

# Design & Access Statement

Proposed Single and Two-Storey Rear Extensions with Front and Rear Dormers  
Brooklands, Longworth Road, Billington, Clitheroe, Lancashire, BB7 9TS



prepared by  
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# project team

## designer

habitat architecture

## planning consultant

None

## ecologist

None

## landscape designer

None

## civils

None

## passivhaus consultants

None

## heritage consultants

None

# project info

## project number

HA1055

## date issued

26/02/2025

## project address

Brooklands,  
Longworth Road,  
Billington,  
Clitheroe,  
Lancashire, BB7 9TS

## proposal

Proposed Single and Two-Storey  
Rear Extensions with Front and Rear  
Dormers

# Contents

1.0 introduction	02
2.0 project description	03
3.0 existing site & context	04
4.0 use	07
5.0 amount	08
6.0 layout	09
7.0 scale	10
8.0 landscaping	11
9.0 appearance	12
10.0 access	13
11.0 applicant statement	14
12.0 conclusion	15



# 1.0 Introduction



perspective view

## 1.1 project overview

This Design and Access Statement accompanies a planning application for proposed single and two-storey rear extensions, along with front and rear dormers, to Brooklands, Longworth Road. The proposed development aims to enhance the functionality and aesthetic quality of the property while respecting the character of the surrounding area.

The proposal includes:

A single-storey rear extension to create an open-plan kitchen/dining space.

A two-storey rear extension to add an office space and improve upper-floor functionality.

Front and rear dormers to provide additional bedroom in the loft area while maintaining a balanced appearance on the external elevations.

The design has been developed to meet the needs of the homeowners, enhance the property's usability, and remain sensitive to the local context.

## 1.2 purpose of the document

The primary aim of the Design and Access Statement (DAS) is to offer a thorough elucidation of the design rationale and access considerations pertaining to the proposed development project. This document is commonly mandated in the planning application process for construction projects. The DAS delineates the design principles, contextual significance, and access arrangements of the project, illustrating its alignment with planning policies, community engagement, and consideration of sustainability and heritage factors. In essence, the DAS seeks to substantiate and convey the reasoning behind the proposed design and its implications for the surrounding environment.

# 2.0 Project Description



perspective view

## 2.1 project name and location

project number: HA1055  
project name: Brooklands  
project address: Brooklands,  
Longworth Road,  
Billington,  
Clitheroe,  
Lancashire, BB7 9TS

project description:  
Proposed Single and Two-Storey Rear Extensions with Front and  
Rear Dormers

## 2.2 existing site information

existing site area: 463m<sup>2</sup>  
proposed site area: 463m<sup>2</sup>

## 2.3 planning considerations

pre-application information/feedback:  
No pre-application information was requested.

planning history of the site:  
3/2020/0361

Proposed extensions to form garden room, utility, WC, garage  
and first floor study and bedroom. Resubmission of application  
3/2019/0929 - APPROVED WITH CONDITIONS

3/2019/0929  
Proposed extensions to form garden room, utility, WC, garage  
and first floor study and bedroom. - REFUSED

3/2018/0560  
Proposed two storey extension to side to create ground floor  
garage and first floor self-contained flat; adjoining single storey  
extension to rear to create utility room, WC/shower and garden  
room. The first floor flat to be used solely in conjunction with the  
main house.  
- APPROVED WITH CONDITIONS

# 3.0 Existing Site & Context



Google earth image – extracted January 2025

○ proposal area

## 3.1 site location and existing site information

Brooklands is located within the village of Billington, a predominantly residential area within the Ribble Valley. The property is a semi-detached dwelling situated on Longworth Road, characterised by varied architectural styles and forms. The site benefits from a spacious rear garden and sufficient off-road parking, minimising any impact on neighbouring properties.

Over time, various dwellings along the road have undergone alterations and adaptations, including the merging of properties such as Avondale.

