

Design & Access Statement

Paragraph 84 House

Higher Road

Longridge

Preston

Lancashire

PR3 2YX

Jackson-Crane Architecture

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1.0 INTRODUCTION

Introduction

This Design and Access Statement supports a proposal for a Paragraph 84(e) dwelling on Higher Road, Longridge, Lancashire. The site, situated within the scenic backdrop of the Ribble Valley, offers a unique opportunity to create an architecturally outstanding home that exemplifies exceptional design quality, environmental sensitivity, and integration with the rural landscape. The proposed dwelling aspires to harmonize with its natural setting while showcasing innovative approaches to sustainable design, responding to both the physical and cultural context of the location. The scheme demonstrates compliance with Paragraph 84(e) of the National Planning Policy Framework by delivering a design of the highest quality, blending cutting-edge architectural concepts with local vernacular materials to create a distinctive, enduring addition to the landscape.

Paragraph 84(e) Exception

This proposal seeks to make use of the exception under Paragraph 84(e) of the National Planning Policy Framework, which permits the construction of isolated homes in the countryside where exceptional circumstances can be demonstrated. In this instance, the design of the proposed dwelling meets the criteria by being of exceptional quality reflecting the highest standards in architecture and it would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

The development has been subject to a rigorous design review process, having been reviewed by the RIBA Places Matter review panel. This independent panel, known for its critical and expert assessment of design proposals, provided invaluable feedback, which has further refined the project to ensure it adheres to the highest standards of architectural excellence. Their review affirmed that the design is not only outstanding in terms of its aesthetic quality but also sensitive to its rural context, harmonising with the natural landscape and preserving the historical significance of the Roman road.

In addition to the review panel's endorsement, the proposal incorporates sustainable design principles, including the use of low-carbon technologies and energy-efficient solutions. The dwelling is designed to enhance its environment, promoting biodiversity, and minimising its carbon footprint.

Through this rigorous design process and the incorporation of expert feedback, the project demonstrates that it is a unique and carefully considered contribution to the countryside. It satisfies the requirements of Paragraph 84(e) by offering a development of exceptional quality that will set a positive precedent for future rural design.

2.0 WIDER SITE

Site Context

The Ribble Valley is defined by its rolling rural landscapes, distinctive natural features, and agricultural heritage, all of which contribute to its identity as an area of outstanding natural beauty. Higher Road, located on the northern edge of Longridge, sits within this setting, offering a transitional zone between the historic town and the open countryside.

The site benefits from proximity to Longridge Fell, a prominent feature in the landscape and the most southerly gritstone ridge in England. Its wooded slopes and elevated position provide natural enclosure and contribute to the visual character of the area. Nearby Jeffrey Hill, part of the western edge of the fell, adds to the sense of place with its long-ranging views across the Ribble Valley, framing the landscape in which the proposal sits. These features underscore the importance of sensitive design that complements the topography and respects the area's visual and ecological significance.

The landscape surrounding Higher Road is characterized by gently undulating farmland divided by dry stone walls, a defining feature of the local vernacular. The use of locally quarried stone in these traditional walls ties the area's built features to its natural environment, creating a harmonious relationship between human intervention and the rural setting. This relationship informs the materiality and design of the proposed dwelling, which draws inspiration from the dry stone walls and existing natural features to ensure the development integrates seamlessly into its surroundings.

The proposal has been designed with a careful understanding of the site's position within this valued landscape. It sits discreetly within the natural topography, ensuring minimal visibility from Higher Road and respecting the wider views towards Jeffrey Hill and Longridge Fell. Landscaping and material choices further enhance this integration, reflecting the character of the Ribble Valley while prioritising biodiversity and sustainability.



3.0 PROJECT SITE

Site Context

The proposed site is located along Higher Road, a prominent rural route traversing the rolling landscape of Longridge in Lancashire. Nestled within the Ribble Valley, the site benefits from expansive, uninterrupted views of the surrounding countryside, characterised by a patchwork of agricultural fields, mature hedgerows, and woodland. The location offers a serene, secluded setting while maintaining proximity to local amenities and transport links, ensuring practicality for the occupants.

