stanton andrews
architects

DESIGN STATEMENT

kemple down

chaigley

march 2025

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 APPLICATION 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 stooled window cills, overhanging eaves with plastic soffits/fascias and corbel detail and the roof is clay or concrete rather than traditional slate.

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 m^2

VOLUMES

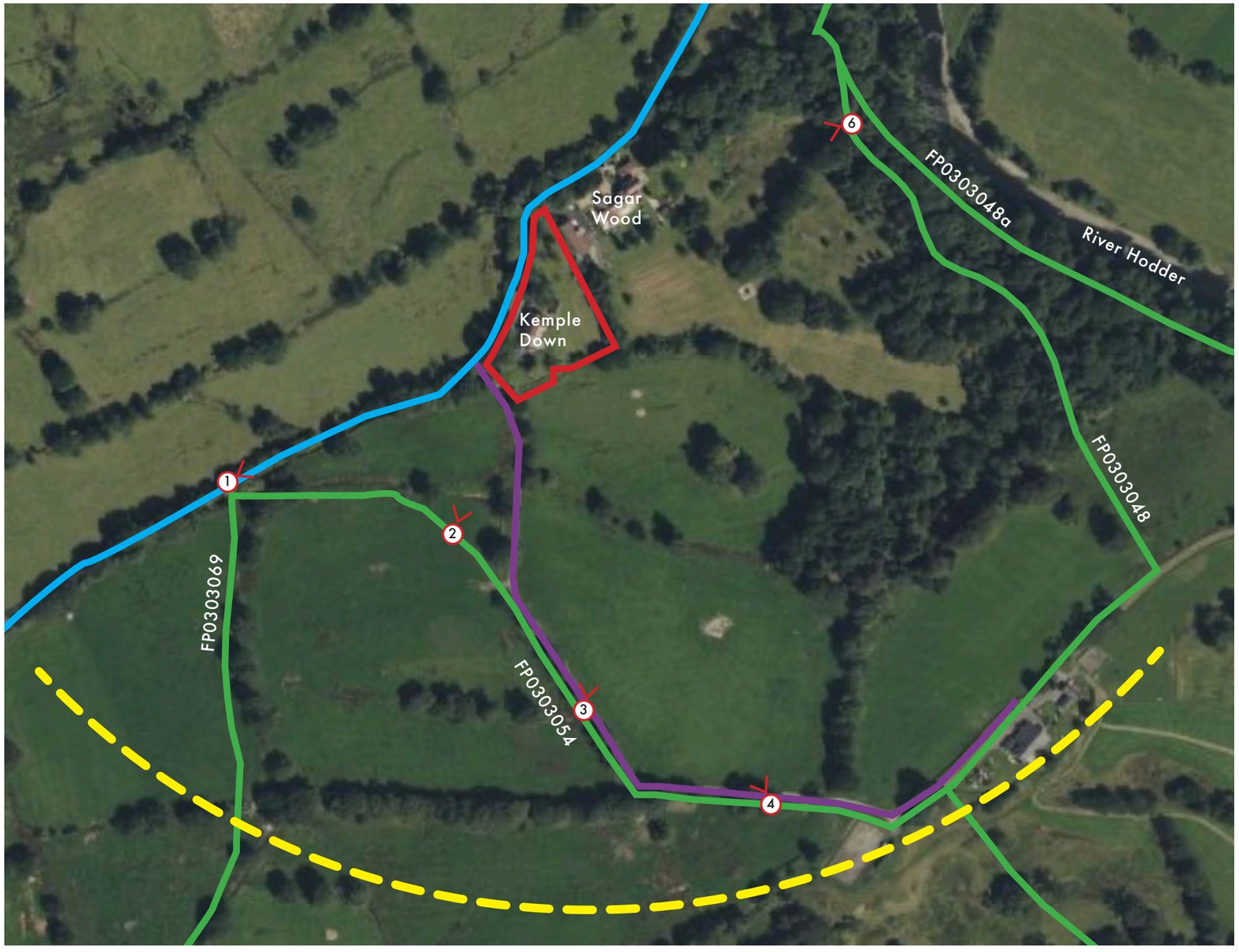
house	1125 m^3
self contained flat	202 m^3
total	1327 m^3

