

ROSE HILL FARM.

DESIGN AND ACCESS STATEMENT.



January 2026



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Rose Hill Farm
Whalley Old Road
Billington
BB7 9JF

Prepared for:

Planning Submission

Date Prepared:

January 2026

Applicant:

Damian and Romy Hanson
C/O Agent

Agent:

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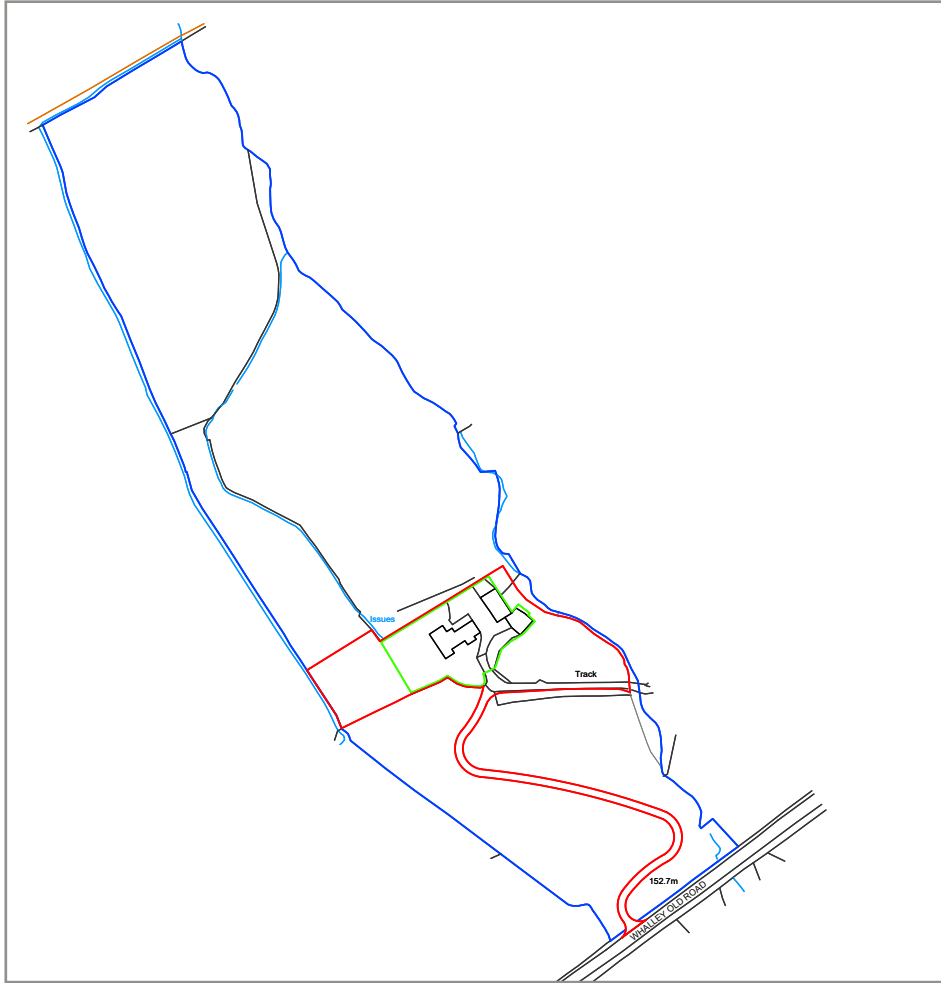
Contact: Zara Moon

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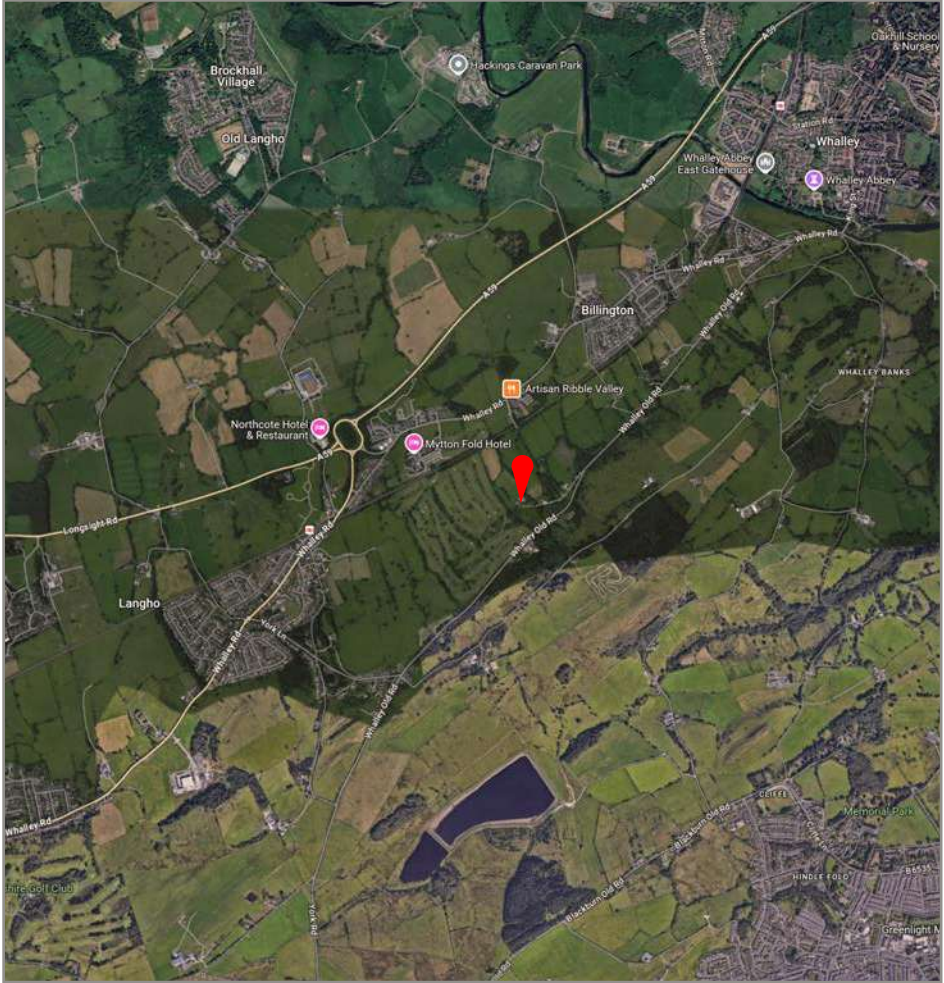
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Development:

The proposal is the demolition of an existing dwelling with attached garage and detached outbuilding; and the replacement with 1 no. self-build eco-home with detached outbuilding and detached garage; along with the creation of new access lane.



Application boundary



Site location in context

1.2 BACKGROUND

This Design and Access Statement has been prepared on behalf of Damian and Romy Hanson, to replace an existing dwelling and associated outbuilding with 1 high quality family eco-home.

The applicants have recently purchased Rose Hill Farm (previously known as Smalleys Farm House), and they wish to replace the property to meet their specific living requirements.

The existing property has not benefited from any renovation work, modern heating systems, or upgraded windows. Therefore the internal layout is now dated, dark, and highly inefficient in terms of energy usage and space.

The current layout does not accommodate open plan contemporary living, and does not connect to the surrounding views or their garden.

The site currently contains a 4-bedroom 2-storey house with attached double garage, and detached outbuilding. 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, improving the materials used, whilst benefiting from creating a sustainable, future-proofed eco-home.

The proposal includes the demolition of the existing property and outbuilding. The site has been re-designed to include a new 5-bedroom home for the applicant's family, and 2 detached outbuildings.

A garage outbuilding contains a double garage, with plant room and storage. A leisure outbuilding contains a guest annexe and gym.

The property is currently accessed via a lane to the East which is shared by several dwellings, accessed from Whalley Old Road. As the applicants also own the surrounding grazing land to the North and South, the proposal also includes creating a new access lane within the South field to provide private access directly from Whalley Old Road.

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.

1.3 PRE-APPLICATION SUBMISSION

Part of our concept development process involved engaging with the pre-application service to obtain input from the planning officer during the early stages of the project.

The pre-application was submitted in September 2025 and included a fully considered design proposal (ref: RV/2025/ENQ/00099).

We received the response in November 2025, and have worked alongside the applicant to revise and refine the scheme accordingly.

