

Design & Access Statement

Proposal For The Demolition of An Existing Dwelling And A New Replacement Dwelling With Associated Landscaping Works To Bridgecroft, Longsight Rd, Clayton-Le-dale, BBI 9EX



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Project Information

Project Team

Designer	Habitat Architecture
Planning Consultant	Roman Summer Associates
Ecologist	Pennine Ecological
Landscape Designer	Habitat Architecture
Civils	-
Transport Consultant	-
Heritage Consultant	-

Project Info

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Project Address	Bridgecroft, Longsight Rd, Clayton-Le-Dale, BBI 9EX



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1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the demolition of the existing dwelling at Bridgecroft and the construction of a new replacement dwelling with associated landscaping works.

The proposal seeks to deliver a high-quality replacement dwelling that responds sensitively to the character of the surrounding rural environment while improving the architectural quality and long-term sustainability of the site.

The site is located along Longsight Road in Clayton-le-Dale and forms part of a small cluster of residential properties set within a wider rural landscape.

This statement explains the design rationale behind the proposal and demonstrates how matters of context, scale, appearance, landscape integration, access and sustainability have been carefully considered.

Planning policy matters and overall planning balance are addressed separately within the accompanying Planning Statement prepared by Roman Summer Associates.



2. Site Context

The site currently contains an existing dwelling and associated domestic curtilage positioned adjacent to Longsight Road.

The surrounding context is characterised by a mix of individual residential dwellings set within generous plots alongside areas of open countryside and agricultural land.

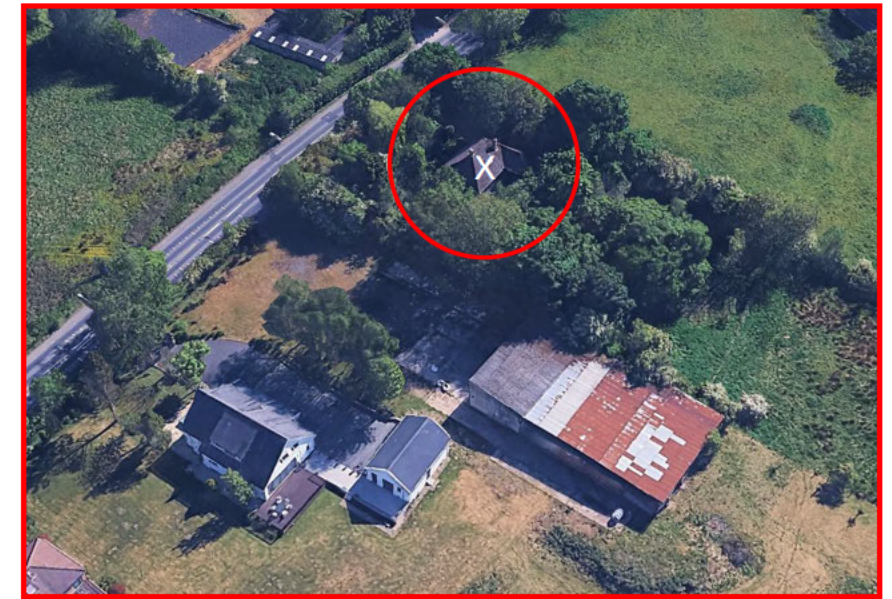
Key characteristics of the surrounding area include:

- Detached rural dwellings
- Generous garden plots
- Mature trees and boundary planting
- Natural stone walls and rural fencing
- Open views across surrounding fields