### Key site features:

**Existing Use:** Single-family residential dwelling.

**Orientation:** The principal elevation faces north-east, with the rear elevation enjoying a south-westerly aspect.

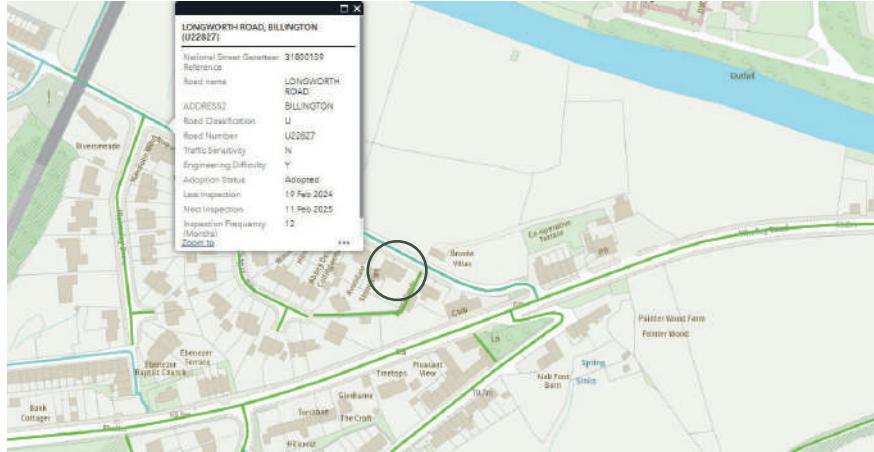
**Adjacent Properties:** The site is bordered by similar detached and semi-detached properties, with a mix of traditional and modern styles.



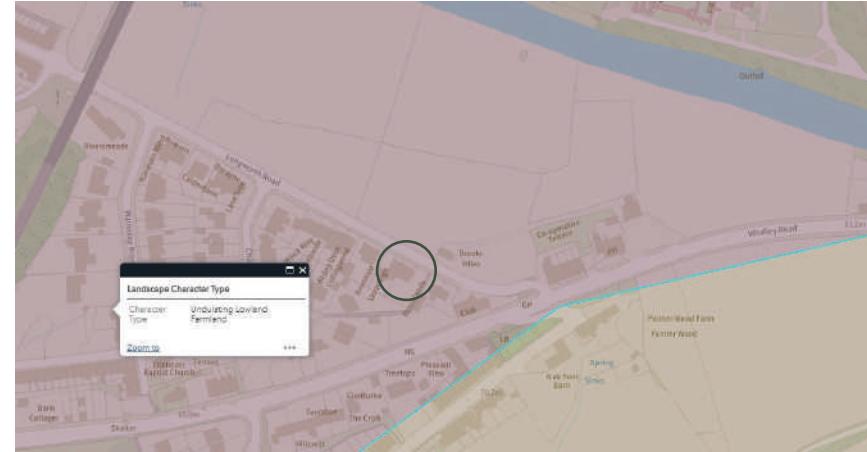
Google map image – existing site, extracted January 2025

