

Design & Access Statement

Light Industrial Site at Waddington

Mr Ashley Rostron

February 2026

New Dwelling with Annexe

Introduction

Rural Solutions Ltd. have been commissioned by Mr Ashley Rostron to submit a planning application, to replace three light industrial units with a new dwelling, and an existing residential unit with a new annexe, on a light industrial site to the East of Waddington. The site already has a Class ZA approval for a new dwelling.

The proposal will comprise a two storey residential dwelling and associated annexe, with on site parking and amenity space. The proposal will still retain access to the existing light industrial units, as well as the field to the south of the site.

This document outlines the proposed site layout, plans and overall appearance of the proposed new dwelling and annexe.



The site

The site has a frontage on to West Bradford Road which leads from the Waddington settlement, to the West, through to the village primary school opposite the site. The site consists of several former light industrial buildings and a residential dwelling. The site already has a Class ZA approval for a new dwelling.

Existing hedgerows and trees demarcate the site along the East and West boundary, with open fields to the South.

The adjacent images show various angles of the existing buildings and their surroundings.



1. View of the existing light industrial units, north elevation
2. View of the existing residential home to be demolished and replaced with proposed annexe
3. View of the existing light industrial units, west elevation
4. View of the existing light industrial unit, south elevation, with Class ZA approval for a single storey dwelling

Wider context

Site location key

1. The Site
2. Waddington
3. West Bradford
4. West Bradford Road
5. Tarmac Plant
6. Cross Hill
7. Pimlico Link Road
8. Slaidburn Road
9. Grindleton Road
10. River Ribble
11. Brungerley Park
12. Waddow Hall
13. Waddington Road
14. Drakehouse Wood
15. Three Rivers Woodland park
16. Clitheroe
17. Shireburne Park



Local vernacular

The local vernacular building style of Waddington and West Bradford comprises of the following key elements:

- Stone facades with stone detailing
- Duo-pitched roofs
- Slate roofs
- Mixture of PPC Aluminum and painted timber doors & windows
- Black metal rainwater goods
- Contemporary additions

The proposed dwellings will draw on this vernacular language and features so as to link to the tradition and character of the area.



1. Stone detached dwelling on West Bradford Road
2. Stone semi-detached dwelling in West Bradford
3. Contemporary dwelling on West Bradford Road
4. Stone detached dwelling on West Bradford Road
5. Row of stone terrace houses in Waddington

Material & Architectural precedents

The design focuses on using the local vernacular of the area and a restrained material palette to convert two light industrial buildings into a single family home. The existing masonry will be replaced with local random coursed stone, with aluminium windows and doors providing a contemporary crispness to the openings.

The precedents shown opposite demonstrate the approach taken of using stone as the main material with simple large openings to create light filled spaces with simple forms and minimal detailing.

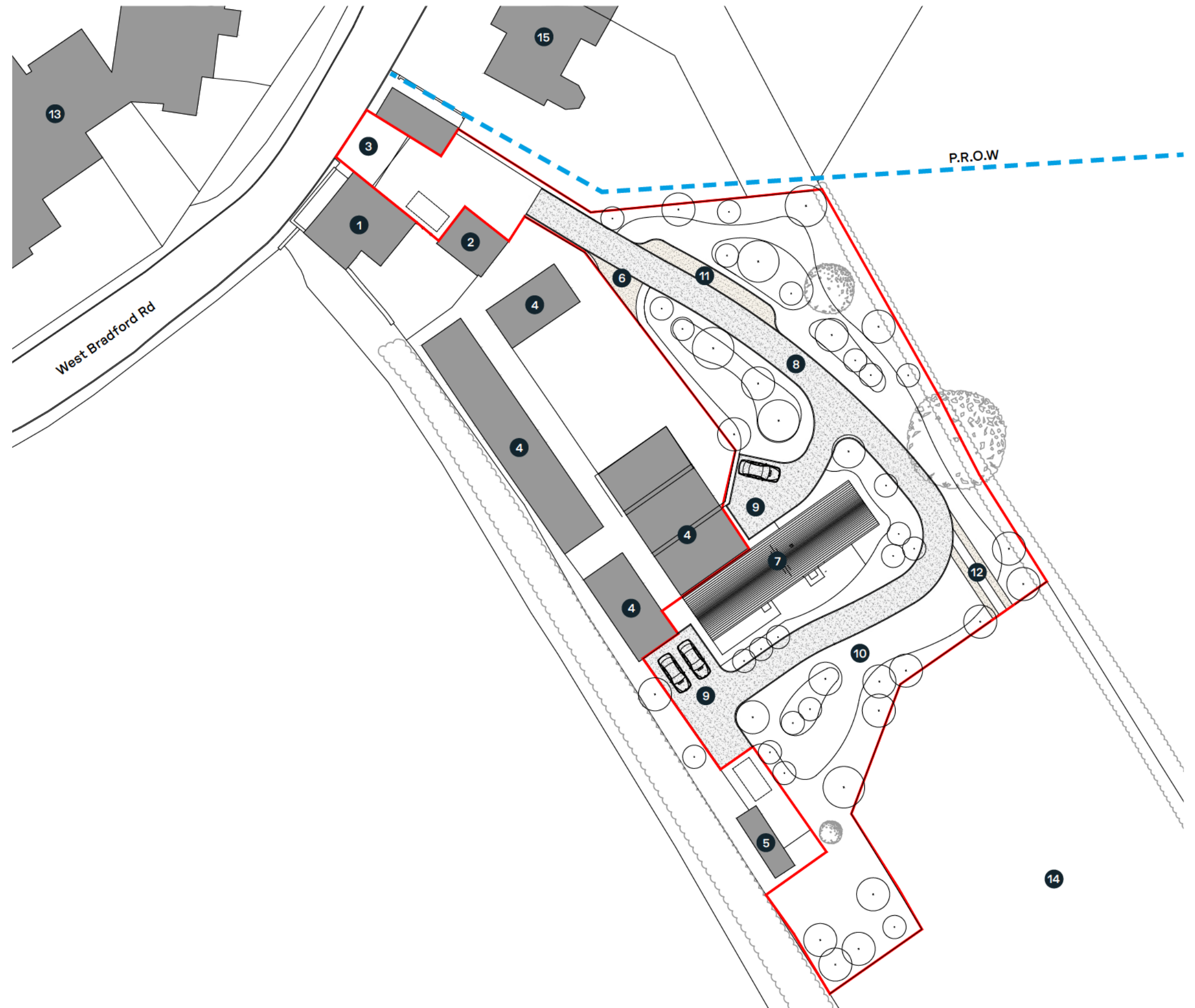


1. House in Blacksod Bay
2. PPC Aluminium doors & windows
3. Slate roof
4. Rural Cart Shed Conversion
5. Villa Slow by Laura Alvarez Architects
6. Local random coursed stone

