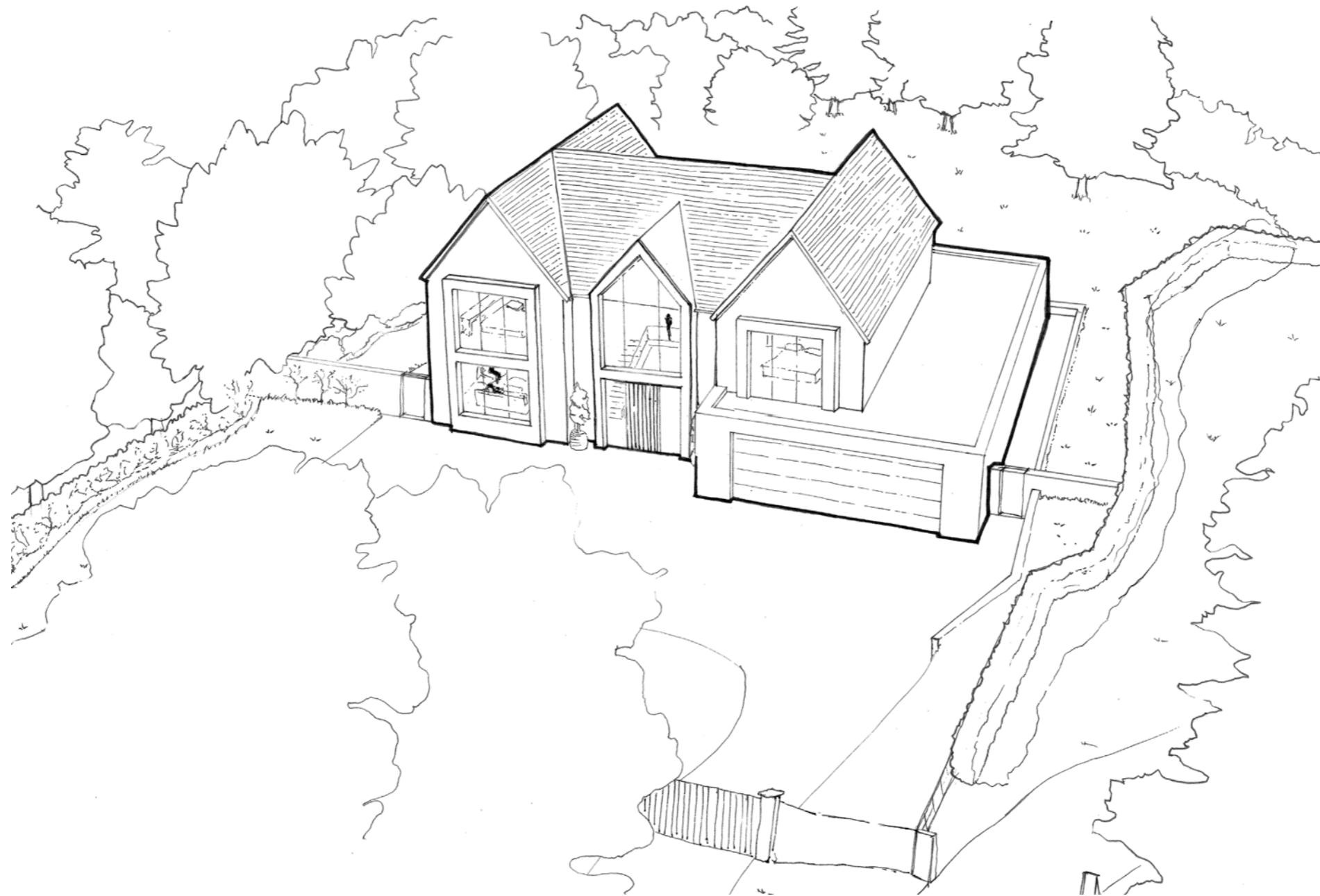


BROMILEY.

DESIGN AND ACCESS STATEMENT.



October 2025



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Bromiley
Ribchester Road
Clayton Le Dale
BB1 9EG

Prepared for:

Full Planning Submission

Date Prepared:

October 2025

Applicant:

John Hetherington
C/O Agent

Agent:

Zara Moon Architects
Unit 38, Manor Court
Salesbury Hall Road
Ribchester
Lancashire
PR3 3XR