1.4 PRE-APP RESPONSE

To summarise, the response included the following comments:

- The principle of the development is acceptable.
- The size could be acceptable in terms of increase in volume subject to final assessment of the volume calculations. The increase in volume should be closer to 40% to be acceptable.
- Concerns regarding the 2-storey outbuilding. This building needs to be reduced to single-storey in height. The extent of glazing should also be reduced.
- The garage outbuilding should be reduced to a double car garage.
- The new access could be acceptable in the Green Belt subject to utilising the existing access and appropriate surfacing. The design needs to retain an agricultural aesthetic including the gates and surface.
- The proposed materials would be acceptable, however a reduction in the amount of timber cladding is recommended.
- Revisions to the roof of the proposed house were suggested to break up the massing, potentially including a flat-roof link element at the entrance.
- The proposal would not have any impact to any neighbouring residential amenity.
- The following supporting information should accompany the full application:
 - Tree survey and AIA
 - Bat survey
 - BNG report and matrix
 - Access arrangements

1.5 DESIGN REVISIONS

House

- The massing has been broken up by introducing a lower roof at the entrance, this creates a break in the roof-line, and a reduction in overall massing.
- The extent of timber cladding has been reduced throughout.
- The extent of glazing has been reduced throughout.

Garage

- The triple-bay garage has now been reduced to a double garage.
- This has reduced the overall scale, volume and footprint of this building.
- The garage space will also be used to house a ride-on-mower, along with equipment to maintain the surrounding land and gardens.

Outbuilding

- The first-floor level accommodation has been omitted.
- The overall scale and roof height has therefore been reduced to single-storey.
- The ground floor footprint has been reduced by scaling down each space.
- The home office and games room have both been omitted.
- The guest annexe and gym have both been reduced in size.
- The roof has been broken up by introducing a lower roof at the entrance, this creates a break in the roof-line, so the massing doesn't read as 1 block (referencing the house design).
- The extent of glazing has been reduced throughout.

Volume & Ground Floor Footprint

- Following the pre-application meeting and receiving the formal response, the scheme was revised to 47% increase in volume.
- After receiving the planning officer's final pre-application comments, it was requested to reduce the scale further so the increase in volume was closer to 40% in order to achieve support.
- By incorporating the adjacent design revisions, the proposal now equates to a volume increase of 40.6%.
- A full breakdown of existing and proposed floor areas, ground floor footprints and volumes have been provided on page 36 of this statement.

All requested supporting information has been provided.

2.0 EXISTING SITE

2.1 EXISTING SITE OVERVIEW

The site consists of an existing detached, 4-bedroom, 2-storey house, with attached double garage, and detached outbuilding.

The site access is via a shared lane connecting to Whalley Old Road to the East, also providing access to several other dwellings.

The property sits within its own land with associated outbuildings and surrounding grazing land.

There are various similar neighbouring properties in the immediate vicinity, set within large plots with gated driveways.

Mytton Fold Golf Club is located to the West, separated by grazing land owned by the applicants.

Whilst the surrounding land has been used for grazing, the property has not been used as a farm for a number of years.

The dwelling is positioned at a significantly lower level than Whalley Old Road, on a relatively flat section of land. The natural gradient continues to fall more gradually to the North towards the railway line.

The site contains front, rear and side gardens. The outbuilding is positioned to East.



2.2 EXISTING PHOTOGRAPHS



Front elevation and entrance.



South-West elevation and rear garden.



South-East elevation and rear entrance porch.



Entrance driveway and rear entrance porch.



Parking area, front entrance and garage.



Garage and rear entrance porch.

2.2 EXISTING PHOTOGRAPHS



Outbuilding and external entrance courtyard.



Outbuilding and stable yard.



South tiered garden.



Outbuilding entrance.



Rear of outbuilding.

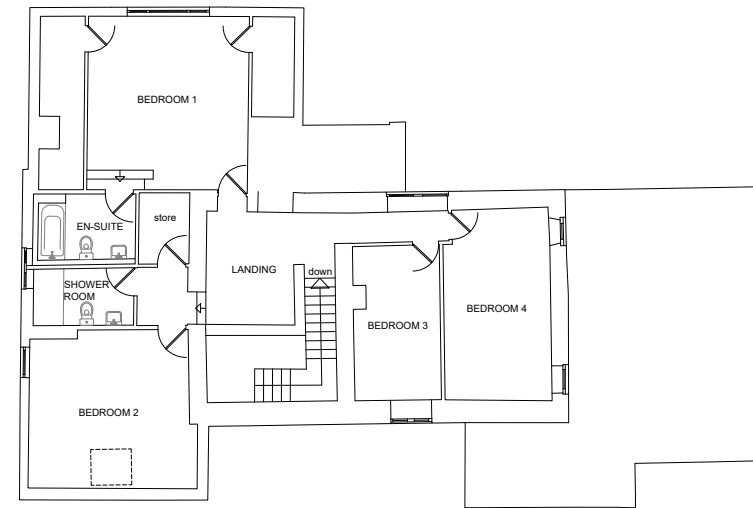


Stone outbuilding.

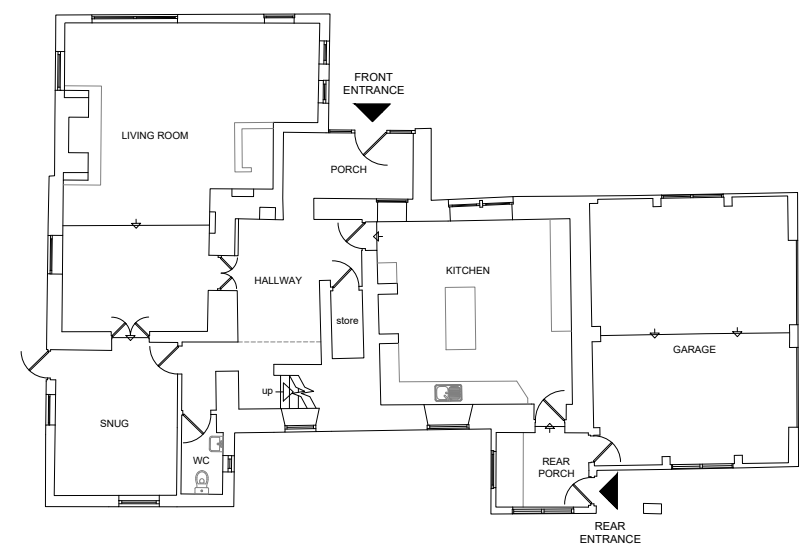
2.3 EXISTING FLOOR PLANS

The existing dwelling has the following issues which will be resolved with a new dwelling:

- The kitchen dining room is located to the front of the house with no connection to the rear garden.
- There is no connection to the garden from the living room.
- There is no open plan kitchen dining living space.
- The front entrance is located to the North facing away from the site entrance.
- The rear elevation is more suited to being the front elevation with an entrance porch and visible from the site entrance.
- There are 2 living rooms, and a small kitchen diner.
- The only bath is located in the master ensuite, and only a shower room at first floor.
- The bedrooms are small.
- The master bedroom is too small to accommodate a dressing room.
- There is no utility room.
- There is no laundry.
- Only the master bedroom has an ensuite.
- The projecting master bedroom impacts natural light on the North Elevation.



Existing First Floor Plan.



Existing Ground Floor Plan.

