

DESIGN STATEMENT



kemple down
chaigley

december 2024

1.0 INTRODUCTION



Aerial view of existing house and garden



North West elevation fronting Birdy Brow

1.1 REPORT OVERVIEW

This report has been prepared by Stanton Andrews Architects on behalf of the applicants, Mr David Dennis and Mr Paul Hutton, to support a householder planning application to extend and remodel a dwelling.

Stanton Andrews Architects was established in Clitheroe in 2006 and has a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budgets of its clients.

The practice has considerable local experience and projects have consistently demonstrated a focused and considered appraisal of the existing arrangement, site, and context; resulting in imaginative and elegant designs tailored to the specifics of each location. This, combined with a sensibility for historical context and vernacular identities, has created socially and environmentally responsive architecture that enhances and sustains successful places.

This document specifically deals with the architectural design development of the proposal and should be read in conjunction with all associated drawings and supporting documentation.

This report 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, access (into and within), massing, orientation and materiality.

It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development.

1.2 PROJECT ADDRESS

Kemple Down
Birdy Brow,
Chaigley,
Clitheroe,
BB7 3LR

1.3 BRIEF

Existing Building:

Review and re-plan the existing building to address the shortcomings of the current physical and operational arrangement.

Existing Site:

Utilise the existing site to provide an individual dwelling that celebrates the location, its access to the countryside and is reflective of the local architectural vernacular.

Vision:

Create a high quality design befitting the site, the house should be sympathetic to the setting and the existing dwelling but also achieve modern living standards.

Sustainability:

A focus on sustainable methods will ensure the dwelling has low energy consumption and a reduced carbon footprint.

Characteristics:

Topography, location, National Landscape (formerly AONB).

Views:

The proposal celebrates its location maximising views of the immediate context and surrounding Natural Landscape.

Considerations:

A design that is fully considered in terms of its planning, the environment and ecology.

2.0 SITE and BUILDING APPRAISAL



South East elevation



Sloped South Access

2.1 THE SITE

The site is located to the East of Longridge Fell just outside Chaigley. The dwelling is situated parallel and adjacent to Birdy Brow with the North West elevation fronting the highway. Birdy Brow keeps rising as it continues up the hill to the South West.

Topography within the site slopes down from the South West to the North and South East. The house is bound by Birdy Brow to the West, with gardens to the North, East and South. Beyond the gardens are fields with an access drive to Rydding's Farm to the West.

There are two vehicular access points from Birdy Brow. Access from the South West leads to large area of hardstanding providing car parking. This area of hard standing is sloped back towards the house and is prone to surface water flooding. Limited additional parking is provided to the North accessed directly from Birdy Brow.

There is a self contained flat in a separate outbuilding to the North of the house.



'Fake' stone arch and corbelled roof overhang

2.2 THE HOUSE

Kemple Down is a stone built property that has been extensively remodelled and extended. Whilst superficially the house appears satisfactory, it has been poorly converted and extended and does not retain much in the way of charm or character.

Entrance to the house is confusing. The 'wagon' door opening to the North West elevation (not original) is seemingly the main entrance but is only accessible on foot from the North entrance. This entrance is limited in size for car parking and routine vehicular access is from the South.

This means day to day entrance to the house is via the utility room with narrow circulation through the kitchen, through the family room before reaching the entrance hall in the centre of the plan. Circulation is poor with several rooms that serve as thoroughfares to other rooms.

Previous development has led to a property with a haphazard appearance including concrete/clay roof tiles, flat roof extensions, extensive use of upvc gutters windows and fascias. The existing walls and roofs are not insulated, meaning the house is cold and draughty and prone to condensation and mould.

There may have been a barn historically on the site, however the existing dwelling can in no way be regarded as a barn. There is an unoriginal decorative stone arch to the north west elevation, domestic stooped window cills, overhanging eaves with plastic soffits/fascias and corbel detail and the roof is clay or concrete rather than traditional slate.