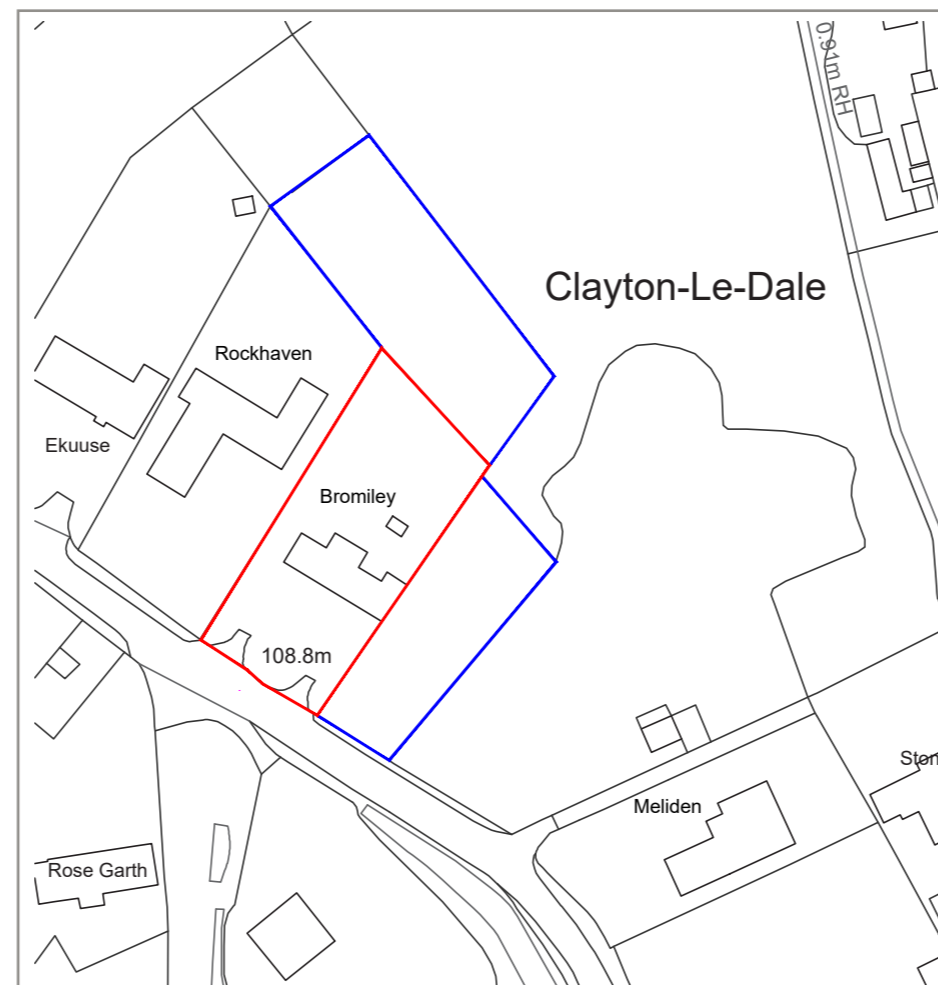
Contact: Zara Moon

Phone: 01200 403840

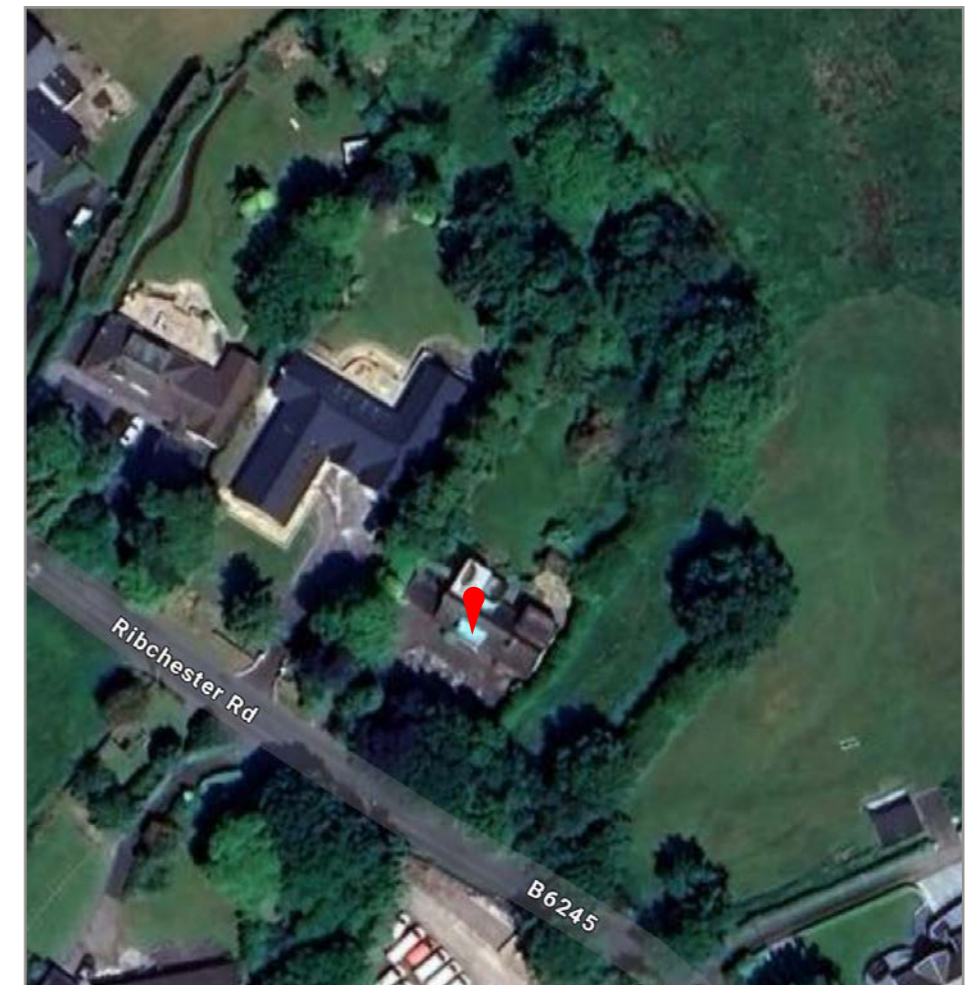
Email: planning@zaramoonarchitects.co.uk

