

AIREBOROUGH

one place or many?



PLACE

PLACE

a spatial unit that is recognised,
remembered and liked or disliked as
one moves around





Dacre, Son
& Hartley
01943 876134

FOR SALE

PLACE-MAKING

PLACE-MAKING

Place begins with LANDSCAPE,
which pre-dates occupation and
persists, with or without buildings



**Place is therefore not made but
changed, for better or worse, by
our interventions**

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our interventions**

**QUALITY of place can be NURTURED
and CRAFTED by sensitive design and
management**

IMAGE TO BE NURTURED

IMAGE TO BE NURTURED

Regeneration after economic shift

IMAGE TO BE NURTURED

Regeneration after economic shift

Urban extension

IMAGE TO BE NURTURED

Regeneration after economic shift

Urban extension

New settlement

IMAGE TO BE NURTURED

Regeneration after economic shift

Urban extension

New settlement

Vehicle dominated space to people
dominated

ANALYSIS

ANALYSIS

Topography and ecology

ANALYSIS

Topography and ecology

Historical evolution

ANALYSIS

Topography and ecology

Historical evolution

Nature of change now and imminent

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Connections and generators

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Spirit of the place

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Physical receptiveness to growth

ANALYSIS

Topography and ecology

Historical evolution

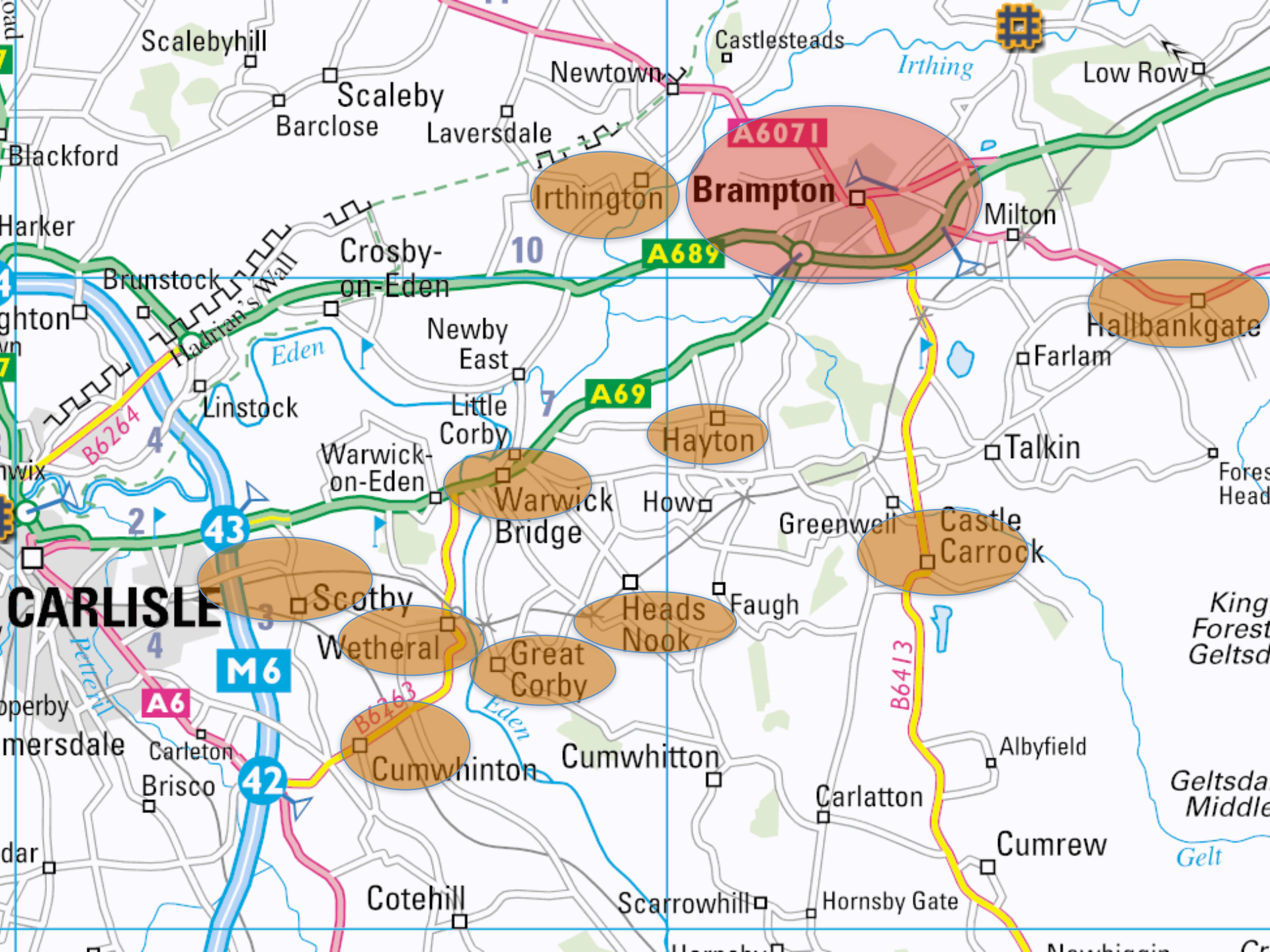
Nature of change now and imminent

Connections and generators

Spirit of the place

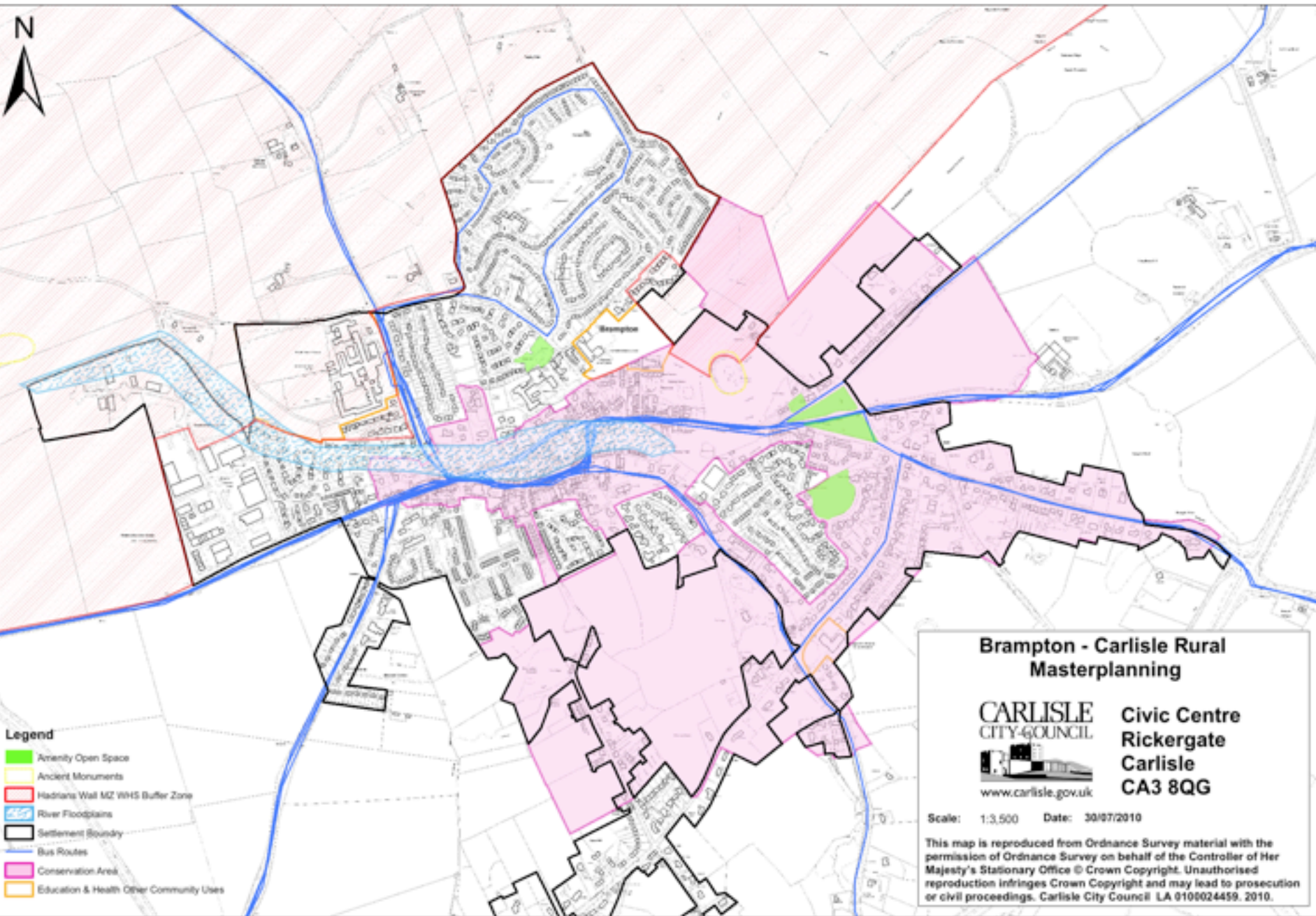
Physical receptiveness to growth

Receptiveness of community



BRAMPTON





- Legend**
- Amenity Open Space
 - Ancient Monuments
 - Hadrian's Wall MZ WHS Buffer Zone
 - River Floodplains
 - Settlement Boundary
 - Bus Routes
 - Conservation Area
 - Education & Health Other Community Uses

Brompton - Carlisle Rural Masterplanning



**Civic Centre
Rickergate
Carlisle
CA3 8QG**

Scale: 1:3,500 Date: 30/07/2010

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Development not to encroach northwards into the Irthing Valley

