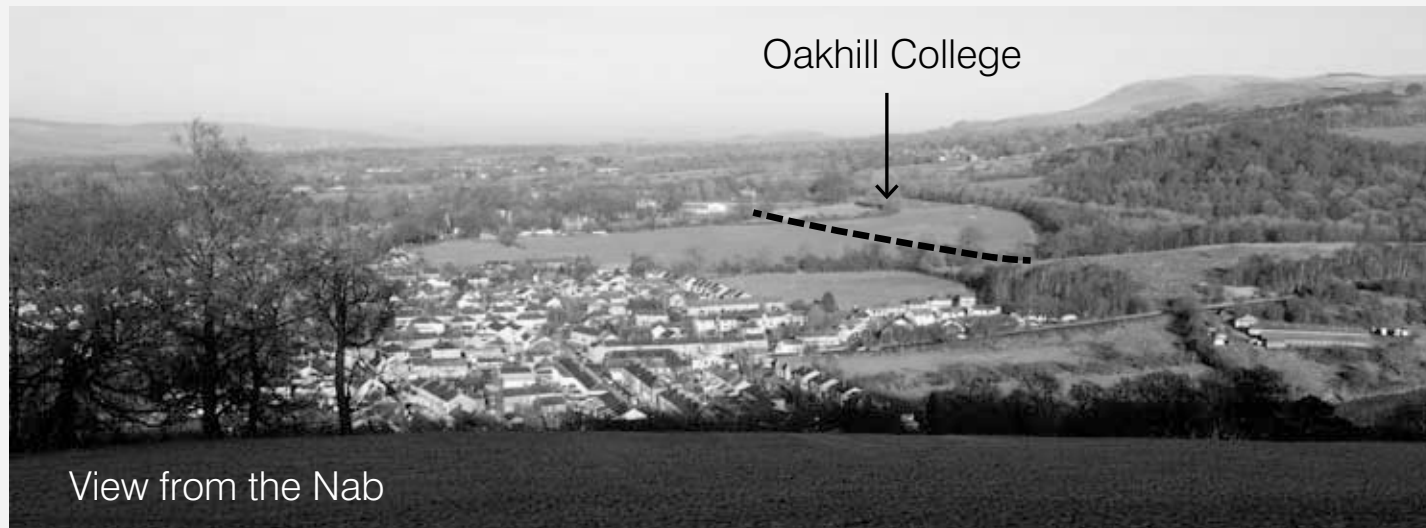
### 1a) Re-defining the development edge

- Re-defining the development edge of eastern Whalley, a line is drawn between Oakhill College and the rear of properties at Sydney Avenue, given that the development of this field creates a logical infill



### 1b) Assessing against topography and landscape

- Taking a three dimensional approach, the development line moves out towards the 73 metre AOD contour line, which cuts through Oakhill College and responds to views from the Nab; drawing in the Country Park in response to views along the Brooke's Lane Footpath



## 2. Linear Country Park

- An central key feature running through the development, anchored by community uses, such as: a Primary School, play areas and pocket green spaces. (Playing fields could potentially also have a community use, however this can not be guaranteed).
- Visual linear link of green spaces along park.
- Footpath links to Whalley town centre.



### 3. Visual links with park

- The linear nature of green space and street orientation create views in to the park, and maximise the amenity value of the open space.



..... Climbing Country Lane  
 ..... Green Lane  
 ..... Parkland Country Lane

### 4. Creating a Link Road and Defining Street Character

Street structure, layout, planting and boundary treatments respond to 3 different street typologies:

1. Climbing country lane - characteristics taken from Wiswell Lane area;
2. Green Lane - character derived from a unique response to its purpose, function and proximity to green space; and
3. Parkland country lane - character defined by lane characteristics and parkland location.



##### 5. Streets draw from Whalley 'back lanes'

- Responds to the characteristic of back lanes found in Whalley, particularly in the conservation area.



##### 6. Draw on Brooke's Lane Characteristics

- Building typologies, planting and boundary treatments to respond to the character of Brooke's Lane.
- Hierarchy and grain respond to existing spaces along Brooke's Lane.



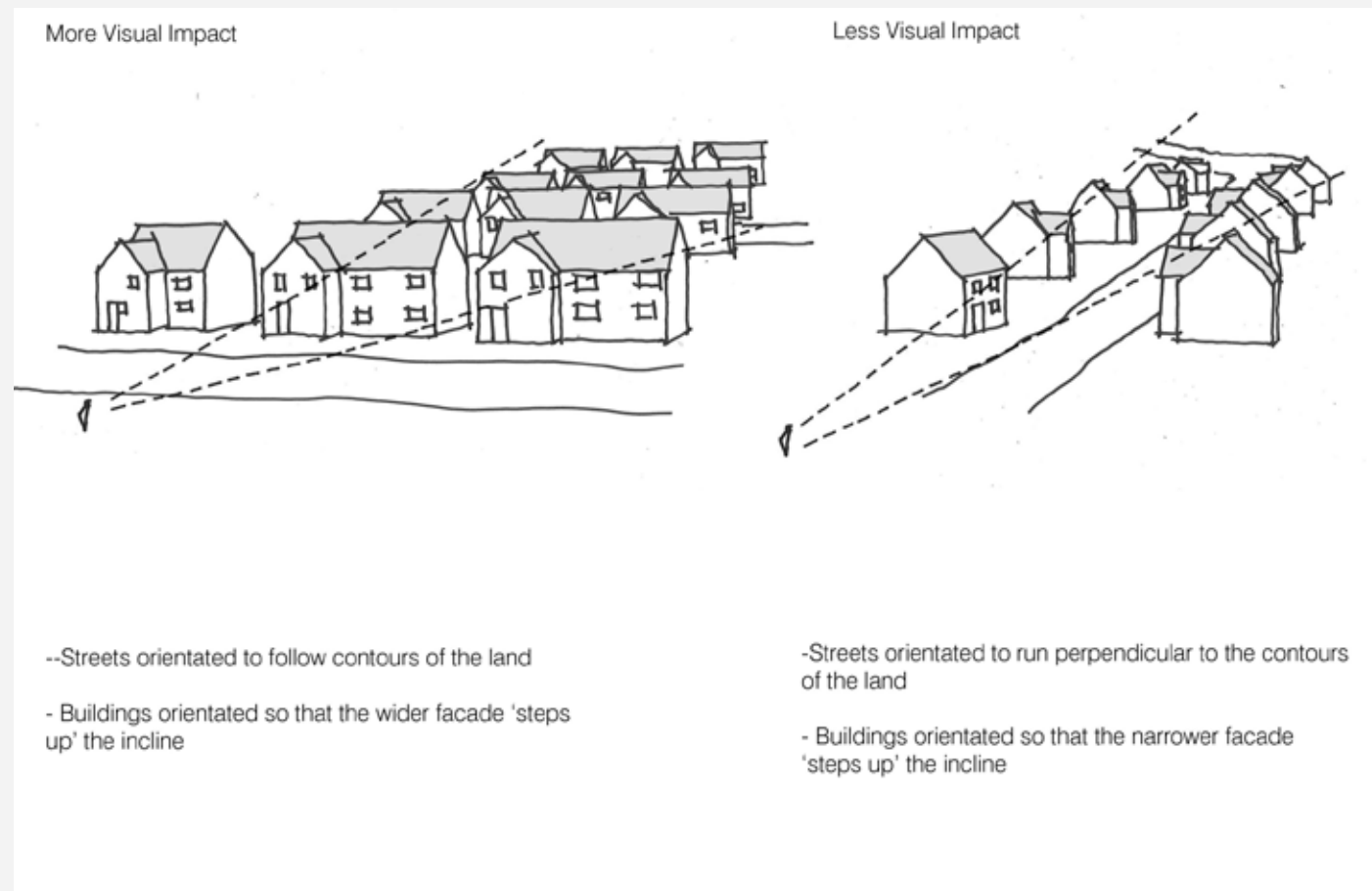
## 7. Extending hedgerow planting into the layout

- Extension of planting into the site from existing hedgerows in the north; following contours, to structure streets and green networks.
- Southern part of the site is designed to draw the character of the Country Park into the design of streets and spaces.
- The boundary of the development respects Archbishop's Wood.



## 8. Responding to visual impact

- The design responds to key views and creates visual links.
- The southern part of the site is structured to mitigate against impact on private views from existing houses.



- Major Streets orientated to run perpendicular to the contours of the slope to reduce visual impact.

# 7.0 Design Development

The consultant team has previously undertaken pre-application discussions with the Council and taken on board the comments received within the current submission. The key design issues and responses are highlighted below.

## Landscape and Visual

The Council requested that some breathing space be provided between Lawsonsteads and the development in order to mitigate against landscape and heritage impact.

**Response:** A substantial country park was has been provided around the Lawsonsteads development, which will act as a buffer in relation to townscape and heritage impacts on the existing Lawsonsteads building.

The council requested that the potential harmful impact of lighting should be considered.

**Response:** Potential exists to mitigate lighting impacts through detailed design and a condition attached to any planning approval.

## Visual Appearance

The Council stated that there is a wide range of materials and styles prevalent within Whalley, i.e. brick, stone, brick and render; this gives Whalley a very individual but somewhat eclectic feel. Any submission would need to address the issue of homogeneity and how you would propose avoiding this in the development

**Response:** A detailed design study has been provided on how a rich variety of materials and building typologies could be introduced through the masterplan.

## Development Constraints

Development should be constrained to the low parts of the site with a cut off point being a line that follows the eastern site boundary of the fields to the rear of Woodlands Park in a northerly direction towards Oakhill College. The Council emphasised that this is an arbitrary line for

development and that much will depend upon the final layout devised in order to properly assess potential landscape impacts.

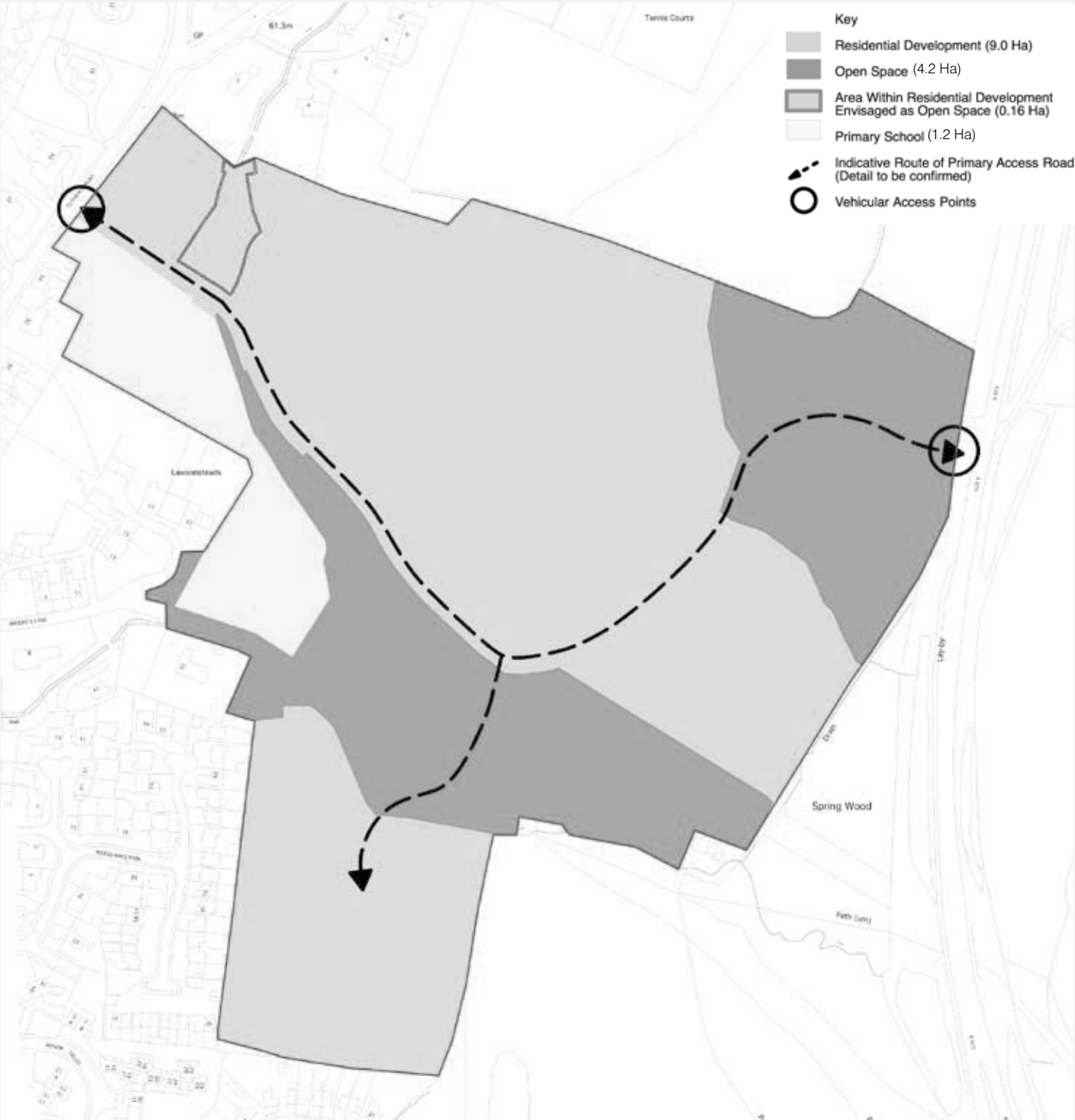
## Response:

We believe that the correct development line should be determined by the following approach:

- drawing a two dimensional development line from Oakhill College towards the rear of properties at Sydney Avenue, and not Woodland's Drive, given that the development of this field creates a logical infill; then
- taking a three dimensional approach, Oakhill College sits along the 73 metre AOD contour line, and the edge of the settlement should extend out to this level, responding to views from the Nab. The contour line is then visually broken by Spring Wood and woodland along the brook;
- the Country Park is drawn in to respond to views along the Brooke's Lane Footpath; and
- development to the south of Spring Wood should respond to the field boundaries and the development edge as defined by Sydney Avenue.

Such an approach creates a varied and interesting development line which, when viewed from the Nab, would be far more responsive to the local landscape - responding sensitively to natural features softening the join between urban and rural.

Figure 31



# 8.0 Parameters

**Overall Approach:**

The proposal is for up to 260 dwellings (C3), and provision of 1 Form Entry Primary School (D1). The application is submitted in outline with all matters reserved except access. As such, the proposal is based on a number of parameters relating to the proposed mix of uses, overall quantity and zones of development and potential height of the associated buildings. A parameters plan has been prepared and is submitted for approval: PL1158.3.M.101 Parameter Plan.

Bringing forward 260 dwellings on this land will deliver a residential density of approximately 29 dwellings per hectare which is in keeping with that of development elsewhere in Whalley.

The proposed school will provide facilities appropriate for a 1 Form Entry Primary School. Precise details of the size of the facility will be provided at reserved matters stage.

The parameters seek maximum flexibility for the provision of residential development anywhere across the whole site, whilst restricting the location of the proposed Primary School towards the front part of the site. This will ensure good access and visibility to the school and make best use of the larger areas of flat land.

The rationale behind the overall approach reflects the need for a comprehensive landscape framework which retains existing landscape and ecological features on site, in particular, where visible from Clitheroe Road. It also has regard to the setting of the Whalley Conservation Area. The landscape framework and need for new highway infrastructure at the entrances to and across the site, underpin these development parameters. More information on the details of these parameters is set out in the following sections.

**Quantity of development:**

The total residential area including associated open space and landscaping is approximately 9.0 Ha in size, as shown in figure opposite.

| Use         | Quantum         | Type                                                            | Maximum Height                                                                                                                                                                                     |
|-------------|-----------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential | Up to 260 Homes | A full mix of detached, semi detached, and terraced properties. | Max up to 2.5 storeys<br><br>Max/min width - 12m/4.5m<br>Max/min lengths - 12m/4.5m<br>Max/min heights - 9m/7.5m<br><br>Note: Typical heights should be based on approx 3m floor heights plus roof |
| School      | 1.2 Ha          | 1 Form Entry                                                    | 1 Storey - 5.5m Max ridge height                                                                                                                                                                   |

# 9.0 Illustrative Masterplan

The parameters plan submitted seeks approval for the quantum of uses, the illustrative masterplan for the site (Figure 30) has been drawn to show how the site could come forward - in accordance with the design principles established within this document - to include provision for the following:

- Up to 260 new homes;
- A Primary School;
- A new vehicular link between Clitheroe Road and the A671;
- New recreation spaces including a new Linear Country Park, a play area and enhancement of linkages to Spring Wood.

## **1. Entrances/Road frontage:**

The front entrance to the development should augment the building edge of Clitheroe Road and ensure continuation of the streetscene to an edge of village character. It is possible to retain hedgerows whilst still allowing for access to be provided directly onto Clitheroe Road.

**2. The School :** The school has been located close to the entrance, to make best use of access, potential for parking and ensure a degree of visibility from Clitheroe Road. The school playing fields sweep around the brook and provide an soft interface with the boundary of Brooke's Lane. The playing fields have been located to taken advantage of the site levels, and to contribute to the open character and visual connections of the green corridor and country park. The stream would act as a natural boundary to the playing fields (which would be further secured through the provision of sympathetically designed security fencing).

**3. The Brook:** Retention of a natural open space that runs along the existing brook. The open space starts in a pocket park close to the Clitheroe Road frontage and runs along the brook, part the school playing fields, into the wider country park, visually connecting the development to Spring Wood; thus increasing the perception of openness, and forming a community asset.

**4. The Green Street:** The primary link road has been designed to have a character which responds to its function and location adjacent to the country park. The street experiences a change in character along its length- Past the

initial Clitheroe Road frontage, and shared space (incorporating school drop off - parallel parking in) allows for direct access to private driveways for dwellings fronting the park.

**5. The Linear Country Park:** A large area of open space along the existing brook has been retained and enhanced within the masterplan. This forms a key structuring element to the proposals, creating an ecological and visual link through the masterplan. Existing trees and planting will be retained, a new network of footpaths will increase connectivity to Spring wood and beyond for both the new residents and the existing community. The park also provides a central play space.

A pedestrian/cycle link runs along the length of the green street connecting through the country park to the A671.

The country park will also provide improved habitats for existing nature conservation features on site.

**6. The Lanes:** Designed to reflect the characteristics of Brooke's lane, the lanes share similar landscape treatments, and are deigned to emulate the urban to rural/agricultural character, as the street rises up the landscape to Spring Wood.

**7. Hill top Park:** An area of retained open space at the crest of the highest point of the site adjacent to Spring Wood and the A671. This area of natural open space has been retained, in response to views of the site. The portion of the primary link road crosses the space and connects the residential development to the A671

has been designed to reflect that characteristics of a 'country lane' such as Wiswell Lane, close to the site. Leaving the residential area behind, the carriageway narrows to signal this change in character, a separate pedestrian/cycleway branches of the country lane here, in order to reinforce this rural characteristic.

**8. Boundaries:** Sensitive boundaries are retained, and the potential loss of views minimised through the proposed street structure and layout, particularly in the design of the area south of the park, adjacent to the existing development at Woodlands Drive. This area has been designed to respond to the existing private views and existing field boundaries, as defined by Sydney Avenue and Archbishop's Wood.

This includes the retention of existing and creation of new hedgerows and buffer planting around the outside edge of the site.

**9. Green Connection:** The layout of the scheme allows visual connection through the site from the access on Clitheroe Road through to the A671. The green space and lanes through the site are defining elements which orientate and provide visual connections and further strengthen the relationship with the site.

Key

Proposed Buildings

Primary road

Shared surface streets and spaces

Footway/cycleway/crossings

Gardens

Open Space

Stream

Trees

Hedges

Paths



# 10.0 Urban Design Framework

## Amount/Mix

The layout demonstrated here is for illustrative purposes only and is not submitted for approval. However, it demonstrates how the development could come forward, subject to reserved matters being approved in the future.

## Housing

The masterplan shown provides for the following in the realisation of this mix and is shown for guidance only, further detailed analysis is to be undertaken.

|                              |     |
|------------------------------|-----|
| Total units provided:        | 260 |
| Affordable provision at 30%: | 78  |

## Primary School

A area of land is provided for (1.2 Ha) including hard standing, car park and school playing fields.

## Urban Structure

The masterplan provides a strong urban structure around the principal interfaces with the Whalley townscape, whilst becoming more organic (and thus, agricultural in character) closer to the open countryside and formed around the courtyard spaces.

Detached buildings form visual markers, and are twisted at offset angles (around the courtyards) in response to similar characteristics along Brooke’s Lane, suggesting to the user (pedestrian or vehicle) that something lies beyond.

## Continuity and Enclosure/Safety and Security

Consideration has been given to defining, enclosing and activating the public realm.

A degree of overlooking would be provided to all public streets and spaces. The internal parking area of the school will also be well overlooked by neighbouring properties and the school itself and could be secured. Where it is necessary to enclose more than one street frontage, or important areas of open space, corner turn units would provide a useful design typology to define these key junctures of public realm, providing they are sympathetic to the overall character of the town.

The level of enclosure with Clitheroe road is also consistent with the existing characteristics prevalent within the street scene.

## Density

An average net residential density of approximately 29 dph will be achieved across the site. This overall density provides a mix of character areas and building typologies, which respond to the locality. This includes some small pockets of increased density around The Lanes and Courtyard Spaces (e.g. In a similar manner to Brooke’s Lane) and areas of lower density around Clitheroe Road to reflect the change in character to edge of settlement.

## Scale

The masterplan proposes residential development of no more than 2.5 storeys in height and a 1 storey school building, in order to relate to the character and scale of the existing buildings in the surrounding area. Roof form would vary, however, particularly around key junctures of the public realm, such as:

- the courtyard spaces
- The square
- Around the Brook

Roof form and scale would also vary within the design of the school in order to brake up the potential long linear mass of the building.

It is proposed to place the school on the lower area of the site, as this will be the most bulky visually.

## Visual Appearance

The overall concept for the visual appearance of the proposed housing is to design buildings as a natural extension of the townscape of the town. On this basis, it is important to reflect the rich variety of proportions and detailing that occur on the adjacent roads, whilst reflecting the overall unity within the streetscape. The streetscape analysis, identified on the following pages, indicates that whilst there are number of variations in the details of the buildings there are a number of unifying features that run through the townscape, which include:

- Roof form;
- Brick colour/texture;
- Building line offsets;
- Boundary treatments;
- Proportions and rhythms.

The typology plan (figure 34) provides an indication of how housing could be designed to reflect the townscape characteristics of the surrounding context without specifically detailing the architectural design response. Thus, it is not the intention to provide pastiche copies of heritage buildings, rather, identify particular proportions and rhythms that could be utilised within a detailed design approach.

Overall the local context provides simple detailing, particularly within the agricultural buildings within the town; moreover, it is the relationship between buildings, the streets and private spaces that create a distinctive townscape.

A key design principle is to respond to the variety of streetscape characteristics along Clitheroe Road; thus, a variety of typologies are proposed to enhance the visual richness created along this main street including:

- the proposed detached cottages that pick up the general proportions and rhythms of Clitheroe Road.
- a series of corner turns and semi detached dwellings are proposed that respond to simple proportions identified within the design study.

These typologies create the variety of housing

Figure 33 Concept Plan

typologies along the main interface with the town, and thus, the level of visual richness appropriate for its context.

As the Green Street continues into the proposed development, a mix of terraces and detached buildings continue the varied streetscape. These buildings follow the proportions and form of the Brooke's Lane building typologies, all be it, set within a different streetscape.

The Lanes, as they move upwards towards the courtyards is enclosed by detached and semi detached Village Lane type housing. Again these typologies are based on simple proportions and rhythms identified within the design study. Further to the north east, and around the courtyards spaces buildings become more agricultural in character, with stepped roof pitches, and simple window details. The courtyard Spaces provides a termination of The Lanes and the focus of this agricultural character.

Brook View Cottages provide frontage to the green street overlooking the country park which contain similar proportioning to buildings within Whalley.

The area to the south of the country park reflects similar forms and typologies as the rest of the proposals and relate to the typologies and appearance of quality spaces with Whalley rather than the adjacent residential context (Woodlands Drive).