3.0 HISTORIC AND CONTEXTUAL RESEARCH

3.1 HISTORIC MAPS

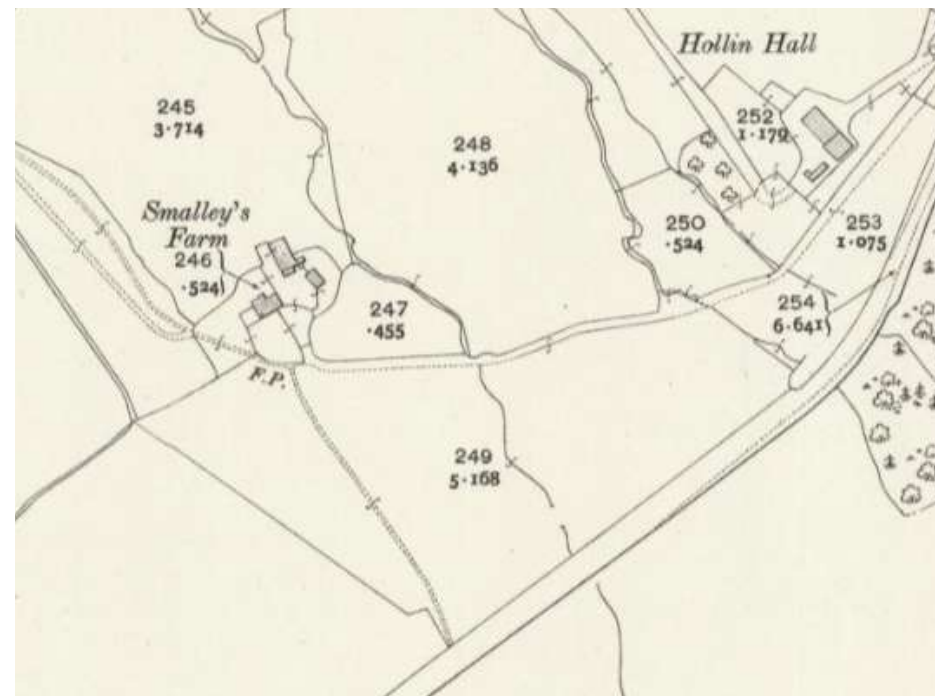
- The buildings are not listed.
- The site is not located within a Conservation Area.
- The property is not featured on the Lancashire Historic Environment Record, however it is visible on the first edition maps.
- There are no Listed buildings within close proximity which could be impacted by the development.
- The property was originally known as Old Smalleys, and then Smalleys Farm.
- The farmhouse historically has always included a house and various outbuildings to the East.
- The building curtilage and access lane remain in the same location as the historic maps.
- The public footpath appears to have changed over time, now following the West field boundaries possibly following the shortest and natural topography up the hill.



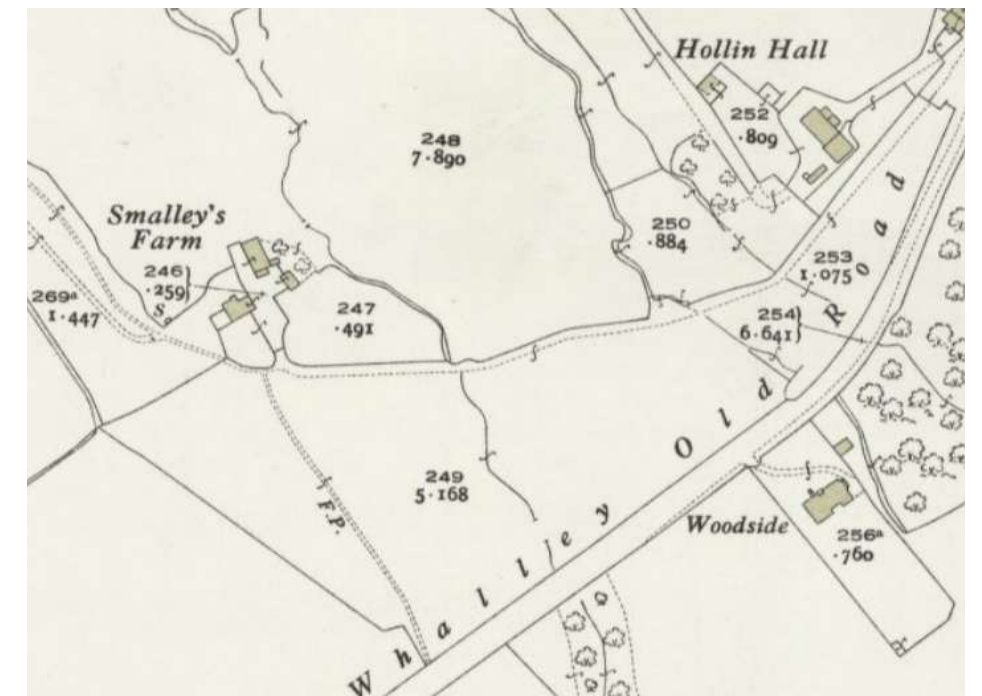
1840 map.



1844 map.



1910 map.



1929 map.

4.0 PLANNING POLICY

4.1 PLANNING POLICY

Site designation:

- Green Belt

Planning considerations:

- Work to / extending / replacing an existing dwelling.
- Overall design, material palette, and scale should respond to the local character.
- Visibility and privacy from the adjacent PROWs

Other planning matters:

- The site is not located within a Flood zone.
- The buildings are not listed.
- The trees are not covered by TPOs.
- The new access lane needs to be designed and sited to ensure there is no impact to the openness of the Green Belt.



OS map.



Green Belt map.



Public footpaths within close proximity to the site.



Aerial dated 2015 shows the domestic curtilage and outbuilding as it stands today.

5.0 SITE CONSTRAINTS & OPPORTUNITIES

5.1 SITE CONSTRAINTS & OPPORTUNITIES

The property experiences panoramic countryside views to the North, North-West and West.

The natural gradient of the surrounding fields falls severely from Whalley Old Road to the site, and gradually from the site to the North-West. The building plot is relatively flat.

The tiered rockery garden to the South and existing hedging prevents close-up visibility when passing the site along the public footpath. However distance views of the property can still be achieved when travelling through the fields.

The front entrance to the property is to the North-West through the modern porch extension, and the rear entrance is located on the South-East elevation. However this is not clear when approaching the property as the front entrance is essentially to the rear.

The primary garden space is to the South-West which experiences all-day sun.

The site would benefit from boundaries between front and rear gardens, and an access gate providing separation from the public footpath.

The current siting and orientation of both the house and the outbuilding works well within the plot.



6.0 PERMITTED DEVELOPMENT

6.1 PERMITTED DEVELOPMENT

The site includes:

1. An existing dwelling
2. Detached outbuilding

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

- Householder PD

Demonstrating the available permitted development opportunities can be used to justify further development regarding volume, use, additional outbuildings or redeveloping the full site.

The property could involve the following changes under Householder PD:

- Single-storey side extension
- 2-storey rear extension
- Single-storey rear extension
- Domestic outbuildings (swimming pool / garaging / sheds)
- Changes to windows and door openings
- Roof-lights
- Additional storeys



7.0 SITE STRATEGY

7.1 SITE STRATEGY

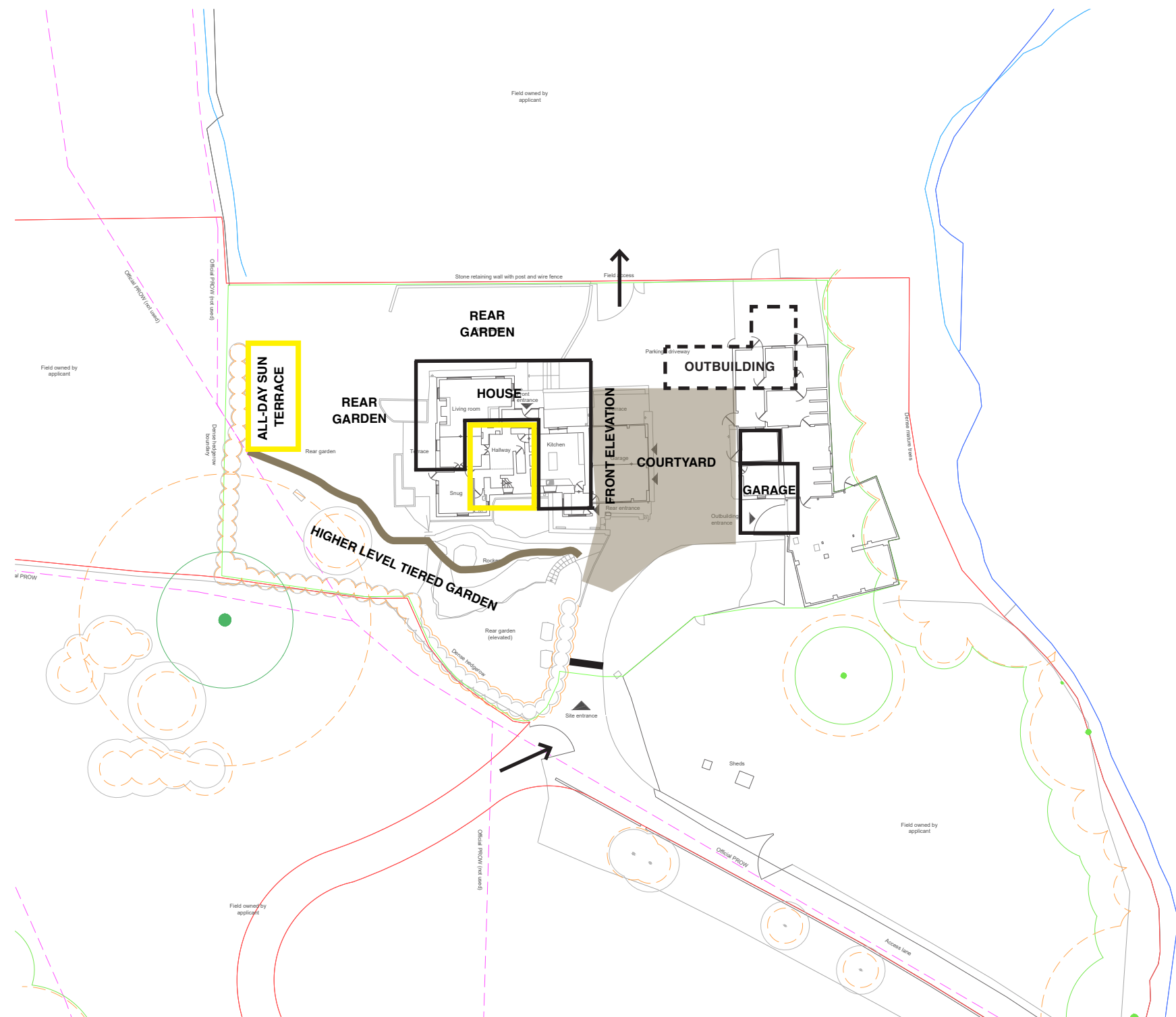
The entrance point to the site will remain in its current location, with the new access lane arriving at the existing field gate to the South. A new gate will be included to improve security and separation from the adjacent PROW.