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Inelegant 'flying' rear extension with upvc guttering



North East Elevation showing dampness from poor detailing

2.3 EXISTING BUILDINGS CALCULATIONS

A breakdown of the area and volume of the existing living accommodation within the property is provided below: -

AREAS

ground floor	148 m ²
first floor	112 m ²
self contained flat	34 m ²

total 294 m²

VOLUMES

house	1125 m ³
self contained flat	202 m ³

total 1327 m³



Rear elevation showing flat roof bays

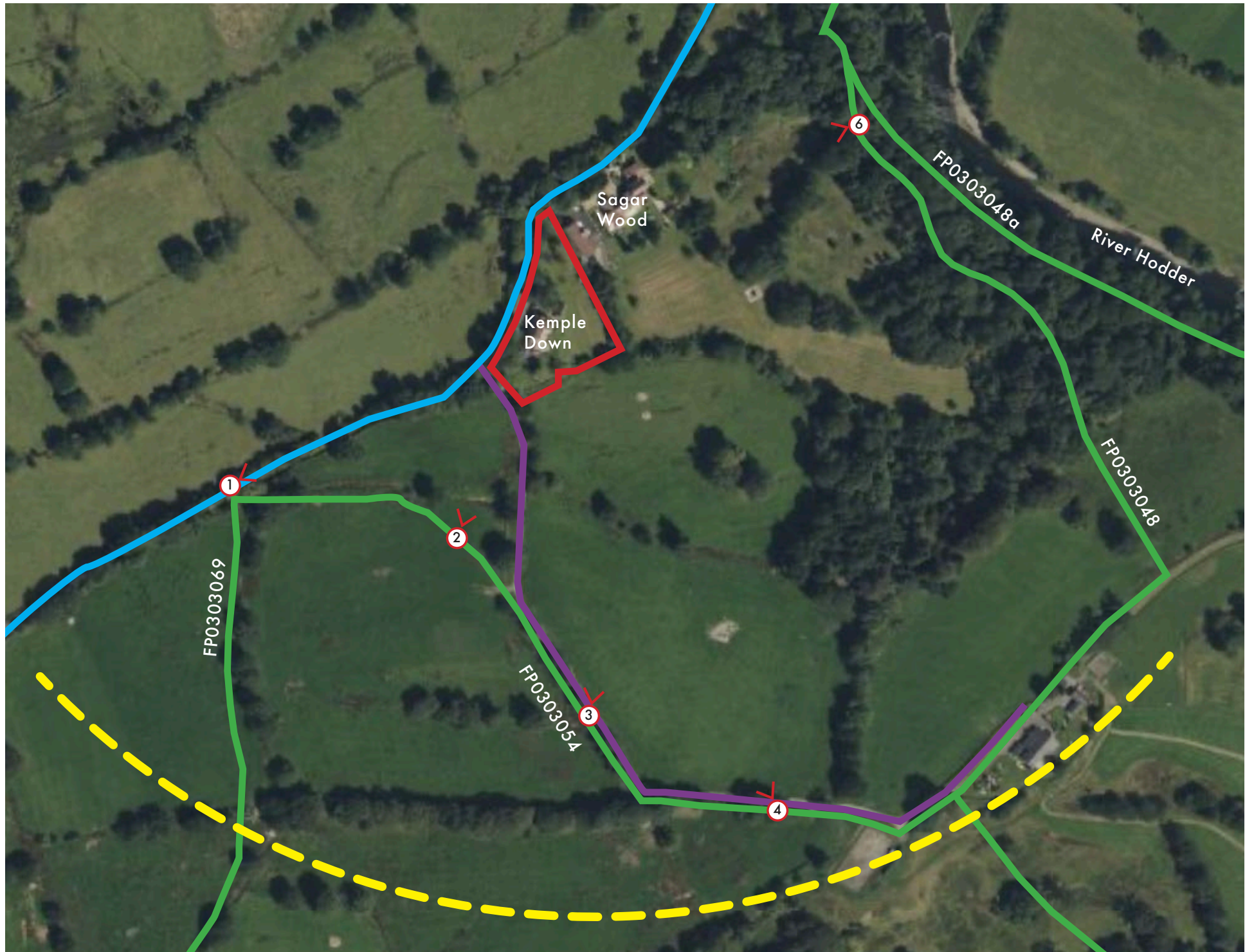


Excessive hard landscaping and poor pedestrian approach from South



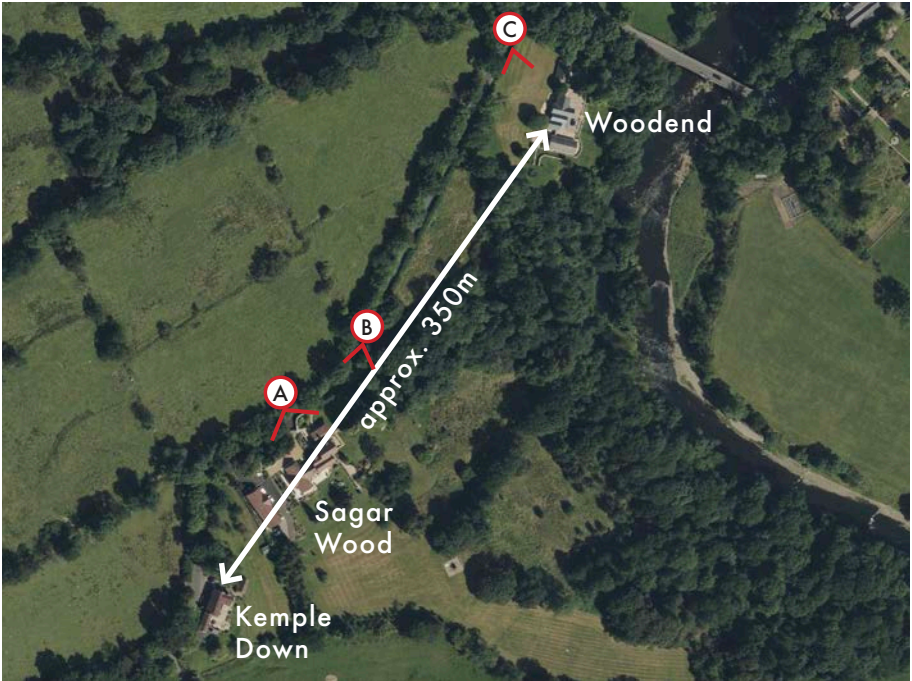
Existing self contained flat

3.0 WIDER SITE CONTEXT



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- 3.1 AERIAL VIEW
- site location
 - sun path
 - main road
 - public footpath
 - private access drive
 - position photograph taken from



Aerial view showing properties in the vicinity

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A. Sagar Wood from Birdy Brow



B. Sagar Wood from Birdy Brow



C. Woodend from Birdy Brow showing repeated gables

3.2 LOCAL CONTEXT

The area is characterised by large detached properties, adjacent to the road or set back some distance if part of a historic farmstead.

The neighbouring property, Sagar Wood, has an extensive planning history and has been heavily modified. It occupies a very prominent position when ascending Birdy Brow with extensive glazing, alternative cladding and a large 2 storey window to the North East gable.

Further down Birdy Brow (approximately 350m North East of Kemple Down) is Woodend. This extensively modified and extended property has employed the repeated gable detail.