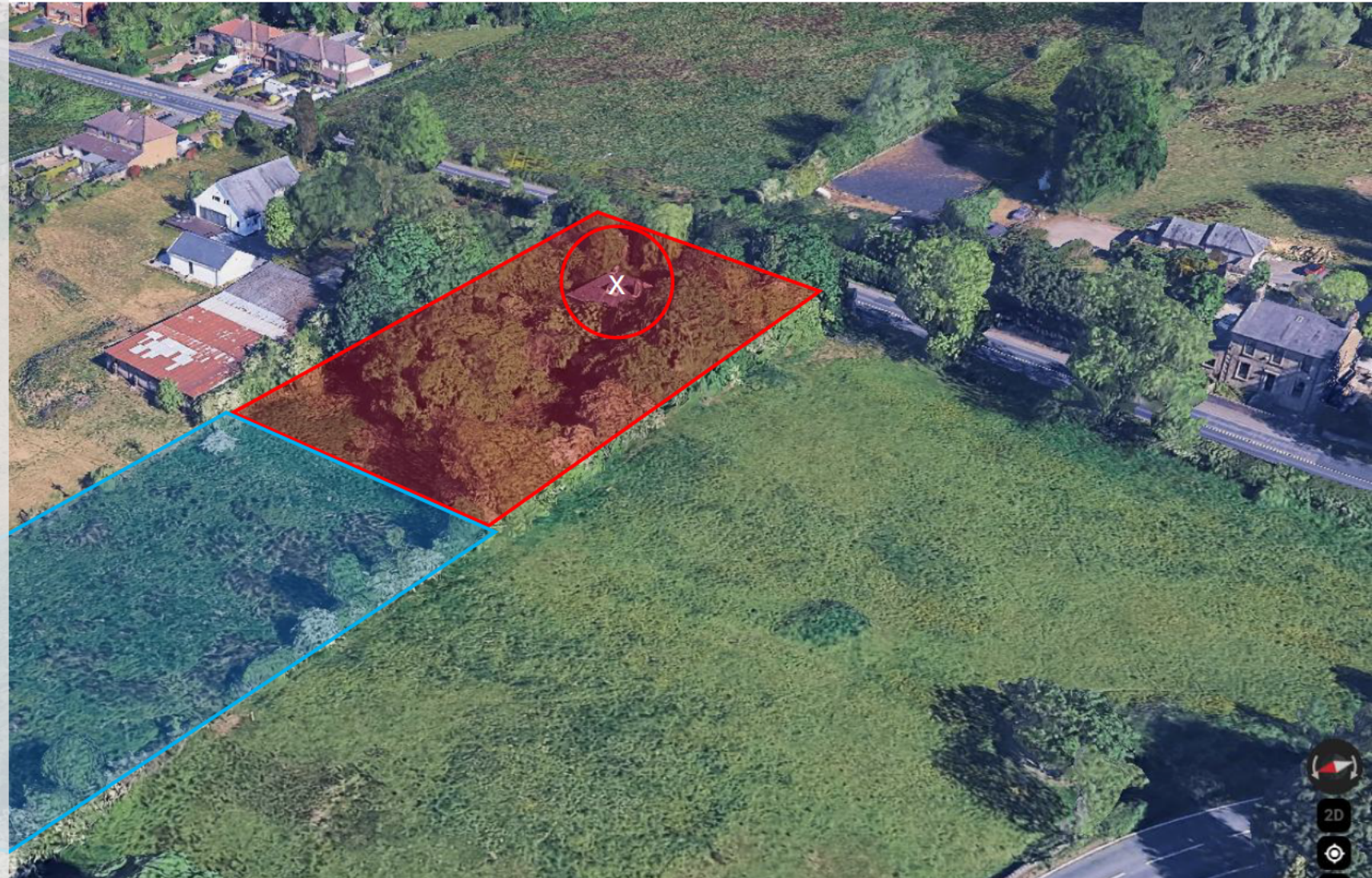
The existing dwelling occupies an established residential plot that forms part of the built pattern along this stretch of Longsight Road.

While the site sits within a rural setting, the surrounding built form demonstrates a varied architectural character and scale, reflecting the gradual evolution of development within the area.

