



THE PARKE

WITHNELL FOLD

PRIMROSE

A Sense of Place

The Parke

A unique recycled landscape at the heart of a community where people, nature and the workplace are brought together in a holistic design.

We are all aware of the benefits to both mental and physical health of engaging with the outdoors and nature. For those of us lucky to live and work in areas blessed with access to large open spaces and parks, the choices we have for engaging with nature and playful landscapes are numerous.

Welcome to The Parke







About Primrose

Primrose have grown over the last 30 years to become one of the most respected and successful property developers in the region.



Primrose see their work as modern and progressive, but tempered by a love of place, traditions and materials. The aim for timelessness in their buildings, is underpinned by an ethos that sees simplicity, elegance and robustness in every property they build. Their work fuses many influences, ranging from a local traditional vernacular through to modern – but ultimately their work has a unique imprint that is entirely their own.



The landscape vision for The Parke echoes the riparian character of the nearby Leeds Liverpool Canal. Our design will create an uplifting environment that enhances a positive work-life balance and significantly improves the day-to-day environment for those working at the park. Capturing the unique essence of the locality, this business park brings a distinct character to the space that is respectful of its context, yet exciting and dynamic for its occupants.



We are all aware of the benefits to both mental and physical health of engaging with the outdoors and nature.



Our Vision

The vision for The Parke is to revive former farmland to provide a valuable new community amenity space where workers and residents of nearby villages can enjoy and engage with their outdoor environment – grab a coffee, spend a day in the office, take time out to meet with colleagues and friends or relax on the canal side parkland.

The Parke seeks to provide new facilities that benefit the community where local residents have access to quality workplace spaces and community parklands that are within easy reach of their homes. In this context, there lies a solution to the future of employment development in our borough.





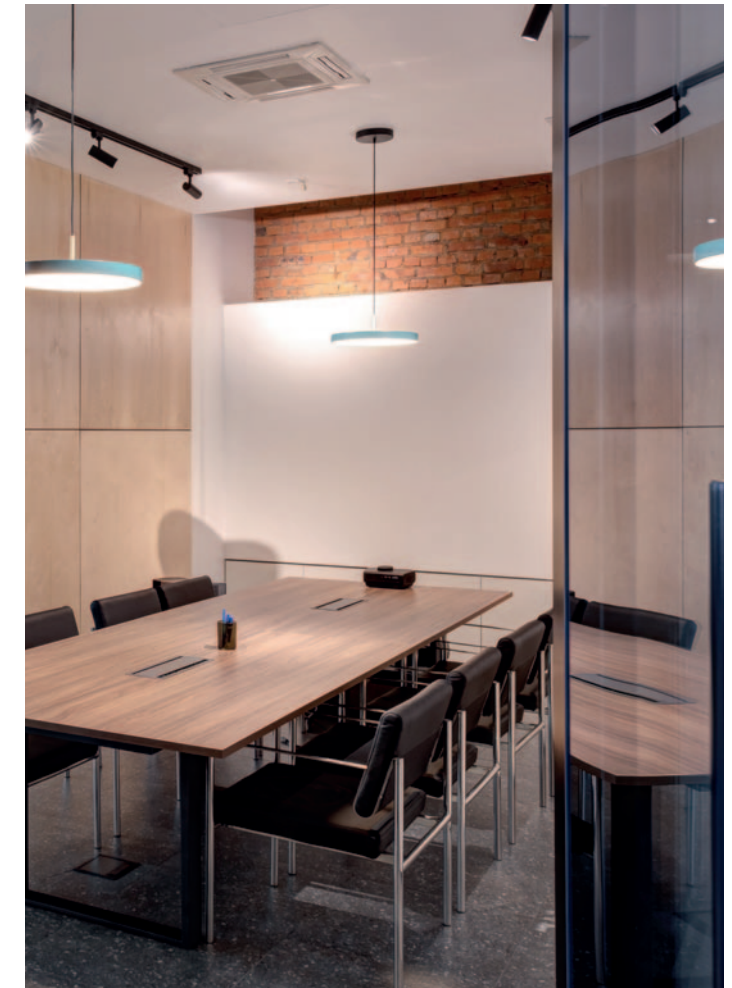
Primrose introduce imagination and unique features into every workplace space we create.



Do our workplace environments have the potential to become greener, more playful and ambitious spaces, where people can enjoy access to nature, play and socialise?



High specifications, accessibility and energy efficient workplaces with all the advantages of natural surroundings. These work spaces both respect the locality and the landscape.



Our expertise for delivering attractive and adaptable workplaces, tailored to the needs of the individual or team extends way beyond the ordinary.

A cutting edge new business park, with work spaces designed to reflect the surrounding rural landscape and the industrial heritage of Withnell Fold Mill.



The most important thing about a work space is those who use it. From the people who work there, to the wildlife that calls the landscape home. That's why Primrose delve into the very heart of what makes each space unique, then use what we learn to design extraordinary spaces.







Our Plan

The Parke allows wildlife to thrive, creating a mosaic of semi-natural habitats such as the new network of streams and ponds that form an integral part of the development's extensive sustainable drainage system.



Planning for every space.



-  Application Site
-  Existing Habitat
-  Connective Habitat Retained & Enhanced
-  Retained Ponds/Wetland Areas
-  Existing Hedgerows
-  Public Right of Way
-  Land for the Benefit of Withnell Primary School
-  Land for the Benefit of Withnell Fold Sports & Social Club
-  Green & Sustainable Business Park
-  New Business Park Access



Our Promise

It's important that we present the positives that are faithful and are of benefit to the community.

