

DESIGN STATEMENT



Kemple Down
Chaigley

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 an existing 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 builds upon 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.

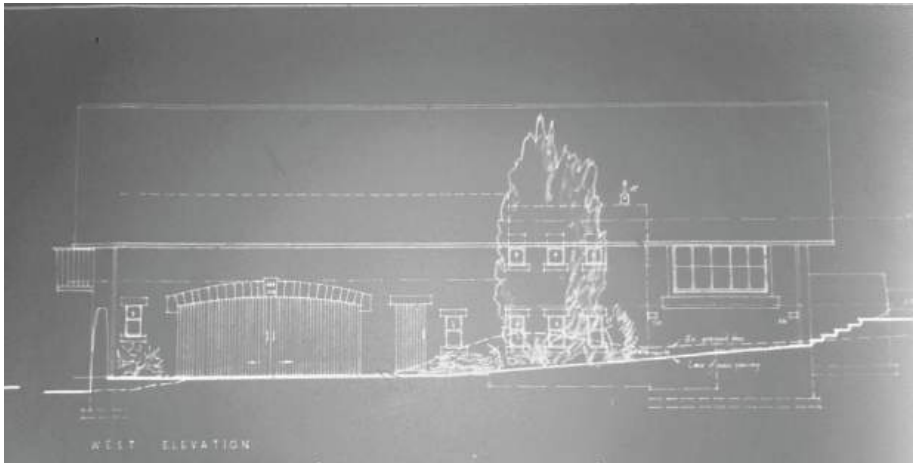
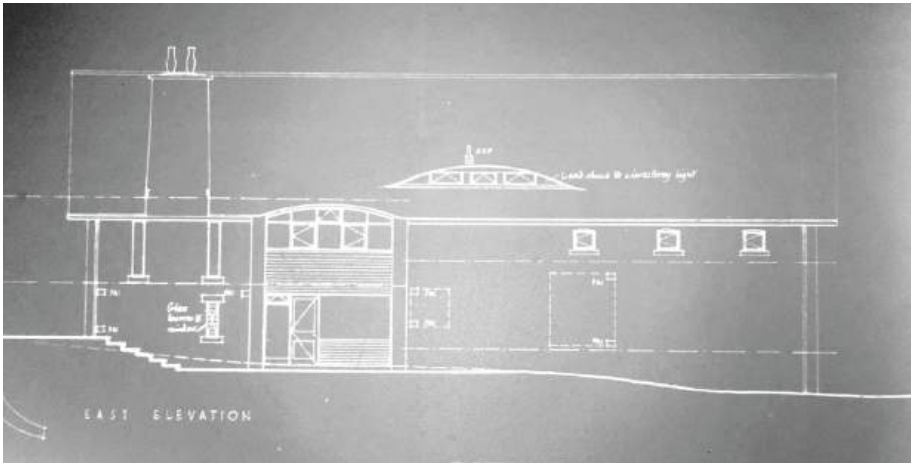
Considerations:

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

2.0 PLANNING



Kemple Down: approved replacment dwelling (ref. 3/2025/0860)



Historic planning application drawings

2.1 PLANNING REVIEW

A review of all previous applications at the site and neighbouring property was undertaken using RVBC’s online planning register as well as reviewing historic microfiche records at the Council offices.

2.2 HISTORIC APPLICATIONS

The earliest applications associated with the site were from the 1960s, later applications were for a tool shed in 1986, now an annexe, and for a single storey extension in 2010. The most recent decision was the approval for a replacement dwelling (ref. 3/2025/0860).

2.3 APPLICATION RATIONALE

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. Application ref. 3/2025/0240 was submitted but withdrawn following the submission of application ref. 3/2025/0860 for a replacement dwelling, this was approved and establishes the principle of redevelopment on this site.

Rather than replace the dwelling, the applicant feels that a more sustainable and preferred approach for them would be to reconsider extending and remodelling the existing dwelling.



3.0 EXISTING SITE AND BUILDING



South East elevation



Sloped South Access

3.1 EXISTING 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 a 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.