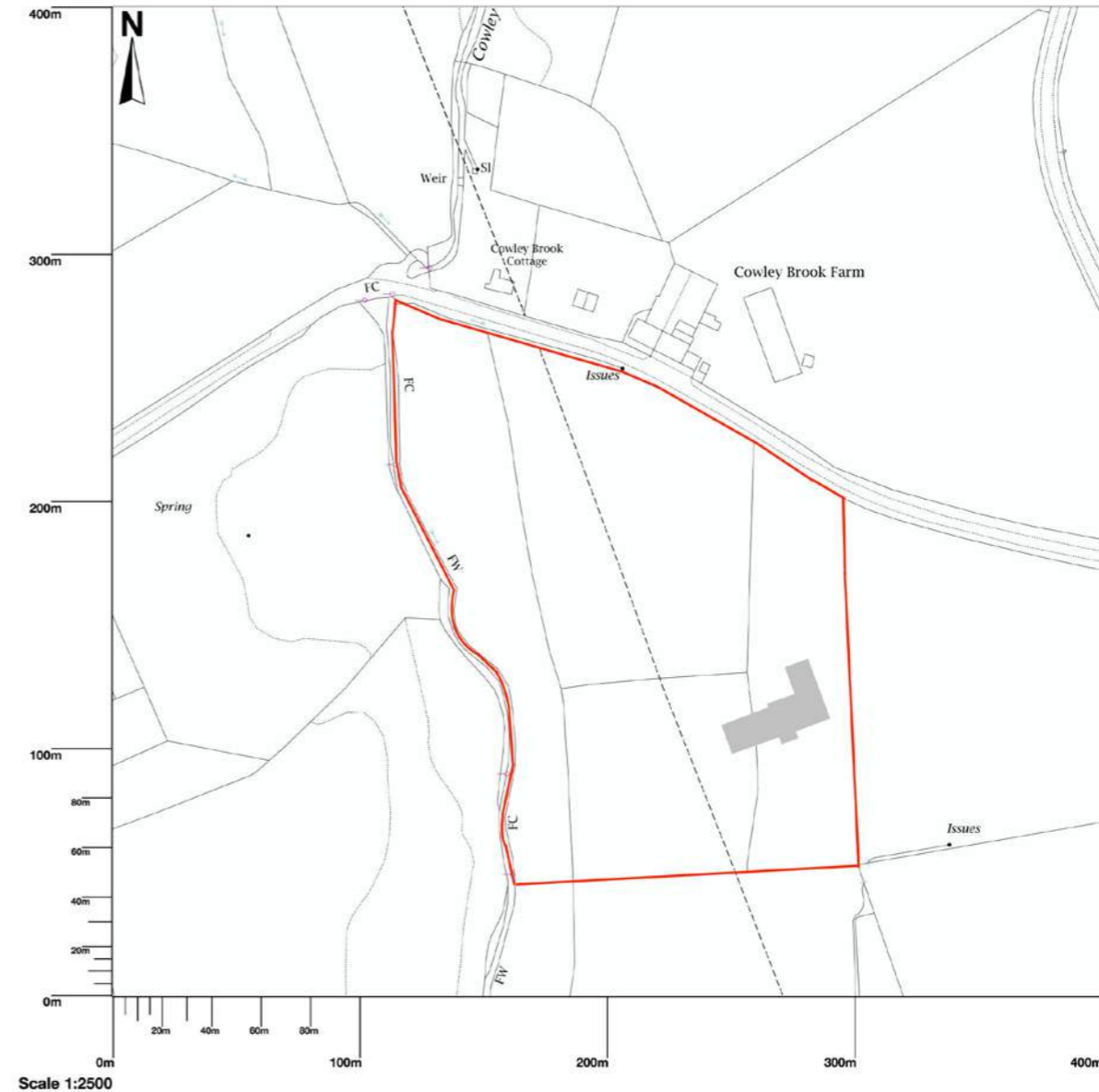
The area's vernacular is defined by a mix of traditional stone-built farmsteads and more contemporary interventions, each responding to the landscape's undulating topography. The proposed design has been informed by a detailed analysis of the site's natural assets, including its orientation, elevation, and biodiversity. Careful consideration has also been given to the cultural heritage of the region, ensuring the design enhances and complements the visual and environmental qualities of this cherished rural environment.