Development:

The proposal is the demolition of an existing dwelling with integral garage; and the replacement with 1 no. self-build eco-home with integral garage.



Site Application Boundary



Site location in context

1.2 BACKGROUND

This Design and Access Statement has been prepared on behalf of John and Rachel Hetherington, to replace an existing dwelling with 1 high-quality family eco-home.

John and Rachel have recently purchased Bromiley and the adjacent land, to realise their dream and self-build their own forever home.

The site currently contains a 4-bedroom detached dwelling with integral garage. The existing dwelling would require a significant amount of work to meet their needs, which would be costly and inefficient in terms of creating a sustainable home.

By re-designing the site as a replacement dwelling scheme allows the full site to be improved with a new high-quality property.

The proposal includes the demolition of the existing property and garage. The site has been re-designed to include a new 4-bedroom home for the applicant's family, along with an integral garage.

One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

2.0 EXISTING SITE

2.1 EXISTING SITE OVERVIEW

The site consists of an existing detached, 4-bedroom, 2-storey, dwelling with integral double garage.

The site has 2 access points from Ribchester Road, creating a through-drive arrangement.

The property is sited on a generous sized plot which is bordered by land owned by the applicant to the East and North; and a residential property to the West.

There are a number of other residential properties within the immediate vicinity which vary in scale and materiality.

A rear garden slopes down to the North-East, and contains a shed, lawned area, and terracing and different levels.

The site has a predominantly green outlook with mature trees surrounding the plot and countryside views at first floor level.



2.2 EXISTING PHOTOGRAPHS



View of the site from Ribchester Road.



Front elevation and driveway.



Retaining wall and planting between adjacent land.



Rear elevation, terracing and steps.



Rear elevation and shed.

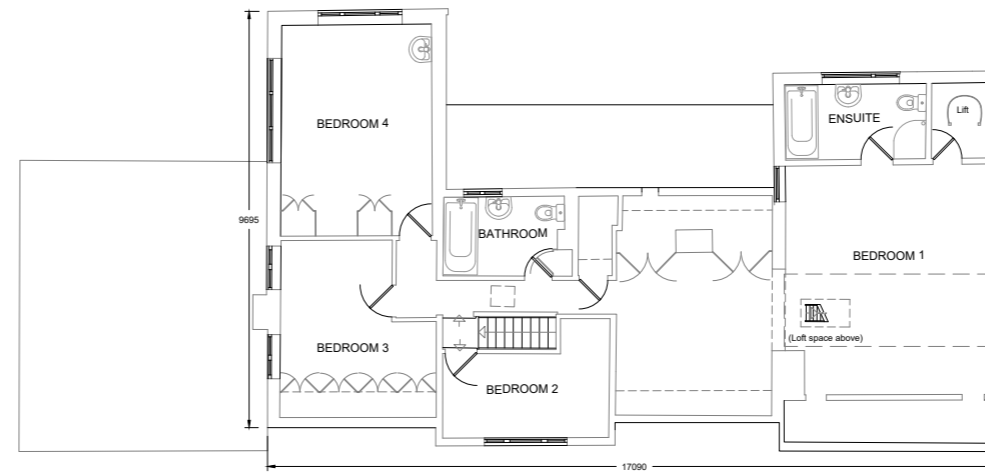


Rear garden and shed.

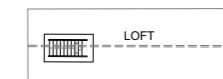
2.3 EXISTING FLOOR PLANS

The existing property has the following issues which will be resolved through a replacement dwelling proposal:

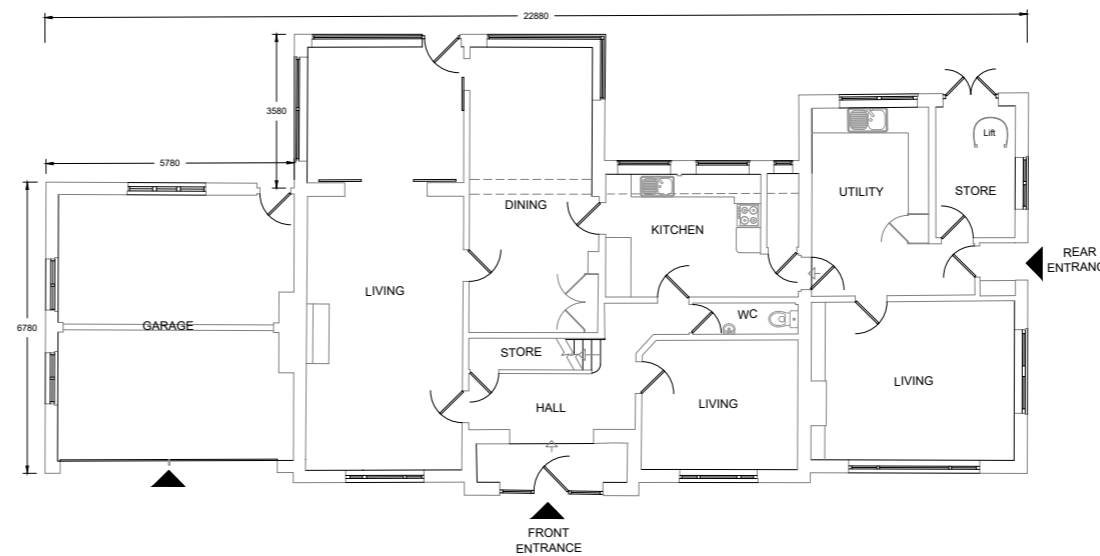
- The kitchen dining room and living areas are a series of individual rooms.
- There is no open plan kitchen dining living space.
- The entrance hall is narrow with no wow-factor.
- There are a number of room-within-room layouts.
- There are 3 living rooms, and a small kitchen.
- The internal room proportions are inconsistent throughout.
- The house appears untidy and requires substantial work to bring up to current building regulations.



Existing First Floor Plan



Existing Loft Space Floor Plan



Existing Ground Floor Plan

3.0 CONTEXTUAL RESEARCH

3.1 SITE CONTEXT

The site is located off Ribchester Road, a spine road connecting the A59 to Wilpshire village, with properties located to each side.

The site is surrounded by residential properties along with agricultural grazing land.

The surrounding context generally comprises of individual properties set within large plots and gated driveways, accessed from Ribchester Road.

The property style and materiality varies from large bungalows, to 2 and 3-storey dwellings.

There is a mix of traditional and contemporary materials including:

- Red brickwork
- Cream / white render
- Stonework
- Grey tiles
- Red tiles
- Feature gable windows
- Dark windows
- Light windows



4.0 PLANNING POLICY

4.1 LOCAL AND NATIONAL PLANNING POLICY

Site designation:

- Open Countryside

Planning considerations:

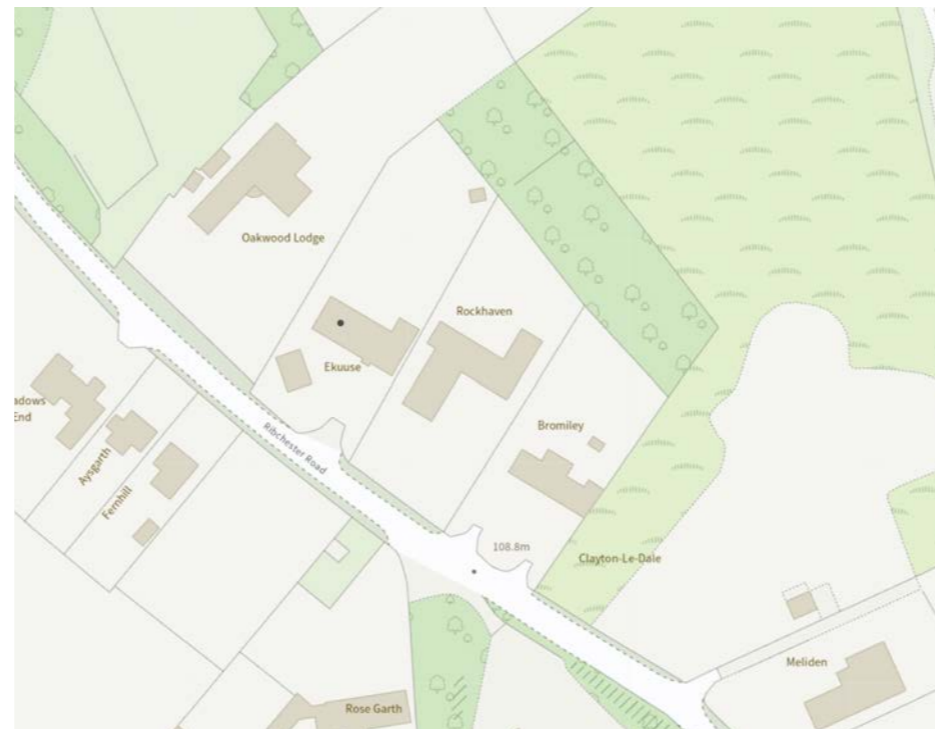
- Work to / extending / replacing an existing dwelling.
- Overall design, material palette, and scale should respond to the local character.
- Ensuring there is no impact to the existing trees.

