

CHAPEL HILL ST LAWRENCE'S CONSERVATION AREA LONGRIDGE, LANCASHIRE

PPS5 STATEMENT Planning for the Historic Environment



December 2011

**PETER DE FIGUEIREDO Dip Arch MA RIBA IHBC
HISTORIC BUILDINGS ADVISER**

1 Ingestre Road, Oxton, Wirral CH43 5TZ

T: 0151 652 1027 M: 0771 7291947

E: peter@defigueiredo.co.uk W: www.defigueiredo.co.uk

CONTENTS:

| | | |
|-----------------|--|---------|
| 1 | INTRODUCTION | page 3 |
| 2 | ST LAWRENCE CONSERVATION AREA APPRAISAL | page 4 |
| 3 | STATEMENT OF SIGNIFICANCE | page 7 |
| 4 | DEVELOPMENT PRINCIPLES | page 9 |
| 5 | PLANNING CONTEXT | page 11 |
| 6 | DESIGN CODE | page 18 |
| 7 | THE DEVELOPMENT PROPOSAL | page 18 |
| 8 | HERITAGE IMPACT ASSESSMENT | page 19 |
| 9 | CONCLUSION | page 21 |
| ANNEX 1: | DESIGN CODE | page 24 |

1.0 INTRODUCTION

- 1.1 This report relates to a proposal to develop land at 53 Chapel Street on the periphery of the St Lawrence Conservation Area in Longridge. In its original form, it was commissioned by United Utilities as major landowner in the area, to inform the design process and to act as a discussion document for use by key consultees.
- 1.2 The first part of the document comprises a conservation appraisal for the St Lawrence conservation area in Longridge, and sets out key design principles for new development. These principles are supplemented by a Design Code, which is included as an appendix to the document. The conservation area appraisal and design code were intended to support an outline planning application for the development site, but following pre-application consultation with the local planning authority and English Heritage, it was decided to submit a full application. The application scheme is consistent with the design principles set out as guidance.
- 1.3 In order to comply with the requirements of PPS5, the report has been expanded to include a heritage impact assessment. Since part of the proposed development site is within the conservation area, whilst the remainder is outside, the assessment considers the impact on the significance of the conservation area and its setting.
- 1.4 The St Lawrence's conservation area was designated following a consultation process in 2007, having been recommended as a suitable candidate for conservation status in a review by the Conservation Studio for Ribble Valley Borough Council in 2006.
- 1.5 The conservation area is the oldest part of the settlement of Longridge, and has a substantially different character and appearance from the surrounding area, including the larger Longridge Conservation Area. The townscape qualities are based on those of the rural settlement with a religious/civic building as focus rather than the industrial and commercial heritage of the major part of Longridge.
- 1.6 Whilst the St Lawrence Conservation Area is the oldest part of Longridge, there are few, if any, extant remains of the medieval settlement, with the fabric of the buildings dated to the nineteenth century rather than earlier periods. There is no evidence within the known archaeological record to suggest that the area has a rich buried potential, and damage to archaeological remains worthy of designation is considered to be low risk. Though the church has medieval origins there is no known evidence to conclude that there was other settlement around it of medieval origin.
- 1.7 The setting of the conservation area is an important consideration in any development proposals.

2.0 ST LAWRENCE CONSERVATION AREA APPRAISAL

- 2.1 The chapel of St Lawrence was originally a chapel-of-ease, first recorded in the fourteenth century. It is shown on Saxton's map of 1577, Speed's 1610 map as well as Morden's map of 1695. Yate's Map from 1786 shows the chapel situated at a crossroads, with numerous routes in different directions. The Chapel of St Lawrence underwent rebuilding in 1716, 1784, 1822 and 1900. The tower was added in 1841. In 1784 the chapel was both repaired and enlarged at a cost of over £123. A tablet dated 1822 in the tower records "*this chapel was enlarged and 309 additional sittings obtained...*" The renovation of 1900 considerably altered the character of the church, replacing the round headed gallery windows with rectangular ones, enlarging the chancel and creating a new vestry. Whilst it may be acknowledged that a church has been sited in this location at least since Saxton's map of 1577, none of the fabric in the current building seems to be dated earlier than the nineteenth century, and the nearby housing does not appear to be older than eighteenth century in date.
- 2.2 After the construction of the railway in 1840, the centre of development shifted from the St Lawrence area, and moved further up the hill, and although the church became peripheral to the fortunes of the town, the area contributed to the new industrial focus of Longridge, with the opening of a major quarry just to the north west of the church, and the construction of the Alston reservoirs to the south and west at the turn of the nineteenth century. The reservoirs served the fast expanding cities of the north west of England, whilst the stone from the quarries was not only used locally, but also in major projects elsewhere, especially in the construction of Liverpool's monumental dock system.
- 2.3 The nucleus is formed by the small church and its extensive graveyard. Despite its comparatively small scale, the church with its tower sits on higher ground than the neighbouring buildings, and its location at a confluence of roads or tracks gives it a dominance and focus that is not commensurate with its physical stature. This is more pronounced when approaching from the west, as the church is located on a bend of the B6243, and it is a visual focus from this direction.



St Lawrence Church



View of churchyard from Chapel Hill

- 2.4 Mature trees planted at the edge of the northern boundary wall provide not just a softening of the townscape, but also serve to emphasise the location of the church and its importance in the immediate area. The curtilage is defined by stone boundary walls and a full-canopied lych gate that faces Chapel Hill. Across from the church grounds to the north, other corner plots are occupied by the Duke William Inn and the Funeral Directors, a former school associated with the church. The Duke William Inn is a replacement building for an earlier public house that was originally located within the church grounds. To the south of the church itself there are expansive views to the south, in particular to Alston reservoir No.1 and to the hills beyond, as the land falls away dramatically from the church to the south and south west.



View from Lower Lane towards church



View from churchyard to reservoir

- 2.5 Immediately to the south-west of the church and located on the unmade road of Chapel Brow is a group of eighteenth and nineteenth century sandstone houses, although there has also been some twentieth century infilling. Built of random rubble roughly coursed and finished stone with wide jointing, the blonde sandstone appears to be locally sourced and closely matches the materials of the church, providing a cohesive tonal quality to the ensemble. The group is arranged in row or terrace form, hugging the curve of the unmade road, but clearly not constructed as a unified and planned series of houses, as building lines to front and rear and relationship both to each other and to the track vary, with some being set back and others not. The two storey dwellings with slate roofs give a high degree of enclosure to the track, and prevent views to the south-west from the churchyard, despite the higher ground that the church occupies.
- 2.6 The terrace terminates the views from the remainder of the conservation area, and makes it impossible to see the reservoir or extensive views beyond the area from the heart of the conservation area. There is an access via a narrow alley from Chapel Brow to the rear of the houses, and there is a glimpsed view through this alley to the fields and reservoir beyond.

