

HODDER GRANGE
A NEW HOUSE OF EXCEPTIONAL QUALITY
LANDSCAPE DESIGN STATEMENT

MR & MRS M. BELL
MARCH 2020
REV B

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HODDER GRANGE
PARAGRAPH 80e

LANDSCAPE DESIGN
STATEMENT

MR& MRS M. BELL

MARCH 2020

PREPARED BY
RURAL SOLUTIONS LTD

1.0 INTRODUCTION

1.1 INTRODUCTION

Rural Solutions (RSL) has been commissioned to undertake an initial Landscape Design Statement to support a proposed Paragraph 80e project, for a site located near Hodder Bridge, Chaigley which falls within the Ribble Valley District Council (RVDC) jurisdiction and the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

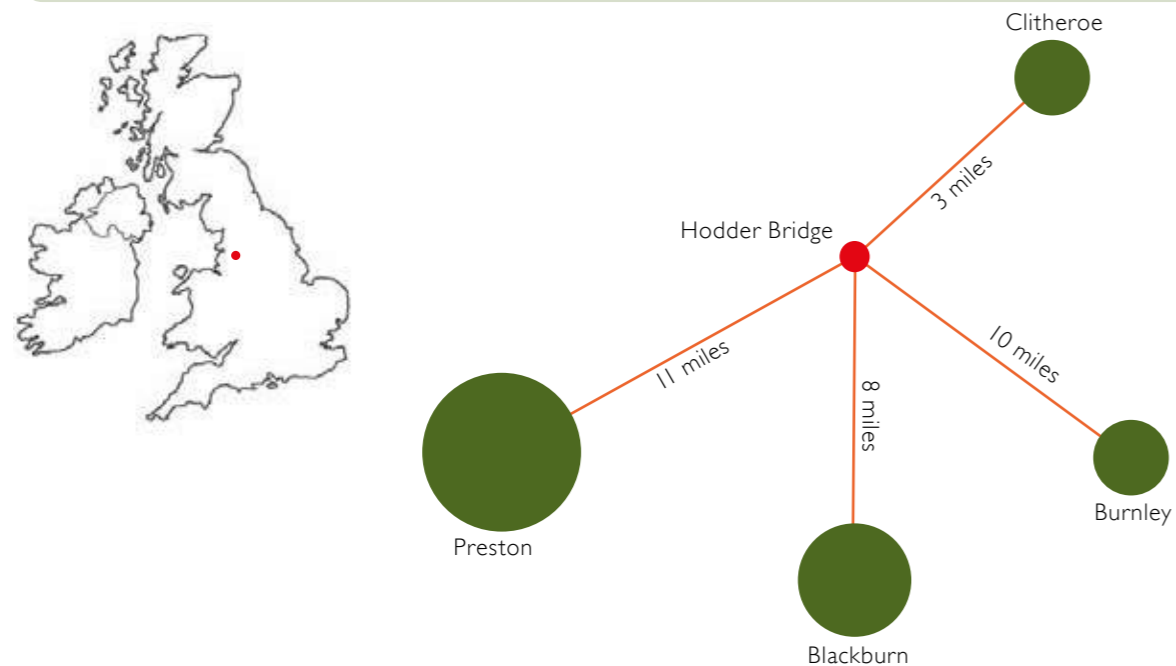
The site is located adjacent to the River Hodder in the parish of Aughton, Bailey and Chaigley. Within the local context are a number of small hamlets, isolated farmsteads and individual houses. The larger settlement of Clitheroe is located to the north east, with Preston, Blackburn and Burnley located in a roughly linear format to the south.

Access to the site is from a well established field entry point on the corner of Chipping Road before crossing the Hodder Bridge. The access is well utilised and permits clear visibility to the highway.

At present the site consists of a large grazed agricultural field, approximately 15 acres in size which runs parallel with the River Hodder. The site has a relatively level plateau adjacent to the River which climbs in elevation to the north. Two further grazed paddocks of approximately 17 acres in total are connected to the west of the site and collectively form the study area of the project.

The main aims of this report are to:

- Develop an understanding of the context, including landscape character and designations covering the site;
- Undertake an initial site appraisal of the landscape, documenting existing site features such as key views, structures, access and vegetation; and
- Develop early concepts for the landscape and develop distinct character areas within the site to inform the location of the proposed dwelling.





Chaigley

River Hodder





Moss Wood

Higher Hodder Bridge

Sagar Wood

Over Hacking Wood

Long Ridge Fell

- KEY
-  Study boundary
 -  Public Right of Way
 -  Bridleway
 -  River Hodder



1.2 ASPIRATIONS FOR THE SITE

Aspirations for the site are to construct a new country house. Paragraph 80e of the National Planning Policy Framework (NPPF) permits development of an exemplary new house which raises the standards of design in rural areas and enhances the environment.

In terms of design criteria Paragraph 80e defines the following

“ *80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

e) the design is of exceptional quality, in that it:

- Is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

”

Chapter 5 Delivering a sufficient supply of homes,
Rural Housing, Paragraph 80e,
National Planning Policy Framework (NPPF) 20th July 2021,
Department for Communities and Local Government.

In landscape terms, the proposal would seek to explore and significantly enhance the immediate setting as follows:

- Create a strong relationship between the dwelling and landscape responding to place and the existing best remaining landscape features.
- Sensitively respond to and retain historic views and vistas.
- Respect the rich character of the landscape setting of the site.
- Use vernacular materials and appropriate planting to respond to and reinforce the inherent landscape character.
- Enhance existing biodiversity.
- Restore and maintain specimen trees and hedgerow planting whilst creating new spaces and landscape character areas on site.
- Create new spaces and characters to give the landscape relevance.



1.3 P80e ROLE OF THE LANDSCAPE ARCHITECT - A LANDSCAPE LED PROCESS

The NPPF clearly sets out criteria in P80e to guide and assess proposals which relate specifically to the landscape. These include:

- The design is of exceptional quality, in that it:*
1. *Would significantly enhance its immediate setting, and*
 2. *be sensitive to the defining characteristics of the local area.*

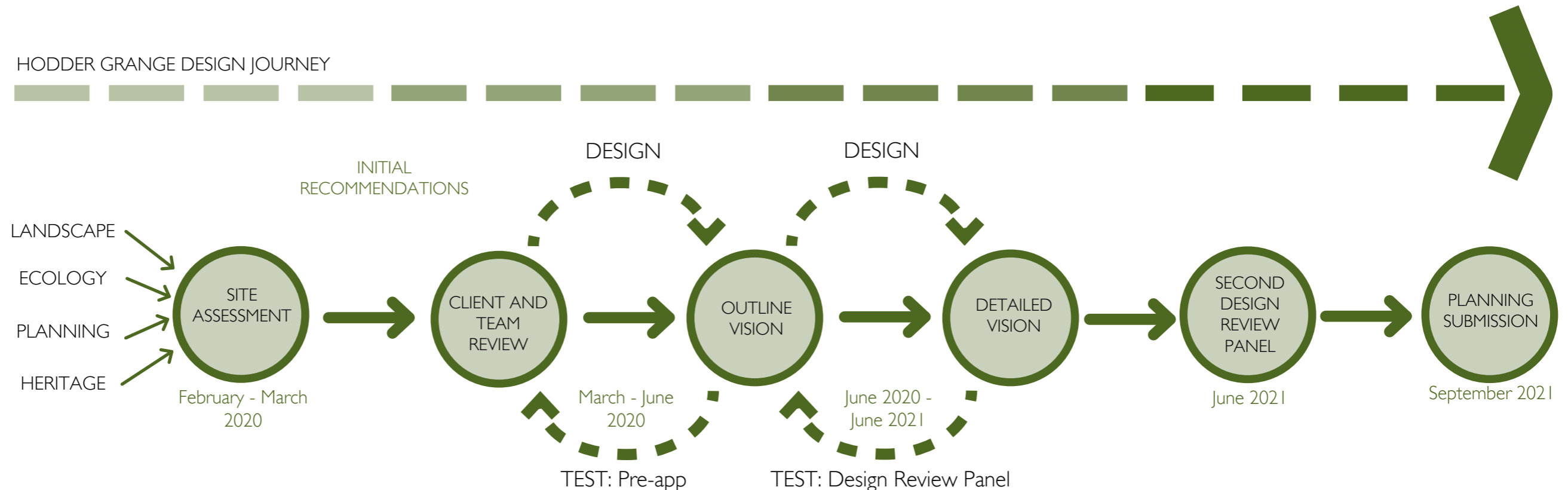
When undertaking a P80e project the landscape architect has the following key roles and responsibilities:

- Build a close working relationship with the client and architect to clearly understand the project aspirations and ensure proposals develop which are **unique and reflective of both place and person**. The client - landscape – architect - planning consultant journey is a **continuous cycle of design, testing and evolution** to ensure a **holistic and outstanding vision** is achieved within the established knowledge of a place.
- Prior to any design or site selection for a house location commences a full landscape assessment is undertaken, through both desk-based research and site analysis. These areas of research and assessment are explored and documented in sections 2.0 and 3.0 of this report.
- Running in parallel to the landscape analysis, detailed ecological and heritage assessments are undertaken. These assessments ensure:

- The baseline ecological value is understood with sensitive areas of value identified for protection and enhancement within the landscape, whilst areas of low value or negative impact are understood, addressed, and reversed where possible as part of a wider vision.
- In heritage terms the contextual character, built forms, settlement patterns and evolving land uses over time are understood to **positively reference, respect and build upon** as a vision develops.
- Once a detailed picture of place and context are understood the site selection and design journey commences between all parties within the design team with structured points to **test, review and refine**. Initial principles of this process are documented in section 4.0 Design Concepts.
- During the design, testing and refining process a series of sub character areas are developed to succinctly demonstrate how a **significant landscape enhancement** is achieved. This is documented and explored in section 5.0 of this report.

At Hodder Grange the site selection was led by the landscape analysis and recommendations to ensure proposals were not only sensitive to the defining characteristics of the local area but offer a significant and integral enhancement to the immediate setting.

The design journey can be summarized graphically as follows:





DEFINING CHARACTERISTICS

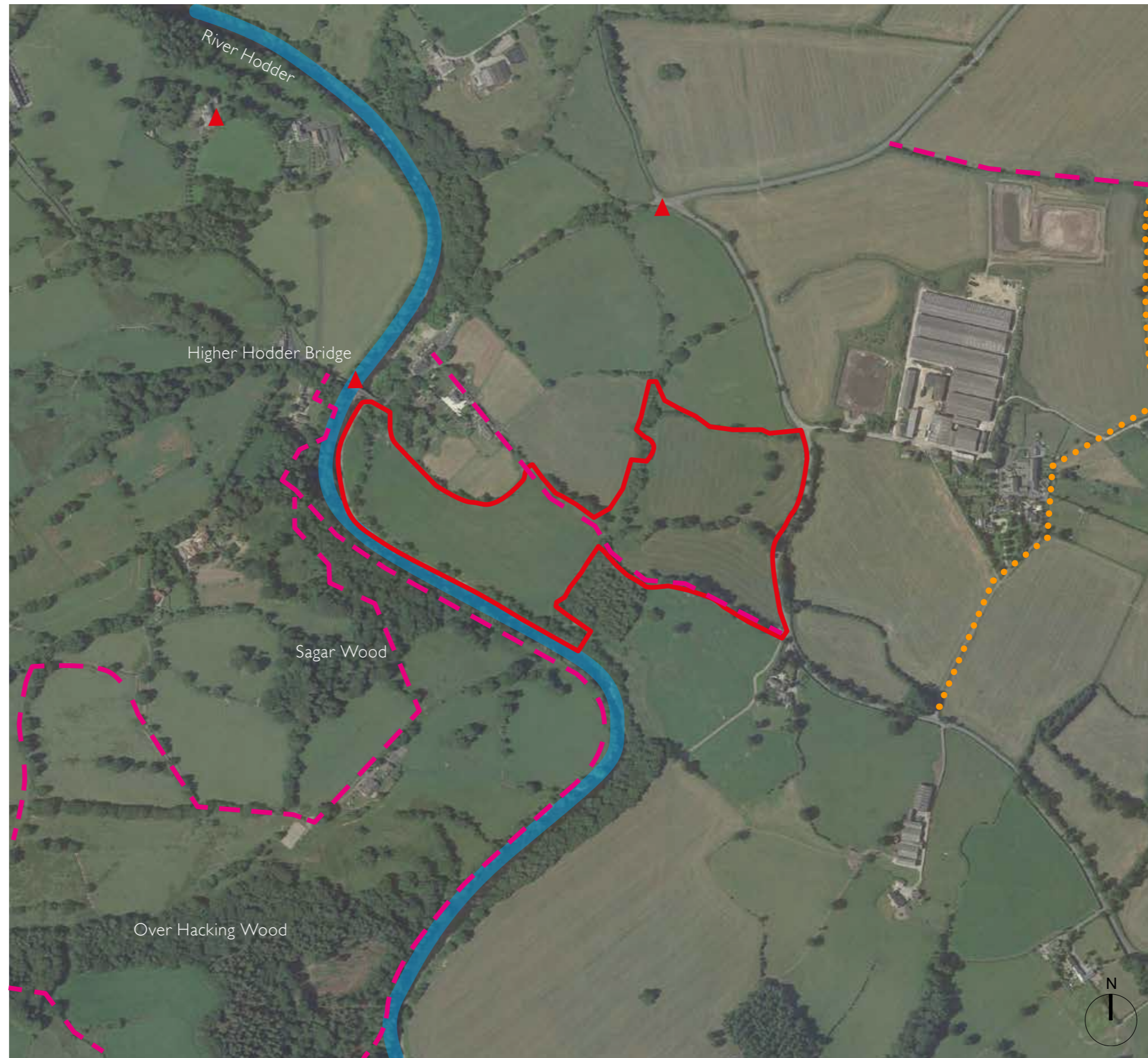
2.0 LANDSCAPE CONTEXT

2.1 LANDSCAPE DESIGNATIONS

There are a number of landscape designations in close proximity to the study area which should be considered during subsequent design development work.

-  Study boundary
-  Listed Buildings
-  Public Right of Way
-  Permissive Bridleway

- The entire study area is located within the Forest of Bowland Area of Outstanding Natural Beauty.



2.2 LANDSCAPE CHARACTER - NATIONAL

Landscape character is assessed at different scales, from the national level to county, district and site specific. Assessment of the landscape can help in:

- Understanding how and why landscapes are important;
- Promoting an appreciation of landscape issues;
- Successfully accommodating new development within the landscape; and
- Guiding and directing landscape change.

“ Put simply, landscape character is what makes an area unique. It is defined as “A distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another.”

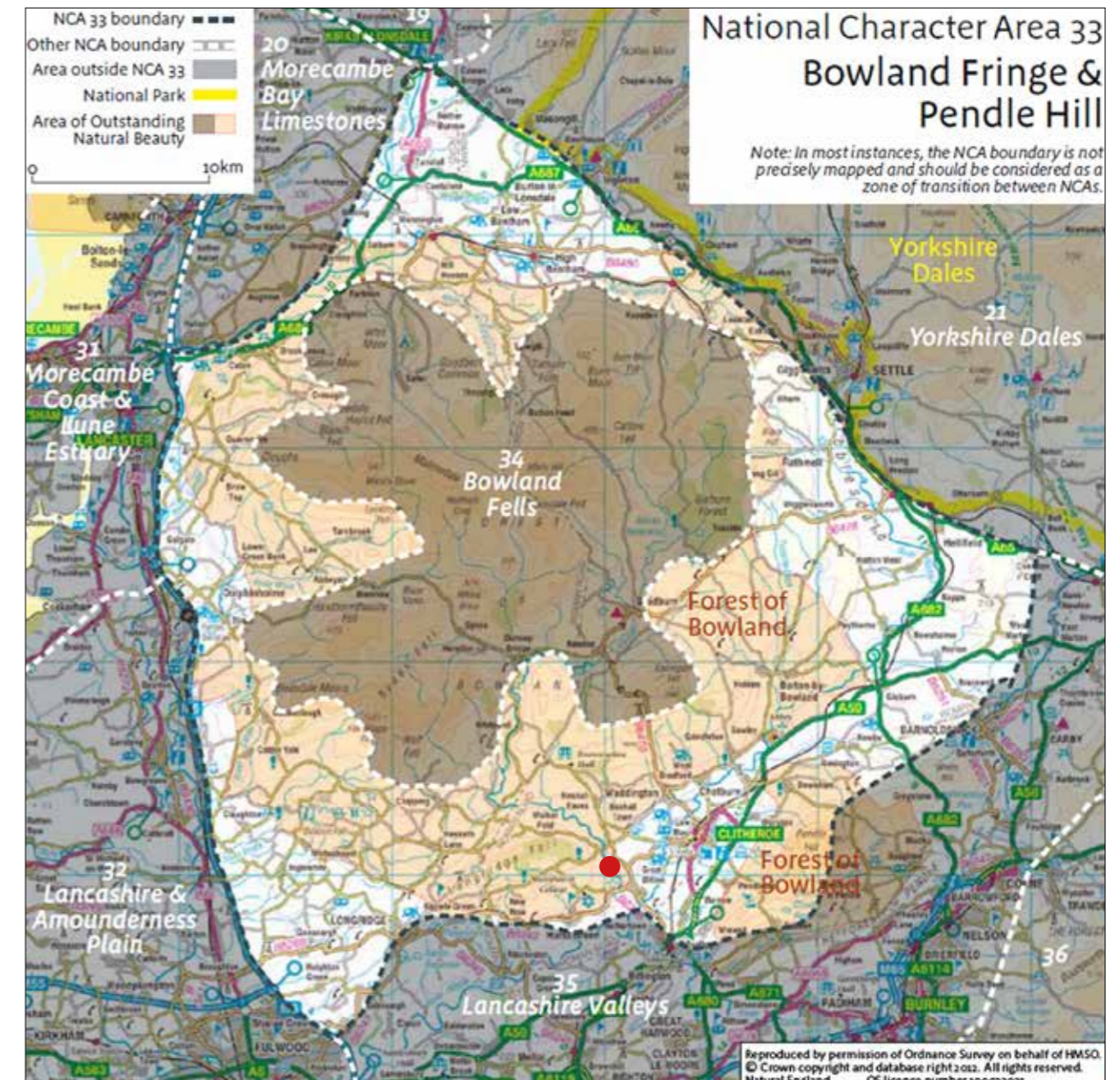
(Natural England definition)

In 1996 the former Countryside Commission and English Nature, with support from English Heritage, produced the Character of England Map. This map combines English Nature’s Natural Areas and the former Countryside Commission’s Countryside Character Areas into a map of 159 Joint Character Areas (JCA) for the whole of England.