**Summary:**

The Illustrative Masterplan is based on the urban design framework and approach set out. It is envisaged that the principles set out will form the basis of any further detailed design work and submission of reserved matters details for the site.

The following section sets out in more detail how the urban design framework might be implemented, based on the townscape and character analysis undertaken, consistent with the Illustrative Masterplan provided.

**Key**



Primary Route



Secondary Route



Key Visual Link



Pedestrian Route



Focal Point



Key Space



Tree to be retained



Proposed planting



Proposed urban structure



Proposed open space



Proposed playing fields



Figure 34



Building Typologies

- 1. Brook View cottages
- 2. Clitheroe detached cottage
- 3. Village corner turns
- 4. Brooke's lane cottage
- 5. Village detached cottage
- 6. Village semi-detached/detached
- 7. Rural Terrace
- 8. Farmstead
- 9. Farmhouse range
- 10. Primary School
- 11. Green Street

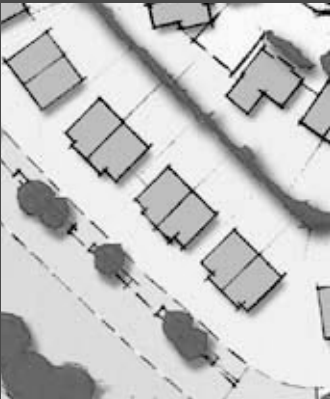


Cottages orientated gable end facing onto road, brook and overlook open space

Single pitch roofs



Small front gardens with private courtyard parking between dwellings.



# 1. Brook View Cottages

## Key Features;

- Pitched roof, gable orientated to street frontage
- Courtyards parking between houses
- 2-5m front gardens to maintain a relationship with brook and open space

## Indicative Materials;



## Illustrative view of typology

Individual courtyard spaces between dwellings

Buildings orientated gable end on to face the brook and open space





## 2. Clitheroe detached cottage

### Key Features:

- Large detached dwelling
- Longest elevations address road frontage
- Pitched roof form with gabled detail to front elevations
- Set back from street by front garden and private parking

### Indicative materials:



## 3. Village corner turn

### Key Features:

- 'L' shaped form creates dual aspect dwelling
- Low pitched gable roof

### Indicative materials:



### Illustrative view of typologies

Longest elevation address street frontage

Double aspect facade



Clitheroe detached cottage

Village corner turn

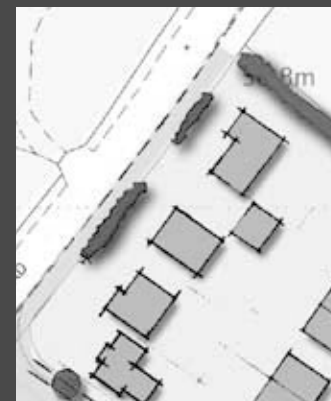


## 4. Brooke's Lane cottage

Key Features:

- Cottage scale and proportion
- Simple pitched roof form
- Symmetrical balanced proportions to facade

Indicative Materials:



## 5. Village detached cottage

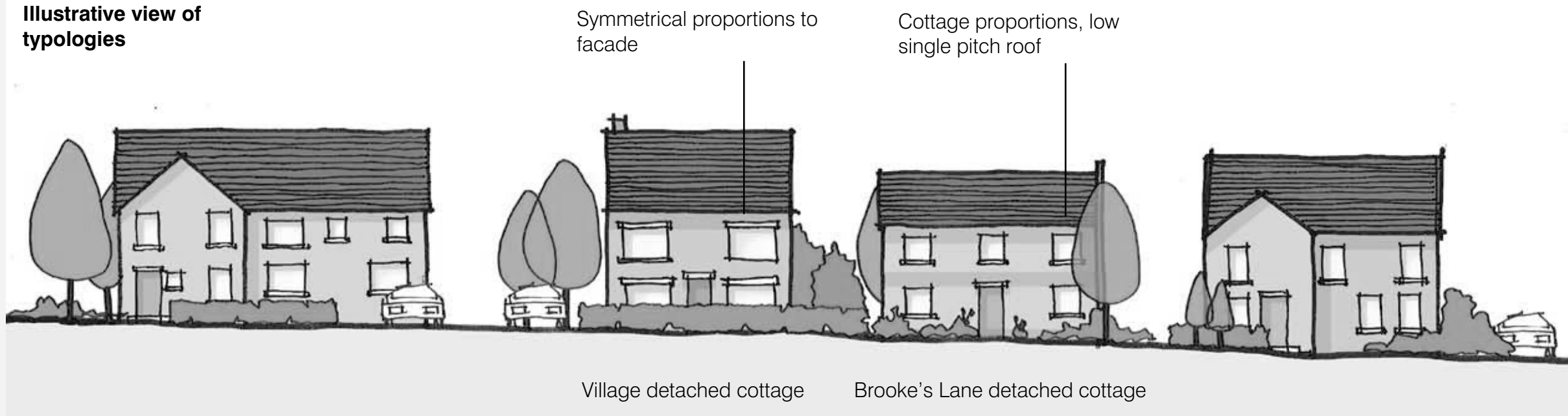
Key Features:

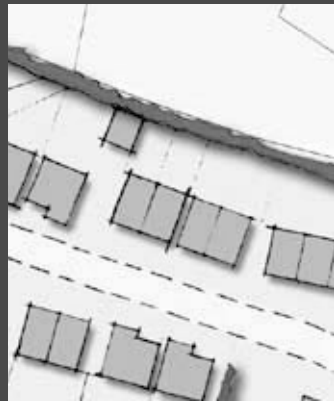
- Singular detached dwelling
- Grander scale and proportion to compliant other dwellings on Clitheroe Road
- Symmetrical proportions to fenestration features create a balanced facade

Indicative Materials;



**Illustrative view of typologies**



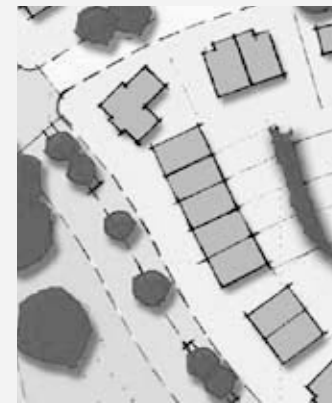


## 6. Village semi detached cottage

### Key Features:

- Pitched roof form
- Vertical rhythms in facade created by regular punctuation of fenestration
- Full storey windows a feature of facade
- Porch detail optional
- 2-5m front garden defined by hedges and low stone walls

### Indicative materials:

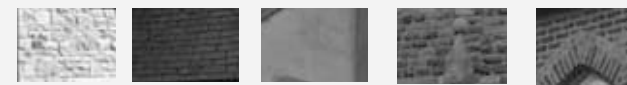


## 7. Rural terrace

### Key Features:

- Pitched roof form
- Regular rhythm created by punctuation of fenestration in facades
- 2-5m front gardens to maintain a direct relationship with the street
- Continuous form

### Indicative materials:



### Illustrative view of typologies



Village Semi Detached Cottage

Rural Terrace

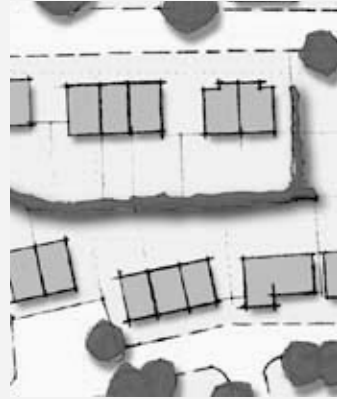
Pitched roof form

Symmetry in facade

Strong vertical rhythm to facade

Pitched roof form

Continuous form



# 8. Farmstead

## Key Features:

- Large detached dwellings
- Agricultural Character
- Articulation form to enclose courtyard spaces
- Regular rhythms to facade created by linear window forms

## Indicative materials:



# 9. Farmhouse range

## Key Features:

- Agricultural range/barn/farmhouse character
- Singular buildings can be sub- divided into smaller individual dwellings
- Horizontal form emphasised by low roof pitch
- Irregular punctuation of fenestration in facade reinforces organic agricultural form
- Horizontal rhythms created by small linear windows forms
- 

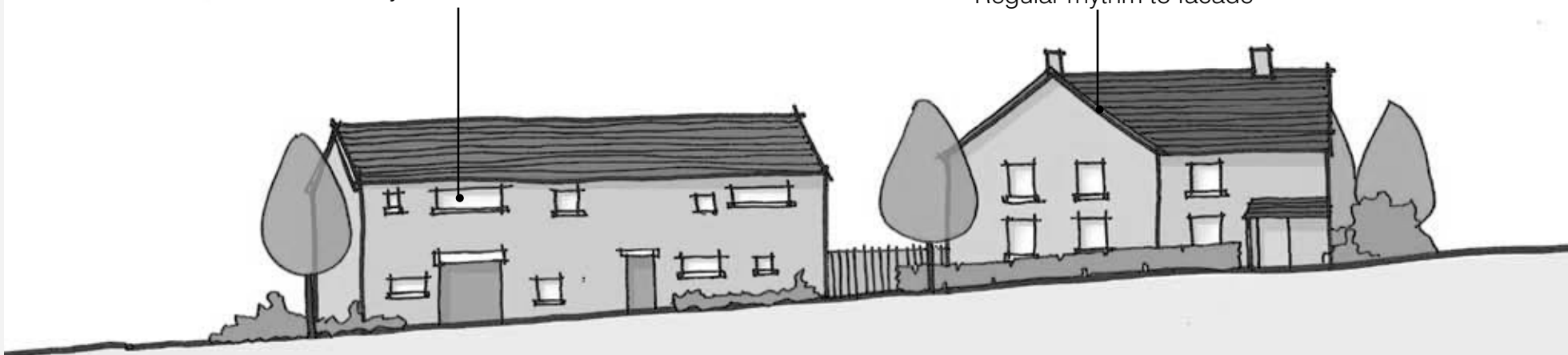
## Indicative materials;



## Illustrative view of typologies

Horizontal rhythms created by small linear windows

Pitched roof form  
Regular rhythm to facade



Farmstead

Farmhouse range



Oakhill College, Wiswell Lane - a cluster of individual building forms with varying roof forms.

## 10. The School

### Key Features:

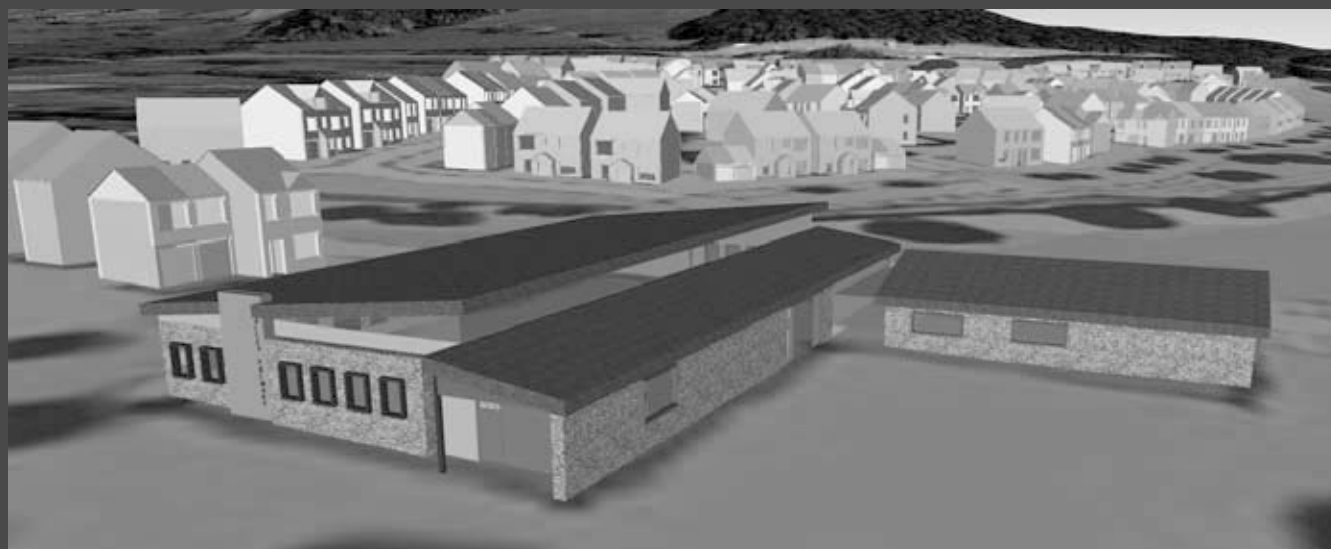
- The form of the overall building should be articulated so that it appears to be a small cluster of smaller buildings grouped together in order to respond to the surrounding building typologies.
- The building should have a range of roof forms and pitches to create variation in the roofscape
- The school building should contribute positively to the streetscape of Clitheroe Road and present active frontages to this facade and the proposed primary access road.
- Single storey