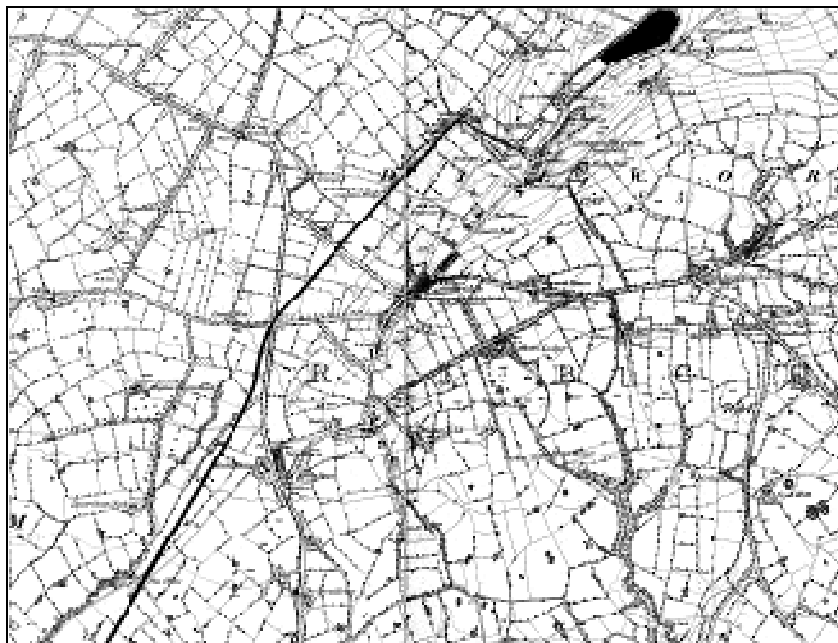


View north west along Chapel Brow



Glimpsed view from Chapel Brow

- 2.7 To the rear of the terrace and extending to the west is a large area of open ground, which on the 1845 OS map is shown as fields.



OS map 1845

- 2.8 The area is still used for pasture, and the remains of the field boundaries are apparent. The biggest change since the 1845 map is the construction of the Alston reservoirs, and these tend to dominate southern views of the surrounding countryside where such opportunities are possible. Within this area there are just two buildings that appear to be former farmsteads. These are the structures at 53 Chapel Hill to the north of the fields, and which address Chapel Hill. These are built on a raised platform as the land drops dramatically from the road to the south toward the reservoirs. Although one of the structures is now rendered, it is likely that it is constructed of the same type of sandstone as other period buildings in the area, and its outbuildings. These buildings are now in poor condition, with access to the site prevented and with openings boarded up. Large amounts of graffiti and rubbish within the grounds show that they are a target for anti-social behaviour in

the area. From these structures returning back along Chapel Hill to the east and St Lawrence's church, the field boundary is defined first by a stone wall, then by hedging and substantial tree planting, and this prevents views to the south and to the reservoirs from the road. There are, however, glimpsed views to the south through a former field gate just to the west of the derelict buildings (which is outside the conservation area), and through the site access which runs along a track between a row of trees and the stone boundary wall (see images below).



Glimpsed view from Chapel Hill



53 Chapel Hill



Hedgerow and trees along Chapel Hill



View south at existing site access

- 2.9 To the east of the church and its graveyard, the character of the conservation area changes from that of a nucleated settlement clustered around a node, to a linear arrangement that follows the B6243 (Lower Lane). The conservation area boundary follows the centre of the road, omitting development to the north, but including that to the south, until its eastern edge where it includes three detached nineteenth century properties to the north of the road. Whilst there are some historic properties within this part of the conservation area, there are also new developments of mixed quality. The earlier properties such as Chapel Hill Farm and the Old Vicarage are constructed of the same stone and have the same construction methods as the Church and its neighbours, with the same slate roofs.
- 2.10 This continuity of texture and tone is disturbed by new development at Prospect Court, with elevations of red brick and concrete tiled roofs. However, some unity is provided through the use of low, stone boundary walls at back of pavement that front all the dwellings in this part of the conservation area, defining curtilage and a cohesive element. The scale of the new buildings is also sympathetic, of two

storeys, and with pitched roofs. There is a general issue throughout the conservation area of a lack of period detailing such as window styles, but the new development generally follows the proportion of the fenestration patterns and its rectangular geometry.

- 2.11 The development site is separated into two areas, divided by a belt of mature trees and stone boundary wall. The area to the east of the line of trees is within the conservation area, as are the former agricultural structures at 53 Chapel Hill and their immediate curtilage. The remainder of the site is outside the conservation area.
- 2.12 Approaching the conservation area from the west along the B6243, the road is set below the embankment of the reservoir, but at the bend in the road, where the level rises, there is an extensive view of distant hills across the part of the proposed development site that is outside the conservation area. Just beyond this point, there is a view of the buildings at 53 Chapel Brow that form the edge of the conservation area (see images below). As the viewer continues, the conservation area is screened by the roadside trees.



View from B6243 across site to hills



View from B6243 towards 53 Chapel Brow

3.0 STATEMENT OF SIGNIFICANCE

3.1 Statutory Designation

The St Lawrence Church Conservation Area is a designated heritage asset in accordance with Planning Policy Statement 5 (PPS5).

3.2 Identification of Cultural Significance

Evidential

- 3.2.1 The settlement provides tangible evidence of the rural agrarian community that existed in Longridge in the 16th to 18th centuries, before the arrival of industry.

Historical

- 3.2.2 The early settlement of Longridge was established around the chapel of St Lawrence sometime after the 14th century. The present church dates from the 16th

century, the school was first built in 1731, and various farmsteads and cottages were erected in the immediate area in the 18th and 19th centuries. When the industrial town was developed further up the hill, the St Lawrence area became a quiet backwater. The reservoirs constructed at the end of the 19th century to the south of the settlement changed its landscape character.

Aesthetic

- 3.2.3 The church is the dominant building and forms the nucleus of the conservation area. Its focal identity is emphasized by the mature trees on the boundary. 18th and 19th century houses and cottages are situated along Lower Lane, Fell Brow, Chapel Brow and Chapel Hill. These are characterised by their vernacular form and style, and use of stone for walling and slate for roofs. The grouping of cottages around the church and churchyard creates an attractive townscape.
- 3.2.4 The construction of Alston No 2 reservoir in 1899-1901 changed the character of the wider area, providing long views from the churchyard across open water to the hills beyond.
- 3.2.5 The field south west of the church (which is part of the proposed development site) forms the south western edge to the conservation area. It is screened from view from the churchyard by the terrace of houses along Chapel Brow, and therefore forms a separate space within the conservation area. It leads down to the reservoir and retains its rural character. Just east of the field is the redundant farmhouse and outbuildings at 53 Chapel Hill. The two main buildings at 53 Chapel Hill are identified by the Council as ‘buildings of townscape merit’.
- 3.2.6 The boundary of the field is defined by hedgerows and substantial tree planting which prevents views to the south and across the reservoir from Chapel Hill, the main public highway, apart from a glimpsed view through a former field gate adjacent to the derelict farm building and at the access to 53 Chapel Hill. Another narrow viewpoint across the field is provided from the alleyway on Chapel Brow, whilst there is also a view from the bend in the road west of the conservation area looking towards 53 Chapel Hill.

Communal

- 3.2.7 The conservation area is a valued element of the historic identity of Longridge, and includes the principal historic buildings and their landscape setting.

4.0 DEVELOPMENT PRINCIPLES

- 4.1 The land associated with 53 Chapel Hill and the pastures around it amounts to some 2.75 ha, and has no designation within the existing local plan. However, it is identified in the Strategic Housing Land Availability Assessment as suitable for housing, as shown in the table below:

| Site Ref | Location | Town/Village | Ward | How Identified | Existing Land Use | Net area (ha) | PDL? | Operational employment use | Capacity (dwellings) |
|----------|---|--------------|-----------|--|--|---------------|------------|----------------------------|----------------------|
| 035 | Corner of Chipping Lane and Inglewhite Road | Longridge | Longridge | Settlement Audit | Grassfield area | 1.71 | Greenfield | No | 68.40 |
| 036 | Former fell view Care Home, Barnacre Road | Longridge | Longridge | Settlement Audit | Care home on part of site | 0.31 | Brownfield | Yes | 12.40 |
| 037 | Adjacent Willows Farm, Willows Park Lane | Longridge | Longridge | Settlement Audit | Greenfield | 0.59 | Greenfield | No | 23.60 |
| 038 | Adjacent Dilworth House, Dilworth Lane | Longridge | Longridge | Settlement Audit | Greenfield | 0.50 | Greenfield | No | 20.00 |
| 039 | Adjacent Gardeners Cottage, Dilworth Lane | Longridge | Longridge | Settlement Audit and Janet Dixon Town Planners | greenfield | 2.17 | Greenfield | No | 86.80 |
| 041 | Land at Tan Yard, Higher Road | Longridge | Longridge | Janet Dixon Town Planners | Extensively covered by trees- only one is mature | 1.89 | Greenfield | No | 75.60 |
| 047 | Land to rear 53 Chapel Hill | Longridge | Longridge | GVA Grimley | Greenfield, brownfield in middle | 2.68 | Greenfield | No | 107.20 |
| 048 | North of Hayhurst Road | Whalley | Whalley | Settlement Audit | Wooded, grassed, half scrub land, half mown with trees | 0.29 | Greenfield | No | 11.60 |
| 049 | East of Woodfield View, Accrington Road | Whalley | Whalley | Janet Dixon Town Planners | Farmland | 0.86 | Greenfield | No | 34.40 |
| 050 | Rear of Riddings Lane | Whalley | Whalley | Settlement Audit and by G.L. Hearn. | Field | 2.07 | Greenfield | No | 82.80 |
| 052 | Land south of Wiswell Lane | Whalley | Whalley | Janet Dixon Town Planners | Agricultural land, and a dwelling, part garden area | 1.36 | Greenfield | No | 54.40 |

- 4.2 Whilst the site is generally featureless it does retain the former farm buildings of 53 Chapel Hill. They appear to be in a dilapidated condition, but this should be ascertained from a full structural survey. Retention of these buildings, which have been identified as buildings of townscape merit within the conservation area, should be the starting point for any development proposals.
- 4.3 The site also has a distinctive and dramatic topography, with a high point to the north and east and falling away to the south and west. This underlying topography should be accommodated within any proposals to allow for long views over rooflines and to give a varied roofscape. Dwellings should be generally two storey, although there is the opportunity to allow for ‘focus’ buildings of greater scale.
- 4.4 Much of the site is not visible from public spaces, for example St Lawrence’s church, and it does not contribute directly to the conservation area in the same way as other spaces or buildings, being largely obscured and of a completely different character. Whilst most of the conservation area relies on a tight urban grain and linear built form and enclosure to define its character, this part of the conservation area is wholly reliant on openness and views. These views are toward the conservation area, rather than from it, as the site is largely invisible except from within. However, there are some glimpsed views across the site. These are at the access road to 53 Chapel Hill to the west of the buildings, through the narrow alleyway on Chapel Brow, and from the west across towards the conservation area to 53 Chapel Hill at the bend in the road as the reservoir is passed. Any new development on the site should allow for viewing cones in these locations.

- 4.5 Trees are an important consideration on the site, and there are two groups that are especially positive and require either retention or re-planting depending on condition. These are the trees that define the southern curtilage boundary of 53 Chapel Hill, which are especially visible from the west, and the group that defines the road edge from 53 Chapel Hill to the group of buildings at Chapel Brow. The former could act as a focus for a public open space within the site, whilst the latter should be allowed to mark the northern boundary of the site and define the road. It would also give shelter and noise attenuation to any new dwellings close to Chapel Hill, and allow 53 Chapel Hill to remain the dominant built form.
- 4.6 The built form in the conservation area comprises three typologies- the linear row, the courtyard farm complex and the stand alone buildings. Whilst there is continuity in the materiality, tone and texture of the conservation area, there is also the contrast of red brick in the more recent developments, and changes to thematic designs through different fenestration patterning and detailing, roof pitches and ornamentation. This richness of form, finish and detailing should be acknowledged in any new proposals to provide different character areas across the site- with courtyard type development reflecting the agrarian characteristics of the area, linear dwellings adjacent to main routes through the site, and stand-alone detached properties resonant of buildings such as 53 Chapel Hill itself. Gardens and amenity spaces should reflect these different typologies, providing enclosure with linear forms, and wider, more open spaces in courtyard forms. Landscaping regimes should be simple and rural in structure.
- 4.7 There is a clear hierarchy of routes through the conservation area, ranging from the main vehicular road of Chapel Hill to the trackways that run south from the church. Any new development should seek to incorporate the rural nature of these trackways to complement the existing network and to retain the ‘feel’ of these as backwaters. The existing north-south trackway adjacent to 53 Chapel Hill has the potential to form a pedestrian route into the site, and to join a new east-west route that starts at Chapel Brow.

5.0 PLANNING CONTEXT

5.1 National Planning Policy and Guidance

5.1.1 The relevant legislation and policies:

The Ancient Monuments and Archaeological Areas Act 1979

- 5.1.2 Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.1.3 Statutory protection for built heritage is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require authorities to have special regard to the desirability of preserving the setting of any listed building that may be affected by the grant of planning permission.
- 5.1.4 Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Planning Policy Statement 5 (PPS5) Planning for the Historic Environment (2010)

- 5.1.5 This policy statement replaces Planning Policy Guidance (PPG) 15: Planning and the Historic Environment (1994) and Planning Policy Guidance (PPG) 16: Planning and Archaeology (1990). It is supported by PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (English Heritage, March 2010), whose purpose is to assist local authorities, applicants and other interested parties in the implementation and interpretation of PPS5 policies. Detailed advice on dealing with setting attributes in relation to PPS5 policies has been recently issued for consultation by English Heritage in the draft guidance: The Setting of Historic Assets: English Heritage Guidance (Consultation draft 2010). The aim of this guidance is to ensure that judgments about the contribution of setting to the significance of heritage assets and about the implications of change are as objective and consistent as possible.
- 5.1.6 PPS5 sets out Government's policies for conserving England's heritage assets through the spatial planning system in a manner appropriate to their significance. It defines the significance of a heritage asset as its value '*to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic*'. The PPS provides a unified approach to the historic environment and removes the previous distinctions between historic buildings, archaeology and designed landscapes. It defines the historic environment in terms of "*heritage assets*." This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether capable of designation or not.
- 5.1.7 PPS5 requires planning applicants and local planning authorities to assess and understand the particular nature of the individual significance of each heritage asset which will be affected by the proposed development. Such assessment of heritage asset significance is necessary to understand the potential impact (positive or negative) of the proposed development and devise appropriate mitigation strategies. Significance is determined not only by the physical fabric of a place but also by its appearance; by its associations with other places, events, people, or artistic representations; and by its relationship with its surroundings.

- 5.1.8 Policy HE6 sets out the information requirements for applications for consent affecting heritage assets. Policy HE6.1 states that planning applicants should provide, as part of the application process, appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance. It also states that where an application site includes, or is considered to have the potential to include, heritage sites with archaeological interest, local planning authorities should require submission of a desk-based assessment and, where desk-based research is insufficient to properly address the interest, a field evaluation.
- 5.1.9 Policy HE7 sets out the policy principles guiding the determination of applications for consent relating to all heritage assets. In considering an application, the local planning authorities are required to take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals and to take account of the desirability for new development to make a positive contribution to the character and local distinctiveness of the historic environment (HE7.2 to HE7.4).
- 5.1.10 Policy HE8 sets out the policy principle guiding the consideration of applications for consent relating to undesignated assets. It states that the effect of an application on non-designated heritage assets or their setting is a material consideration when determining planning applications. It further states that there is a general presumption that identification of any previously unidentified assets should take place during the pre-application stage (HE8.1).
- 5.1.11 Policy HE10 sets out policy principles guiding the consideration of applications for development affecting the setting of a designated asset. It states that local planning authorities should favour applications that preserve those elements of the setting that make a positive contribution to or better reveal the asset's significance. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval (HE10.1). Local planning authorities should also identify opportunities for changes in the setting to enhance or better reveal the significance of the asset (HE10.2).
- 5.1.12 Policy HE12 sets out policy principles guiding the recording of information related to heritage assets. It states that, where permission is granted for a development which will occasion the loss of the whole or a material part of a heritage asset's significance, local planning authorities should require the developer to record and advance understanding of the significance of the heritage

asset before it is lost. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record (HE12.2 and HE12.3).