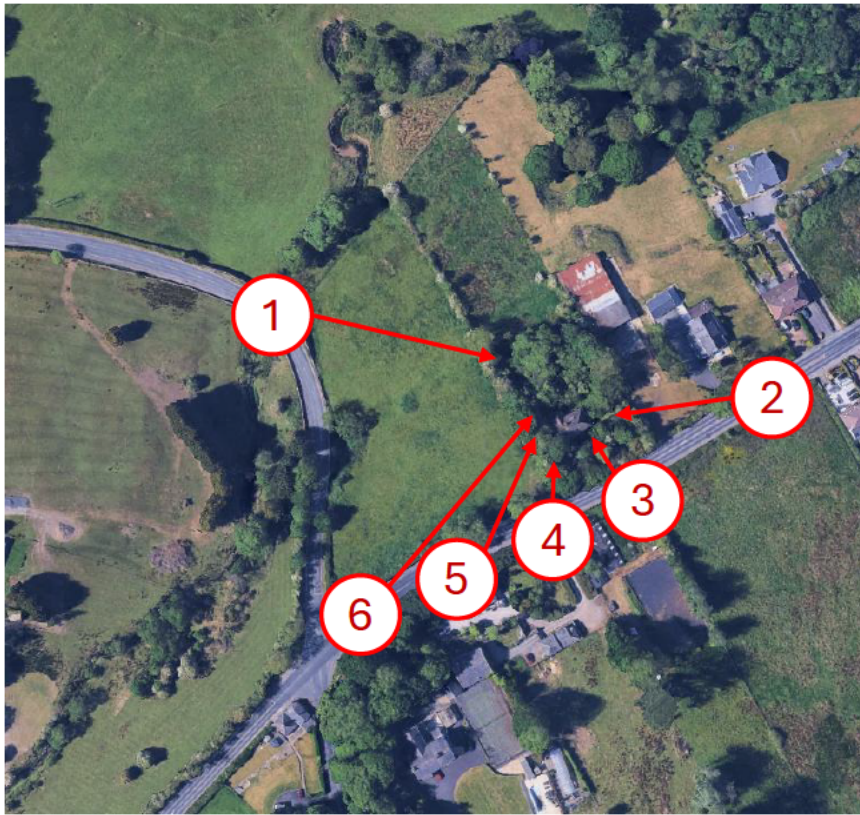
The proposal seeks to respond to this context through a carefully considered replacement dwelling that respects the established pattern of development while enhancing the overall architectural quality of the site.



Existing dwelling



Existing Context - Views



Views taken from the positions numbered above



Views taken from the Ribchester Rd, the elevated site is well covered with existing boundary trees



Views taken from approaching the site from the NE on Longsight Rd. The site is well covered from existing trees and roadside hedges



Views taken from approaching the site from the NE on Longsight Rd. The site is well covered from existing trees and roadside hedges



Views taken from approaching the site from the SW on Longsight Rd. The site is well covered from existing trees and roadside hedges



View taken from the crossroad of Longsight Rd, and Ribchester Rd, showing that the approach from the SW of the site are mitigated by existing trees and vegetation



Existing Context – Constraints & Opportunities



Existing Context – Constraints & Opportunities



Mario Map Viewer – Speed Cameras: 40mph



Mario Map Viewer – Mineral Safeguarding Areas

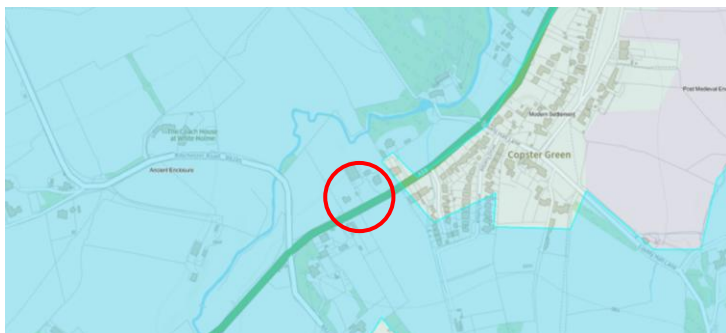
The site is located adjacent to Longsight Road (A59), which is subject to a 40mph speed limit. A fixed speed camera is positioned on the eastern side of the site boundary. Street lighting is also present along this section of Longsight Road, including a lighting column directly outside the site frontage.