The replacement dwelling will be sited in the same location as the existing dwelling. The existing access to the site creates an arrival space between the main house and the outbuildings. The front elevation should therefore be located to the East, facing into the arrival courtyard.

The South-West garden experiences all-day sun and views. This garden should remain as the primary rear garden for the property. Privacy will be improved, by levelling this garden, and including a stone retaining wall to the South and West, connecting to the existing tiered South garden.

The South garden has a steep change in level and is landscaped in tiers. The change in level, and existing planting assists with screening and privacy from the PROW. This aspect of the property experiences morning and afternoon light therefore a private, sheltered South courtyard has been incorporated which allows South light to enter the property whilst remaining screened from public viewpoints.

The outbuildings should remain to the East of the site creating a courtyard arrangement between the house. Accommodation which requires a view should be to the North.



8.0 **NEW**
ACCESS LANE

8.1 RVBC PRE-APP

A pre-application was submitted to RVBC by a different agent. The pre-application requested advice regarding a new access driveway through the South field with gated entrance and walls onto Whalley Old Road.

The access lane design was indicative at the time, prior to completing a topographical survey or assessing the natural topography of the site.

The response stated the following:

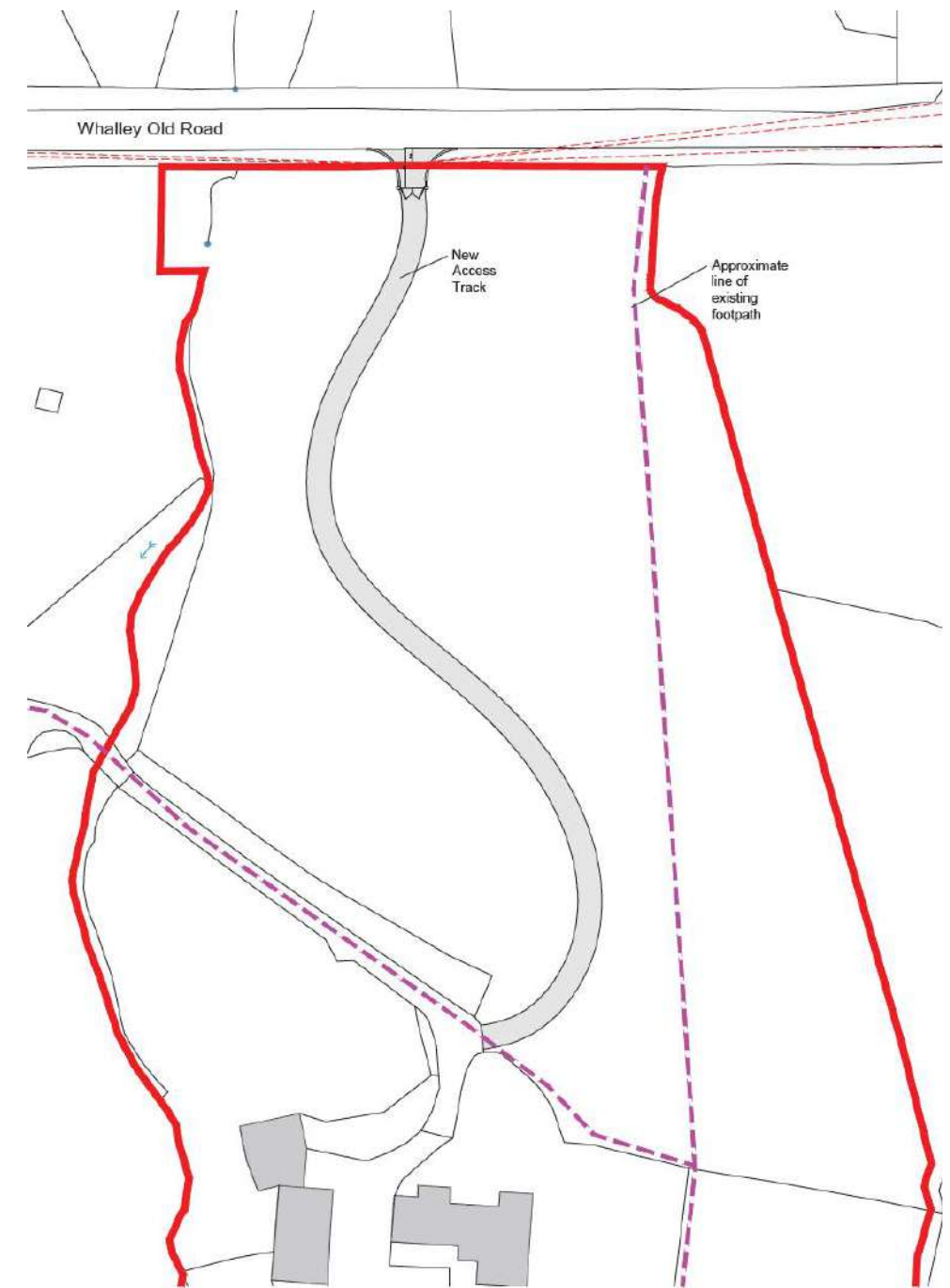
- An extension to the curtilage to include the field / access lane would not be supported.
- The access drive would urbanise the field.
- The access drive would be highly visible from the PROW, impacting public views.
- There would be no impact to residential amenity.
- A tree survey and AIA would be required.
- BNG would apply.
- Engaging with the LCC highways pre-application service was recommended.

8.2 LCC HIGHWAYS PRE-APP

A pre-application was submitted to LCC highways by the same agent as the RVBC pre-application.

The response stated the following:

- The visibility splays shown would be acceptable.
- No structures or walls should be constructed within the highways verge (2.5m-3metres), therefore these should be removed from the verge area.
- The principle of access is acceptable, although the reason for this proposal should be provided along with any changes to the existing access and impact to the public footpaths.



Proposed drawing submitted by previous agent during pre-application discussions for both RVBC and LCC Highways.

8.3 NEW DESIGN - ACCESS LANE

The indicative design completed by a previous agent, was prior to completing a topographical survey or assessing the natural topography of the site.

The access lane needs to be sited to work with the natural topography of the field, ensuring the lane will blend with the landscape and appear as though it has always been.