PPS 5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

- 5.1.13 Section 5 of the Historic Environment Planning Practice Guide provides generic guidance on decision making for changes that affect the historic environment. Paragraphs 55-57 state that understanding both the *nature of the significance* and the *level of importance* are fundamental to decision making, and set out the most common steps that a planning applicant may be expected to carry out assessing significance.
- 5.1.14 Paragraphs 76-78 give guidance to local authorities on weighing up proposals for development. These should take account of potential heritage benefits and any other material planning considerations that would arise as a result of development proceeding.
- 5.1.15 Paragraph 80 stresses the need to assess the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment.
- 5.1.16 Paragraph 82 states that local authorities will often need to take into account the condition of heritage assets in their decisions, particularly when considering viability. A dilapidated asset is less viable than one in good repair because the cost of repair will be incurred before it can be used. There is no obligation on an owner to maintain a heritage asset, but the Government does not wish to encourage deliberate neglect or damage in the hope that it will assist an owner in obtaining consent for development.
- 5.1.17 Paragraph 85 draws attention to Policy HE9.1 of PPS5, which sets out the presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm). However, paragraph 86 states that not all designated assets are of equal significance or sensitivity to change; some Grade II listed buildings and conservation areas for example may be more capable of accommodating change than others.

Conservation Principles: Policy and Guidance (English Heritage) 2008

- 5.1.18 The English Heritage document *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* is intended to guide conservation thinking and practice in England. It defines conservation as managing change in ways that will sustain the significance of places, for change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.

- 5.1.19 If the significance of a place is to be retained and its historic value sympathetically managed, further change will inevitably be needed. Development need not devalue the significance of the place, both its tangible values, such as historic fabric, or its associational values, such as its place within the landscape, provided the work is done with understanding.
- 5.1.20 The English Heritage *Principles* state that retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible (paragraph 93). Where deliberate changes are made, however, the alteration should in some way be discernable. Integrity likewise depends on an understanding of the values of the heritage asset.
- 5.1.21 The *Principles* state that new work or alteration to a significant place should normally be acceptable if:
- There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
 - The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
 - The proposals aspire to a quality of design and execution which may be valued now and in the future;
 - The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.
- 5.1.22 The *Principles* state that there are no simple rules for achieving quality of design in new work, which could involve either working in a traditional or contemporary manner. The important factor is to respect the values established through an assessment of the significance of the building and its setting.
- 5.1.23 It is also suggested that features of lesser significance offer opportunities to create heritage values of tomorrow, which can be achieved if the quality of the new work is of a high standard of design, materials, detailing and execution. National and local policies on planning and the historic environment should not preclude demolition and redevelopment, provided that the proposals preserve and enhance the significance of the conservation area and its setting.

Building in Context: new development in historic areas (English Heritage/CABE) 2001

- 5.1.24 In 2001 English Heritage and CABE published guidance on development in historic areas. The document, *Building in Context*, illustrates a diverse range of recent projects and draws lessons from them. It cautions against local authorities imposing seemingly contextual changes on applicants such as random application of historic elements and matching materials that do not match.

5.1.25 The document advises that successful projects:

- relate well to the geography and history of the place and the lie of the land
- sit happily in the pattern of existing development
- respect important views
- respect the scale of neighbouring buildings
- use materials and building methods which are as high in quality as those used in existing buildings
- create new views and juxtapositions which add to the variety and texture of the setting

Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage) 2011 (consultation document)

5.1.26 The English Heritage document *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011) is intended to replace the existing *Guidance on the management of conservation areas* (2005). The new consultation document states that change is inevitable and sets out ways of managing change in a way that conserves and enhances historic areas through designation, appraisal and management. The document defines the nature of special architectural or historic interest which can lead to designation, outlines the benefits of appraisal and describes the protection that designation brings.

5.1.27 Whilst the document currently has little status, at Annexe 2 it provides an interpretation of Policy HE9.5 of PPS5 in relation to individual buildings in conservation areas. Here it states that policies HE9.1 - 9. 4 should be applied to buildings in a conservation area that make a contribution to the area's significance, and that substantial harm to or loss of significance of such a building would be considered against the policy tests in HE9.2, taking into account the relative significance of the buildings and its contribution to the area as a whole when giving the harm or loss appropriate weight.

5.1.28 *Guidance on the management of conservation areas* (2005) provides useful guidance on new buildings in Conservation Areas, which is not found in the consultation document. Section 7.6 states that one of the most common problems is the lack of understanding of urban context, resulting in crude or debased imitations of adjoining buildings, or token gestures towards the local architectural style. The document advises local authorities to focus on the issues of massing, scale and whether it is in harmony with its neighbours. The footprint of the new building should relate to the existing grain, materials should match in appearance or complement those that are historically dominant in the area, and detailing and finishes should be of high quality. This neither precludes working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area.

Understanding Place: An Introduction (English Heritage) 2011

Understanding Place: Historic Area Assessments in a Planning and Development Context (English Heritage) 2011

Understanding Place: Historic Area Assessments: Principles and Practice (English Heritage) 2010

- 5.1.29 These three English Heritage guidance documents explain the process of historic characterisation and its application in spatial planning. The guidance states that every place has its own character, which is derived from the interaction between people and the environment. The guidance is intended to assist in the process of evaluating the historic environment by understanding how the past is encapsulated in today's landscape, explaining why it has assumed its present form, and distinguishing its more significant elements. This helps to address issues that may threaten to change that character, and enables informed decision making on proposals for new development and regeneration.
- 5.1.30 The document *Understanding Place: Historic Area Assessments in a Planning and Development Context* is aimed at local authority planners in policy development and management, and historic environment specialists, and provides a helpful overview of the historic area assessment process. It includes checklists that identify the key criteria for analysis of character and practical application.

5.2 Local Planning Policy and Guidance

- 5.2.1 The relevant legislation and policies:

Ribble Valley Borough Council Local Development Framework

- 5.2.2 A new Development Plan for Ribble Valley Borough Council will replace the Council's adopted Districtwide Local Plan. This will comprise national planning policy, regional planning policy and local planning policy. The local planning policy will be set out as part of the Local Development Framework (LDF), a collection of documents that form the basis of planning policy for Ribble Valley Borough Council. The Core Strategy will form the central component of the LDF. The draft Core Strategy contains the following key statement regarding the archaeological and historic heritage:

"There will be a presumption in favour of the preservation of important archaeological remains and their settings. Conservation Area Appraisals will be kept under review to ensure that any development proposals are in keeping with the historic character of the area. Any development proposals that affect listed buildings or their setting will be given careful consideration in line with the Development Management policies".

- 5.2.3 Ribble Valley Districtwide Local Plan (adopted 1998, saved policies 2007)
Several of the Ribble Valley Districtwide Local Plan policies have been saved by Ribble Valley Borough Council until such time as their replacement by the emergent Local Development Framework. Within the Environment chapter the

relevant saved policies are ENV14 ‘Archaeological and Historic Heritage’, ENV16 ‘Conservation Development Control’ and ENV17 ‘Conservation Additional Information’.

The relevant policies are listed below:

ENV14:

“In considering development proposals, the Borough Council will apply a presumption in favour of the preservation of ancient monuments and other nationally important archaeological remains and their settings. The case for the preservation of archaeological remains will be assessed having regard to the intrinsic importance of the remains which will be weighed against the need for the proposed development”.