The site lies close to, but outside of, a designated Mineral Safeguarding Area, and the proposal does not involve any development that would conflict with mineral safeguarding considerations.

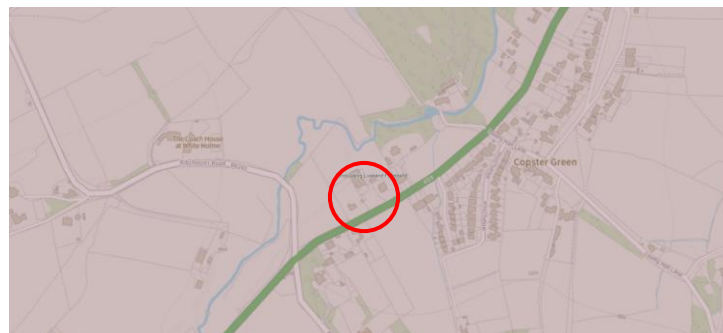
From a historic landscape perspective, the site falls within an area identified as Ancient Enclosure, reflecting a historic pattern of early field boundaries and long-established agricultural land use.

In terms of Landscape Character Type, the site sits within Undulating Lowland Farmland, characterised by gently rolling topography, field boundaries defined by hedgerows and stone walls, and scattered rural dwellings.

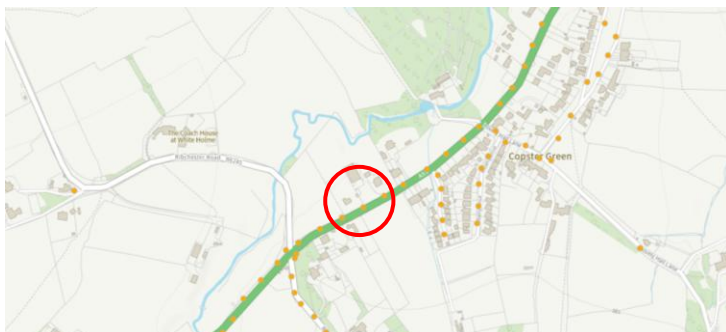
There are no Public Rights of Way crossing or directly adjoining the site. The nearest public footpath (FP0313037) is located approximately 315 metres to the northwest of the site.



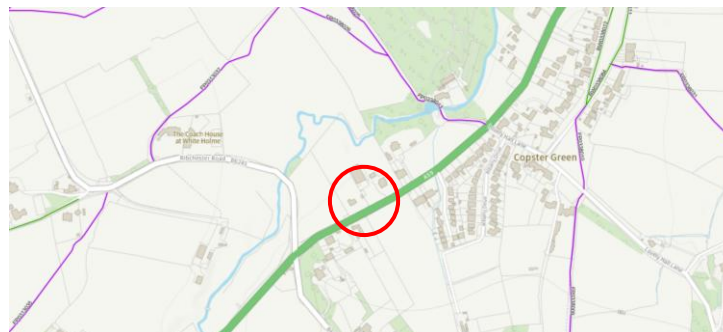
Mario Map Viewer – Historical Landscape Character Map: Ancient Enclosure



Mario Map Viewer – Landscape Character Type: Undulating Lowland Farmland



Mario Map Viewer – Street Lighting



Mario Map Viewer – PROW



3. Use

The proposal seeks consent for a single replacement dwelling.

The residential use reflects the established use of the site and represents a continuation of the existing domestic occupation.

No subdivision of the plot or intensification of use is proposed. The development therefore maintains the established residential character of the site and surrounding area.

