

design statement



bradyll house

old langho

# bradyll house

## 1 Background Information

### 1.1 INTRODUCTION

This report has been prepared to support a planning application for the alterations and extensions to Bradyll House, Franklin Hill, Old Langho, BB6 8HY.

The purpose of this report is to present an overview of the proposed site/development (in terms of both planning and design) which should assist the Council in forming their opinion over the principle of the current proposal.

The report will seek 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 and materiality.

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

### 1.2 BRIEF

Stanton Andrews Architects were approached to review the existing site/house and to consider options for its development - focusing particularly on the ground floor layout to improve the shortcomings of the existing accommodation, plus lack of connection and views to the setting.

Our client wished to improve natural light to the south facing living accommodation (i.e. kitchen, dining, etc...). The proposals should also reconsider the west of the house which has been poorly remodelled and extended previously.

As part of the proposals, our clients (who are keen sports participants) wish to construct an at-home exercise pool and fitness suite for health and therapeutic purposes. It is intended that, as they age, the pool and fitness suite will provide an opportunity to maintain their mobility and physical well being.



aerial view with site highlighted in red alongside photos of the current site

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## 2 Site Details

### 2.1 LOCATION

The site is located to the north west of Brockhall Village in Old Langho. Brockhall Village is 3km to the west of Whalley and approx. 6km to the south west of Clitheroe.

The site is accessed via an existing lane known as Franklin Hill which predominantly serves the neighbouring Millwood Manor further to the north.

### 2.2 SITE DESCRIPTION

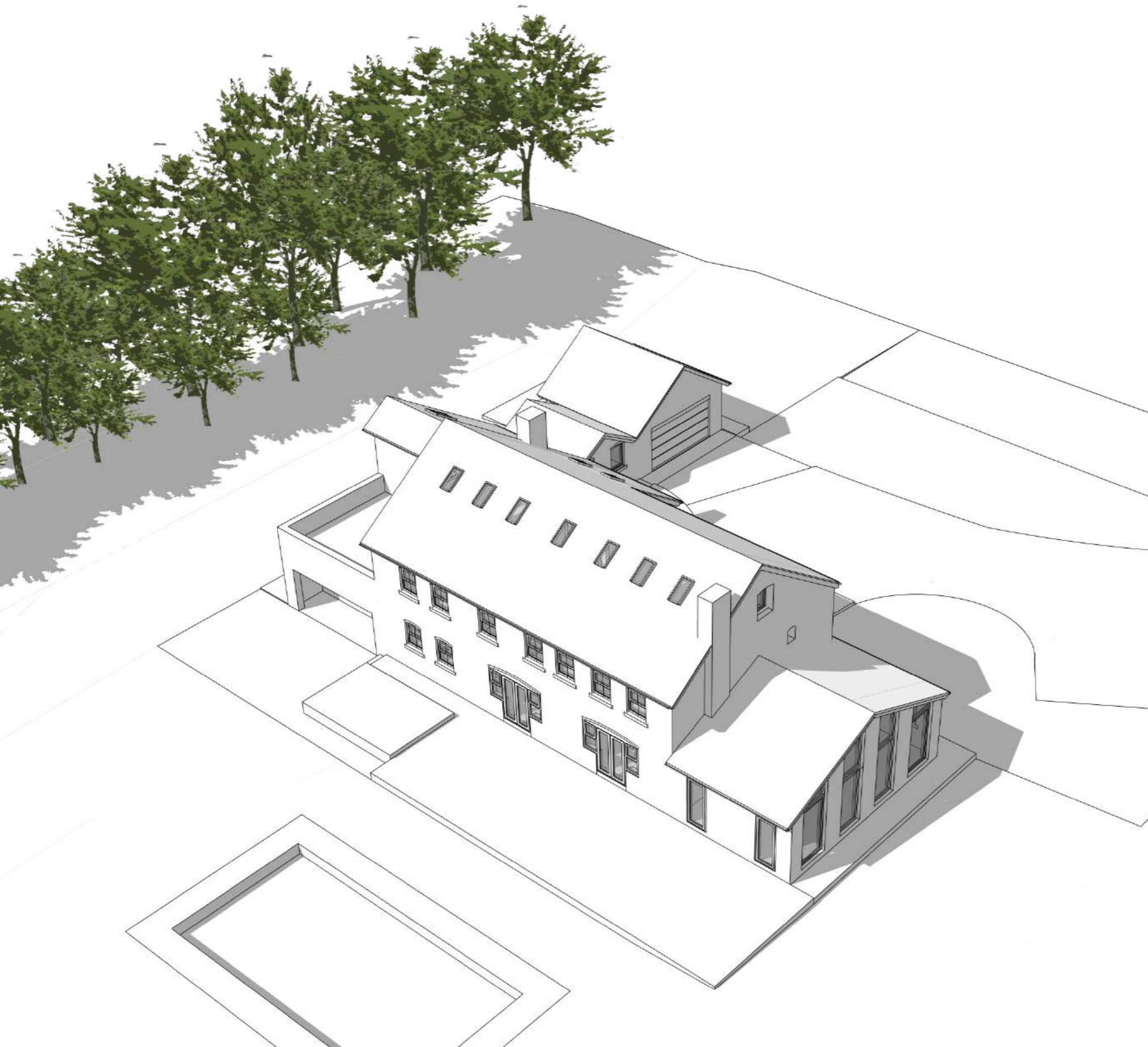
The house sits within a generous 1.26 hectare plot and is relatively remote in relation to other neighbouring dwellings. The only exception is Dinkley Brook Lodge which is the closest property to the north (within 100m).