ENV16:

“Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or view into or out of the area”

ENV17:

“Applications for planning permission within or affecting conservation areas will be required to be accompanied by sufficient additional information in the form of sketch elevations of the proposed buildings, means of access and (where appropriate) landscaping of the site”.

6.0 DESIGN CODE

6.1 A Design Code was prepared in order to assist the design of an integrated and contextual development of the site which lies partially within and partly adjacent to the St Lawrence Conservation Area. It provided a vision, a rationale and a set of requirements to achieve a high quality design based on an understanding of the conservation area and its significance. The Design Code is included as Annex 1 to this report.

6.2 The vision and overall objectives of the Design Code are as follows:

- To respond to the character of the conservation area and its surroundings
- To respond to the site itself, including levels and its distinct topography and views in and out
- To link the new surrounding streets into the new design creating a spatial continuity

- To form new character areas that give a sense of place within an overall framework
- To offer a balanced community with a mix of affordable housing of different types
- To introduce green areas and enhance the existing landscape to preserve the character of the site
- To build an energy efficient and sustainable development to meet modern day needs

6.3 The vision and overall objectives are presented as a series of matrices which provide a clearly defined set of standards and guides that ensure a consistency of quality and approach is maintained across the development, whilst allowing for some flexibility and interpretation. The site has four distinct character areas, and these are examined and codes applied to each area with the aim of enhancing both the similarities and the differences across the site.

7.0 THE DEVELOPMENT PROPOSAL

7.1 The proposal involves a residential development with associated infrastructure, public realm and landscape works.

7.2 The existing vacant properties at 53 Chapel Hill will be retained and refurbished as two dwellings with private garden areas. A new access road will be created off Chapel Hill, connected to a hierarchy of vehicle, cycle and pedestrian routes within the site, with defined car parking spaces. New dwellings will be constructed in the form of linked units and groups of houses, predominantly two storeys in height. A substantial area of public open space will be formed at the eastern end of the site and along the southern boundary, with a public square at the centre of the development.

7.3 The aim of the proposed layout is to preserve or enhance the character of the conservation area by creating a transition across the site reflecting the nature of the character areas and retaining views from established locations along Chapel Hill and Chapel Brow.

8.0 HERITAGE IMPACT ASSESSMENT

Information Requirements and Assessment of Significance

8.1 PPS5 requires planning applicants and local planning authorities to assess and understand the significance of heritage assets which may be affected by development proposals. An assessment of the significance of the conservation area is set out in Sections 2 and 3 above, which created the basis for the development principles and the design code which in turn have informed the proposed scheme.

- 8.2 The information provided in the report is in accordance with the requirements of policies HE6.1 and HE6.2 of PPS5, which require appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance.

Impact on Heritage Assets

- 8.3 The buildings at 53 Chapel Hill are considered to have townscape merit and contribute positively to the character of the conservation area. These buildings, which are at risk of loss, will be conserved and returned to beneficial use. The existing dwelling will be refurbished with no significant alteration to the existing external appearance, and the barn will be converted to a dwelling with minimal external alteration. Conversion and refurbishment will retain the significance of the buildings, and provide them with a sustainable long term future. The contribution they make to the character of the conservation area will therefore be preserved and enhanced.
- 8.4 The proposal involves the demolition of three small outbuildings within the curtilage of 53 Chapel Hill. These buildings are all less than 115 cu m, and therefore do not require conservation area consent. The removal of outbuildings A and B shown on application drawing 08/107 will open up the view into the site from Chapel Hill, which is identified in the conservation appraisal as a significant viewpoint. Outbuilding C is a poor structure of brick and concrete, which dates from post 1914 and was last in agricultural use. The removal of all three outbuildings will therefore have a beneficial impact on the character and appearance of the conservation area.
- 8.5 Existing stone walls to the curtilage of 53 Chapel Hill, and the edge of the reservoir within the conservation area will be retained and fully restored, with some minor alterations. The changes which are shown on application drawing 08/107, relate principally to the removal of a section of the wall for the road and footpath. The break in the wall will be flanked by stone gate piers. The wall running along the footpath will be reduced to 1 m in height, so as to provide an more open frontage to the proposed terrace of houses. New stone walls defining the property boundaries throughout the site will match the existing walls and consolidate the vernacular theme.

Impact on Views

- 8.6 The distinctive and dramatic topography which falls up to 8 m from north to south across the site, and up to 1.5 m from east to west, has been used within the proposed layout to allow for long views of the rooflines to be created and to give a varied townscape character to the site. This reflects the form of the existing terrace of properties on Chapel Brow, and is demonstrated in the site sections and the grouped layout of buildings shown in the axonometric drawings.

8.7 The keys views identified in the conservation area appraisal above are as follows:

- From the access gateway to 53 Chapel Hill to the west of the buildings looking towards the reservoir (outside the conservation area)
- From the former field gate between 53 Chapel Hill and the properties on Chapel Brow looking along the line of sycamore trees
- Through the narrow alleyway on Chapel Brow looking towards the field and the reservoir beyond
- From the bend in the road as the reservoir is passed looking towards 53 Chapel Hill

Each of these views has been protected within the site layout, where new development serves to frame, but not to impede the vistas across the site and beyond. These viewpoints are highlighted in the Design and Access Statement.

8.8 New public views out of the conservation area will also be provided, notably from the area of open space at the eastern end of the site looking south across the reservoir, and from the pedestrian route along the existing track that follows the line of sycamore trees at the centre of the site.

Impact on Openness and Landscape Character

8.9 The major part of the existing field behind the houses on Chapel Brow is retained as a green wedge of open space. This protects the setting of the houses and preserves the view through the narrow alleyway on Chapel Brow. The character of this open space will be informal, with clumps of trees and boundary planting, winding pathways, meadow planting and a pond and swales that will help to attenuate the surface water created by the new development. Public access to this area will provide a significant public benefit.

8.10 Existing trees identified as trees of landscape and amenity value will be retained. Any losses of trees that are of relatively low quality and value will be offset by a large increase in proposed new native tree planting across the development in accordance with the landscape strategy which is submitted with the planning application. This will maintain the existing integrity of the landscape and help to integrate the development within the wider conservation area setting.

Design Form and Character

8.11 The proposed built form reflects existing typologies, notably linear terraces of dwellings, courtyard arrangements and stand alone buildings. Most will be two storeys, with some single storey units at the western end of the site. The massing of the buildings is also based on the historic forms within the conservation area, including the roof pitches, eaves and verge details, fenestration patterns and detailing. Chimneys are included on gable ends to enrich the roofscape.

8.12 Focal buildings are identified at key positions within the development to emphasise specific locations, enhance vistas and provide points of reference.

These landmarks are used sparingly, both within and outside the conservation area and will enhance legibility.

- 8.13 Materials for buildings and property boundaries are drawn from the local vernacular. Most external walls will be faced in natural stone, and roofs in natural slate. Windows and external doors will be timber. This will ensure that the character of the development reinforces the distinctive appearance of the conservation area.
- 8.14 Private garden areas are designed as an integrated element of the layout, reflecting the different typologies and providing enclosure with linear forms, and wider, more open spaces in courtyard forms. Stone is used for boundary walling and hard and soft landscaping is kept simple and rural in structure.
- 8.15 The hierarchy of vehicular and pedestrian routes reflects those existing within the conservation area. The main access into the site from Chapel Hill is treated formally with strong building frontages defining the western side and the open landscape to the east. A focal building terminates the view at the end of the road. The feeder roads are more informal and are linked by the central square, which acts as a shared vehicular and pedestrian surface. Footpath links connect the site with the wider area at a number of points, and provide a choice of routes outside the area. The nature of the footpath and public realm treatment is described in the landscape strategy report.