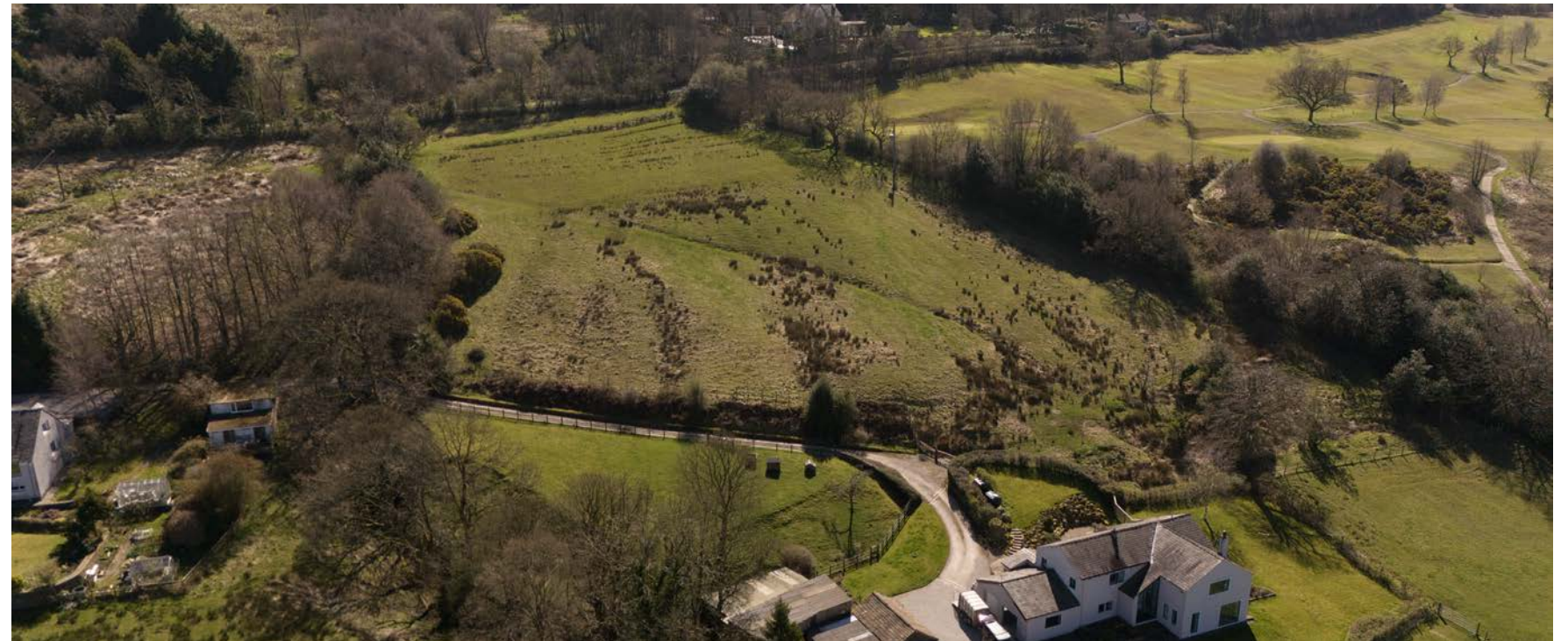
The field has now been fully surveyed in terms of site levels and existing access positions. Drone photography was taken of the field which also assisted with understanding the natural topography along with identifying a historic route from the field gate down to the house.

The access lane will follow this natural route, the lane can be surfaced in a natural stone to maintain the rural character of the field, and the lane will be minimal in width.

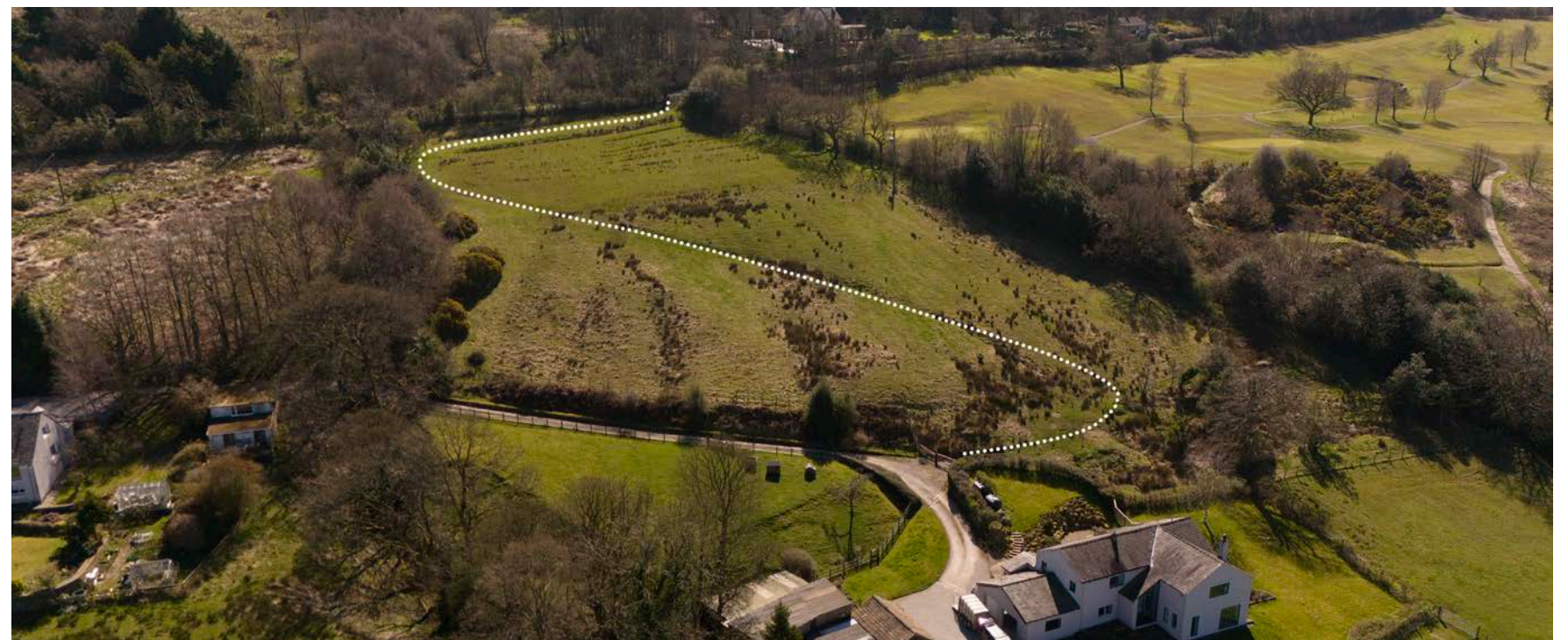
The access lane will not extend the domestic curtilage, and can remain in agricultural use.

No urbanised structures or domestic planting will be proposed in the field, with only natural hedging or wild planting to satisfy BNG.

The access lane would not be visible from Whalley Old Road, and would only be partly visible from the PROW passing through the field. The lane would not appear incongruous within the landscape, instead it would have the same appearance as the existing lane and adjacent golf course tracks.



Existing site aerial showing natural topography of field.



Proposed route for access lane following natural route between existing gates.

8.4 ACCESS ONTO WHALLEY OLD ROAD

Access onto Whalley Old Road now utilises and improves the existing gated access instead of creating a new second access point.