Heritage and Public Engagement

A key feature of the site is the Roman road that traverses the landscape, a historically significant asset that provides a tangible connection to the region's rich past. The design has been carefully developed to respect and preserve this heritage feature, ensuring that no construction or development occurs directly on the road itself. The alignment of the Roman road has been incorporated into the overall site strategy, with the intention of enhancing its visibility and accessibility.

To celebrate this heritage, the proposal includes the provision of a modest, sensitively designed car park adjacent to Higher Road. This car park will offer safe and convenient access for visitors, encouraging engagement with the historic feature while ensuring minimal disruption to the rural setting. Informative signage and discreet wayfinding elements will be introduced to educate visitors about the Roman road's historical importance, fostering a deeper appreciation for the cultural heritage of the area.

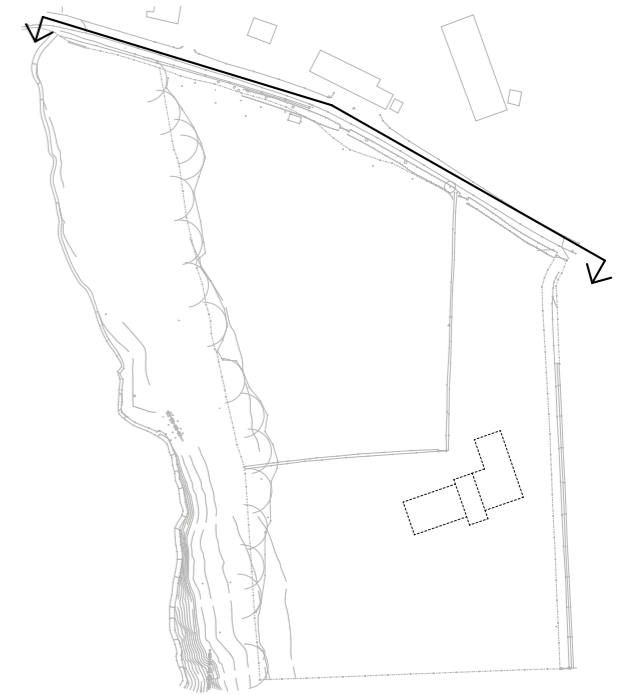
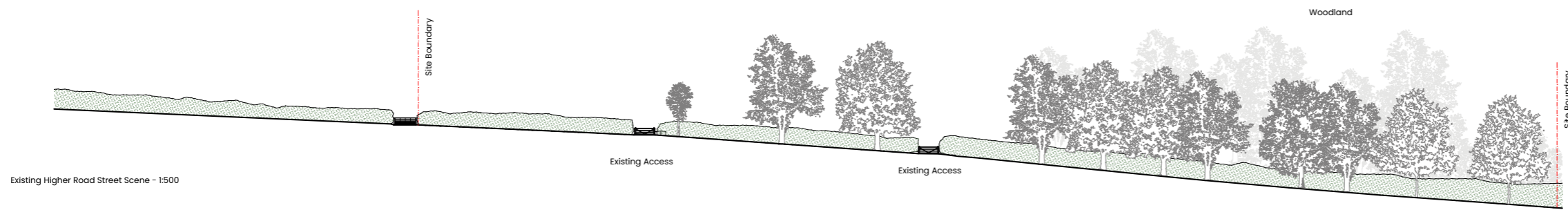
The integration of the Roman road into the wider landscaping strategy reflects a commitment to balancing development with conservation, creating a site that not only serves its residents but also contributes to the cultural and educational value of the local community.