### Indicative materials;

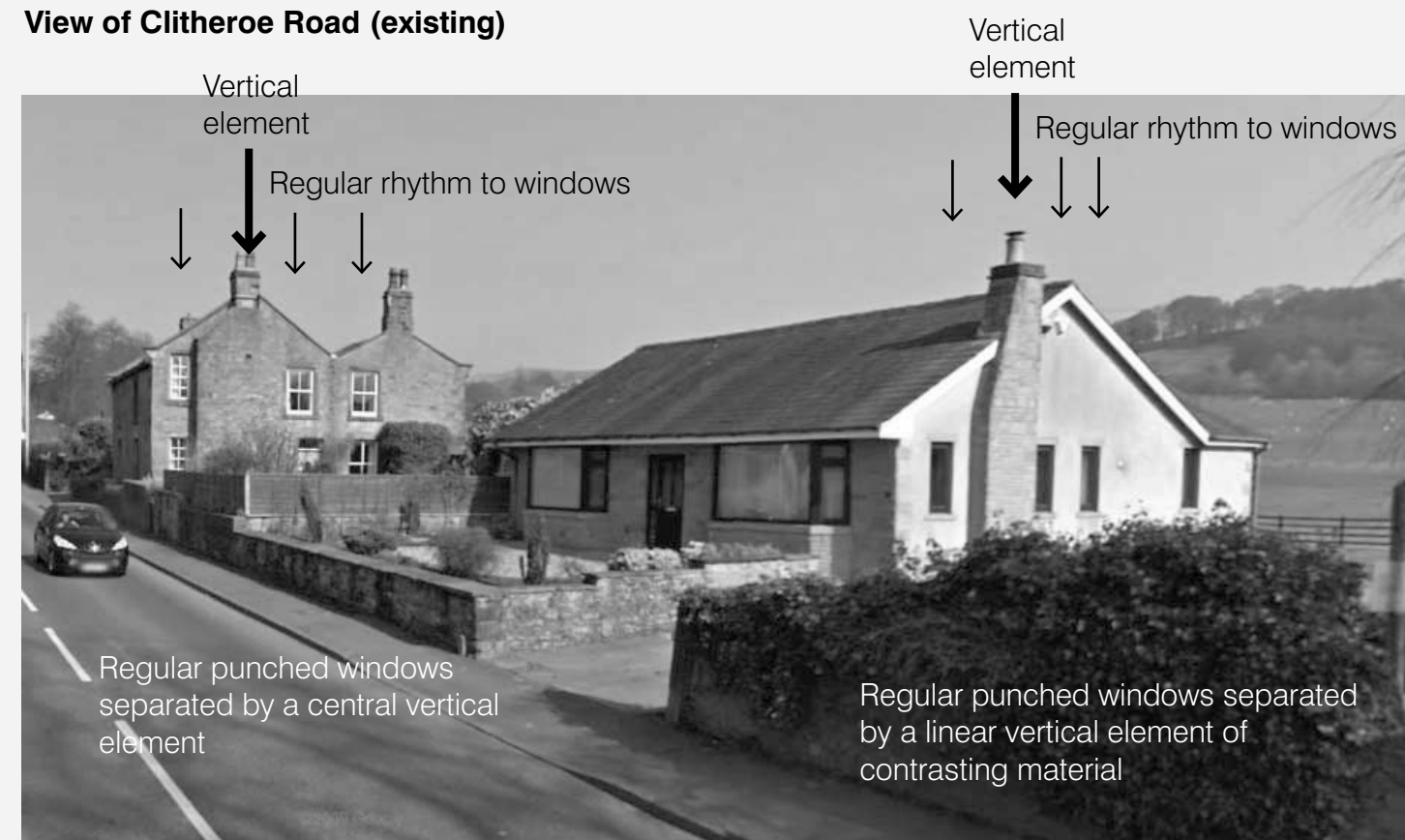


Single storey forms along Wiswell Lane.

### Illustrative view of the Primary School - massing and building form



### View of Clitheroe Road (existing)



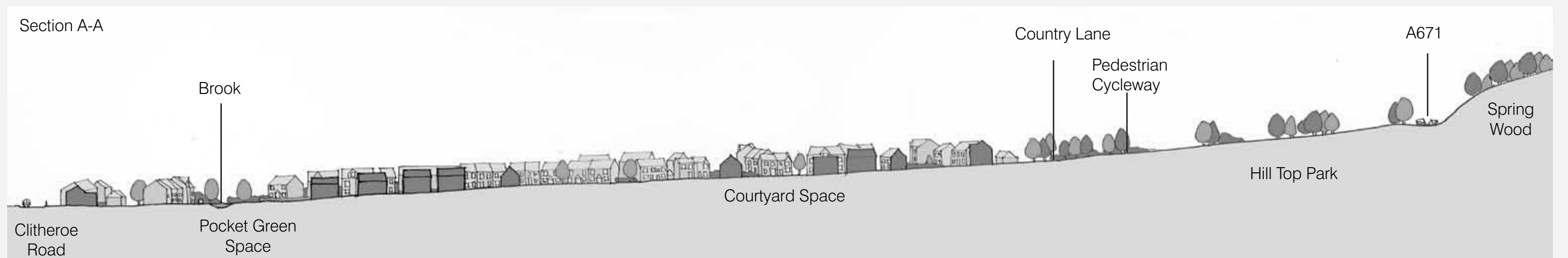
Characteristics elements of building form of Clitheroe Road have been used in the design of the Primary School, in order to establish a relationship between the two and ensure that this frontage maintains the townscape character of Clitheroe Road.

### These include:

- Applying the same regular rhythm to the windows along the frontage with Clitheroe Road, separated by a linear vertical element, of a contrasting material;
- Emulating the pitch roof form, all be it, split into two sloping mono pitches to reduce the visual impact on neighbouring properties;
- Single storey;
- Use of similar materials characteristic of the area.



Illustrative sketch of the proposed primary school showing elements taken from Clitheroe Road Streetscape



# 11.0 Landscape Framework

## 11.1 Character Areas

The site can be divided into a number of character areas, based on function and features. The key characteristics of the defined character areas are as follows:

### 1 Clitheroe Road

- A sense of leaving the settlement is created by larger properties set back from the road with substantial front gardens.
- Positive frontage onto the street.
- Hedgerow and wall front garden boundaries.

### 2 Green Street

- Forms the primary link road through the settlement.
- 6.75 metre width along its length.
- Can be divided into four distinct types due to variations in route character as it passes through the development.
- Type A: characterised by shared surface treatment adjacent to school to encourage slow traffic movements - on street parking provided.
- Type B: Housing to one side fronting onto the brook and green space within school - characterised by grass verge and tree planting, and a footpath to one side of street. Shared footpath/cycle route through green space to opposite side.
- Type C: Footpath on one side with shared footpath/cycleway to opposite side. Green verges and tree planting.
- Type D: Wiswell Lane character, with semi-natural tree planting, hedges and low stone wall boundaries.

### 3 Brooke's Lane

- Brooke's Lane character, with narrow street width, informal alignment working with existing rising ground levels, terminating in an informal

courtyard.

### 4 Back Streets

- Character influenced by back streets character of routes off Brooke's Lane, for example around Lawsonsteads. Narrow width without defined footpaths. Courtyard parking areas loosely defined.

### 5 Shared Streets

- Shared surface approach to encourage slow pedestrian movements. Tree planting and opportunities for play incorporated into the street. Materials to reflect pedestrian friendly character.

### 5 Green Square

- Focal space which draws green character of country park into housing area to the south.

### 6 Hill Top Green

- Informal green open space which retains existing open countryside character.

### 7 Country Park

- Informal green open space incorporating existing landscape features. New path/cycleways and naturalistic play incorporated. Strengthened links to Spring Wood.

### 8 The Green

- Green open space focussed on the brook and incorporating informal play opportunities;
- Positive frontage of housing onto green space;
- Incorporation of existing trees and hedgerows and additional planting appropriate to the countryside setting.



Clitheroe Road



Brooke's Lane



Country Park with naturalistic play



Country Lane (Wiswell Lane street character)

