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Replacement dwelling at Sawley, Clitheroe

Landscape Assessment

September 2013

836-RP02 RevA



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REVISION HISTORY

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1.0 INTRODUCTION

1.1 Scope and Purpose of the document

The Landscape Agency has been appointed by Mr Bannister to undertake a Landscape Assessment of the application site at Sawley, Lancashire, in order to consider the likely landscape and visual impacts arising as a result of the proposed development. (See Figure 1 - Site Location)

This document is prepared to support the submission of a planning application for a replacement dwelling at Sawley.

A field assessment was carried out by two landscape architects on 12th September 2013. The weather was dry and sunny.

This document provides a desktop review of relevant planning policy, combined with a field assessment and analysis of the visibility of the site. As a result of this background research, recommendations on the appropriate nature of the new house are offered.

The key objectives of this report are to:

- Consider the landscape character and visibility of the site and the surrounding area (See Figure 6 - Landscape Character, page 8);
- Review the landscape planning context for the site and the surrounding area (see Figure 8 - Planning Policy Context, page 12);
- Assess the visibility of the site from key public receptors (see Figure 12 Viewpoint Location Plan, page 19); and
- Establish opportunities to the siting of the new house in landscape and visual terms, to aid the overall development scheme proposals.

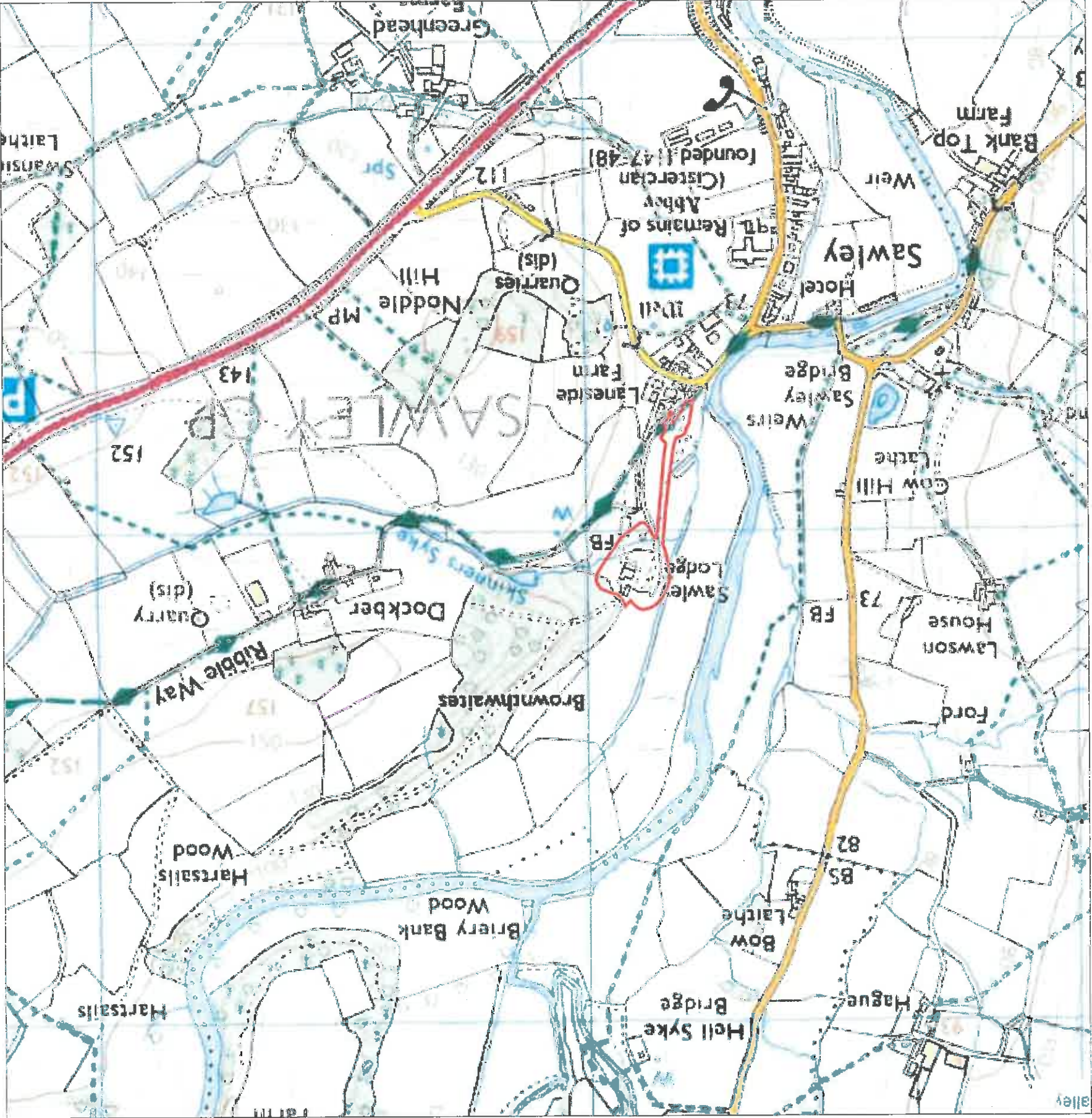


Figure 1: OS map of Sawley village and the proposed site

1.2 Assessment Methodology

This assessment is conducted in accordance with the principles set out in:

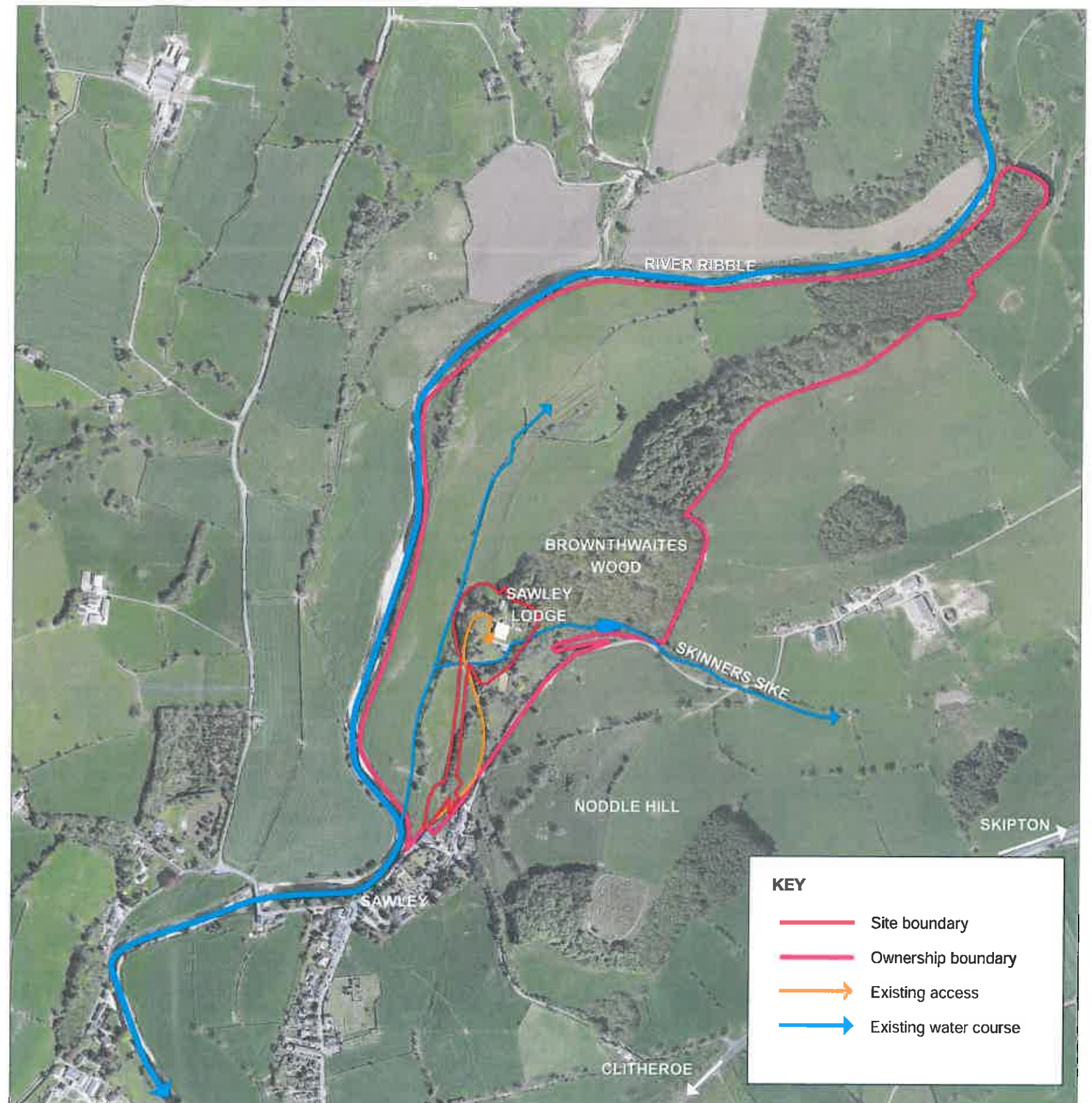
- 'Guidelines for Landscape and Visual Impact Assessment - 3rd Edition', Landscape Institute (LI) and the Institute of Environmental Management Assessment (IEMA) 2013; and
- 'Landscape Character Assessment – Guidance for England and Scotland', Scottish Natural Heritage and The Countryside Agency 2001.