9 CONCLUSIONS

- 9.1 Paragraphs 76-78 of the PPS5 Planning Practice Guide give guidance to local authorities on weighing up proposals for development. The process should take account of potential heritage benefits and any other material planning considerations that would arise as a result of development proceeding. Paragraph 80 of the Practice Guide stresses the need to assess the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment.
- 9.2 The assessment of impact set out in Section 8 above indicates that those elements of the proposed development site that make a positive contribution to the character of the conservation area as identified in the conservation area appraisal will be preserved. These are notably the defined views from Chapel Hill and Chapel Brow, the area of open space to the rear of the cottages on Chapel Brow, the groups of mature trees within the site, and the existing buildings at 53 Chapel Hill. The proposed architectural and landscape design will be of a high quality.
- 9.3 Whilst the new development will clearly lead to changes in the character and appearance of the site, any harmful impact on the significance of the conservation area will be less than substantial harm in accordance with policy HE9.4 of PPS5 as demonstrated through considered and sympathetic design.

- 9.4 In such circumstances, Policy HE9.4 requires local authorities to weigh the public benefit of the proposal against any harm. As set out above, any harm will be minimal. The public benefits that will be delivered by development will have benefits for the appreciation and understanding of the heritage as follows:
- By affording access to an area that is currently publicly inaccessible, there is an opportunity for the significance of the conservation area to be better revealed in accordance with Policy HE10.2 of PPS5.
 - There will be public access to an attractive area of open space with fine views over the reservoirs.
 - Permeability linking the conservation area with the wider neighbourhood will be enhanced.
 - The derelict buildings at 53 Chapel Brow will be restored and brought back into beneficial use.
 - The landscape character of the wider area will be enhanced through additional boundary trees and structural planting.
- 9.5 In addition, Policy HE10 states that local planning authorities should favour applications that preserve those elements of the setting that make a positive contribution to or better reveal the asset's significance. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application.
- 9.6 On balance it is firmly concluded that the public benefits of the proposed development outweigh any harm to the significance of the conservation area, which will be preserved and enhanced in accordance with national and local planning policy.

ANNEX 1:

DESIGN CODE

1. INTRODUCTION

The Design Code is intended to assist the design of an integrated and contextual development of the site partially within and adjacent to the St Lawrence conservation area. It has been produced in conjunction with the accompanying masterplan and informed by an appraisal undertaken for the conservation area. The Design Code also takes account of the Conservation Statement which has been specifically undertaken to provide a wider townscape appraisal and is submitted as a complementary planning application document.

The Design Code is a set of requirements to guide the high quality design of the outline application at the reserved matters stage, and builds on the aspirations of the masterplan. The Code provides a vision, a rationale and a set of requirements to achieve such aspirations and the proper delivery of the masterplan together with standards for the built form and spaces against which any future reserved matters will be assessed. The Design Code is a working document and will be used and tested with the detailed design and development of each phase of development, and it is expected that it may be reviewed to incorporate lessons learned and improvements required throughout the implementation process.

The Code is not intended to prescribe an architectural style, but to allow a variety of solutions, based on an understanding of the adjacent conservation area in particular. It will assist in the development control process, allowing Planning Officers to efficiently test any further reserved matters application for code compliance, and to indicate at outline stage the design quality aspirations.

The Code is based on a vision and set of principles applied in further detail within character areas. The site has four distinct character areas, and these are examined and codes applied to enhance both similarities and differences across the site.

The Design Code has been developed following discussions with the Council's Conservation Officer and English Heritage and forms part of the planning application documents. Any future reserved matters application for the design, layout and appearance of the proposals can be strictly controlled by the Council to ensure that it is of a sufficiently high quality and is wholly appropriate to enhance the character and setting of the Conservation Area.

2. THE VISION

Overall Objectives

- To respond to the character of the St Lawrence conservation area and its surroundings
- To respond to the site itself, including levels and its distinct topography and views in and out
- Link the new surrounding streets into the new design creating a spatial continuity
- Form new character areas that give a sense of place within an overall framework
- To offer a balanced community with a mix of affordable housing of different types
- Introduce green areas and enhancing the existing landscaping to preserve the character of the site
- Build an energy efficient and sustainable development to meet modern needs

This vision and overall objectives are presented in the code as a series of matrices. These provide a clearly defined set of standards and guides that ensure a consistency of quality and approach is maintained across the development, whilst allowing for some flexibility and interpretation. This vision and overall objectives are presented in the code as a series of matrices. These provide a clearly defined set of standards and guides that ensure a consistency of quality and approach is maintained across the development, whilst allowing for some flexibility and interpretation. This vision and overall objectives are presented in the code as a series of matrices. These provide a clearly defined set of standards and guides that ensure a consistency of quality and approach are maintained across the development, whilst allowing for some flexibility and interpretation.

The matrices cover the following areas:-

- Core Matrices- the overarching key principles
 - 1- Character
 - 2- Roads, parking and pedestrians
 - 3- Design and construction
 - 4- Environment
- Character areas
- Development layout
- Architectural design
- Public realm

MATRIX 1 - KEY PRINCIPLES

| Element | Key Principle | Test of compliance | Key parameters |
|-----------|---|---|---|
| Character | Legibility Group buildings together into distinctive arrangements to emphasise specific locations and provide points of reference that enhance characteristics. | Buildings are grouped to effectively achieve this emphasis where required. The emphasis is in the correct location. | Design to character areas based on street hierarchy and particular character. |
| Character | Vitality Integrate design of buildings and public realm to create positive public spaces and encourage activity. | The design of public realm has fully considered the design of the buildings and boundaries. | Integrated design of public realm to spatial enclosure enhancing existing features and buildings. |
| Character | Landmarks and vistas Create appropriate landmarks within the development either through built form or landscaping and enhance vistas into and out of the site, focussed on important routes and landscape features. | The buildings and routes are aligned to accentuate local views and vistas. Where appropriate to close views and provide more intimate and closer emphases. | Masterplan identifies key landmarks and vistas and exploits public realm, topography and natural view points. Masterplan identifies more intimate areas of the development, that give emphasis to immediate views. |

| | | | |
|---------------------------------------|---|--|---|
| Character | <p>Scale Ensure a close relationship between the scale of the built form and the scale of the street, whilst following the general scale appropriate to the distinctive character of the area.</p> <p>Create continuity of form through distinctive building lines and boundaries.</p> | The scale of buildings and roads echoes those in the surrounding area for continuity and sense of place. | Reinforce scale where required with hard and soft landscaping and means of enclosure, as well as allowing for topographical changes and key vistas. |
| Roads, parking and pedestrians | <p>Permeability Allow for choice of route and access within the site and to and from the site, for pedestrians and vehicles.</p> | The streets provide continuity to routes outside the site. | Routes for pedestrians and vehicles identified that allows access to and through the site. |
| Roads, parking and pedestrians | <p>Reduction of car dominance Create a layout that reduces traffic accidents and speeds. Create a people-friendly public realm.</p> | <p>Vehicle zones are clearly marked.</p> <p>Some public realm areas allow for car free environment for playing or pausing.</p> | <p>Home zones.</p> <p>Car parking strategy based on diversity and integration with buildings and roads.</p> <p>Open space allocation.</p> |
| Roads, parking and pedestrians | <p>Street hierarchy Create a hierarchy of routes that have a clear role within the development, and that are based on clear characteristics with the existing routes.</p> | Routes that reflect their role and function. | Street/route hierarchy based on different principles and design. |

| | | | |
|---------------------------------------|---|--|--|
| Roads, parking and pedestrians | Safety on the street Reduce vehicle speeds on the street through coordinated use of measures, including kerb build-outs, landscaping and materials. | Vehicles naturally reduce their speeds due to the design of the street. | Design to max 20mph standard. Home zone standards in parts of the site. Courtyard development with shared surface. |
| Design and construction | Variety Provide an overall mixed density development that accommodates a social mix within a range of house types. | The accommodation will support the requirements of the community. | Affordable housing included. Mix of unit types and size. |
| Design and construction | Sustainability Provide housing that complies with Sustainable Homes code 3. Examine the viability of providing sustainable urban drainage and energy generation, eg: solar panels. | Code level 3 or above for all homes. | Code level 3 or above achieved. |
| Design and construction | Secured by Design Provide good levels of natural surveillance. | Windows and doors open out onto street at effective spacing, including gables. | Secure by Design standards. |

| | | | |
|--------------------|---|---|---|
| Environment | Open space Create a strong open space and public realm structure that provides attractive routes within the site and beyond it. | Each element in the network of open spaces and public realm reflects its role and function. The streets connect to open spaces and neighbouring areas. | Open space within 5 minute walk of all dwellings. |
| Environment | Sustainability Explore options for actively using the environment to create a sustainable development. | Environmental measures such as SUDS, retaining wildlife corridors for bio-diversity, and maximising southerly aspect of the site for passive heating. | Carbon reduced development, and maximising environmental opportunities. |