The site is surrounded by woodland to the south and west. The remaining boundaries to the north and east are defined by hedgerows. The site is gently sloping from east to west (levels are confirmed on the topographic survey of the site accompanying this application). Within the wooded area to the west is Dinkley Brook.

The site currently comprises generous lawned areas alongside a series of hardstanding surfaces around the immediate extents of the house. There are no trees or hedgerows immediate to the house.

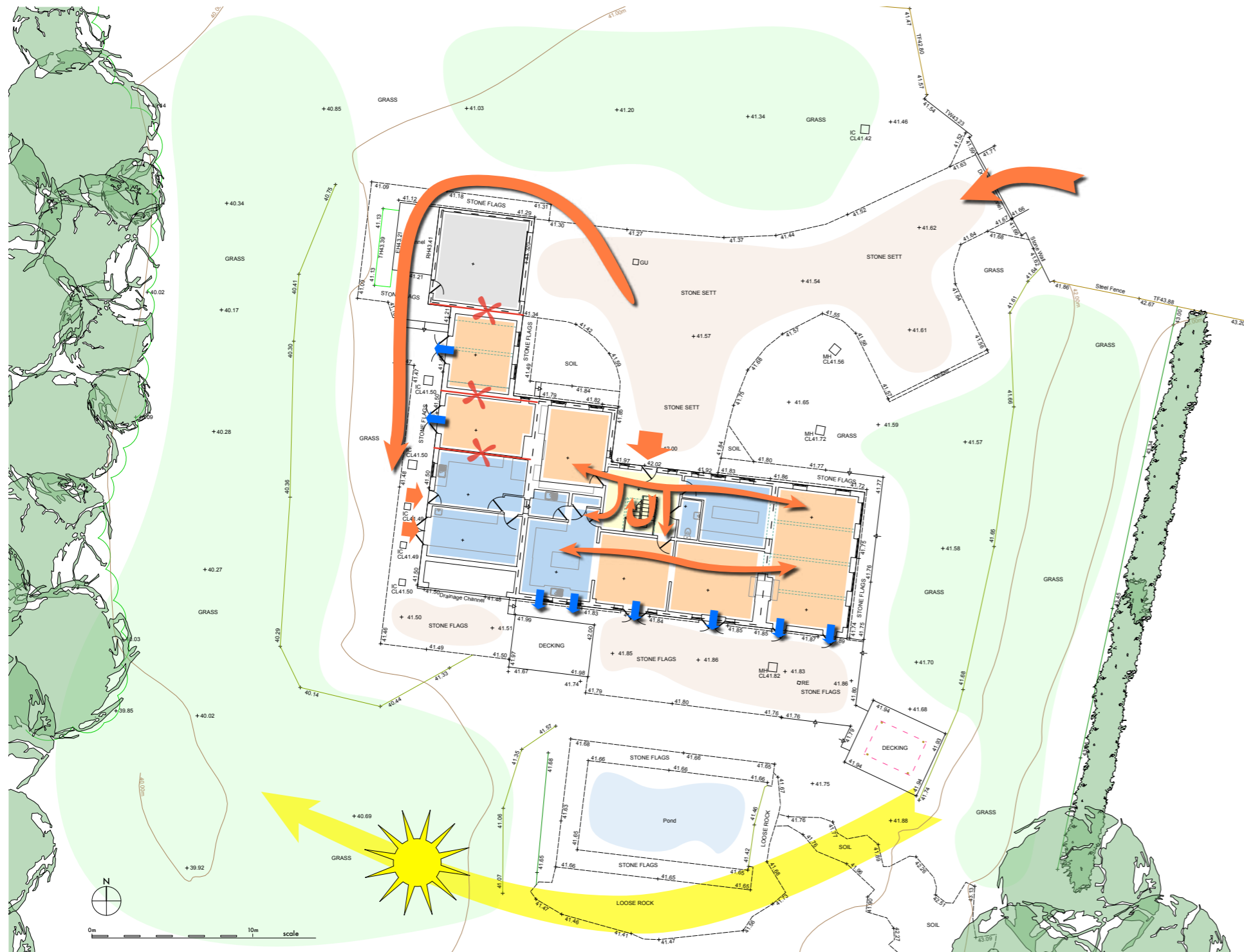
Entry to the site is via a block paved driveway (with gate) to the north west which leads to a large parking forecourt and attached double garage.