The assessment contained within the document would be considered as a 'baseline study' within the context of the above guidelines, rather than a full Landscape Visual Impact Assessment of landscape issues. This approach is based on previous experience of new and replacement country house projects for which LVIA's were not commonly requested.

Notwithstanding this, the proposed visual assessment remains fundamentally sound as a basis for planning decisions and is entirely proportionate to the scale and location of the development proposed. The methodology was discussed and agreed with the planning consultant, Rural Solutions. It identifies the existing landscape setting and visual context of the site. Landscape and visual assessments are important components of the overall landscape, planning and design process, when seeking to provide the best 'environmental fit' for any given development.

The landscape character of the site and its surroundings was identified through a review of baseline data, which was subsequently verified on site.

Photographs were taken from selected viewpoints at eye level (1700mm from the ground) using a tripod. A spirit level was used to ensure that the camera was aligned correctly and the grid reference and compass bearing taken at each location. The bearing taken represents the centre of the viewpoint.



▲ Figure 2: Aerial site photograph (copyright Google)

2.0 LANDSCAPE CONTEXT

2.1 The site

In September 2013, The Landscape Agency was commissioned by Mr Bannister, via architect John Wharton, to undertake a preliminary Landscape Assessment for the site of a proposed new dwelling, named Sawley Hall, near Sawley, Lancashire.

Sawley Lodge is a two-storey Victorian lodge with extensive modern outbuildings built on levelled ground north of the village of Sawley, in the Ribble Valley. Sawley village is located in the Forest of Bowland Area of Outstanding Natural Beauty, approximately 4.5 miles to the north-east of Clitheroe and 15 miles west of Skipton.

The Lodge is accessed via a drive from Sawley Road. The Ribble Way national trail follows this drive for approximately 175 m before diverging to join an unclassified road to the east.

The key proposals are:

- To retain the existing Ribble Way route on a narrowed existing driveway and to fence the western edge with iron railing.
- To form a new 4m wide bitmac driveway to the west of the existing drive and to grade over and grass the existing driveway.
- To construct a new stone gatehouse lodge on the driveway.
- To demolish Sawley Lodge and construct a replacement dwelling, Sawley Hall, on an enlarged plateau.

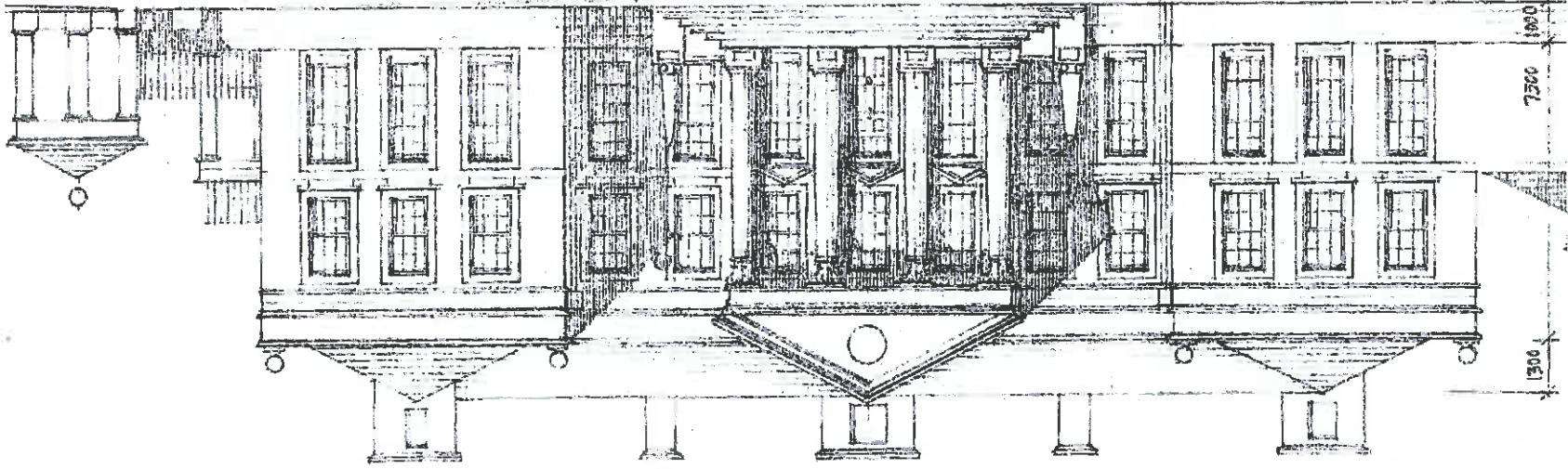
The site lies within a 100 acre estate owned by Mr Bannister adjacent to the River Ribble, which includes pasture and woodland. The western boundary of the estate follows the course of the River Ribble. The estate is bordered by undulating farmland with wooded brooks.

A small stream, Skinnerys Syke runs to the south of the Lodge, lined with mature trees, including ash and birch. The stream is fed by two upper ponds and falls to a former hydro-electric generator house near the existing driveway.

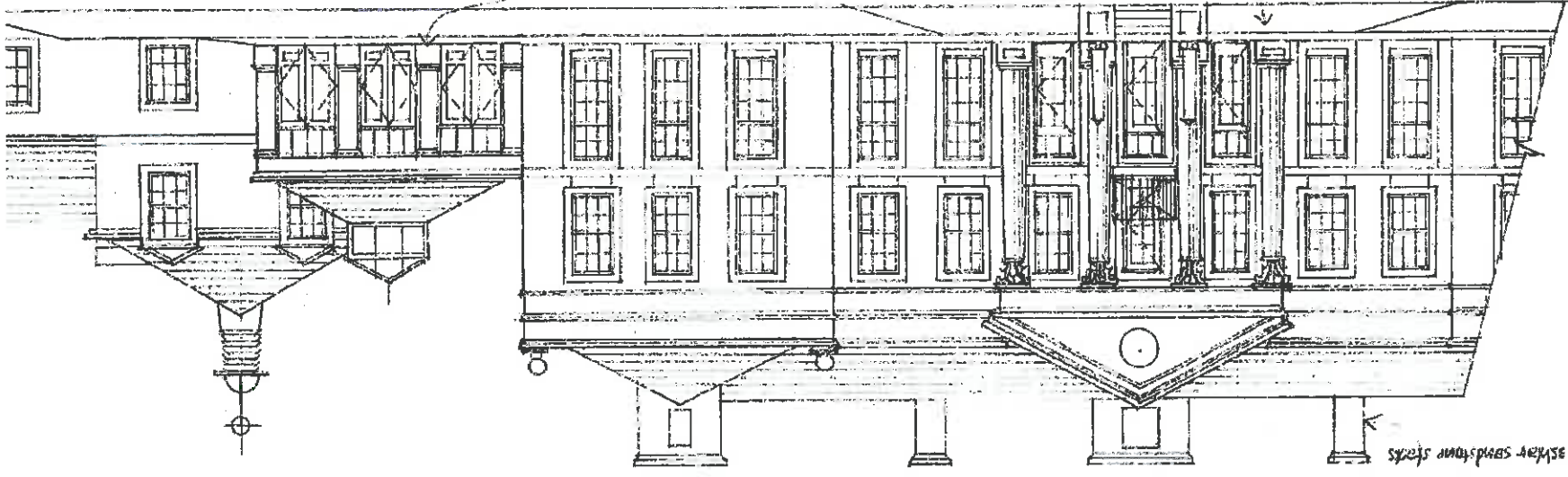
Replacement dwelling at Sawley, Clitheroe

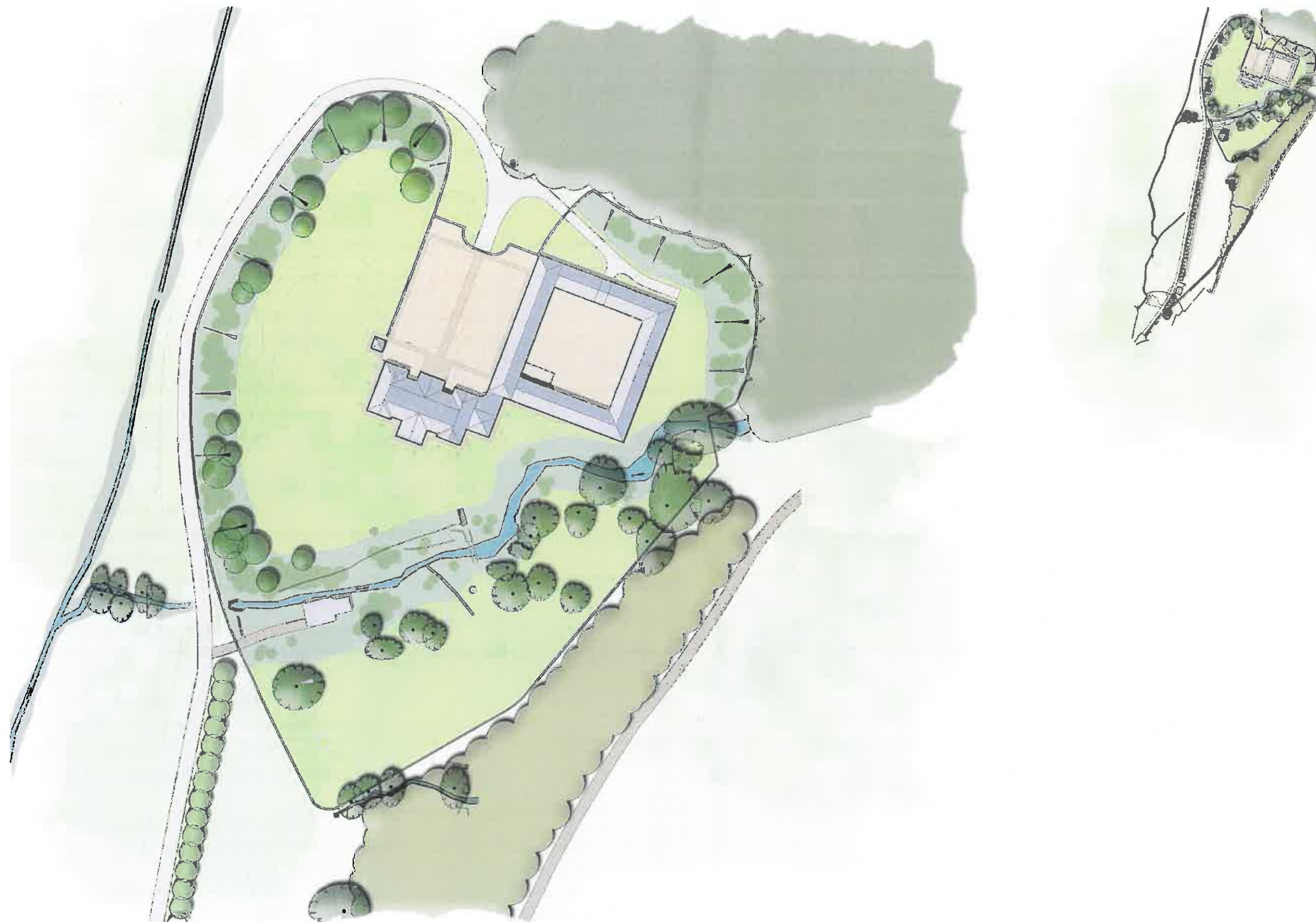
Landscape Assessment The Landscape Agency