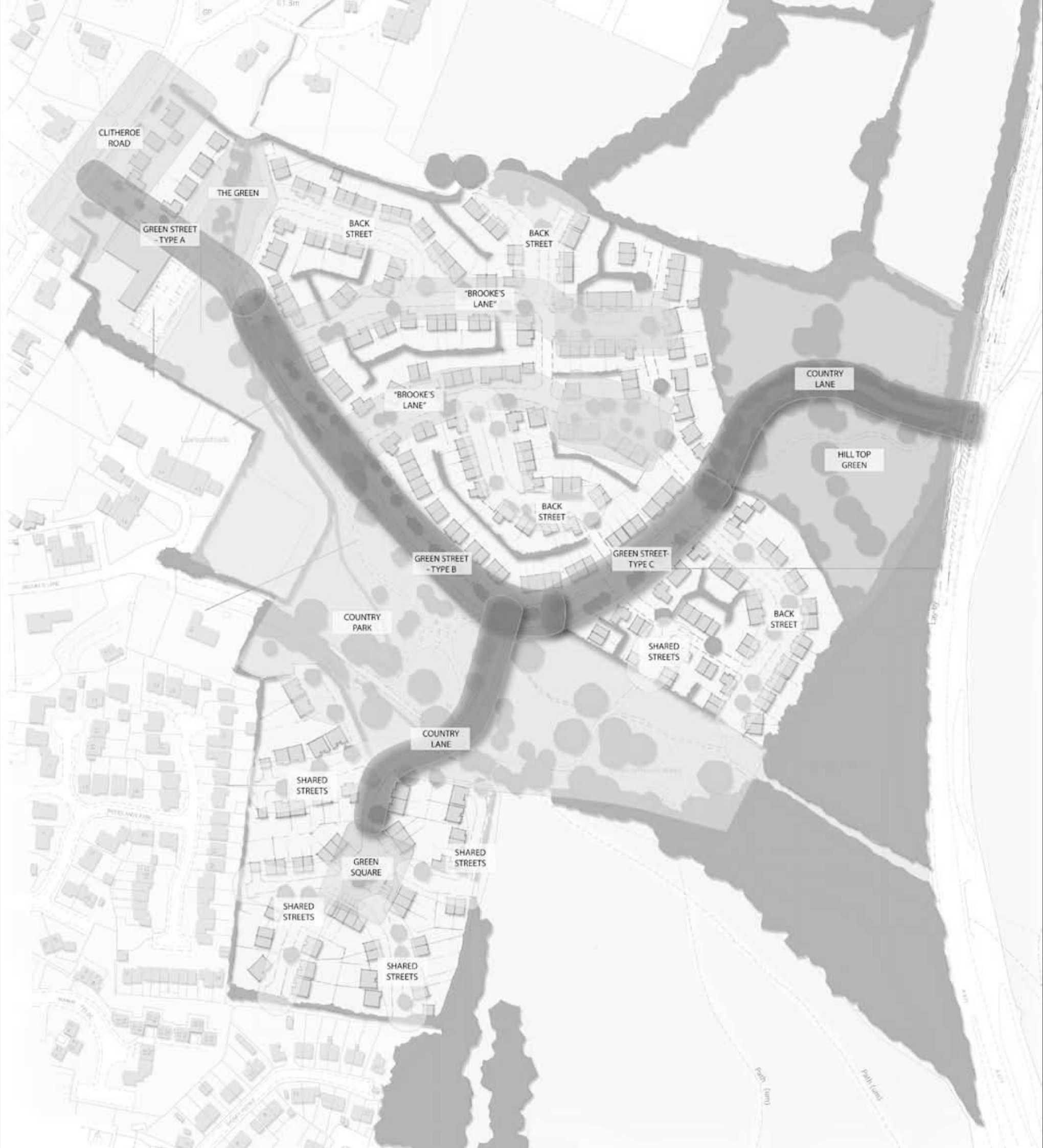


Back Streets - off Brooke's Lane

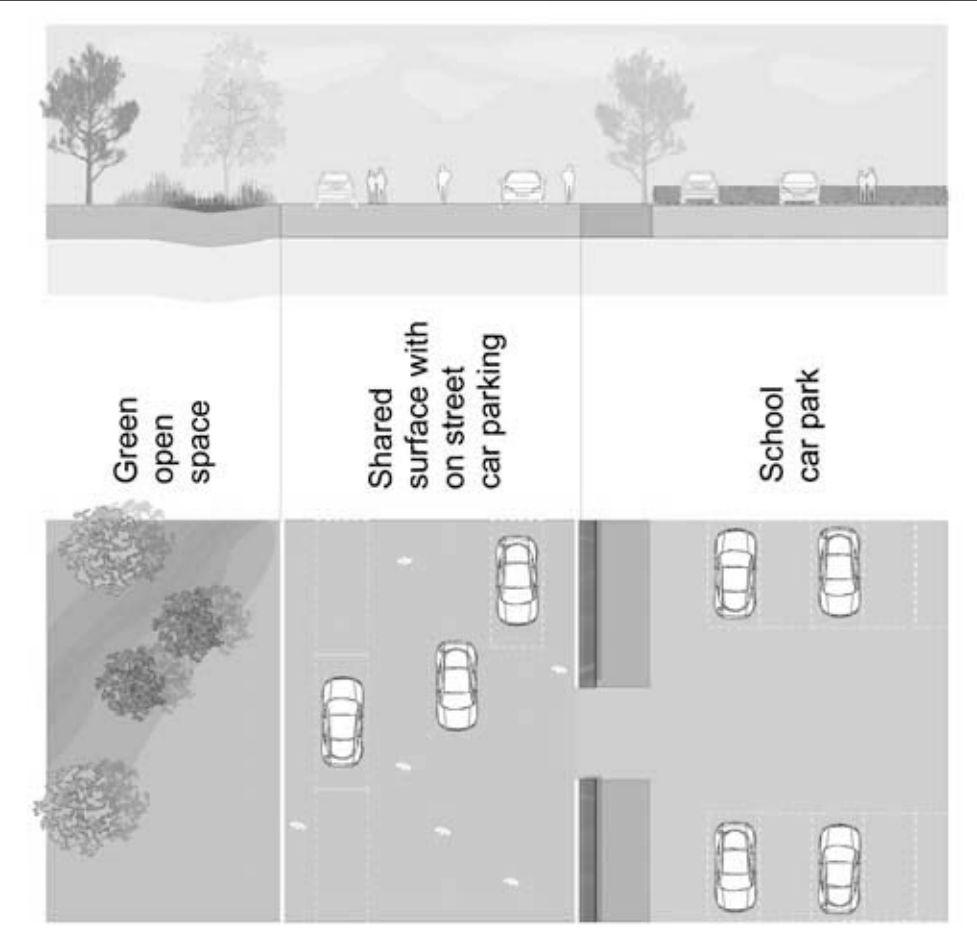


Green Street Type A: Shared street with parking

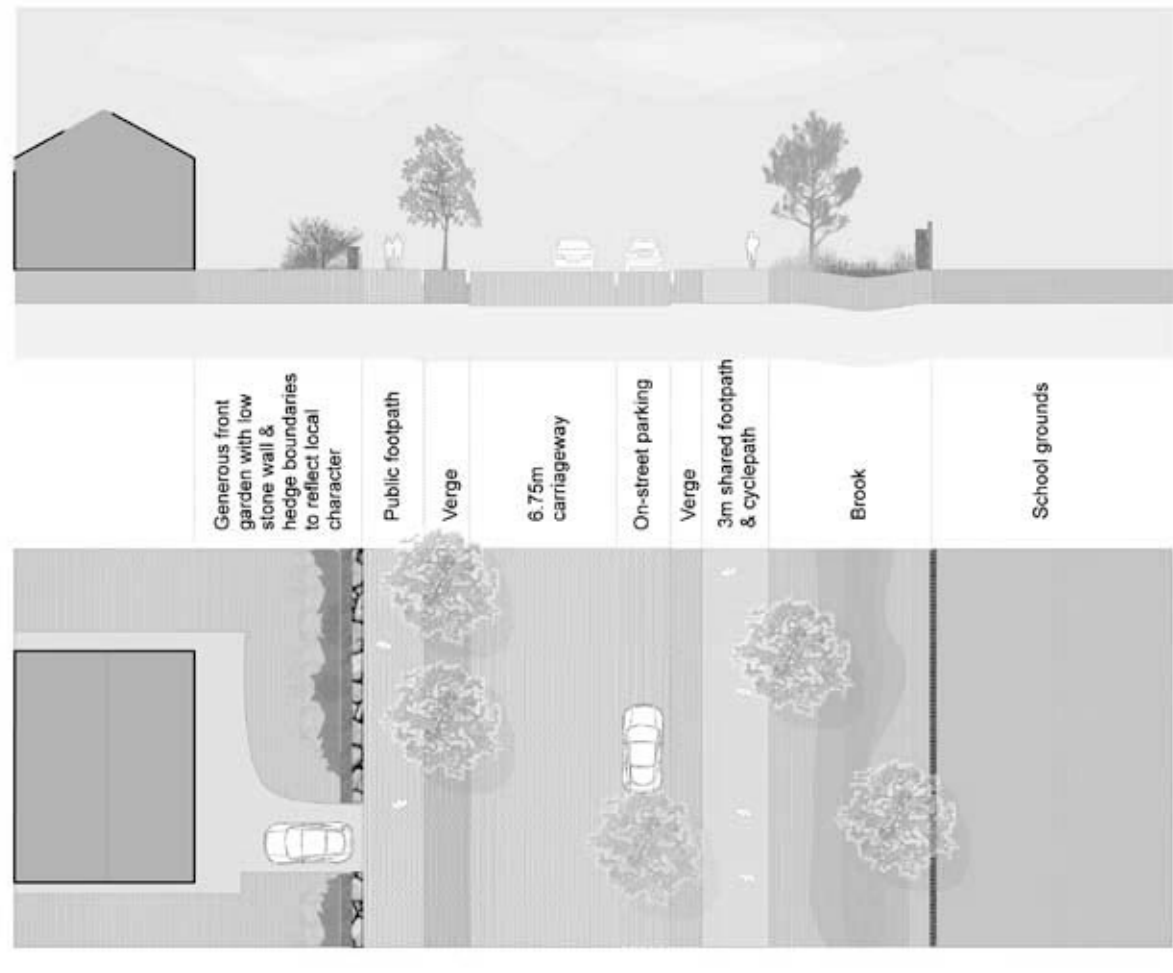
Figure 35



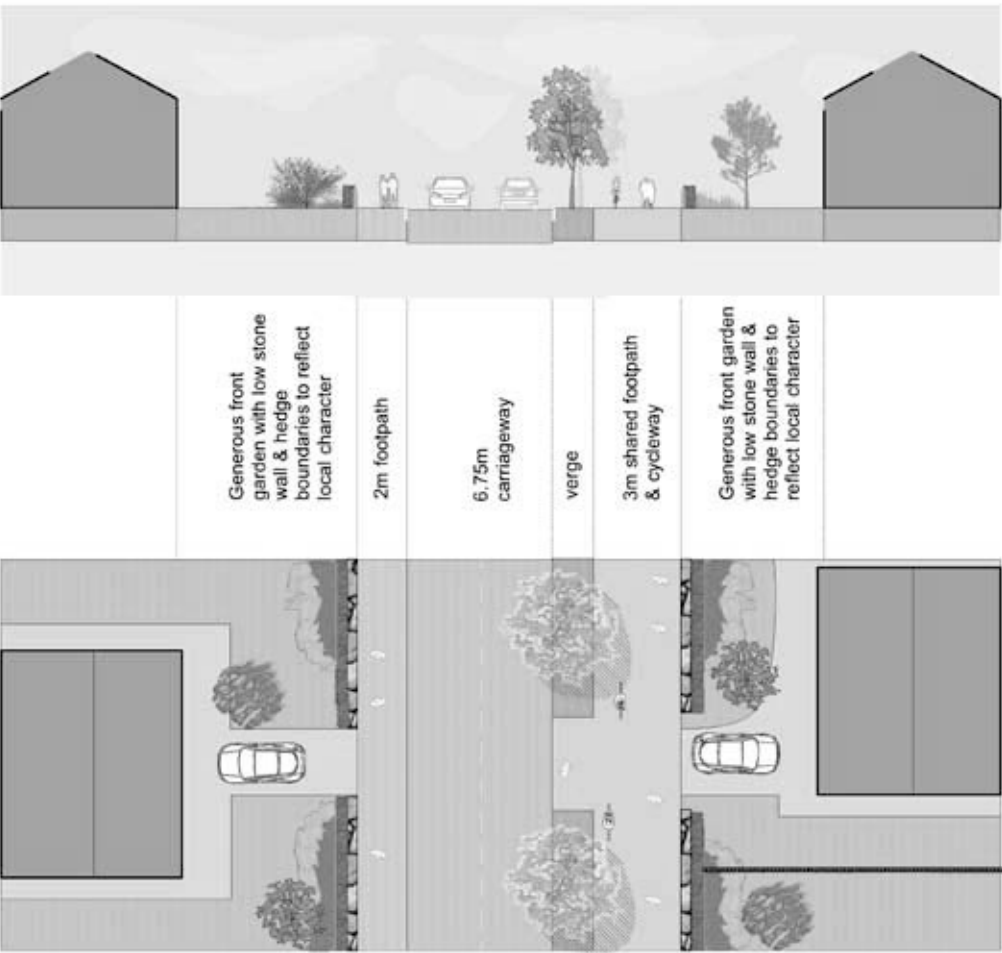
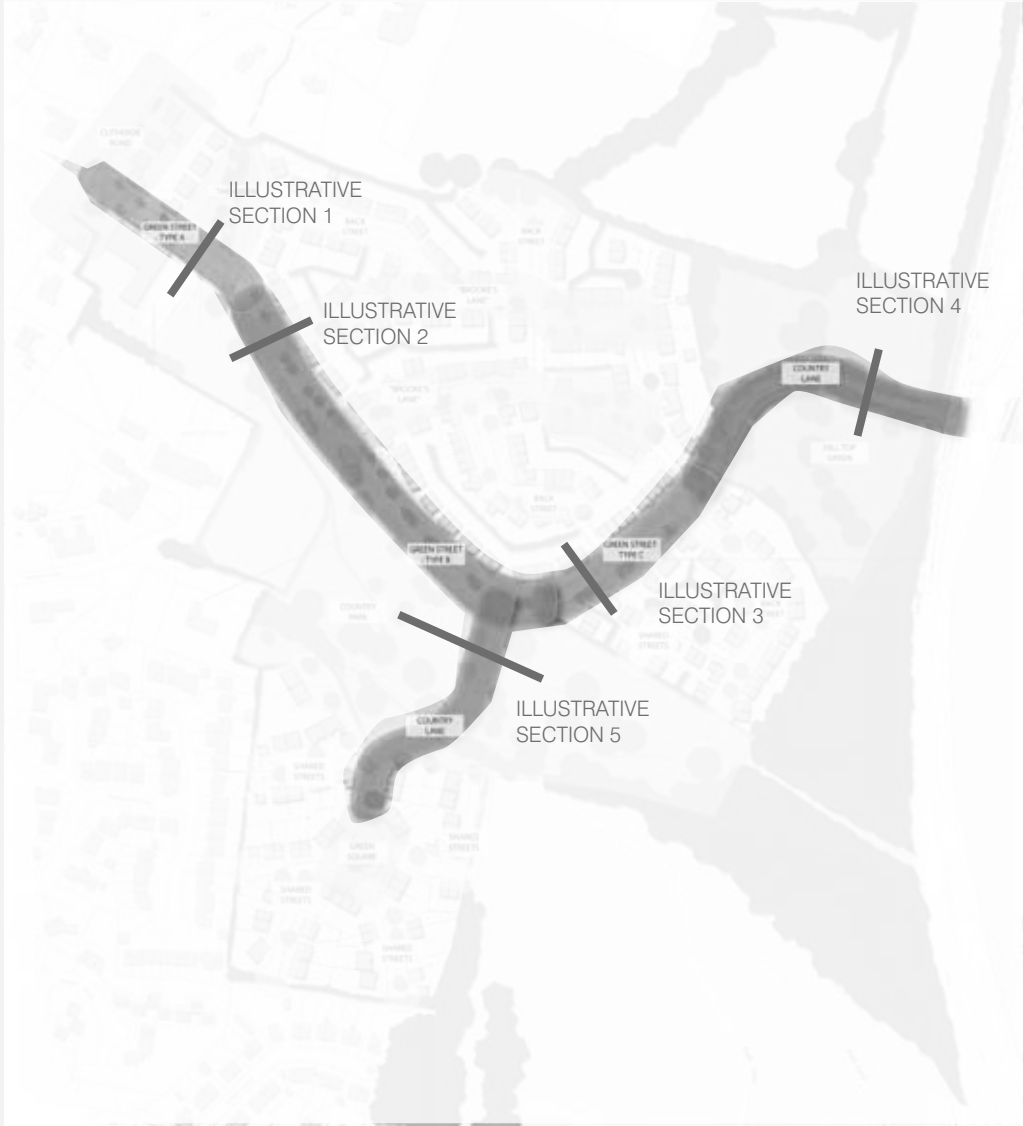
# 11 Illustrative Character Sections - Key Streets