4. Amount

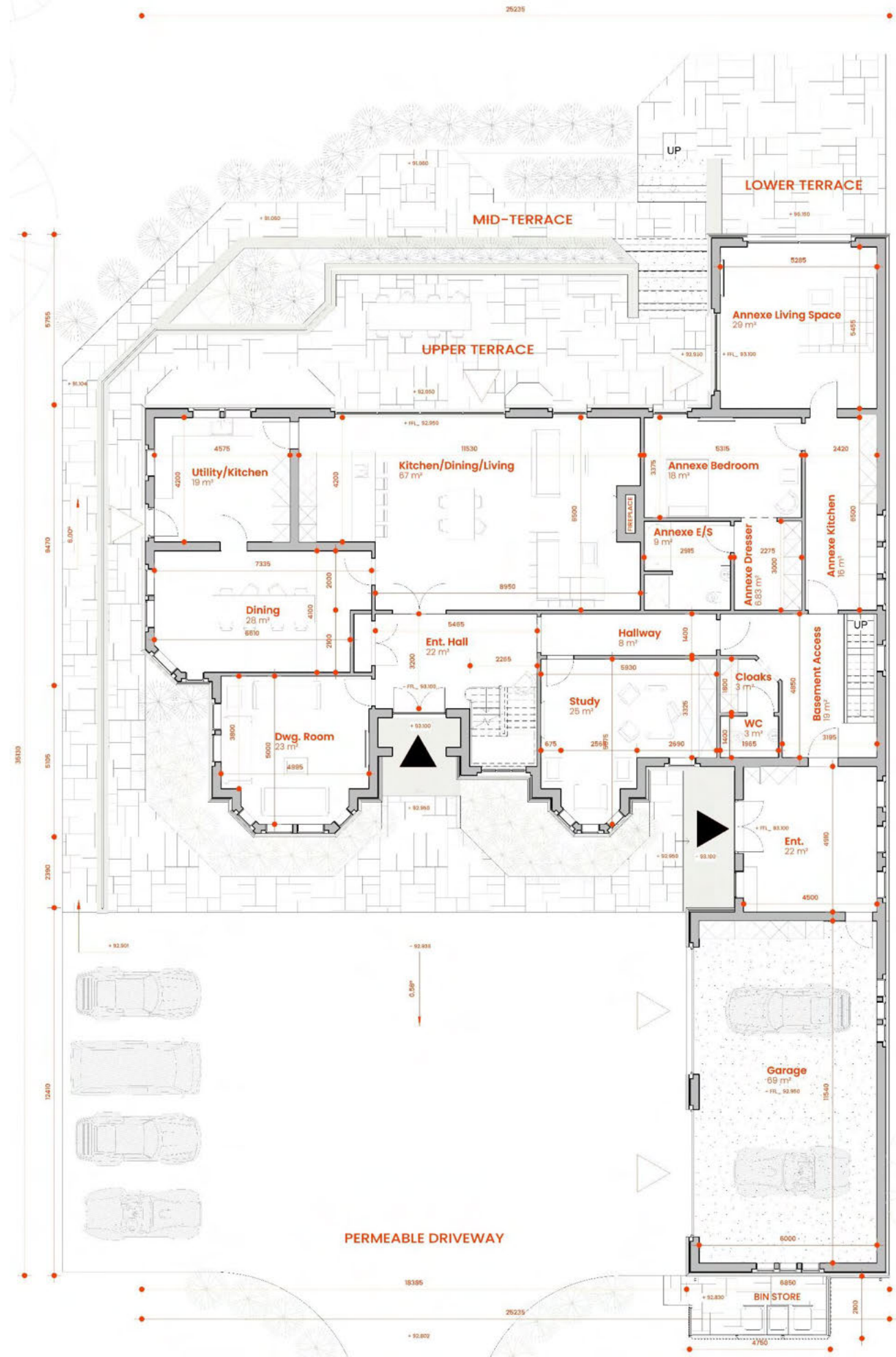
The proposal replaces the existing dwelling with a new single dwelling designed to provide improved internal accommodation and modern living standards.

While the replacement dwelling represents an increase in built form when compared with the existing structure, the development remains appropriate to the scale of the site and surrounding properties.

The proposal has been carefully designed to ensure that the overall massing remains proportionate to the plot and does not result in an overdevelopment of the site.

The built form remains comfortably contained within the established residential curtilage.