▲ Figure 3: North elevation of the proposed house, August 2013 (copyright John & Jennifer Wharton Architect Designers)



▲ Figure 4: South elevation of the proposed house, August 2013 (copyright John & Jennifer Wharton Architect Designers)





▲ Figure 5: Landscape Masterplan

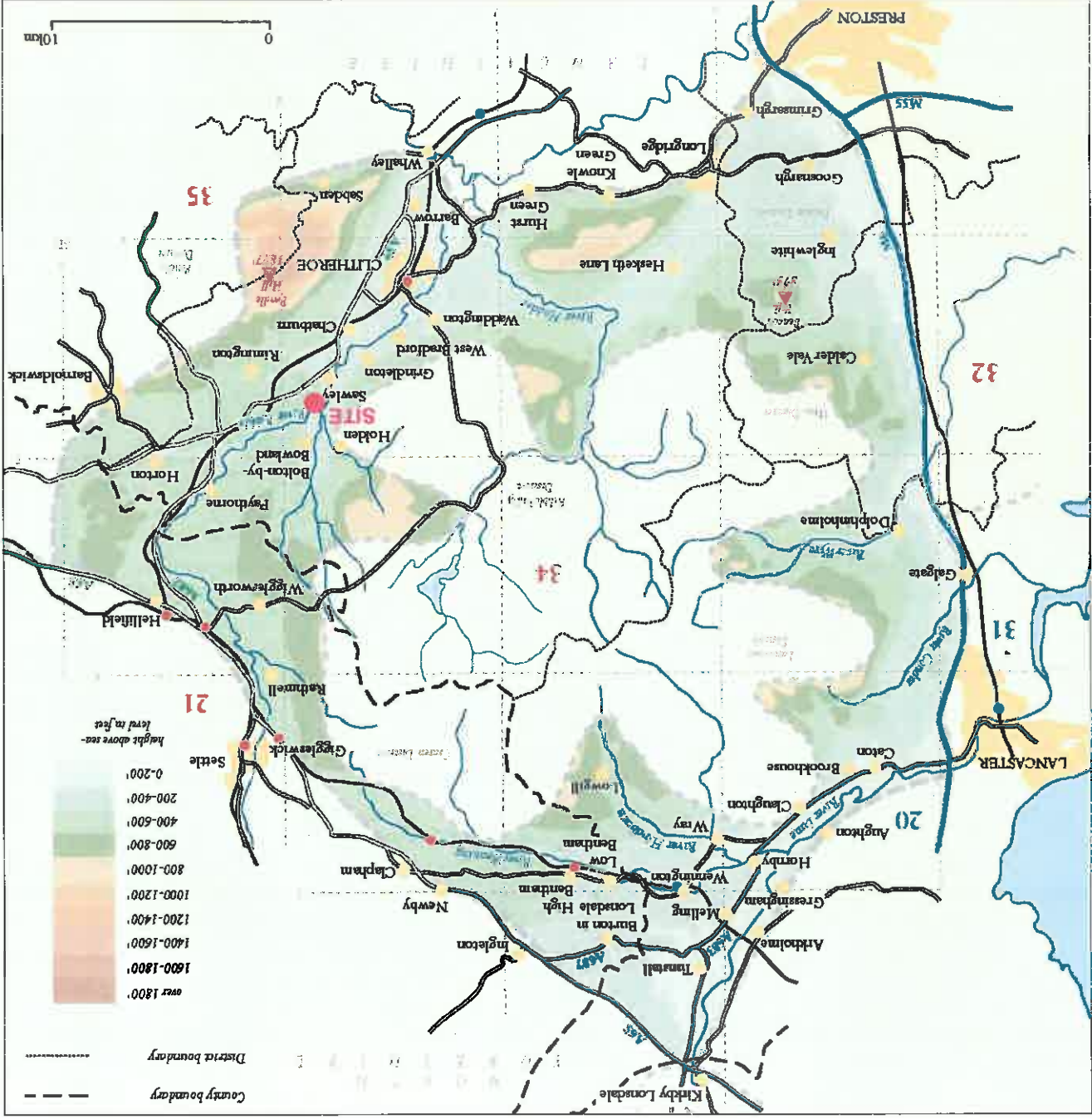
2.2 Landscape Character

Landscape character is assessed at different scales, from the national to the county, district and site specific. Assessment of the landscape can help in:

- Understanding how and why landscapes are important
- Promoting an appreciation of landscape issues
- Successfully accommodating new development within the landscape
- Guiding and directing landscape change

The site is located within the Bowland Fringe and Pendle Hill Character Area as defined by Natural England Character Area No. 33. Key characteristics include:

- This is an **undulating, rolling landscape**, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill;
- The Bowland Fells provide a dramatic backdrop to the north, with **extensive views across the river valleys** and Lancashire plain below;
- Strong mounded outcrops or 'reef knolls' of limestone form distinct landscape features in the Ribble and Hodder valleys;
- Semi-natural **woodland**, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder;
- Small- to medium-sized fields are defined by **hedgerows with mature hedgerow trees**. Drystone walls are also common in some areas. **Metal railings around estate boundaries** and highway corners and junctions are characteristic of the southern and western edges of the NCA;
- Land use is mainly **permanent, improved pasture** for livestock and dairy farming;
- There are **species-rich hay meadows**, including several that are nationally and internationally designated;
- There are numerous **ivers of importance for many protected species**, including bullheads, salmon, trout, eels, otters, kingfishers and dippers;
- There are **many archaeological sites**, particularly on the moorland ridges and in valleys where agriculture has been less intensive;
- A network of **winding, hedge-lined lanes** connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone;



▲ Figure 6: Bowland Fringe and Pendle Hill Character Area (copyright Natural England)

- Isolated **country houses set in formal parkland** are typical of the area, and may be **enclosed by belts of woodland and estate fencing**.

The Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (2009) provides a classification of the Forest of Bowland landscape and its future management needs. The site lies within two AONB Landscape Character Areas:

1. **Valley Floodplain: Character Type J2 Ribble**
2. **Undulating Lowland Farmland with Wooded Brooks: Character Type F2 Bolton-by-Bowland to Waddington.**

Key characteristics of the Bolton-by-Bowland with Waddington Character Type are:

- Gently sloping limestone topography is incised with a **pattern of wooded cloughs which descend the slopes** and flow into the valley of the River Ribble to the south;
- The villages of Waddington, Grindleton, Holdon and Bolton –by- Bowland are situated at the foot of the wooded cloughs or brooks;
- The brook corridors (including Drakenhouse Brook, West Lough Brook, Skirden Brook and Holden Brook) are lined with **mature deciduous trees and woodland which provides a sense of enclosure** and breaks up the surrounding predominantly pastoral farmland;
- **Framed views southwards across the broad valley of the River Ribble;**
- **Stone bridges** which cross the River Ribble are landscape features;
- A network of narrow lanes cross the landscape, often lined with hedgerows, stone walls and white railings;
- The Sawley and Gisburn B roads run east-west across this area, connecting the villages and introducing a source of noise and movement into the landscape;
- Lanes in the Forest Becks and Bolton-by-Bowland area are often lined on one or both sides with trees, shrubs, varied flora and mixed hedgerows with hedgerow trees;
- Lanes in the Holden and Copy Nook area are often lined with drystone walls (which contain rounded, smooth boulders) and white railings;
- Patches of woodland provide a sense of enclosure and single deciduous trees at the edges of the road corridors and within fields are also a feature;

The Forest of Bowland AONB Landscape Character Assessment identifies the following 'Future Landscape Change and Opportunities':

"Negative changes may include the amalgamation of farms, leading to a change in the character of the landscape, with new access tracks and the creation of larger fields leading to a loss of traditional stone wall and hedgerow field boundaries. Amalgamation of farms may also result in farmhouses and associated buildings being converted to new uses and key landscape features being lost through neglect or removal to enable the amalgamation of adjacent fields. Conversion of historic buildings may also be an issue. The increased farm size may lead to the demand for new agricultural buildings, affecting character and views. Increased financial pressures and reduced availability of higher level agri-environment payments, may lead to field boundaries, walls and hedges suffering from a lack of management."