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1. Kemple Down from South West from public footpath FP0303054



2. Kemple Down from South from public footpath FP0303054



3. Kemple Down from South from public footpath FP0303054



4. Kemple Down from South from public footpath FP0303054

3.3 PUBLIC RIGHT OF WAY

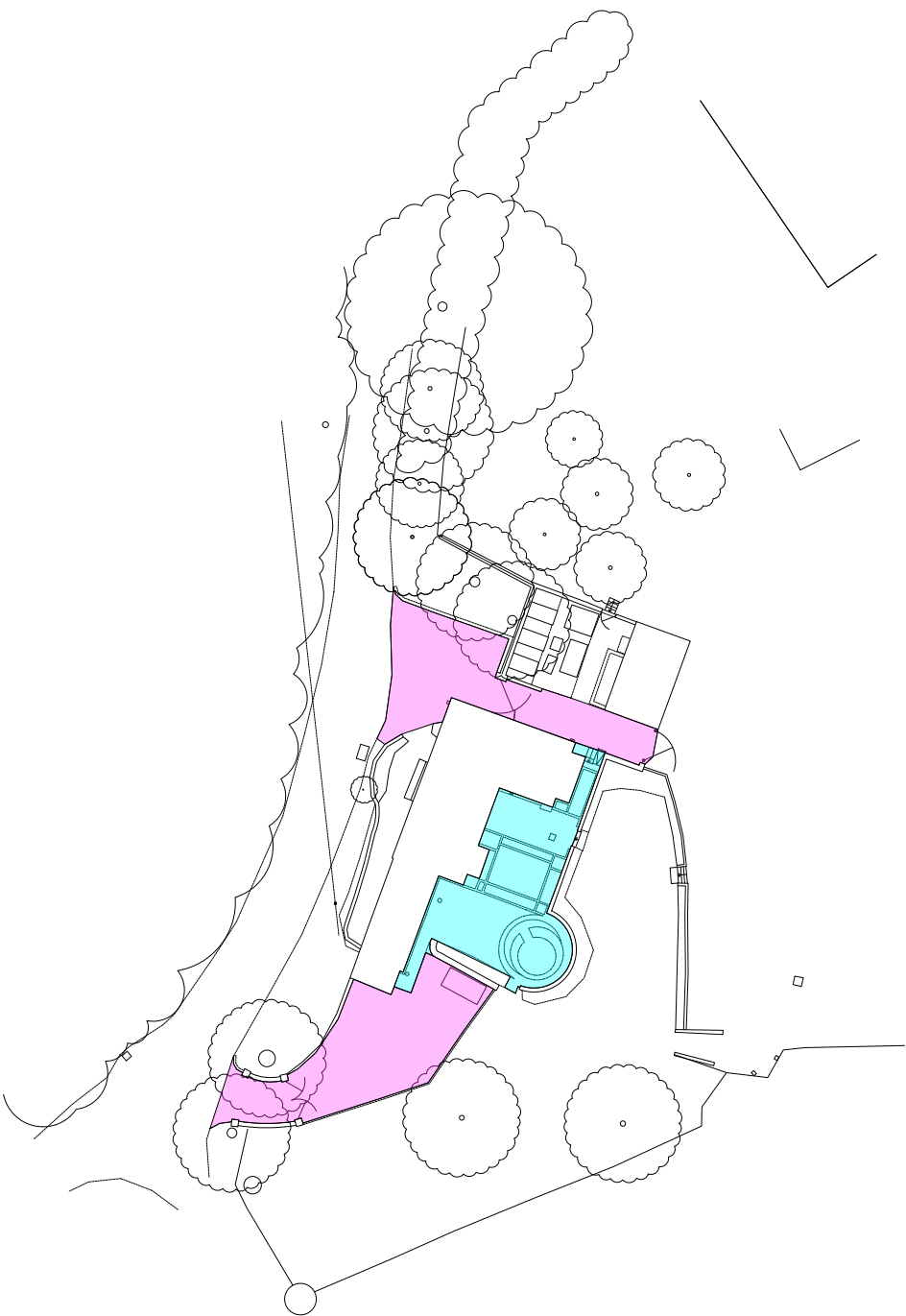
In addition to the highway view, there is a PRow FP0303054. Access from Birdy Brow is 185m up the road from the house and whilst the PRow tracks to the South East it never comes within 150m of the property.