Rear elevation showing flat roof bays

Excessive hard landscaping and poor pedestrian approach from South

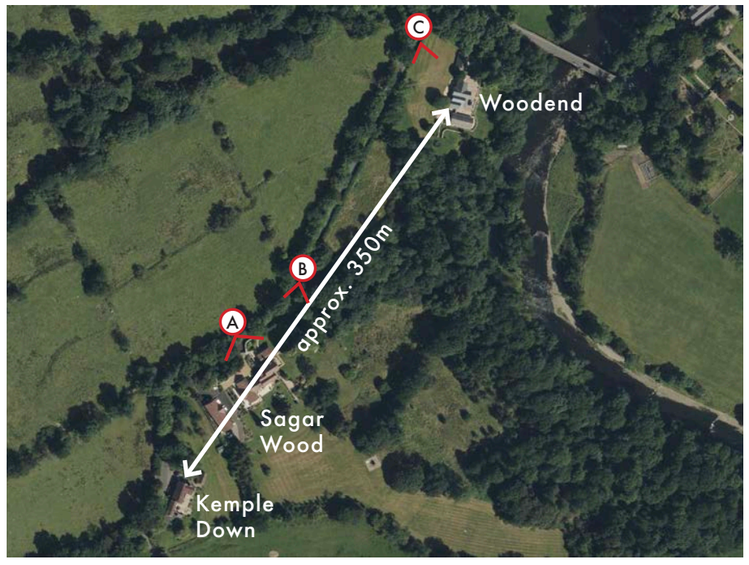
Existing self contained flat

3.0 WIDER SITE CONTEXT



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

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.

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

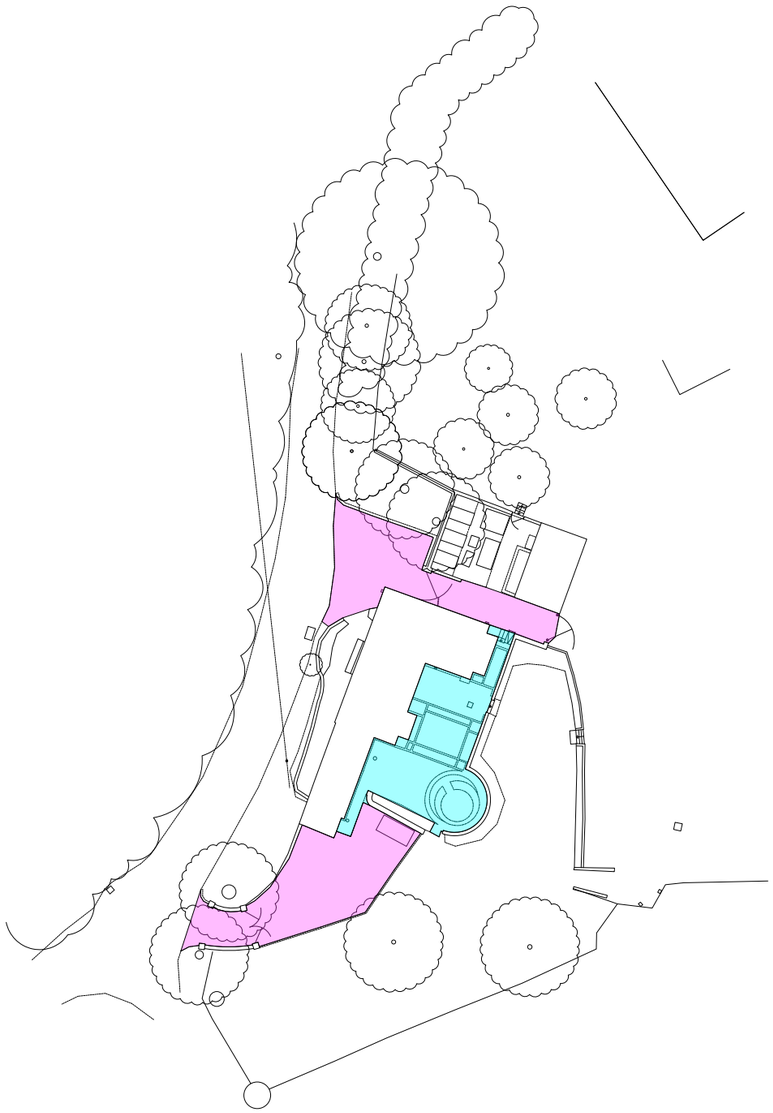
3.3 PUBLIC RIGHT OF WAY

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.