3. CHARACTER AREAS

- 3.1 The character of the street or space is generated by the style and scale of its built enclosure, combined with the nature of the public realm, topography and framed views and vistas. The design of character areas as part of the development has been informed through analysis of the character, scale, materiality, street proportion and layout of the surrounding area.

- 3.2 The following character areas are included in the masterplan:

Chapel Hill farm and eastern area- within the conservation area

This is the area within the St Lawrence conservation area, and includes the existing derelict farm buildings. This is the interface with the rest of the conservation area, and it is essential that any built form and landscaping links not just visually, but is strongly related to the conservation area. Existing views and vistas to and from the rest of the conservation area will need careful consideration in this area especially.

Access Road from Chapel Hill

The main vehicular access to the site is formed from Chapel Hill, the main through road in the area. This is a key strategic link, but must also operate as a gateway that introduces the new development and links it to its village context. It is important that the road creates the impression of continuity with other roads within the conservation area, as well as being fit for purpose.

Southern area- adjacent to reservoir

The southern edge of the site is the lowest part of the site, and adjacent to the reservoir. It forms the foreground to extensive views across the reservoir to the hills in the distance, and will be preserved and enhanced in its current state as an open space, with footpaths links across the site. This parkland provides an outdoor community facility for socialising and a venue for passive recreation, both for residents of the new development and others. It also has the potential as a SUDS area. Also included in this area is the green buffer between the conservation area and the new development.

Western area- outside conservation area

This area of the site is outside the conservation area, and relates physically to the later, modern housing on the west side of Chapel Hill that largely comprises of red brick constructed bungalows. However, it must also relate to the remainder of the site, and needs to form a 'fading' element that draws together the characteristics of the two very different townscapes.



4 DEVELOPMENT LAYOUT MATRIX

* = allowed x= not allowed > = up to

| | Access Road area | Chapel Hill Farm area | Western area | Parkland area | Remarks |
|---------------------------------------|------------------|-----------------------|--------------|---------------|--|
| A) Building envelopes | | | | | |
| Block sizes/plot depths (min) | >15/20m | >15/20m | >10/15m | N/A | |
| Building line/plot set back (average) | 2/3m | 2/3m | 2/8m | N/A | |
| Dwellings with 4 or more bedrooms | x | * | * | N/A | |
| Dwellings with less than 3 bedrooms | * | * | * | N/A | |
| Dwellings with forecourts | x | * | * | N/A | |
| Dwellings with rear gardens | * | * | * | N/A | Rear boundary walls of stone or artstone where exposed. |
| Minimum distance back to back | 20m | 20m | 20m | N/A | |
| ‘Mews Courts’ | x | * | x | N/A | |
| Perimeter blocks | x | x | * | N/A | |

| B) Façade Parameter | | | | | |
|---|-----|-----|-----|-----|---|
| Height/storeys | 2/3 | 2/3 | 1/3 | N/A | |
| Projections/bays | x | x | * | N/A | |
| Doors and windows to streets | * | * | * | N/A | |
| Gables with windows onto street | x | * | x | N/A | |
| Corners formed by buildings or boundary walls | * | * | * | N/A | |
| Consistent building line | * | */x | * | N/A | In the Chapel Hill Farm character area, some building lines will be consistent, others should be varied, including gables onto street. |
| C) Parking | | | | | |
| On street | x | * | * | N/A | |
| Side in curtilage | * | * | * | N/A | |
| Rear in curtilage or shared | * | * | * | N/A | |
| Integral/linked garage | * | * | * | N/A | |
| Detached garage | x | x | x | N/A | |
| Max speed mph | 20 | 20 | 20 | | In home zones and in courts= 5mph. |

5 ARCHITECTURAL DESIGN

* = allowed x = not allowed > = up to






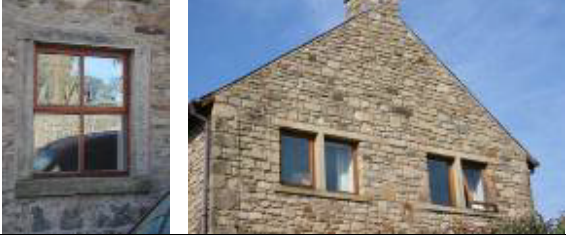
| | Access Road area | Chapel Hill Farm area | Western area | Parkland area | Remarks |
|-------------------------------|------------------|---------------------------------|--------------|---------------|--|
| A) Building Typology | | | | | |
| Terraces | * | * | * | N/A | |
| Detached/semi-detached | x | * | * | N/A | A mix of house types is appropriate in two of the character areas. |
| 3 storey | * | * | * | N/A | |
| 2 storey | * | * | * | N/A | |
| Single storey | x | * Only as part of courtyards | * | N/A | Single storey required as part of affordable housing quotient. |






| B) Architectural vocabulary | | | | | |
|--|---|---|---|-----|---|
| Design to suit orientation, aspect and topography, including some gables to streets | * | * | * | N/A | |
| Break in building line continuity | * | * | * | N/A | Breaks may vary from 2m to 12m, with boundaries connecting. |
| Porches | * | * | * | N/A | No porches with columns allowed. 1.5m max projection. |
| Continuous canopies or surrounds | x | x | x | N/A | |
| Colonnades | x | x | x | N/A | |
| Bay or oriel windows | x | x | * | N/A | |
| Doors to street front | * | * | * | N/A | Exception being dwellings that present gables to street. |
| Windows to street | * | * | * | N/A | |
| Balconies | x | x | x | N/A | Includes 'juliette' type. |
| Roof terraces | x | * | * | N/A | Only allowed when capturing south facing vista. |
| Varied roof lines | * | * | * | N/A | |
| Consistent roof lines | * | * | * | N/A | Only in terrace typology. |





| | | | | | |
|--|---|---|---|-----|---|
| C) Building material | | | | | |
| Facing material-stone or artstone | * | * | * | N/A | |
| Facing material-brick | x | x | * | | Not allowed for the entire western character area. |
| Pitched roof | * | * | * | N/A | |
| Slate or slate type | * | * | * | N/A | Natural slate must be used within character areas Chapel Hill Farm and Access Road area. |
| Terracing roof where applicable-metal deck, pvc polymer, paving, planting, timber | x | * | * | N/A | |
| Solar panels | * | * | * | N/A | Either roof or wall mounted. |
| Boundaries-front. Stone or artstone | * | * | * | * | Boundary walls are a feature of the landscaping, and should be in stone. |
| Boundaries- brick | x | x | * | x | |
| Boundaries- hedges | * | * | * | * | |
| Boundaries to exposed rear, side and along streets-stone or artstone | * | * | * | * | Boundary walls will vary from 1m to 1.8m |
| Boundaries between dwellings- timber, hedging or artstone | * | * | * | N/A | |