Existing stone arch and corbelled roof overhang

3.2 EXISTING 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.

kemple down



Inelegant 'flying' rear extension with upvc guttering



North East Elevation showing dampness from poor detailing

3.3 EXISTING AREAS

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

total 294 m²

3.4 EXISTING VOLUMES

house	1125 m ³
self contained flat	202 m ³

total 1327 m³



Rear elevation showing flat roof bays

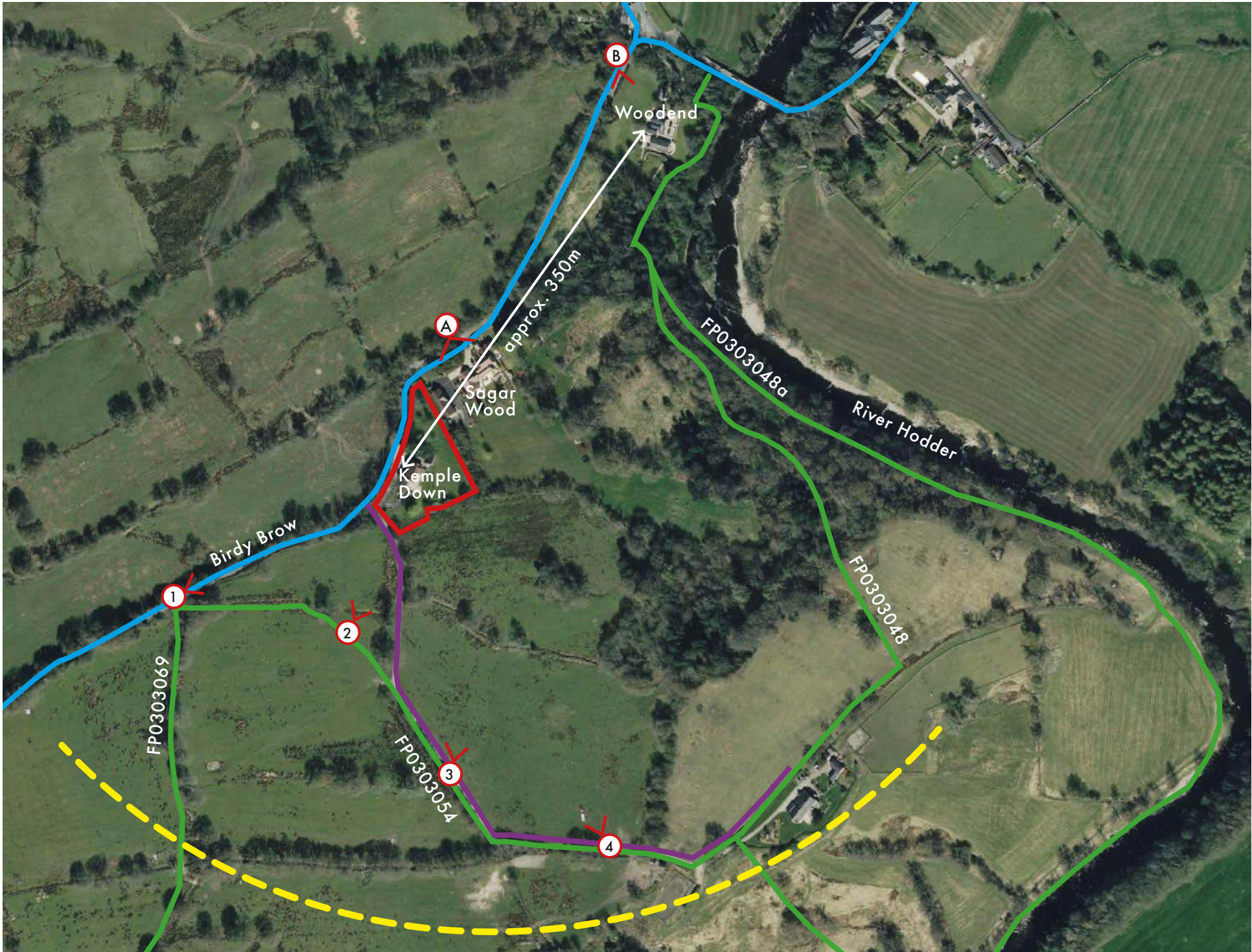


Excessive hard landscaping and poor pedestrian approach from South



Existing self contained flat

4.0 WIDER SITE CONTEXT



Aerial image map showing site context

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



A. Sagar Wood from Birdy Brow



B. Woodend from Birdy Brow showing repeated gables

kemple down



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

4.1 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 and alternative cladding.