Approved Class ZA site plan 1:500 @ A3

Site plan key

1. Existing dwelling
2. Existing dwelling garage
3. Existing site access
4. Existing light industrial unit
5. Existing residential home
6. Existing yard access
7. Proposed dwelling
8. Proposed access road
9. Proposed parking
10. Proposed garden
11. Proposed passing place
12. Proposed field access
13. Primary school
14. Field
15. Neighbouring property



Approved Class ZA elevations as proposed 1:100 @ A3

Material palette

Walls - Local random coursed stone

Doors & Windows - Grey PPC Aluminium

Roof - Slate

Rainwater goods - Grey PPC Aluminium

Flue - Black metal



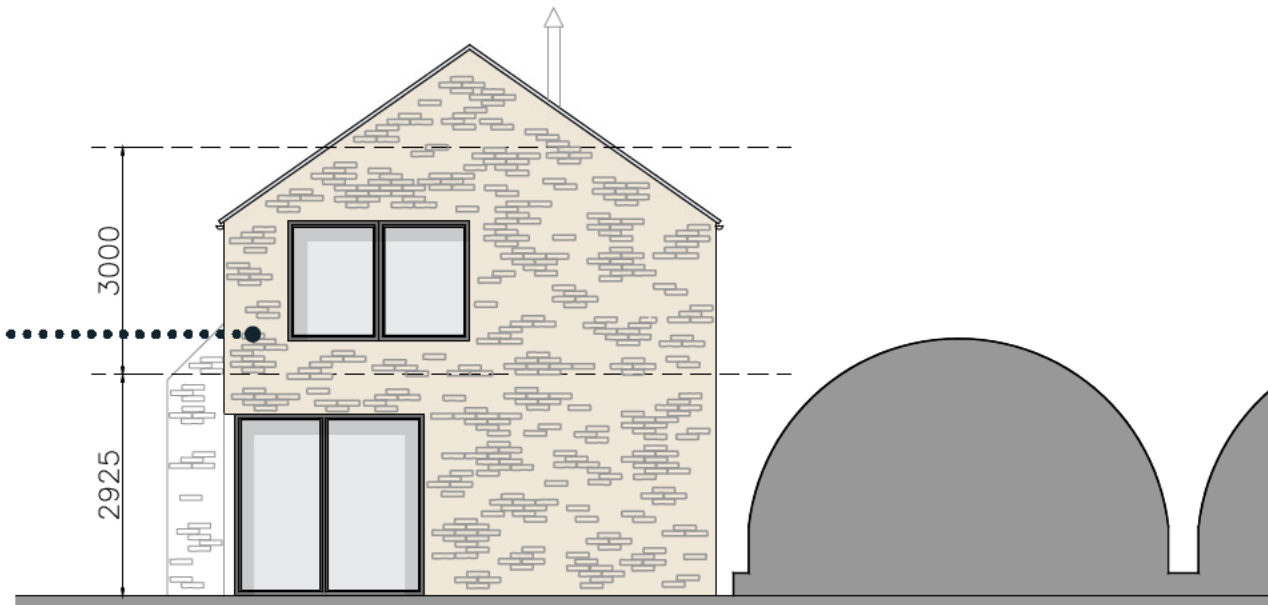
PPC Aluminium
doors & windows



Random coursed
local stone



South Elevation



East Elevation



Approved Class ZA elevations as proposed 1:100 @ A3

Material palette

Walls - Local random coursed stone

Doors & Windows - Grey PPC Aluminium

Roof - Slate

Rainwater goods - Grey PPC Aluminium

Flue - Black metal



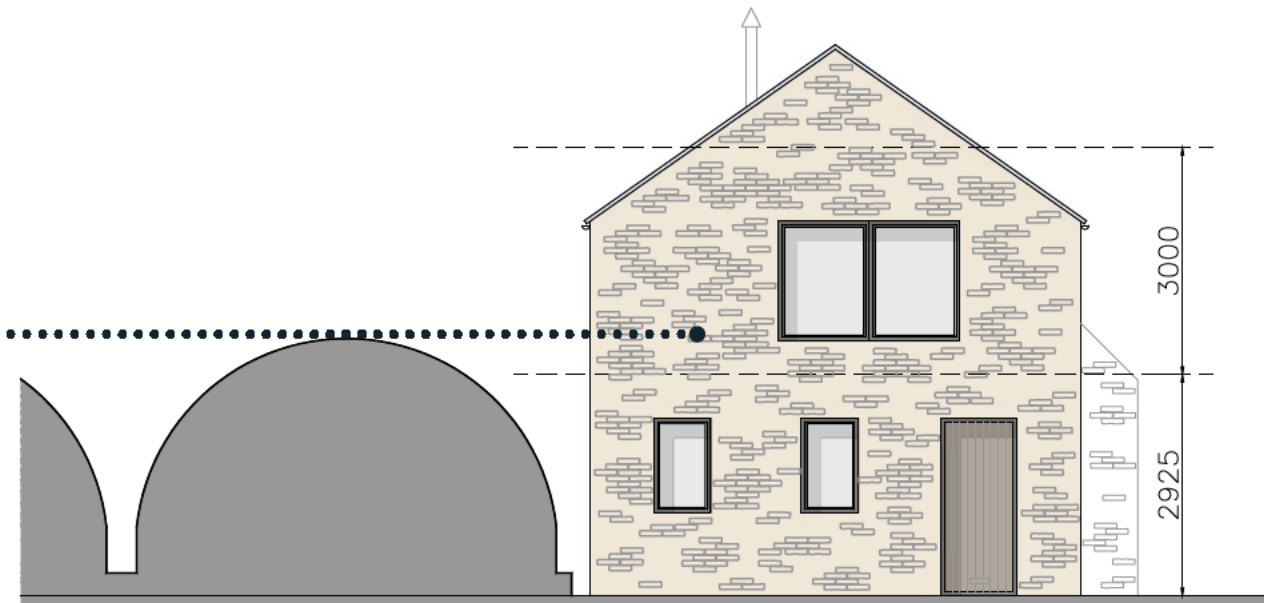
Slate roof



Random coursed
local stone



South Elevation



West Elevation



Site plan as proposed 1:500 @ A3

Drawing No. GA_07

Site plan key

1. Existing dwelling
2. Existing dwelling garage
3. Existing site access
4. Existing light industrial unit
5. Existing yard access
6. Proposed dwelling
7. Proposed annexe
8. Proposed access road
9. Proposed parking
10. Proposed garden
11. Proposed passing place
12. Proposed field access
13. Primary school
14. Field
15. Neighbouring property