The site is classified in the ‘Character of England Map’ as falling within National Character Area (NCA) 33: Bowland Fridge and Pendle Hill.

The characteristics typical of NCA 33 Bowland Fringe and Pendle Hill include:

- This is an undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.
- The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below.
- On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or ‘reef knolls’ of limestone form distinct landscape features in the Ribble and Hodder valleys.
- Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.
- Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.
- Land use is mainly permanent, improved pasture for livestock and dairy farming.



National Character Area 33: Bowland Fringe and Pendle Hill

● Site Location

The characteristics typical of NCA 33 Bowland Fringe and Pendle Hill continued:

- To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull.
- There are **species-rich hay meadows**, including several that are nationally and internationally designated.
- Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark.
- There are **numerous rivers of importance** for many protected species, including bullheads, salmon, trout, eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs.
- There are many archaeological sites, particularly on the moorland fringes and in valleys where agriculture has been less intensive.
- A **network of winding, hedge-lined lanes** connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground and are of stone with slate or stone flag roofs.
- **Isolated country houses set in formal parkland** are typical of the area and may be enclosed by belts of woodland and estate fencing.
- The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.
- To the south of Bowland, the moorland outliers of Pendle Hill, Beacon Fell and Longridge Fell, found on Carboniferous Limestone knoll reefs, enclose the Ribble Valley and reinforce its affinity with the Forest of Bowland. The **combination of topography, tree cover and field enclosure creates a sense of intimacy** which contrasts with the vast expanse of the coastal plain and the exposed moorland heights of the Bowland Fells.

Within the NCA 33 Bowland Fringe and Pendle Hill classification, four key Statements of Environmental Opportunity are identified. These key statements provide guidance of positive change which should be embodied within the NCA where opportunity is presented. The key statements are as follows

SEO I: Protect and enhance the distinctive landscape character of the Bowland Fringe and Pendle Hill NCA for its sense of place, historical and cultural heritage, tranquillity, accessibility and recreational opportunities.

Opportunities include:

- Encouraging the **conservation and restoration** of the managed landscapes of isolated country houses – in particular the woodland belts and estate fencing.
- **Conserving and managing** traditional stone farm buildings and artefacts, ensuring the **use of local styles and materials** in order to maintain the historic and rural character of the countryside and built environment of rural settlements.
- **Conserving significant archaeological sites** as part of the evidence for the area's development from the medieval period and earlier.
- **Managing development** (especially around the fringes of the NCA), in order to **maintain the rural character** of the landscape, tranquillity and sense of remoteness. Protecting the area from development on ridgelines and hilltops, to **maintain the predominantly open character** of the landscape.
- **Promoting enjoyment, awareness and understanding** of the NCA, particularly around less well-known sites and features, to relieve pressure on busier destinations (especially Beacon Fell, Brockbottom, Jeffrey Hill and Kemple End), in order to **maintain existing levels of tranquillity, remoteness and landscape character**.
- **Sympathetically managing recreational sites** to enhance visitors' experience and their enjoyment of contact with the natural environment, while managing erosion and traffic, to benefit landscape and wildlife.
- **Using the Pennine Bridleway and the network of paths** to gain access to, reveal and interpret the area's rich history.

SEO 2: Safeguard, manage and enhance the area's important habitats, including blanket bog, wet heath, waterbodies and woodland, to provide benefits for climate change, flood regulation, soil quality and erosion, and water quality.

Opportunities include:

- Ensuring that all areas of blanket bog are under good environmental management. Ensuring good vegetative cover and reducing high rates of run-off by restoring the hydrology and ecology of peat habitats. Re-vegetate bare peat.
- Managing the moorland fringe in order to maintain the mosaic of landscape features of the rolling upland farmland, including hay meadows and grasslands used by breeding waders.
- Encouraging sustainable grazing regimes to avoid poaching of soils and to aid water infiltration.
- Protecting, restoring and managing the semi-natural woodland. Much of this is ancient, occurring in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.
- Restructuring conifer plantations to increase broadleaved component and to soften edges.
- Exploring opportunities to plant new native woodlands appropriate to the area's character. Ensuring that woodland expansion avoids peat and avoids impacting on other sites of biodiversity or historic value.
- Exploring opportunities to get existing woodland into management for local woodland products and wood fuel supply.

SEO 3: Manage and enhance the landscape character and biodiversity of the farmed environment with its mosaic of pastures and meadows, and strong field patterns defined by drystone walls and hedgerows, to improve ecological networks and strengthen landscape character.

Opportunities include:

- Conserving and restoring semi-natural and species-rich hay meadows, particularly in the flood plain and farmed landscapes, to counter the effects of intensification.
- Managing pastures in ways that build up organic matter and avoid compaction.
- Avoiding carrying out mechanised activities (such as trafficking) that will cause compaction of soils, especially in wet conditions.
- Managing nutrients on farmsteads and improved pastures, targeting applications to maximise uptake and minimise run-off.
- Conserving and restoring the field boundaries defined by hedgerows, drystone walls, boundary trees and metal estate railings, in order to reduce the enlargement of fields, replacement with stock fencing and lack of management.
- Addressing the restoration and management of the characteristic field ponds north of Preston.

SEO 4: Retain riparian and wetland habitats and ensure that they are well managed and well connected to the high density of waterbodies. Enhance the network to further increase biodiversity, improve its ability to buffer pollution, increase flood mitigation and improve water quality.

Opportunities include:

- Conserving and managing the numerous watercourses and bodies, including the rivers Ribble, Hodder, Calder, Wyre and Lune, as well as a number of reservoirs and field ponds north of Preston.
- Restoring and managing field ponds and wetlands throughout the valley flood plain and undulating lowland farmland. Using quarry restoration as an opportunity for wetland and other habitat creation.
- Managing blanket bog and rushy upland pasture, and conserving it from degradation, which results in increased run-off to streams and rivers, riverbank erosion and deterioration in downstream water quality.
- Seeking opportunities that will allow rivers to follow their natural course and re-engage with their flood plain.
- Encouraging the management and restoration of riparian woodland for protection against riverbank erosion and for their value as habitat corridors.
- Protecting water quality through the use of extensive grazing and permanent grassland creation adjacent to watercourses to reduce run-off.
- Managing nutrients on farmsteads and improved pastures, targeting applications to maximise uptake and minimise run-off.



2.3 FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY - DRAFT MANAGEMENT PLAN 2019-2024

The study area is located within Forest of Bowland Area of Outstanding Beauty (AONB) as illustrated in section 2.2. To support and influence the evolving design proposals the Forest of Bowland AONB draft Management Plan (MP) 2019 – 2024 was reviewed.

The purpose of the MP is set out as follows:

“ *The Management Plan outlines an integrated vision for future development of the AONB, based on a high level of shared aspirations for the area, taking into account relevant international, national, regional and local policies. It presents objectives specific to the AONB that will enable this vision to be pursued effectively and allocates responsibility for each objective and related actions to relevant partners.* ”

A number of core principles underpin the Management Plan, these include:

Supporting Sustainable Land Management

Farmers and land managers have played a significant role in creating the landscape as we see it today and are continuing to maintain many of its special qualities. Supporting the retention of viable and sustainable farming and active woodland management, maintaining the rural economy and retaining traditional rural skills are vital factors in keeping the area special.

Sustainable Development

This means ensuring that development is sound in environmental, social and economic terms, without compromising the ability of future generations to do the same. Within a nationally protected landscape such as the AONB, the landscape and special qualities must be given special consideration in order to achieve sustainable development.

Landscape Change

Change in the landscape is inevitable and need not be unwelcome. In the context of AONB designation and the conservation and enhancement of natural beauty, the challenge is to manage change in an integrated way, so that it can make a positive contribution both to the social and economic needs of local communities and to the natural beauty and special qualities of the landscape.

Adopting A Natural Capital and Ecosystems Approach

By bringing together the three principles of the 'ecosystems approach', we can ensure that the benefits we derive from the natural environment (ecosystem services) are safeguarded and enhanced.

Climate Change Adaptation and Mitigation

In responding to climate change, there is a need to understand and adapt to the impacts this change is likely to have on the landscape and to seek ways in which carbon emissions can be reduced. Ensuring that adaptation and mitigation measures do not adversely affect natural beauty and maximising opportunities to improve landscape resilience, such as improving habitat condition and enhancing connectivity are a priority.

Action Plan

The following action plan section of the Management Plan is organised under three themes:

1. An Outstanding Landscape for Natural and Cultural Heritage.
2. Resilient and Sustainable Communities.
3. A Strong Connection between People and the Landscape.

Section 1 is the most relevant to this study and explored below

An Outstanding Landscape of Natural and Cultural Heritage

1.1 Landscape

Apply the guiding principles of the European Landscape Convention, using landscape characterisation as the basis for policy- and decision-making for land and development management, to conserve and enhance natural beauty of the landscape.

Outcome: The landscape is conserved and enhanced, whilst ensuring essential development takes place

Relevant actions within this objective to embody include:

- 1.1E Develop an AONB Woodland Strategy to conserve and enhance existing woodlands, promote the creation of new native and mixed woodlands and address the impact of tree health issues.
- 1.1F Continue to deliver 'Traditional Boundaries' programmes (via both the AONB and Pendle Hill Landscape Partnership),
- 1.1G Continue to work with Electricity North West Limited (ENWL) on the 'Undergrounding for Visual Amenity' programme to remove overhead power lines in 'landscape-sensitive' locations within and close to the AONB.
- 1.1H Develop and deliver a 'landscape enhancement' project (focusing on management of traditional boundaries and woodland creation)

1.2 Habitats and Species

Conserve, enhance and restore the AONB's characteristic mosaic of habitats by improving their connectivity, extent and condition; whilst taking targeted action to conserve key species and improving understanding of the biodiversity of the AONB.

Outcome: More and bigger areas of habitat are connected and better managed, with key species conserved

Relevant actions within this objective to embody include:

- 1.2A Support farmers and landowners to conserve, enhance and restore land in nationally and internationally important wildlife sites,
- 1.2B Support farmers and landowners to conserve, enhance and restore priority habitats outside SSSIs, focusing on local wildlife sites.
- 1.2F Work with farmers, landowners and local communities to deliver projects to conserve, enhance and restore at least 15ha. of species-rich grassland habitat; including Bowland Haytime & Bee Together.
- 1.2G Support the creation and establishment of at least 200 ha. of new native and mixed woodland that enhances the AONB landscape, with priority given to projects that conserve and enhance existing key habitats and species, increase carbon storage, keep rivers cool and help reduce flooding.
- 1.2J Support a catchment-based approach to the delivery of projects to conserve, enhance and restore riparian habitat; including Ribble Life Together, Pendle WINNS.

1.3 Historic Environment

Support the conservation, restoration and management of the historic environment and wider cultural landscape.

Outcome: Built and other cultural heritage assets are better understood, conserved and managed

Relevant actions within this objective to embody include:

- 1.3B Develop and deliver landscape-scale projects and activity which celebrate, conserve and enhance the distinctive landscape, cultural heritage and special qualities of the AONB.

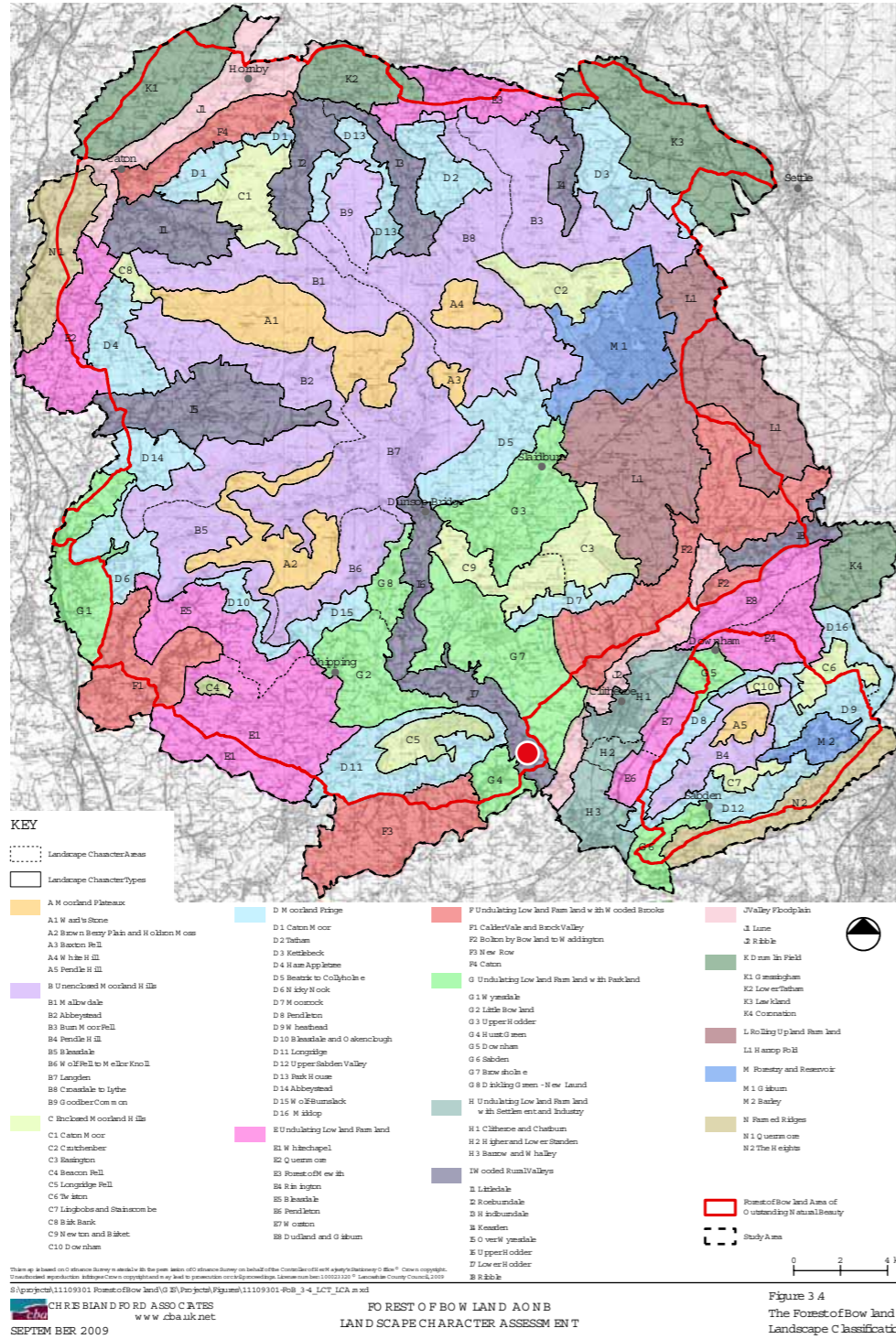
1.4 Natural Capital and Ecosystem Services

Seek to better understand and promote the value of the natural capital of the AONB landscape and the public benefits derived from these assets; helping to manage landscape change which conserves and enhances natural beauty.

Outcome: The natural capital of the AONB and the public goods derived from these assets are better understood, valued and promoted

2.4 LANDSCAPE CHARACTER - REGIONAL

The study area is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) which falls under the jurisdiction of Lancashire County Council (LCC). To support the management and long term care of the AONB, LCC produced a Landscape Character Assessment (LCA) in 2009. Within the LCA the study site is located within the wider landscape character area 'Wooded Rural Valleys', specifically category area 'I7 The Lower Hodder Valley'.