The Landscape Character Assessment identifies the overall capacity for change of this character area as **moderate**:

"The ecological sensitivity of this Landscape Character Type is represented by the combination of hedges, hedgerow trees, diverse brook corridors and the mature woodland which lines these water courses. There is also a rich industrial archaeological record associated with millstone production and an intact network of stone walls, stone bridges and historic villages. In addition, the landscape displays a mature structure of hedgerows and hedgerow trees. This Type is considered to have moderate landscape character sensitivity. Overall, visual sensitivity is considered to be moderate. In places, woodland and hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills and Moorland Plateaux Landscape Character Types."

Guidelines for managing change within this character area are as follows:

"The overall strategy for the Undulating Lowland Farmland with Wooded Brooks Landscape Character Type is to conserve and enhance the mature deciduous woodland and single trees that line brook corridors and contribute to the distinctive landscape pattern. Herb rich river and brook banks and scattered herb rich meadows and pastures should also be conserved and enhanced. The retention and restoration of historic and vernacular building materials and details, and the careful design of new buildings should also be encouraged. Where landscape features have been neglected, opportunities should be sought for restoration. There is also a need for conservation of the network of stone walls, roadside verges, hedgerows and hedgerow trees. Open views towards the unenclosed and enclosed moorland hills and moorland plateaux Landscape Character Types, and views framed across the Lune and Ribble, should also be conserved."

Key characteristics of the Ribble Character Type are:

- Open, flat, fertile plain encompassing a patchwork of pastoral fields which are delineated by a combination of hedgerows, wooden fencing, post and wire fencing or stone walls;
- The gently meandering course of the river Ribble is defined by the steep wooded bluffs and terraces which enclose the floodplain;
- Lush green fields of semi-improved pasture are grazed by sheep and cattle. The large regular fields are defined by gappy hedgerows;
- Mature floodplain trees are notable features in this Landscape Character Area; ash and oak stand in the floodplain, their silhouettes striking against the open landscape;
- General absence of settlement within the floodplain itself, but a number of large farms and country halls are positioned along the edges of the floodplain;
- Panoramic, open views towards the central Bowland Moorland Hills and Plateaux to the north and Pendle Hill to the south;
- There is a relatively strong sense of remoteness within much of the river corridor, which is slightly interrupted when it meanders around the northern edge of Clitheroe.

The Forest of Bowland AONB Landscape Character Assessment identifies the following 'Future Landscape Change and Opportunities':

"In the short-term (5 years) it is likely that there will be positive changes in the form of managing important habitats through nature reserves and key landscape features in the wider landscape, such as hedgerows at field boundaries, woodland and field trees. However, negative changes are likely to include an increasing pressure on the quality of the landscape from tourist-related developments. Increasing traffic problems may also lead to highway improvements that detract from the rural character of some roads and reduce tranquillity."

The Landscape Character Assessment identifies the overall capacity for change of this character area as limited:

"Overall visual sensitivity within the Valley Floodplain Landscape Character Type is considered to be high, as a result of the generally strong intervisibility with surrounding higher Landscape Character Types and the strong sense of openness within views along the valleys. A diverse patchwork of linear

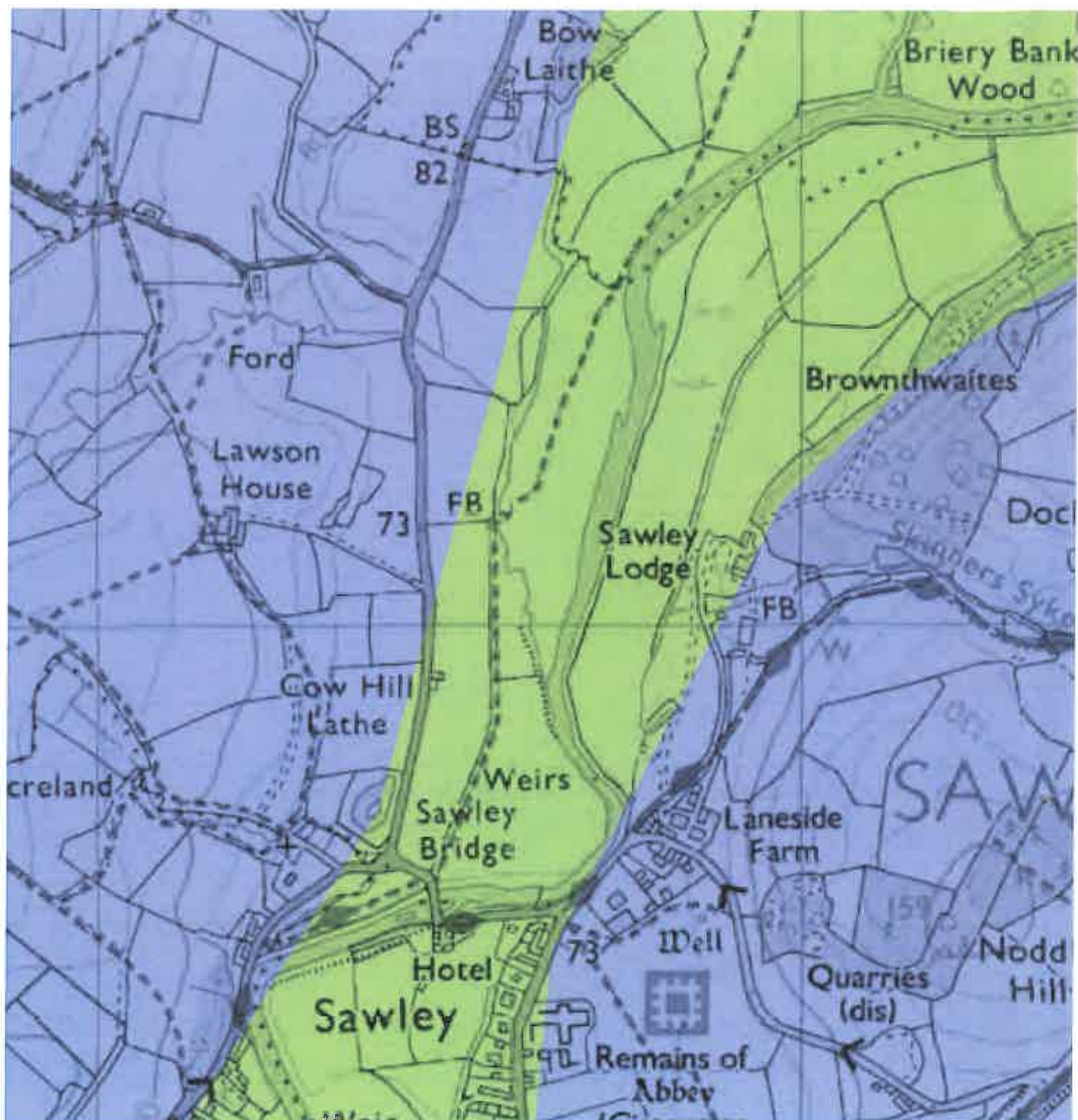
freshwater and wetland habitats remnant areas of neutral grassland, wet meadows, domed mosses, areas of standing water and marshland contribute to overall high ecological and landscape character sensitivity. In addition to this, there is a strong cultural pattern of hedgerows and stone walls which delineate field boundaries and contribute to overall high cultural sensitivity. As a result of the above factors, this Landscape Character Type is considered to have limited capacity to accommodate change without compromising key characteristics."

Guidelines for managing changing within this character area are as follows:

"The overall strategy for the Valley Floodplain Landscape Character Type is to conserve the diverse pattern of standing water, floodplain hay meadows, mature floodplain trees and the network of hedgerows and dry stone walls. The strong intervisibility with surrounding Landscape Character Types should also be conserved and key landscape features appropriately enhanced where in decline. Where lost, the natural river form should be restored and conserved (referring to Environment Agency guidance)."

The local landscape character of the area surrounding the site is comparable with the characteristics of the Ribble Character Type. The local land use is predominantly one of pastoral fields, dissected by hedgerows, field trees and small copses which restrict views out of the valley.

Large farms and country halls positioned along the edges of the floodplain are a feature of the local landscape.