Sustainable design & construction statement

Construction

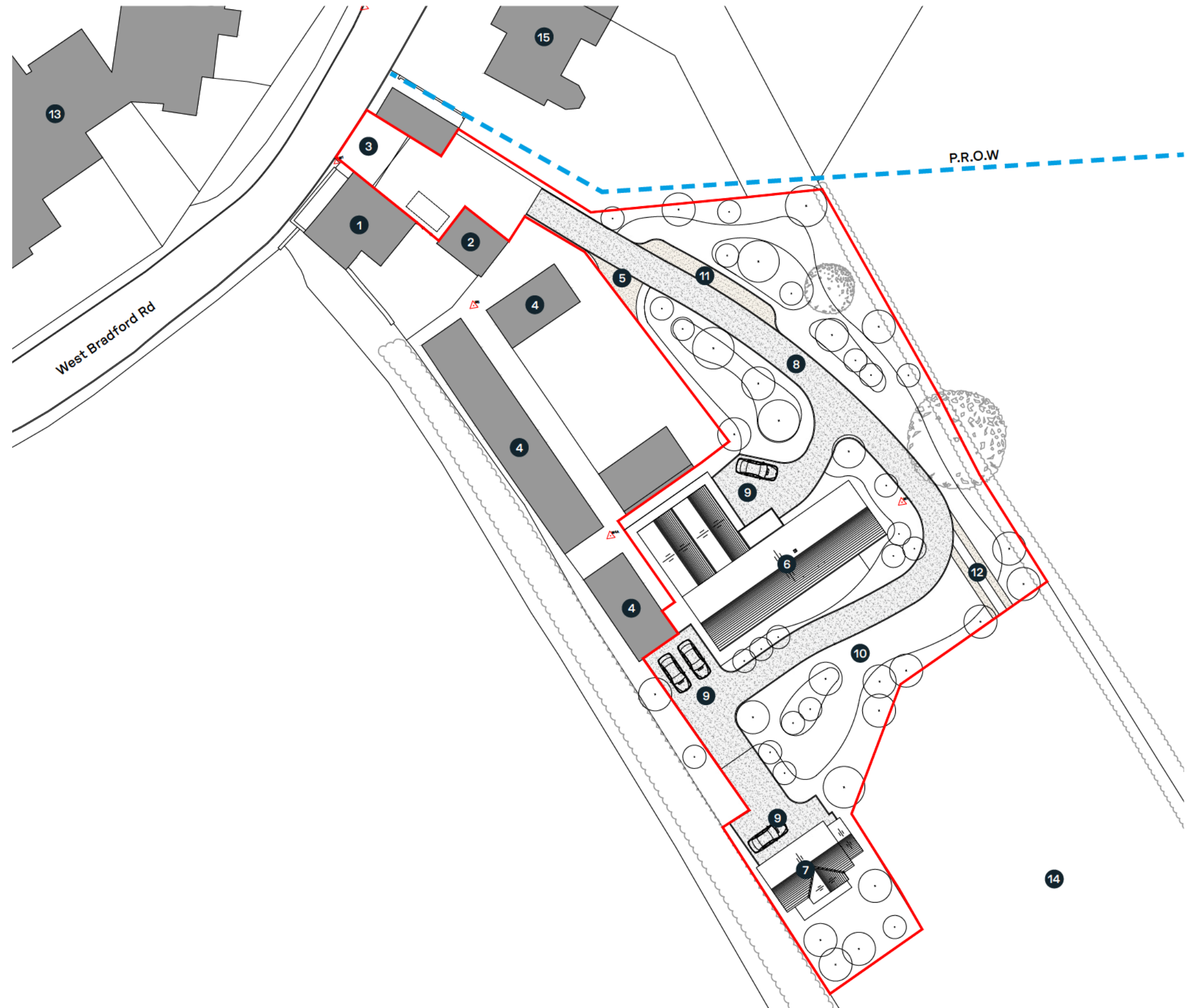
High quality materials and workmanship will be provided to create a building that meets or better current Building Regulations and has a high standard of air-tightness and insulation. The existing materials will be reused where possible to reduce the carbon footprint, with local suppliers and labour also preferable.

Energy / Water

Renewable energy sources such as air source / ground source pumps are proposed for the dwelling. All necessary water supplies, safety, sanitation, and water saving requirements will be incorporated within the scheme.

Biodiversity

The proposed soft landscaping scheme will make a positive contribution towards achieving a net gain in biodiversity.



