

DESIGN AND ACCESS STATEMENT
FOR
CONVERSION OF REDUNDANT BARN TO FORM
EXTENSION TO EXISTING DWELLING
AT
COWLEY BROOK FARM, HIGHER ROAD, LONGRIDGE



Design and Access Statement

Proposed Development at Cowley Brook Farm, Higher Road, Longridge, Lancashire

1. Introduction

This Design and Access Statement has been prepared to accompany a planning application for development at Cowley Brook Farm, located on Higher Road, Longridge, Lancashire. The statement outlines the design principles, site context, and access considerations that have informed the proposed development, and after a pre-application and further discussions with the Local Authorities Planning officers

The proposal seeks to deliver a high-quality, sustainable scheme that responds sensitively to the rural character of the site while enhancing its functionality and long-term viability.

2. Site Context and Surroundings

Cowley Brook Farm is situated in a semi-rural location on the outskirts of Longridge. The surrounding area is characterised by:

- Agricultural land and open countryside
- Scattered farmsteads and rural dwellings
- Hedgerows, tree belts, and natural landscape features
- A relatively low-density built environment

Higher Road provides the primary vehicular access to the site and connects to the wider local highway network.

The site benefits from a tranquil setting, with long views across the countryside, contributing to its rural identity and visual amenity.

3. Design Principles

The design approach has been guided by the following key principles:

3.1 Contextual Response

The proposal respects the existing rural character by:

- Reflecting traditional agricultural building forms
- Using a layout that integrates with the natural landscape

- Maintaining key views and spatial openness

3.2 Scale and Massing

- The existing vacant building is to be converted proportionate and subservient to the landscape, and in close design to that previously approved but not implemented previously
- Heights and volumes are already established and no further extension/buildings are to be required in order to facilitate the necessary alterations and to be carefully controlled to avoid visual intrusion
- The arrangement avoids overdevelopment and preserves rural spacing

3.3 Appearance and Materials

- A palette of natural and locally appropriate materials is proposed, such as:
 - Natural stone or stone-effect finishes
 - Timber cladding
 - Dark roofing materials (e.g., slate where required)
- The design draws inspiration from traditional Lancashire farm buildings and previous Barn conversions while incorporating contemporary detailing where appropriate

3.4 Landscaping

- Existing vegetation, including hedgerows and trees, will be retained where possible
- Boundary treatments will be rural in character (e.g., hedgerows, post-and-rail fencing)

4. Layout

The layout has been designed to:

- Follow the natural contours of the land
- Minimise disruption to existing features
- Provide clear and logical circulation routes
- Maintain appropriate separation distances between buildings

The arrangement creates a cohesive development that integrates with the farmstead while ensuring functional efficiency.

5. Access and Movement

5.1 Vehicular Access

- Access to the site will be taken from Higher Road or Stoneygate Lane using the existing entrance
- Visibility splays will be provided in accordance with highway safety standards

5.2 Pedestrian Access

- existing pedestrian routes will be incorporated within the clients boundaries

5.3 Parking and Servicing

- Adequate parking provision will be provided in line with local authority standards
- Turning areas will allow vehicles to enter and exit the site in a forward gear
- Servicing arrangements will be integrated without compromising the visual quality of the development

6. Accessibility

The development has been designed to ensure inclusive access for all users:

- Level or gently sloping access routes will be provided wherever possible
- Entrances will be easily identifiable and accessible

7. Sustainability

Sustainability is a key consideration in the design:

- Energy-efficient building design will reduce operational energy demand
- Opportunities for renewable energy technologies (e.g., solar panels have been proposed and reduced further at the early pre-application stage)
- drainage systems are already installed on the site and lead to a watercourse and a separate septic tank
- Use of locally sourced and durable materials will reduce environmental impact

8. Impact on Character and Appearance

The proposal has been carefully designed to ensure that:

- It preserves the rural character of the area
- Visual impacts are minimised through sensitive siting and landscaping
- The development enhances the overall quality of the site

9. Conclusion

This Design and Access Statement demonstrates that the proposed development at Cowley Brook Farm has been thoughtfully designed with full consideration of its rural context, accessibility, and sustainability.

The scheme represents an appropriate and sensitive form of development that will integrate successfully into its surroundings while supporting the continued use and viability of the site.