Landscape Character Description of the 'Wooded Valleys':

These deeply incised wooded valleys link upland and lowland Bowland, creating a strong pattern of linear landscapes, which radiate out from the central fells. Formed by the action of fast flowing water the valleys cut through a mixture of gritstone, shales and silt. The steep valley sides are cloaked in woodland, the only space for farming being confined to the slopes above the trees, or in the damp valley bottoms where you will find small herb rich pastures and meadows. Waterfalls, gorges, mill lodges and historic mill sites are strung along the course of the brooks and rivers, but the woods are largely uninhabited. Settlements (small hamlets and isolated farms) are generally above the tree line, or at a confluence of rivers such as at Wray or Dunsop Bridge; and undulating lanes dip into and out of the valleys, crossing the watercourses with narrow packhorse bridges or fords.

The valleys have a strong sense of enclosure and remoteness, which creates a contrast with the surrounding Unenclosed and Enclosed Moorland Hills and Moorland Fringe.

I7 Lower Hodder

Typical landscape characteristics of the Lower Hodder Bridge are identified on the following page. Characteristics typical to the site are identified which during the design evolution will be further reinforced.

Landscape Character Area 17: Lower Hodder



© Tarja Wilson

- The meandering corridor of the lower reaches of the River Hodder are contained by the surrounding limestone knolls;
- The area encompasses a very broad river valley and includes estate-owned and managed farmland and plantations (for example on Bashall and Stonyhurst estates);
- Sinuous belts of predominantly deciduous woodland line the river corridor;
- Farmed land is confined to the edges of the river valley, above the level of the wooded valley sides; pastures are sheep grazed and divided by gritstone walls and hedgerows;
- Single mature deciduous trees are also features, lining road corridors and within fields;
- Strong sense of enclosure within the valley corridor as a result of the adjacent woodland and mature deciduous trees that line the river corridor;
- Distinctive double arch stone bridge at Doeford is a landmark within views along the river corridor;
- The Wild Boar park is also a recognisable landscape feature;
- Framed views southwards towards the conifer-clad Longridge Fell contribute to recognisable sense of place;
- This area has a mature landscape structure of deciduous single trees and patches of woodland which form a mosaic pattern alongside the pastoral fields.



2.5 PRECEDENT COUNTRY HOUSES

Within the wider AONB and Ribble Valley context a study of precedent houses was undertaken by Hinchcliffe Heritage and Rural Solutions which accompanies the wider P80 proposals.

Section 2.5 of this study examines the landscape components of three of the precedent country houses within the heritage studies.

This review seeks to identify and understand at a high level any reconsidered landscape features which could be used to inform subsequent design of the landscape, therefore ensuring collective proposals acknowledge recognised characteristics of country houses in a geographical context.

The three country houses explored include:

- Whiteholme House, nr Slaidburn.
- Quernmore Park Hall; and
- Casterton Hall.

The examples explored in this study were selected for their similarities in setting relating to the emerging vision.

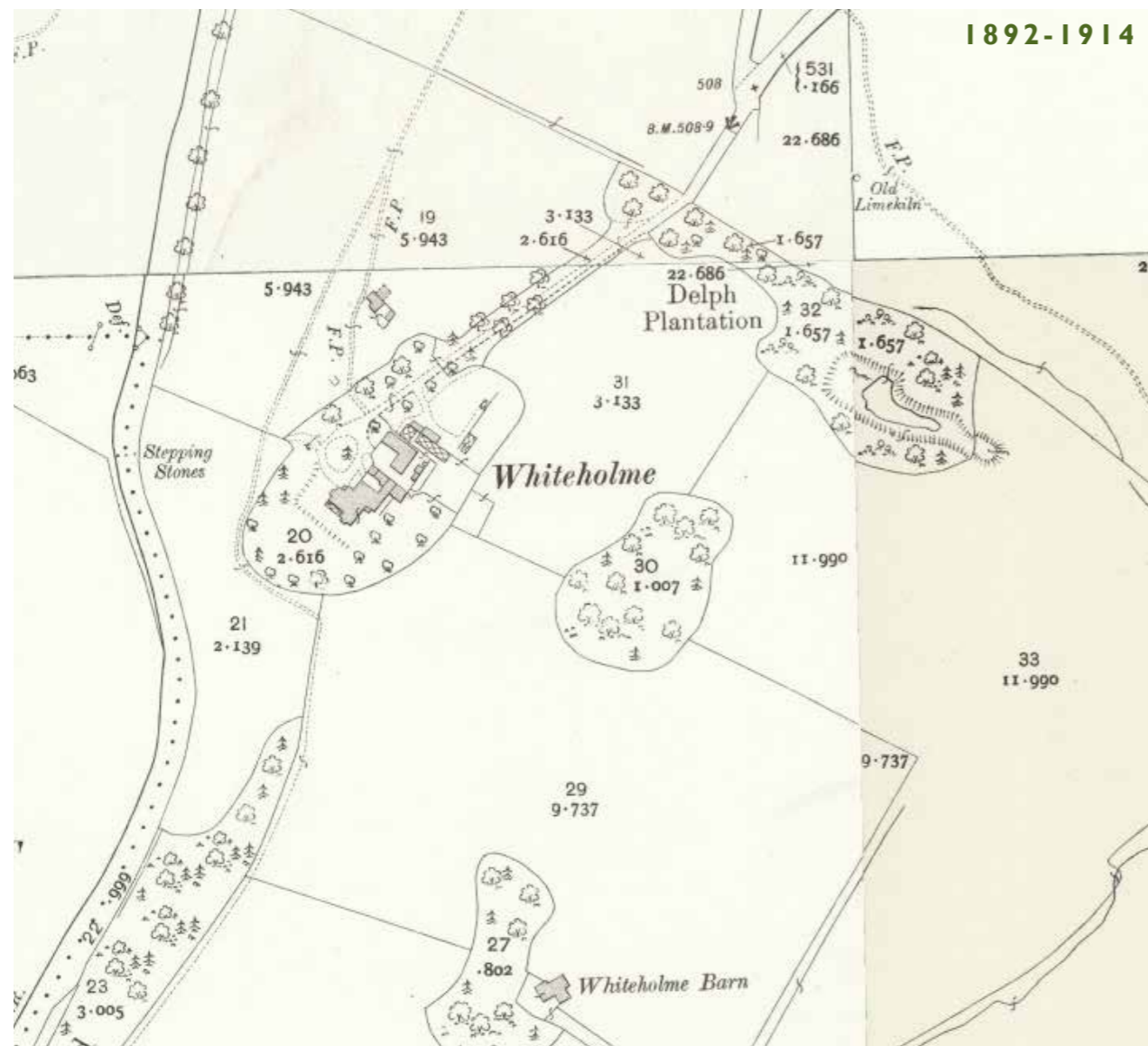
Prior to the design stage it is important to explore local precedents and understand their landscape setting and contextual relationship to ensure proposals for the siting and treatment of any house are landscape led from the outset.









We would recommend that the Hinchcliffe Heritage Report is reviewed in parallel with the Landscape Design Statement.



Whiteholme House, Slaidburn - (AONB)

BB7 3AE (nearest postcode)

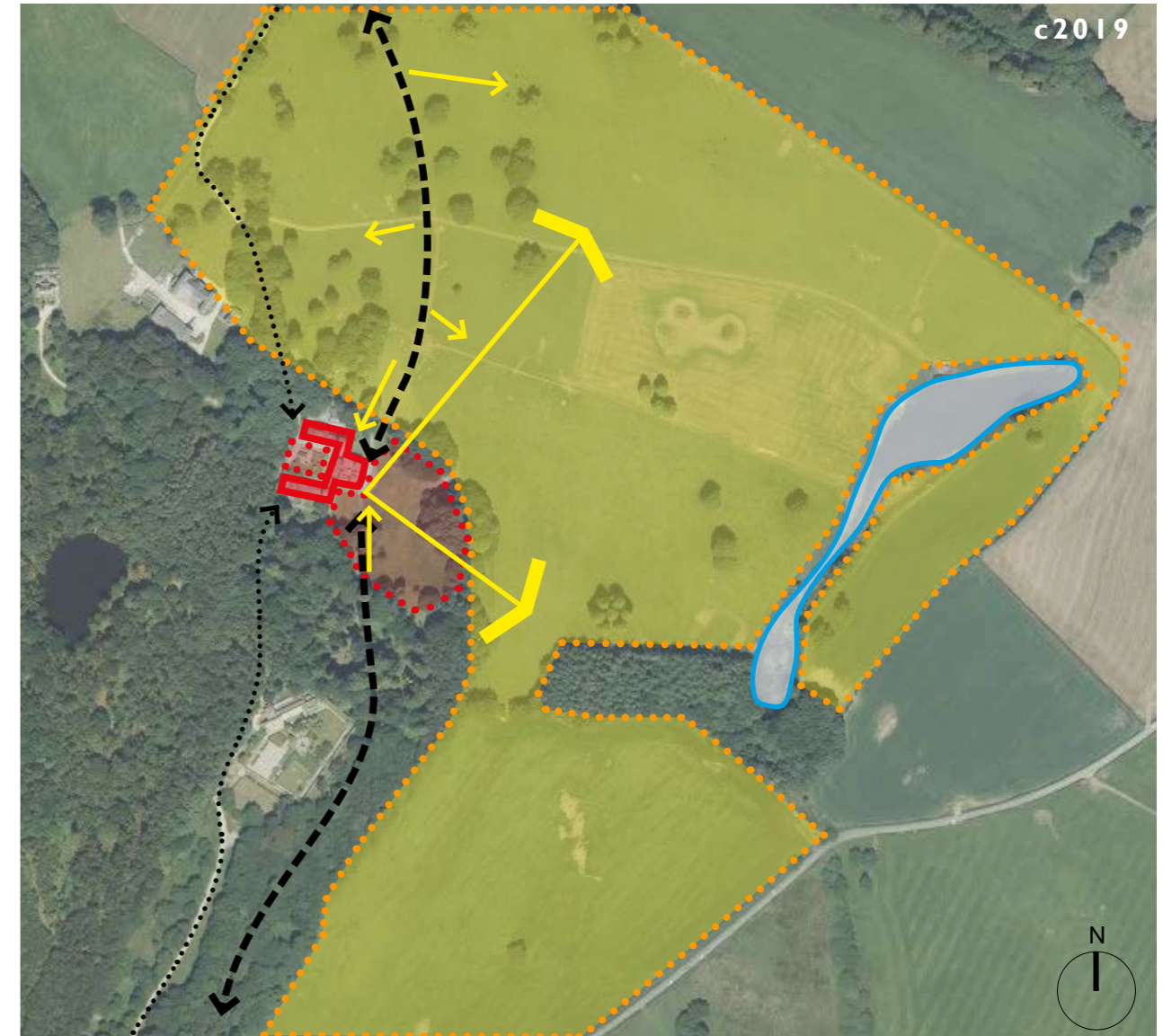


- | | | | |
|---|----------------------------------|---|------------------|
|  | House. |  | Woodland blocks. |
|  | Formal house setting and gardens |  | Specimen trees. |
|  | Arrival drive. | | |
|  | Turning circle. | | |
|  | Views. | | |
|  | Parkland setting - grazed. | | |

Observations include:

- House sat in an elevated position overlooking the River Hodder.
- Primary house elevation embraces wider views and a south west aspect.
- A simple arrival drive which follows established contours in the landscape.
- Exit from the highway is through a small woodland block which maintains privacy. The arrival woodland block plays with the sense of enclosure to heighten the experience.
- Small groups and specimen trees along the drive provide subtle glimpses of the house and framed views of the contextual landscape.
- The arrival (and departing) journey encourages a strong relationship with the contextual landscape.
- Woodland blocks direct views and increase the scale of space via intrigue.
- The wider landscape is the focus of the experience, the formal domestic setting is kept tight to the principal house.

**Quernmore Park Hall (AONB)
LA2 9HN**



- House.
- Formal house setting and gardens
- Arrival drive.
- Service drives.
- Lake
- Views.

Parkland setting - grazed.

Observations include:

- A grander scale house and setting to Whiteholme House.
- Generous parkland setting with views of a water body.
- Set within a woodland block to nestle into the landscape.
- Utilises smaller copses of trees on the woodland periphery to soften and provide

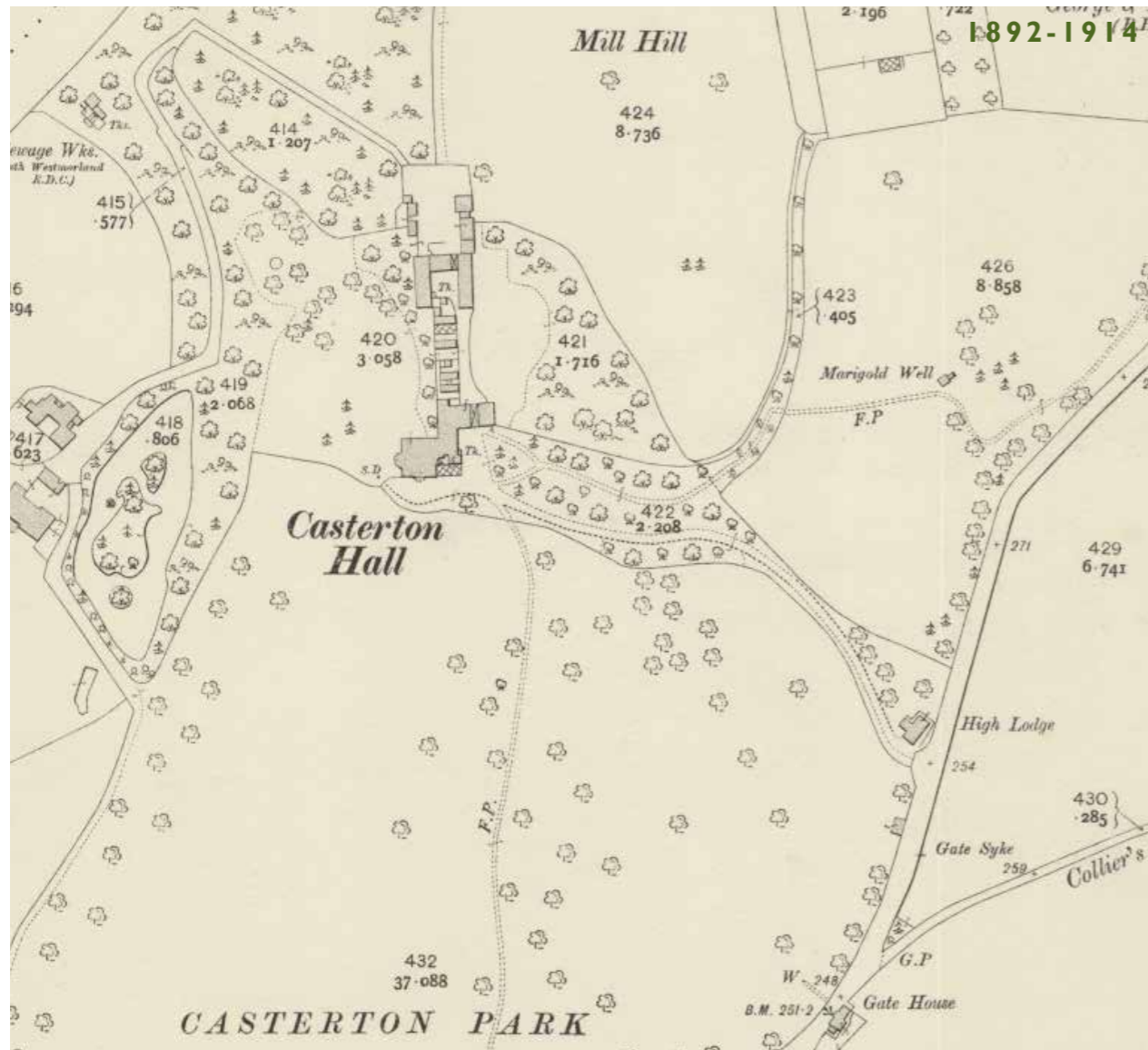
a series of glimpsed views both to and from the house.







- The wider parkland has embraced specimen trees and small groups to break up the open landscape.
- The parkland drive is flanked by groups and specimen trees to manage views and provide strategic glimpses of the house and setting.
- Historically a series of access drives which sweep to the house. One through parkland, one through woodland, plus several ancillary

service routes.

- The wider landscape is the focus of the experience, the formal domestic setting is kept tight to the principal house.
- Grazing manages the wider parkland.
- The house is positioned in an elevated location to benefit from wider views.

**Casterton Hall
LA6 2LA**



-  House.
-  Formal house setting and gardens
-  Arrival drive.
-  Service drives.
-  Views.
-  Parkland setting - grazed.

- Observations include:
- A modest country house sat in an elevated position enjoying south westerly views and aspect.
 - Generous parkland which wraps around the house and setting.
 - Set within a woodland block to nestle into the landscape.
 - Utilises smaller copses of trees and specimens to soften and provide a series of glimpsed views both to and from the house.




- The wider parkland has embraced specimen trees and small groups to break up the open landscape.
- The parkland drive experience varies between open drive and wooded edge to present the house.
- Additional service routes radiate from the core.
- The wider landscape is the focus of the experience.
- In this example the formal domestic setting

- The wider landscape is the focus of the experience.
- Ancillary buildings and supporting infrastructure are kept discreetly out of view to the north but in close proximity to the house.
- Grazing manages the wider parkland.