Detailed assessment of Hadrian's Wall Buffer Zone and impact on Brampton Ridge

Protect openness and visibility of Brampton Ridge and Motte

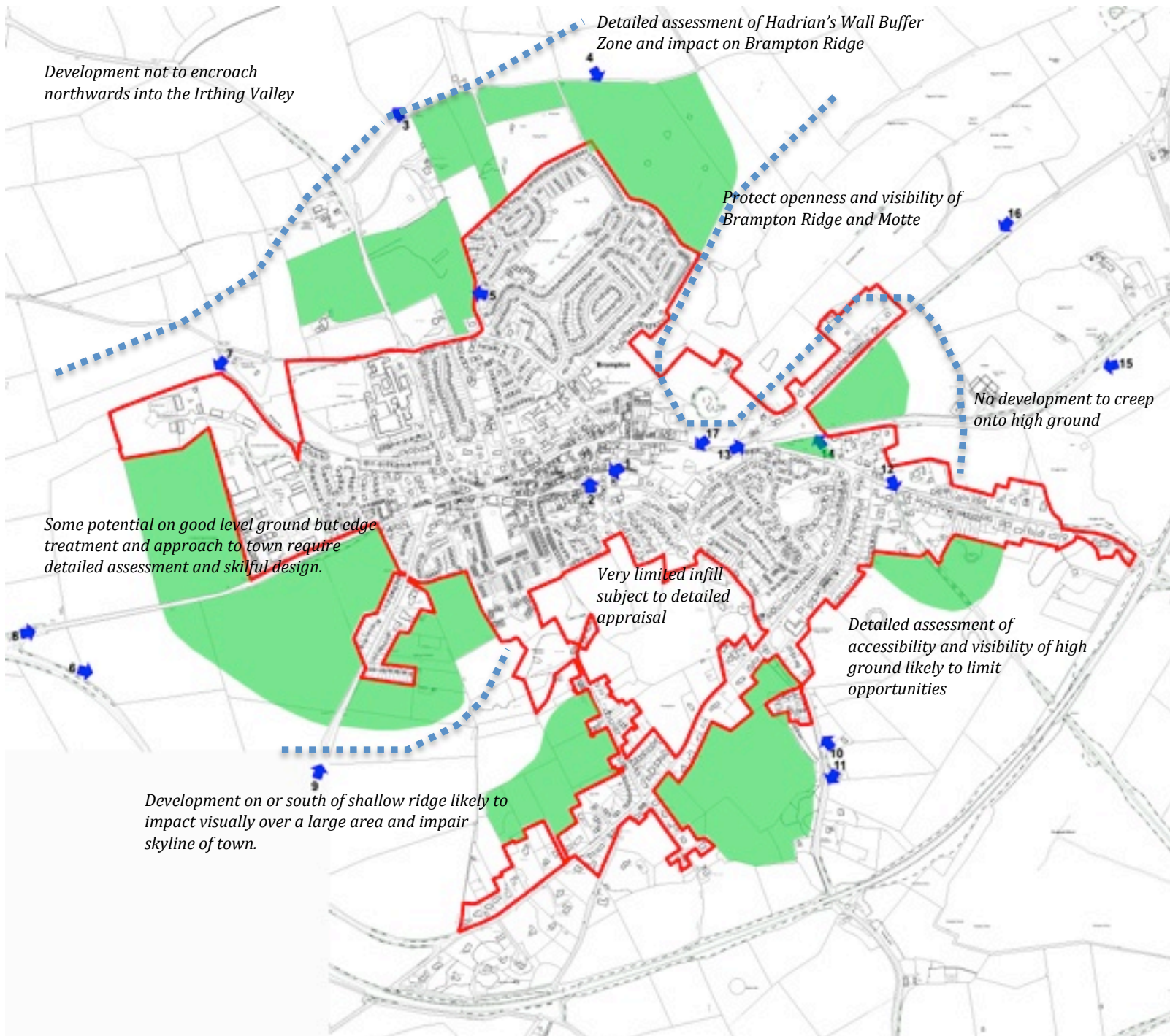
No development to creep onto high ground

Some potential on good level ground but edge treatment and approach to town require detailed assessment and skilful design.

Very limited infill subject to detailed appraisal

Detailed assessment of accessibility and visibility of high ground likely to limit opportunities

Development on or south of shallow ridge likely to impact visually over a large area and impair skyline of town.









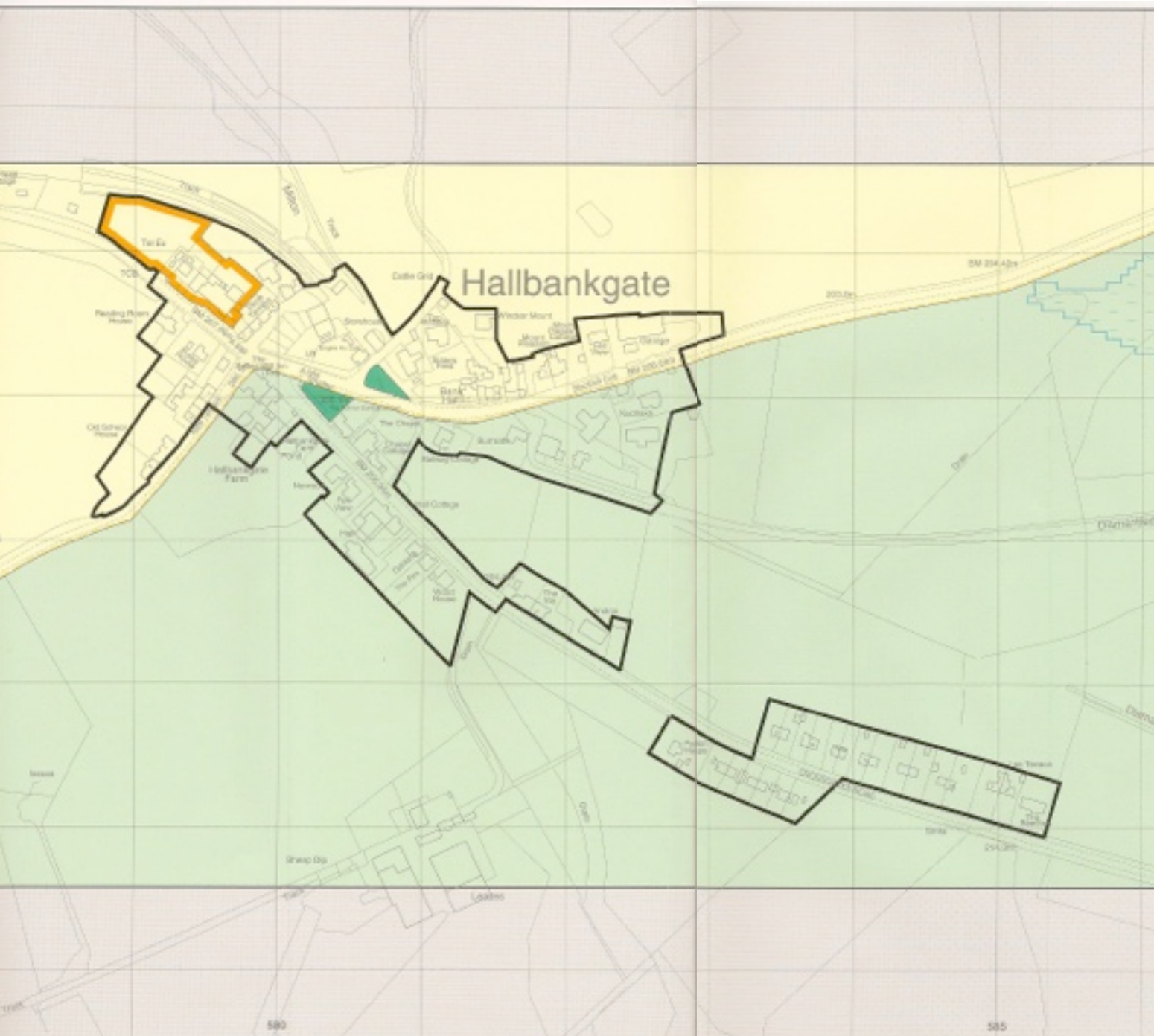
HALLBANKGATE



**Carlisle District
Local Plan
2001 – 2016**

Hallbankgate

-  Settlement Boundary
H1
-  Amenity Open Space
LC3
-  Area of Outstanding Natural Beauty
DP9
-  Education Health and other
Community Uses
LC11 – 13
-  Landscape of County Importance
DP10
-  River Floodplain
LE26 – 27