- Total Site Area = 6,413m²
- Development Area (Red Boundary) = 3270.8m²
- Existing Built Form Area = 183m²
- Proposed Built Form Area = 481m²



5. Layout

The layout of the proposed dwelling has been developed to respond to both the existing plot arrangement and the surrounding landscape setting.

The dwelling remains positioned within the established residential area of the existing development while improving the relationship between the house, driveway and surrounding garden spaces.

The layout has been carefully arranged to:

- Maintain appropriate separation distances to neighbouring properties
- Provide clear and logical access from the driveway
- Create defined private garden areas
- Maximise views across the surrounding countryside

The building orientation also responds to the natural topography of the site and ensures that the dwelling sits comfortably within the existing landscape setting.



6. Scale

Scale has been a key consideration in the evolution of the design.

The proposed dwelling has been articulated into a series of gabled elements rather than a single monolithic form. This approach:

- Breaks down the visual mass of the building
- Reflects traditional rural architectural forms
- Reduces the perceived bulk of the dwelling
- Introduces depth and shadow within the elevations

The ridge height and overall proportions of the building remain consistent with the scale of surrounding residential properties.

Through the articulation of the roof form and careful massing of the building, the dwelling sits comfortably within the site and wider surrounding context.



7. Appearance

The architectural language of the proposed dwelling draws inspiration from traditional and modern forms of architecture found throughout the local area.

The design incorporates:

- Natural stone walling
- Render finishes
- Slate roof coverings
- Simple gabled roof forms
- Hipped roofs
- Recessed window openings
- Robust masonry detailing

These materials and proportions reflect the character of traditional and local buildings and ensure the proposal integrates naturally with the surrounding and evolving environment.

Glazing has been carefully proportioned to maintain an appropriate balance between solid wall and opening, reinforcing the visual solidity typically associated with rural masonry buildings.

The overall architectural approach is deliberately restrained, ensuring that the dwelling appears rooted within its context rather than introducing an overly suburban form of development.





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8. Landscape & Visual Integration

The proposal maintains and enhances the landscape character of the site.

Existing boundary treatments and vegetation will be retained wherever possible, while additional planting will be introduced to strengthen the landscape setting.

The landscape scheme includes:

- New tree and shrub planting
- Naturalistic perennial and grass planting
- Areas of wildflower meadow
- Improved lawn areas around the dwelling
- New stone walls and rural boundary fencing

These landscape enhancements will soften the appearance of the development and reinforce the rural character of the site.

The replacement dwelling will therefore sit comfortably within its landscape setting while improving the overall visual quality of the site.