Nevertheless we have reviewed the impact of the extension on the PRow. The house is barely visible and where seen within a backdrop of mature trees. The ground floor glazing would not be visible hidden by the contours and natural vegetation.

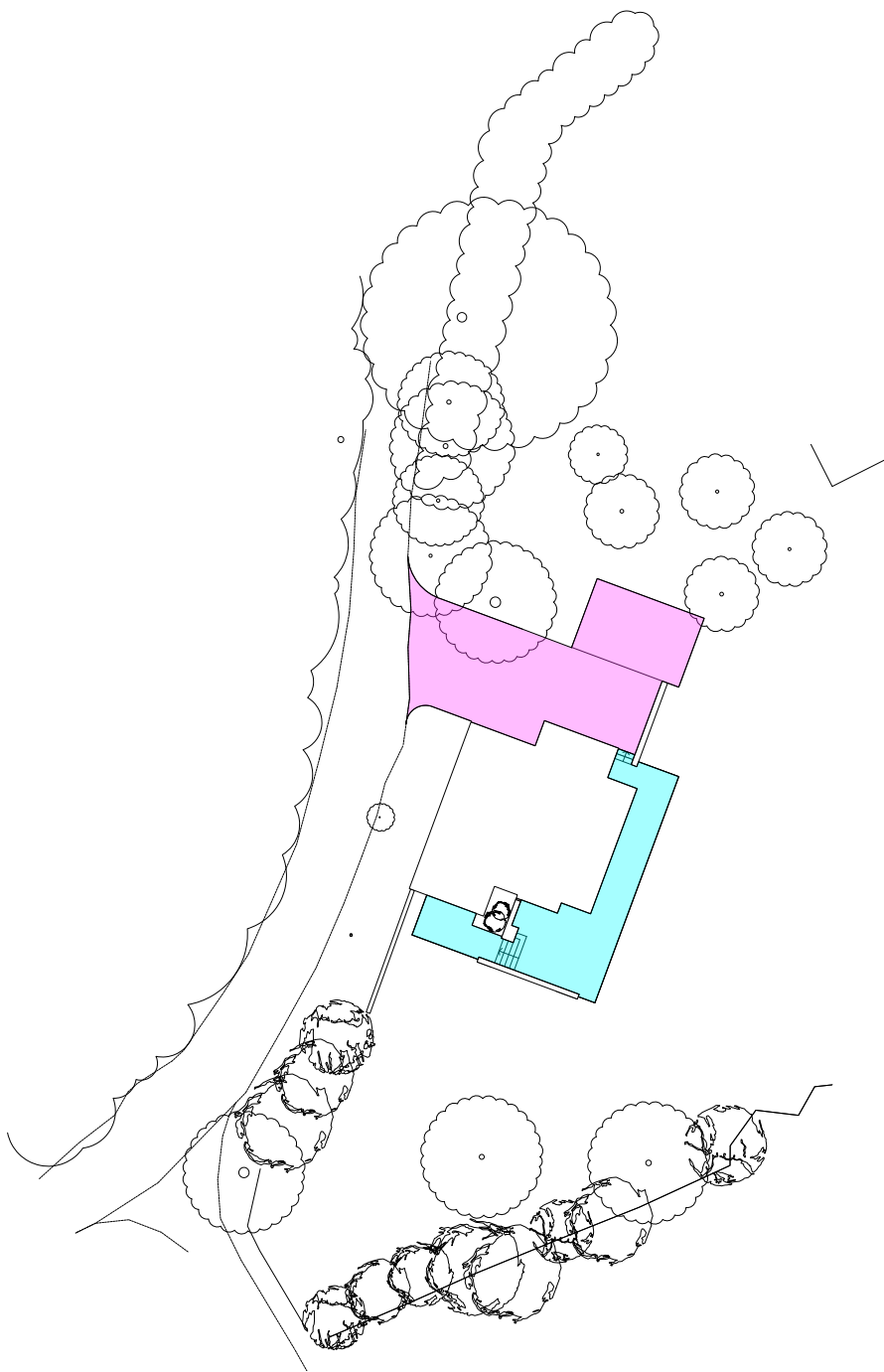


LCC's public rights of way map

4.0 DESIGN PROPOSAL



existing hardstanding and paving



proposed hardstanding and paving

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4.1 APPROACH

The scheme has been developed through a number of concept and detailed design proposals. Following engagement with RVBC through a pre-application submission, subsequent discussions have developed which has concluded with the current design submission.