3.0 SITE APPRAISAL

3.1 KEY LANDSCAPE FEATURES - SITE

There are a number of landscape features on site which contribute to the sites inherent character and should be considered in the design process. Notable existing landscape features include:

-  Study boundary
-  Higher Hodder Bridge - Grade II listed
-  Specimen mature tree
-  Soft wood plantation
-  Grazed paddocks
-  Native deciduous tree belt
-  Managed agricultural pasture
-  Rough grass margins
-  Existing field entrance
-  Elevated position
-  Low points
-  River Hodder
-  Field streams and seasonal ditches





View looking south west from the approximate house location. Hodder Bridge not visible from site of house.



Existing site entrance from the highway. Entrance walls not in client ownership. Material selection not of client.



View from the Hodder Bridge overlooking the north west corner of the site.



View from across the River Hodder towards the southern banks of the site.



Secondary field access to the north.



Public Right of Way to the north of the site and large semi dry drainage ditch.



Views from the western carriageway into the agricultural paddocks.



Agricultural site entrance from the western carriageway.



Existing hedgerows and veteran trees along the western boundary.



Naturalised tree planting along the upper stream banks.







Open ditches and remaining trees from a historic field boundary.



Field streams converging in a deep tree lined valley.

3.2 KEY LANDSCAPE FEATURES - CONTEXT

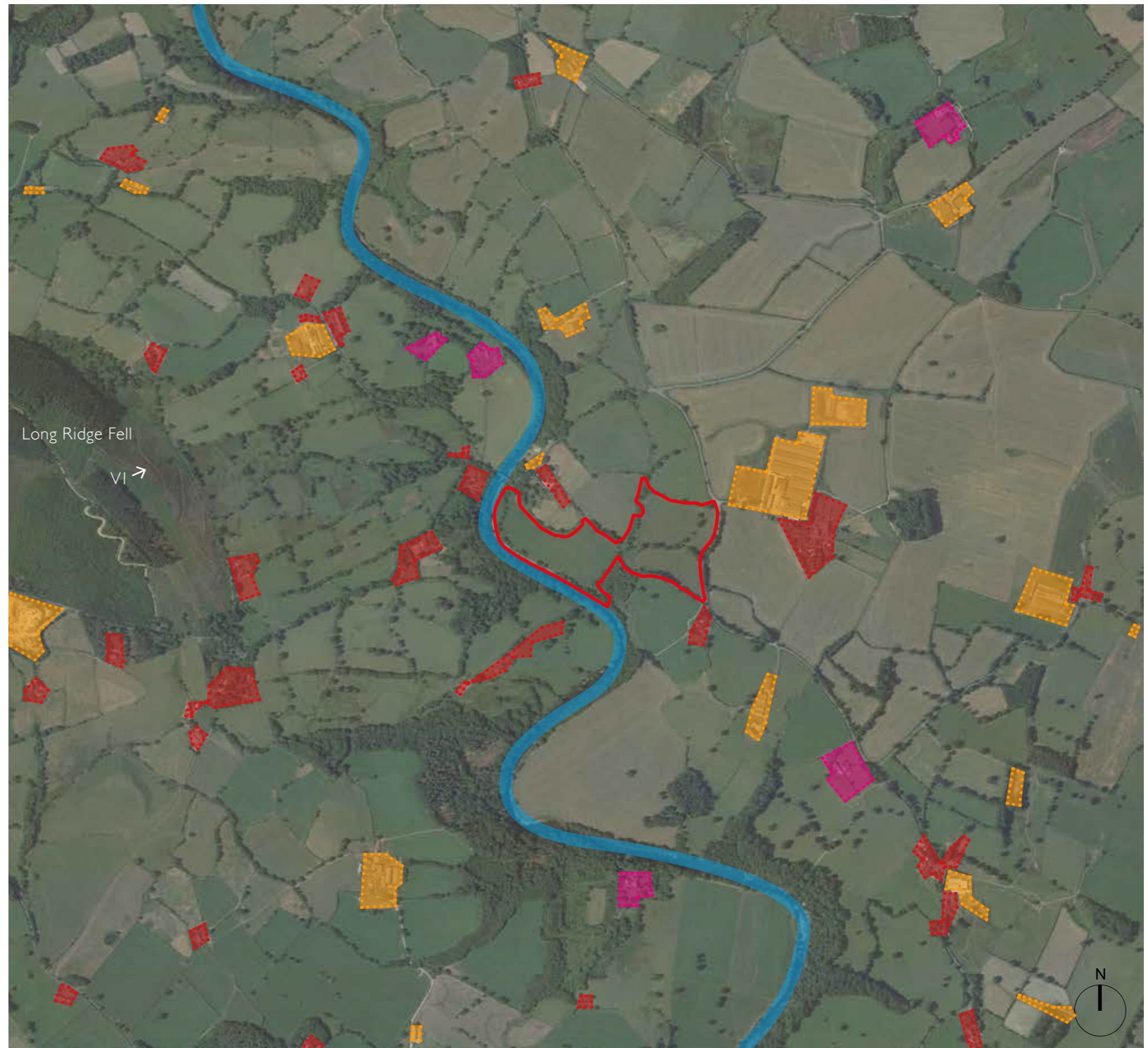
Within the context of the site there are a number of landscape features which contribute to the wider landscape character and experience of place, these are identified with the National Character Area (NCA) 33: Bowland Fridge and Pendle Hill and include:

-  Study boundary
-  Country houses and setting
-  Residential and managed setting
-  Agricultural / non residential use
-  River Hodder

These characters are generally appreciated and experienced collectively, as illustrated on the subsequent pages.

The collective experience helps to understand the context of the study area, how this sits within the landscape and identify patterns within the setting which emerging proposals can respect.

With respect to the study boundary and aspiration to develop a country house, the proposed pattern would fit comfortably into the contextual landscape as a recognised landscape character.





VI: view from Long Ridge Fell looking east towards Clitheroe. The view is populated with farmsteads, towns, isolated houses and a large industrial plant.



Large scale agricultural buildings.



Hodder House - a generous country home, is visible within the landscape.






3.3 HISTORIC LANDSCAPE APPRAISAL

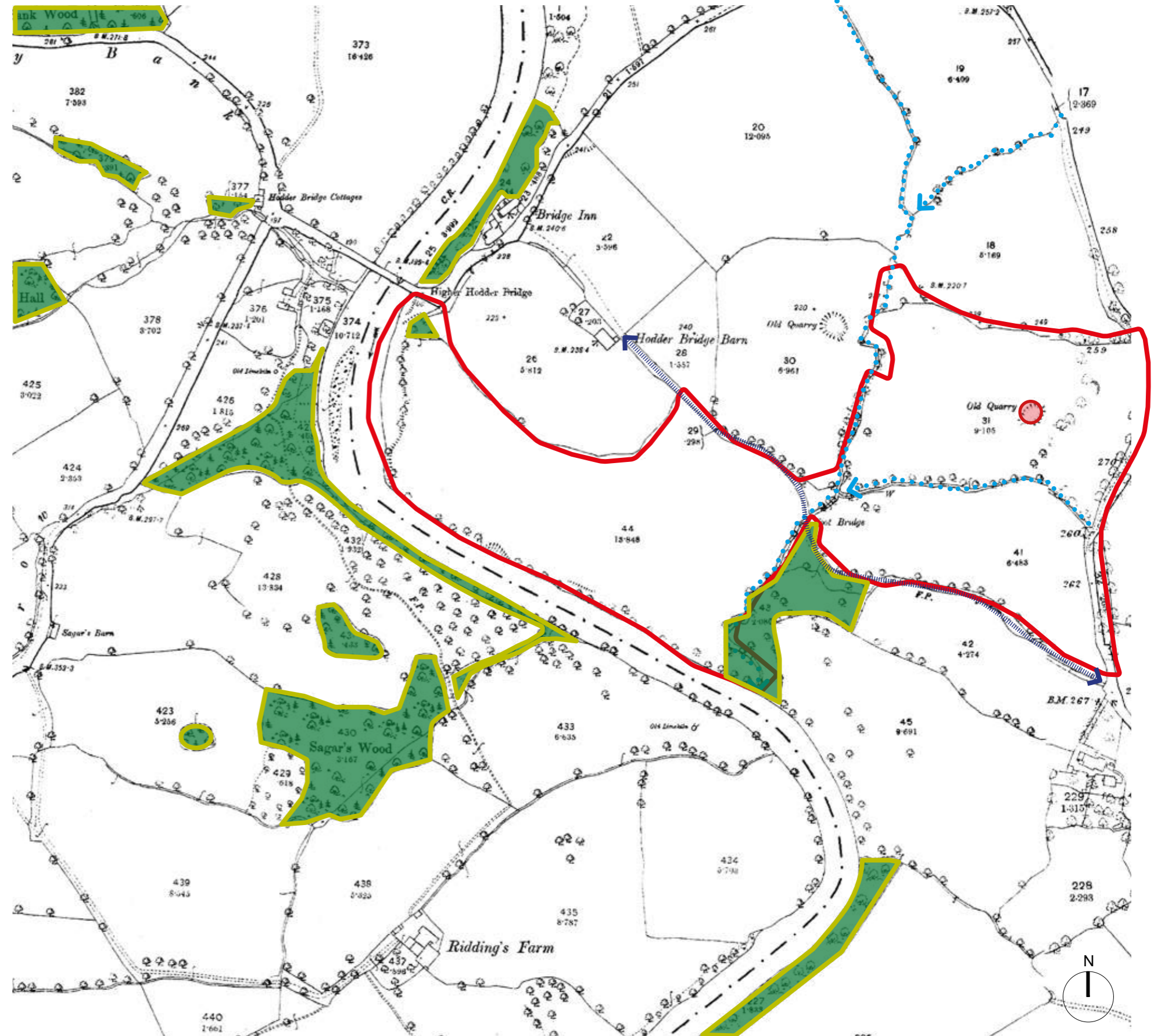
Ordnance survey maps taken from 1886-1895, 1908, and 1969-1971 assist in documenting the landscape evolution of the site and its context to present day.

The landscape chronology can be utilised to inform design proposals.

1886-1895




Key features of the 1886-1895 landscape include:

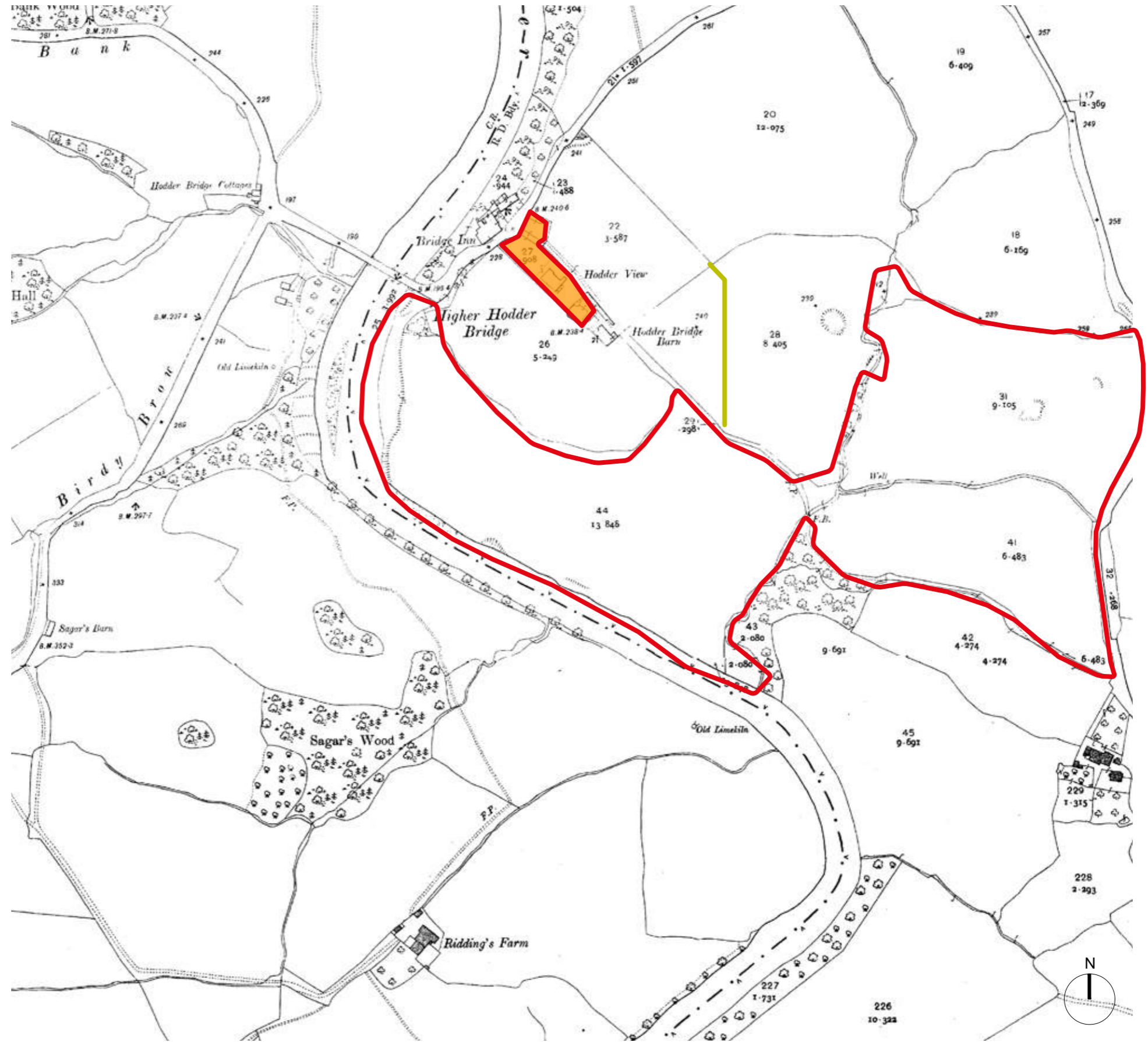
-  Study boundary
-  Key woodland blocks
-  Quarry
-  Stream
-  Field Track and Public Right of Way



1908




Key features of the 1908 landscape include:

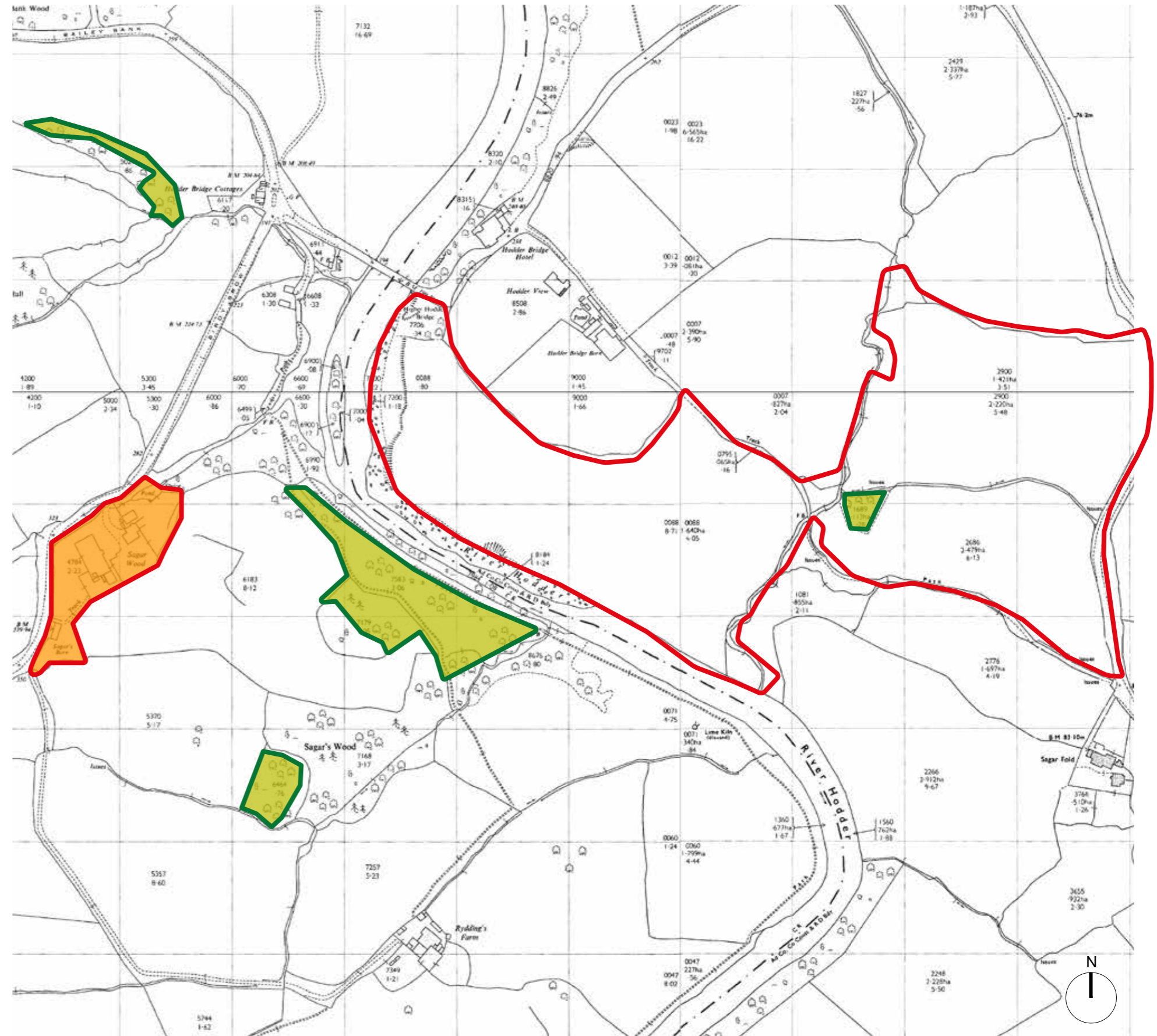
-  Study boundary
-  Loss of field boundary
-  Development and curtilage



1969-1971






Key features of the 1969-1971 landscape include:

-  Study boundary
-  Development and curtilage
-  Established woodland additions



1886-1859 Overlaid with 2018

Key changes in the landscape between 1886-1895 and 2018 include:

-  Study boundary
-  Loss of field boundary
-  Additional field boundary
-  Development and curtilage
-  Established woodland additions
-  Loss of woodland cover
-  Additional vehicle routes
-  Infill of quarry

Further to a review of historic Ordnance Survey maps a number of simple observations can be made of the landscape within a 1km radius of the study area, these include:

- The study site has remained relatively consistent in terms of landscape character.
- Within close proximity to the study area significant quantities of woodland have established since 1885.
- A small section of established woodland has been removed.
- There has been some limited loss of hedgerows and field boundaries with the addition of a small quantity.
- Development has occurred progressively, predominantly with the addition of domestic homes and some agricultural buildings.
- Additional access routes and the formalisation of agricultural tracks has occurred.