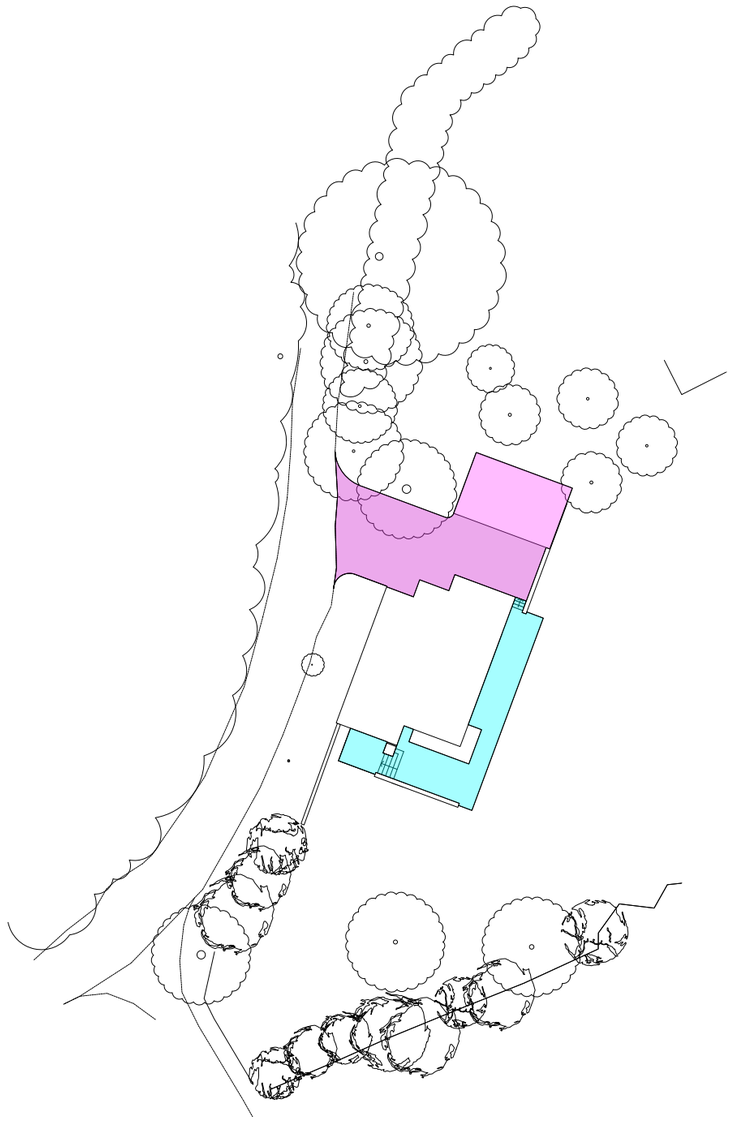
Nevertheless we have reviewed the impact of the extension on the PRoW. The house is barely visible and where seen within a backdrop of mature trees. The ground floor glazing would not be visible hidden by the contours and natural vegetation.

LCC's public rights of way map

4.0 DESIGN PROPOSAL



existing hardstanding and paving



proposed hardstanding and paving

4.1 APPROACH

The scheme has been developed through a number of concept and detailed design proposals. We have engaged with RVBC through a pre-application (pre-app ref.RV/2024/ENQ/00055) and a previous planning application (application ref.3/2024/1019). The current design submission has been developed taking on board comments from RVBC.

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 the module of the original building. The masses overlap to allow the existing external wall to form the internal partition between the two volumes.