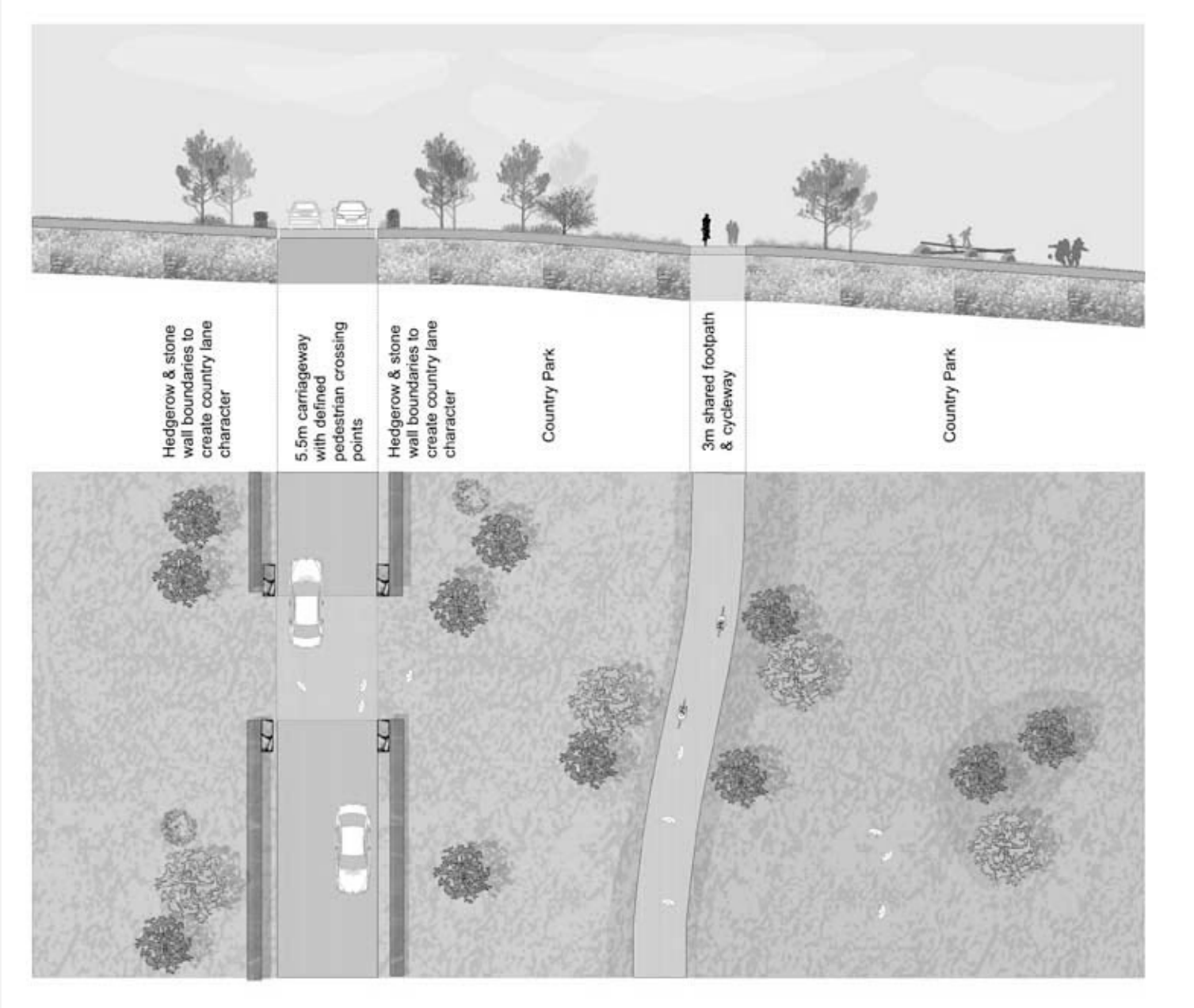
ILLUSTRATIVE SECTION 1:  
SHARED SURFACE



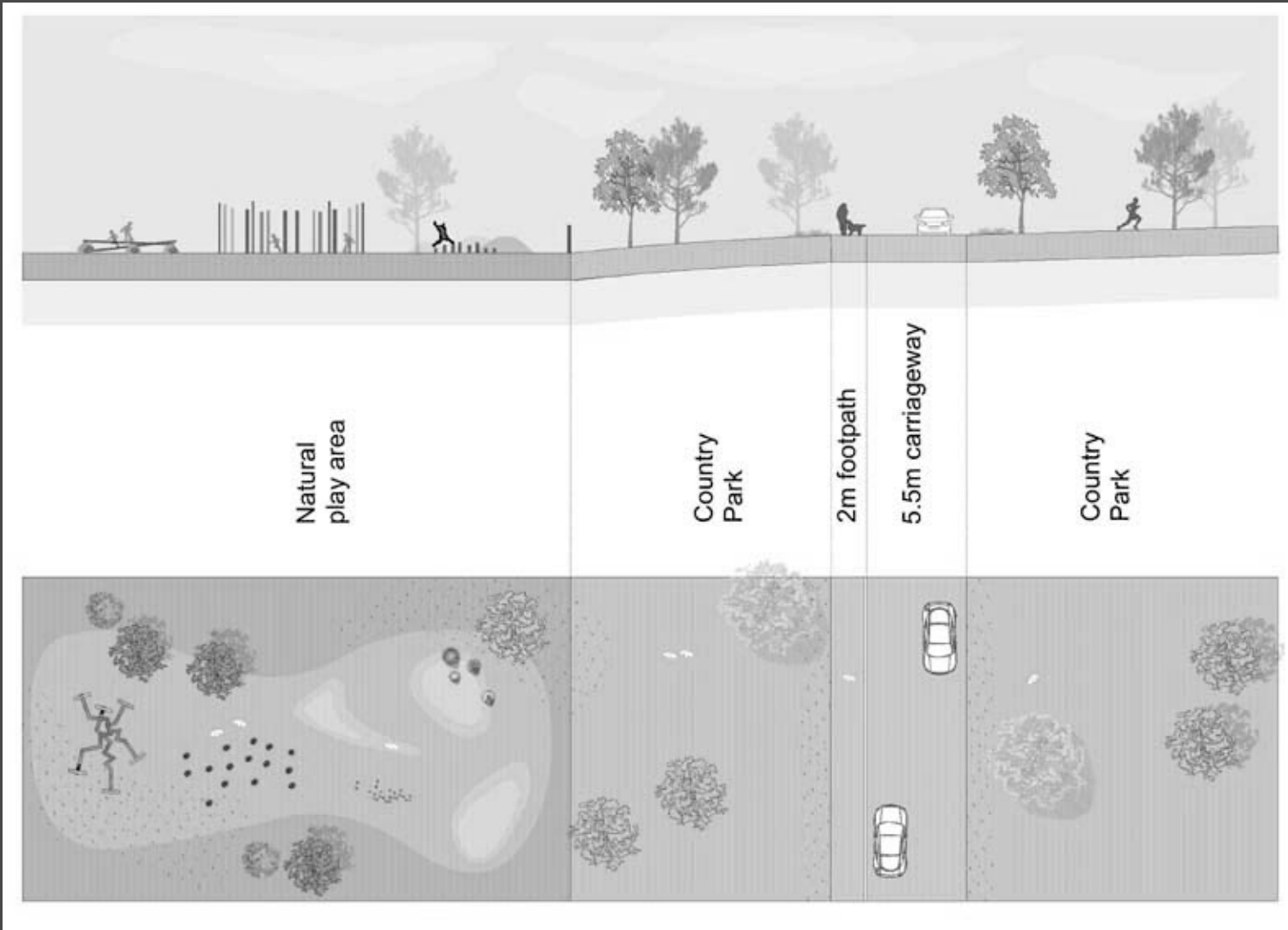
ILLUSTRATIVE SECTION 2:  
HOUSING LOOKING  
ONTO GREEN  
SPACE