Map area bounded by: 363932,438878 364332,439278. Produced on 24 February 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p16buk/432909/586938

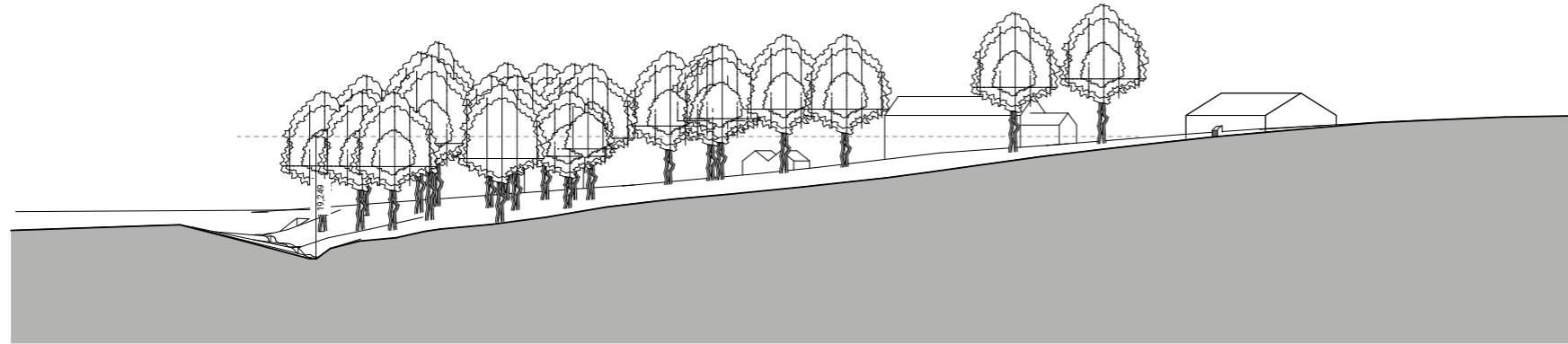
3.0 PROJECT SITE

Existing Street Scene

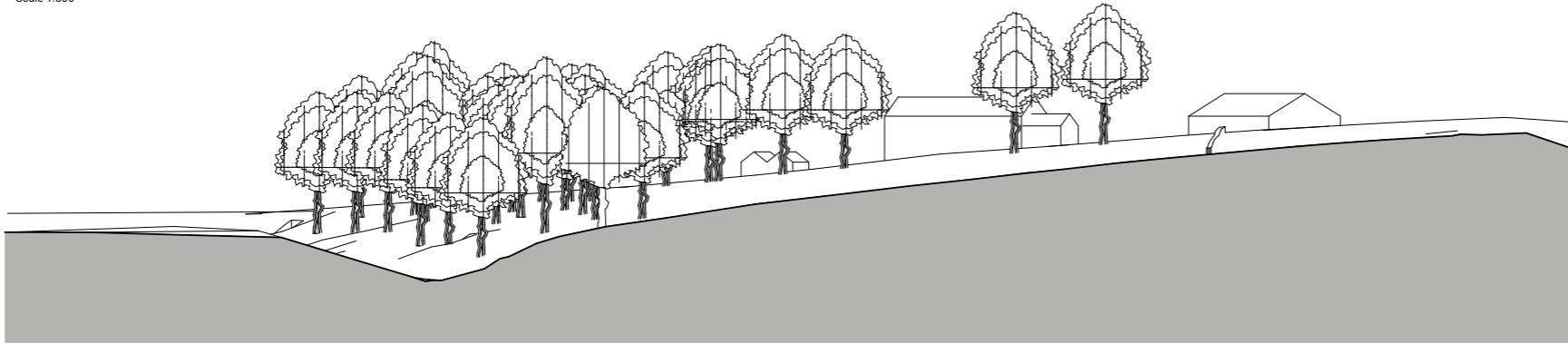


3.0 PROJECT SITE

