

DESIGN & ACCESS STATEMENT

SITE

Proposed Residential Development
Land to the north of Chatburn Road
Clitheroe
Lancashire

DATE

April 2026

FOR

Oakmere Homes

DOCUMENT REFERENCE

2726 – DA

1.0 Introduction

1.1 Description of Development

- 1.1.1 The proposed development relates to the residential redevelopment of an existing field situated on the north-east fringe of Clitheroe (hereafter referred to as “the site”). The scheme comprises the erection of 39no. detached, semi-detached and terraced dwellings, together with associated private amenity space, off-street parking provision, landscaping, and areas of incidental open space.
- 1.1.2 The proposals seek to deliver an aspirational, low-density form of development that responds appropriately to the area’s character and its transitional context between agricultural land, modern ribbon development and historic town core.
- 1.1.3 This development comprises the third phase of a wider development following completion of phases one and two, which were previously permitted under application references 3/2017/0653 and 3/2020/0325. This development follows the same format in terms of design and access.

1.2 Purpose

- 1.2.1 This document has been prepared by Dickinson Waugh Architecture Limited in support of a submission to Ribble Valley Borough Council on behalf of Oakmere Homes, and seeks Planning Permission for the development as described above.
- 1.2.2 This document follows the suggested format for Design Access Statements as recommended by The Design Council (CABE), and sets out to demonstrate that the application carefully considers the site and wider area in formulating the proposal.

1.3 Supporting Documentation

- 1.3.1 This document should be read in conjunction with the following drawings:

Oakmere Homes

DRAWING REF	REVISION	TITLE
067-SLP-02	A	Site Location Plan
067-P-01	-	Proposed Site Layout
067-MF-01	-	Material House Types List Chatburn Road Phase 3
067/AMB/P01	-	Ambleside Floor Plans & Elevations
067/BOR-AG/P01	-	Borrowdale Attached Garage Floor Plans & Elevations
067/BOW-V3/P01	-	Bowfell V3 Floor Plans & Elevations
067/BOW-V3-SPL-D/P01	-	Bowfell V3 Split Down Floor Plans & Elevations
067/CAL/P01	-	Caldew Floor Plans & Elevations
067/ESK-V3/P01	-	Eskdale V3 Floor Plans & Elevations
067/GRAN/P01	-	Grange Floor Plans & Elevations
067/GRA/P01	-	Grasmere Floor Plans & Elevations

DRAWING REF	REVISION	TITLE
067/GRIZ/P01	-	Grizedale Floor Plans & Elevations
067/ROTH/P01	-	Rothay Floor Plans & Elevations
067/WAS/P01	-	Wasdale Floor Plans & Elevations
067/WAS_SPL_D/P01	-	Wasdale Split Down Floor Plans & Elevations

2.0 Site and Surrounding Area

2.1 Existing Site

- 2.2.1 The proposed development site is located at national grid reference SD 75389 43106 and occupies a plot of approximately 1.6 ha / 4 acres to the northern side of Chatburn Road approximately 1km to the north-east of Clitheroe. The site lies at the end of a ribbon of developments leading from the town along both sides of the highway.
- 2.2.2 The existing site is an open field with a southern dry-stone walled boundary along Chatburn Road and dense woodland to the north and east. The development site directly abuts the previous development phases to the west.



Figure 1. Site location plan indicating development site. Not to scale.



Figure 2. Image from Chatburn Road looking directly west to the site which is apparent as an open field. Woodland can be seen to the north and the previous development phase can be seen in the background. This represents the western boundary of the development.

2.2 Local Character Assessment

- 2.2.1 Clitheroe is a historic market town dating back to the medieval period. The town's prevailing architectural character lies in its later C18th and C19th development, which introduced more polite architecture replacing the earlier vernacular buildings. These Georgian and Victorian buildings commonly exhibit typical balanced proportions, sliding sash windows and restrained classical detailing such as pediments and decorative friezes.
- 2.2.2 Development towards the end of the C19th and beginning of the C20th expanded beyond the town's historic core which broadly remained distinct and consistent in character. Initially this took the form of fairly dense terraced housing, but as development spread further in to former rural areas it became more open with the introduction of semi-detached and detached housing on larger plots with front and rear gardens. This set the tone for modern development schemes.
- 2.2.3 Post-war developments established a typically aspirational suburban character to Chatburn Road as it continued to expand away from the town centre. This has provided inspiration and design cues for recent developments which include the first two phases of this project. The new houses represent a contemporary suburban/rural edge, combining traditional massing and roof forms, a limited yet high-quality material palette and clean, modern detailing. This approach results in a coherent architectural language that is both contextually responsive and reflective of post-war and more recent residential development along the road.