▲ Winding, hedge-lined lanes create a more enclosed character and restrict views from public roads



▲ The land to the west of the site is flat, fertile plain delineated by hedgerows and post and wire fencing

▲ Figure 7: Forest of Bowland AONB Landscape Character Types

- Ribble Valley Floodplain Character Type
- Bolton by Bowland to Waddington Undulating Lowland Farmland with Wooded Brooks Character Type

2.3 Designations

- Listed Buildings
- Sawley Conservation Area
- Sawley Cistercian abbey and associated earthworks Schedule Ancient Monument
- Brownthwaites Ancient Woodland
- 1km radius from site
- Site Boundary

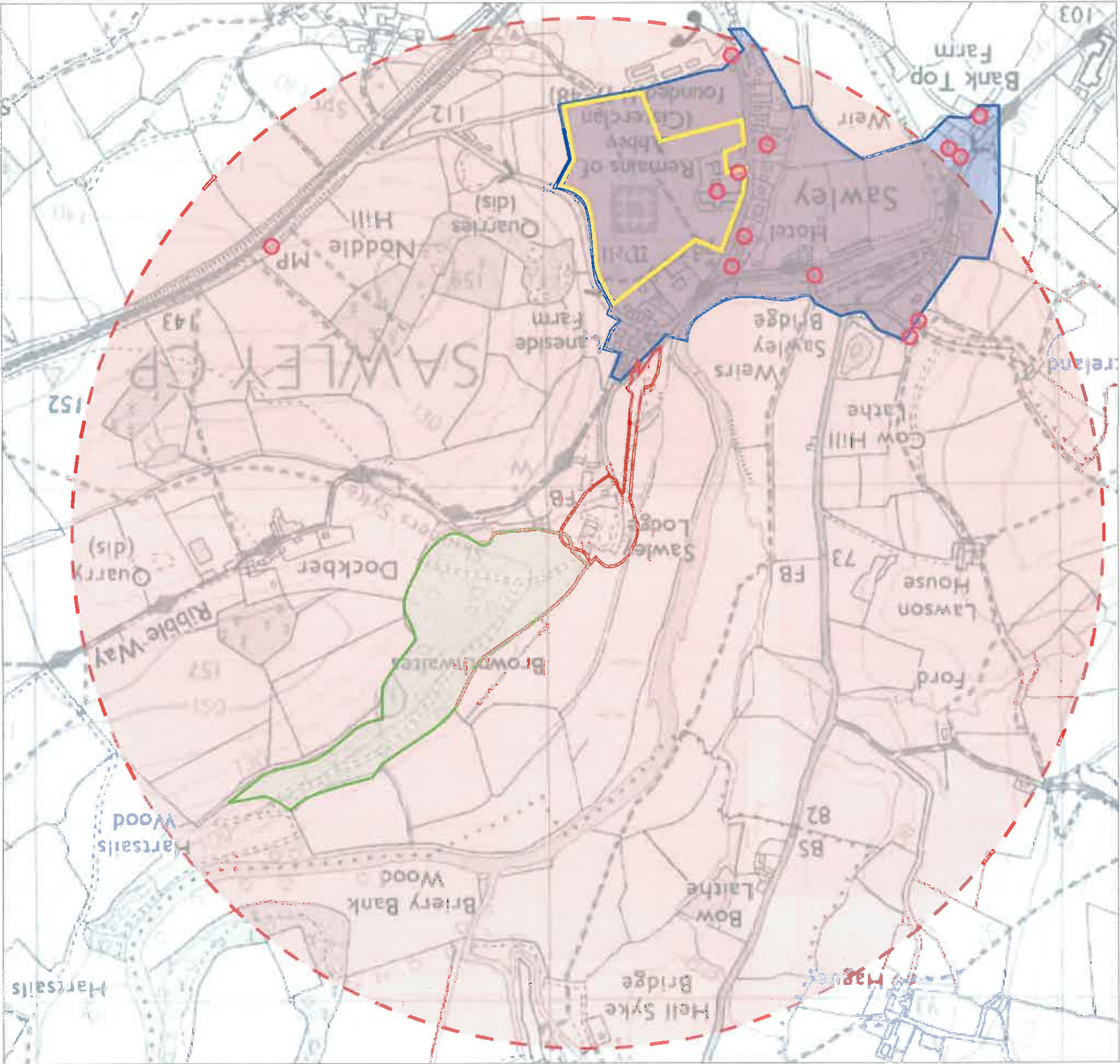


Figure 8: Plan showing designations covering the site and surrounding area

Conservation Area

Sawley village is covered by a Conservation Area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance.' Sawley's special interest derives from the following features:

- The ruins of the Cistercian Abbey, a Grade-I listed building and Scheduled Monument;
- The historic bridge;
- The earthworks and St Mary’s Well in the fields to the east of the Abbey;
- The listed buildings, several of which owe their character to the reuse of Abbey masonry;
- The industrial character and historical importance of The Long Building, a former textile printing works;
- The early Friends Meeting House, untouched since 1777;
- The setting of the village on the banks of the Ribble;
- The open and dispersed character, with green fields forming an important component of most views;
- The backdrop of high hills and fells;
- The Ribble Way Long Distance Footpath which passes through the village

The Conservation Area map for Sawley shows key views into and out of the designated area which are of importance to its heritage. None of these views would be significantly impacted upon by the proposals.

Scheduled Ancient Monument

The Cistercian Abbey is a Scheduled Ancient Monument located to the south of the site. Due to a series of buildings and tree groups between the site and the Abbey, it is considered the construction of the new house will have no impact on the setting of the Scheduled Ancient Monument.

Listed Buildings

There are 13 Listed Buildings within approximately 1km of the site. There is no intervisibility between the majority of these buildings and the proposed site. However, the proposed dwelling will be visible from Sawley Bridge and this view has been assessed in Section 3 of the report.

Sawley Lodge has no statutory or local heritage asset designation. English Heritage designation review has been undertaken which concurred the opinion of the local planning authority that the building did not merit protection by means of a building preservation notice or other interim protective measure.

LISTED BUILDING OR STRUCTURE	GRADE
SPREAD EAGLE HOTEL	II
MILESTONE AT SD 78554653	II
ARCHES COTTAGE	II
SAWLEY ABBEY RUINS	II
ABBAY COTTAGE	II
SAWLEY BRIDGE	II
GREEN END	II
FRIEND’S MEETING HOUSE AND HOUSE ADJOINING TO SOUTH WEST	II
IVY COTTAGE, READING ROOM, AND CONNECTING BUILDINGS IN SAME RANGE	II
GAZEBO, 50 METRES SOUTH EAST OF BANK HALL	II
BANK HALL	II
BANK HOUSE	II
SOUTHPORT FARMHOUSE	II

Area of Outstanding Natural Beauty (AONB)

The entire site falls within the **Forest of Bowland AONB**, which is designated as a landscape of national importance for its heather moorland, blanket bog and rare birds. The overall vision for the Forest of Bowland AONB set out within the Management Plan (2009-2014) is:

‘the Forest of Bowland retains its sense of local distinctiveness, notably the large-scale open moorland character of the Bowland Fells, traditional buildings and settlement patterns of villages, hamlets and farmsteads. Natural and cultural resources are sympathetically managed and contribute to a sustainable and vibrant local economy. The management of the Forest of Bowland AONB has improved the quality of the landscape for all stakeholders.’

The visual assessment has been carried out with consideration for the protection and enhancement of the AONB.

Tree Preservation Orders

There are no tree preservation orders recorded for any of the trees on the site or within the immediate surroundings.

▼ Sawley Cistercian abbey Scheduled Ancient Monument and Grade I listed building



Sawley Road

▼ The Spread Eagle Hotel (Grade II listed) on



▼ Abbey Cottage (Grade II listed) on Sawley Road



▼ Sawley Bridge (Grade II listed), dating from around 1800, spans the River Ribble



▼ Brownthwaites ancient wood is typical of the steep wooded bluffs which enclose the floodplain and is filled with wild garlic and bluebells in the springtime



2.4 Planning Policy

The site lies within the Ribble Valley Borough Council administrative boundary. Policies within the Districtwide Local Plan to be considered when developing any landscape proposals for the site include:

ENV1 The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.

ENV3 In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area.

The site is designated Open Countryside and only development which has benefit to the area will be allowed.

ENV9 Development proposals within or adjacent to a County Biological Heritage Site or other site of local nature conservation importance identified on the proposals map will be permitted, provided the development would not significantly harm the features of interest which led to the identification of the site or other material factors outweigh the conservation interests of the site.

This policy applies to the River Ribble corridor which is categorised a site of local nature conservation importance.

ENV 12 Development proposals which would result in loss or damage to ancient woodlands will be refused unless it is demonstrated that the loss or damage is outweighed by other material factors, when the Borough Council will seek to mitigate them by measures including appropriate woodland planting and management to be ensured by planning conditions and agreements.

This policy applies to Brownthwaites ancient woodland, which has had continuous woodland cover since at least 1600 AD.

ENV 16 Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area.

This policy applies to the Sawley Conservation Area.

2.5 Historic Context

The first edition OS map (1886-1894) shows that the landscape has remained largely unchanged over the last 120 years. The main points of interest are:

- The drive follows the same route to Sawley Lodge, but was defined by a more formal line of trees in the late 1800s.
- The lodge building extends to most of its current footprint although the outbuildings (glasshouse, stable block, sheds and plant housing) are not recorded.
- The footpaths through the woods and fields are unchanged, but an additional footpath is shown on the first edition running along the western edge of Brownthwaites, leading to a small quarry.
- The extant footbridge is shown crossing Skinners Sike to the south of Sawley Lodge.
- Tree cover has increased since the late 1800s, in particular along the banks of the River Ribble and the line of the ditch to the west of the site.
- Several field boundaries have changed alignment since the late 1800s.
- The building housing the hydro electric power generator, and modified pond feeding the generator within Brownthwaites wood, are not evident on the first edition map.

The Historic Environment Record shows that there may be areas of archaeological interest elsewhere in the vicinity and therefore the re-use of this site is to be encouraged over other areas in Sawley, because there is every likelihood that there is below ground archaeology with evidential value in the wider area.