○ proposal area

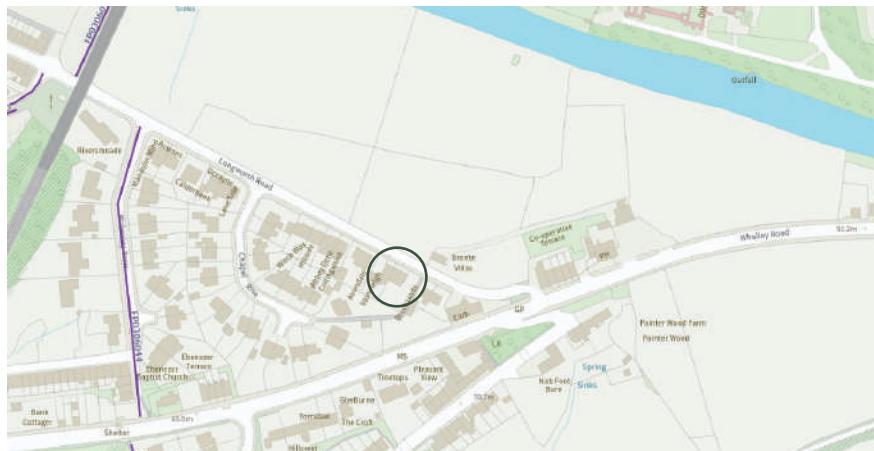
# 3.0 Existing Site & Context



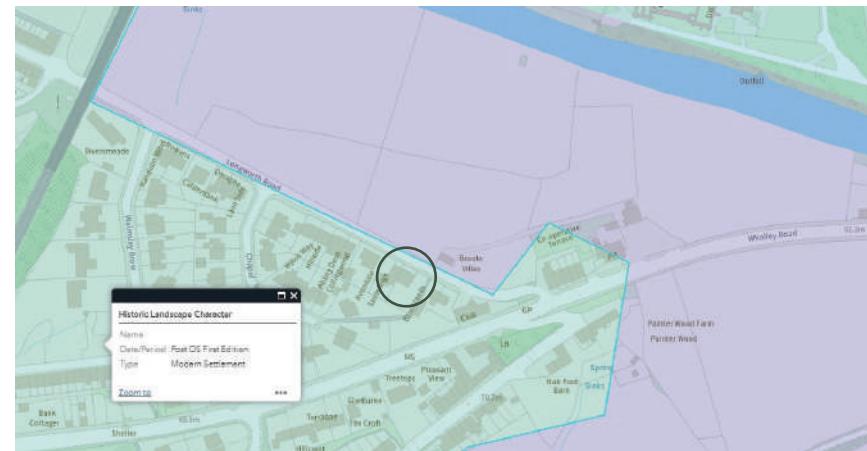
Mario mapping system - Road Adopted U20720



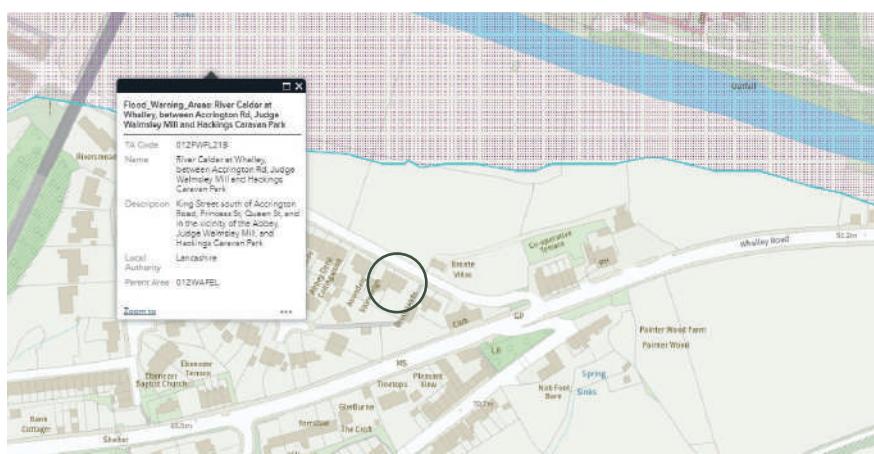
Mario mapping system - landscape character map



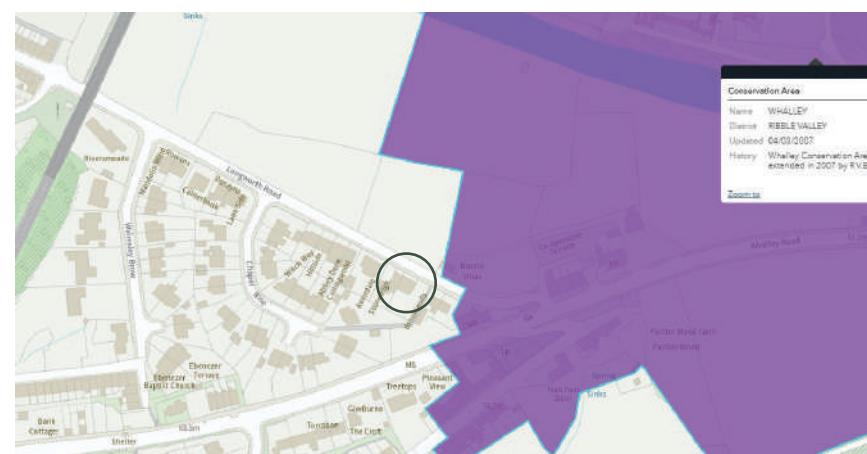
Mario mapping system - Public Right of Way