Ground floor plan as proposed 1:100 @ A3

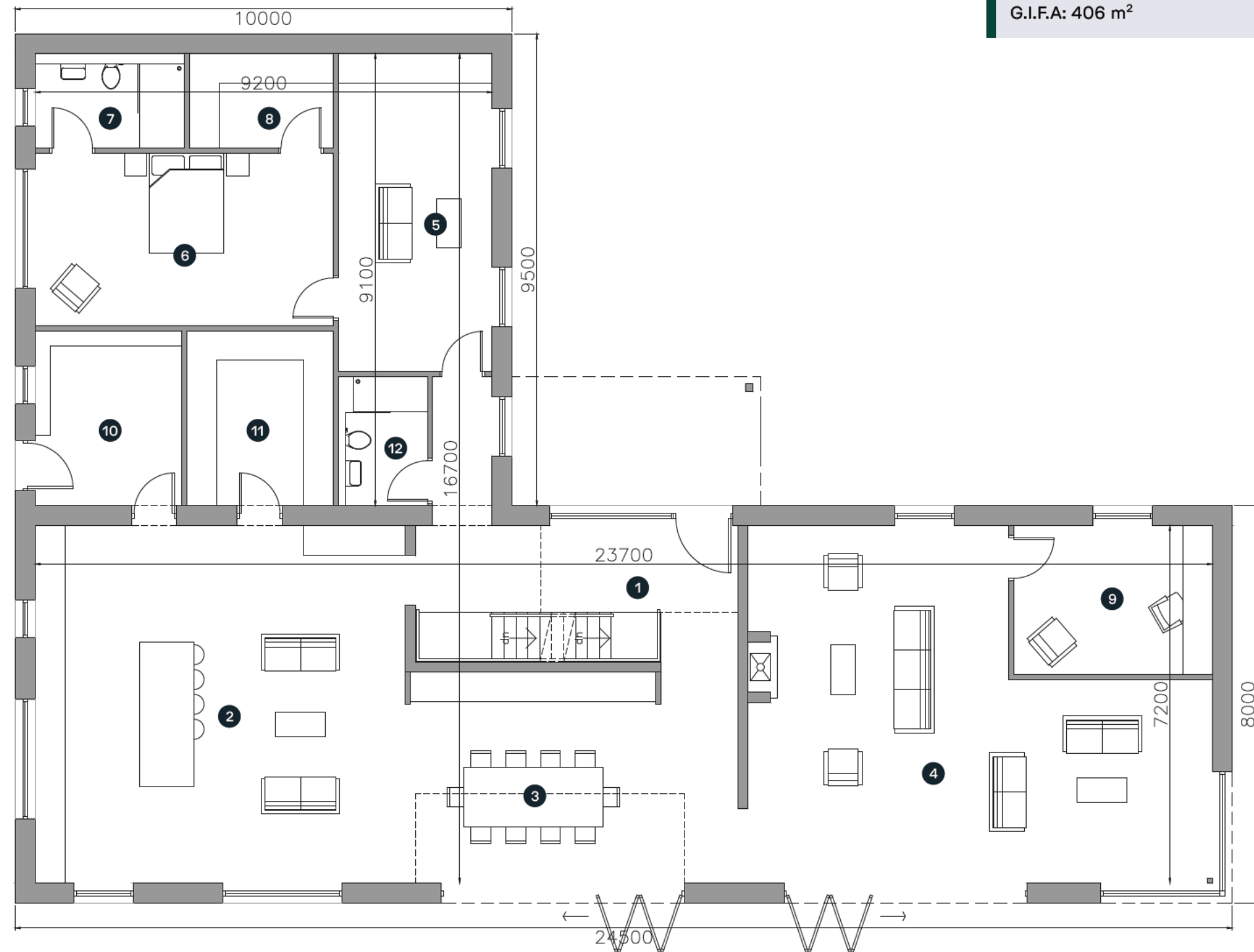
Drawing No. GA_06

Ground floor key

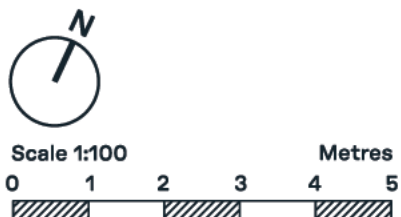
1. Entrance Hall
2. Kitchen
3. Dining
4. Living Room
5. Snug
6. Guest Bedroom
7. Guest Walk-In Wardrobe
8. Guest En-Suite
9. Study
10. Bootroom / Utility
11. Pantry
12. W.C / Shower Room