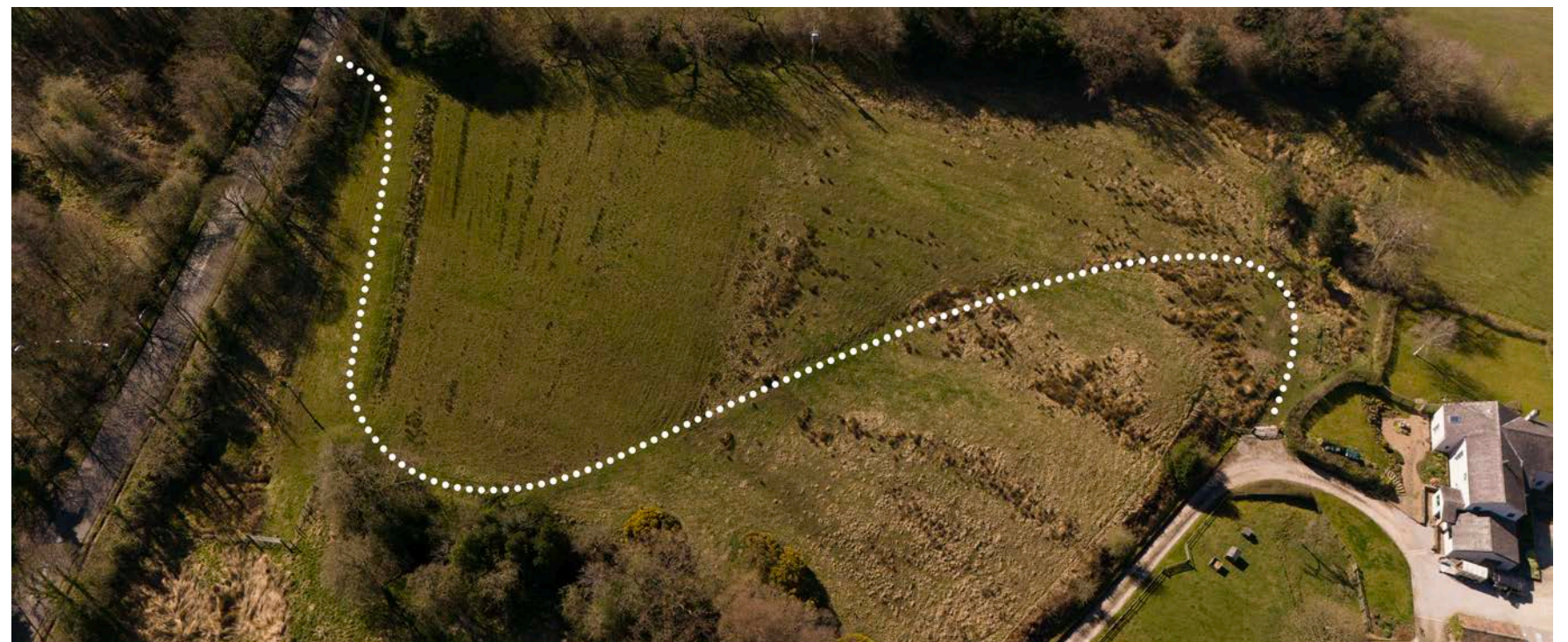
The existing public footpath gate will therefore remain in its current location.

Curved stone walls will now be 0.9metre high dry stone walling, and will no longer project into the highways verge.

The entrance gates will be timber field gates rather than urban-style driveway gates.



Existing site aerial showing natural topography of field.



Proposed route for access lane following natural route between existing gates.

8.5 PUBLIC RIGHTS OF WAY

The existing public footpath no longer follows the official route - please see aerial below which passes through the rear garden, and follows a steep, awkward route up the hill.

Walkers instead follow the Western field edge in both North and South fields, where there is a public footpath gate at the top and bottom.

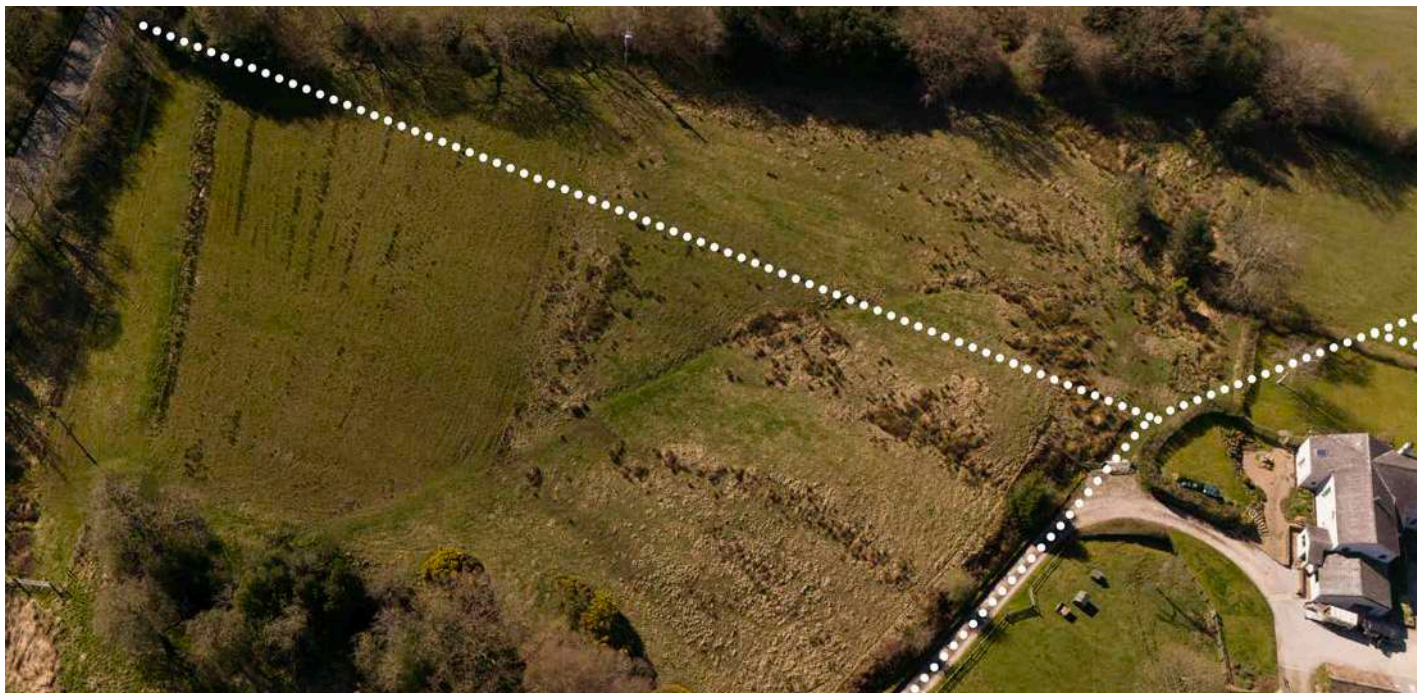
To formally re-locate the route to its current location, the PROW will be diverted. It could also be defined by planting, a wild hedgerow, or a post-and-wire field boundary to guide walkers up the hill.

The public footpath travelling past the property and along the current access lane will remain as existing.

As a new access gate will be included at the driveway entrance, the field gate at the bottom of hill will be removed.



Existing site aerial showing actual public footpath route.



Official PROW routes which do not correspond with the actual routes.



Proposed route for access lane and PROW following natural route between existing gates.

8.6 ROUTES FROM WHALLEY OLD ROAD

The adjacent diagram illustrates the existing and proposed routes between Whalley Old Road and the site.

The purple route highlights the journey when travelling from York village / Blackburn direction. Currently this covers a **760 metre** distance from the existing field access along Whalley Old Road, turning back on yourself at a hairpin bend, and along a shared access track.

The proposed access lane takes a more direct route through the field to the South of the property. Positioned along the natural route through the field, the access is significantly reduced in length to **208 metres** from Whalley Old Road to the site.



Current and proposed route from Whalley Old Road to the site.

9.0 DESIGN STRATEGY

9.1 GROUND FLOOR STRATEGY

The layout has been arranged in a U-shape configuration so the building has a front elevation facing towards the entrance courtyard and driveway; the open plan kitchen dining living space is aligned with both the distance views to the North, and rear garden to the West; and a family / entertaining space is located adjacent to the rear garden.