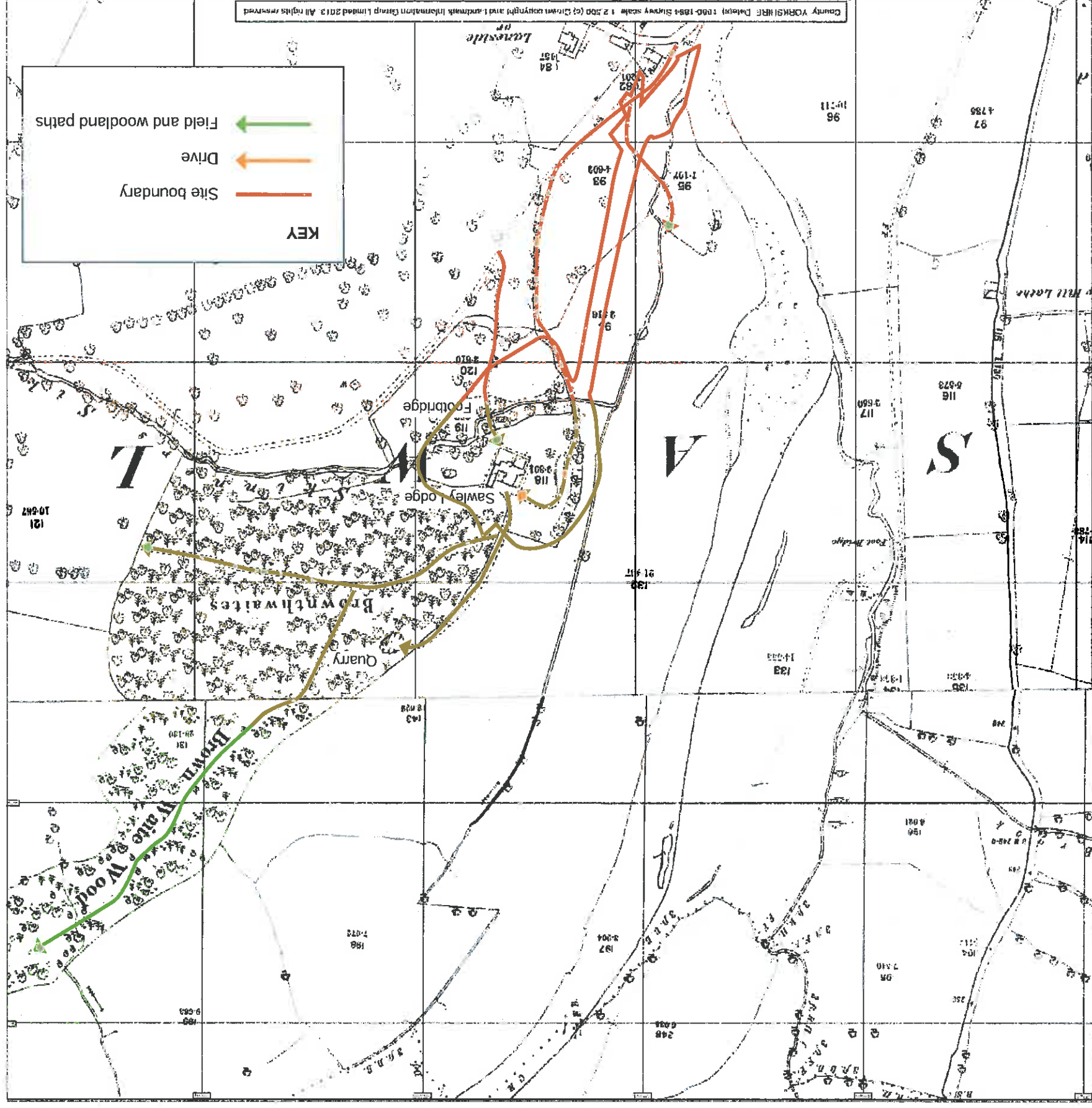
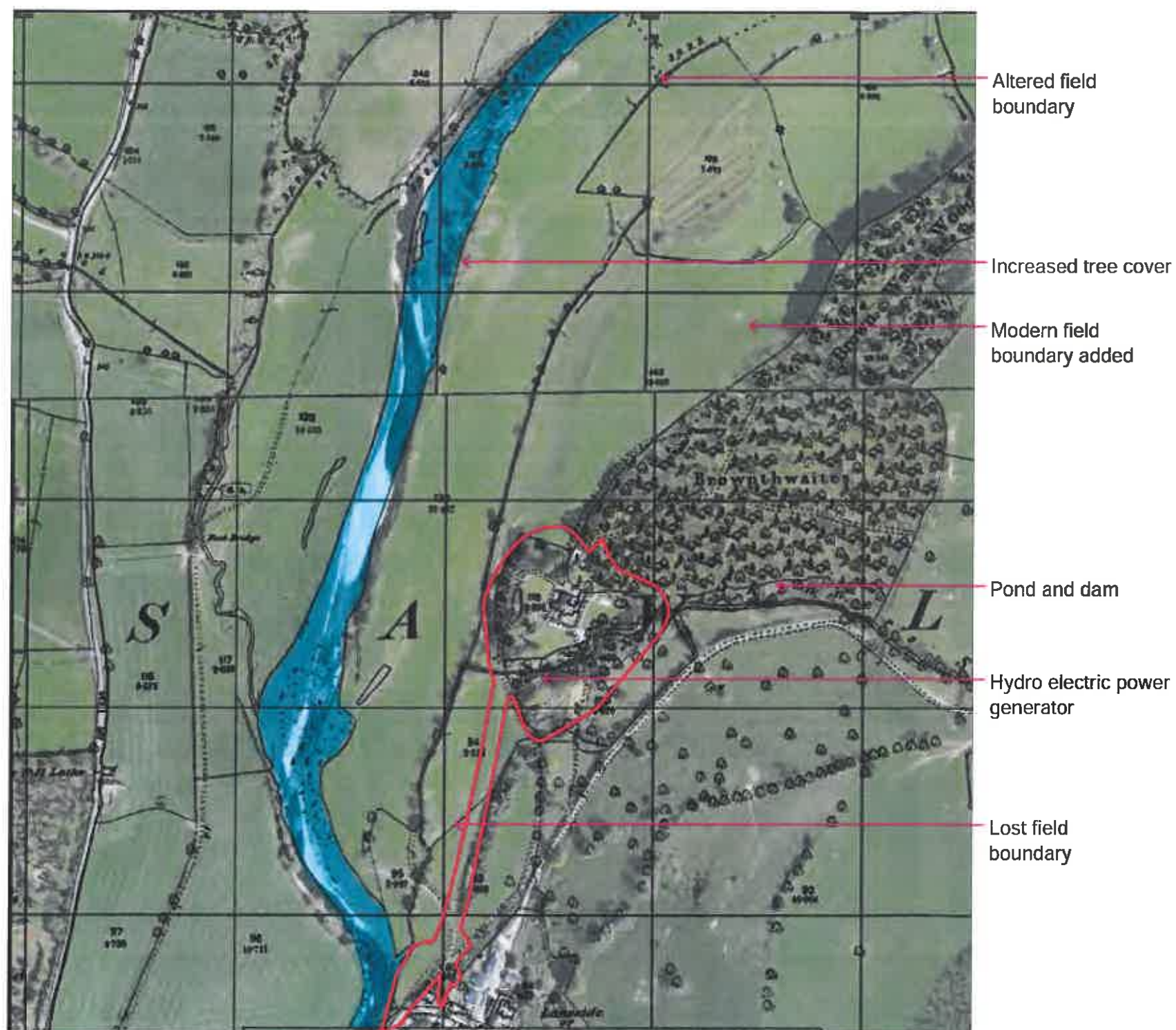


