

# Design & Access Statement

March 2026

Demolition of an existing 20th Century bungalow and erection of a new two storey detached dwelling in approximately the same position.

at

Wharf Farm,  
Talbot Street,  
Chipping,  
Preston,  
PR3 2QE

**MASON GILLIBRAND  
ARCHITECTS**

Willow Mill, Fell View,  
Caton,  
Lancaster  
LA2 9RA  
[www.masongillibrand.co.uk](http://www.masongillibrand.co.uk)



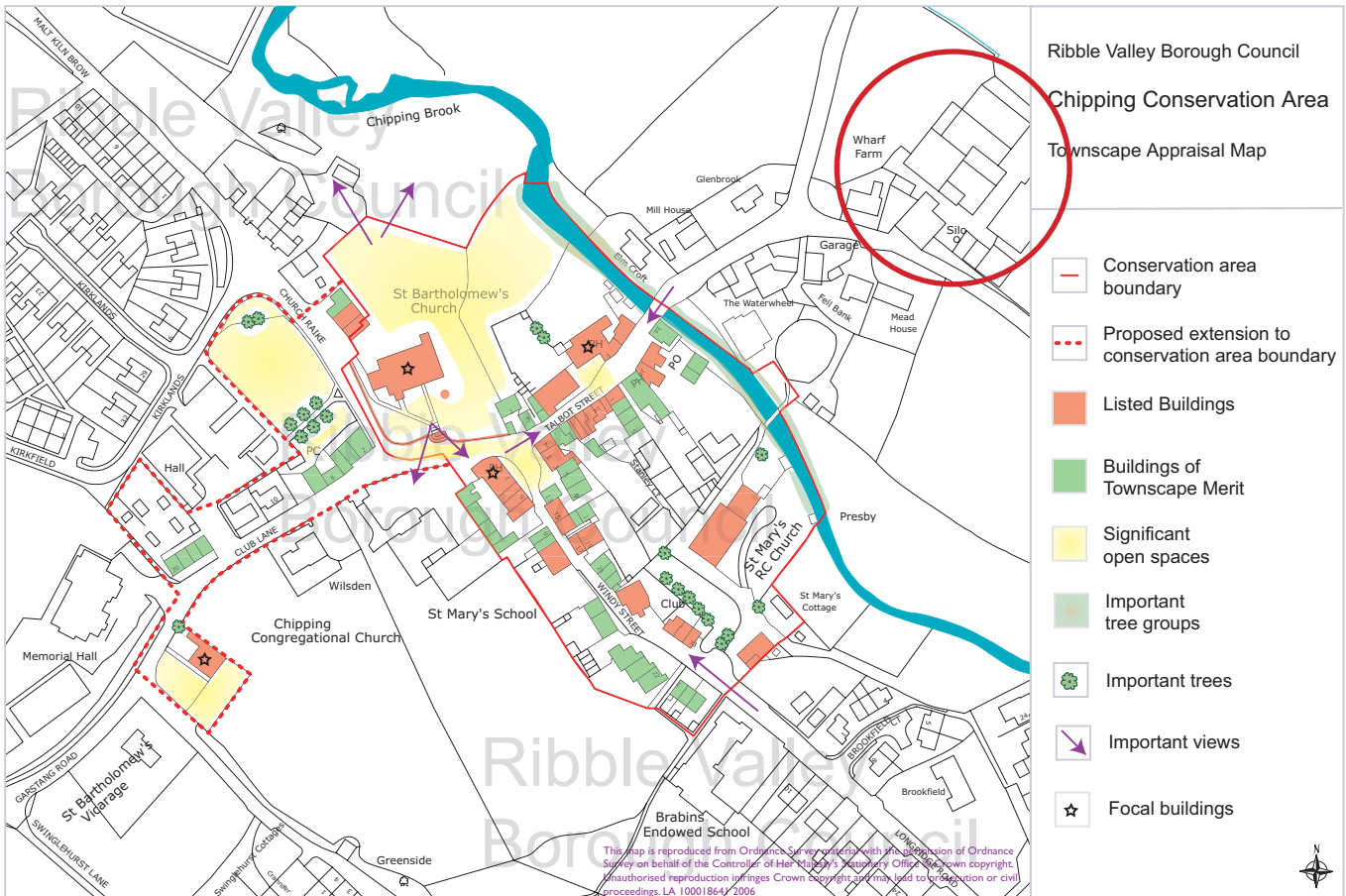
## Introduction

This document has been written to accompany the full planning application to Ribble Valley Borough Council and should be read in conjunction with the application drawings.