The design approach has always been focused on enhancing the setting with a proposal that will enrich the setting and life for the occupants. The site is deserving of a design which will create a high quality dwelling that is directly influenced and integrated into the surrounding site.

Historic extensions and alterations have been removed, returning the character and proportions of the original linear building. The proposed extension is informed by repeating and overlapping the module of this original building.

The elevation fronting Birdy Brow is unaffected by the proposed development.

4.1 HARDSTANDING AND PAVING

In hard landscape/vehicular access terms the proposed design considerably reduces the areas of hard standing.

Existing House Areas

Hard standing for vehicular access	303 m ² (pink)
Paving	166 m ² (blue)
Total	469 m ²

Proposed House Areas

Hard standing for vehicular access including garage	239 m ² (pink)
Paving	130 m ² (blue)
Total	369 m ²

The areas have been reduced by 100 m², a 20% reduction. This will benefit considerably the apparent scale of development and allow greater opportunity for water management/soakaways as well as native trees and shrubs.

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Repeated gables at Oatlands, West Bradford Road, Waddington



Repeated gables at Glebe House, Slaidburn Road, Waddington



Repeated gables Church in Forest of Bowland



Repeated gables at Kemple Down

4.2 MASSING

Considerable thought has been given to how best to approach the required massing. It was felt that the existing arrangement, which is 26.5m long coupled with the twin access points exaggerated the impact on the highway facade. The proposed reduces this impact by omitting the South access and reduces the building length facing the road to 17.5m.

Extending by introducing a another rear facing gable was also discounted primarily as it doesn't respect the topography which is falling away and also makes the bulk appear bigger as the gable ridge is a consistent height across the width of the building.

A repeated gable was felt to be the most appropriate as it is a common local technique used on listed properties in Waddington and Forest of Bowland, churches. It allows the gable façades to be stepped in plan and height whilst keeping the ridge well below what a single roof would be.

This approach is included within RVBC guidance in their planning policy guide note and design guidance Agricultural Buildings and Roads.

'The use of multi-span structures which reduce the bulkiness of the roof and enable the gable elevations to be in more than one plane'

The overall massing has three overlapping gables, with the proposed ridges and ground floor levels stepping down with the site topography.

The new gable façades have been set back on the most visible elevation of the extension (South West). The North East gables have been set forward to create a new stone clad entrance whilst the next gable has been set back so as not to be visible at all from the road.

The building volume has increased as the proposal includes more accommodation at first floor level and pitched roofs have been included.

Existing House volume	1,327 m ³
Including annexe	
Proposed House volume	1,576 m ³

An increase of 249 m³, a 19% increase.

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Local stone to entrance gable



Local stone to gable visible as down Birdy Brow



Natural slate



Metal cladding



Natural random stone

4.3 MATERIALS and DETAILS

The materiality is crucial to anchoring the design into the landscape. A local contextual palette of materials are integrated to provide a proposal which is fully immersed in the local landscape.

The integration of natural materials such as local stone and slate are suitably detailed to provide balance and interest to the building aesthetic as illustrated in the material samples and CGIs. It is used on the gable that has been brought forward to frame the car parking and new entrance as well as the new gable that is visible as you descend down Birdy Brow.