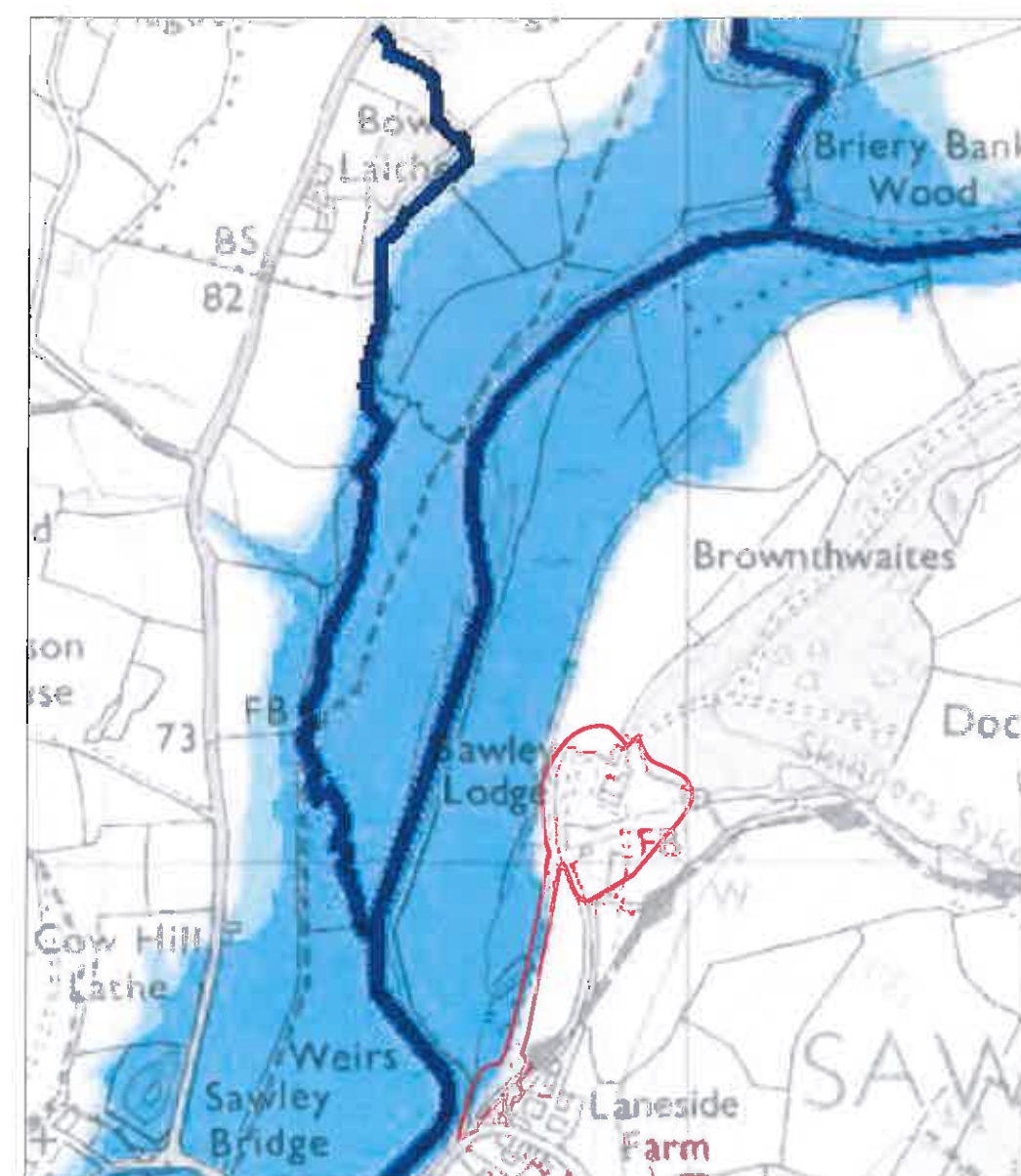
Figure 9: First Edition Ordnance Survey, 1886-1894 showing the location of the proposed development



▲ Figure 10: First Edition Ordnance Survey, 1886-1894 overlaid onto the existing aerial photograph

2.6 Flood Risk

The land between the site and the River Ribble is in Environment Agency Flood Zone 2 (Moderate Flood Risk) which means the chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.



▲ Figure 11: Plan showing flood risk area as shown on the Environment Agency website (<http://maps.environment-agency.gov.uk>).

3.1 Context

To gain an understanding of the visual landscape context within which the site fits, a field survey has been conducted from public receptors within approximately 2km radius of the site. Beyond this area there is a limited intervisibility between the application site and the surrounding landscape.

The field survey was undertaken in September 2013 when trees were in full leaf. Viewpoints were selected to demonstrate the relative visibility of the site and its relationship with the surrounding landscape and built forms. The selection of key viewpoints was based on the requirement to provide an even spread of representative viewpoints and from locations which represent a range of near, middle and longer distance views.

Photovisualisations showing the extent of the proposed replacement dwelling are an approximation based on 3D modelling of the original house for use as a direct visual reference.

A 3D model of the replacement dwelling has been superimposed within the existing panoramas using geo referencing from Google Earth to obtain location and elevation, height offset of 1.675m and field of view at 35 degrees.

Materials and colouring as shown in photovisualisations 1 and 2 are a guide only to the material finishes of the proposed building.

Proposed planting, including new woodland, is annotated where relevant on photoviewpoints and modelled on photovisualisations 1 and 2. Semi mature tree stock is recommended to create immediate visual impact and integrate the replacement dwelling into the landscape.

3.2 Public Visual Receptors

The following viewpoints 1 - 14 form the basis of the visual assessment. These viewpoints represent potentially sensitive locations in the public realm (i.e. Public Rights of Way and public roads) where the site may be visible or contributes to backdrop views. The locations of the viewpoints are illustrated in Figure 6 Viewpoint Location Plan.

The potential visual receptors are;

- Pedestrian users of footpath 3-39-FP-7 (Viewpoints 4, 6 and 13)
- Pedestrian users of footpath 3-7-FP-25 (Viewpoints 7)
- Users of bridleway 3-39-BW-4 (Viewpoint 8)
- Pedestrian users of footpath 3-39-FP-30 (Viewpoint 9)
- Pedestrian users of footpath 3-21-FP-43 (Viewpoint 10)
- Pedestrian users of footpath 3-39-FP 2 (Viewpoint 14)
- Pedestrian users of footpath 3-21-FP-60 (Viewpoint 11)

It is considered beyond the scope of this assessment to verify private visual receptors. However, there are a number of properties located on the western side of the valley that may have a view of the site. These include:

- Rodhill Gate
- Lawson House
- Till House
- Hague
- The Old Barn

▲ Photoviewpoint 2: Looking North from the Ribble Way/ Bridleway 3-39-BW-16 access point. Grid Ref SD 77891 46847, Bearing 1°



Existing access drive to be removed and realigned

Approximate extent of proposed house screened behind existing mature trees

Ribble Way

▲ Photoviewpoint 1: Looking North from Sawley village towards the entrance to the site. Grid Ref SD 77734 46672, Bearing 19°
The proposed house is partially screened by existing field trees and is perceived as a small part of the view.



River Ribble

Approximate extent of proposed house

Brownthwaites Wood

Approximate location of proposed gate house
Access to house
Smiley Old Brow Road

Approximate extent of proposed house screened behind existing mature hedgerow. This screening will be enhanced by the woodland extension into the existing field in the foreground



▲ Photoviewpoint 3: Looking Northwest from bridleway 3-39-BW-16 towards the site from gap in existing hedgerow. Grid Ref SD 78033 47027, Bearing 319°
There is a glimpse views towards the site through a gap in the hedgerow created by a stile. However the site is screened by mature trees.

Proposed tree planting to the bank west of the house will help screen the proposed buildings

Approximate extent of proposed house

Brownthwaites Wood

Approximate extent of proposed gate house

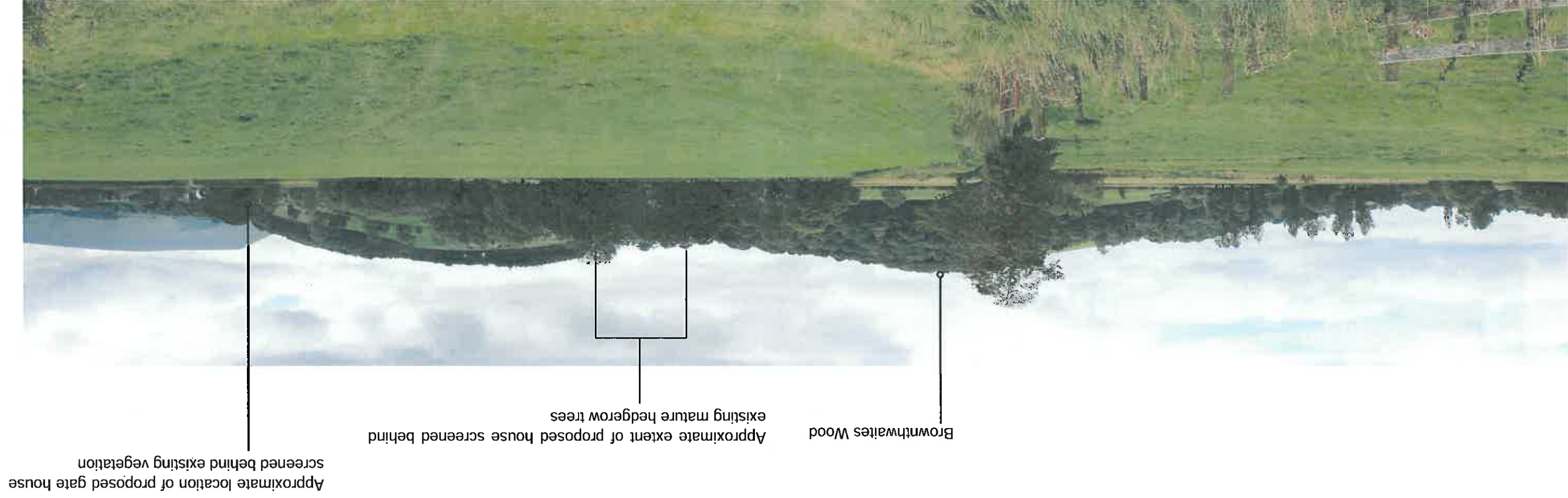
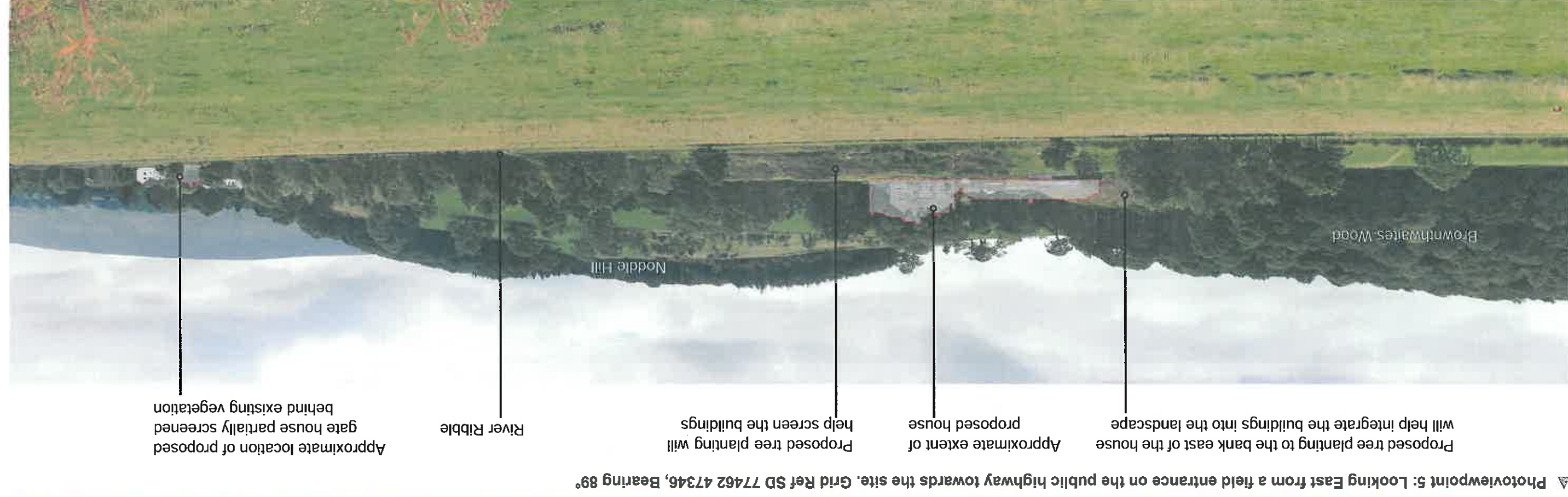