Aerial photography available from 2000 and 2018 illustrates the evolving character of the study area.

From aerial photography it appears that management of the study area has been relatively consistent with the primary use as managed agricultural fields for silage supplemented with seasonal grazing thereafter.

The margins of rough grass to the centre of the study area have reduced slightly in scale, replaced by more intensive agricultural management.





3.4 EXISTING VEGETATION

Existing vegetation within the study area contributes significantly to the character and qualities of the site. The agricultural land is predominantly managed silage crops of limited sward diversity, bounded primarily with mature trees and hedgerows. The study area is crudely two halves, one to the west and one to the east.

The western proportion is a broader unbroken pasture of managed grassland bounded by the River Hodder and specimen native trees to the south with a mix of native hedgerows, woodland, and tree belts along the remaining edges. A narrow corridor on the river banks contains less maintained longer grasses when the land is managed for silage. When grazed by livestock the riverbanks and field margins are maintained.

Within the eastern proportion of the study area the land is subdivided by a larger quantity of mature specimen trees and long grass margins where machinery cannot access. Open paddocks are predominantly managed to produce silage crops with light grazing outside the crop season. Along the western portion of this area a field stream runs along the boundary which includes marginal zones and aquatic species.

-  Study boundary
-  Grazed paddocks
-  Specimen mature tree
-  Soft wood plantation
-  Native deciduous tree belt
-  Managed agricultural pasture
-  Rough grass margins





Specimen mature trees.



Grazed paddocks and native woodland cover.



Remnant hedgerows.



Field margins and ditches with marginal grasses.



Streams with water tolerant species and unmanaged margins.





3.5 SITE VIEWS

Note: Rural Solutions Landscape Visual Impact Assessment should also be consulted. Information on views is provided in this document in relation to character assessment impacting design decisions.



A variety of views are experienced from the site ranging from broad panoramic views, key views and subtle glimpses. Views both to and from the site are significantly limited by topography, established vegetation and trees, which, as a consequence influences visibility of the study area from public receptors.

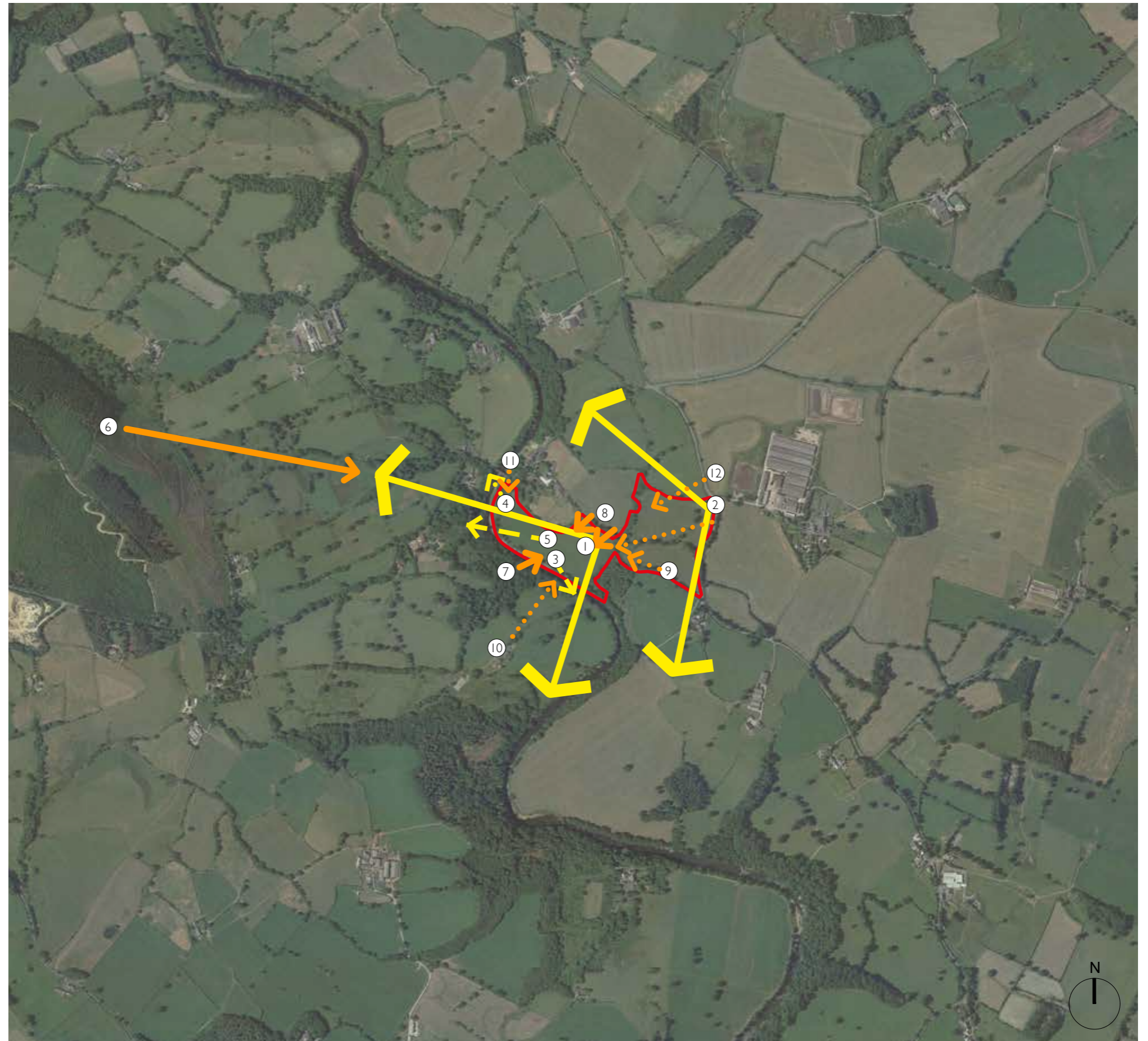
Views vary between the east and west halves of the Study Area. The east half and elevated portions of the west enjoy distant panoramic views of the fells and landscape context. Within the lower sections of both the east and west sites, where topography and mature vegetation restrict visibility, views are focused on the River Hodder and various stream corridors. The western half of the site enjoys the strongest visual relationship with the River Hodder and established setting.

Views from the site:

-  Study boundary
-  Panoramic view
-  Key view
-  Glimpsed view

Views of the site:

-  Key view
-  Glimpsed view





① A key panoramic view looking south towards the Fell from the elevated section of the eastern site.



② A key panoramic view looking south towards the Fell from the elevated section of the western site.



③ A view of the River Hodder.



④ Access to the River Hodder from the Angling Club,



⑤ Panoramic view to the south west from the central plateau of the eastern site.

Views of the site

Direct views of the site are predominantly experienced from short distances locations along the Public Rights of Way across the River Hodder and within the site.

Views of the site from the wider context are predominantly glimpsed or experienced at such a distance that it is difficult to clearly identify the full site. These views tend to include a corner or portion of the site from the viewpoint.



⑥ View east at low tide of the southern elevated boundary.



⑦ A glimpsed view from the Public Right of Way across the River Hodder.



⑧ View of the eastern site from the Public Right of Way running through the site.



⑨ View of the eastern site from the Public Right of Way running through the site.



⑩ A glimpsed view from the Public Right of Way looking north towards the site.




⑪ A glimpsed view from the highway through the site entrance.













⑫ View from a track located on the western side of Snapes Point, the track is a Permissive Bridleway.

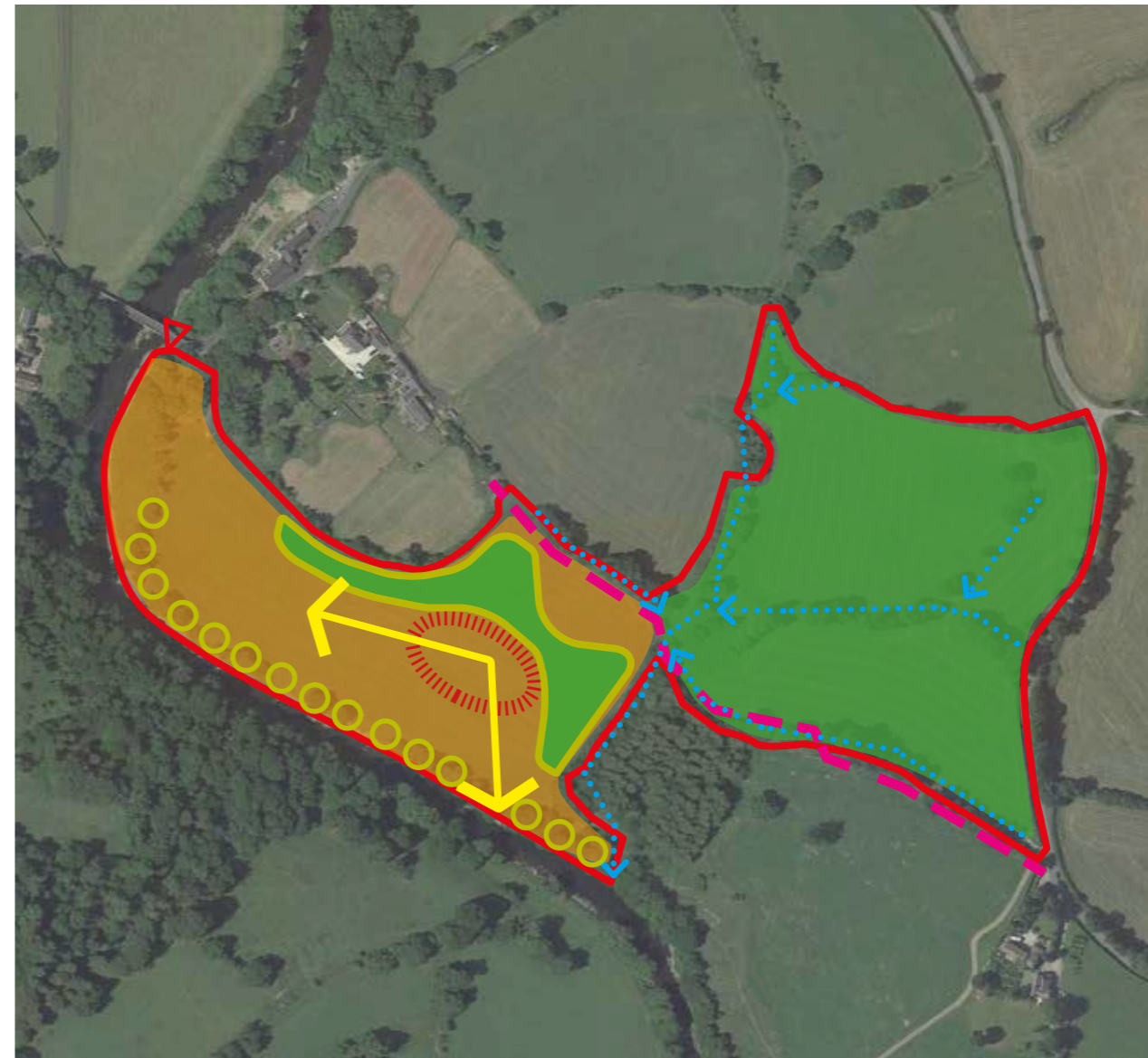
3.6 CONSIDERATIONS

-  Study boundary. Entire site is within the Forest of Bowland AONB.
-  Higher Hodder Bridge - Grade II listed. (No intervisibility between final selected house site')
-  Specimen mature trees to protect.
-  Soft wood plantation - to be felled at some stage in the future.
-  Native deciduous tree belt - root zones to protect.
-  Managed agricultural pasture - productive farm land
-  Rough grass margins - steep topography is a challenge to manage.
-  Significant level change of 16m.
-  River Hodder.



3.7 OPPORTUNITIES

-  Study boundary.
-  Potential parkland setting adjacent to the River Hodder and reversion to species rich lightly grazed parkland.
-  Retention of agricultural pasture with enhanced landscape margins and stream corridors.
 - Reinstatement hedgerow boundaries.
 - Repair dry stone walls.
-  Potential dwelling location on an elevated plateau with visual connection to the wider landscape and River Hodder.
-  Next generation tree planting to boundaries and the River Hodder margin.
-  Utilise the existing highways entrance with established visibility splays.
-  Explore creating enhanced water margins and aquatic zones in the existing stream corridors for biodiversity gain and habitat creation.
-  Introduction of additional native broad leaf woodland.
-  Enhance the setting and experience along the Public Right of Way.
-  Incorporate broad panoramic views and variety of visual experiences.



View from the potential dwelling location.

4.0 DESIGN CONCEPTS




4.1 LOCATION OF THE PROPOSED DWELLING

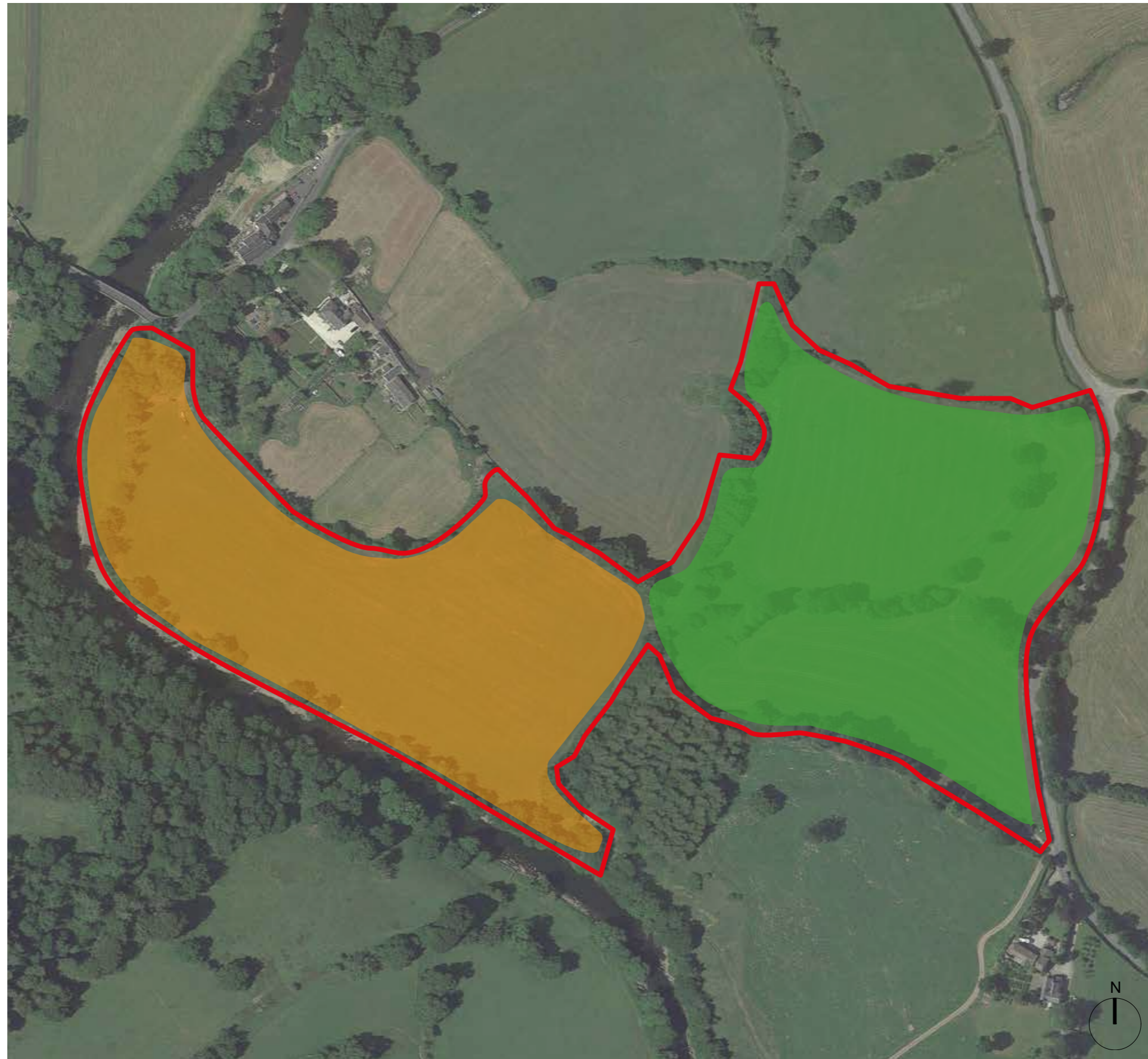
The following site selection analysis was undertaken to explore and consider the most appropriate location within the land ownership to position a potential dwelling and associated supporting infrastructure.