Mario mapping system - historic landscape character



Mario mapping system - Flood Warning Area



Mario mapping system - Conservation Area

## 3.2 relevant site information

Extracts from the Lancashire MARIO Mapping System confirm that the proposal is located within a modern settlement on land designated as undulating lowland Farmland. Furthermore, the property resides outside of the Whalley Conservation area and Flood warning areas.

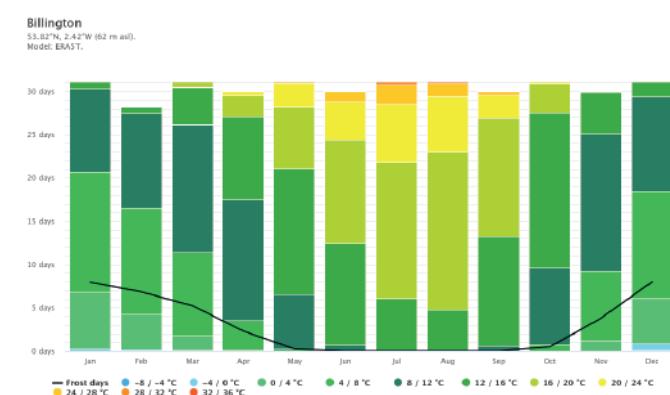
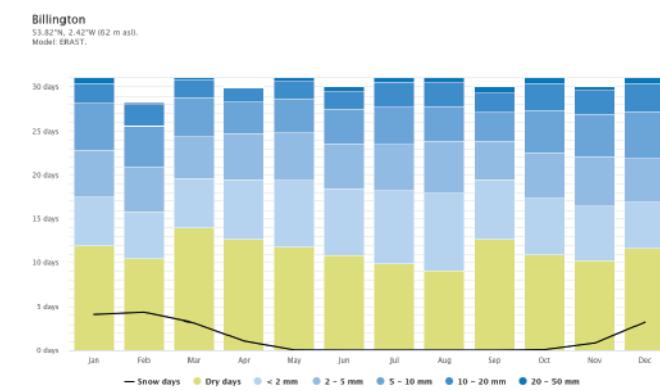
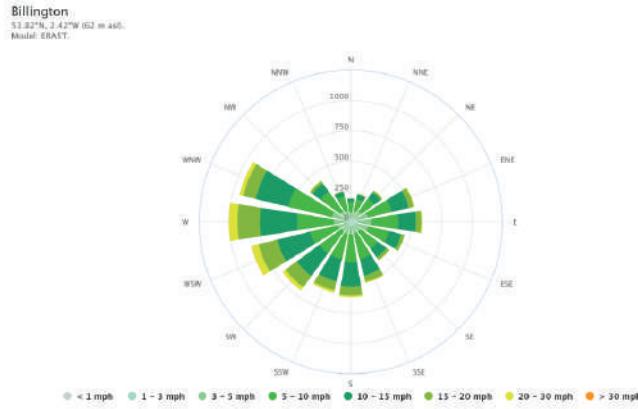
There are no public rights of way crossing or in close vicinity to the property.

○ proposal area

## 3.0 Existing Site & Context



# 4.0 Use



## 4.1 proposed uses

The use of the property will remain as a single-family dwelling. The proposed development seeks to improve the living conditions for the occupants by providing additional, better-utilised space without changing the existing use.