The application comprises of the renovation and change of the demolition of an outbuilding and existing bungalow to make room for a new proposed dwelling.

## Site Location and Description of Site

The application site is located on the edge of the village of Chipping, North East of the village centre and the Chipping Conservation area. The site is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).



Map of chipping conservation area with application site highlighted.

The existing building on site is a mid 20th Century detached bungalow. Externally, the property is pebbledash rendered over a red/brown brick plinth with a plain tile/immitation slate roof. The existing windows are doors are predominantly dark stained timber and the rainwater goods are black uPVC with white fascia boards.

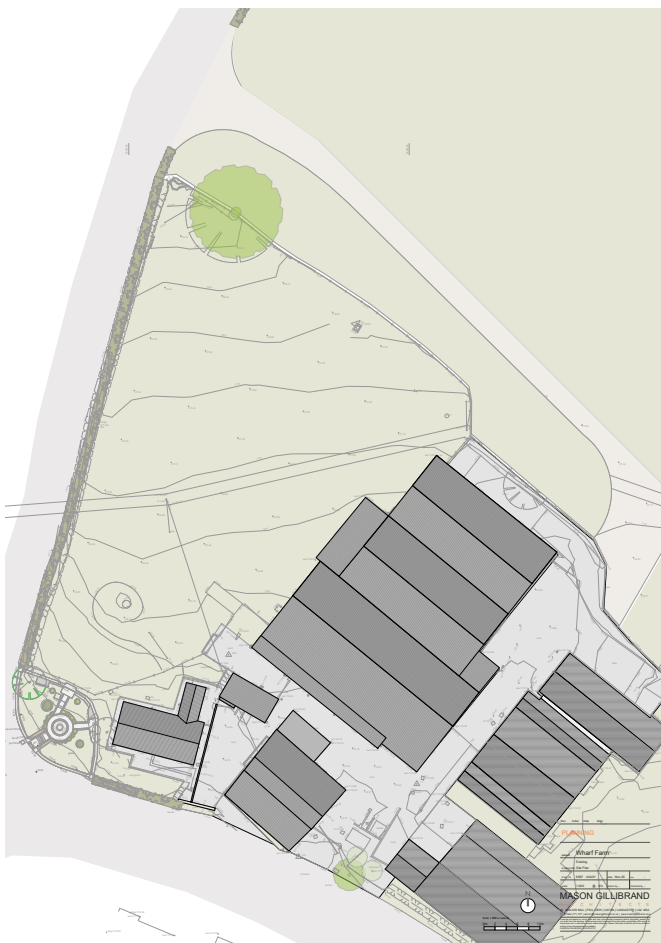
The site is on the North side of Green Lane and is bounded by the Village War Memorial garden to the West and Wharf Farm to the East (the latter is within the applicants ownership). There are limited views of the application site from within the Conservation Area.



Picture of the front of the existing dwelling from the road.

## The Proposal

The applicants propose to demolish the existing 20th Century bungalow and replace it with a two storey detached dwelling in approximately the same position for use as their primary residence. The proposal includes a single storey rear outrigger and a linked single storey garage. Vehicular access would be provided via the existing access approximately 100m to the North of the application site. Currently the property relies on parking along the edge of the lane which is both unsafe and undesirable in terms of the wider impact on the village and the adjacent Conservation Area.



Existing Site Plan



Proposed Site Plan

## Design Proposal, Scale and Materials

The new dwelling proposed has more sympathetic external materials than the existing bungalow: namely local stone facing with a natural blue/grey slate roof. Windows and doors proposed are for the most part painted timber frames, with the larger glazed doors to the rear and to the Entrance Link proposed in polyester powder coated aluminium frames.