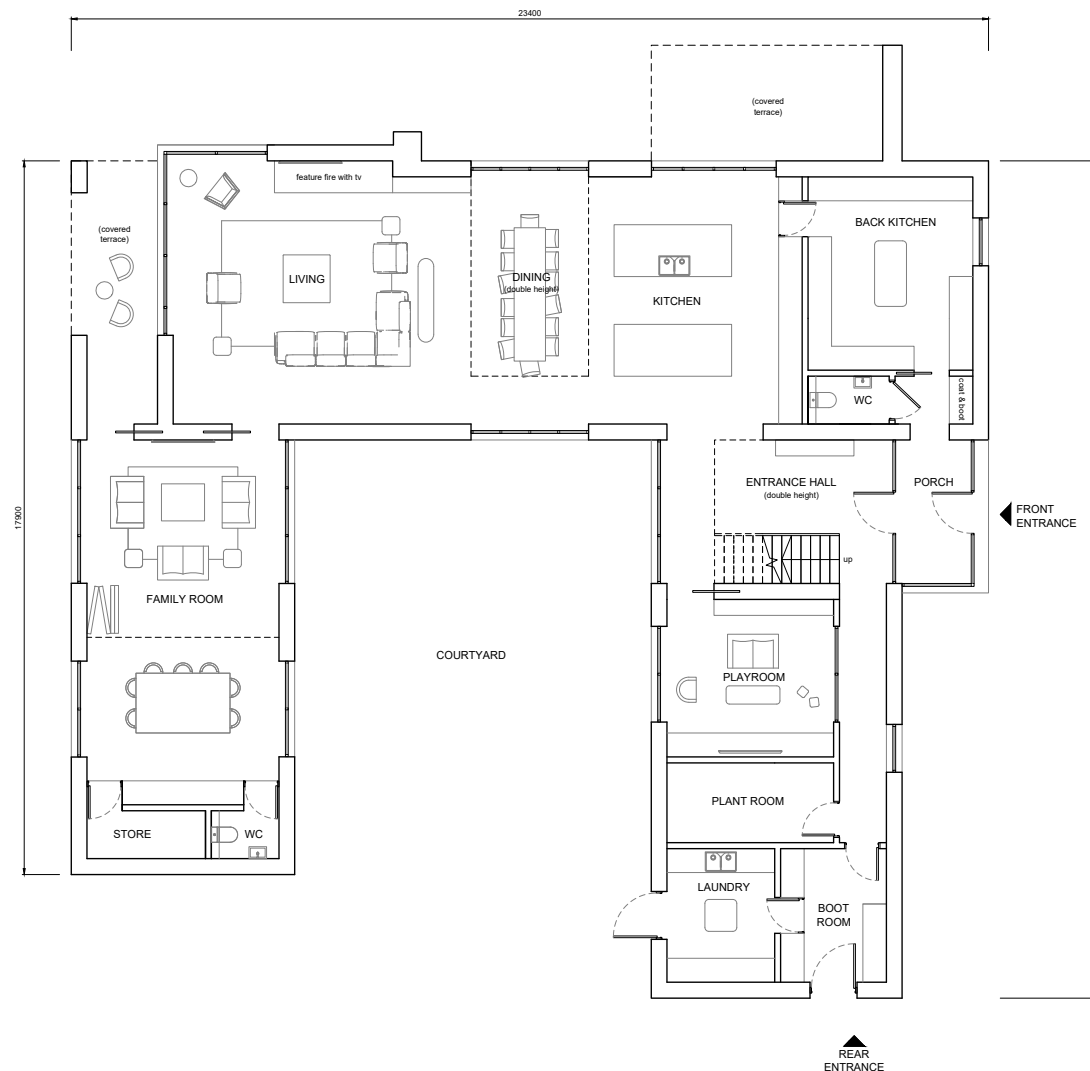
A dirty entrance / boot room is located to the side elevation with ease of access from the driveway / courtyard.

A playroom is located with visibility from the kitchen, open plan and family room.

The front entrance is accessed from the external entrance courtyard, and includes a glazed entrance porch, with visitor WC and coat / boot store.

The ground floor also includes a back kitchen and laundry.

As the primary outward views are Northwards, the U-shape arrangement allows South light to enter the North and West-facing primary living spaces.

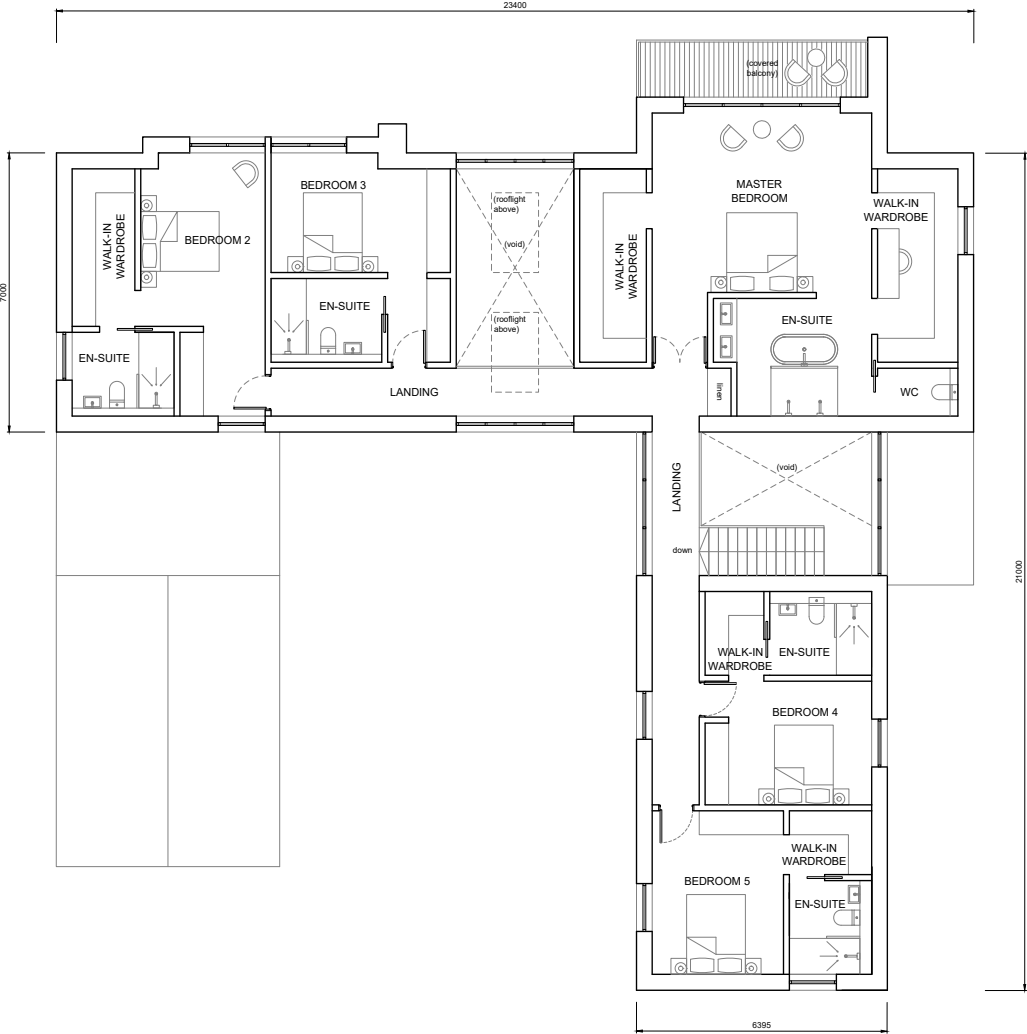


Proposed Ground Floor Plan

9.2 FIRST FLOOR STRATEGY

The master bedroom is located to the North-East of the property benefiting from distance views to the North, and morning light. The master bedroom includes an ensuite, walk-in-wardrobes and a covered balcony.

The first floor layout includes 4 ensuite bedrooms for the applicants' children.



Proposed First Floor Plan

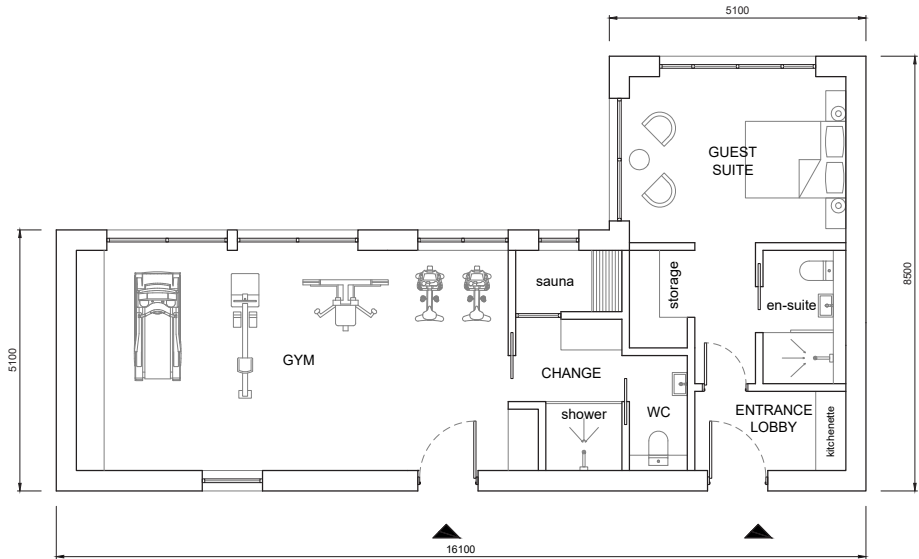
9.3 OUTBUILDING & GARAGE

The proposed outbuilding includes a gym and guest annexe.

