

kemple barn

clitheroe

design statement



kemple barn



1 Introduction

This design statement has been prepared to support a householder planning application for proposed alterations to Kemple Barn, Clitheroe. It seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

The application description is as follows:

'New porch, rear extension and alterations to house'

2 Aim

This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design and includes the following information:

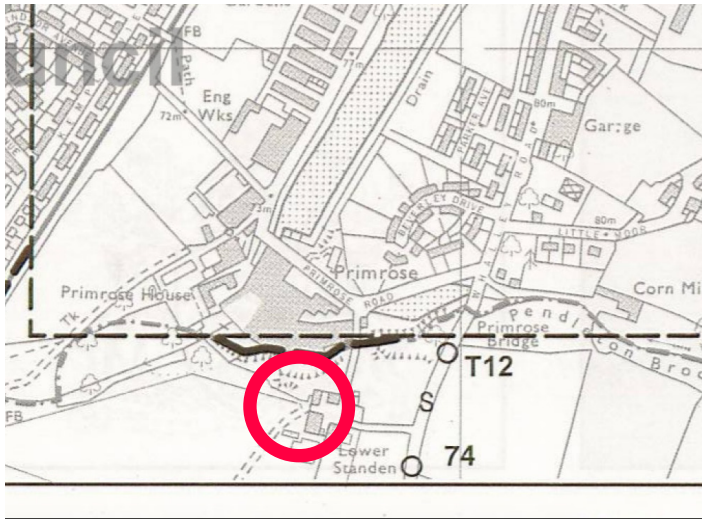
Use	what the additional space will be used for
Scale	the extent of development / extension
Layout	how the extension is to be arranged on the site and the relationship with its environs
Appearance	what the extension and internal spaces will look like including building and architectural details

3. Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

At the LABC Building Excellence Awards 2014 Stanton Andrews Architects were the winners in the 'Best Change of Use of an Existing Building or Conversion' category, and both finalist and highly commended in the 'Best Extension or Alteration to an Existing Home' category.

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4. Planning History

3/1998/0571

Conversion of barn to form one dwelling - Permitted development rights withdrawn approved with conditions: 03/12/1998

3/2001/0377

Erection of a stone built link between garage and house approved with conditions: 24/09/2001

3/2002/0498

Link corridor and porch to link main house to existing garage and workshop approved with conditions: 31/10/2002

3/2008/0295

Proposed garden store/ workshop
Withdrawn: 15/12/2008

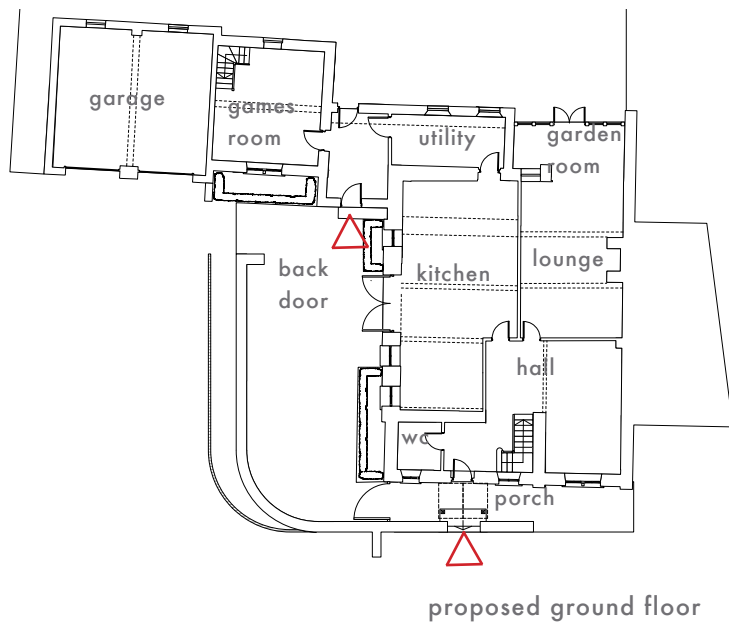
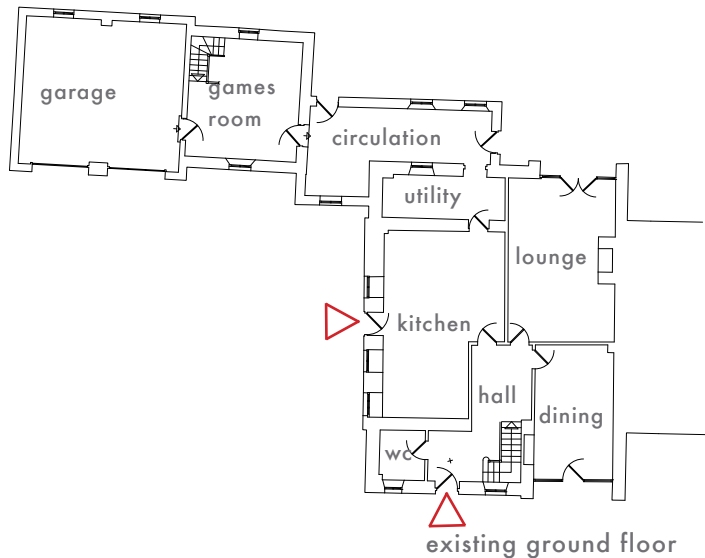
5. Planning Policy