Schedule of accommodation

G.I.F.A: 406 m²



Ground Floor

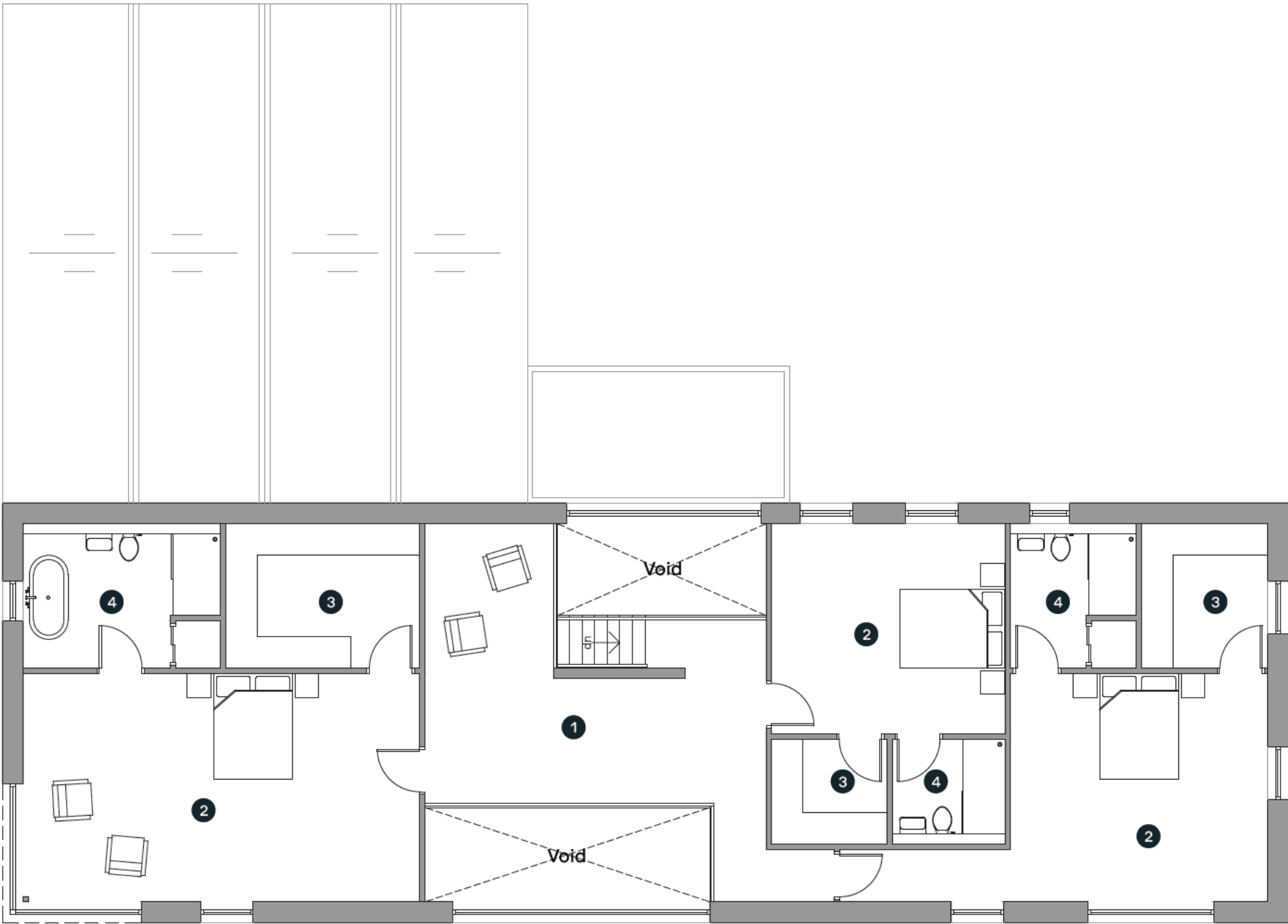


First floor plan as proposed 1:100 @ A3

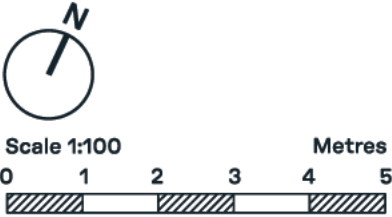
Drawing No. GA_09

Ground floor key

- 1. Landing
- 2. Bedroom
- 3. Walk-In Wardrobe
- 4. En-Suite



First Floor



Elevations as proposed 1:100 @ A3

Drawing No. GA_11

Material palette

Walls - Local random coursed stone

Doors & Windows - Grey PPC Aluminium

Roof - Slate

Rainwater goods - Grey PPC Aluminium

Flue - Black metal



PPC Aluminium
doors & windows



Random coursed
local stone



South Elevation



East Elevation



Elevations as proposed 1:100 @ A3

Drawing No. GA_12

Material palette

Walls - Local random coursed stone

Doors & Windows - Grey PPC Aluminium

Roof - Slate

Rainwater goods - Grey PPC Aluminium

Flue - Black metal



Random coursed
local stone



Slate roof



North Elevation



West Elevation



Annexe as proposed 1:100 @ A3

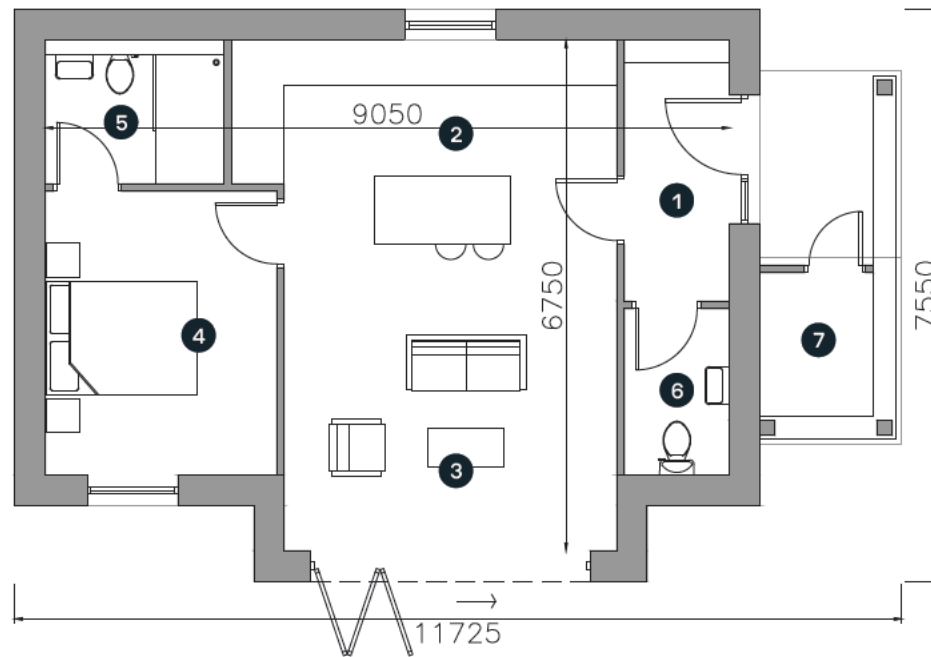
Drawing No. GA_13

Ground floor key

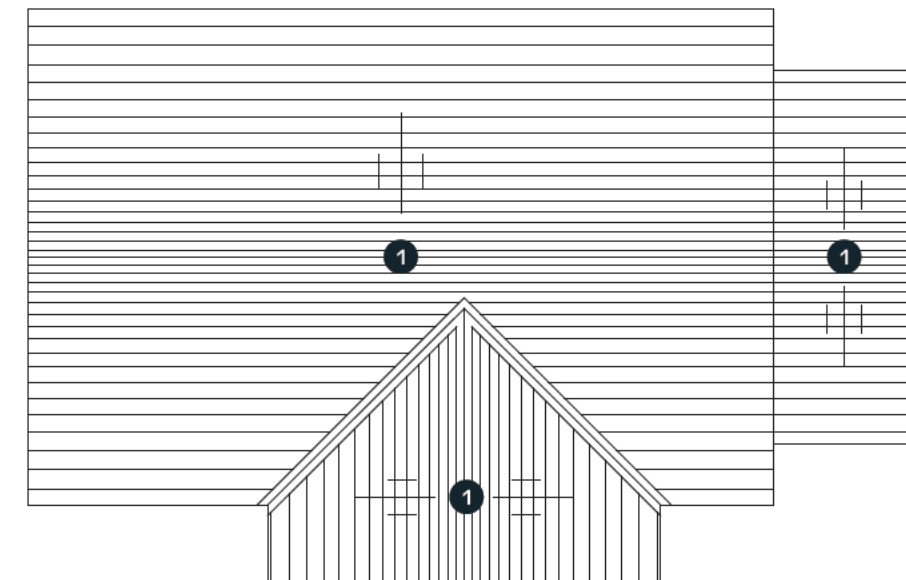
1. Entrance
2. Kitchen / Dining
3. Living Room
4. Bedroom
5. En-Suite
6. W.C
7. Store