To the rear of the house is a large, paved, terrace area and decking which overlooks the private garden and a pond.



as existing model overview

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## 2.3 EXISTING HOUSE

It is understood that Bradyll House was constructed in the 1990's. It is a 3-storey, 6-bedroom, house with the second floor set within the roof space. The house is faced in red brick with slate roofs whilst windows feature stone cills.

The house has been extended in recent years adding a single storey 'summer' room to the east elevation and a two storey extension to the west providing ancillary accommodation (parts of the west extension have no direct internal link through to the house).

At ground floor, and on arrival, the hall provides connections to multiple rooms with openings to the lounge, kitchen, dining room and summer room/bar. A number of rooms off the hall then act as thoroughfares to other rooms given the linear arrangement of the plan. The extension to the west provided a utility and boot room accessible off the kitchen but none of the remaining west wing rooms (fitness room, office and garage) can be accessed from the main house. The 'back' doors to the utility and boot room are also somewhat impractical with having to pass around two sides of the house to access.

At first floor, there is a master suite (en-suite/dressing room) with access to a roof terrace. There are then 3 further bedrooms (one with en-suite) and a family bathroom. At second floor, there are 2 additional bedrooms (one with an en-suite). Note :- The upper floors are unchanged as part of the current proposals.

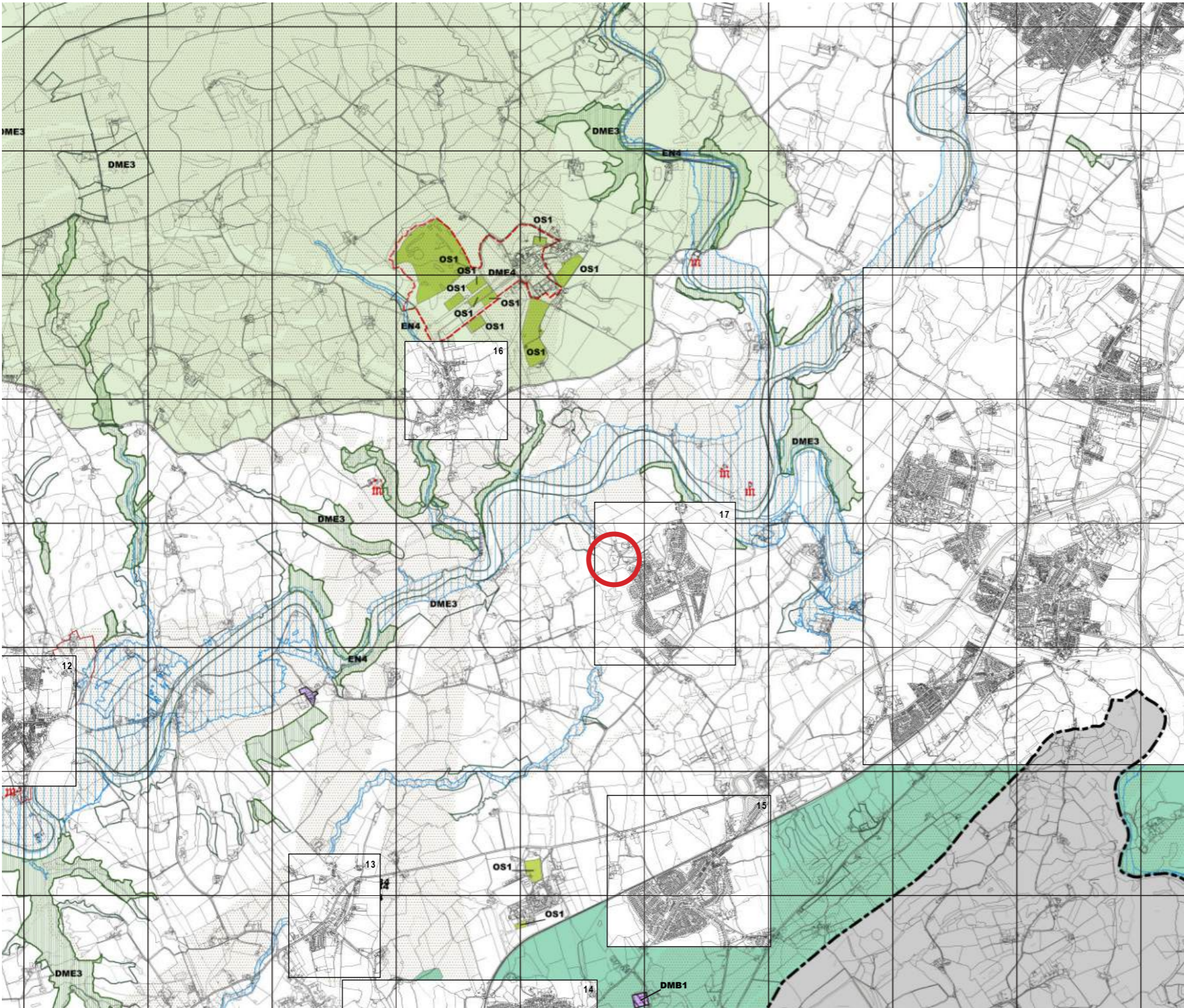
## 2.4 AREAS

The house has a gross external area (footprint) of 342m<sup>2</sup>.

The gross internal areas of all floors are as follows :-

ground floor	297 m <sup>2</sup>
first floor	155 m <sup>2</sup>
second floor	65 m <sup>2</sup>
total	517 m <sup>2</sup>

appraisal/analysis diagram of the existing site and house



extract from Ribble Valley’s proposals map with site highlighted in red

### 3 Planning

#### 3.1 PLANNING POLICY CONTEXT

The Ribble Valley Core Strategy (adopted 2014), the more recently adopted Housing and Economic Development DPD and the Proposals Map (2019) sets out the local development framework within the area up to the year 2028.

Extracts from the associated Proposals Map confirms that Bradyll House is within open countryside (Policy EN2) - situated just outside of the defined settlement boundary for Brockhall Village.

Key policy documents that comprise material considerations include the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