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.

4.2 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.

5.0 PROPOSED DEVELOPMENT



View of Existing Dwelling from South East



View of Proposed Dwelling from South East

5.1 PROPOSED SCHEME

Planning consent is sought to extend and remodel the existing dwelling at Kemple Down including the demolition of the existing self-contained flat and construction of a replacement outbuilding containing garage and garden store. A detailed assessment of the proposed design is provided within this report. It is trusted that this will provide the LPA with confidence regarding the very well considered design process undertaken.

The scheme has been developed through a number of concept and detailed design proposals. 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.

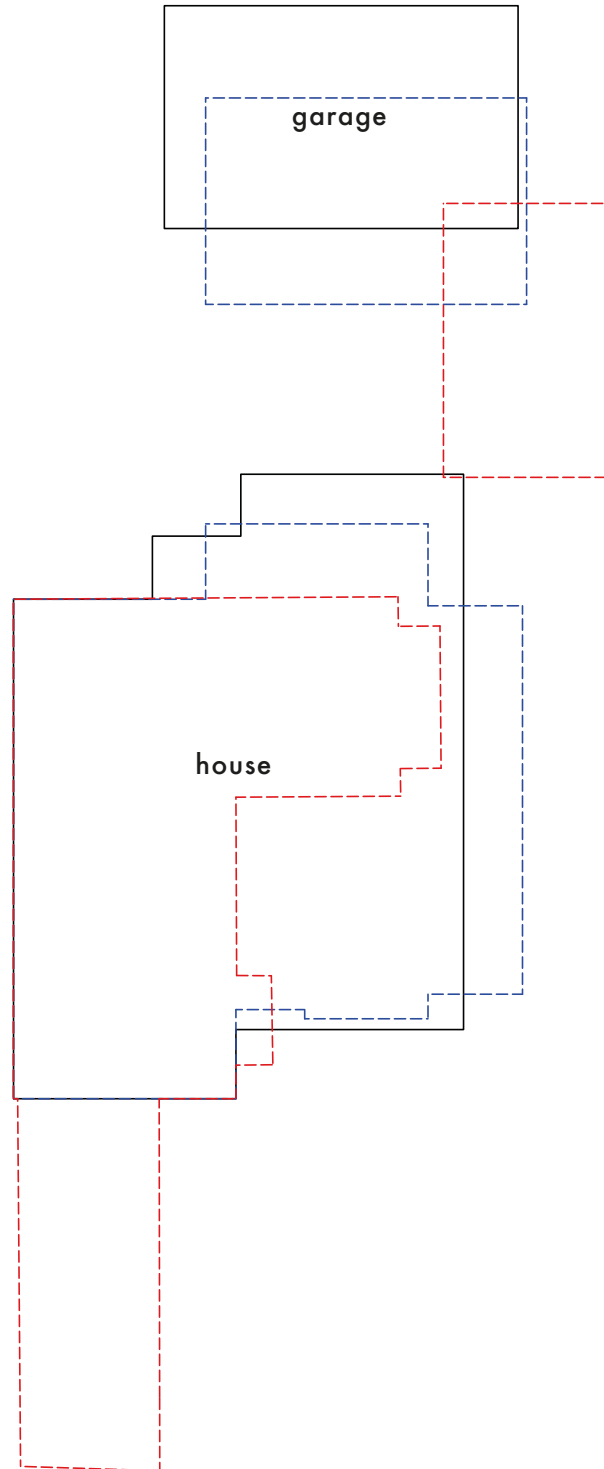
Historic extensions and alterations are to be removed, returning the character and proportions of the original linear building. The proposed extension is informed by repeating the module of the original building. The masses are offset to allow the two gabled volumes to be properly understood. The elevation fronting Birdy Brow is unaffected by the proposed development.