Figure 3. Ordnance survey 1847. Clitheroe with a typically dense urban grain of a market town surrounded by agricultural land. Chatburn Road leading from the town to the north-east to Chatburn.



Figure 4. Ordnance survey 1886. Housing development extending beyond the town centre and along arterial routes such as Chatburn Road.

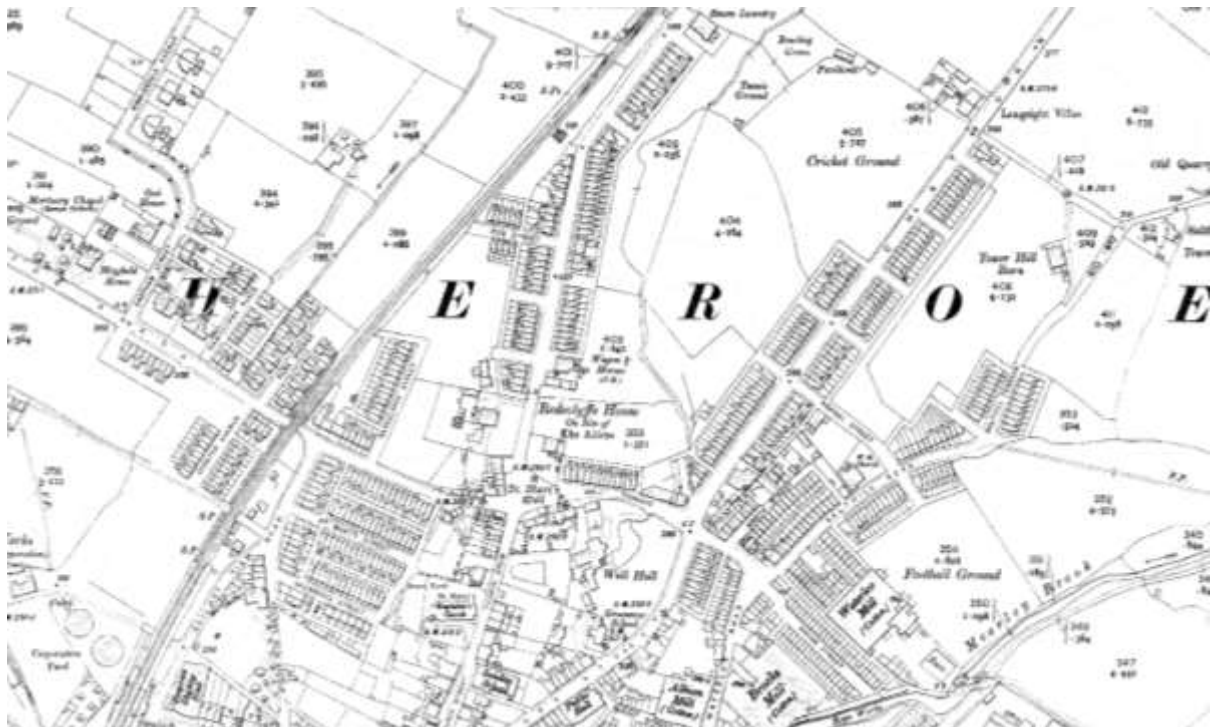


Figure 5. Ordnance survey 1912. Terraced housing extending along Chatburn Road established the beginnings of an urban and suburban area.



Figure 6. Ordnance survey 1964. Residential and ancillary development progressed post-war further towards rural areas and became less dense with the introduction of more semi-detached and detached housing set within larger plots.



Figure 7. Green Drive was the most northern, and amongst the first 'modern' post-war developments spurring off Chatburn Road and established a more modern domestic material pallet with the introduction of brick and render and a far more open suburban grain and prevailing character.

3.0 Proposal

3.1 Use

- 3.1.1 The proposed development comprises the residential redevelopment of the site to provide 39no. new dwellings, delivering a balanced mix of house types including detached, semi-detached and terraces. The scheme is predominantly formed of two-storey family housing, complemented by a limited number of single-storey bungalows, thereby broadening the range of accommodation and supporting inclusive occupation across different age groups and household needs.
- 3.1.2 The use of the site is therefore established as wholly residential, reflecting the prevailing character of neighbouring developments while making efficient and appropriate use of the land. The mix of dwelling types has been arranged to create a varied yet cohesive residential environment, avoiding uniformity and responding to both market demand and local housing need.
- 3.1.3 The inclusion of bungalows introduces more accessible homes to the development contributing to a more balanced and sustainable community profile. Overall, the proposed use represents a logical extension of recent residential development within the area, providing a well-integrated neighbourhood with a clear domestic character.