#### 3.2 RELEVANT POLICIES

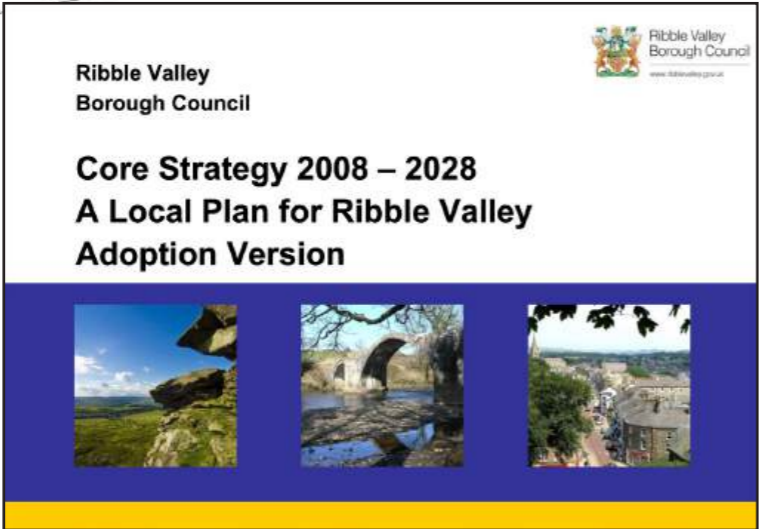
The relevant policies from the Ribble Valley Core Strategy that are applicable to the site/proposal are understood to include the following :-

- Key Statement DS2 - Sustainable Development
- Key Statement EN2 - Landscape
- Policy DMG1 - General Considerations
- Policy DMG2 - Strategic Considerations

It is not the intention to repeat the policies in detail but rather outline the general principles that they seek to uphold and how they relate to the development site.

DS2 (sustainable development)  
- When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. This policy directly reflects the approach contained in the NPPF. The Council will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible.

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**EN2 (landscape)**  
 - As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness.

**DMG1 (general considerations)**  
 - Applicable to all development and gives an overarching series of considerations that the Council will have regard for to achieve quality. Such considerations include aspects of design, access, amenity, environment and infrastructure.

**DMG2 (strategic considerations)**  
 - Development within the Open Countryside will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting.

