

DESIGN + ACCESS STATEMENT

Sawley Hall, Sawley, Clitheroe

Construction of Replacement Dwelling

Existing Situation

Sawley Lodge is a Victorian former hunting lodge, latterly a private house of two storeys plus a basement, on an irregular rectilinear plan with a number of later additions, attached and detached, around the lodge.

The house sits on a man-made plateau elevated above the Ribble Valley, at the southern tip of Brownthwaite woodland hillside, on an overall site of 47 hectares. The house is in poor condition and architecturally undistinguished.

The south and east edges of the plateau are bounded by Skinners Syke, a stream in a deep cutting fed by two upper ponds, falling to a former hydro-electric generator house near the driveway.

The lodge has lawned gardens to the south and west. The existing woodland closest to the Lodge is planted with rhododendrons around several footpath routes, clearly intended as garden walking routes.

The Lodge has been deliberately sited SSW and WNW to take advantage of longer distance views down the Ribble Valley and across the valley respectively – all aided by the elevated plateau.

There is an existing bitmac driveway from Sawley, generally to the eastern side of the site – a later route than the original driveway in the centre of the site, now abandoned, but still visible.

Proposals:

To demolish Sawley Lodge and construct a replacement dwelling, Sawley Hall, in a similar location on an enlarged plateau.

The brief is very specific in terms of accommodation and format, with a strong desire for order and symmetry.

The new Hall is for a single family with on-site staff accommodation in a gatehouse lodge (under a separate application) and an apartment above the garage court, for the head gardener and household staff respectively.

Design:

The concept for the Hall is in the English Country House tradition comprising:

- 1) A reinstated original driveway (from the hydro-electric building northwards)
- 2) An arrival court
- 3) The main Hall
- 4) A garage courtyard + greenhouse
- 5) A secure curtilage boundary wall

All the elements are arranged around a principal north / south axis and a secondary east / west axis, in a classical style, in the English Country House tradition.

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The Hall is set to the same SSW / WNW orientation as Sawley Lodge, in a similar plan position, with two upper storeys over a basement.

The arrival court addresses the entrance elevation via a wall, piers, railings and gates on the north side.

The garage courtyard is a closed quadrangle of one and two storey buildings set at courtyard level, containing private car garaging, staff facilities, a generator house, greenhouse staff + estate vehicle parking and a staff apartment, all set off the north east corner of the Hall.

Vehicle access to the courtyard is via a western archway and a northern (staff only) passageway.

The Hall plan is symmetrically arranged around a central hallway, stairway and first floor void, to create a significant central volume.

Substantial (working) chimney breasts and stone stacks add order to the plan and the roofscape.

The buildings will all be of ashlar sandstone, with Haddonstone Portland porticos, string courses, door + window surrounds and wall cappings.

Windows will be painted timber sash frames with thin bars.

Ground floor windows will be larger than first floor windows.

The buildings will have design links with the gatehouse lodge, as an overall considered group.

A new 2m high stone wall has been chosen as the most appropriate security solution to protect the residential curtilage. The wall generally runs along the lower edge of embankments where visible, and through woodland elsewhere, with a backdrop of banking and trees.

The whole site vehicular access is controlled by the southern gateway lodge, in the traditional estate manner.

In terms of the impact of development on the landscape, existing stable / outbuildings which sit to the north of the Sawley Lodge are to be demolished. New ancillary buildings for the replacement house will be sited to its east and will be shielded from view by the Hall and woodland. Development is therefore considered to have a beneficial impact on the designated area in which it is sited.



Above and Below (overleaf): The replacement of existing stables / outbuildings to the north of Sawley Lodge, will have a beneficial impact on the designated landscape.

**Access:**

Level access is available into the arrival and garage courtyards. The Hall's ground storey is elevated around 1 metre above the courtyards.

The Hall contains principal and secondary stairs to all floors and a lift, and is designed to comply with part 'M' Building Regulations.

Refuse bin stores are included within the courtyard building for collection at the northern gateway. The driveway allows for refuse vehicle access and turning.

Landscaping:

The site already contains some 15 hectares of woodland and some 32 hectares of grassland. The woodland is in need of overall management and some replanting.

New woodland, in native species is intended for much of the eastern side of the site to the south of the Hall, as an extension to existing woodland.

The existing pasture land will remain.

A new avenue of trees is proposed for the eastern side of the driveway and new tree planting is proposed for the plateau embankment.

An existing, fenced copse of relatively recently planted trees to the southern central site is to be removed.

It is anticipated that the overall site landscaping will be subject to a planning condition.

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