ILLUSTRATIVE SECTION 3:  
HOUSING TO BOTH  
SIDES OF STREET

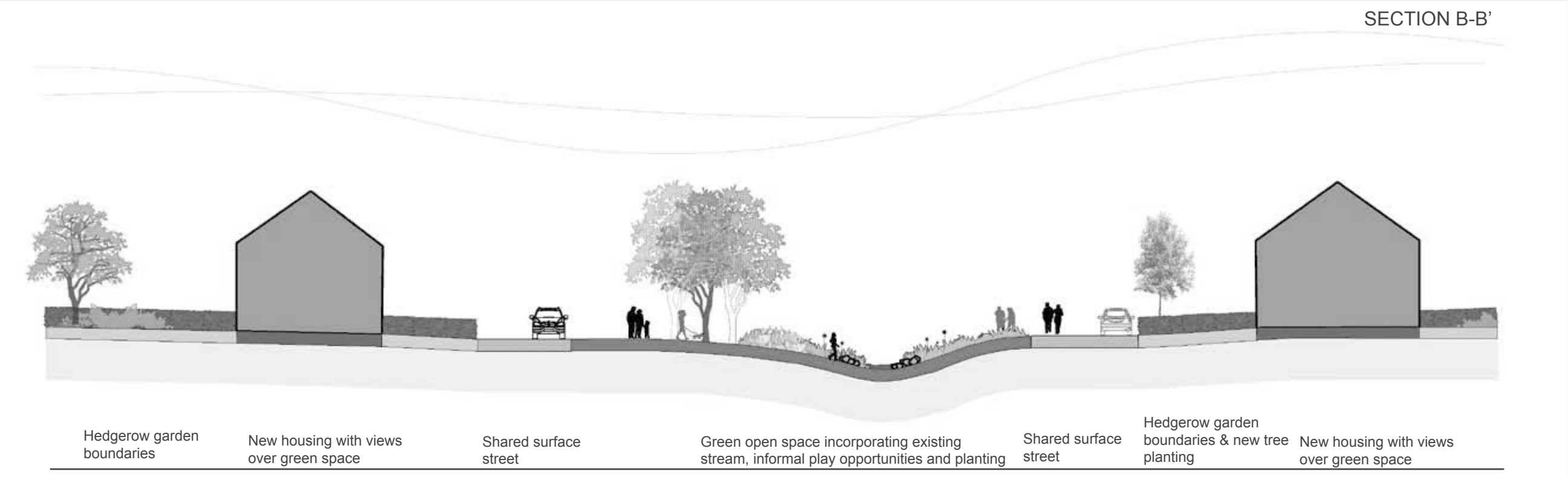


ILLUSTRATIVE SECTION 4: ROUTE THROUGH HILL TOP PARK

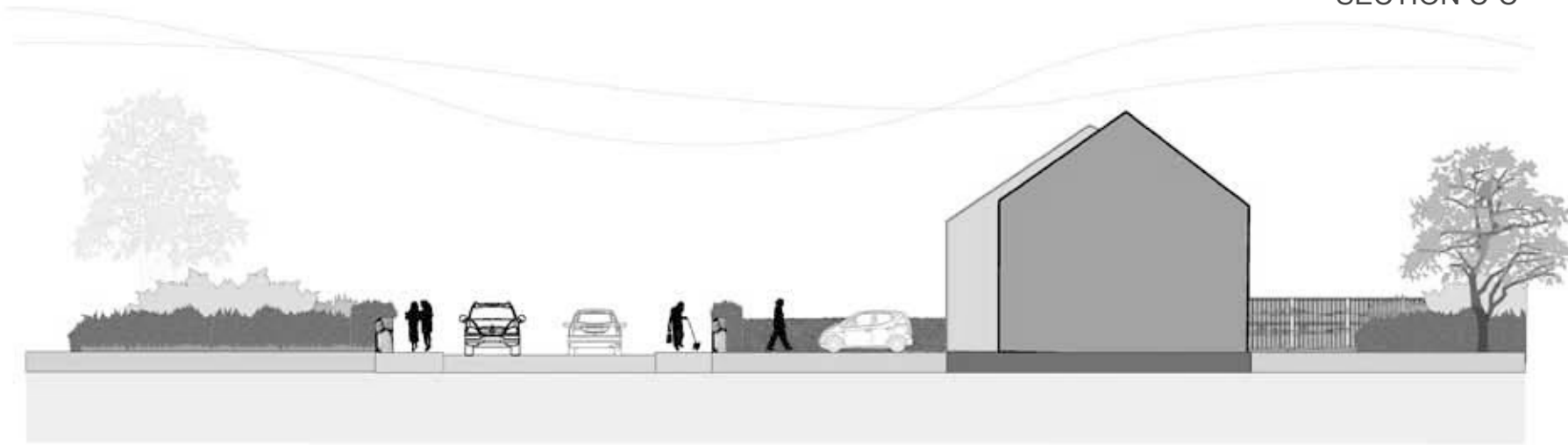


ILLUSTRATIVE SECTION 5: ROUTE THROUGH COUNTRY PARK

11 Illustrative Landscape Sections - Other Streets



# SECTION C-C'



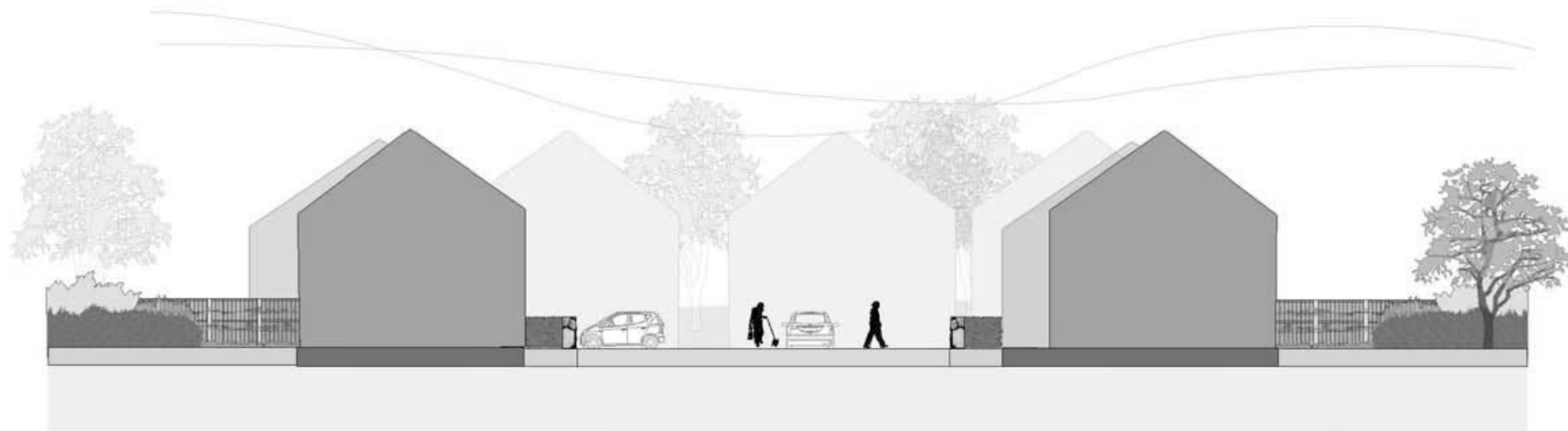
Existing front gardens. Stone wall and hedgerow garden boundary

Clitheroe Road

Off street parking. Stone wall and hedgerow garden boundary

New housing providing positive frontage onto Clitheroe Road

Rear garden



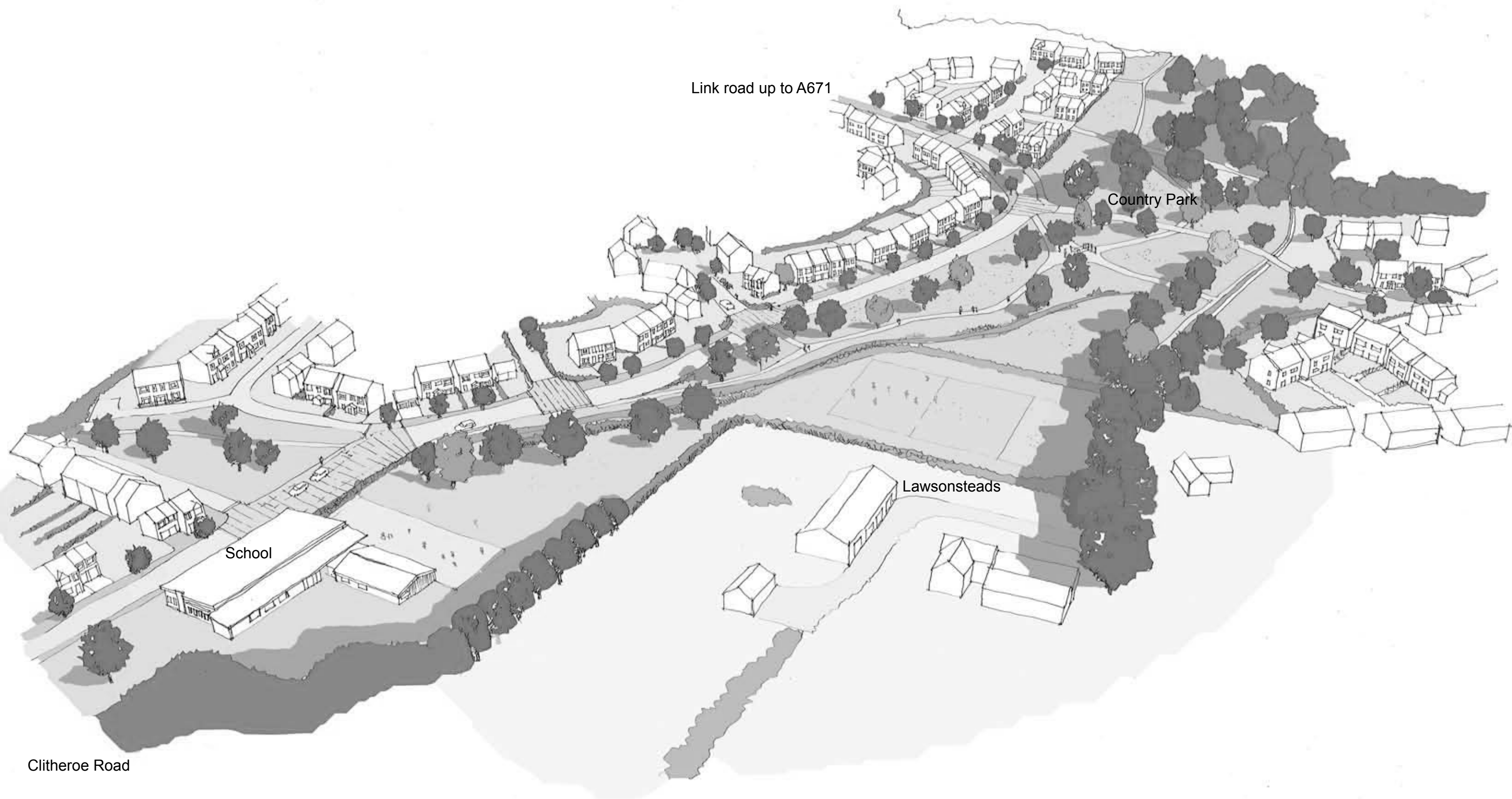
Rear garden

New housing. 2 metre front gardens with hedge and stone wall boundaries

Shared surface courtyard with parking

New housing. 2 metre front gardens with hedge and stone wall boundaries

Rear garden



Illustrative view of Country Park looking south east towards Spring Wood.



Naturalistic play



Informal play opportunities associated with stream and planting



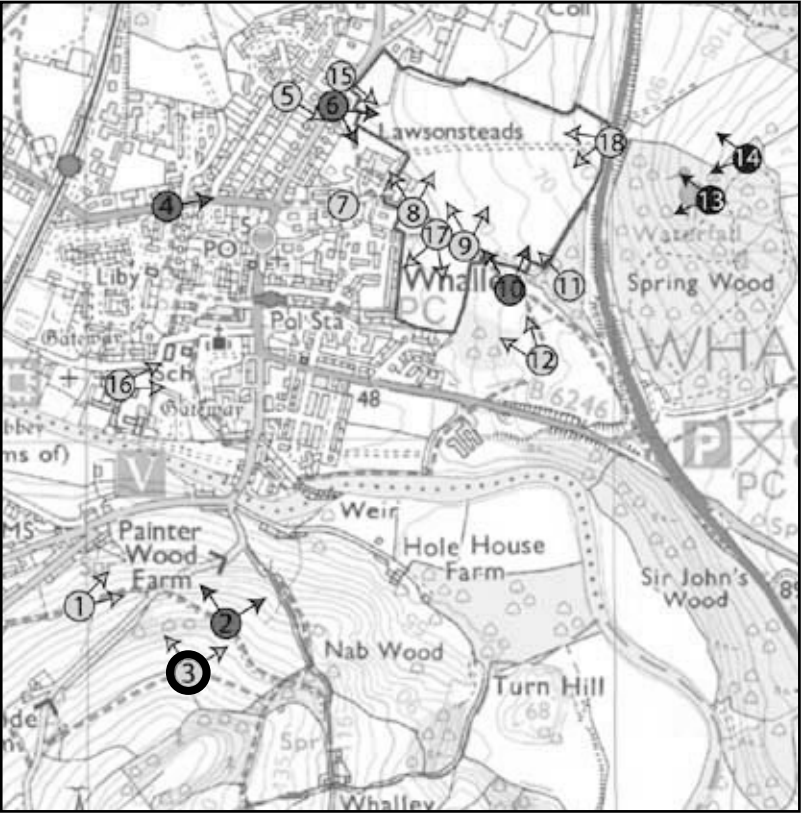
Gathering space, seating overlooking green space, and overlooking housing

## 11.2 Play

Play provision has the potential to provide both dedicated and informal play facilities for younger and older children in the form of formal and natural features, details of which will be agreed with the Council.

The proposals would have regard to the 10 principles for designing successful play spaces promoted within Design for Play: A guide to creating successful play spaces, which states that successful play spaces:

- are 'bespoke';
- are well located;
- make use of natural elements;
- provide a wide range of play experiences;
- are accessible to both disabled and non-disabled children;
- meet community needs;
- allow children of different ages to play together;
- build in opportunities to experience risk and challenge ;
- are sustainable and appropriately maintained;
- allow for change and evolution.



# 11.4 Landscape and Visual Assessment

## Landscape Character Impact Assessment

Further to the criteria set out in section 2.9 (Visual Analysis), the development proposals have been assessed in terms of the potential resulting landscape and visual impacts.

The proposals aim to integrate the new development into the existing topography, and retain landscape features of quality and value which form part of the character of the site, and contribute positively to the wider landscape character. These features include hedgerows, hedgerow trees, stone walls and views beyond the settlement edges to open countryside.

In addition, the proposals aim to integrate new tree planting and create new stone wall and hedge boundaries to properties. New planting will also include shrub and meadow planting in order to create visual interest and habitat potential.