The proposed design, scale and external materials are considered significantly more appropriate, given the close proximity of the site to the Chipping Conservation area. The height and massing of the main body of the property take cues from the heritage properties nearby, whilst avoiding mimicry or pastiche by way of subtle, more contemporary fenestration.



○ Front (South Facing) Elevation  
1:100



○ Rear (North Facing) Elevation  
1:100



○ Side (West Facing) Elevation  
1:100



**Side (East Facing) Elevation**  
1:100

Careful consideration has been given to reducing the overall height and massing of the main body of the new building, with the eaves height kept tight to the first floor window lintels and the rear outrigger reduced further in height to limit its visual impact. Two stone chimney stacks generate balance to the principal elevations.

The proposed dwelling would be constructed of high quality external materials including painted timber traditional sash windows to the frontage.

### Access and Parking

The application propose improved arrangements for vehicular access to the site and private parking on site, away from Green Lane. This will improve road safety (the close proximity to the road junction should be noted) and have a positive impact on the wider village.

The new dwelling will integrate level access arrangements to external door openings, as required by the relevant building regulations.

### Lighting

We are proposing some subtle downlighters to key external areas of the dwelling to ensure minimal light pollution, adhering to dark skies guidance.

### Trees

The footprint of the proposed building is very similar to that of the existing building and hard landscaping and therefore it is considered that there will be no adverse impact on the trees on site. A tree protection drawing has been provided as part of the application.

### Foul Waste and Drainage

The Building will connect to the existing foul waste services that are already present from the existing dwelling. We are proposing the use of soakaways on site for managing surface water. Please refer to the drainage drawing submitted with this application

### Flood Risk

The site is in flood zone 1. A flood risk assessment is not required. Please refer to the flood risk information submitted alongside this application.

### Biodiversity Net Gain

The application is exempt from requiring any BNG information under the classification of being a self-build with less than 9 dwellings.

## Ecology

An Ecology Report has been completed for the site and a copy of the report has been provided as part of the application.

## Conclusion

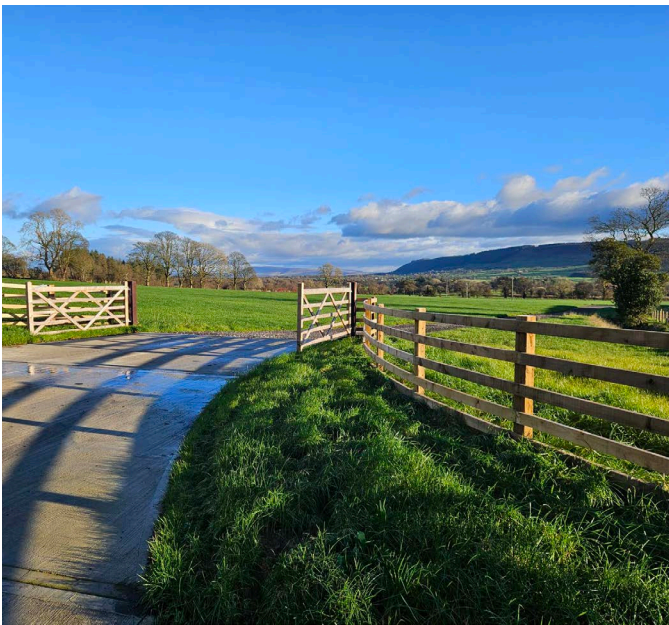
In conclusion, this proposal seeks to provide much improved accommodation to the site, whilst keeping the scheme close to the footprint of the existing. The proposals form and materials will be more inkeeping with the Chipping conservation area through its form and materials. The use of existing utilities connections, modern construction methods and alternative energy sources will enable the proposal to be more energy efficient than the existing, and work towards carbon neutrality.



*West elevation of the existing bungalow looking from the war memorial*



*South elevation of adjacent barn looking from the road.*



*Existing field access*



*View of existing bungalow from the road*



*View of the west elevation of the bungalow when standing in front of the war memorial*

MASON GILLIBRAND  
ARCHITECTS

Lee Donner  
Director

T: 01524 771377  
E: Lee@masongillibrand.co.uk  
www.masongillibrand.co.uk  
Willow Mill, Fell View, Caton, Lancaster, LA2 9RA