3.2 Amount

- 3.2.1 The amount of development is carefully moderated through assessment and comparison with both recent historic and earlier phase development. The intent is that built form occupies a limited proportion of the overall site area and the majority of the land retained is for private gardens including off road parking, structural landscaping and areas of open space. This ensures that the development does not appear overly intensive and allows for a strong landscape-led character.
- 3.2.2 The proposed development represents a moderate and well-balanced quantum of built form across the site, comprising 39 dwellings set within a structured layout of defined plots, access roads and landscaped areas. The overall density is considered appropriate to the site's context which sets out to achieve an efficient use of the land. Typically, the footprint to plot ratio is circa 1 in 4 / 25% which is consistent with phases 1 and 2 and the other post-war developments along Chatburn Road.
- 3.2.3 Overall, the amount of development strikes an appropriate balance between optimising the site's residential capacity and maintaining a high-quality, low-density environment consistent with the character of the surrounding area.

3.3 Layout

- 3.3.1 The layout is arranged within and along a ring-road which provides access to all units. The majority of the houses lie within the ring which then provides ample separation between the houses and the woodland to the north and the highway. The intent is that the houses are visually well set back from view from within the public realm and the space between can be populated with appropriate landscaping and trees etc.

3.4 Scale

- 3.4.1 The overall scale of the proposed development is consistent with a low to medium density residential scheme incorporating a coherent and legible layout. The built form is predominantly two storeys in height, reflecting the prevailing scale of surrounding and neighbouring developments and includes a limited number of single-storey bungalows providing variation and a reduced visual presence in key locations, primarily from the road.
- 3.4.2 The scale of development is carefully moderated both in terms of height and massing. Individual dwellings are of a modest footprint, with built form broken into a series of discrete units including detached, semi-detached and narrow terraces. This fragmentation of mass avoids any perception of overdevelopment and ensures that the scheme retains a human scale throughout.
- 3.4.3 The incorporation of bungalows and the strategic arrangement of built form away from site boundaries and landscaped areas further reduces the perceived scale, particularly when viewed from the surrounding countryside and along the site edges. In addition, the retention and introduction of structured landscaping provides a visual buffer which softens the extent of development.

- 3.4.4 Overall, the scale of the scheme is considered appropriate to its context, achieving a balanced composition of built form that integrates comfortably with its surroundings whilst delivering a cohesive and well-proportioned residential environment.

3.5 Appearance

- 3.5.1 Architectural detailing is restrained and contemporary, avoiding excessive ornamentation. Traditional elements such as gables and bays are simplified and expressed in a modern manner. Window surrounds appear subtly emphasised (e.g. through stone heads/cills or contrasting trims), adding depth without overt decoration.

- 3.5.2 The palette of materials reflects a restrained and consistent approach typical of high-quality modern housing and matching that of the other phases of the development which have been demonstrably successful in their approach.

Walling: A combination of coursed natural stone and coloured render. The use of stone on principal elevations and gables provides visual weight and references local polite styles while rendered sections introduce contrast and lighten the composition.

Roofing: Dark grey slates, providing a neutral, contextually appropriate and high quality

Windows and Doors: Dark-framed uPVC windows and doors, creating a strong visual contrast against the lighter walling materials. The frames are simple and unornamented, reinforcing the contemporary character.

Rainwater Goods: Typically dark-coloured (black or anthracite), integrated discreetly within the overall façade composition.



Figure 8. Example of a house from the previous phases which will be replicated in terms of design and material use.

4.0 Access

- 4.1 Vehicular access to the site is proposed via a single, purpose-designed point of entry from Chatburn Road, ensuring a safe and legible means of access for all users. The single access point and internal road significantly mitigate the burden on traffic entering and exiting the main highway. The site should be entirely self-contained in terms of access for residents and visitors, deliveries, refuse collections and emergency appliances.
- 4.2 Pedestrian access to the site will be via a footpath link from the pavement along Chatburn Road leading to a footpath along the inner road.
- 4.3 Access to the houses will comply with the Building Regulations Approved Documents for a Category 1 visitable dwelling. Therefore, reasonable provision will be made for access for most people, including wheelchair users to approach and enter the dwellings and access habitable rooms and sanitary facilities on the ground floor.