The people and culture to whom The Parke belongs has a place of its own character and story to tell. That's why we believe in protecting this landscape as we transform it, staying true to the roots of what makes this area unique. We will take care to weave our designs into their surrounding contexts while preserving the spaces for the benefit of the community and local residents.



A positive look at the future.

Development is a contentious issue. It divides opinion amongst people, changes lives, offers opportunity for economic growth and affects many people in many different ways. Development undoubtedly has impact, but upon whom and in what way?

Thomas Parke was the man who in 1844 built Withnell fold mill and the surrounding village, church and school, creating a community centred around the employment of the mill in paper manufacturing. After the closure of the mill in 1967, the premises were operated for various uses up until 1983 when a significant portion of the mill was demolished to make way for housing with the remainder of the mill utilised as small business units. During this time the population of the village gradually changed and the workers cottages became home to an eclectic mix of people who created the community which exists today.

In the spirit of Thomas Parke there is a new vision for Withnell Fold which is unique and can offer great benefits to the community as well as the wider borough. Primrose Holdings are a local development company established for over 30 years under the same ownership. As such we intrinsically understand the community.

The proposed scheme will directly benefit the community in many ways:



Withnell Fold School

Withnell Fold school is confined within the surrounds of the village, which whilst this adds to its beauty and appeal, constrains improvement to the facilities of the school. As well as this, parking and access is a huge issue which creates congestion and safety issues along the access to the village and the old, cobbled road.

As part of our scheme we propose to address both these issues.

For the school we intend to construct a dedicated car park on the land behind the Millennium Green, accessed via the new proposed access directly onto Blackburn Road. This will remove the need for any vehicles to access the village for school pick up and drop offs creating a permanent solution to a known issue. The benefit of this is a reduction in congestion within the village as well as improved safety for those children who walk to school through the village due to the reduced vehicle movements.

We would also like to donate an additional parcel of land to the school alongside the new car park on which we propose to construct a MUGA pitch with additional land available for outdoor play.

A strategy for the long term funding for the management and maintenance of the pitch will be devised so that the school does not incur a financial obligation in respect of its upkeep.

Withnell Fold Sports & Social Club

Withnell Fold Sports & Social Club is a thriving local facility and a great asset to the wider community. The club has a very supportive membership and a dedicated committee.

As part of our scheme we would like to transfer to the club an area of land adjacent to the existing facility to enable the club to realise their expansion potential. The club has the means, motive, and opportunity to maximise this additional space to the benefit of the village and the wider rural area. These days more than ever facilities such as this are extremely valuable in promoting a healthy lifestyle in an affordable accessible manner as well as providing a hub for the community to engage and mix with one another.

The MUGA pitch could be utilised by the club at times not dedicated to the school, further cementing the relationship the school already has with the club.

The existing and newly expanded facility will benefit from utilizing the new access onto Blackburn Road, reducing traffic through the village and along the current track and improving safety and accessibility to the site especially to those who may struggle with mobility with the current access provision.

The ecological improvement areas would be carefully designed and implemented.

The Parke

In the spirit of the innovation of Thomas Parke, we wish to create a unique space of employment within the rural heart of the borough like nothing else which exists today. With the imminent loss of the remaining mill for redevelopment in the pipeline, this scheme replenishes employment opportunity locally but more in line with the new demographic of the village and surrounding area.

The mill and village were the innovation of the day in the 1800's and with this scheme we hope to represent a modern leap forward with a facility that can offer huge social, economic and environmental benefits. The visual qualities of the development will sit sympathetically within the landscape under the guidance of an experienced landscape architect.

Think of low-level buildings, perhaps of unusual and interesting shape, covered with sedum roofs positioned within spacious landscapes populated with local native fauna.

We want to attract an eclectic mix of businesses to this development to offer a diverse range of employment opportunities to local people, and attract new enterprises to the borough to base themselves within this unique scheme.

Long term this development will be managed and maintained by Primrose to an exceptionally high standard with a landscape ecology management plan ensuring ecological enhancements are sustained long term.

This development is a unique opportunity to provide towards a need for employment within Chorley, specifically the rural area. As well as employment, the benefits offered to the school and sports club are a one-off opportunity to sustain the viability and improvement of these facilities for many years to come.

The Ecology

A key focus of our proposal is sustainability and sympathy towards the environment both visually and ecologically.

As part of the scheme, we propose to create swathes of ecological enhancements along the existing public footpaths through the land, along the canal banking and within the proposed development itself incorporating a designated park. This will create a pleasant environment for people to enjoy, notwithstanding the benefits to the local wildlife.

The ecological improvement areas would be carefully designed and implemented with the engagement of specialist ecologists alongside landscape architects to embed seamlessly within the landscape.

The environment and public open space

The Parke is a double entendre, both a reference to the industrial heritage of the village and an accurate description in ones minds eye of the unique, green business park we wish to create.

The business park itself will be a commodious landscaped estate interspersed with native flora affording an abundance of areas for the public and those who work there to enjoy.

Along the southern boundary of the site we propose to create a public access parkland and woodland ecology area along the existing public rights of way. The creation of this area will be ecologist lead to create a natural thriving habitat for the enjoyment of people as well as providing a significant net gain to the biodiversity of the area.

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Our Legacy

We believe we have a responsibility
to this and future generations;
to ensure that the legacy we leave
behind, is one that we are extremely
proud of.