5.2 VOLUMES

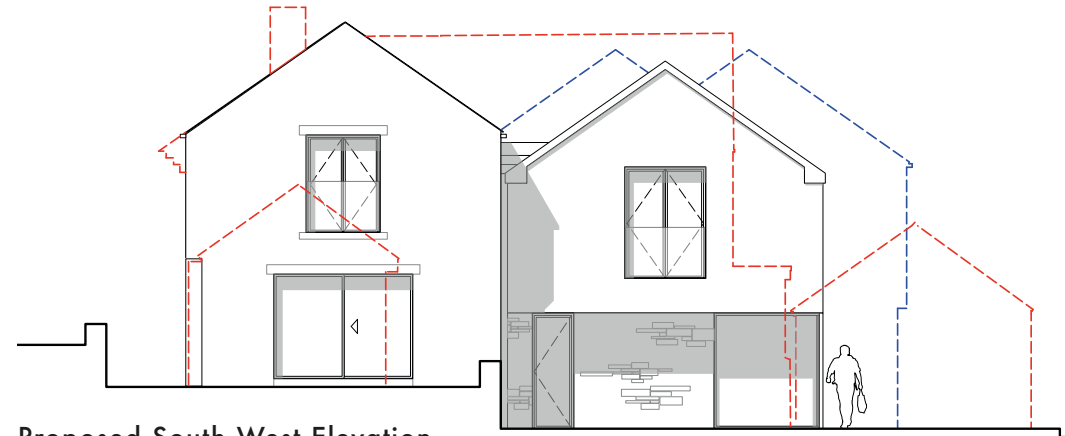
Below is a breakdown volume comparison between the existing dwelling, approved replacement dwelling and proposed extended/remodelled dwelling submitted within this application.

Existing House Including annexe	1,327 m ³
Arrpoved Replacement Dwelling	1,188 m ³ (above ground) 470m ³ (below ground) 1,658m ³ (total)
Proposed House	1,528 m ³

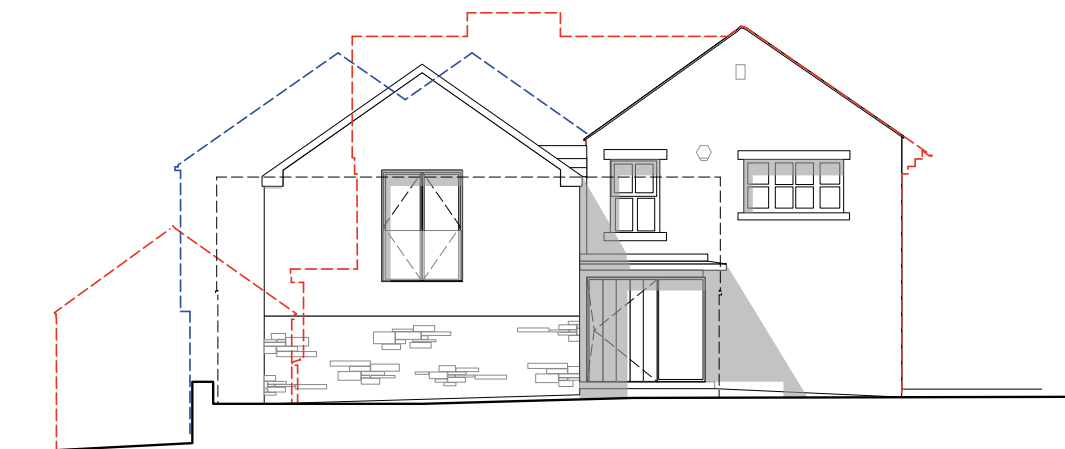
An increase of 201 m³ compared to the existing, a 15% increase. A decrease of 130m³ compared to the approved replacement dwelling, an 8% decrease.