Ribble Valley Borough Council's district wide local plan confirms that the site of Kemple Barn is governed by the following planning policies :-

- policy ENV3 (open countryside)
- policy G5 (land outside main settlement/village boundaries)

A planning application would not normally be required for the proposed works but as the permitted development rights were removed when the barn was converted in 1998 planning is required.

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6. Existing

The existing is a converted 4 bedroom barn with a link to the outbuilding which has a garage, games room and first floor bedroom.

Modest alterations are required at ground floor, no works anticipated for the first floor

7. Proposed

A new front porch is proposed to shelter the front door from the prevailing south west weather.

Modest rear garden room extension provides additional accommodation with views into the garden also allowing more light into the dark lounge.

The back door is relocated to the junction between the house and the garage, the utility room is relocated to the circulation area. The window arrangement to the ground floor west elevation has been reconsidered with double doors opening out onto a terrace.

The wagon door on the south elevation is removed and replaced with more traditional windows matching those to the west elevation.

Works that do not require consent are the removal of internal walls. The wall between the utility and kitchen is removed to provide a larger kitchen. The wall between the hall and dining room is removed to create a large entrance hall.

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8. Design process

The current design comes as a result of a detailed and thorough design process, in which options were computer modelled to gain an understanding of the spatiality of the existing building and its massing, as well as the influence of our proposals on both the existing building and surrounding properties.

The design is intended to be sympathetic to the existing barn with subtle changes that fulfil the clients brief.

9. Use

The front door is south west facing and is exposed to the rain and wind, a modest 3sqm porch is proposed to shelter the front door. The new back door position allows access into the utility room without entering from the rear of the house.

10. Scale

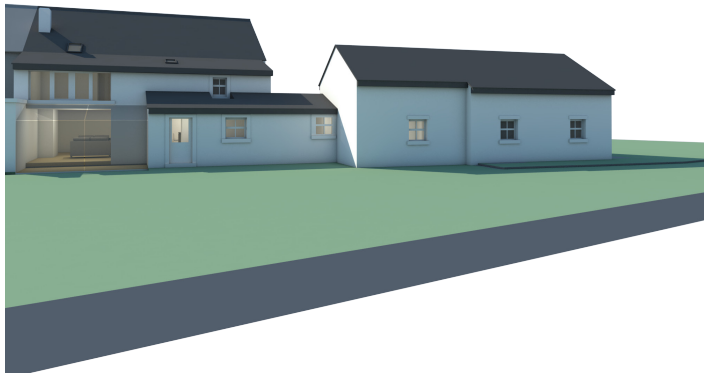
All proposed extensions to the property are very modest, in scale and character of the building. Alterations could have been constructed under permitted development rights if they had not been removed in 1998.

11. Layout

The proposed alterations to the ground floor creates a larger kitchen with double doors opening out onto the terrace but not losing any accommodation. The small 'glass box' garden room allows light into the dark lounge as well as providing a different type of accommodation.

12. The design proposal - appearance

The alterations are sympathetic not wanting to lose the barn feeling of the building by using the same materials and window types that match the existing.



view from the rear



view from the front