Supporting Surveys:

- Bat Survey
- Tree Survey & AIA

Other planning matters:

- The site not located within a Flood zone.
- The site is not located within a Conservation Area.
- The building is not listed, and is not within the setting of Heritage assets.
- The domestic curtilage of the existing property is shown in beige (adjacent).
- The site has a blanket TPO across the site and adjacent land.



Lancashire County Council map.



TPO map.



Ribble Valley Council Local Plan Map.



1960s aerial.

5.0 **SITE CONSTRAINTS & OPPORTUNITIES**

5.1 SITE CONSTRAINTS & OPPORTUNITIES

There are 2no. access points from Ribchester Road.

The dwelling is partly screened from the road by the trees and shrubs.

The position of the front elevation does not allow enough space to park and maintain a route through the driveway.

The neighbouring property to the West covers a larger footprint and sits further back into the site, with the rear elevation and terrace significantly further away than Bromiley.

All-day sun can be achieved in the rear garden if set-back from the rear elevation.



6.0 PERMITTED DEVELOPMENT

6.1 PERMITTED DEVELOPMENT

The site includes:

1. An existing dwelling
2. Integral garage
3. Detached shed
4. Domestic garden

As there are still active permitted development rights at the property, the site benefits from:

- Householder PD

An assessment was carried out to identify the development opportunities of the site without requiring planning approval. To summarise, the following can be achieved immediately and without requiring formal assessment through the planning process:

- A front entrance porch.
- A 2-storey rear extension projecting 3m from the original rear elevation.
- Outbuilding

The adjacent site plan illustrates the extent of development which can be achieved without planning approval.



7.0 SITE STRATEGY

7.1 SITE STRATEGY

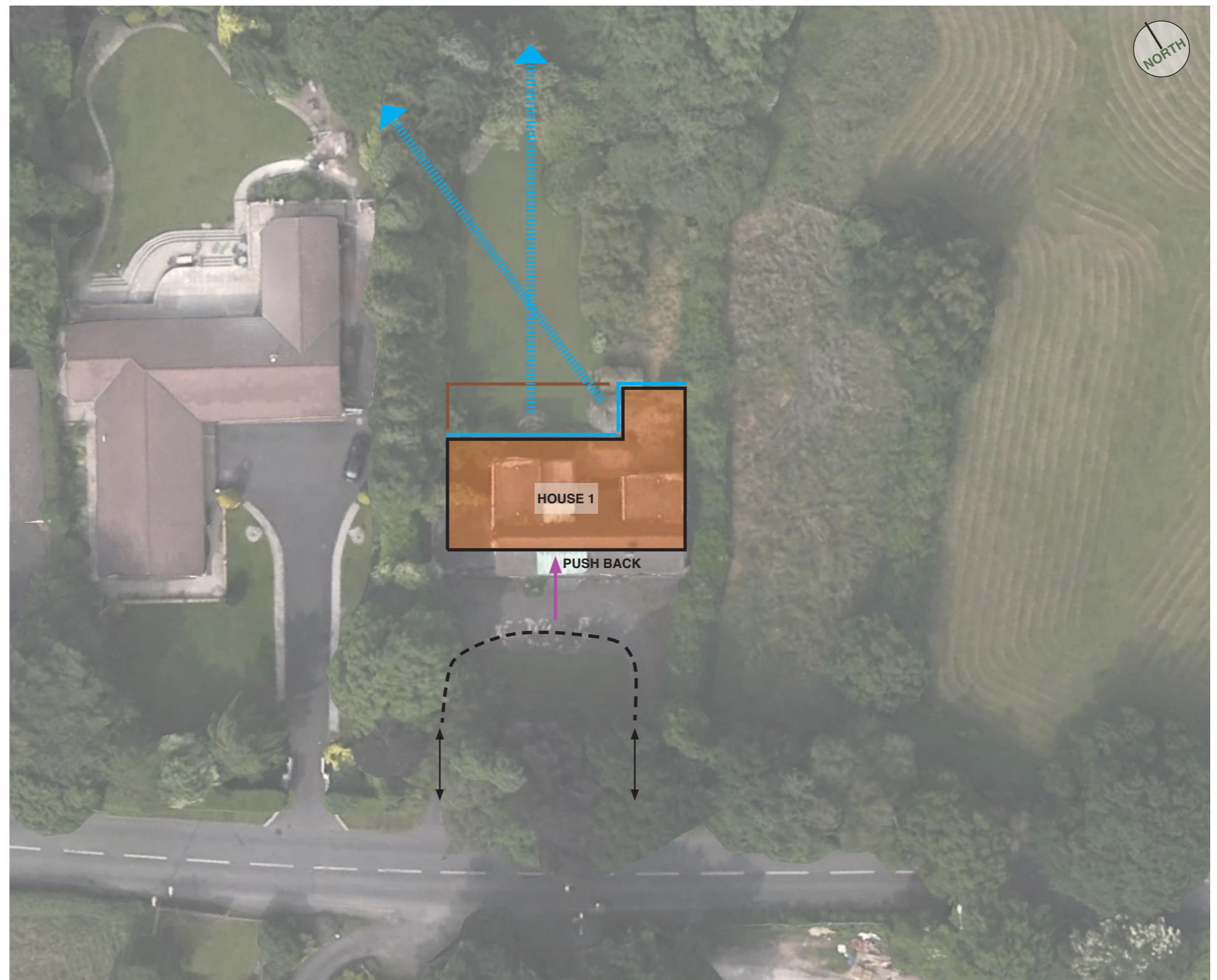
The orientation of the property will remain the same as the existing dwelling.