Roof plan key

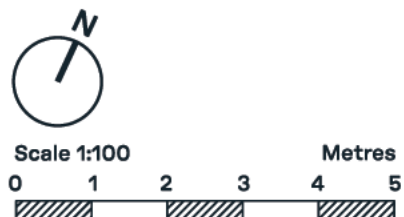
1. Slate roof



Floor Plan



Roof Plan



Annexe elevations as proposed 1:100 @ A3

Drawing No. GA_14

Material palette

Walls - Local random coursed stone

Doors & Windows - Grey PPC Aluminium

Roof - Slate

Rainwater goods - Grey PPC Aluminium

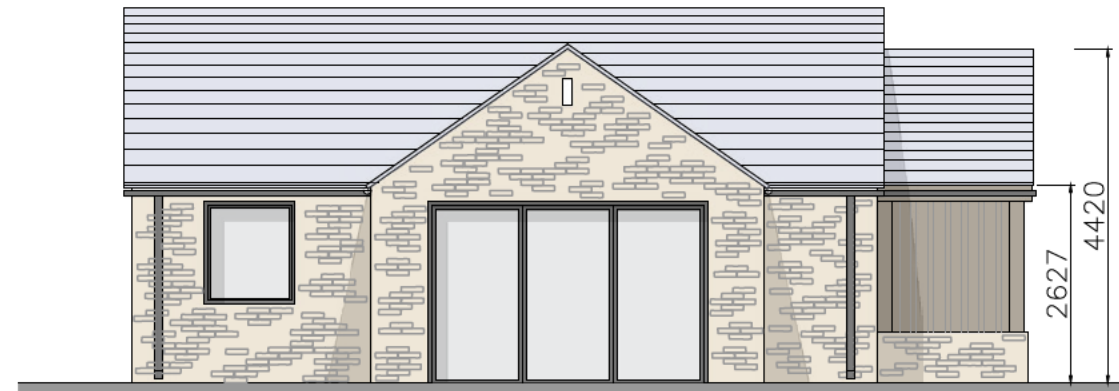
Flue - Black metal



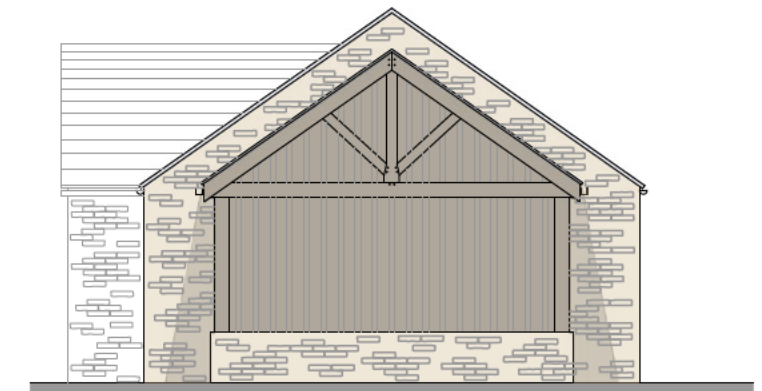
Random coursed
local stone



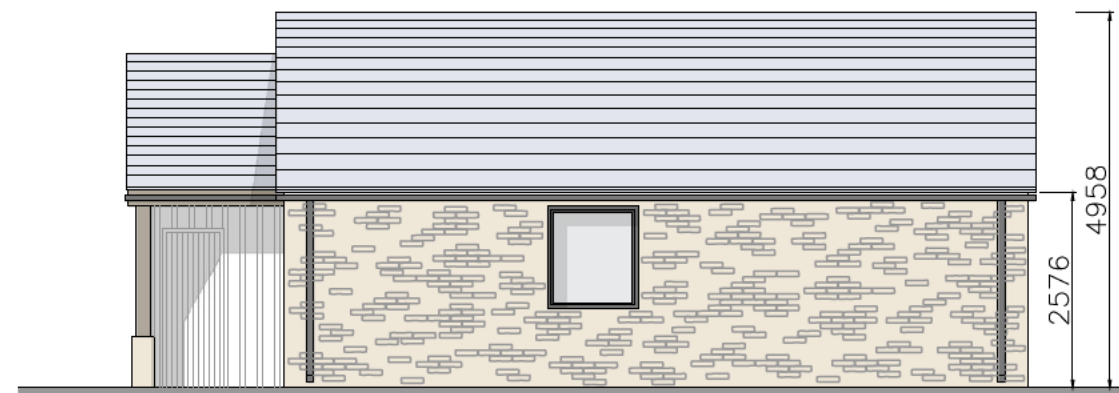
Slate roof



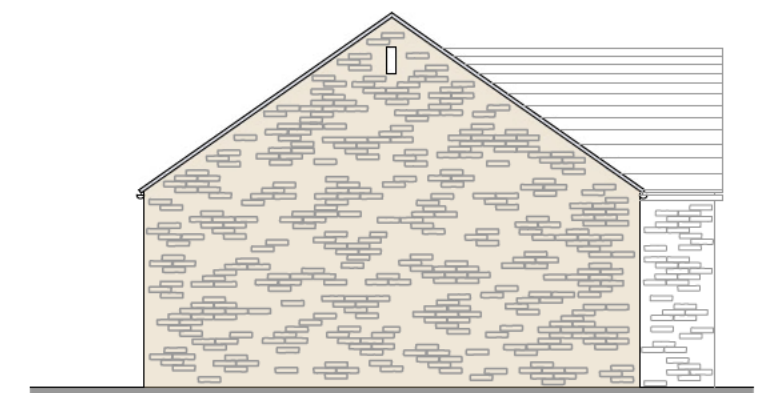
South Elevation



East Elevation



North Elevation



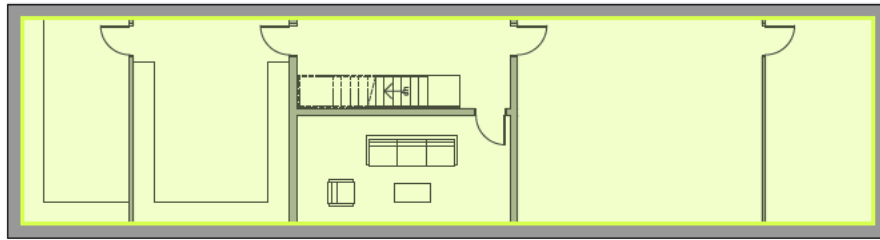
West Elevation



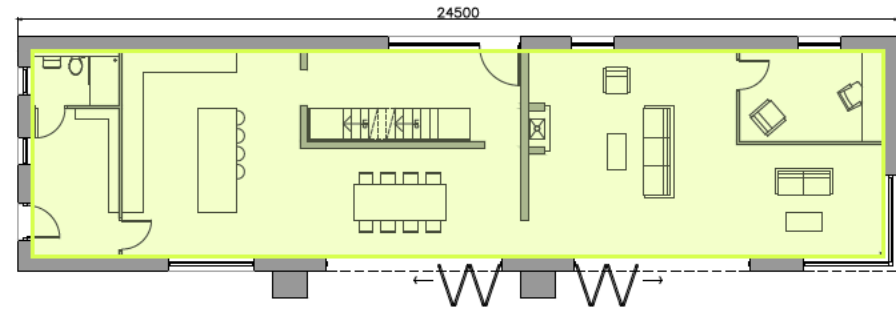
Schedule of accommodation comparison

Approved Class ZA

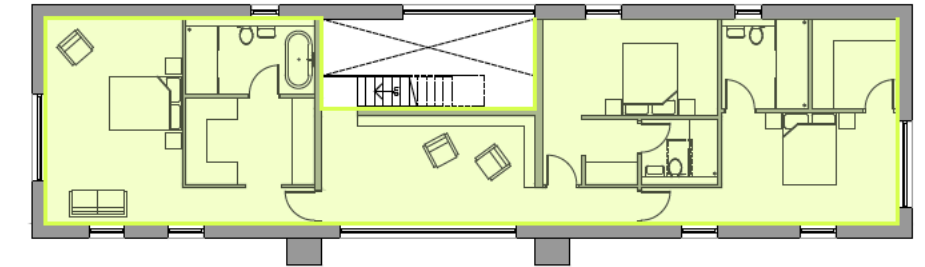
Total G.I.F.A: 390 m²



Basement - 135 m²



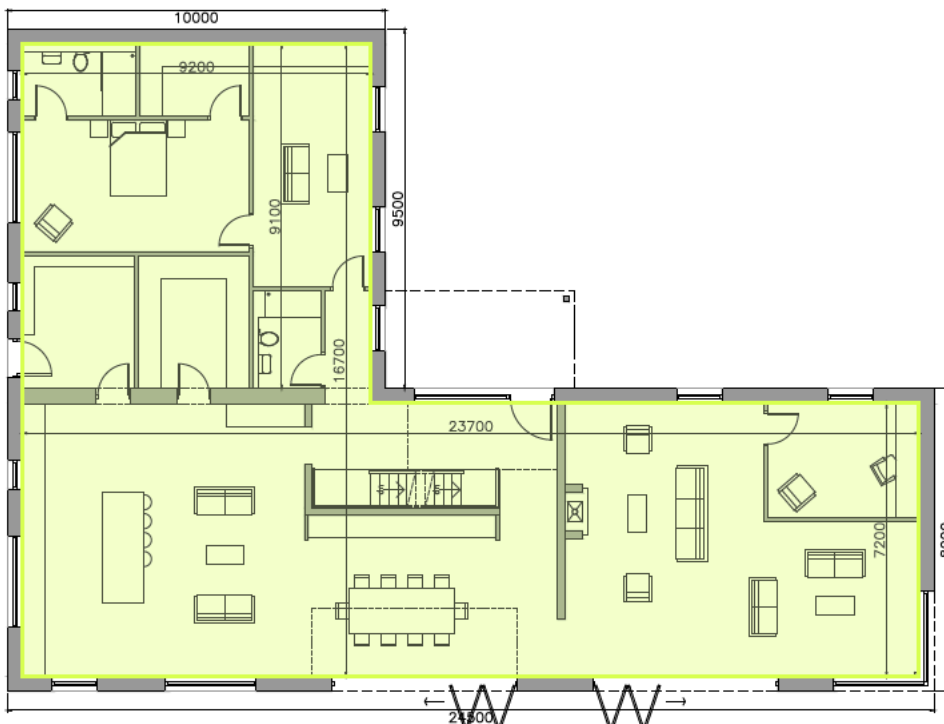
Ground Floor - 135 m²



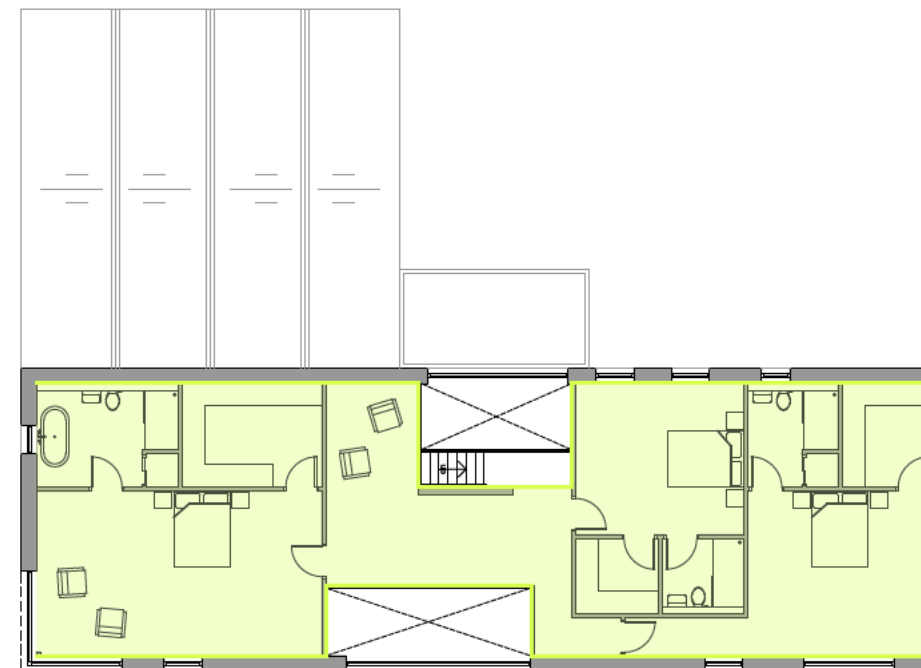
First Floor - 120 m²

As proposed

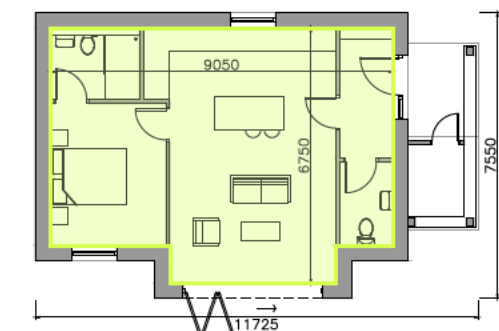
Total G.I.F.A: 462 m²