1:2,500

September 2008



**CARLISLE
CITY COUNCIL**



www.carlisle.gov.uk

Planning and Housing Services

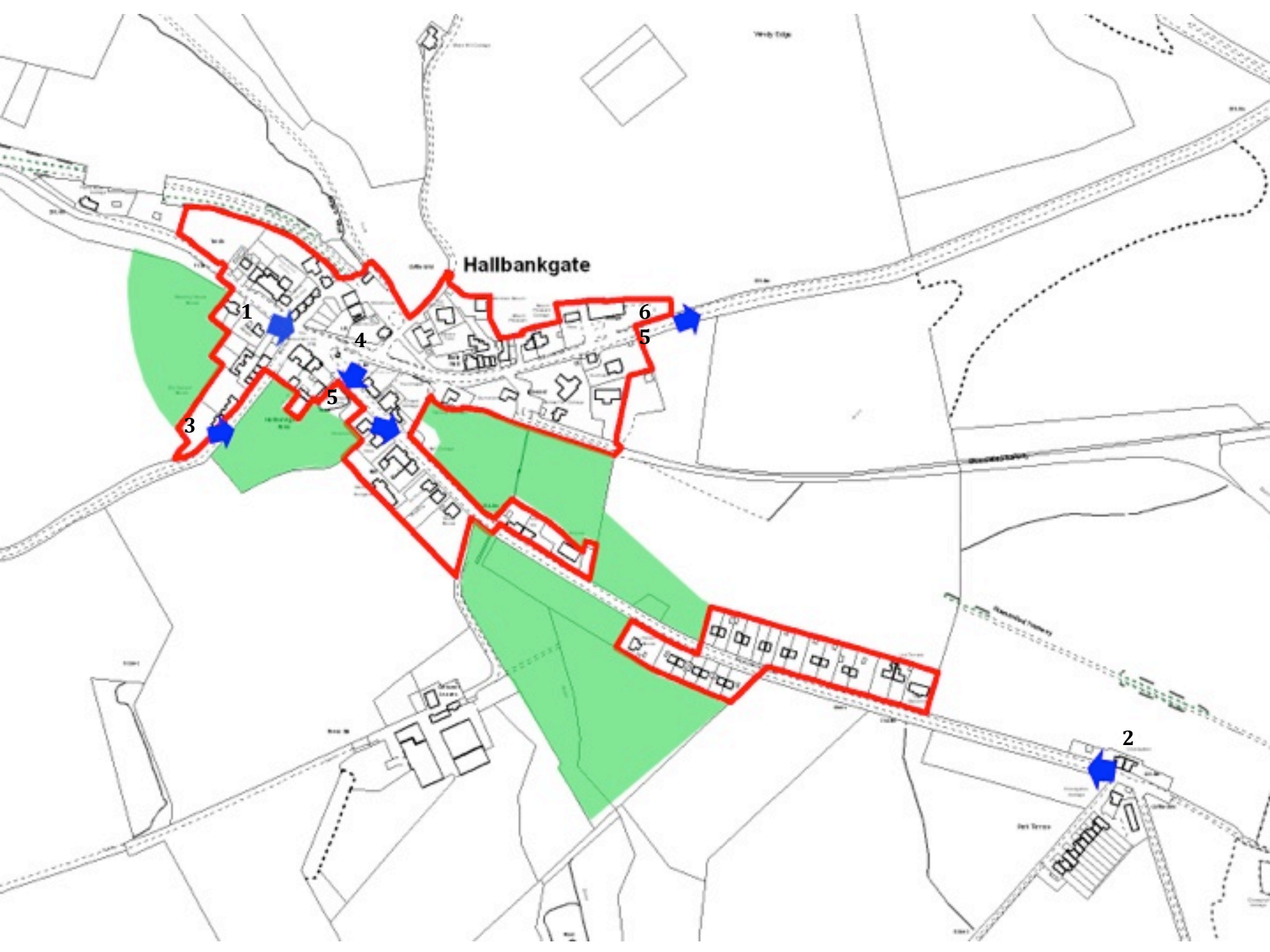
Head of Planning and Housing Services:

A C Eales Dip.TP MRTP1

Civic Centre, Riddergate, Carlisle CA3 9QG

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WETHERAL















SETTLE RIVERSIDE IMPROVEMENT PROJECT









SETTLE RIVERSIDE CONCEPT PLAN - CHARACTER



OPINIONS DIVIDED

Exploit riverside as tourist honeypot

versus

Conserve rural character for benefit of
residents and keep quiet



















CONCEPT

CONCEPT

- **Crack the nuts**
 - Make riverside more accessible and attractive: main beneficiaries are residents

CONCEPT

- **Crack the nuts**

- Make riverside more accessible and attractive: main beneficiaries are residents

- **Pick some cherries**

- Cautiously introduce facilities and attractions, ceasing when character of area or privacy of neighbours come under threat