# 5.0 Amount



## 5.1 proposed amount

CABE's guidance requires the designer/applicant to consider the amount of proposed development related to the site and the impact upon the surrounding area.

The proposed development includes:

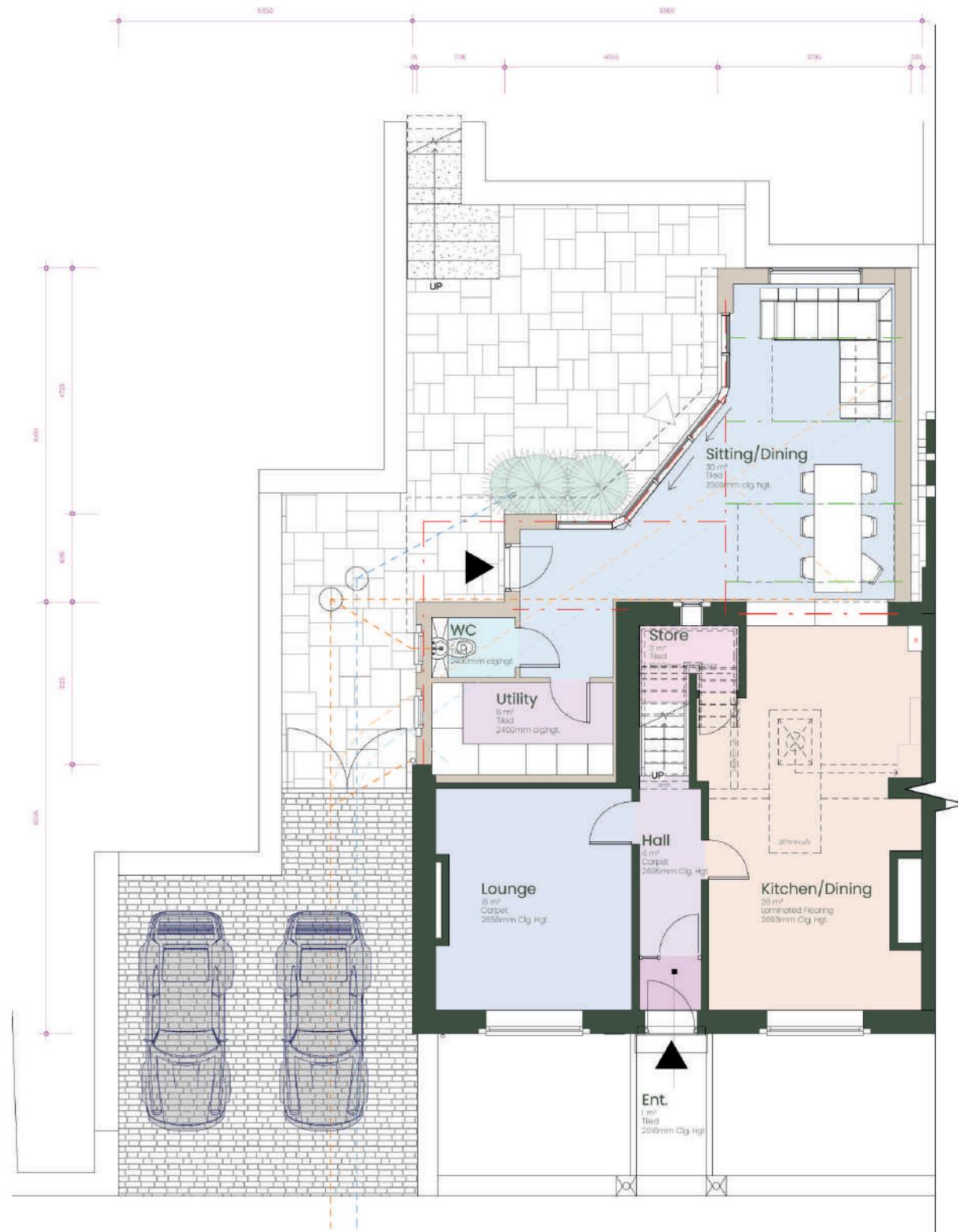
**Single-storey rear extension:** Modest in footprint to accommodate a larger kitchen/dining area.