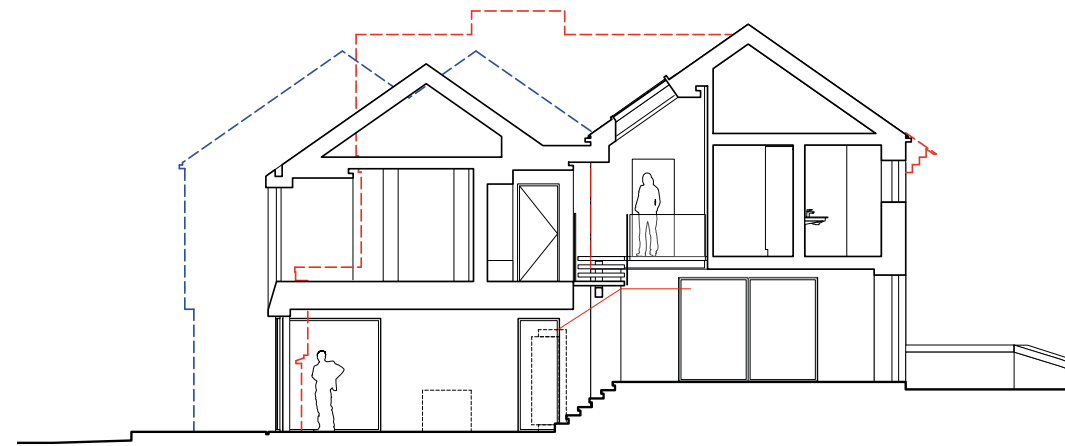
Proposed Plan: red broken line indicates existing building profile, blue broken line indicates refused application profile (planning ref.3/2024/1019)



Proposed South West Elevation



Proposed North East Elevation



Proposed Section

5.3 SCALE AND 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 refused application ref.3/2024/1019.

Extending by introducing a 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 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 approximately 15% when compared to the existing.

kemple down



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



Natural random stone



Natural ashlar stone

5.4 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.

The proposed extension is finished entirely in natural stone, with the ground floor in random stone (rooting the extension in the landscape) and the upper gabled volume in ashlar stone to give it a lighter, more crafted expression, powder coated aluminium window and door frames are used throughout the extension.

The proposed scheme also includes 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.



Natural slate



5.5 LAYOUT

Entrance to the dwelling is reoriented to the North, a central 'spine' provides circulation to the whole house. To the West the ground floor of the original building contains the lounge, snug and wc/cloaks. The ground floor of the extension to the East houses an open plan kitchen/dining/sitting room with associated back of house accommodation (utility/boot room and pantry).

The first floor of the original building provides guest accommodation and laundry facilities, with the first floor of the proposed extension providing two bedroom suites.

5.6 NATURAL LIGHT

Windows to the ground floor of the South East facing extension will provide natural light to the open plan kitchen space in the morning, whilst windows to the South West elevation will ensure plentiful natural light to the lounge and bedrooms throughout the day and into the evening. Solar shading is provided to the ground floor of the extension's southern end with a small overhang to the first floor.

Privacy is maintained to the en suites and dressing areas of the proposed principal suites with the introduction of slot windows; a contemporary reference to ventilation slots found in the local agricultural vernacular.

Rooflights are proposed to the South East roof slope of the original building, the position of the proposed extension ensures these are well masked from view; limiting any potential impact on visual amenity.

5.7 BOUNDARY TREATMENTS

Boundary treatments will involve native species hedging, grass verges, estate railings and soft landscaping where the site abuts Birdy Brow. The remaining boundary treatments will be as existing, with sheep netting and vegetation to the South and East boundaries and timber fencing to the North (softened by textured foliage).

5.8 GARDEN AND CURTILAGE

Kemple Down benefits from a large garden. The HM Land Registry title plan shows the land ownership, all of which is considered to be the curtilage of the property. Historic imagery (March 2009) from Google Maps Streetview shows play equipment, demonstrating that the land has been in use as a garden for at least 17 years. The extended and remodelled dwelling will not result in an extension or modification to the existing curtilage.