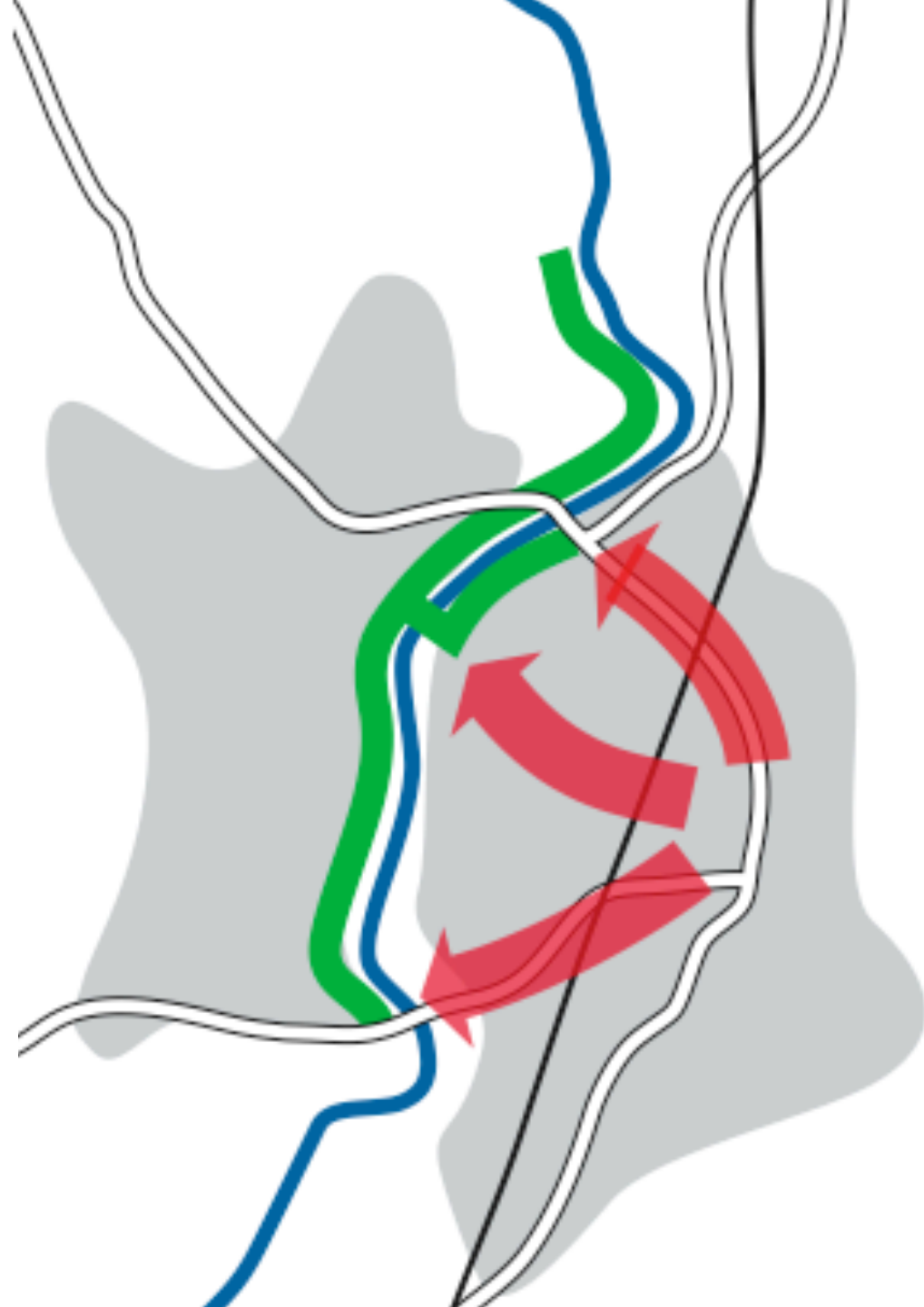
CONCEPT

- **Crack the nuts**
 - Make riverside more accessible and attractive: main beneficiaries are residents
- **Pick some cherries**
 - Cautiously introduce facilities and attractions, ceasing when character of area or privacy of neighbours come under threat
- **Strengthen the stalks**
 - Improve condition and legibility of connections to and from town centre and linking Giggleswick to Settle

· ACCESS








 Access along riverside

 Access to riverside



SETTLE RIVERSIDE STRATEGY PLAN

KEY

-  Existing right of way upgraded to cycle and wheelchair standard
-  New right of way upgraded to cycle and wheelchair standard
-  Existing right of way upgraded to pedestrian standard
-  New right of way upgraded to pedestrian standard
-  New pedestrian-only boardwalk
-  Signage and visual enhancements
-  Redeveloped depot site to incorporate new waterside route to cycle and wheelchair standard