**Two-storey rear extension:** Proportional to the existing dwelling, providing a new office space with vertical circulation to the new upper floor.

**Dormers:** Designed to be appropriately sized to enhance loft space usability including a master bedroom with en-suite.

The scale and amount of development are appropriate for the site and the property's context.

# 6.0 Layout



proposed layout plan

## 6.1 proposals location, access and parking

The layout has been carefully planned to maximise functionality and flow:

The single-storey rear extension links seamlessly with the ground floor, offering improved access to the garden.

The two-storey rear extension integrates additional work space while maintaining practical circulation between rooms.

The front and rear dormers optimise the roof space layout, allowing for increased usability.

The layout ensures that internal and external spaces are enhanced without compromising neighbouring properties' amenities.

# 7.0 Scale



## 7.1 guidance

CABE's guidance asks - 'is the development scale appropriate for the area?'

## 7.2 proposal

The scale of the extensions has been designed to remain subservient to the original dwelling:

The single-storey extension maintains a modest height and footprint.

The two-storey extension is carefully proportioned to ensure the roof ridge remains consistent with the existing property.

Dormer sizes are balanced and sympathetic to the architectural character of the house.

The proposal ensures a harmonious relationship with the surrounding properties

Area:

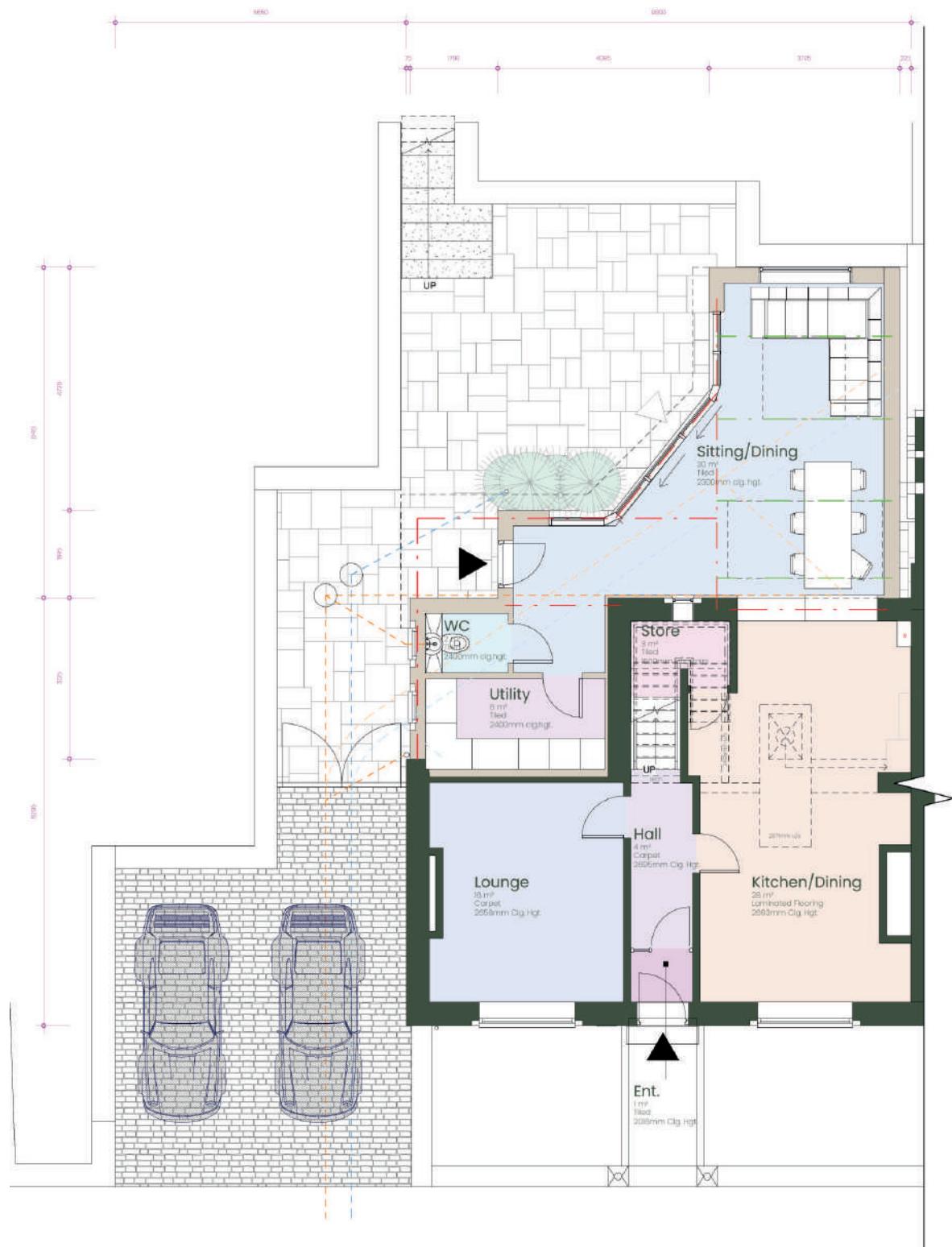
Existing site area = 463m<sup>2</sup>

Existing Building Footprint = 71.2m<sup>2</sup>  
Proposed Building Footprint = 119.3m<sup>2</sup>

Building Footprint Increase = 67.5%

*Previously Approved (3/2020/0361)  
Proposed Building Footprint = 155m<sup>2</sup>  
Building Footprint Increase = 117.6%*

# 8.0 Landscaping



proposed Layout plan

## 8.1 Landscaping

The proposal does not significantly alter the existing landscaping. The rear garden will be retained, with minor adjustments to accommodate the extensions. Any disturbed areas will be reinstated with turf or appropriate finishes to blend seamlessly with the existing garden.



# 9.0 Appearance



Front Dormer Finish



Rear Dormer Finish



Stone to match existing



## 9.1 architectural language

The design incorporates materials and finishes that complement the existing property:

**Walls:** To be finished in matching coursed stone (reuse of existing stone to be utilised where possible).

**Roof:** Roof tiles/slates will match the existing. Green roof to the single storey rear extension and a GRP roofing system to the flat roof dormer.

