

Design & Access Statement

For Proposed infill extension and alterations including associated landscaping at Braeside, Old Back Lane, Wiswell, Lancashire, BB7 9BS



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1. Introduction

This Design and Access Statement has been prepared to support a householder planning application for minor alterations and a small rear infill extension at *Braeside*, Old Back Lane, Wiswell. The proposal seeks to sensitively enhance the appearance and functionality of the dwelling while ensuring all works respect the established character of Wiswell and the surrounding area.



2. Site Context

Braeside is a detached dwelling located within the village of Wiswell, within the Ribble Valley Borough Council area. The site occupies a slightly elevated position on Old Back Lane, surrounded by traditional stone-built dwellings that typify the rural vernacular of the settlement.

The existing house has been subject to previous extensions constructed in red brick with a white render finish, which contrast sharply with the natural stone palette of the village. The property is set within its own gardens, though much of the vegetation to the rear and front has already been removed prior to the applicant's appointment to allow for a wider landscape refresh.



3. Design Rationale

The primary objective of the proposal is to:

- Regularise the existing plan form by infilling the small recessed area between the original dwelling and the later extension.
- Enhance the external appearance of the property through the introduction of materials that are more sympathetic to Wiswell's local character.

The new extension is modest in scale and fully contained within the existing footprint envelope of the property, ensuring no increase in the visual mass or dominance of the building. The revised elevations introduce stone slips over the existing red brickwork and a limestone-coloured render to unify the composition and better reflect the natural stone buildings prevalent in the village.

Rooflines and detailing remain consistent with the existing house to ensure the addition appears fully integrated and subordinate to the main dwelling.



4. Materials and Appearance

The proposal includes:

- **Wall finish:** natural stone slips to existing red brickwork; K-render in 'Limestone White' to secondary elements.
- **Roof:** existing tiled roof retained and matched on new work.
- **Windows and doors:** replacement double-glazed aluminum units in stone surrounds to reflect traditional detailing.
- **Rainwater goods:** black UPVC to match existing.
- **Driveway:** Gravel laid in heavy duty gravel grid.
- **Garden walls:** natural random stone capped with sawn top copping's with wrought iron railings.
- **Gates:** wrought iron gates to match railings.

The overall approach creates a cohesive and timeless aesthetic, replacing the dated red brick appearance with materials aligned to the Wiswell vernacular.



5. Access and Layout

The proposal includes the relocation of the main vehicular access to the centre of the frontage, aligning it directly with the principal entrance and axis of the dwelling. This adjustment provides a more balanced and formal approach to the property, improving visibility and ease of manoeuvring.

The existing access at the southern corner of the plot will be closed and reinstated as part of the landscaping works. The revised access will be surfaced in materials consistent with the rural character of the area, and the existing levels across the site will remain largely unchanged.

Internally, the layout alterations improve circulation and connectivity between spaces, without affecting external ground levels or the overall accessibility of the property.

Proposed Site Plan



6. Scale and Impact

The proposed extension represents a very small increase in footprint, designed to infill an existing recess rather than expand outward. Its visual impact from public viewpoints is minimal. The design has been carefully proportioned to ensure it remains consistent with the host dwelling's massing, ridge height, and roof pitch.

The stone cladding treatment will positively contribute to the local street scene, creating a more harmonious appearance in line with neighbouring properties.



6. Planning Policy Context

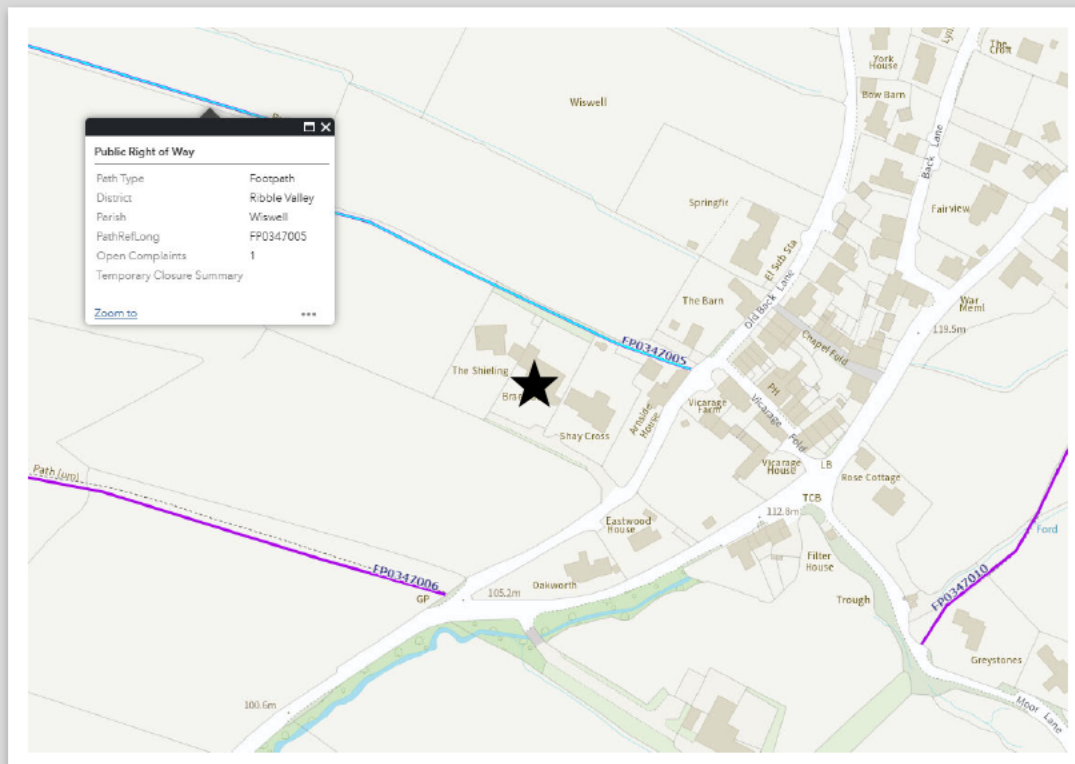
The proposal accords with the key aims of the Ribble Valley Core Strategy, including:

- Policy DMG1: achieving high-quality design and respecting local distinctiveness;
- Policy DMH4: ensuring extensions are subordinate and sympathetic in design and materials;
- Policy DME4: conserving the landscape and built environment of the borough.

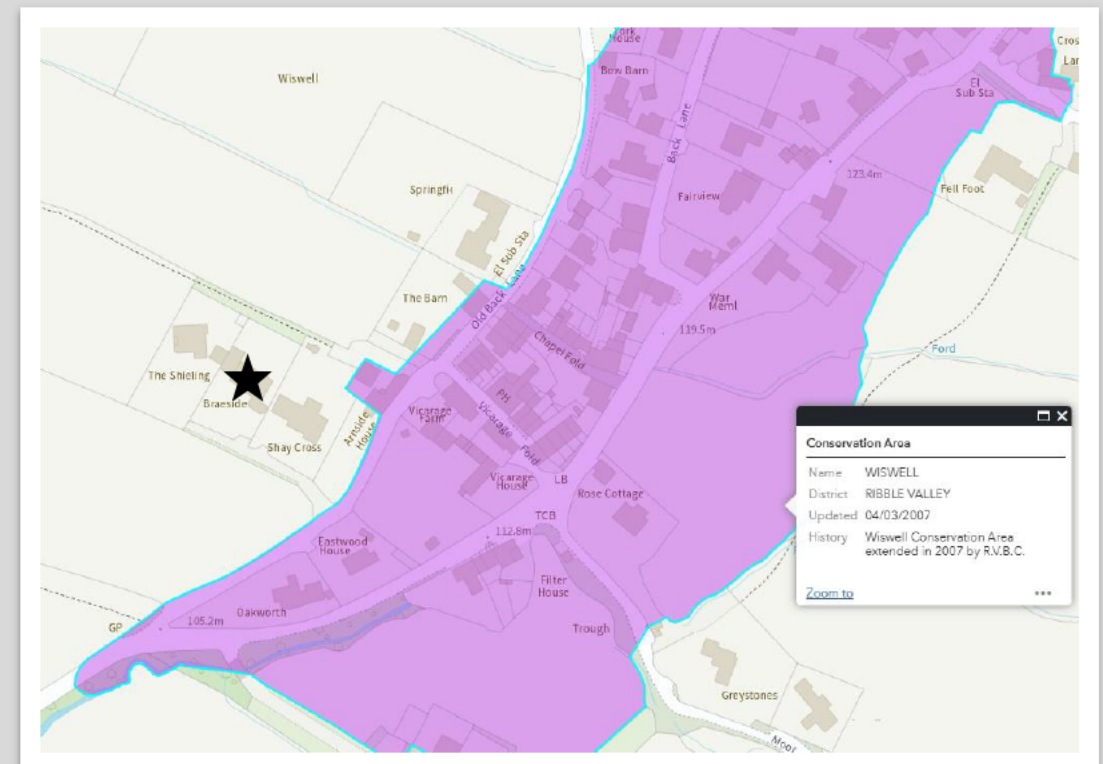
The property lies outside the Wiswell Conservation Area, positioned to the west of the site. While not within the designated area, the proposal has been designed to reflect the architectural language and materiality of Wiswell's vernacular stone buildings, ensuring that it contributes positively to the wider setting.

A Public Right of Way (Footpath FP0347005) runs to the north of the site.. The proposed development will have no impact on the alignment, character, or accessibility of this route.

The modest infill extension and use of stone slips represent an enhancement to the property, improving both its visual quality and its contribution to the local townscape without affecting public views or heritage assets.



Extract from Lancashire Maps – Mario_ PROW (24/10/2025)



Extract from Lancashire Maps – Mario_ ANOB (24/10/2025)

7. Conclusion

The proposed development at Braeside provides a sensitive and well-considered enhancement to the existing dwelling. The modest extension and material improvements will ensure the property sits more comfortably within the traditional stone-built character of Wiswell, without introducing any adverse impact on neighbouring amenity or the wider streetscape.

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