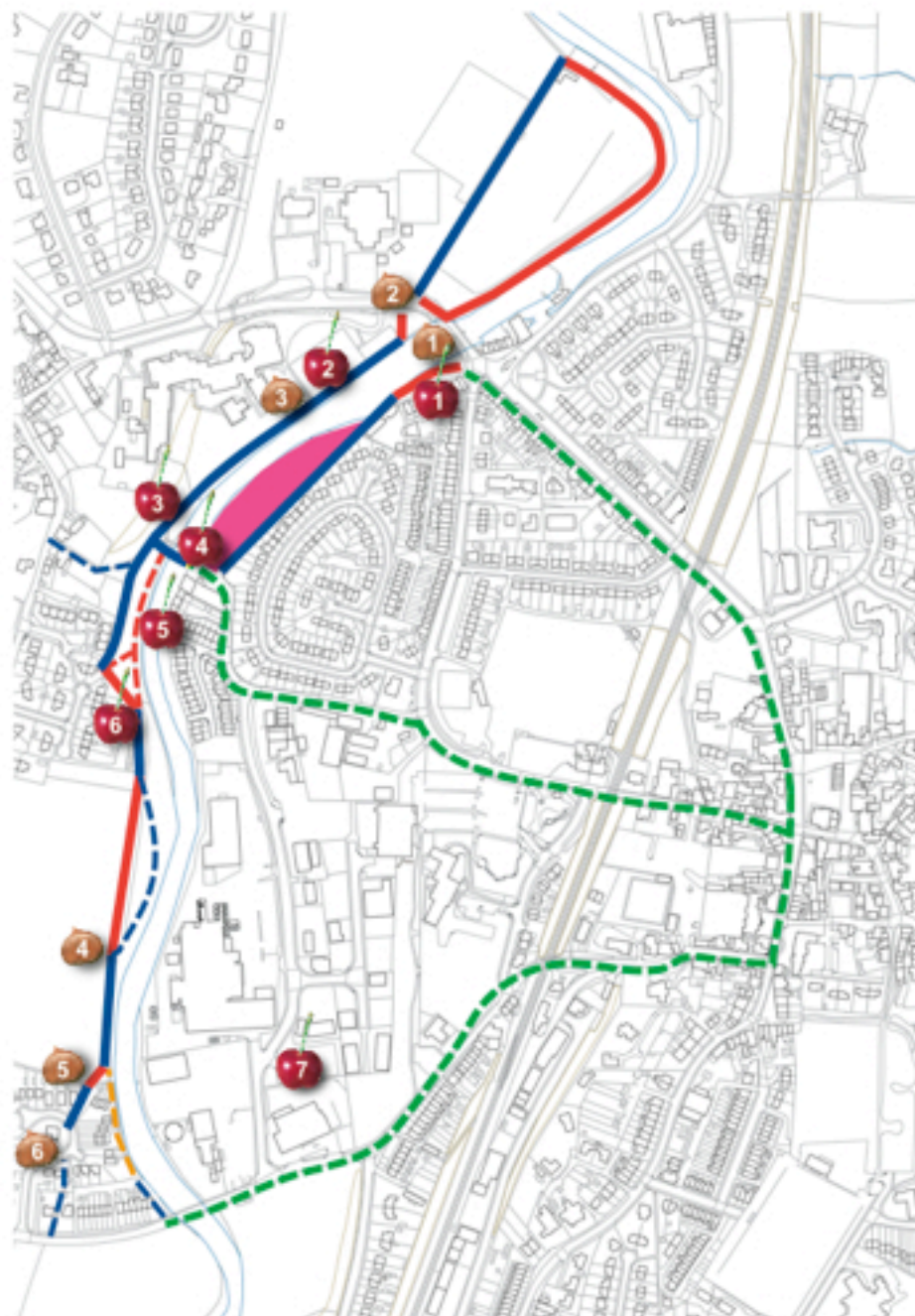
NUTS TO CRACK

- 1 Pedestrian and vehicle conflicts on bridge and junction
- 2 Pedestrian route across main road
- 3 Narrow length of riverside route available
- 4 Steep change of level and narrow gap
- 5 Bewildering route and awkward stile
- 6 General impact of 'privatised' character of housing estate with illegible through-route for pedestrians



CHERRIES TO PICK

- 1 Ribble Terrace Garden - open up and upgrade
- 2 Possible 'beach' formed near water with improved access
- 3 Possible sitting area
- 4 Improved balustrade to bridge
- 5 Possible meadow
- 6 Possible interpretation of ancient ford
- 7 Possible improvement of parking area to serve river walk