5.9 ACCESS AND PARKING

When consulted during application ref. 3/2024/1019, Lancashire County Council acting as the Local Highway Authority (LHA) had no objection subject to conditions. Stating that they were "of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to ... conditions being stated on any approval."

The site currently has two existing accesses as shown on drawing EX.01. The application includes the removal of the access which sits further South on the highway frontage and amendments to the Northern access.

The proposal for the North access, as shown to drawing PL.10 (site plan), will result in an improved surface material, driveway to support turning provisions and access to a proposed garage. The site plan also shows a visibility splay and whilst this does not meet the posted national speed limit, on-site observations noted lower vehicle speeds given the sites location close to natural bends within the road. There are no footways or street lighting which will also contribute to lower speeds along the road.

The access to the North is already used for parking and there have been no Personal Injury Collisions recorded within 500m of the site in the last 5 years, meaning the LHA have no pre-existing highway safety concerns. Therefore, the reduced visibility splay which shows visibility for approximately 30mph speeds is acceptable in this case.

The proposed garage exceeds the minimum internal dimensions for a double garage size (6m in length and 6m wide) meaning, along with the driveway, there is adequate parking provision to comply with the LHA's parking standards as defined in the Joint Lancashire Structure Plan. The proposed outbuilding provides a garden store which will provide adequate cycle storage.

6.0 PRE-APPLICATION ENQUIRY RESPONSE

6.1 PRINCIPLE OF DEVELOPMENT

Pre-application advice was sought from RVBC in relation to the extension and remodelling of the existing dwelling (ref. RV/2024/ENQ/00055, dated 29 October 2024). The response engaged Key Statements DS1, DS2, EN2 and DM12, alongside Policies DMG1, DMG2, DMG3, DME3 and DMH5 of the Core Strategy, together with the NPPF.

Since that response was issued, RVBC has separately determined and approved a full application for a replacement dwelling on this site (ref. 3/2025/0860). That approval establishes that the principle of redevelopment at Kemple Down (going beyond alteration of the existing building) is accepted by the Council, subject to the detailed design being acceptable. The current application, a more modest extension and remodelling of the existing dwelling rather than replacing it, is considered to sit comfortably within that accepted principle.

6.2 RESIDENTIAL AMENITY

The response confirmed that, given the nearest neighbouring receptor (Sagar Wood) lies approximately 50m to the North East, the proposed works and alterations would not have any undue impact upon neighbouring amenity, and would accord with Paragraph 135(f) of the NPPF and Policy DMG1. This element of the scheme is unchanged and remains compliant.

6.3 VISUAL IMPACT AND CHARACTER OF THE AREA

The response acknowledged that the removal of the existing single storey side extension, rear bay window, first floor box dormer and rear two storey reverse gable extension (all modern, uncharacteristic additions) would deliver a minor visual enhancement to the property. This aspect of the scheme is retained. However, the response raised significant concerns regarding the two storey gable extension proposed at that stage, considering that its footprint, height, width and resultant bulk and massing would read as unsympathetic and over-dominant. Four specific concerns were identified, each of which has directly informed the revised design:

- Bulk and dominance of the extension: the response considered the extension's footprint, height and massing would fail to read as subservient to the host property. In response, the massing has been substantially reduced from the scheme the officer reviewed. The extension now repeats and offsets the module of the original barn (as opposed to a competing perpendicular gable as the existing arrangement), and the floorplates are set lower so that the ridge sits approximately 850mm below that of the original - a technique recognised in RVBC's own design guidance for reducing roof bulkiness and enabling gable elevations to be in more than one plane.
- Incongruous flat roof/gable hybrid: the response objected to the two storey flat roof link between the extension and the host property. This link has been removed; the scheme now presents two clearly separated, legible gabled volumes rather than a merged hybrid form.
- Metal cladding at odds with the stone vernacular: the response considered metal cladding incompatible with the host property and surrounding rural dwellings. The extension is now finished entirely in natural stone - random stone at ground floor, ashlar stone to the upper gabled volume - removing metal cladding from the scheme altogether.
- Extensive glazing and an overhanging first floor element: the response considered the fully glazed ground floor openings and projecting first floor overhang at odds with the host dwelling's traditional, smaller window openings, and considered the overhang would exacerbate the extension's dominance. The revised design uses more restrained fenestration, including slot windows to en suite and dressing areas that reference ventilation openings found in the local agricultural vernacular, and the overhanging first floor element has been significantly reduced.