### 3.3 FLOOD RISK

A review of the GOV.UK Flood Map for Planning confirms that the majority of the site is within flood zone 1 (no risk of flooding) with a strip of land to the west being within flood zone 2. Flood zone 2 represents an area with a medium probability of flooding, typically between 0.1% and 1% annually.

The website also records the following risks :-

Surface water		
Yearly chance of flooding		very low
Yearly chance of flooding (2040-2060)		very low
Rivers and the sea		
Yearly chance of flooding		very low
Yearly chance of flooding (2040-2060)		very low

Note - the proposals are restricted to within flood zone 1 (no risk of flooding). Previous applications for this site made no reference to flood risk/flooding, nor did the Council in their decisions.

as existing model showing south elevation - extracts from core strategy and flood map

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documents/details from previous applications - 3/2020/0712 elevation above

## 3.4 PLANNING HISTORY

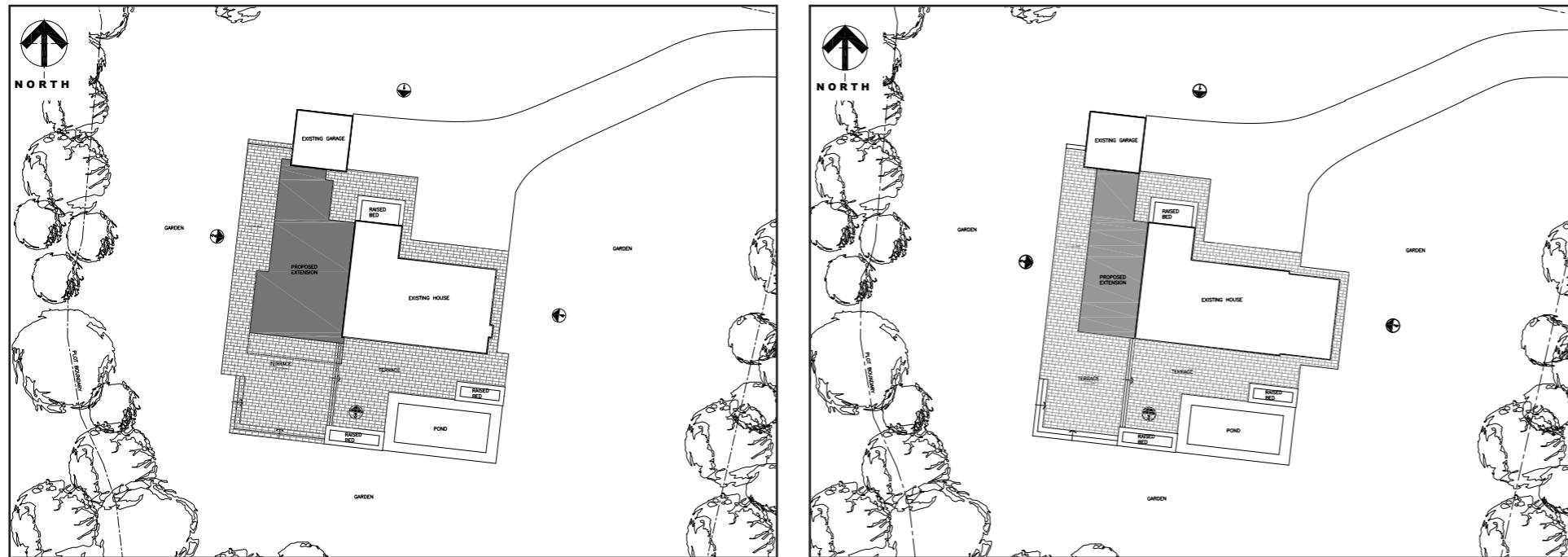
There have been a number of recent planning applications for Bradyll House, however reviewing the applications it would appear that there has been a limited holistic overview of the property contributing to the current, rather confused, layout.