The layout is arranged in an L-shape with a projecting single-storey element to the North-East. This projection will allow evening light to enter the house, with glazing facing towards the countryside views.

The house will be sited further back into the site, which will create an improved driveway, with more space to turn and park.

The existing gated access points will be widened slightly as they are both currently very narrow.

Proposed planting throughout the site will improve privacy and screening.



8.0 DESIGN STRATEGY

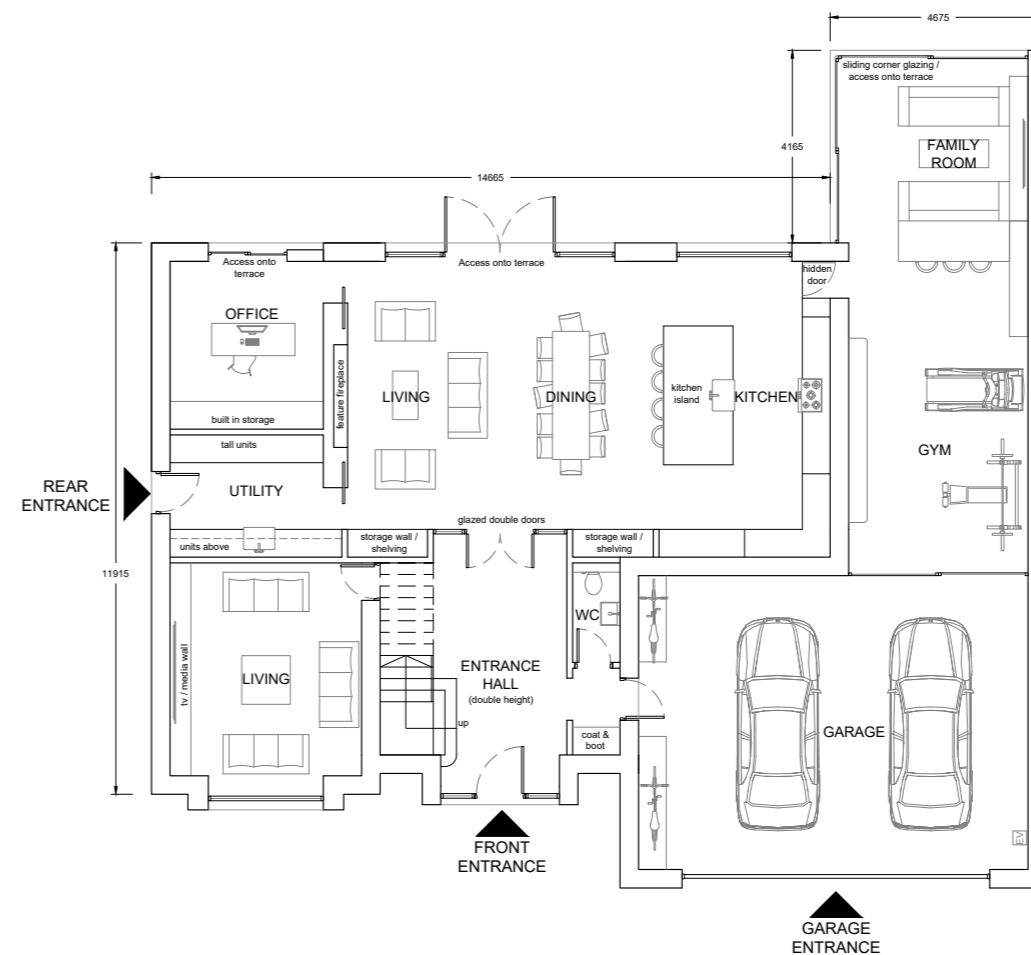
8.1 GROUND FLOOR STRATEGY

The front entrance includes an oversized front door with glazing, leading into a central entrance hall.

The entrance hall provides access to a WC, coat / boot store, garage, living room and the open plan kitchen dining living space.

The open plan kitchen dining living space is located along the rear elevation, with access to an office, family room and utility room.

The family room projects to the rear with feature corner sliding doors onto the garden, benefiting from evening light and access to the rear terrace.