The site character will be changed as a result of the proposals, due to the nature of the development that will take place. However, the retention of existing features of landscape character and quality, along with the creation of features to compliment and reinforce local character will potentially mitigate against negative impacts on the townscape and landscape character.

A total of 16 key views were identified which represent a range of close up and wider views from around the site. Two of the key views, located within Spring Wood were subsequently assessed as having no view of the site.

From the identified key views, a total of 12 were selected for the production of photomontages. These were views that it was felt would best illustrate potential impacts from key historic or valuable viewpoint locations, or which illustrated the clearest views of the development from the surrounding road or footpath network. The majority of photomontages illustrated the 'worst case scenario' in terms of visual impacts, illustrating the view in winter months when trees are not in leaf. However, a number of views also have photomontages to illustrate the same views in Spring/ Summer when trees are in leaf. This was of particular importance where the trees would potentially provide significant visual screening when in leaf.

The photomontage views are illustrated within Appendix 1 of the Landscape and Visual Impact Assessment, alongside photographs of all the key viewpoints. The predicted visual impact of the proposals on Viewpoint 3 is described in detail in the following paragraphs as an example. Assessments of all other views are contained within the Landscape and Visual Impact Assessment.

## Photomontage view 3 - Nab Side Farm-Nab Wood

This viewpoint location represents a long range view of the site from the potentially sensitive location of Nab Hill, located approximately 800 metres from the site. Visual receptors will be pedestrians using the local footpath network, and will therefore be sensitive to changes in views of the landscape.

The photomontage indicates that the proposed development will assimilate well with existing housing within Whalley due comparable scale and massing, similarity in materials, and the varied layout and orientation of development, which will integrate it into the existing topography. The photomontage illustrates how parcels of proposed development form infill north of Sydney Lane, and in line with Oakhill College. It also shows how the eastern edge of Whalley will be extended, with a narrow finger of development extending to Spring Wood. However, the location at lower ground levels of this section of the proposed development, partially screened by existing tree cover will minimise potential visual impacts. In addition, the clearly defined green wedge of farmland remains to the north-east of the proposed development on the higher ground levels, and forms a clear green visual buffer between the new eastern edge of the settlement and Spring Wood.

The photomontage indicates that the considered design and layout of the proposals, along with mitigating planting, will serve to minimise the potential visual impacts of the development. Therefore, although the proposed housing is visible from this viewpoint, the change in the view is not out of character with the existing, and the development appears as a natural addition to the settlement. The overall impact is therefore predicted to be **minor adverse**.

## Visual Impact Assessment

# 12.0 Access and Movement framework

This application seeks approval for access arrangements. For full details please refer to the separate transport assessment and drawings that accompanies this application.

The formal design approach to access and movement for the masterplan has been developed over the following basic principles to create:

- Fluid vehicular and pedestrian access and movement within the site.
- Uninterrupted and meaningful areas of Public Open Space (POS).
- A clear hierarchy and legibility between the various character areas.
- The retention and enhancement of existing routes into and beyond the site.

The access and movement diagram (Figure 34) illustrates the overall movement framework across the site. Pre-application consultation has taken place with the Council and local highway authority in relation to means of access, parking provision and adoption strategy. The following section is not exhaustive, please refer also to the Transport Statement supporting document that accompanies this submission.

The proposed hierarchy of access routes into and across the site:

## **Primary Vehicular Route (The Green Street):**

The principal vehicular route connects through the site from Clitheroe Road to A671. The access from Clitheroe Road into the site via Clitheroe Road responds to the existing townscape and landscape character. Thus, the provision of hedging to define private space, with a

footpath (along both sides at the entrance of the development, and then the highway (6.75 metres wide) has helped to create a sense of unity with Clitheroe Road.

The alignment of the main link road is purposefully located to minimise the impact of vehicular traffic, on the pedestrian environment and skirt the focal open space of the development.

The street has been designed to incorporate 2m green verges for tree planting in some areas as well as crossing points and the school drop off.

## **Primary Vehicular Route (Country Lane):**

The portion of the primary link road that connects the residential development to the A671 has been designed to reflect that characteristics of a 'country lane' such as Wiswell Lane, close to the site. Leaving the residential area behind, the carriageway narrows to 5.5m (with a separate pedestrian and cycleway) to signal this change in character.

## **Secondary Vehicular Route:**

Branching off of the primary access road, the secondary vehicular route, crosses the country park, providing access to the houses south of the park. The street (5.5m wide with one 2m footway) derives its character from the parkland in which it sits.

## **Shared surface streets, Courtyard and Driveways:**

Residential scale streets with pedestrian priority and typically a level surface. Active uses spill out into the street. Two way movement always permitted but pinch points and gateways could

restrict movements to one vehicle only. Pedestrian movement across the whole space.

## **Pedestrian Movement**

The masterplan proposes safe and secure pedestrian movement across the site through the provision of the following:

- a) a pedestrian/cycleway connection along the primary link road with linkages to other proposed footpath routes linking to the proposed street network.
- b) The creation of shared surfaces to reduce traffic speeds.
- c) Retention of existing footpath routes across the country park.

In terms of wider pedestrian access links to the town centre, bus and train station are excellent. Typically 100m takes up to 2 minutes to walk and therefore access to the centre is possible within 10 minutes, with access to the train station within 15 minutes.

## **Cycling**

The scheme promotes 'home streets' or shared surface within the site, which are streets designed to encourage cycling and walking rather than vehicle movement.

In terms of wider cycle accessibility, Clitheroe Road is part of a cycle network. Routes 90 and 91 cross the front of the site. Therefore there is excellent cycle accessibility.

A cycle route will be provided through the site in accordance within Figure 40.

## **Parking Standards**

Parking provision will comply with the standards set by the Local Authority.

## **Public Transport**

The proposed development benefits from the bus service that runs adjacent to the site and has bus stops that are well within recommended walking distances.

## **Access to Buildings**

In terms of the approach to proposed levels, we have assumed that a 1:22 pedestrian access gradient can be achieved to all the main entrances of the buildings. Further, the Lane will be no steeper than a 1:22 gradient at its steepest point (rising up the hill).

Figure 40



| KEY |                                                                                                 |
|-----|-------------------------------------------------------------------------------------------------|
|     | Vehicular access point                                                                          |
|     | Pedestrian access point                                                                         |
|     | Primary Vehicular Route<br>6.75m width carriageway with a 2m verge and 2m footways              |
|     | 5.5m width carriageway                                                                          |
|     | Secondary Vehicular Route<br>5.5m width carriageway, 2m footway (one side only)                 |
|     | Shared Surface Routes<br>5.5m width carriageway, shared surface street (potential pinch points) |
|     | Private/semi-private driveway<br>Min 4.8 width                                                  |
|     | Courtyard Space                                                                                 |
|     | Crossing point                                                                                  |
|     | School Drop off area                                                                            |
|     | Pedestrian/cycle route<br>3m                                                                    |
|     | Footpath<br>2m                                                                                  |
|     | Site Boundary                                                                                   |

# 13.0 Sustainability

An appraisal of the proposed development against key sustainability objectives is included with this submission. In summary the development presents a significant opportunity to make a positive contribution to the sustainability aspirations of Ribble Valley Borough Council at both local and regional level. This will be achieved through the following aspects of the development proposals:

- A Green Travel Plan to assist in reducing the number of car-borne trips made to and from the development;
- Utilisation of sustainable design and construction methods, including the Code for Sustainable Homes;
- New on-site open space and amenity play areas;
- Development within Flood Zone reducing flood risk and increasing resilience to climate change;
- Creation of a number of new full time jobs associated with the primary school plus additional temporary jobs during the construction phase.

Whilst the proposed development already performs well against the sustainability objectives, further potential enhancements could be considered at the detailed design stage in respect of:

- Biodiversity: That native planting is used in the landscaping of the scheme taking into account the long term effects of climate change;
- Energy: That consideration is given to the use of solar hot water for the residential dwellings and gas-fired CHP for the care facility;
- Materials: The potential for use of certain sustainable construction materials such as timber may be negated by sanitary requirements;
- BREEAM: Steps could be taken to ensure that the primary school achieves BREEAM 'very good' as a minimum;
- Secured by Design: The principles of secured by design could be integrated into the Proposed Development including consultation with the local Architectural Liaison Officer.

# 14.0 Conclusions

In order to conclude the scheme has been appraised against the principles of 'By Design', which forms central government best practice. The guidance sets out a series of questions, responses to which are listed below.

**Does the site design respond to local character and contribute to local distinctiveness?**

The integration of existing planting along key streets, views of mature planting, retention of hedgerows, field patterns and the open character contribute to local character, and the structure of the masterplan is based around the retention of these elements.

The proposal responds to the change in character along Clitheroe Road when leaving Whalley, as well as the character of the Conservation Area with specific reference to Brooke's Lane by extending the streetscape character, and development pattern along the frontage and streets into the site.

The landscape treatment of the Lanes is consistent with changes in character experienced leaving the urban area i.e. trees and walls, moving into agricultural courtyards and is an important local characteristic providing a sense of unity.

**Does the site design respond sensitively to the site and its setting?**

The masterplan has responded sensitively to retaining natural landscape features of the site.

A fundamental principle of the masterplan is to respond positively to key views across the site. Clearly, the formation of the streets and spaces will respond to key views from the west, south and east.

In addition, the creation of a key view through the open space protects the visual connection with the bank of trees along the Brooke's lane footpath.

Whilst there is a loss of open views for a small number of properties fronting Clitheroe Road, the properties fronting the site will still have glimpsed views of the country park and countryside beyond.

Urban blocks around Woodlands Drive and Sydney Avenue

have been orientated to minimise visual impact.

It was felt that the retention of the Brooke's Lane character through the design of the proposed housing would help to harmonise the development within the eastern townscape of Whalley. Particularly in terms of impact of roof form on key views.

**Does the site design conserve natural features, such as trees?**

A key design principle is to preserve the semi rural green character of the site. We believe that the sites natural features form important place making elements of the site and therefore all good quality trees, and where possible hedgerows, would be retained within proposed open spaces, thus ensuring their long term survival.

**Is any new development integrated into the landscape setting?**

The Country Park would provide a green swathe of open space; overlooked by buildings, and helping to integrate the development into its landscape setting.

**Does the site design respond to the existing layout of buildings? Does the site design respond to local building forms and patterns of development?**

The overall concept for the visual appearance of the proposed housing is to design buildings, along Clitheroe road, The Lane and The Brook, as a natural extension of the townscape of Whalley. On this basis, it is important to reflect the rich variety of proportions and detailing that occur on the adjacent roads, whilst reflecting the overall unity within the streetscape.

**Does the site design include the use of local materials, building methods and details?**

The design of the housing respects many of the proportioning, form, rhythms and architectural detailing prevalent within Brooke's Lane and other relevant pieces of townscape within Whalley.

**Does the scale, massing and height of development**

relate to that of adjoining buildings, the topography, the general pattern of heights in the area, and the views, vistas and landmarks?

The scale and massing of proposed buildings responds to the surrounding townscape; the roof forms step with changes in topography in order to emphasise the hillside and integrate development into the landscape.

**Does the layout of the buildings help to distinguish public and private spaces?**

Generally, the masterplan does define private space to the rear of plots and key public areas to the front.

**Does the building layout aid legibility?**

The overall structure of the development is highly legible, with the journey along the main entrance road providing views

**Are there a variety of space types?**

The masterplan provides for the following:

- The Brook
- The Green Street
- The Lanes
- Courtyard Spaces
- Country Park
- Hill top Park

**Do the open areas function as part of the pedestrian movement network?**

The masterplan provides for an extensive network of pedestrian connections within the site, as well as potential connections to surrounding footpaths.

**Does any public space have a clear function?**

The Country Park would provide an informal recreational space with opportunity for gathering. The insertion of natural play equipment would further assist in this defining amenity open space.

**Have the trafficked areas been designed as public**

**spaces, not just to reflect traffic movements?**

The alignment of the main access road is purposefully located to minimise the impact of vehicular traffic, on the pedestrian environment of the main linear park link.

The termination of streets have been designed as pedestrian spaces.

**Does the design encourage a mix of building uses?**

It Is our view that the proposals conform to the general design criteria, a school use has been proposed within the site.