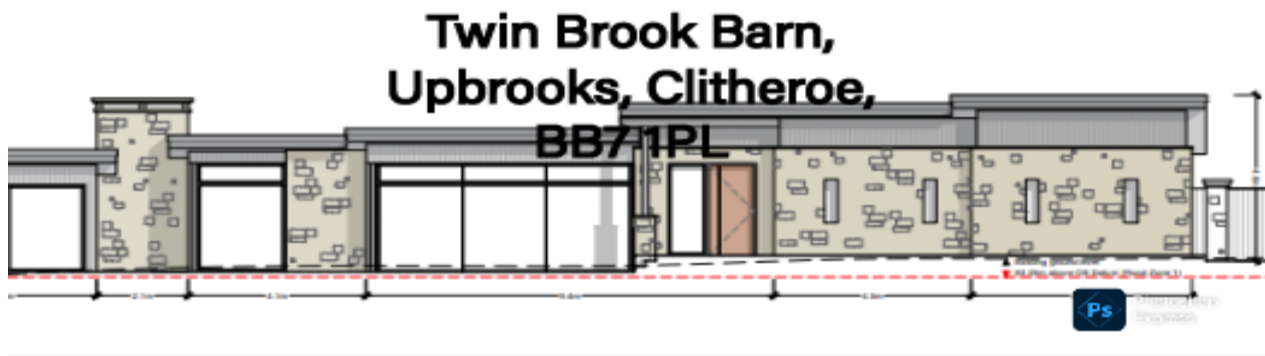


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# DESIGN AND ACCESS STATEMENT

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## 1. Introduction

This Design and Access Statement has been prepared in support of an application for the erection of a self-build bungalow within the curtilage of Twin Brook Barn, Upbrooks, Clitheroe.

The proposal seeks permission for a high-quality single-storey dwelling designed to meet the applicants' long-term housing needs as they approach retirement age. The proposed dwelling will provide accessible accommodation which will enable the applicants to downsize from their existing home, remain within their established community and continue to provide support to an elderly family member living nearby.

The application site forms part of the existing residential curtilage associated with Twin Brook Barn and lies within the settlement boundary of Clitheroe. The proposal represents a modest and sustainable form of development which makes effective use of land associated with an existing dwelling.

## **2. Site Context**

Twin Brook Barn is an established residential property situated on the edge of Clitheroe adjacent to Twin Brook Business Park.

The site occupies a highly sustainable location with convenient access to local services, shops, healthcare facilities, public transport and community facilities within Clitheroe. The town is identified as the principal settlement within the borough and represents the most sustainable location for new development.

The proposed dwelling is located within the existing curtilage of the property and will utilise the existing access arrangements serving the site. The proposal does not represent isolated development in the countryside but rather a logical and contained form of development associated with an existing residential property.

The site benefits from established boundaries and landscaping, providing a clear visual relationship with the existing dwelling whilst maintaining an appropriate degree of separation and privacy.

## **3. Statement of Housing Need**

The applicants have lived in Clitheroe for approximately thirty years and have established strong personal, social and community ties within the town.

As they approach retirement age, the applicants wish to downsize from their existing accommodation and move into a more manageable and accessible home specifically designed to meet their future needs.

The proposed bungalow has been designed on a single level to provide accommodation capable of supporting independent living throughout retirement. The provision of accessible single-storey accommodation will allow the applicants to remain within their local community and avoid the need for relocation at a later stage should mobility requirements change.

A further important consideration is the need to provide ongoing support to the applicants' elderly family member, who is currently 90 years old and lives within walking distance of the site. The ability to remain close to family support networks is a significant factor in the applicants' housing requirements and contributes positively to their long-term wellbeing and independence.

The proposal therefore responds directly to an identifiable housing need and provides accommodation specifically tailored to the applicants' circumstances.

#### **4. Design Principles**

The proposed dwelling has been designed as a modest single-storey bungalow which respects the character of the surrounding area whilst providing high-quality accommodation.

The scale of the building has been carefully considered to ensure it remains subordinate within the wider site context and does not result in an overdevelopment of the curtilage.

The layout has been designed to maintain appropriate separation distances from neighbouring properties and existing buildings. The proposal avoids overlooking and protects the privacy and amenity of surrounding occupiers.

The design adopts a simple architectural approach reflecting the agricultural heritage of the area whilst also responding appropriately to the adjacent business park environment.

The overall appearance is intended to be functional, durable and sympathetic to its surroundings.

#### **5. Appearance and Materials**

The proposed materials have been selected to reflect both the rural character of the existing barn conversion and the more contemporary appearance of neighbouring commercial buildings.

Natural limestone will be used on elevations facing Twin Brook Barn, creating a visual relationship with the existing dwelling and reinforcing the traditional character of the site.

Metal cladding will be incorporated on elevations facing the business park, reflecting the appearance of surrounding commercial buildings and helping the development integrate successfully into its immediate setting.

The roof will be finished in grey metal sheeting, providing a simple and contemporary appearance whilst complementing nearby commercial buildings.

The resulting palette of materials creates a balanced design that responds appropriately to both residential and commercial influences within the local area.

#### **6. Sustainability and Accessibility**

The proposal has been designed with sustainability and long-term accessibility as key objectives.

The dwelling will be constructed to modern energy efficiency standards and will incorporate renewable energy technologies, including solar photovoltaic panels.

The single-storey layout provides step-free living accommodation capable of meeting changing mobility needs over time. This approach supports the principles of ageing in place and reduces the likelihood that future adaptations or relocation will be required.

The site's location within Clitheroe allows convenient access to local services and facilities, reducing the need for unnecessary vehicle journeys and supporting sustainable travel patterns.

The proposal therefore delivers environmental, social and economic sustainability benefits.

## **7. Planning Benefits**

The proposed development delivers a number of significant planning benefits, including:

- Delivery of a self-build dwelling.
- Provision of accessible accommodation suitable for later life living.
- Support for independent living and ageing in place.
- Retention of established family support networks.
- Continued support for an elderly family member living nearby.
- Efficient use of land within the curtilage of an existing dwelling.
- Sustainable development within the principal settlement of Clitheroe.
- High-quality design appropriate to its surroundings.
- Energy-efficient construction incorporating renewable energy technology.

## **8. Conclusion**

This application seeks permission for a carefully designed self-build bungalow within the curtilage of Twin Brook Barn.

The proposal responds directly to the applicants' identified housing needs by providing accessible accommodation suitable for retirement living whilst allowing them to remain within their established community and continue supporting an elderly family member.

The development represents a sustainable, well-designed and proportionate form of development within the settlement boundary of Clitheroe and makes effective use of land associated with an existing residential property.

The proposal delivers clear social, environmental and housing benefits and is respectfully recommended for approval.