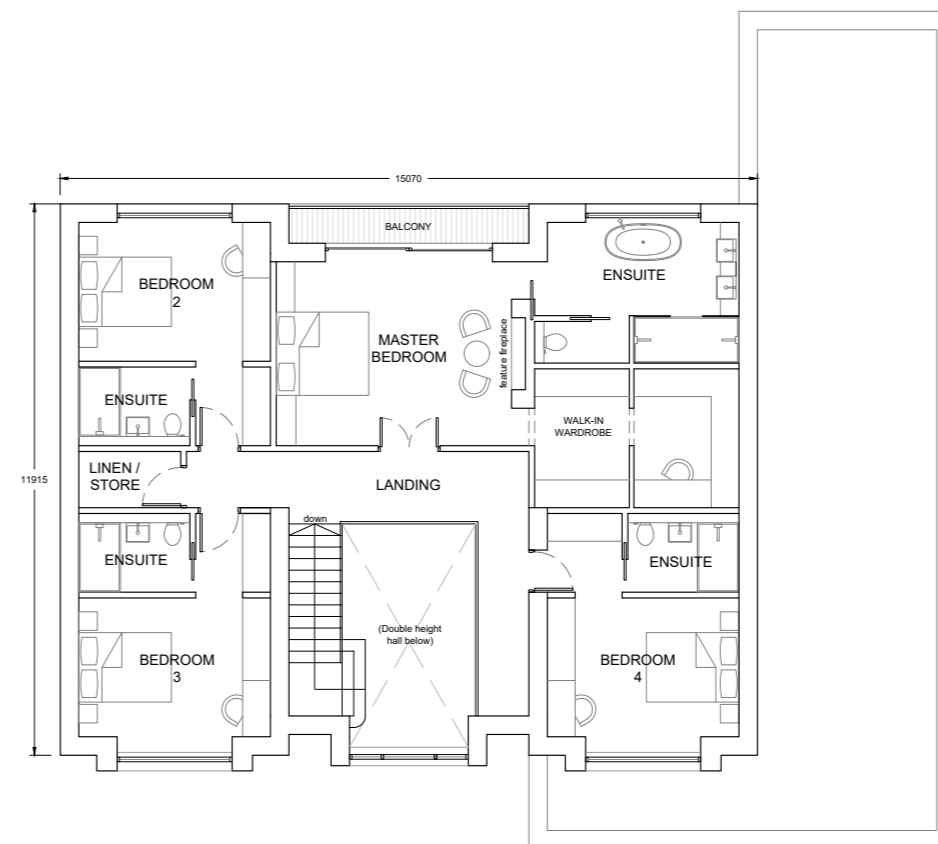
Proposed Ground Floor Plan

8.2 FIRST FLOOR STRATEGY

The master bedroom is located central to the rear elevation, with a large window and balcony maximising distance views.

The master bedroom includes walk-in-wardrobes and an ensuite.

There are 3 further bedrooms with ensuites and built in storage.



Proposed First Floor Plan

8.3 SCALE CHARACTER & MATERIALS

The proposal responds to the site and neighbouring properties through a contemporary design solution.

The immediate context of the site includes varying styles of residential properties, most of which incorporate brick, render or stonework.

The proposed dwelling will therefore incorporate brickwork, stone coloured render, and ashlar stonework, reflecting the materiality of the immediate context.