The hidden rear gable incorporates glazing and metal cladding. This is a sensitive vernacular response to its extensive use in local agricultural buildings, its use as traditional leadwork such as the roof at St Helen's Church in Waddington and on contemporary additions such as the cafe adjacent to the grade 1 listed and scheduled ancient monument, Clitheroe Castle.

The details on the proposed include the removal of the red roof tiles, flat roof bays, white upvc windows, fascias, gutters and inappropriate corbel details. The latter to be replaced with traditional cast iron gutters on rise and fall brackets.



details to be removed as part of the works

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St Helen's Church showing its roof detailed in lead.



Clitheroe Castle museum and café entrance detailed in metal cladding



Parsons Croft showing neighbouring listed Glebe House and its repeated gables



Parsons Croft from public footpath FP0343016



De Lacy House, Station Road, Clitheroe

4.4 PRECEDENT

Local properties that can be considered as precedent in the approach to massing, materials and glazing.

Parsons Croft within the Waddington Conservation Area has recently been completed and demonstrates the successful integration of a modern home into a traditional location. The property is neighbouring a listed building within the Forest of Bowland National Landscape (formerly AONB).

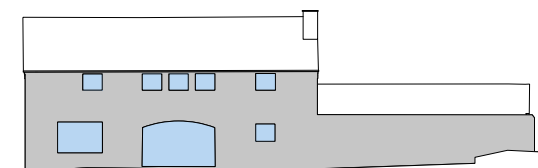
The stone to the front façade continues the immediate context with its use of random and dressed local stone whilst the rear extension which can be seen from a local footpath acknowledges the change in level across the site and that a more contemporary approach can successfully complement listed neighbours.

The rear elevation of Parsons Croft is finished in stone and metal cladding with large elements of glazing to the ground floor.

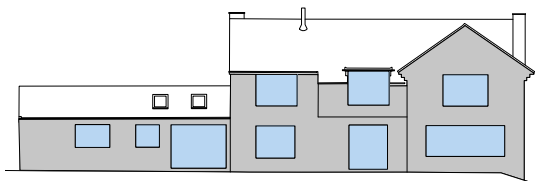
Metal cladding has been used throughout the local vernacular, including at the contemporary museum intervention at Clitheroe Castle and leadwork at St Helen's Church. De Lacy House fronting Station Road in Clitheroe employs repeated pike gables, stone front and metal cladding to the side and rear.

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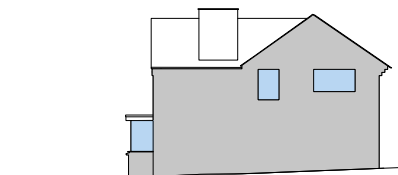
KEMPLE DOWN - EXISTING



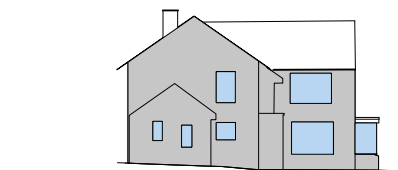
Front
solid to void ratio 5:1
glazing 16%