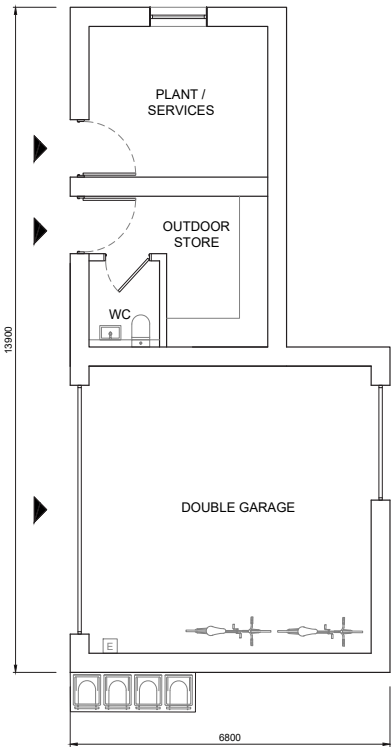
The double garage includes cycle storage, an EV charging point and a ride-on mower to maintain the grounds.

The garage outbuilding also re-builds the existing stone outbuilding incorporating an outdoor store with WC, and plant room with services.

As the proposed dwelling will be highly sustainable, the plant room is needed to house services and equipment with ease of access from the driveway.



Proposed Outbuilding Floor Plan



Proposed Garage Floor Plan

9.4 SCALE CHARACTER & MATERIALS

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

The immediate context of the site includes various properties, all of which incorporate natural stonework, and materials commonly found within rural settings.

The property will therefore incorporate natural stonework which maintains an agricultural aesthetic, reflecting the rural materiality of the immediate site.

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 natural greenery which surrounds the site using a neutral, natural colour palette which blends harmoniously with the landscaped setting and the green colour tones of the context.

The design has the appearance of a modern farmhouse cluster of buildings. The U-shaped layout incorporates 2-storey and single-storey elements, as a series of connecting buildings. The layout is arranged around a central external courtyard, with double height glazing to create vistas and natural light throughout the property.

The high quality design paired with natural stonework and landscaping, will create a vast improvement to the appearance and character of the existing site.



9.5 VISIBILITY & DISTANCE VIEWPOINTS

The property is positioned 154metres away from Whalley Old Road and sits at a substantially lower level. The property is therefore not visible from Whalley Old Road.

The property is visible when travelling along the public footpath which travels through both North and South fields. However, despite being visible, the proposal would not be any more visible than the existing property, and would be a higher quality property with more appropriate materials and screen planting.

The property is partly visible from distance viewpoints to the North-West, however at present the house is rendered in a bright white / off pink colour which is prominent within the landscape. The new dwelling will be faced in natural stone and natural timber cladding, reducing the visibility from distance viewpoints, and blending into the natural landscape.

The proposed planting scheme will further reduce the visibility of the proposed property with planting along the existing boundaries.

As the public footpath is currently open and unmarked, it is unclear where the route is and has led walkers to change the route over time to along the Western field edge. As the applicants own both fields to the North and South, there is an opportunity to define the public footpath and create additional planting.



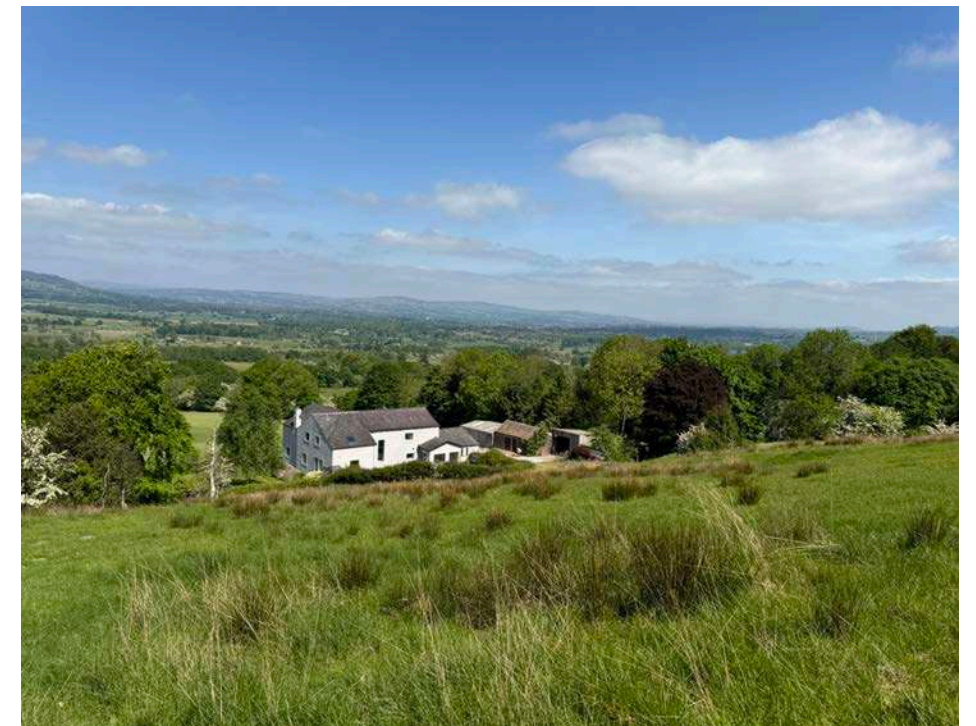
View shows house is screened from PROW to the immediate South.



View from PROW pedestrian gate to the South-West.



View from PROW to North-West travelling through North field.



View from PROW within South field.

9.6 SCALE

Ground Floor Footprint

Existing buildings to be demolished = 489m²

Proposed ground floor footprint = 491m²

(0.4% increase)

Volume

Existing volume = 1890m³

Proposed volume = 2658m³

(40.6% increase)

Floor Area

Existing buildings to be demolished = 573m²

Proposed floor area = 612m²

(6.8% increase)

The above figures demonstrate the proposed scheme is within the acceptable Green Belt policy limits for ground floor footprint, and floor area. Whilst the volume is slightly higher than 33%, the proposal would not cause any impact to the openness of the Green Belt due to the following reasons:

- The property is hidden from most viewpoints due to the natural topography of the surrounding land.
- The property is not visible within the context of any other property.
- The property is positioned, at the bottom of a steep hill, screened by surrounding trees and landscaping.
- The new high-quality sustainable design represents an overall improvement to the site, with improved landscaping and planting.

9.7 FALL BACK POSITION

The active permitted development rights represent a fall-back position of a more impactful scheme which could be built without requiring prior approval or householder planning permission.

9.8 ACCESS, PARKING & REFUSE

Access to the site will be improved by incorporating a gated driveway, and a new private access lane providing direct access from Whalley Old Road.

Parking is accommodated within the double garage, and arrival courtyard, screened by the house and outbuildings.

Bin storage will be located adjacent to the garage, and will be unimpacted by the development.

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

Specific details regarding the access lane design will be provided to support the full planning application.

9.9 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).

9.10 BIODIVERSITY

Any existing trees will not be impacted, with a number of bird and bat boxes included throughout the site. Proposed planting has been shown across the site which will include tree planting, and shrubs.

9.11 PROPOSED VISUALISATION



9.12 PROPOSED VISUALISATION - DRIVEWAY ENTRANCE



10.0 CONCLUSION

10.1 CONCLUSION

This Design and Access Statement has been prepared on behalf of Damian and Romy Hanson, to replace an existing dwelling and associated outbuilding with 1 high quality family eco-home.

The applicants have recently purchased Rose Hill Farm (previously known as Smalleys Farm House), and they wish to replace the property to meet their specific living requirements.

The site currently contains a 4-bedroom 2-storey house with attached double garage, and detached outbuilding. 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, improving the materials used, whilst benefiting from creating a sustainable, future-proofed eco-home.

The proposal includes the demolition of the existing property and outbuilding. The site has been re-designed to include a new 5-bedroom home for the applicant's family, and 2 detached outbuildings.

As the applicants also own the surrounding grazing land to the North and South, the proposal also includes creating a new access lane within the South field to

provide private access directly from Whalley Old Road.

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 openness of the Green Belt.

The property aims to set a benchmark for the architectural quality requirements of rural schemes in the Green Belt 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.



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