Ground Floor - 258 m²



First Floor - 148 m²



Annexe - 56 m²

Vehicular access as proposed NTS

The scheme will be accessed off West Bradford Road using the existing access point to the site, which already serves the existing dwelling and light industrial units. Both vehicles and pedestrians will be able to access the new dwellings at this point.

Adjacent are images to show the existing access point off West Bradford Road.

Site plan key

◀...▶ Vehicular site access from West Bradford Road

◀...▶ Proposed field access

— Public Right of Way (P.R.O.W)

Proposed parking (5 spaces)



1. Proposed site plan
2. View from the site access looking west along West Bradford Road
3. View from the site access looking east along West Bradford Road
4. Existing site access

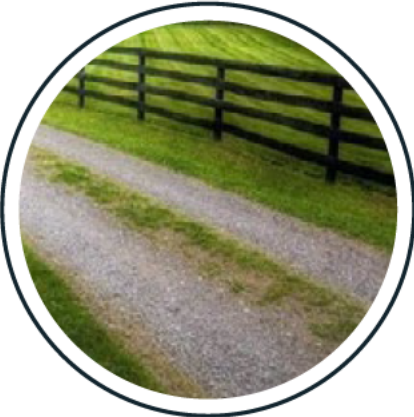
Hard & soft landscaping plan as proposed 1:500 @ A3



1 Tarmacadam access road



2 Permeable road surface



3 Twin track access road



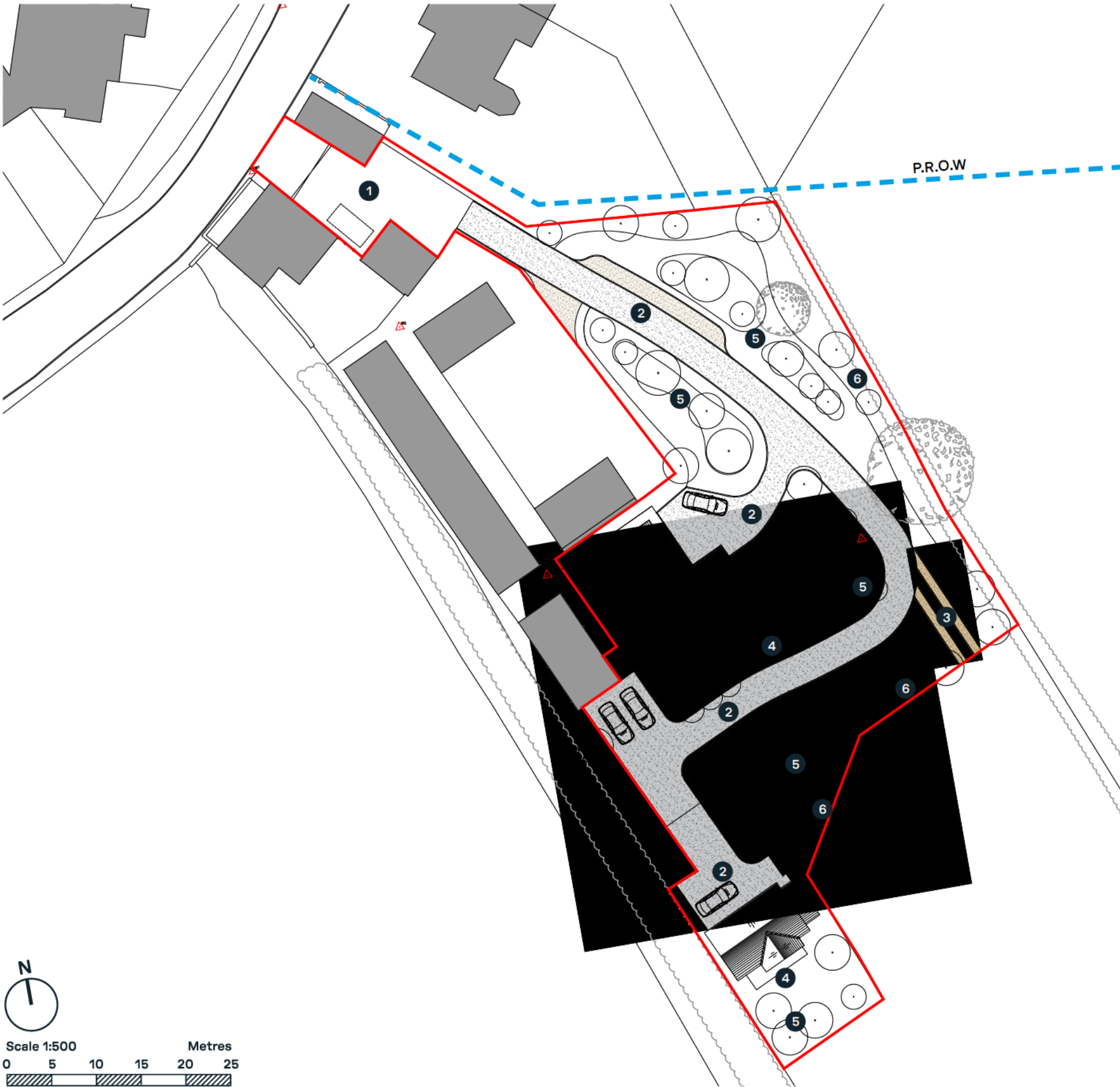
4 Stone paving with surrounding soft landscaping