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

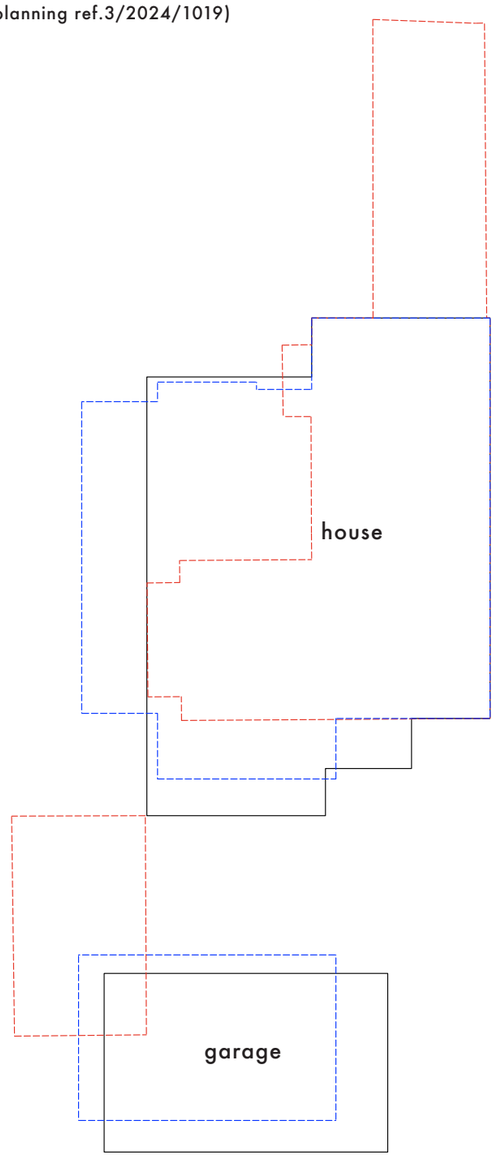
Hard standing for vehicular access	303 m² (pink)
Paving	166 m² (blue)
Total	469 m²

Proposed House Areas

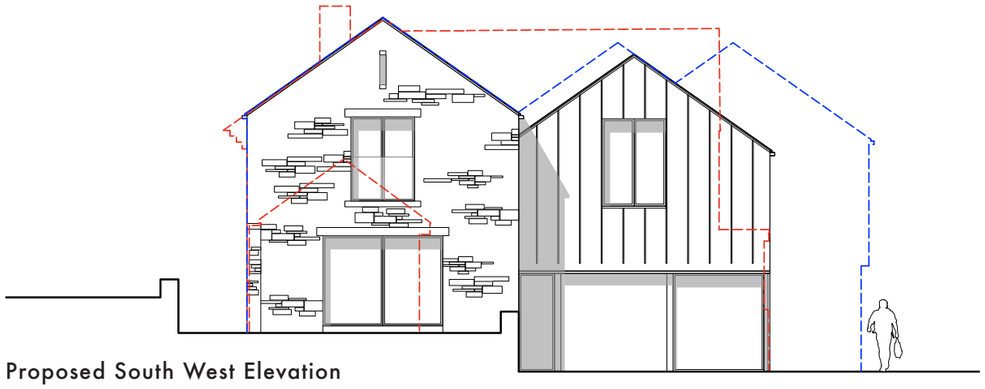
Hard standing for vehicular access including garage	240 m² (pink)
Paving	115 m² (blue)
Total	355 m²

The areas have been reduced by 114 m², a 24% 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.

