

Appendix D

Policies D5 and D6 of the Preston Local Plan

Tall Buildings

15.32 Preston's elevated position on the Ribble Valley escarpment and the location of a number of tall buildings in and around the City centre combine to create a distinctive skyline. Hence, Preston is very prominent in the wider landscape, when viewed from the M6 or M61 driving north, or from a number of vantage points to the south of the river (for example, from the Penwortham By-Pass, or the Bamber Bridge By-Pass). The Council will strive to protect this skyline, and ensure that any new tall buildings are located so that it is enhanced and not adversely affected.

15.33 The Council is particularly anxious to avoid high-rise developments which result in an over-bearing environment at street level. Developments should always include a low-rise, element at human scale on the street frontage. This will avoid the 'canyon' effect that can occur when high-rise buildings are built right up to the pavement; this can result in a loss of sunlight and adverse wind conditions.

15.34 Tall buildings must make a positive contribution to Preston's skyline, so it is considered that even within the general area identified; only a few new tall buildings can be accommodated satisfactorily.

Policy D5	Tall Buildings
	Development which includes a tall building will be permitted provided that:
(a)	it is in a location that enhances the Preston skyline;
(b)	it does not inhibit the view of, or adversely affect the setting of, important landmark buildings;
(c)	it is designed to provide an environment at street level which is of human scale and not overbearing (see policy D7); and,
(d)	it does not result in a proliferation of tall buildings in any one locality.
An area to the north and west of the City centre bounded by Corporation Street, Moor Lane, North Street, Walker Street, and Ringway has been identified as a location in which the above criteria may be satisfied. 'See Plan 6 (following)'	

15.35 It is difficult to define the height of a "tall building" in precise terms. However, for the purposes of this policy, a tall building will be considered to be of six or more storeys (or the equivalent, should the building feature a tower or spire). Developers will be required to demonstrate that the criteria have been satisfied by their proposals.

Vistas

15.36 Preston's City centre presents an exciting skyline when viewed from a distance, particularly when approaching the City centre from the south-west (Penwortham) or the south-east (Walton-Le-Dale). This policy, in conjunction with the previous policy on Tall Buildings, seeks to preserve these views. It also seeks to protect views out of the City centre, particularly of St. Walburge's Church.

15.37 Within the City centre, Preston's historic street pattern has created a variety of attractive vistas which often culminate in a distinguished 'landmark' building.

The most important views and vistas are identified on Plan 6 and are as follows:

1. Along Friargate towards the Harris Museum;
2. Along Friargate towards St. Walburge's Church;
3. Along Market Street towards Lowthian House;
4. Up and down Harris Street;
5. Along Fishergate towards the Parish Church;
6. Along Fishergate towards the Fishergate Baptist Church;
7. Along Lancaster Road in both directions;
8. Along Corporation Street towards St. Walburge's Church;
9. From Avenham and Miller parks towards Avenham/East Cliff;
10. Along Avenham Walk towards the Harris Institute.

15.38 Wherever possible, new developments will be encouraged which create or enhance vistas.

Policy D6	Vistas
	New development must not have an adverse effect on:
(a)	established long distance views into the City centre, particularly from the south; and, important local vistas which focus on landmark buildings; all as indicated on Plan 6.