Selection of the preferred location was to consider and balance the following:

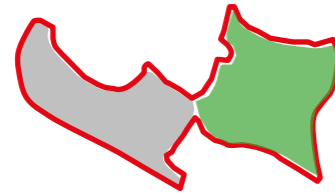
- Respecting the inherent defining characteristics of the local area;
- Developing a combined landscape and architectural response unique to both client and place which is truly outstanding or innovative; and
- Ensuring the proposals significantly enhance its immediate setting.

The plan illustrates two potential areas to locate a dwelling. Each character area will have unique values and features which will inform its appropriateness as the location for the dwelling.

-  Study boundary
-  Riverside Paddock
-  Western Paddocks

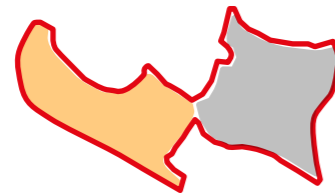


Western Paddocks



- Client preference is to enter from the established Hodder Bridge access. The Western Paddock is furthest from this point and would require extensive construction to install a carriageway across a highly undulating landscape.
- Trees and established vegetation sub divide the paddock into smaller spaces which restrict views and minimise the sense of scale, detracting from the aspirational presence of the country house.
- Overhead power lines divide the largest of the smaller fields which would require addressing.
- Within 100m to the north east a significant complex of agricultural buildings is evident within the setting.
- The adjacent highway to the east reduces the sense of isolation and remoteness experienced.
- There is little to no connection with the River Hodder and restricted views of the fells to the west which are key character of the area and client request to visually embrace.

Riverside Paddock - PREFERRED LOCATION



Access:

- Two established access points exist which can be integrated. The primary access point and client preference is the entrance adjacent to the Hodder Bridge.
- A secondary service and agricultural access is established at the central northern location and a field connection at the land ownership pinch point between the two paddock zones.

Vegetation

- A simple open paddock bounded by mature trees, hedgerows and woodland wraps around the wider landscape assisting in creating an established setting and green backdrop.
- The monoculture pasture provides opportunities for species diversification, habitat creation and the potential to significantly enhance the setting.

Setting:

- The Wooded Valley landscape classification and established character is visually apparent and an asset to build upon.

Topography

- Opportunities are present to establish a house which capitalises upon increasing elevation to add presence and weight to a house in this setting.

Aspect:

- The elevated position ensures there is limited shading from established vegetation and the site can capitalise upon the east - south - west orientation for optimum solar gain within the internal and external living spaces.

Views:

- The location ensures a strong visual connection can be established with the River Hodder and distant Fell to the south.

Riverside Paddock - Sub Areas

The preferred location of the Riverside Paddock contains three small sub locations with potential for a dwelling. These are explored at a high level and a recommended location suggested.

North Eastern Arrival

- Good access from the established highways entrance.
- In close proximity to the Grade II listed Hodder Bridge, development could impact on the setting of the listed structure.
- The established angling club parking and meeting hut would be visible and could compromise the quality of the setting.
- Existing properties in the elevated position to the north east would potentially overlook this area. Development would likely obscure views experienced from these established properties.
- There is a risk that a potential dwelling would not be fully integrated with the wider land holding in this location and have a limited connection with the broader landscape setting.

Elevated Ridge Brow

- Located at the brow of a hill, visually this could be intrusive within the wider setting and struggle to comfortably nestle in the landscape.
- Development along the brow could feel visually associated with the established properties and not meet the isolated criteria.
- The Public Right of Way (PRoW) runs parallel with this sub location and would reduce the sense of isolation and privacy.
- The preferred access from the established Hodder Bridge would require extensive engineering to traverse the level change to this elevated location.
- Strong visual connections with the wider landscape with commanding views and undisturbed aspect.

Central Rising Plateau - Recommended Location

- Set away from listed structures and existing properties to enjoy isolation and privacy.
- The low to mid level topography permits strong yet human scale connections with the Fell, whilst views of the River Hodder can be appreciated along the entire river interface.
- The Hodder Bridge access and dwelling location utilise a similar level, a carriageway could follow a continuous contour and develop as a graceful route.
- A dwelling in this location could embrace the mature trees, vegetation and setting to quickly feel nestled and established in the landscape.
- The aspect is not compromised, a dwelling could capitalise upon the east, south, west orientation.
- The rising plateau permits gentle access to the western paddocks and opportunities to connect uses across the entire land holding.
- Views from the PRoW and existing properties are minimal ensuring privacy to the dwelling is retained, whilst the quality of experience for residents and walkers is not compromised.
- No intervisibility between site and listed bridge.



View of the site from the potential dwelling location.

4.2 SITE WIDE STRATEGY



Study boundary.



Potential house location in a slightly elevated position to embrace views of the parkland and River Hodder.



Proposed vehicle access, utilising an established entry point located on stretch of straight road.



Primary access drive following existing contours. As part of the arrival experience planting of specimen trees, copses and small blocks of woodland will be utilised to manage views of the house and heighten the arrival experience.



Secondary access route for emergency vehicles and wider estate access.



Proposed deciduous native semi natural woodland and introduction of ground layer planting. Potential to introduce a percentage of evergreen species to reference local landscape characteristics. The proposed woodland seeks to nestle the house within the setting and takes reference from the heritage and precedent studies.



Next generation specimen trees to maintain long term character and stability of the bank.



Native hedgerows with tree planting.



Reintroduced wetlands, marginal aquatic zones and riparian woodlands with species rich grassland margins.



Parkland setting including parkland trees and over sowing of the agricultural sward with a species rich meadow mix. Recommendations include low intensity grazing.



Retained agricultural fields.



Indicative levels of formality to landscape treatment.

- Immediate house setting more managed and intimate spaces capitalising on views and aspect.
- Informal zone around the immediate context of the house as a transitional space to the wider context.
- Wilder peripheral setting and woodland.

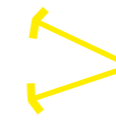
The formal managed setting of the house is kept tight ensuring the wider landscape is the focus of experience.



Restored dry stone wall.



Enhanced PRow experience.



Wide panoramic views of the landscape.



Inclusion of focused key views, primarily directed along key visual axis.



Subtle glimpsed views.



Simple seasonal attenuation depressions, open ditches and land drains to collect over land run off and water collected from newly introduced hard surfaces. Opportunities to sustainably drain, diversify habitats and enhance ecology.



Introduction of low level dams to create a necklace of shallow pools and marginal zones for habitat creation and ecological diversification. Low level dams introduced where topography permits within the valley setting.



ENHANCING THE SETTING

5.0 LANDSCAPE CHARACTER AREAS

5.1 LANDSCAPE CHARACTER AREAS

A series of indicative character areas are proposed within the site boundary which contribute to a collective landscape proposal.

Each character area has unique qualities and features which when considered as a whole will significantly enhance the immediate setting whilst remaining sensitive to the defining characteristics of the local area.

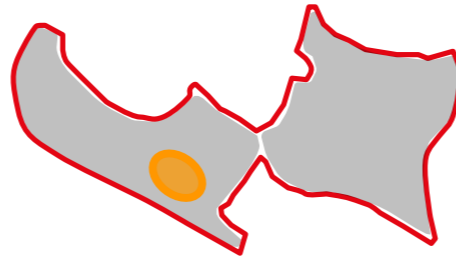
The broad character areas include:

-  Study boundary
-  Parkland
-  Paddocks
-  Dwelling Context



5.2 DWELLING CONTEXT

At the end of the parkland drive, arrival at the country house is the exciting crescendo to the rural journey and setting. Upon entering the dwelling curtilage, the informal parkland setting falls away to reveal a crisp yet simple formal landscape which seeks to foreground the architectural form without trying to compete with it.



Three simple sub areas are explored which include the arrival, immediate setting and planting recommendations.

ARRIVAL - Recommendations

- Within the landscape crisp symmetry, simple lines and classic materials ensure the architectural character is clearly highlighted and impact of arrival impressive.
- The parkland sward uplifts to neat mown lawns and margins bounded by formal clipped hedges and specimen trees to ensure the house is foregrounded.
- On leaving the macadam parkland drive a simple transition achieved via a cattle grid draws the arriving guest onto a simple gravel turning circle with generous lawned centre. Gravel areas are bound by high quality sets in a material to match the building and reinforce a simple materials palette.
- The permeable gravel arrival seeks to slow vehicle movement and introduce the texture and crunch characteristic of country homes.
- To maintain a visual connection between the dwelling and parkland the arrival space is contained by a simple yet elegant black estate railing, this promotes a harmonious link between formal and grazed land.
- Day to day traffic, parking and deliveries are drawn to the Stable Courtyard along a secondary service route running smoothly along the northern edge of the house. This ensures vehicles do not dominate the house or landscape setting.
- A secondary agricultural access utilises an existing field entrance to the north. The route heads in an easterly direction before meeting a contour similar to the house then gracefully curves through the parkland back to the Stable Courtyard.
- To reinforce the rural character the secondary route is constructed with a central grassed margin to remain rural in character. The final section of the secondary access moves through a small section of woodland to reveal the house and stables. The route then passes via a small working yard for agricultural deliveries and equestrian management.
- The parkland drive and secondary access ensure a hierarchy of routes and user conflicts are managed.



Gravel surfaces slow movement to heighten the arrival experience.



Crisp well mown lawns.



High quality materials and thresholds.



Elegant high quality Stable Courtyard.



A rural character to the secondary access drive.



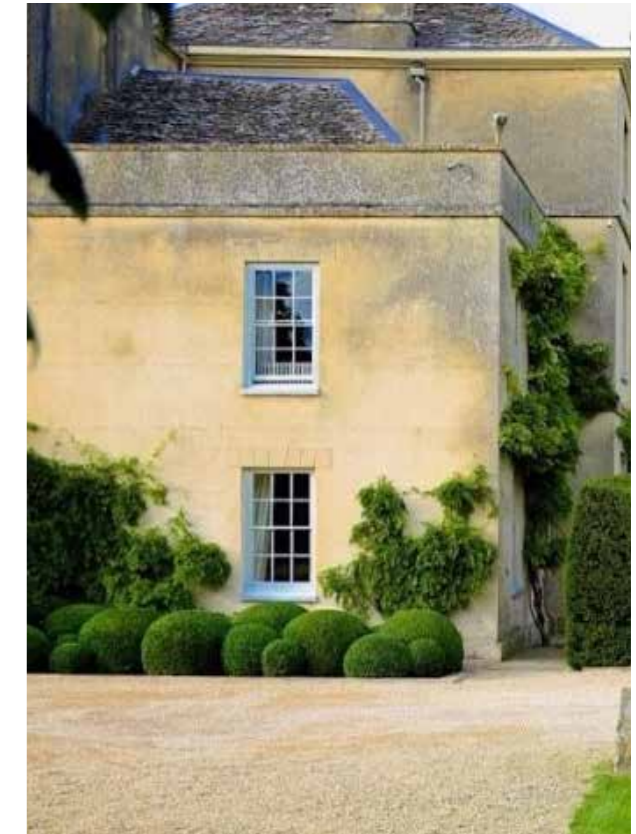
Simple structure can be achieved from the parkland drive to the Stable Courtyard.

IMMEDIATE SETTING - Recommendations

- External spaces should relate to key internal uses, views and access to ensure a cohesive design is achieved.
- Formal spaces should be provided adjacent to principal rooms to reinforce the hierarchy of internal use and internal visual axis. These formal spaces should be slightly larger in scale and grandeur focused on foregrounding the house and emphasising the beauty of place.
- The formality of principal spaces works hand in hand with their simplicity to ensure the sharpness is easy to maintain and powerful in impact. In formal spaces a stronger use of form and evergreen structure combined with a restrained use of colour and variety of planting reinforces a crispness.
- Spaces close to the day to day family uses should be smaller and more intimate in scale to ensure an inviting and human experience. These family spaces should embrace aspect and low-level enclosure to remain warm and enjoyable.
- Family spaces should be wrapped in planting, rich in colour, texture and scent for year-round animation. Family spaces should embrace a variety of views and be connected to other intimate spaces for variety of use.
- As the house is set on a gentle hill which embodies a variety of retaining walls, balustrades and steps to nestle the buildings within the setting, these features should remain human in scale and constructed of materials to match the house.
- Steps in particular can vary in scale and detail to reflect the hierarchy of space and expression of grandeur required.
- Hard landscape materials should be limited in palette and of high quality to match the buildings. As the hierarchy of spaces decrease the scale of materials should additionally decrease to reinforce the order of spaces.
- External spaces surrounding the house should embrace aspect and views to promote a variety of uses throughout the day.
- Careful consideration should be undertaken to ensure features, existing or proposed, are components of key views to provide meaningful connections with the wider landscape setting.
- To the north of the house on the visual axis from the Drawing Room, a large level lawn provides a flexible outdoor space. As the lawn progress further north, mown terraces comfortably anchor the house setting into the rising landform, focusing views to a specimen tree, such as a Cedar with an elevated viewing point.



Spaces focused on views.



Traditional gravel surfaces.



Terracing formalises level change.



Boundaries, gates and furniture create structure and animation.



Steps add drama and enliven level changes.



Hedges and green form can lead the eye.



Simple forms and use of structure.



Topiary and formality contrasts create animation.

PLANTING - Recommendations

- Ornamental planting would be best limited to the immediate house setting, particularly around entrances or seating areas to provide animation and interest in focused locations.
- Planting which can be left during the autumn and winter months to provide autumnal colour, winter form and visual interest should be encouraged.
- Bulb planting should be integral in planting schemes to encourage seasonal drama and excitement with minimal maintenance.
- Formal, clipped evergreen structure is primarily found in the formal spaces, whilst softer flowing forms, with colour scent and textures are focused around family spaces.
- An orchard continues the transition from semi-formal family space to woodland. The orchard is set within long grass containing mown footpaths and under-planted with a rich carpet of seasonal bulbs for spring animation. Species such as ox-eye daisy and cow parsley emerge in the summer months through the long grass to provide further seasonal interest..



Structured forms and limited palettes in formal spaces.



Colour, scent and texture in family spaces.



High quantities of spring bulbs.



Bold colour and classic style near entrances and seating areas.



Mown paths and long grass below orchard trees.



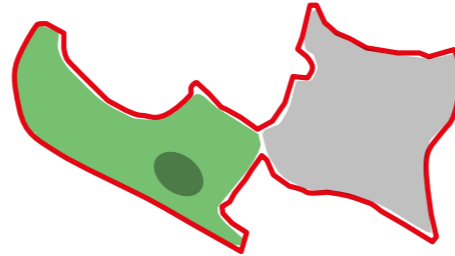
Naturalised bulbs in long grass.



Seating wrapped in planting.

5.3 PARKLAND

By reverting the intensively managed agricultural zone to a less formal rural character would create a historically more sensitive parkland setting and provides an opportunity to create a recognised rural character within this landscape.



The following recommendations seek to offer an enhancement as part of the proposal which are respectful to the sensitive defining characteristics of the local area.

Recommendations

- Revert the intensively managed agricultural land to parkland for sheep or livestock grazing. Over sow with a species rich meadow mix and graze with low intensity.
- Ensure arrival at the parkland is not compromised by the adjacent highway and set back suitably from the listed Hodder Bridge to respect its setting.
- Develop a single parkland entrance point which is distinct from the Anglers Association Club and established entrance uses.
- Introduce extensive areas of deciduous native woodland planting to increase woodland cover in the landscape. Within the woodland planting introduce a small percentage of pines and evergreens to diversify cover, improve screening and broaden visual character.
- In woodland areas introduce ground level woody species, introduce low to mid-scale varieties such as hawthorn, hazel, prunus or holly to improve screening whilst diversifying the character, habitat and ecological opportunities. Plant moisture loving species in damp areas.
- Within woodland areas near to the house develop a strategy of bulb planting focused on species well suited to naturalising in woodlands such as snowdrops, bluebells, anemones, daffodils and wild garlic. Planting to occur in locations around informal footpaths to develop unique experiences, sub character areas and opportunities to enhance the woodland.
- Plant specimen trees within the wider parkland for long term character and as a tool to focus views and create a visual journey on the route to the house.
- Through careful construction of the parkland drive along an existing contour ensure the drive is visually screened through landform to mask views of it from the PRow
- For practicality and ease of softening within the setting dress the road surface with macadam which will silver to grey quickly. Avoid the use of excessive highways kerbs and allow the grassland to naturally soften the road edges.
- Proposed woodland edges to be bound by a native mix hedgerow to improve ecological connectivity and provide stock enclosure. Hedgerows to be protected by post and wire fences which can be consumed by the maturing vegetation.
- Discreetly locate a seasonal attenuation depression to manage existing land water run off and any generated through additional hard surfaces. Plant the attenuation area with marginals and aquatic tolerant species to promote habitat diversification and ecological enhancement.
- Introduce next generation tree planting along the banks of the River Hodder to support long term bank stabilisation.