3 2020 0712 (APPROVED)  
'Proposed two storey side link extension to create additional living accommodation'

3 2020 0857 (APPROVED)  
'Proposed single storey side extension to form summer room'

3 2022 0838 (APPROVED)  
'Proposed two storey side extension and external terrace to create additional living accommodation'.

3 2023 0679 (APPROVED)  
'Proposed two storey side extension and external terrace to create additional living accommodation (pursuit to variation 2 (approved plans) of permission 3/2022/0838).



documents/details from previous applications - 3/2020/0712 left and 3/2023/0679 right

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## 3.5 PRE-APPLICATION ENQUIRY

Pre-application response ref. RV/2025/ENQ/00115  
date 07.11.25

In October 2025 a pre-application enquiry was submitted to RVBC. The Council's response included the following comments :-

### assessment of visual impacts

"The extension will be single storey in nature, being of a gabled form, with the extension resulting in the creation of a 'courtyard' element to the south of the existing dwelling. It is accepted that a significant amount of development is proposed. However taking account of the location of the proposal and taking account of the size of the curtilage associated with the dwelling, I do not consider the cumulative level of development proposed would read as being unsympathetic, nor would I consider that it would visually read as representing 'over-development'. The proposed extensions are well proportioned in relation to the main dwelling with the remodelling of the dwelling and the proposed extensions being sympathetic to one another.

As such, taking into account of the above, I would consider that the proposals would align with the aims and objectives of both Policy DMG1 and Policy DMG2, and as such do not consider the proposed additions and alterations would result in any significant adverse harm to the character and visual amenities of the immediate area".

### landscape and ecology

"Based on the submitted information it does not appear that the proposals will affect existing trees or hedgerow as such the proposal is unlikely to result in any adverse impacts upon habitats or species of conservation concern. Furthermore, given the proposals relates to that of 'householder' development, the proposals would be exempt from the mandatory Biodiversity Net Gain requirements".

### conclusion

"As such, taking into account of the above matters and all material considerations, I do not consider that the proposals would result in any significant measurable conflicts with Policy DMG1 nor Policy DMG2 of the Ribble Valley Core Strategy or any significant harm to the character and visual amenities of the designated open countryside that would preclude the ability for the authority to support the proposals".

### submission requirements

The response outlined the information that would be required to accompany the application :-

1. Application forms
2. Location plan  
(provided via drg.no.2503/00b)
3. Existing and proposed site plans  
(provided via drg.no.2503/01b and 10a).
4. Proposed landscaping details  
(provided via drg.no.2503/10a illustrating landscaping)
5. Proposed elevations of all structures/buildings  
(provided via drg.no.2503/15a and 16a)
6. Details of existing and proposed land levels  
(provided via drg.no.2503/01b, 10a, 15a, and 16a)
7. Arboricultural Impact Assessment (where development affects existing trees or hedgerow)  
As the proposal does not impact on any trees or hedgerows it is taken that an AIA will not be required.



extracts of pre-application extents

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## 4 Proposed

### 4.1 DESIGN PROCESS

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on and refining a preferred scheme.