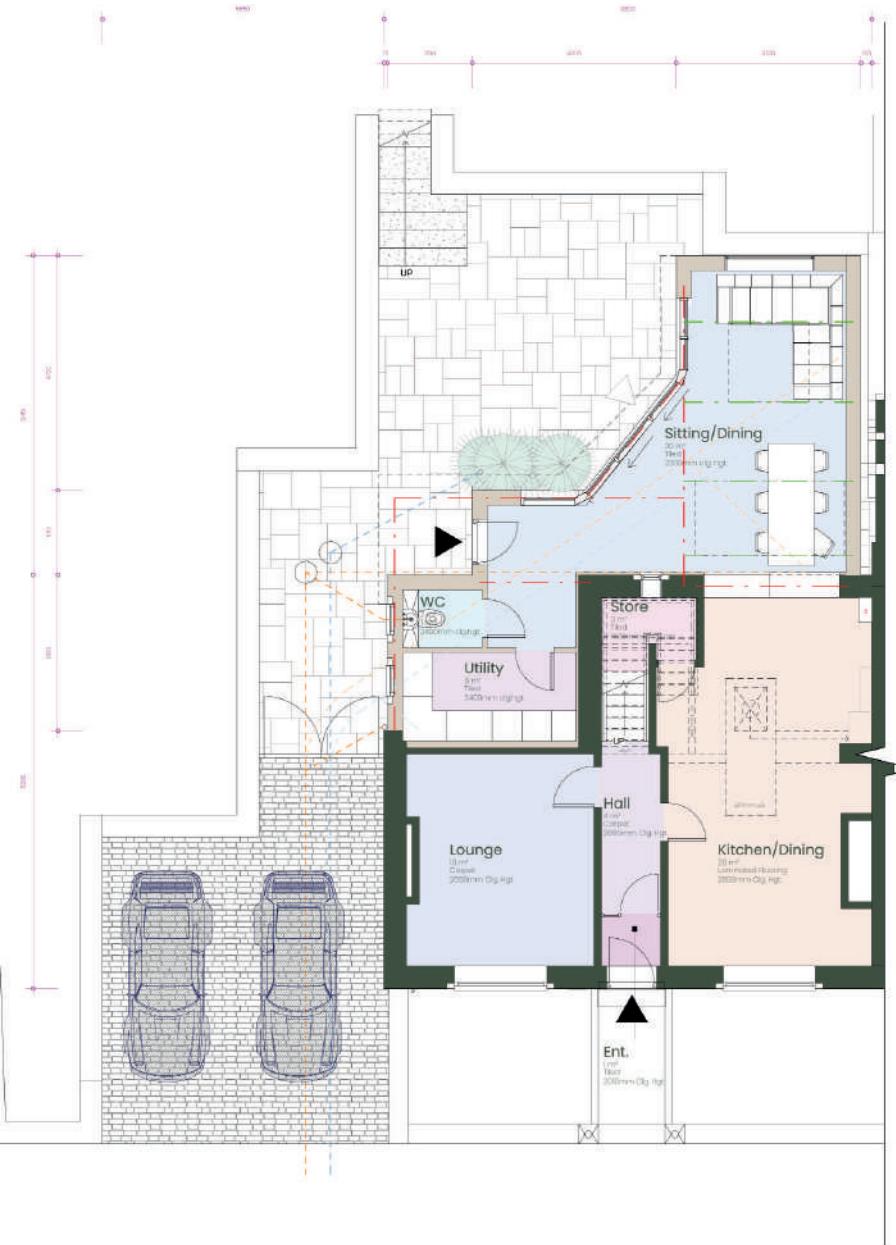
**Windows and Doors:** Double-glazed units designed to match the style of the current fenestration, white UPVC.

**Rainwater Goods:** Black to match the existing.

The overall appearance balances modern enhancements with respect for the traditional character of the property and the local area.

# 10.0 Access

## 10.1 access



The existing access arrangements for vehicles and pedestrians remain unchanged. The site benefits from off-road parking on a private driveway, which is unaffected by the proposed development.

Internally, the design complies with Building Regulations to ensure safe and inclusive access throughout the property.

# 11.0 Applicant Statement



proposed perspective

The purpose of the extension and attic conversion is to provide a long term home for our growing family, within a location that provides amenities, schooling and a neighbourly community that we are very much a part of. With a toddler, a baby on the way and both working from home, there is a requirement for multifunctional space, so that we can remain living at Brooklands for many years to come.

The property previously had planning permission granted, but on reflection we found the design did not meet our needs and have envisioned our perfect family home. By extending into the attic space, rather than sideways, the original character of the property is maintained and the existing footprint is optimised, without expanding significantly into the green space or interrupting the stunning views into the Ribble Valley from the garden. With Brooklands and adjoining Stoneleigh being the only stone built properties on the road, we have been mindful of ensuring the style remains in keeping with the 1904 design, whilst maintaining a differentiation from single fronted Stoneleigh to double fronted Brooklands, and to the variety of other designs on Longworth road.



# 12.0 Conclusion



proposed perspectives



The proposed single and two-storey rear extensions with front and rear dormers aim to improve the functionality, usability, and aesthetic appeal of Brooklands. The design is sensitive to the character of the existing property and the local context while ensuring minimal impact on neighbouring properties.

The applicant respectfully requests the Local Planning Authority's favourable consideration of this application.

Habitat Architecture welcomes feedback and guidance from the Local Authority to ensure the proposal aligns with planning policies and local requirements throughout the application process.