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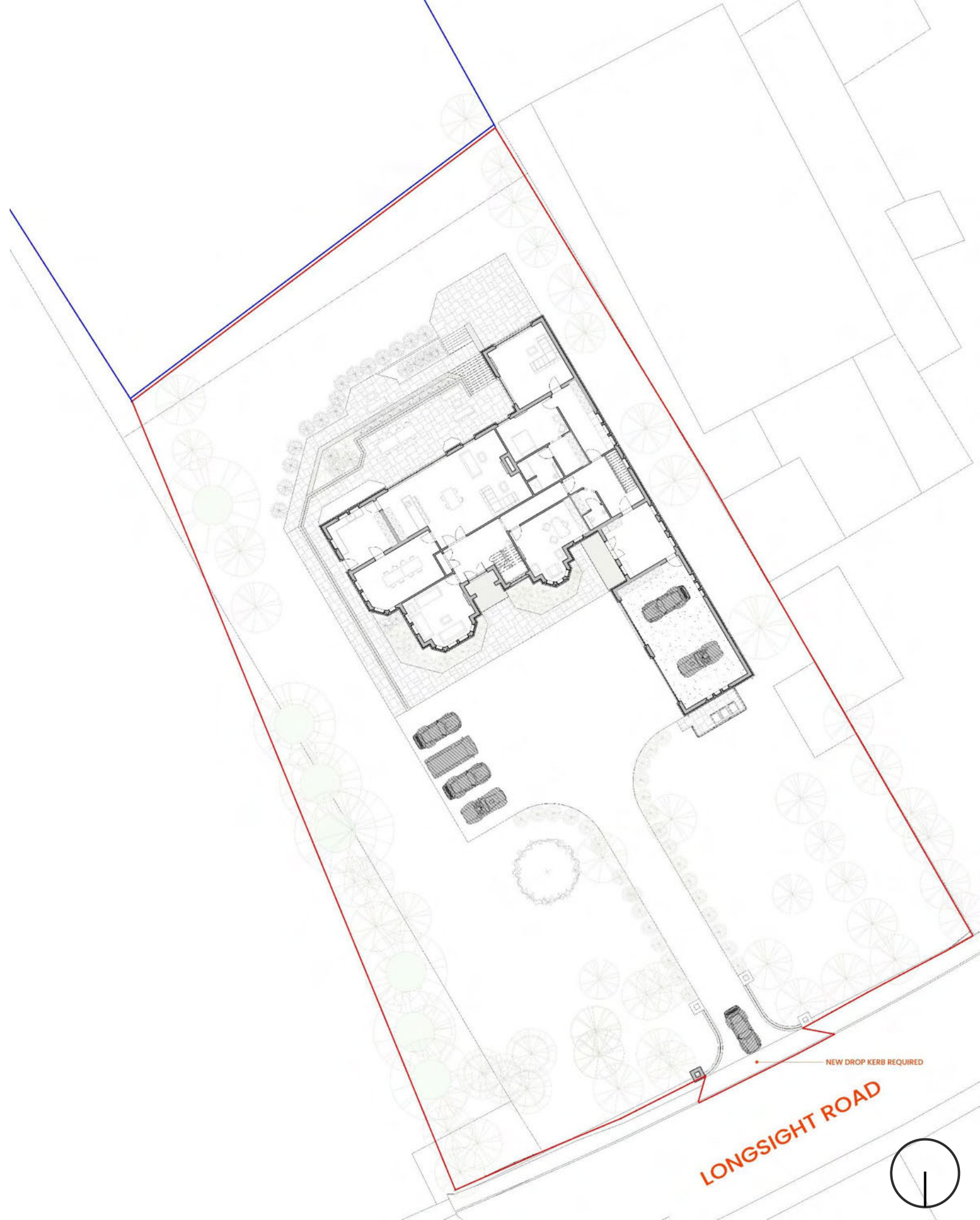
9. Access

Vehicular access to the site will continue to be taken from Longsight Road via a newly formed central entrance to the site. The existing access point will be closed off and new planting installed. New drop kerbs will be installed to comply with the requirement of Lancashire Highways.

The access arrangement will be improved through the introduction of a permeable driveway surface and improved internal circulation space.

The development provides adequate on-site parking and turning space to ensure vehicles can enter and exit the site safely in forward gear.

Traffic movements associated with the development will remain consistent with that expected from a single residential dwelling and will therefore not result in a material increase in traffic within the area.



9. Sustainability & Construction Approach

The proposed dwelling has been designed with a strong emphasis on energy efficiency and long-term environmental performance.

The building will incorporate modern construction techniques and high-performance building materials to significantly exceed standard Building Regulations requirements.