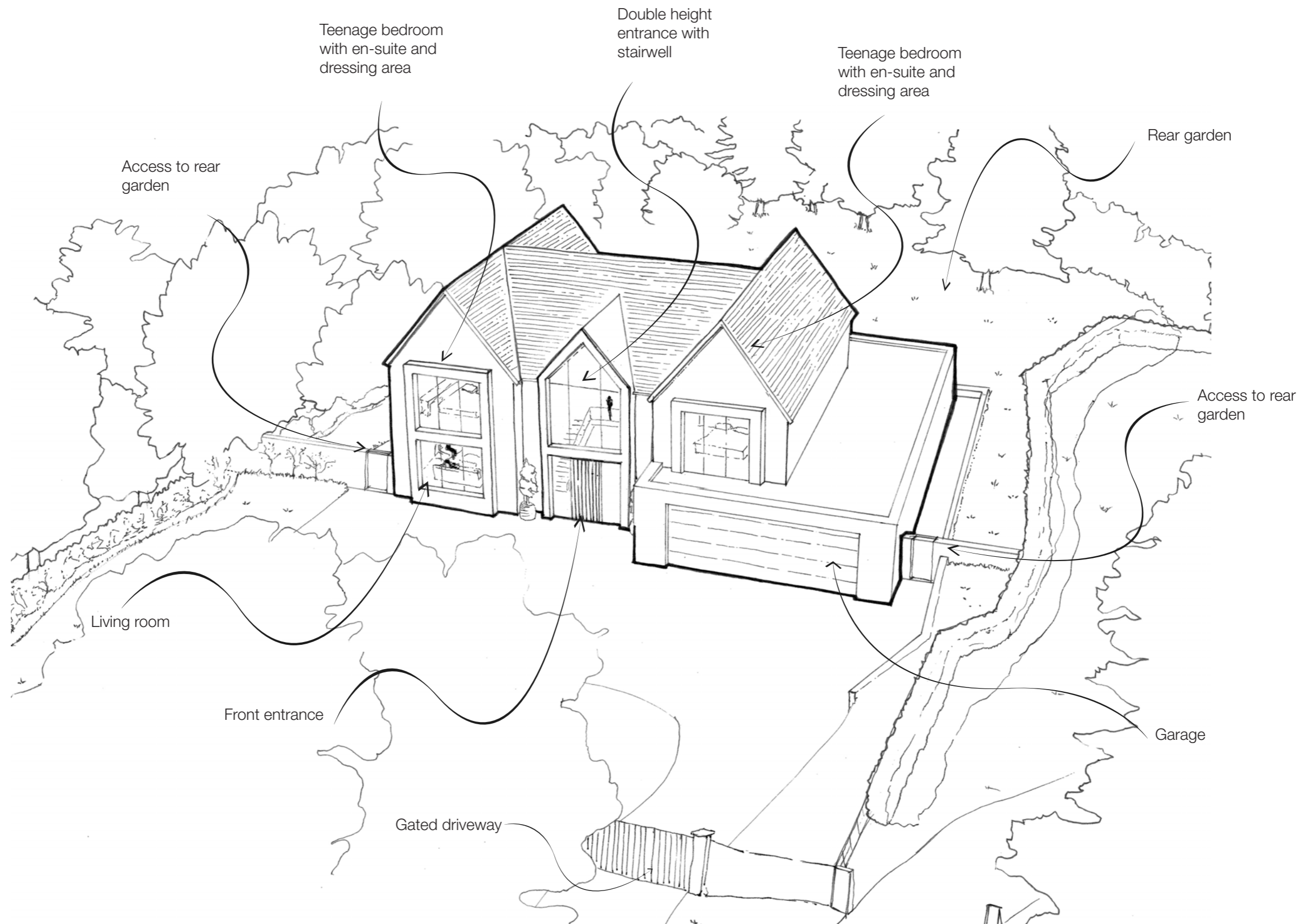
The elevational treatment has been designed to create a high quality, exceptional family home as a contemporary response to a rural setting.

The design responds to the trees which surround the site using a neutral, natural colour palette which blends harmoniously with the landscaped setting and the green colour tones of the site.

A central double height entrance has been proposed to create architectural interest to the front elevation.



8.4 MASSING STRATEGY - FRONT



8.5 ACCESS, PARKING & REFUSE

Access to the site will be improved by incorporating a driveway with adequate space to both park, and turn and exit in forward gear. The parking area will also include planting providing additional screening to the driveway.

Bin storage will be located along the side elevation, hidden from view.

Space for 2 cycles and an EV charging point will be located within the garage.

8.6 SUSTAINABILITY

The property has been designed to minimise the energy required for heating, cooling, and ventilation by introducing on-site energy production and minimising energy usage.

Features of which will include on-site power generation through an integrated solar roof system, an air source heat recovery system, rainwater collection, battery storage, internal thermal mass, and locally sourced materials.

We will achieve this firstly by sustainable design, (siting, thermal mass, sustainable heating and ventilation systems), and secondly by a fabric first approach (high levels of insulation, prevention of thermal bridging, achieving high levels of air-tightness).

8.7 BIODIVERSITY

Any existing trees will not be impacted, with a number of bird and bat boxes included throughout the site.

A green roof has been proposed to the roof of the garage which will enhance the biodiversity of the site, and create additional screening.

8.8 PROPOSED VISUALISATION - FRONT ELEVATION



8.9 PROPOSED VISUALISATION - REAR ELEVATION



9.0 CONCLUSION

9.1 CONCLUSION

This Design and Access Statement has been prepared on behalf of John and Rachel Hetherington, to replace an existing dwelling with 1 high-quality family eco-home.

John and Rachel have recently purchased Bromiley hoping to realise their dream to self-build their own forever home.

The site currently contains a 4-bedroom detached dwelling with integral garage. The existing dwelling would require a significant amount of work to meet their needs, which would be costly and inefficient in terms of creating a sustainable home.

By re-designing the site as a replacement dwelling scheme allows the full site to be improved with a new high-quality property.

The proposal includes the demolition of the existing property and integral garage. The site has been re-designed to include a new 4-bedroom home for the applicant's family, along with an integral garage.

The design has been derived from detailed site research and the existing site constraints and opportunities. The design is a high-quality, sustainable and beautifully designed scheme which uses high-quality materials to complement the natural greenery of the site and minimise any impact on the Open Countryside.

The property aims to set a benchmark for the architectural quality requirements of rural schemes in the Open Countryside by creating an exceptional addition to the local area.

We welcome your comments and input on the scheme. Please contact the agent to arrange a meeting to discuss in further detail.



Unit 38, Manor Court
Salesbury Hall Road
Ribchester
Lancashire
PR3 3XR

01200 403840

www.zaramoonarchitects.co.uk