On this basis, the officer's response concluded that the previous scheme would fail Paragraphs 135(c) and 182 of the NPPF and Key Statement EN2 and Policy DMG1, and would not have been supported in that form. The design changes set out above have been made specifically to address each of these points and are considered to result in a proposal that should be supported by the LPA.

6.4 HIGHWAYS

The response noted that the proposed closure of the southern vehicle access, retention of the northern access, and new double garage carry highway safety implications regarding access, visibility and parking provision, and confirmed that Lancashire County Council as Local Highway Authority would be consulted separately as part of any formal submission. The LHA were consulted under application ref. 3/2024/1019 and raised no objection subject to conditions. The proposed garage dimensions have been adjusted to ensure it can provide adequate parking facilities.

6.5 LANDSCAPE AND ECOLOGY

The response confirmed that a bat survey would be required to accompany any formal application, given proposed disturbance to the roof space and demolition of an existing single storey building. A Bat Survey Report and Method Statement is submitted alongside this application.

6.6 BIODIVERSITY NET GAIN

The response noted the mandatory Biodiversity Net Gain requirements introduced from 2 April 2024 (and amended 6 August 2026). Approval for the proposed development is being sought under a householder application and is therefore exempt from BNG legislation.

7.0 CONCLUSION

Stanton Andrews is retained by David Dennis and Paul Hutton ('the Applicant') to progress a householder planning application to extend and remodel the dwelling at Kemple Down. This application follows a pre-application enquiry (LPA ref: RV/2024/ENQ/00055) and a previous application (ref. 3/2024/1019), together with a further application (ref. 3/2025/0240) which was withdrawn.

The principle of redevelopment on this site has since been confirmed by RVBC's approval of a full application for a replacement dwelling (ref. 3/2025/0860). The applicant has, however, concluded that a more sustainable and preferable approach is to extend and remodel the existing dwelling rather than replace it outright - a scheme which involves a materially smaller volume increase (an 8% reduction against the approved replacement dwelling) while still addressing the shortcomings of the existing building.

Considerable attention has been given to directly addressing the concerns raised at pre-application stage regarding the scale, massing and materiality of the extension, considering the site's location within the Forest of Bowland National Landscape.

The massing of the scheme has been substantially reduced from that previously considered, with the extension now repeating and offsetting the module of the original building rather than introducing a flat-roofed link. The ridge of the extension sits approximately 850mm below that of the original building, an established technique for demonstrating subservience, and the two gabled volumes are legible and separated rather than merged into a hybridised form. The extension is now finished entirely in natural stone and slate, replacing the previously proposed metal cladding, with fenestration proportions that respond more closely to the traditional character of the host building.

The evidence presented in this report demonstrates how the revised proposal responds to RVBC's pre-application comments and complies with the Council's Core Strategy and the NPPF. The removal of the existing dwelling's poor-quality modern additions (including upvc windows, fascias and gutters, flat roof bays and unoriginal corbel detailing) will deliver a clear visual enhancement, with these elements replaced by a consolidated, sympathetic built form in locally-sourced stone and slate.

The Bat Survey Report notes Soprano and Common Pipistrelle foraging activity along the hedgerow and tree line associated with Birdy Brow, but no bats emerging from the building and no evidence of nesting birds. As this is a householder application, the proposed development is exempt from Biodiversity Net Gain requirements.

The proposal is considered to fully address the concerns raised at pre-application stage, to sit within the principle of redevelopment already accepted by the Council, and to comply with the relevant local and national planning policies. The application is commended to the LPA.