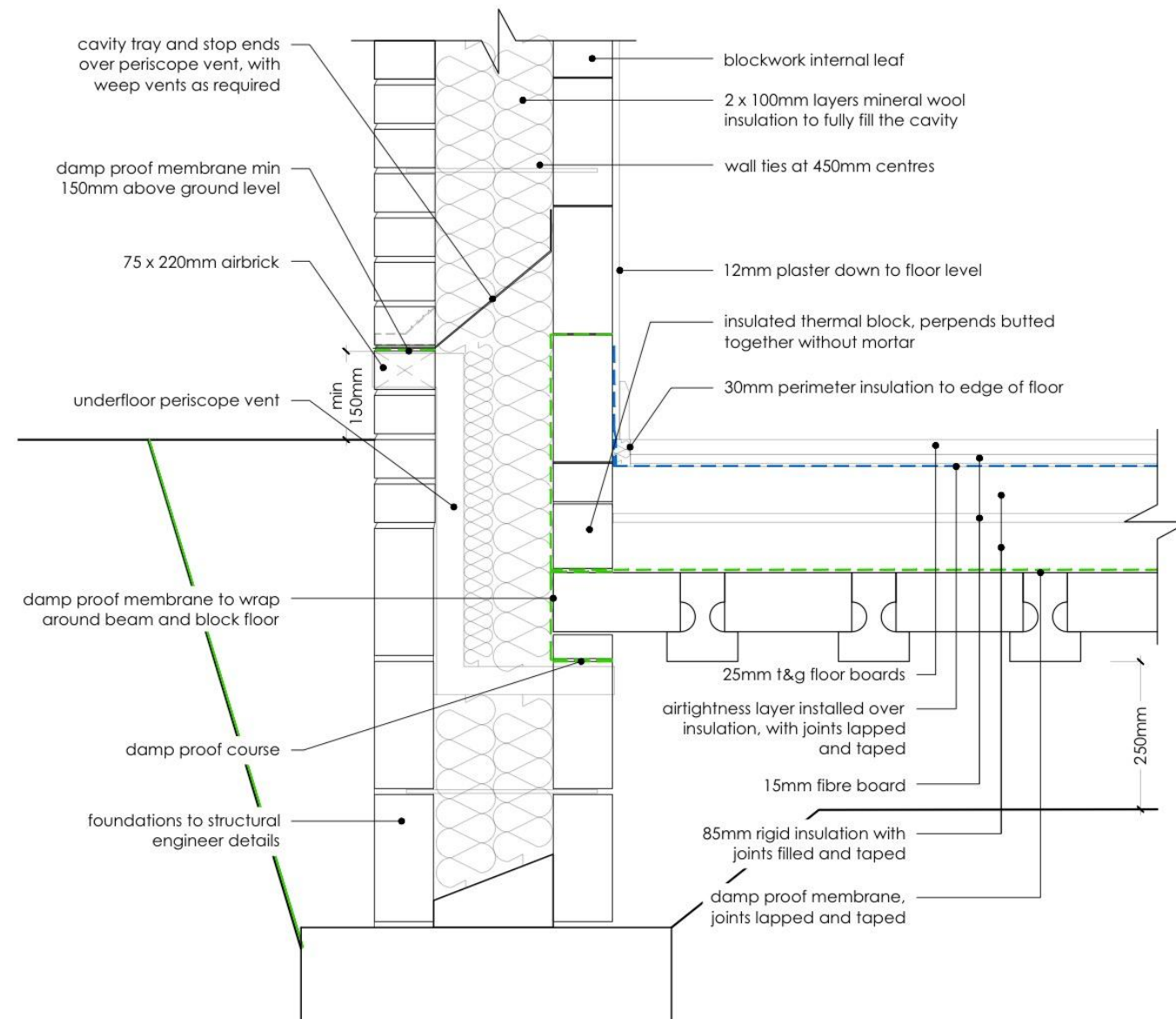
The design prioritises:

- High levels of thermal insulation
- Airtight construction methods
- High-performance glazing systems
- Reduced operational energy demand
- Improved indoor air quality

While the external appearance reflects traditional architecture, the underlying construction approach will be contemporary and performance-led.

This approach ensures the dwelling delivers long-term energy efficiency, occupant comfort and reduced environmental impact.

Example Passivhaus Construction Detail



10. Conclusion

The proposal seeks to replace the existing dwelling at Bridgecroft with a carefully considered and contextually responsive new home.

The design has been informed by the character of surrounding development and the wider rural landscape setting.

Through careful consideration of scale, layout, appearance and landscaping, the proposal provides a high-quality replacement dwelling that enhances the overall character of the site.

The development maintains the established residential use of the site while delivering a modern, energy-efficient home designed for long-term sustainability.

Habitat Architecture welcomes the opportunity to engage positively with the Local Planning Authority throughout the determination of the application.



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