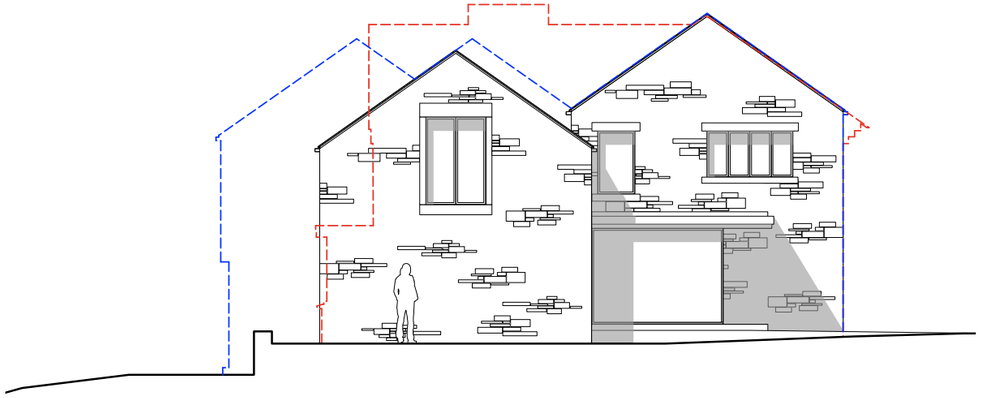
red broken line indicates existing building profile
blue broken line indicates previous application profile
(planning ref.3/2024/1019)



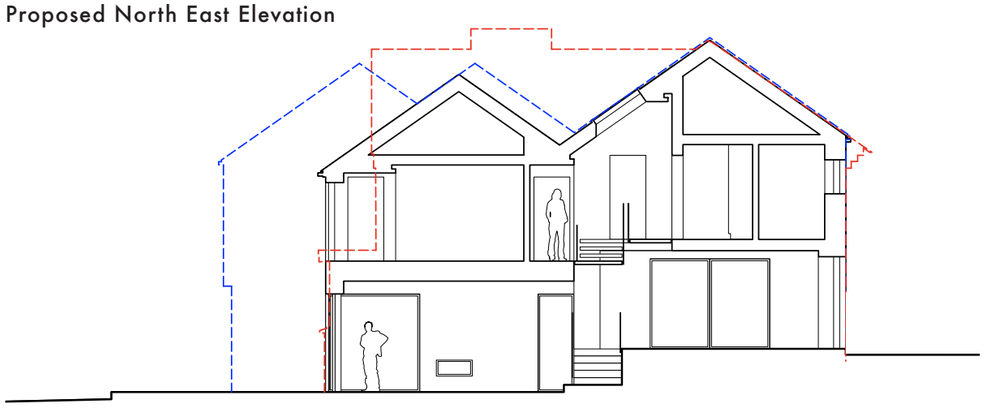
Proposed Plan



Proposed South West Elevation



Proposed North East Elevation



Proposed Section

4.2 MASSING

Considerable thought has been given to how best to approach the massing of the proposed extension/remodelling. The massing of the proposed scheme has been vastly reduced compared to the previously submitted application.

Extending by introducing a second rear facing gable perpendicular to the original was discounted early on in the design process, primarily as it doesn't respect the topography of the site which is falling away from the house. This would also make the bulk appear bigger as the gable ridges would be a consistent height across the width of the building.

The proposed extension repeats and offsets the original building module. The ridge of the extension module is considerably below the existing (approx 850mm), demonstrating that the extension is subservient to the original. This design strategy was felt to be the most appropriate as it is a common local technique that has been used on listed properties in Waddington and the Forest of Bowland.

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 two overlapping gables, with the proposed ridge and ground floor levels stepping down with the site topography.

The new gable façade has been set back on the most visible elevation of the extension (South West). The north gable has been set forward and a new porch is proposed, giving the house a defined entrance. The proposed design increases the building volume by less than 5% compared to the existing arrangement.

Existing House volume	1,327 m^3
Including annexe	
Proposed House volume	1391 m^3

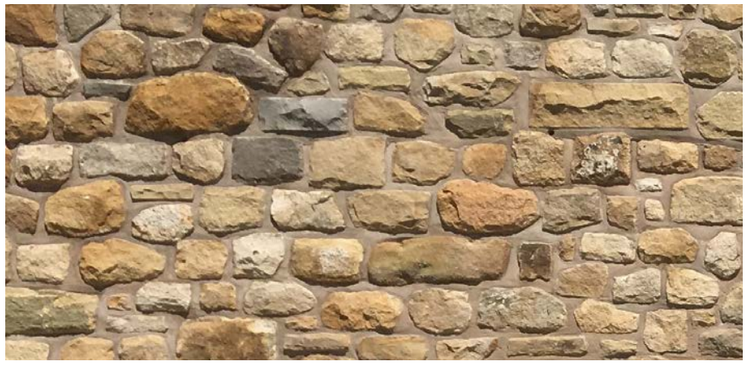
An increase of 64 m^3, a 4.8% increase.