A number of early feasibility options were computer modelled within the context of the site. The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals.

The process allowed the existing building and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for the remodelling of the dwelling has been designed to achieve the desired accommodation in response to the brief. It is believed the scheme provides contemporary, usable living accommodation with a strong connection and respect for its setting.

### 4.2 DESIGN CONCEPT

One of the fundamental aspects of the design brief was to consider a holistic solution for the house which not only addressed shortcomings of the existing accommodation but also took advantage of the setting.

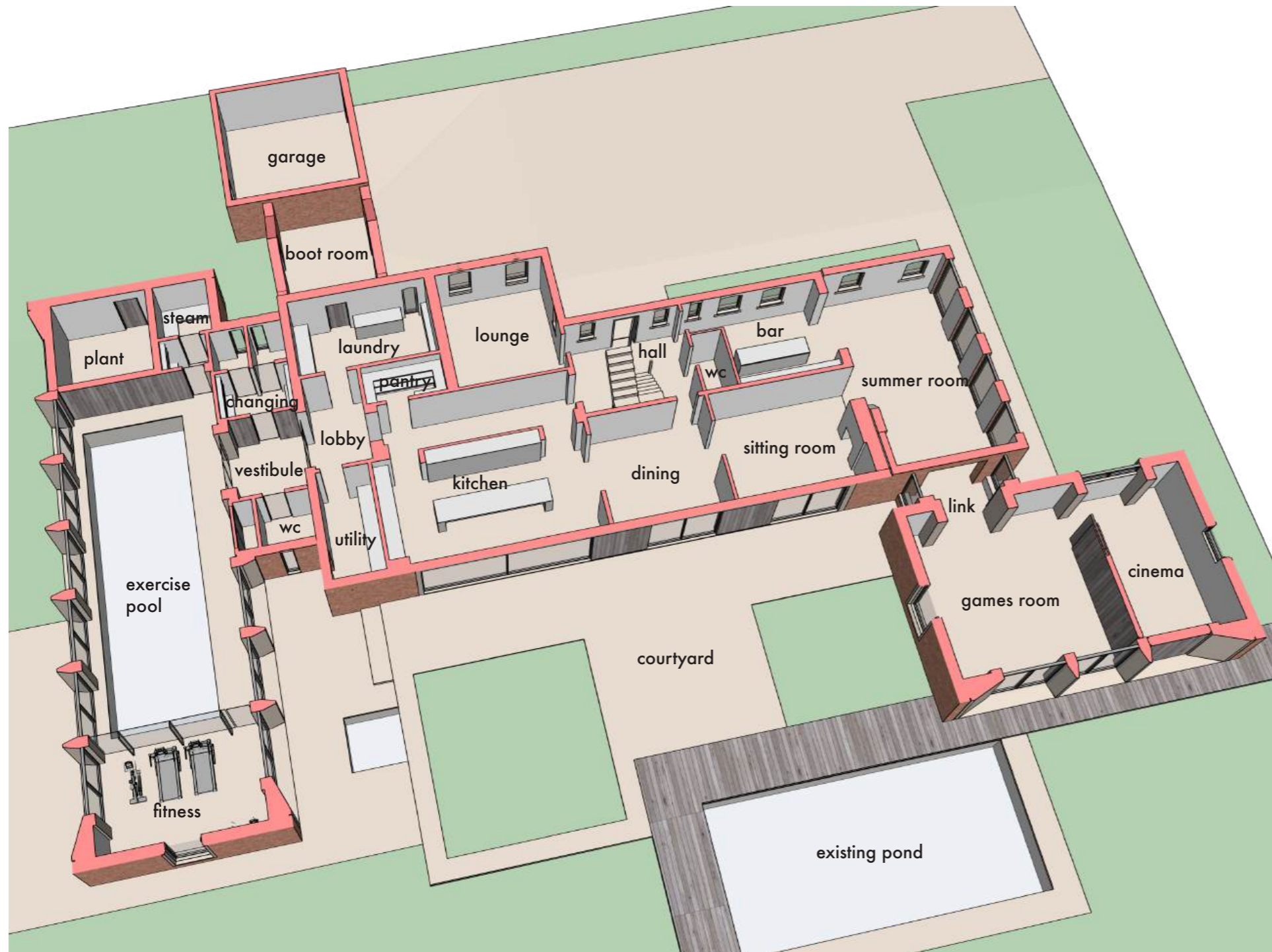
The general concept adopted for the alterations was to push the service rooms to the north of the house to allow the south to predominantly feature the main living accommodation which in turn could be 'opened up' to the entirely private garden (improving natural light and appreciating the woodland views).