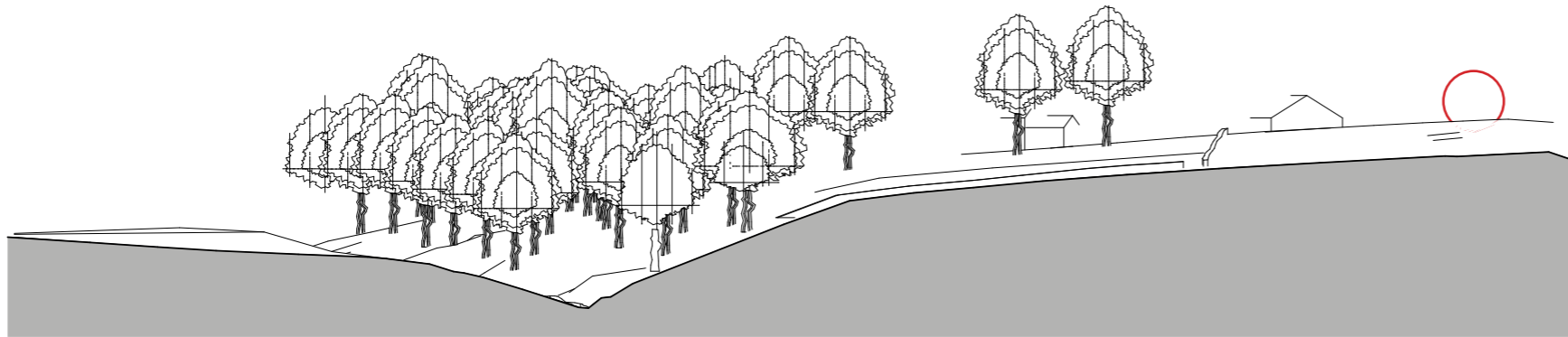
Existing Site Sections



A-A Site Section
Scale 1:500



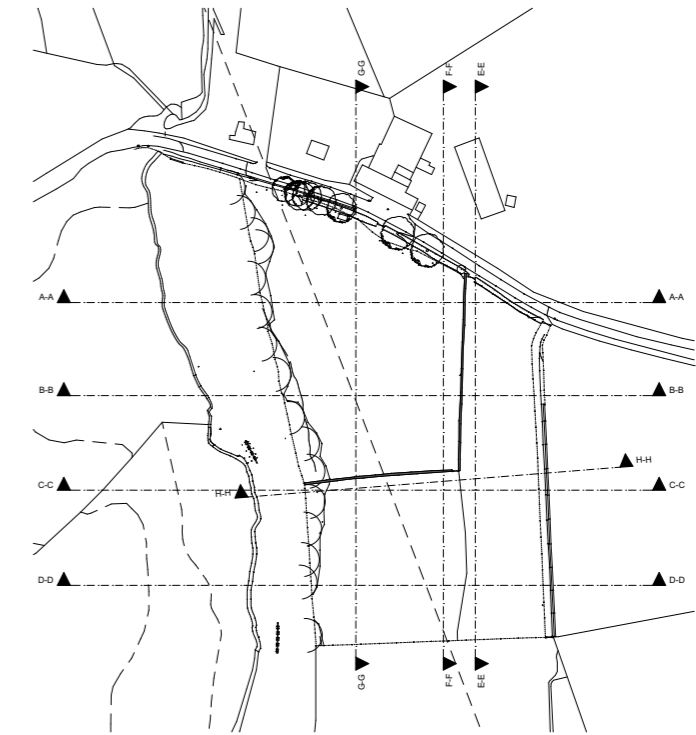
B-B Site Section
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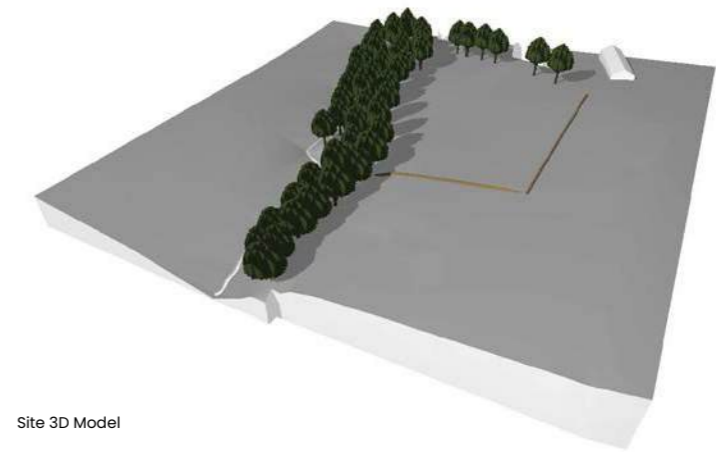
C-C Site Section
Scale 1:500