Local stone to entrance gable

Second gable, clearly subservient to the existing gable, which is much clearer to read with the removal of the single storey extension

Natural slate

Metal cladding



Natural random stone

4.3 MATERIALS and DETAILS

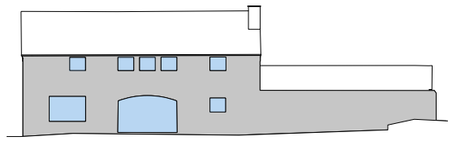
The materiality is crucial to anchoring the design into the landscape. A local contextual palette of materials are integrated to provide a proposal which is fully immersed in the local landscape.

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. They are used on the gable that has been brought forward to frame the parking court and new entrance as well as the new gable that is visible as you descend down Birdy Brow.

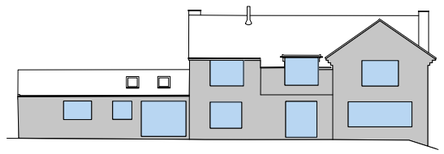
The details on the proposed include the removal of the red roof tiles, flat roof bays, white upvc windows, fascias, gutters and inappropriate corbel details. The latter to be replaced with traditional cast iron gutters on rise and fall brackets.

details to be removed as part of the works

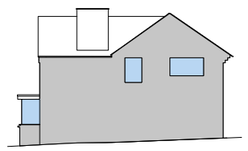
KEMPLE DOWN - EXISTING



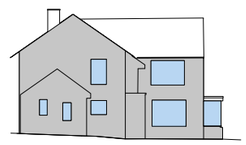
Front
solid to void ratio 5:1
glazing 16%



Rear
solid to void ratio 2.25:1
glazing 31%

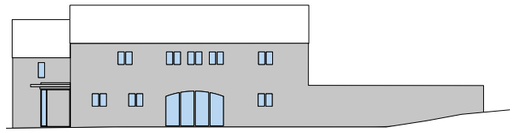


Side
solid to void ratio 12:1
glazing 8%

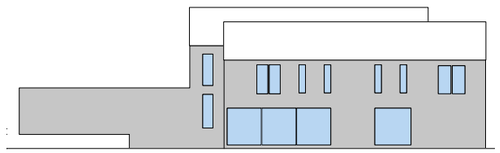


Side
solid to void ratio 4.9:1
glazing 17%

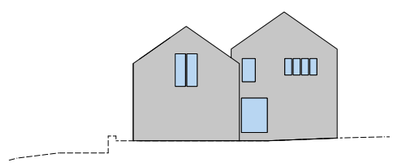
KEMPLE DOWN - PROPOSED



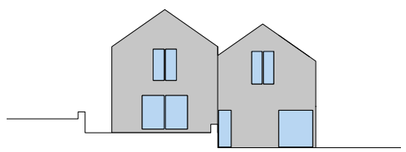
Front
solid to void ratio 8.4:1
glazing 10.5%



Rear
solid to void ratio 3.6:1
glazing 22%



Side
solid to void ratio 8:1
glazing 11%



Side
solid to void ratio 3.8:1
glazing 21%

4.5 GLAZING

Concerns were raised at pre-application stage and within the delegated report of the previous application, regarding the amount of solid to void/glazing. The extent of glazing has been revisited and 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.

As demonstrated left, the ratios of the existing and proposed at Kemple Down are broadly similar, the percentage of proposed glazing to the side elevations has increased but has reduced to the rear elevation.

When compared to the previous application scheme, a reduced amount of glazing at lower ground floor level is proposed. This glazing is included in order to maximise the connection between the house and garden. We would 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 in Waddington (see below).

Parsons Croft from South East from public footpath FP3043016