6 ARCHITECTURAL DEVELOPMENT

| Existing archetypes in conservation area | New archetypes |
|---|--|
| Rhythm | Reflect rhythm |
| Proportion | Reflect proportion |
| Architrave details | Copy or modern interpretation |
| Varied eaves and roof lines | Varied eaves and roof lines |
| Soft yellow stone in random coursing | Stone or artstone of similar stone and laid to random coursing |
| Vertical, square or horizontal fenestration | Vertical, square or horizontal fenestration |
| Ecclesiastical-type fenestration | To be used sparingly |
| Chimneys | Chimneys or ventilation stacks |
| Slate roofs | Slate or slate type to match |
| Varied building lines | Varied building lines in two character areas |
| Some gables fronting onto streets | Some gables fronting onto streets |
| Mix of sandstone walls and hedges to boundaries | Mix of sandstone walls or artstone walls and hedges to boundaries |
| Porches | Porches |
| Varied set backs to street | Varied set backs to street |
| Two storey | Mostly two storey |
| Single storey | Single storey in western character area |
| Detached and semi-detached | To be provided in all character areas |
| Courtyard/mews type set within a large 'yard' reflecting agricultural past | Courtyard/mews typologies set around a small courtyard, with setted surface |
| Linked garages in stone | Linked garages in stone or artstone |
| On street parking | Some on street parking provided |

| Existing archetypes in conservation area | Precedent images from Chapel Hill area |
|---|--|
| Rhythm |  |
| Proportion |  |
| Architrave details |  |
| Varied eaves and roof lines |  |
| Soft yellow stone in random coursing |  |
| Vertical, square or horizontal fenestration |  |

| | |
|---|--|
| <p>Ecclesiastical-type fenestration</p> |  |
| <p>Chimneys</p> |  |
| <p>Slate roofs</p> |  |
| <p>Varied building lines</p> |  |
| <p>Some gables fronting onto streets</p> |  |

| | |
|---|--|
| <p>Mix of sandstone walls and hedges to boundaries</p> |  |
| <p>Porches</p> |  |
| <p>Varied set backs to street</p> |  |
| <p>Two storey</p> |  |

| | |
|--|--|
| <p>Single storey in western character area</p> |  |
| <p>Detached and semi-detached</p> |  |
| <p>Courtyard/mews type set within a large 'yard' reflecting agricultural past</p> |  |
| <p>Linked garages in stone</p> |  |
| <p>On street parking</p> |  |

7 PUBLIC REALM

The public realm strategy is based on the main access road from Chapel Hill and internal streets. These are supplemented by home zones, public space at key points, home zones and a substantial area of landscaping. It also includes, where practicable and viable, a sustainable urban drainage system. Within all character areas there will be a number of common public realm factors. These are:

- A common service trench 1.8m wide to minimise disruption of surfaces and trees, to accommodate utilities.
- Street names and other signage such as home zones and speed limits to be affixed to boundary walls as in the conservation area.
- Pavement widths to be 1.5/2m. In the Access Road character area the pavement will be fully provided along the western side of the road only as in other parts of the conservation area.
- Street lighting will be no more than 5m high, and less than this in the landscaped area. They will be simple, contemporary designs.
- Pavements will be in flexible materials as in other parts of the conservation area.

Access Road character area

This is the main route into the site, and will take the form of other streets within the area. Surfaced in asphalt, with Marshalls-type conservation kerbs, this will complement the arrangement at nearby Chapel Brow, with dwellings at back of pavement of minimal set-back. With the view south terminated by a focus building, the turning head will be surfaced in aggregated asphalt. Footpath will be 1.5/2m wide, with the road an average 6m in width, widening for radii that conform to highway standards.

Chapel Hill Farm area

This is the largest built area in the scheme, and will closely follow the precedents set out in the design code and identified within the conservation area appraisal. The streets here will continue the theme of asphalt surfacing with an average width of 5.5m, with a single pavement on one side of the road of 1.5m wide, with the remaining area well landscaped primarily with existing tree belts and supplemented by landscaped gardens. The landscaped mews courts to the rear will be surfaced in tegula-type material, acting as semi-public/semi-private areas, and used as informal play areas.

In this area boundaries will strictly conform to the design code, with sandstone or artstone walls varying between 1/1.8m supplemented with hedges either behind the walls or as a continuation of them.

Western area

This area contains the feature square that, like the mews courts, will be surfaced in tegula type materials, and will take the form of a raised table to slow traffic. Other roads will be laid in asphalt, to a width of 5.5m, with 2m car-parking bays for on-street parking. The street to the south will be designed to Home-zone standards, combining build-outs, planting and shared surface principles to calm traffic and complement the adjacent green buffer separating the development from the reservoir.

Landscaped area

The series of footpaths in this area will be formed in porous, aggregated gravel and laid as a flexible material. If possible this area will also contain a SUDS element, linked with the water feature to the east, as this is the lowest part of the site. Footpaths will allow for an east-west pedestrian footpath across the site as well as linking with the main access road and the water feature. It will also link directly with the existing and retained pedestrian access route running north-south through the site to Chapel Hill.

8 LANDSCAPE

The landscaping will accord with the submitted landscaping plan, and comprise the following elements:

A) The retention of important tree groups-



B) Public boundaries of low sandstone walls with hedges



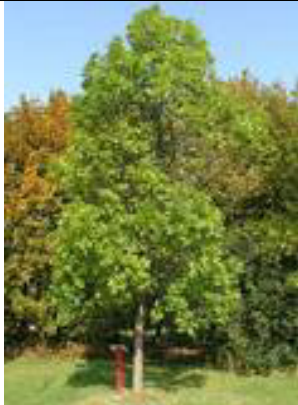


C) Street trees, including supplementing the boundary with Chapel Hill, will be






D) Fraxinus excelsior ‘westhof’s glory’



E) General tree planting






Native species to complement the existing

| | | |
|----------------------------|--|--|
| Fraxinus excelsior (Ash) |  | |
| Salix caprea (Goat Willow) |  | |
| Betula pendula (Birch) |  | |

| | | |
|--|--|--|
| Sorbus aucuparia (Mountain Ash/Rowan) |  | |
| Quercus robur (Oak) |  | |
| Prunus avium (Cherry) |  | |
| Alnus glutinosa (Alder) |  | |
| Amelanchier lamarckii (Snowy Mespilus) |  | |

F) Structure planting




In addition to some of the species illustrated above, structure planting will be supplemented by the following species:

| | | |
|-------------------------------|--|--|
| Acer campestre (Field maple) |  | |
| Crataegus monogyna (Hawthorn) |  | |
| Prunus spinosa (Blackthorn) |  | |
| Ilex aquifolium (Holly) |  | |
| Corylus avellana (Hazel) |  | |

| | | |
|--------------------------------|--|--|
| Viburnum opulus (Guelder Rose) |  | |
|--------------------------------|--|--|

G) Hedgerow planting

To enhance the rural setting of the development, some boundary planting will be in the form of hedgerows. In addition to *Crataegus monogyna*, *Ilex aquifolium*, *Corylus avellana*, *Prunus spinosa*, and *Viburnum opulus*, the following will also be used in these areas:

| | | |
|--------------------------------|--|--|
| Frangula alnus (Buckthorn) |  | |
| Rosa canina (dog rose) |  | |
| Ligustrum ovalifolium (Privet) |  | |

9 CONCLUSION

The Design Code is based on a vision and a set of key principles applied to the four defined character areas. It supplements the masterplan and provides a series of measurable requirements and standards to guide the high quality design of the outline application at the reserved matters stage. It will assist the development control process and ensure that the Council is able to secure an appropriate nature and quality of development that will result in the enhancement of the conservation area and its setting.