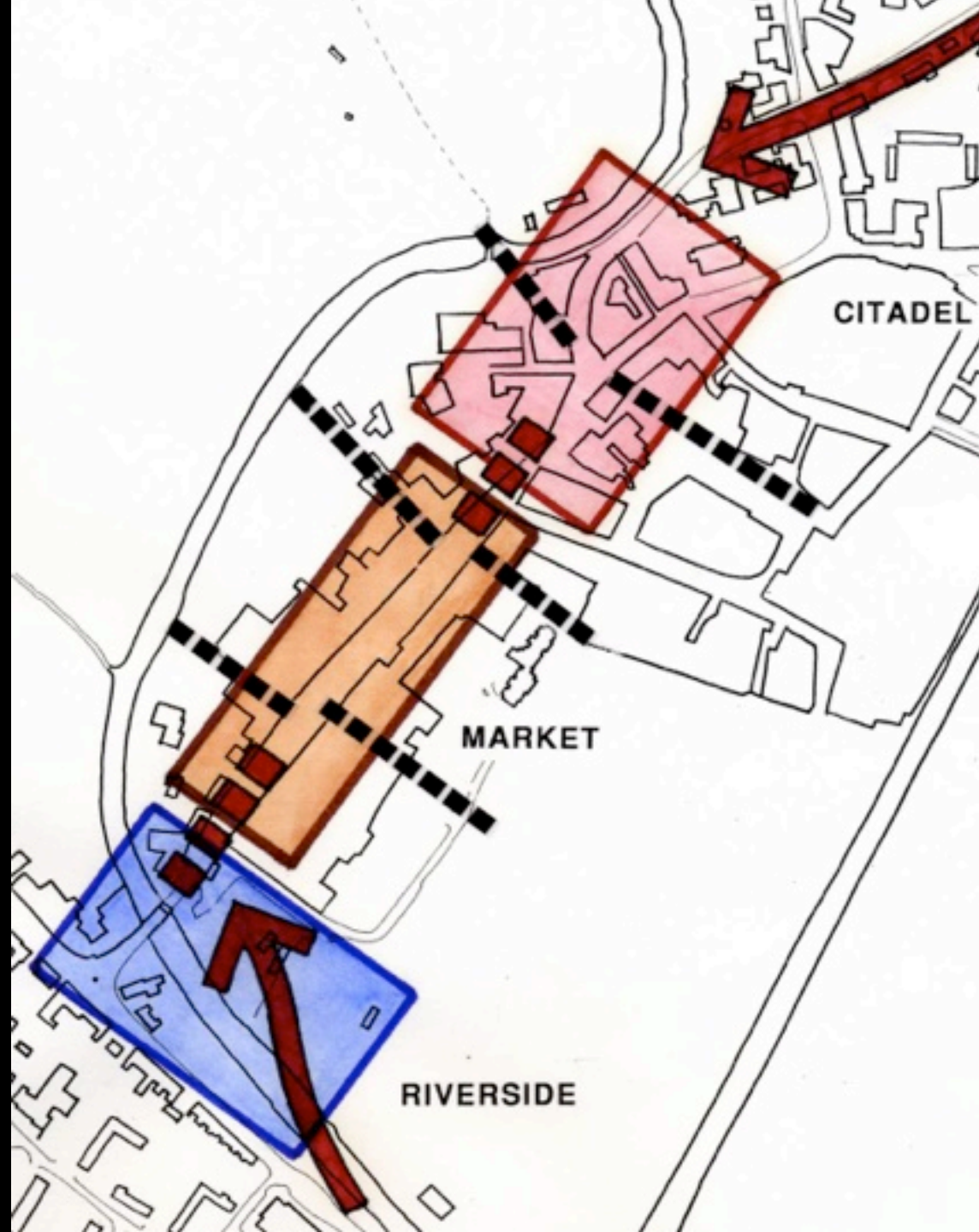


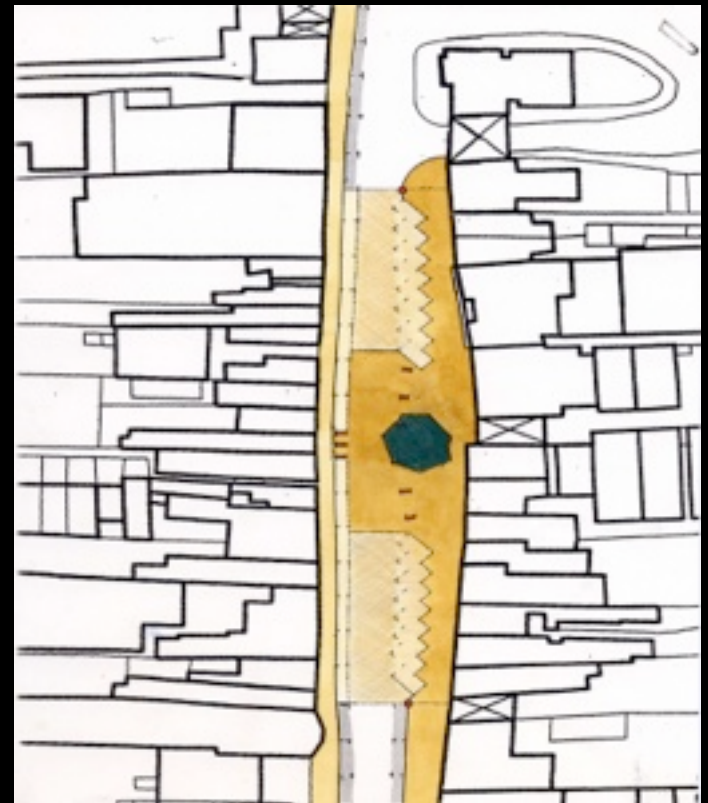
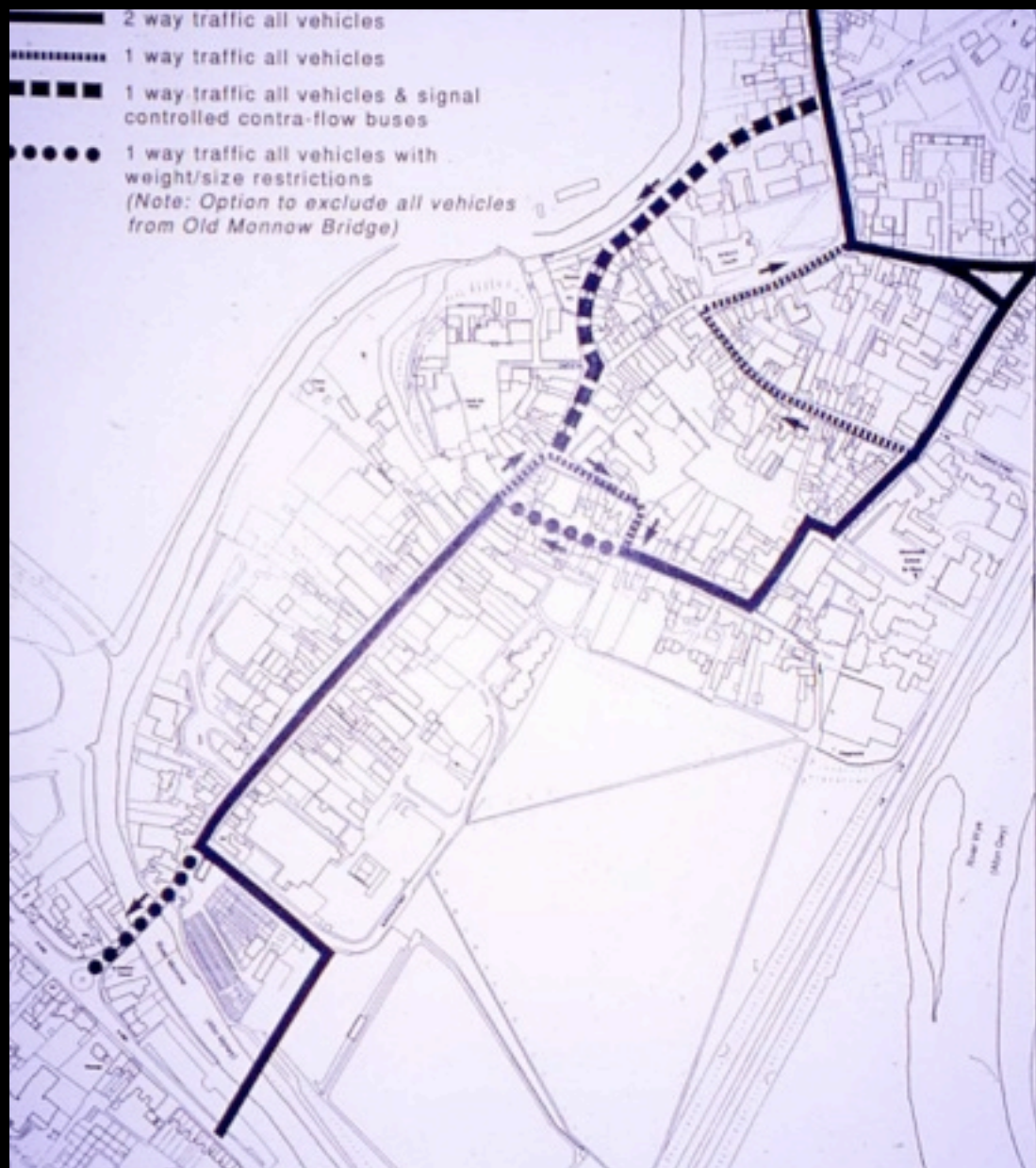