The proposed extensions are conceived as two repeated modules - one set parallel to the existing house and one at right angles. The extensions create a central, south facing courtyard which becomes a common focal point - accessible and visually linked from all sides to reinforce the feeling of privacy and security within the garden. The restricted palette adopted also ensures all aspects of the house (original, previous extensions and proposed) link together and retain a similar character.



visuals of the proposal from the south west (top) and south east (bottom)

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## 4.3 LAYOUT

The entrance to the house remains as existing with the entrance hall providing connections to multiple rooms.

The westerly extension provides a leisure 'wing' with an exercise pool, fitness suite plus ancillary service rooms (plant room, changing, etc...). The pool's dimensions (12.5x4.0m) follow guidance for optimum use for exercise. The exercise pool and fitness suite have views to the woodland (to the west) and also open onto the proposed central courtyard.

The interior of the existing ground floor of the house has been partially reconfigured to improve circulation, not only within the house but also through to the courtyard and gardens.

The former office becomes a boot room which in turn provides a more convenient 'back' door access (accessible from the parking forecourt) and leads to the service rooms.

The kitchen, dining and sitting room within the existing house have been 'opened up' to improve both natural light and connection to the courtyard/gardens.

The proposed games room 'wing' forms the eastern side of the courtyard whilst linking with the existing pond.

No works are proposed to the upper floors.

The positioning of the extensions ensure that they are largely concealed from the public highway, public footpaths and/or neighbouring dwellings by the existing house. Their design is respectful and references the existing house both in form and materiality.

ground floor plan of the proposal (upper floors unchanged)

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### 4.4 SCALE/MASSING

The proposed extensions aim to be respectful of the existing house and its character and as such are subservient in form whilst repeating general principles from the existing vernacular.

Both extensions repeat the gabled approach of the existing house and the roof pitch also matches however, they are only single storey additions which ensures overall heights can be managed.

The extensions share the same module/width as each other with an overall ridge height approx. 3.5m lower than the existing house (this being similar to the previous 'summer' room extension to the east).

The sizing and positioning of the extensions ensures that they are largely concealed from most public vantage points by the existing house or surrounding boundary treatments (woodland/hedges).

### 4.5 APPEARANCE

The proposed extensions are treated with a combination of red brick and stone detailing to the external walls - referencing the existing/neighbouring dwellings in the surrounding area. The roofs will be finished in a natural slate like much of the local context whilst windows are proposed to be a polyester powder coated aluminium system with boarded infill panels breaking up the elevation.

The larger openings are restricted to the south and west elevations (elevations concealed from the road and/or public vantage points).

### 4.6 AREAS

A breakdown of the proposed dwelling's gross internal areas is provided below :-

ground floor	542 m2
first floor	155 m2
second floor	65 m2
total	762 m2

### 4.7 SUMMARY

This report illustrates how the development proposals have been carefully designed to be in keeping with the surrounding context by virtue of its scale/massing and use of materials to both reflect the local built environment and preserve the character of the area.

The property is relatively remote whilst the proposals are largely concealed from most public vantage points by the existing house or surrounding boundary treatments (woodland/hedges). The proposals sit comfortably within the generous plot and would seem to have no impact on neighbouring dwellings, open spaces, the local environment or other features that contribute to the open countryside. With this in mind, it is believed that the proposals do not have an adverse impact on the area.

The Council's response to the pre-application enquiry was fully supportive noting that the proposal aligned with the aims and objectives of the planning policies and would not result in any measurable harm to the character and visual amenities of the immediate area. The Council's response also stated that the proposed extensions were 'well proportioned... with the remodelling of the dwelling and the proposed extensions being sympathetic to one another'.