D-D Site Section
Scale 1:500



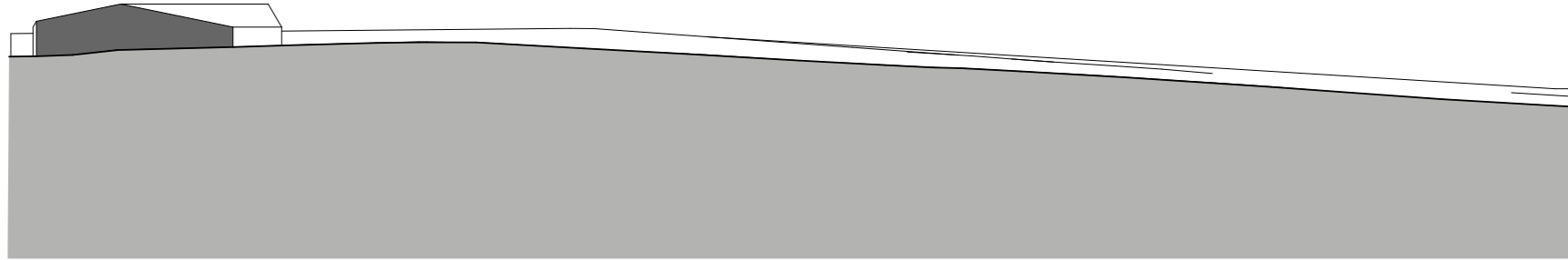
Site Sections Plan



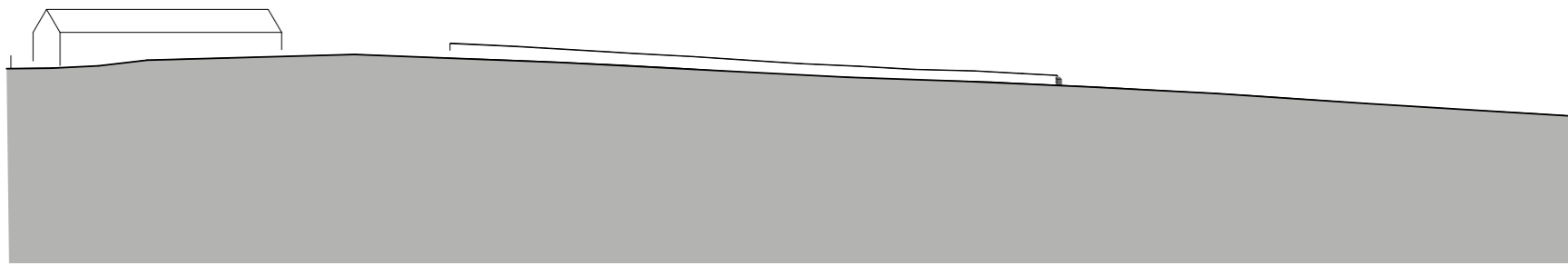
Site 3D Model

3.0 PROJECT SITE

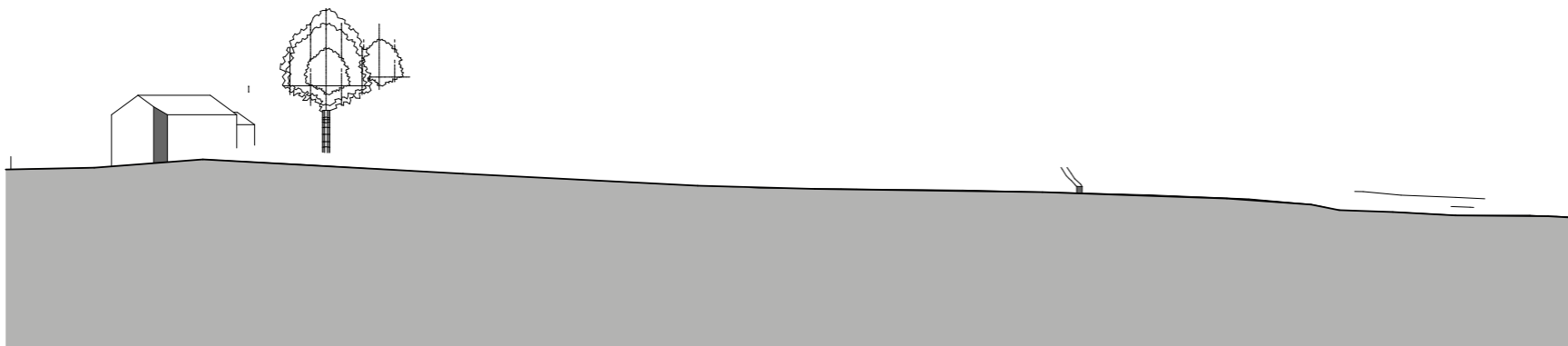
Existing Site Sections



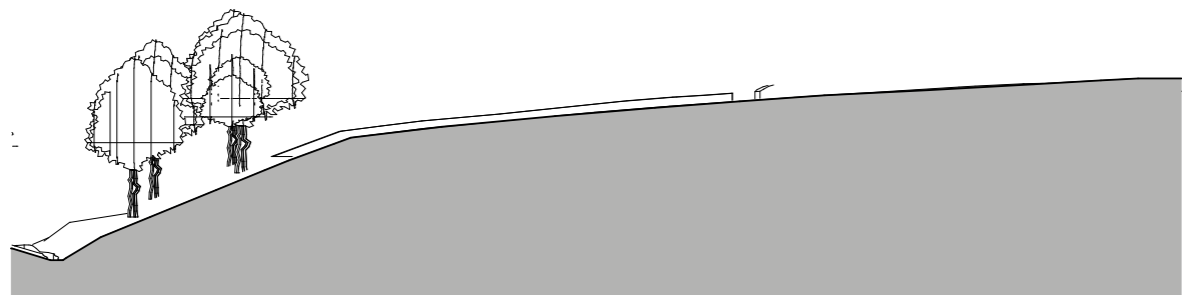
E-E Site Section
Scale 1:500



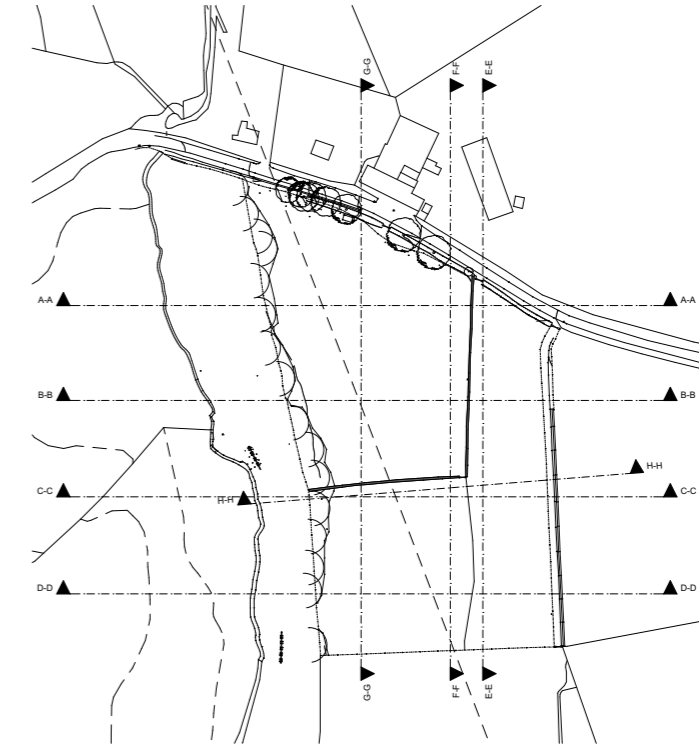
F-F Site Section
Scale 1:500



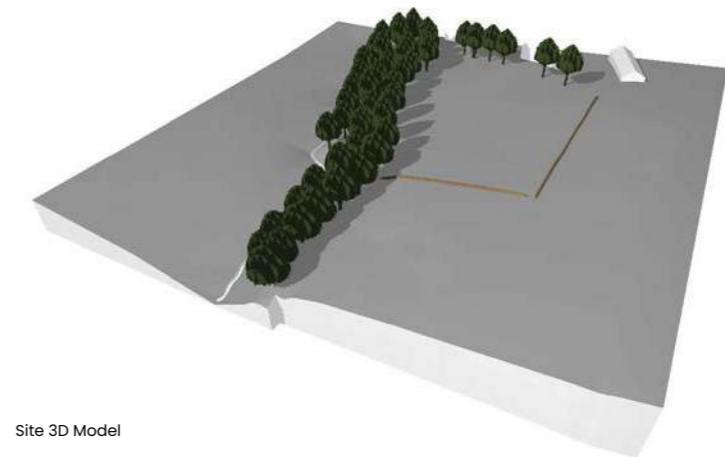
G-G Site Section
Scale 1:500



H-H Site Section
Scale 1:500



Site Sections Plan



Site 3D Model

3.0 PROJECT SITE

Proposed Site Plan



4.0 DESIGN EVOLUTION

Design Concept: The Growing House

The idea of the Growing House arose directly from early conversations with the client. From the outset it was clear that growing and sharing food is not simply a hobby for them but a fundamental part of how they live. They currently cultivate much of their own produce and wished to make this practice central to their new home. Rather than treat this as a lifestyle add-on, the design embraces it as a core organising principle, reimagining how a modern dwelling might allow people to live in closer relationship with the food they grow and eat.