Confident primary parkland drive.



Next generation tree planting along the River Hodder Banks.



Simple high quality thresholds.



Creation of a wooded parkland.



Estate railing.



A focus on autumn colour within the parkland planting.

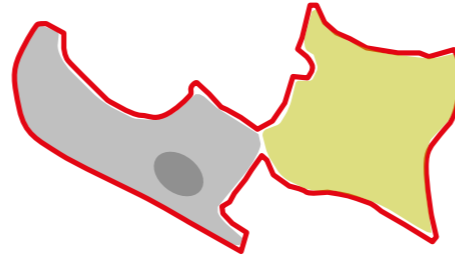


Seasonal attenuation areas.

5.4 PADDOCKS

Opportunities exist to build on and enhance the established setting to ensure the wilder landscape continues to thrive whilst providing added animation to the experience.

Through diversifying management and planting there is additionally great potential to increase habitat creation and ecological diversification.



Recommendations

- Retain the agricultural function of the paddocks and recognised landscape pattern.
- Enhance the field boundaries, stream corridors and margins with additional planting to enhance biodiversity, broaden habitat bases and improve ecological connectivity.
- Gap fill and restore existing hedgerows with a broad mix of native flower and fruiting species with the inclusion of next generation hedgerow trees.
- Where stream and ditch corridors exist fence these off to make stock proof and introduce aquatics and marginal species to diversify habitats. Within the fenced off zones allow margins of species rich grassland with wild-flowers to establish to vary breeding, nesting and foraging opportunities.
- Create new wooded corridors with low to mid-scale varieties such as hawthorn, hazel, prunus or holly to improve screening whilst diversifying the character, habitat and ecological opportunities.
- Plant high quantities of new trees within the stock free zones including fruiting trees for foraging to broaden the ecological base.
- Develop a programme of next generation tree planting to continue the age diversity of stock.
- Create small internal clearings and pockets of open space within the ecology corridors to encourage diversification of ground floor habitats.
- Progressively thin out the invasive monoculture species and weaker performing specimens to ensure a diversity.
- Introduce a small percentage of pines and evergreens to diversify cover, improve screening and broaden visual character. An evergreen content is characteristically found in the surrounding landscape.
- Recycle fallen limbs and deadwood to create hibernacula's and opportunities for new habitats and refuges to evolve.
- Develop a strategy of bulb planting focused on species well suited to naturalising in woodlands such as snowdrops, bluebells, anemones, daffodils and wild garlic. Planting to occur in locations around the Public Right of Way to enhance the experience.
- Introduce a generous ground layer within the corridors to continue diversification of character and habitats, include species such as ferns, primroses, wild honeysuckle and other spreading and naturalising species.



Enhance and diversify existing stream and ditch corridors.



Develop new wooded corridors along existing tree lines.



Restrict stock movement and grazing to margins and promote the creation of ecological corridors.



Introduce a limited evergreen content.



Develop species rich grass margins with wild-flowers.



Diversify the ground level planting and habitat opportunities.

5.5 LAND DRAINAGE STRATEGY

At the outset of the project land drainage was explored to ensure a comprehensive strategy was developed to manage existing and potential water flows in this river side location.

The present land holding consists primarily of open pasture, intensively managed for silage, with seasonal grazing. Within the paddocks to the east are a series of natural streams which drain the land, whereas in the land to the west traditional land drains functionally drain the land to support intensive agricultural practices. The current drainage approach through the mix of streams and land drains ensures the free flow and functional movement of water from land to river.

As part of the proposed vision a broad series of simple interventions seeks to collect, store and manage water with the aim of slowing water movement to the river. Through design and improved land management, the wider Paragraph 80 proposals seek to address current and potential climate change issues.

Interventions include:



Study boundary



Wider Landscape

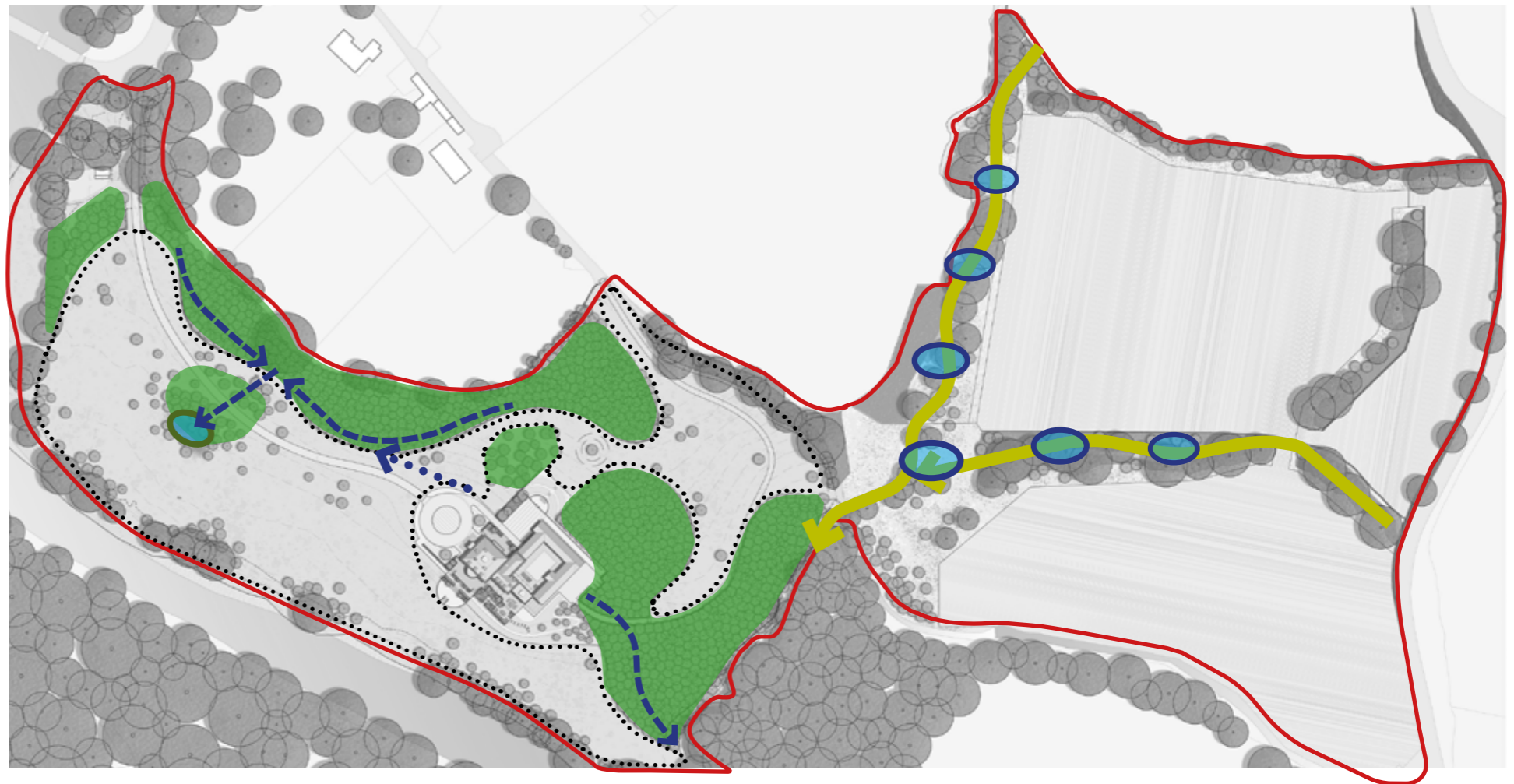
Low level dams to create a necklace of shallow pools to slow water flow and promote localised infiltration.



Introduction of marginal planting to existing streams with water tolerant trees and vegetation to absorb water and slow ground movement.



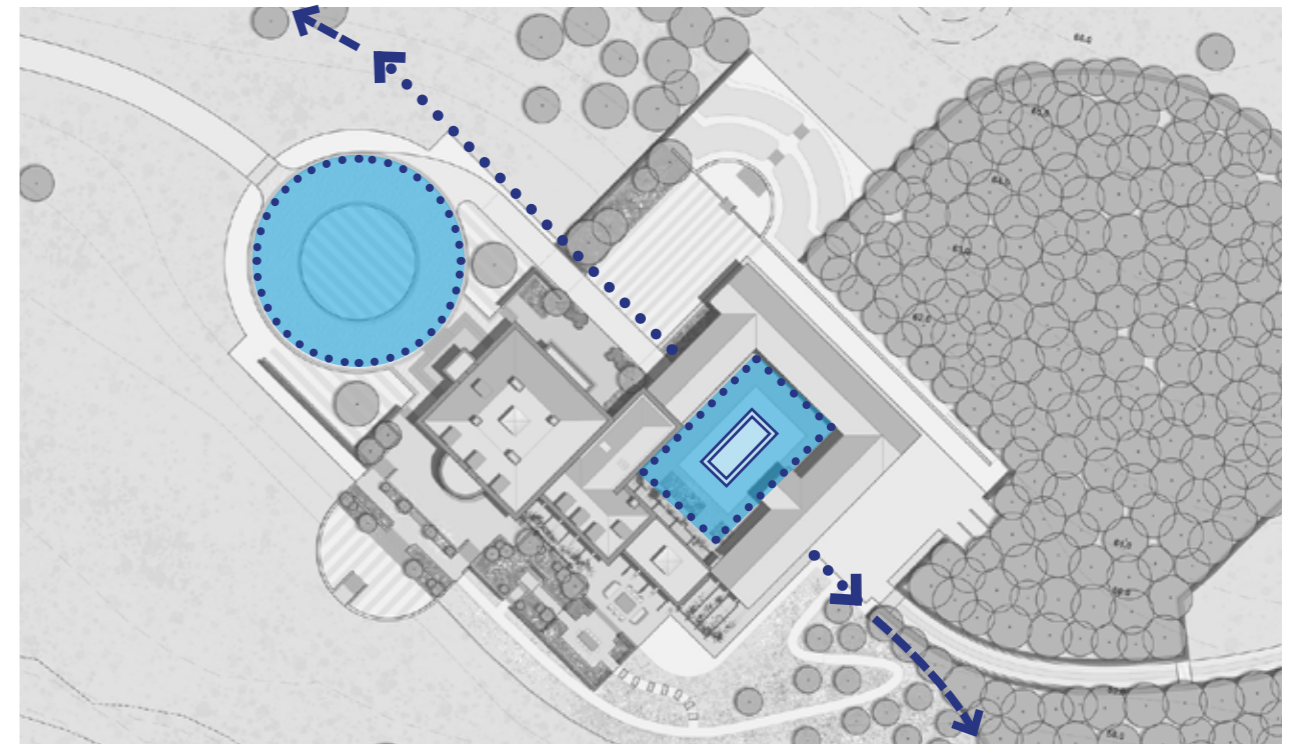
Extensive woodland planting for bio retention, ground stabilisation plus a reduction in land flow rates.



Introduction of open ditches with hydro brakes to collect and slow surface water flows.



Introduction of species rich permanent pasture and a move away from intensive agricultural practices with ploughing and soil ripping procedures. By encouraging a deeper rooting permanent sward to develop there is greater opportunity for grass and plant life to take up water, maintain a stable soil structure and slow water movement.



House and Domestic Setting



Where possible hard surfaces will be permeable to permit source absorption and minimise run off to the wider landscape



Potential tanking of surface water collected on roofs within the courtyard for slow release into the landscape.



Excess surface water collected from roofs and hard landscape is piped through a series of permeable land drains and open ditches to a seasonal attenuation basin.



The basin will be designed to temporarily inundate, slowing peak flows and promoting natural ground infiltration.

The holistic site vision is a connected network of open ditches, scrapes, damned ponds, attenuation basins and planting to provide an indirect route for water movement from land to river. The natural slowing and retention ensures a greater uptake of water to plants, opportunities for evaporation and the slowing of flow. The collective interventions address climate change challenges of today and provide a strong platform to expand from in the future.



Simple open ditches.



Moisture tolerant woodland planting.



Small dams to slow water.



Seasonal attenuation areas.

5.6 HOW ARE WE ACHIEVING SIGNIFICANT LANDSCAPE ENHANCEMENT?

To achieve a significant enhancement a series of landscape interventions are embodied within the Landscape Masterplan which collectively:

- Build on the inherent positive landscape qualities documented in the Forest of Bowland AONB, national and regional landscape designations,
- Embrace the positive attributes of the wider land holding by addressing any assets which require enhancement or more effective management, and
- Promote opportunities to diversify and enhance existing ecological bases whilst providing recommendations which encourage habitat diversification and ecological variety.

Character

- Creation of a country house landscape to replicate the establish character of NCA33. The wider landscape embraces the introduction of woodland belts, estate railings, parkland trees, a formal house setting, streams, ponds within the context of an isolated country house.
- Reinstatement and restoration of drystone walls, hedgerows and associated trees.

Vernacular

- Creation of a country house in a traditional vernacular, reflecting the development of this type of house in the AONB as described in NCA33:
- 'A particular feature of this area is the number of large country houses and halls set in parkland, such as Ellel Grange, Waddow Hall, Bolton Park and Leagram Hall, as well as country estates, such as Abbeystead, which have developed from the medieval period'
- Positioning of country house along a valley side reflecting the historic pattern of these houses in their valley setting as referred to in NCA33:'the number of large farms and country estates that are scattered along the valley sides'.

Historical

- Reflect the historical and cultural heritage of the large country houses prevalent in this area:
- SEO 1: Protect and enhance the distinctive landscape character of the Bowland Fringe and Pendle Hill NCA for its sense of place, historical and cultural heritage, tranquillity, accessibility and recreational opportunities.
- Reinstatement of a country house in close vicinity to the lost historic 'Bashall Lodge' country house and gardens which were located within 1km.
- Draw inspiration from the romantic era paintings of JMW Turner who painted Browsholme Hall and Eaclesford Bridge in the picturesque style.

Land Management

- Introduce less intense grazing regimes with a diversification of the sward from agricultural to parkland focus. Reduced grazing numbers and sward diversification would improve character and ecological base.
- A program of tree and woodland management to ensure long term establishment, habitat creation and diversification.
- Hedge laying and diversification of species base.

Ecology

- Species rich meadow margins with rough grazed zones at higher elevations for ground nesting birds.
- Reintroduction of species rich hedgerows.
- Develop additional aquatic and marginal habitats to address existing and proposed water runoff with the aspiration of significantly enhancing the ecological baseline through habitat creation and diversification.
- Habitats achieved through the creation of multiple layers including, ponds, scrapes, streams, soak aways and bio retention.
- Creation of riparian woodland habitats.

Woodland

- Additional native woodland planting of oak, alder and ash substitute to reinforce local character and increase quantities of woodland in the AONB.
- Introduction of a native, scalloped woodland edge adjacent to the south east plantation outside client ownership to ensure a long-term permanent character is promoted.
- Inclusion of riparian woodland in isolated areas adjacent to the River Hodder to manage riverbank erosion.
- Management of deadwood and fallen timber to create hibernacula's and a richer, more varied insect base.

Water/Drainage

- Integrate wider low-key natural drainage and attenuation measures to manage water runoff from the proposed house and existing landscape with the aspiration of a net reduction.
- Reduce runoff into the River Hodder.