Rear
solid to void ratio 2.25:1
glazing 31%

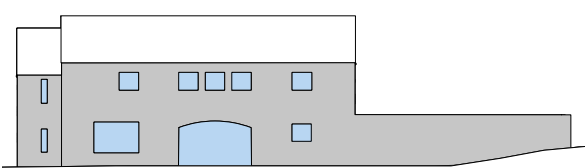


Side
solid to void ratio 12:1
glazing 8%

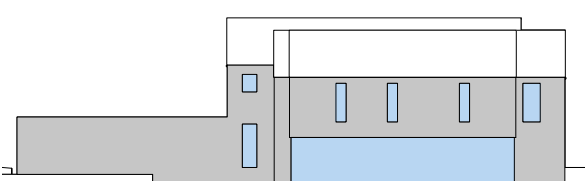


Side
solid to void ratio 4.9:1
glazing 17%

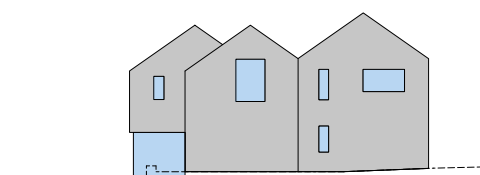
KEMPLE DOWN - PROPOSED



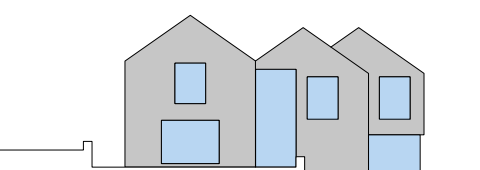
Front
solid to void ratio 5.5:1
glazing 15%



Rear
solid to void ratio 2.6:1
glazing 28%



Side
solid to void ratio 6:1
glazing 14%

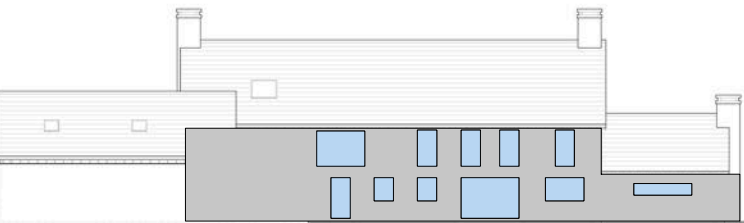


Side
solid to void ratio 2:1
glazing 33%

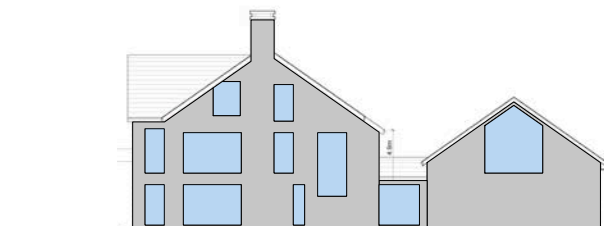
GREENTHORN FARM - APPROVED



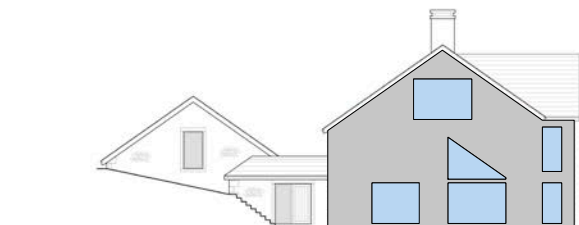
Front
solid to void ratio 1.77:1
glazing 36%



Rear
solid to void ratio 3.5:1
glazing 22%



Side
solid to void ratio 2:1
glazing 33%



Side
solid to void ratio 2.46:1
glazing 29%

4.5 GLAZING

Concerns were raised at pre-application stage, regarding the amount of solid to void/glazing. The extent of glazing has been reduced but we felt it was important to provide some context in terms of scale/provision.

Calculation of the solid to void/glazing ratio has been undertaken for each elevation of the existing and proposed scheme at Kemple Down. In the absence of a formal RVBC policy, the same exercise has also been carried out for a recently approved replacement dwelling in a prominent location within the Forest of Bowland National Landscape, Greenthorn Farm (application ref. 3/2024/0480), shown right.

As demonstrated left, the ratios of the existing and proposed at Kemple Down are broadly similar, the proposed glazing to a side elevation has increased. The ratios for the consented Greenthorn are generally much higher than Kemple Down, with the most prominent elevation 36% glazed.

Similar exercises have also been undertaken for other approved schemes in the borough including The Graces at the former Moorcock Inn site and a replacement dwelling at Higher Newfield Edge (application ref. 3/2021/1212). The proposed glazing at Kemple Down is generally less than the above, one of which has an elevation which is 47% glazed.

We would also contend that by combining the bulk of the glazing into a single location at ground floor level that the visual impact is reduced considerably, this is clearly shown at the recently completed Parsons Croft property.



Parsons Croft from South East from public footpath FP3043016