

Supporting /Design and Access Statement

Project Address:

White Carr Farm, Dilworth Bottoms, Ribchester, Preston, PR3 3ZB

1. Introduction

This statement supports a planning application for a two-storey side extension at White Carr Farm. The proposal is a direct response to the applicant's personal circumstances: following a serious accident several years ago, Mr Easom sustained a spinal injury and is now a wheelchair user.

Since moving to White Carr Farm, the applicant has enjoyed the tranquillity and support of the rural setting, but the existing house does not meet his current or future accessibility needs. This extension is essential to adapt the property to his evolving care requirements, enabling him to continue living at home with dignity, independence, and an improved quality of life.

2. Design

Use

The extension is proposed for residential use, providing accessible living spaces within the applicant's existing home.

Amount

The extension incorporates a new accessible bedroom, a carers' bedroom, wet room, utility/storage areas, and a lift to the first-floor master suite. It is designed to ensure the applicant can safely and comfortably move around and access all necessary facilities.

Layout

The internal layout has been carefully designed to maximise functionality and comfort. The ground floor includes a new open plan living arrangement, carers' accommodation, a spacious wet room, utility areas, and a new hallway to improve flow. A new lift links directly to the carers facilities and lends to the new master suite upstairs with an en-suite and wardrobe.

Scale

The extension respects the scale of the original farmhouse, sitting comfortably within the plot. The form and height are proportionate, and the overall visual impact is modest and sympathetic to the character of the existing building.

Appearance

- **Walls:** Matching random stone cladding, with stone quoins and timber-effect composite panelling.
- **Roof:** Slate to match the existing.
- **Windows and Doors:** Anthracite grey UPVC.

- **Features:** Frameless glass balustrade to the new balcony, harmonising with the traditional look of the property while introducing modern accessibility elements.

3. Access

Vehicular and Transport Links

No changes are proposed to the vehicular access, which remains via Dilworth Bottoms. On-site parking is unaffected.

Inclusive Access

The extension has been designed with accessibility at its core, including:

- Level access via a new ramp and new entrance door to the north of the property.
- Widened internal doorways.
- A new through-floor lift.
- Ground-floor open plan with good circulation space.
- Thoughtful circulation space for wheelchair navigation.

These interventions are vital in meeting the applicant's current and long-term health and mobility needs.

4. Landscaping

Minimal changes are proposed to the external areas, retaining the existing garden and yard spaces.

5. Conclusion

This proposal represents a compassionate and practical adaptation of an existing home to meet the complex needs of the applicant. Mr Easom has lived at White Carr Farm for several years and now requires essential changes to support his day-to-day living.

The extension has been sensitively designed to enhance accessibility without compromising the character of the property or surrounding area. It will ensure a much-needed improvement in the applicant's standard of living, while allowing him to continue residing in familiar surroundings with the necessary support infrastructure.

We respectfully request that Ribble Valley Borough Council support this application in recognition of its clear personal and functional justification.