The house is conceived as a piece of landscape architecture as much as a building. Every space has a deliberate connection to growth and cultivation. External walls are detailed to support mosses, algae and lichen, recalling the nearby dry-stone field barns whose surfaces have gradually been reclaimed by nature. This subtle greening is not cosmetic but ecological: an evolving, low-maintenance living skin that enhances biodiversity and allows the building to merge into its setting over time. Internally, kitchen and dining spaces open directly onto productive gardens and growing courtyards so that harvesting and cooking become seamless parts of daily life.

The design journey began with a low, single-storey form intended to sit quietly in the landscape. Feedback from the independent design review panel, however, raised concerns that the deep plan might limit natural light and views. This challenge became a catalyst for invention. As the idea of a Growing House matured, two glasshouse structures were introduced. The first is an enclosed, climate-controlled greenhouse that functions as a year-round indoor garden, providing ideal conditions for fruit and vegetables while drawing daylight deep into the plan. The second is an open, louvred pavilion at the point of arrival, a protected outdoor room for cooking, entertaining, and enjoying fresh produce in the open air. Together these glasshouses act as lungs for the house, bringing light, warmth, and seasonal planting into its heart.

The resulting proposal is a carefully reasoned exploration of how architecture and landscape can co-evolve. The building is designed to be planted in its site, to be slowly clothed by vegetation, and to support the daily rituals of cultivation and harvest. It demonstrates how a contemporary Paragraph 84e dwelling can enrich its setting and foster a more self-sufficient, resilient way of life.