5 Native tree and shrub planting



6 Native hedgerow boundary planting



Refuse, recycling & cycle arrangements

Discreet, timber bin stores

The proposed scheme includes provision for a fixed timber bin store, providing the dwelling and annexe with a place to store their bins, ready for collection.

Each enclosure has space for three bins (refer to adjacent drawings).

They are designed to be discreet, with a natural aesthetic and will be bordered by planting to help reduce their visual impact (refer to indicative images).

Provision has also been made for a timber cycle enclosure to be provided for the new dwelling.



Indicative timber bin store



Indicative timber cycle store

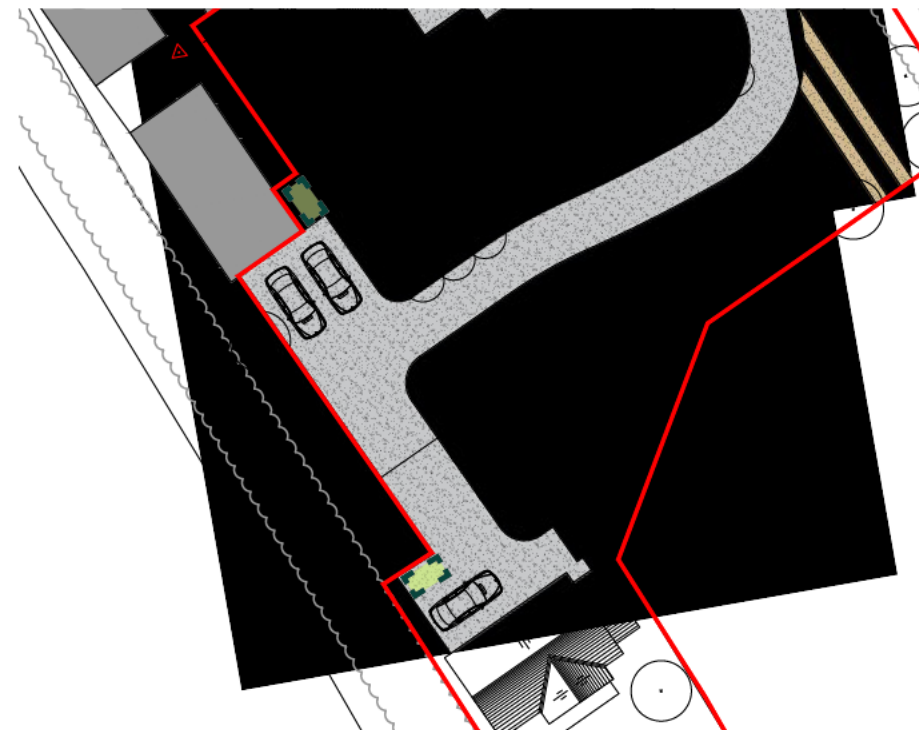
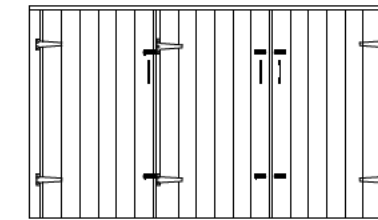
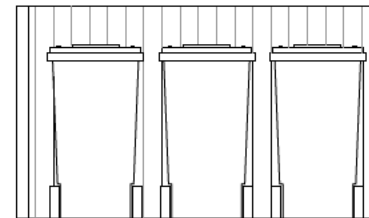


Figure 1.1: Timber bin and cycle store location

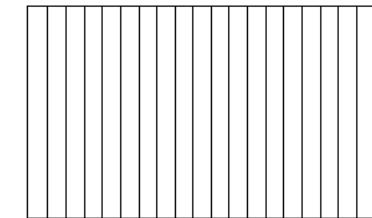
Bin store



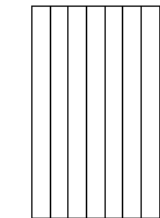
Front elevation



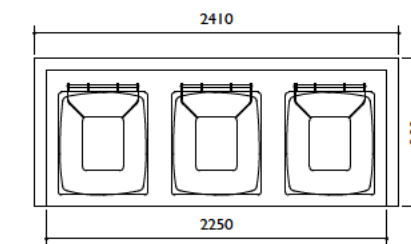
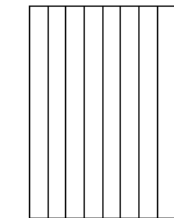
Section



Rear elevation

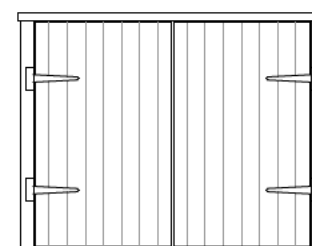


Side elevations

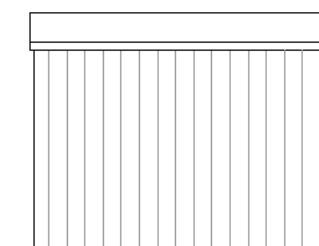


Plan

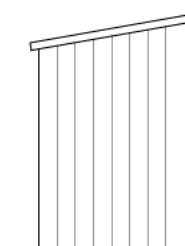
Cycle store



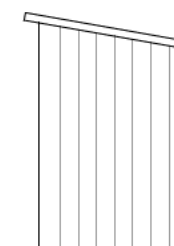
Front elevation



Rear elevation



Side elevations





We are rural