Monnow Bridge, Monmouth



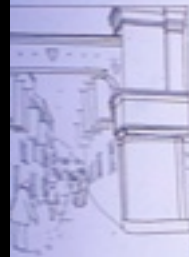








...to a network of routes taking full advantage of the
 ...on Perry Street will provide one-way traffic from
 ...with much improved views over 'Vigilant' Place. ...
 ...will improve pedestrian flows to and from Agnes's Square and
 ...Market Hall (further study is needed for internal changes).

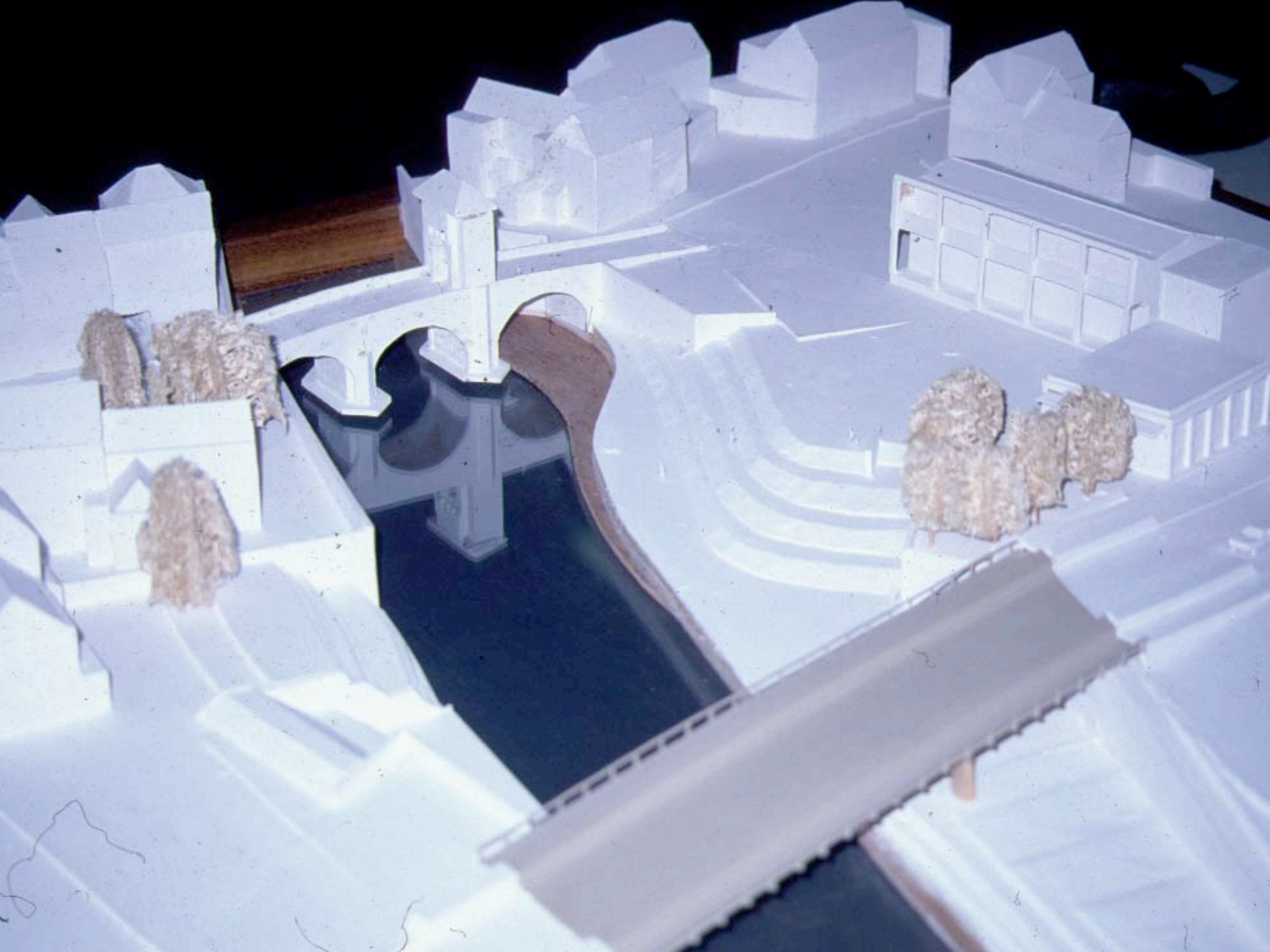


...agrees and allows to parking and
 ...can enhance the existing
 ...of Castle Hill, which currently
 ...visitors from approaching the
 ...and Regent Museum.













So what for Aireborough?

No imported or copied solution

**Need bespoke strategic plan to address
local issues**

Begins by MAPPING those issues

**Funds are difficult to get but impossible
without a clear plan**



What image(s)
do you desire?