LANDSCAPE MASTERPLAN

LANDSCAPE DESIGN
STATEMENT

MR & MRS M. BELL

MARCH 2020

PREPARED BY
RURAL SOLUTIONS LTD



1:1250

- **PROW ACROSS THE RIVER HODDER**
Additional tree planting along the Banks of the River Hodder further diffuse views from the PROW whilst permitting isolated glimpses of the parkland and proposed house as an example of high-quality architecture in a rural setting.
- **ACCESS TRACK**
The secondary access route is provided via a carriageway constructed to appear like a rural track with a central grass margin. The access track reinforces the rural character and gently follows the existing contours upon arrival at the house. On the final house approach the track utilises cattle grids for ease of movement and travels through a short section of woodland to provide a dramatic reveal of the stable complex.
- **DRY STONE WALLS**
Existing dry-stone walls are restored to ensure the long-term landscape character is maintained for future generations.
- **RETAINED AGRICULTURAL PASTURE**
Productive agricultural pasture is retained for either light grazing or horse paddocks to support the stables.
- **DOMESTIC SETTING HOUSE ARRIVAL**
A simple permeable gravel turning circle and mown lawn formalizes arrival without competing with built form. Views and a fluid connection with the parkland are appreciated through a classic estate railing boundary.
- **FORMAL TERRACE**
The principal rooms benefit from a formal south west facing set of three terraces which provide opportunities to entertain and appreciate the view from. The three terraces embrace the inherent level change within the site and ensure the house sits comfortably in the elevated location. Seating, steps and planting additionally soften any retaining walls ensuring the house is not competed with or views of the house dominated with walls. The lower half moon lawn terrace sits 1.2m above the parkland at its highest point permitting livestock close to the house setting. Steps and a gated access provide opportunities to walk and enjoy the wider landscape directly from.
- **NORTH AXIS AND FORMAL LAWN**
Internally the house layout is established along a north-south axis with a drawing room located central to the northern elevation. As an important room to retire to a simple yet formal north facing space draws the eye to the wider landscape, formal grass terraces, feature tree and woodland beyond. A timeless estate railing fence ensures views of the wider landscape remain unhindered.
- **STABLE COURTYARD**
Cars, vehicles, deliveries and daily life is supported by the generous courtyard which ensures all vehicular movement is contained within the built form. A generous band of high-quality cobbles flanks the edge whilst a central zone of permeable macadam permits practical uses. Within the courtyard garaging, covered bays, stables, garden store and gym all overlook and interact with the space creating a lively bustle and heart of the estate. A small section of soft landscape and pergola de-marks the domestic curtilage, softening the transition to living space.
- **FAMILY TERRACE AND DINING**
A smaller set of terraces provides intimate family space directly accessed from the core family room and benefiting from an undisturbed east-south-west aspect. Ornamental planting surrounds these spaces to provide colour, texture, scent and animation throughout the year, whilst not competing with wider views. From these spaces are a series of walking options with access to the formal terraces, orchard, and wider landscape. Along these routes are a variety of seating areas to enjoy the setting from.
- **WILD-FLOWER ORCHARD AND MOWN WALKWAYS**
A simple orchard and wild-flower bank provide a managed level of informality which transitions from the house to wider landscape. Within the orchard banks generous swathes of naturalizing bulbs provide spring animation.
- **WORKING YARD**
A simple secondary yard for stable deliveries, midden store, back of house access and overflow parking.

LANDSCAPE ENHANCEMENTS

- Site boundary
- Primary panoramic vistas
- Key views
- Glimpses
- Public Right of Way
- Existing trees
- Proposed trees and native woodland
- Species rich grassland
- Buffer planting
- Drainage Pond
- Water course
- Parkland
- Native hedgerows and trees
- Domestic setting
- Primary drive
- Secondary access track

- **DECIDUOUS SEMI NATURAL WOODLAND**
14,000M² – 1.4HA – 3.45A
Creation of a long-term native deciduous woodland assists in nesting the house in a wooded setting and increases the quantity of woodland cover in the landscape. Typical varieties would reflect locally abundant species and include a dominant percentage of oak supplemented with alder, sycamore, beech, a small quantity of sweet chestnut and Scots Pine. A mid-level layer would include larger bushy species to form thickets with species such as holly, hawthorn and hazel. The mid-level layer would be further supported by a rich ground layer of spreading and naturalising varieties such as wild garlic, ferns and shade tolerant grasses. Within the woodland bird/bat boxes and hibernaculas are promoted to ensure opportunities are provided for as wide a species diversity to colonize. A primary function of the woodland is to ensure the house is positioned within a permanent managed setting, as the woodland matures it will hug and nestle the house within the landscape.
- **HEDGEROW PLANTING**
1,120M
A mixed native hedgerow is proposed at woodland and landscape corridor edges around the site, recreating lost habitats and providing valuable biodiversity and connectivity with the wider landscape. Species would typically include a mix of fruiting, flowering and scented varieties for year-round interest and the opportunity to support extended seasonal foraging. Typical species would include, hawthorn, blackthorn, field maple, holly, elder, honeysuckle, privet, hazel and dog rose.
- **REINSTATE HEDGEROWS AND HEDGEROW TREES**
255M
The northern field boundary consists of a broken remnant hedgerow with a variety of established trees. As part of the enhancement the broken hedgerow is gap filled and reinstated with the next generation native hedgerow trees.
- **SPECIES RICH GRASSLAND MARGINS**
12,000M² – 1.2HA – 2.96A
Species rich grasslands are located predominantly at the margins of proposed landscape corridors around the base of trees and buffer planting. The area of long grass recreates lost meadow grass habitats, encourages biodiversity and wider connectivity between the site and wider ecological network. Grassland to be under-planted with seasonal naturalizing native wild-flowers such as Ox-eye Daisy and Cow Parsley to reinforce the rural character.
- **BUFFER PLANTING LANDSCAPE CORRIDORS**
8250M² – 0.825HA – 2A
Field margins, stream corridors and historic field boundaries are enhanced with a 10m corridor of additional native tree and shrub planting. Specimen deciduous and fruit trees are included to provide varying habitat types and foraging opportunities. Within the corridors containing streams and ditches, water tolerant species are included to promote the creation of marginal aquatic zones and riparian woodlands. The scalloped corridors create generous corridors for ecological connectivity and habitat creation, both on the ground and for flying species, whilst functioning to reinstate a lost rural character.

- **PARKLAND**
28,500M² – 2.85HA – 7A
2.85ha of intensively managed farm pasture is reverted from crop production to a simple parkland pasture and over sown with a native meadow mix then managed through sheep grazing to maintain the sward. Additional planting of Oak and native hardwood trees in small groups and specimens, seeks to reinforce parkland character. The additional tree planting creates a more visually varied experience of the setting and utilize trees to subtly frame and direct views. To permit unhindered grazing and consistency of sward, sheep are permitted to roam the land with unhindered access between the north and south of the house.
- **ESTATE ENTRANCE**
A formal gated entrance appropriate to a country home is positioned south of the Hodder Bridge to ensure the listed structure remains in a setting of its own. The new estate entrance is located beyond the Anglers Association club hut and parking to ensure conflict and setting of each are respected. An estate railing gate and piers provides a rural yet quality arrival experience within a small tunnel of woodland. The darker wooded arrival opens to a wide parkland to enhance the arrival journey.
- **DRIVE**
A simple parkland drive follows an established contour to ensure construction has minimal impact on the existing landscape. Through careful and considered construction the drive could be subtly sunk within the landscape to screen views from the south and Public Right of Way.
- **RIVER HODDER**
Periods of high water have eroded the root zone of trees and banks along this section of the River Hodder. Next generation planting along the bank edges seeks to promote long term bank stability and continuity of visual character.
- **PONDS AND DRAINAGE**
High levels of ground water movement are addressed through a series of woodland streams and scrapes to capture and slow inherent ground water movement. Clean water runoff collected from house will be captured and piped to an attenuation pond in the wider parkland disguised by woodland planting. Large hard surfaces are proposed as permeable and where possible water runoff is to be captured and stored in woodland ditches and scrapes. Where new water bodies, ditches and scrapes are proposed water tolerant species and marginal aquatic zones will be introduced to offer further opportunities for ecological enhancement and improved biodiversity.
- **PUBLIC RIGHT OF WAY (PROW) PROW RUNNING THROUGH THE SITE**
The open character of this corridor is retained and where possible the landscape either side enhanced to improve the quality of setting and experience. Views to the wider landscape are retained with directional views and glimpses to the fells beyond provided. The proposed woodland will screen views of the house and stable complex whilst its organic form and parkland tree planting will provide an attractive setting and maintain privacy.



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6.0 DESIGN EVOLUTION

6.1 EXTENT OF DESIGN EVOLUTION

Following the Landscape Design Statement an initial Landscape Masterplan was produced and presented to the Traditional Architecture Group Design Review Panel (TAG DRP) for consideration in June 2021.

At the June DRP a series of recommendations were made which the client and design team explored in greater detail and were submitted for desk top review by the TAG DRP in September 2021.

Section 6 of the Landscape Appraisal documents how comments raised by the TAG DRP were addressed and seeks to illustrate how the collective proposals have evolved to positively address recommendations, whilst demonstrating the integrity of concept under the Paragraph 80e criteria.

- **DRP Comment No.1** (Page 2, para 9)

“Additional information on how local examples respond to their landscape would be useful in the form of estate plans showing scale, geometric arrangements, style and content.”

RSL Response:

Section 2.5 explores local and regional examples of Georgian county homes and the landscape response to these houses. The precedent studies explored coordinate with the Hinchcliffe Heritage Report and RSL Architectural Design and Access Statement.

- **DRP Comment No.2** (Page 3, para 5)

“Further detail cross sections will be necessary in understanding the landscape design in detail.”

RSL Response:

Detail sections are provided in section 6.3 which illustrate the relationship of the proposals and the sensitivity achieved within the existing landscape.

- **DRP Comment No.3** (Page 3, para 7)

“The river setting is of interest in that the river itself is more of an acoustic presence than one which is visible. The river itself set some meters below the edge of the bank. The proposed pond would be an element of water that could be appreciated. Its form and visibility might be more considered as the more formal oval seems odd in the naturalised parkland setting proposed (especially that no other follies or distant points of focus in the landscape are part of the overall concept). The panel considered an opportunity exists to reconsider the pond location, scale and shape to create a landscape feature with both ecological and visual benefits to reinforce the parkland character without formalising the emerging views of the proposed house.”

RSL Response:

- The ‘pond’ was proposed to manage and address seasonal flows of water collected from both the land and house during peak rainfall or extended periods of wetter weather.
- Within the established landscape the River Hodder forms a prominent and dominant feature in the landscape hierarchy. Whilst ponds, scrapes, streams and other marginal areas are of landscape and ecological value, these features play a supporting visual role within the landscape. Whilst the parkland is of generous scale and proportion, its linear nature hugs the river course

to create a truly riverside space. The parkland and River Hodder are intended to be appreciated and experienced as a simple setting viewed from the slightly elevated house position and arrival journey. It was felt that the introduction of a pond, in what ever scale or form seeks to compete and detract from the river setting and wider established character.

- The function of this feature does remain valuable as a tool to manage both existing field drainage and proposed water runoff collected from the house, however, its form and presence is to remain subservient within the landscape. As a seasonal feature there is no guarantee of a consistent water flow to maintain both a consistent water level or a healthy oxygenated aquatic environment.
- To clarify: the proposed ‘pond’ is intended to be a seasonal depression located within an informal parkland copse and not visible from the arrival drive or house.
- The margins of the depression are proposed to be planted with water tolerant grasses, marginal plants and moisture loving trees to broaden habitat diversity, improve ecological value and support natural systems for the uptake of water in the landscape as and when required.
- The landscape proposals have evolved to reinforce the water attenuation function and value of the copses location as tool for improving the sequential drive experience as documented in section 6.2.

- **DRP Comment No.4** (Page 3, para 9)

“Some three-dimensional rendering of the approach sequence and external spaces would be useful in assisting to understand the design and the special qualities of the scheme.”

RSL Response:

Section 6.2 documents through a series of simple schematics the sequential qualities of space, views, light and enclosure which are experienced along the parkland drive from exiting the public highway to arriving at the house.

- **DRP Comment No.5** (Page 3, para 9)

“Detail design will need to show a response to issues surrounding climate change and sustainability, through plant and material selection.”

RSL Response:

The current landscape consists of an intensively managed agricultural setting managed for seasonal grass crops and grazing. Section 5.5 has been included to illustrate how the proposals have addressed climate change and sustainability through drainage, plant and material selection.

- **DRP Comment No.6** (Page 3, para 10)

“It is assumed that with any full application a landscape and visual impact assessment will be submitted and a full reasoning showing how the development demonstrates landscape enhancement.”






RSL Response:

A full Landscape and Visual Impact Assessment (LVIA) is submitted to support the planning application.

6.2 ARRIVAL EXPERIENCE

The proposed house is designed to sit quietly in the landscape without dominating and be perceived and experienced as a quality but not ostentatious country home. The arrival journey seeks to embrace this principle which through considered design of the landscape, the house is revealed subtly as the crescendo to a beautiful journey.

Views and enclosure are manipulated to heighten the journey experience as follows:

- ①  The existing Hodder Bridge and entrance on the bend of the public highway, focuses views clearly on arrival towards the start of the drive and journey.
- ②  The existing and proposed woodland creates a sense of enclosure with dappled glimpsed views to the context. The exit of the woodland will be a bright focal point to head towards.
- ③  Exiting the enclosed woodland the journey opens into a wide, open and bright parkland with oblique river views and parkland experience. Views of the house are not yet visible.
- ④  The open parkland character encloses through a small copse focusing views along the drive and heightening the sense of arrival. Glimpsed views of woodland pasture are experienced either side of the drive.
- ⑤  Exiting the parkland copse two generous specimen trees frame a perfectly placed view of the primary arrival facade, sat nestled within the wooded backdrop. The house is now the primary undisturbed focus of the journey.



LANDSCAPE MASTERPLAN



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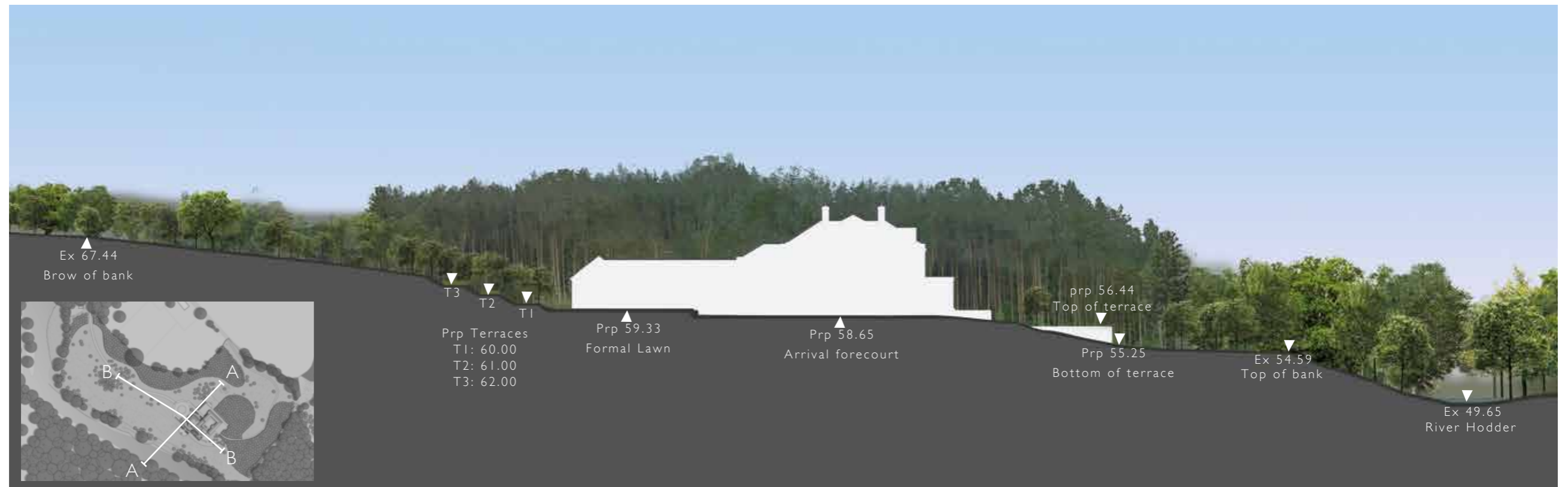
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Species rich grasslands are located predominantly at the margins of proposed landscape corridors around the base of trees and buffer planting. The area of long grass recreates lost meadow grass habitats, encourages biodiversity and wider connectivity between the site and wider ecological network. Grassland to be under-planted with seasonal naturalizing native wild-flowers such as Ox-eye Daisy and Cow Parsley to reinforce the rural character.
- **BUFFER PLANTING LANDSCAPE CORRIDORS**
8250M² – 0.825HA – 2A
Field margins, stream corridors and historic field boundaries are enhanced with a 10m corridor of additional native tree and shrub planting. Specimen deciduous and fruit trees are included to provide varying habitat types and foraging opportunities. Within the corridors containing streams and ditches, water tolerant species are included to promote the creation of marginal aquatic zones and riparian woodlands. The scalloped corridors create generous corridors for ecological connectivity and habitat creation, both on the ground and for flying species, whilst functioning to reinstate a lost rural character.

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- **DRIVE**
A simple parkland drive follows an established contour to ensure construction has minimal impact on the existing landscape. Through careful and considered construction the drive could be subtly sunk within the landscape to screen views from the south and Public Right of Way.
- **RIVER HODDER**
Periods of high water have eroded the root zone of trees and banks along this section of the River Hodder. Next generation planting along the bank edges seeks to promote long term bank stability and continuity of visual character.
- **ATTENUATION AND DRAINAGE**
High levels of ground water movement are addressed through a series of woodland streams and scrapes to capture and slow inherent ground water movement. Clean water runoff collected from house will be captured and piped to a seasonal attenuation pond in the wider parkland absorbed by woodland planting. Large hard surfaces are proposed as permeable and where possible water runoff is to be captured and stored in woodland ditches and scrapes. Where new water bodies, ditches and scrapes are proposed water tolerant species and marginal aquatic zones will be introduced to offer further opportunities for ecological enhancement and improved biodiversity.
- **PUBLIC RIGHT OF WAY (PROW) PROW RUNNING THROUGH THE SITE**
The open character of this corridor is retained and where possible the landscape either side enhanced to improve the quality of setting and experience. Views to the wider landscape are retained with directional views and glimpses to the Fells beyond provided. The proposed woodland will screen views of the house and stable complex whilst its organic form and parkland tree planting will provide an attractive setting and maintain privacy.



1:500

Section A:A



Section B:B



View Looking North East across the River Hodder





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