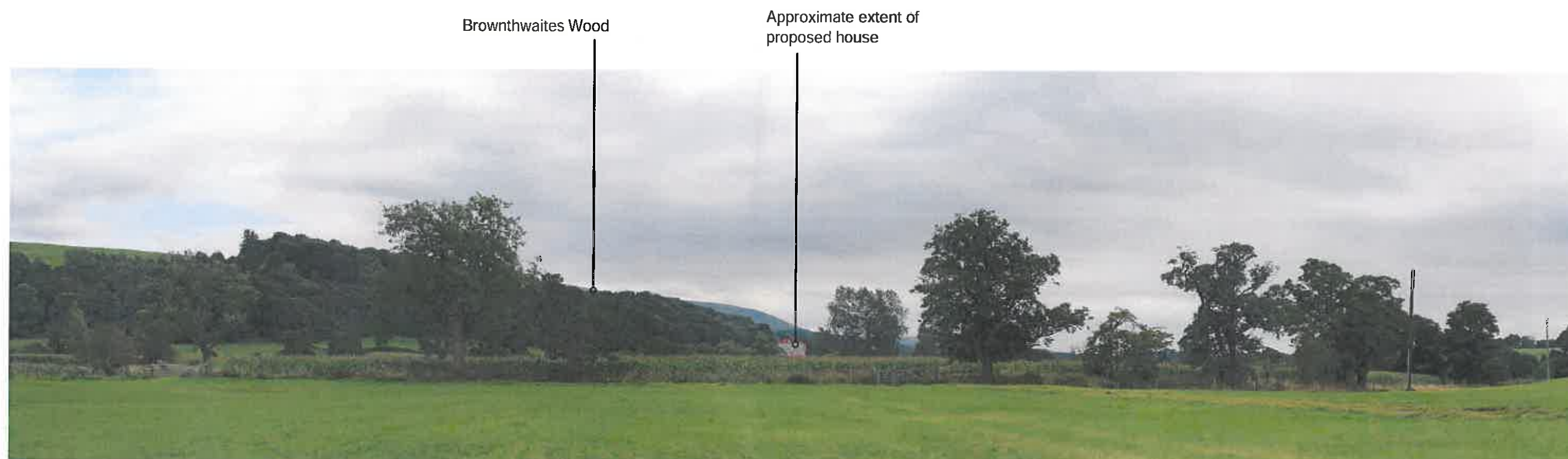
▲ Photoviewpoint 4: Looking North from junction with public footpath 3-39-FP-7 and North side of Sawley Bridge. Grid Ref SD 77479 46651, Bearing 44°

The backdrop of mature trees helps to integrate the house, providing a soft skyline and reducing the visual impact of the proposed dwelling, which is seen within the context of other residential dwellings in the landscape.

Replacement dwelling at Sawley, Clitheroe

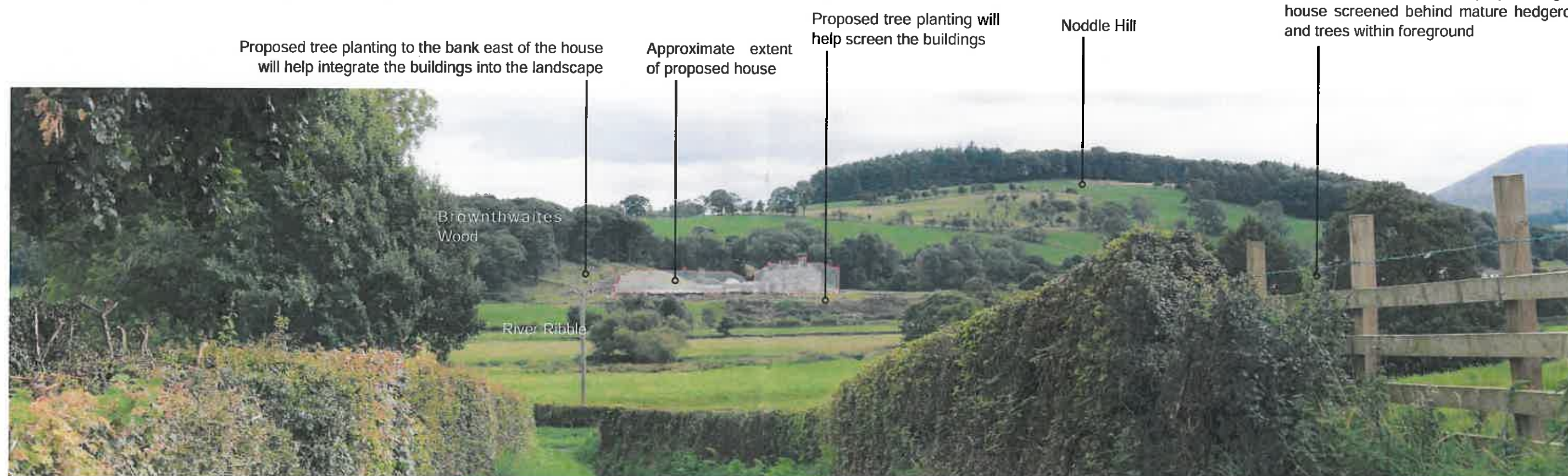
▲ **Photoviewpoint 6: Looking East from public footpath 3-39-FP-7 across the River Ribble towards the site. Grid Ref SD 77613 47316, Bearing 92°**
 From this location the proposed house is most visible. However, the house does not impact upon the skyline and the extent of building frontage within the view will not increase significantly. Removal of the existing stables / outbuildings will have a positive impact on the view.





▲ **Photoviewpoint 7: Looking Southeast from public footpath 3-7-FP-25. Grid Ref SD 77942 47973, Bearing 180°**

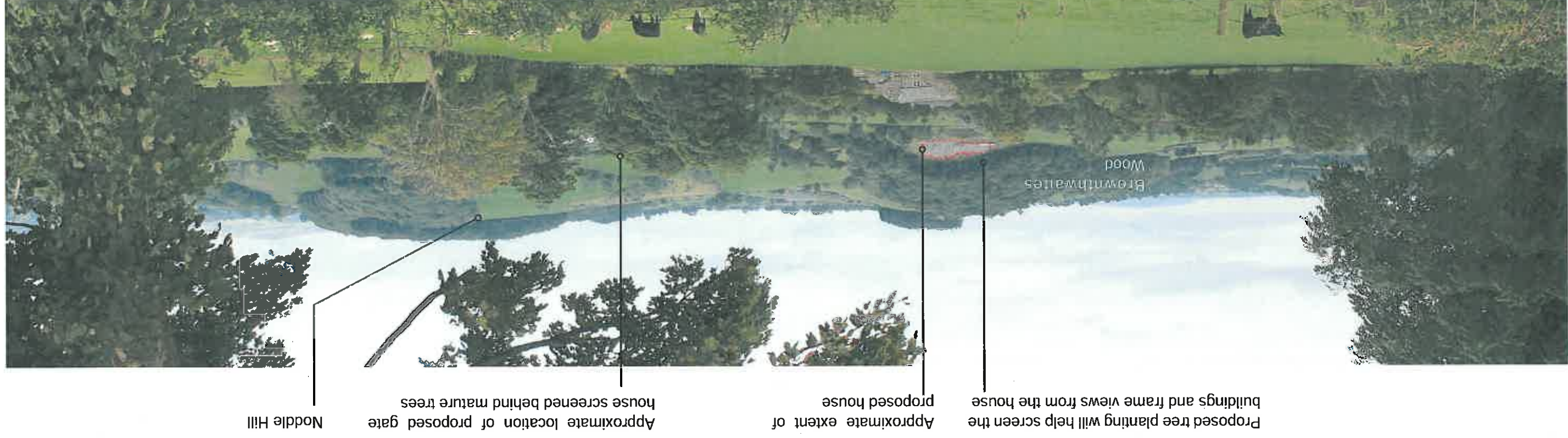
There would be a partial view of the proposed house above the arable fields. The woodland to the east limits the visibility of the house.



▲ **Photoviewpoint 8: Looking East from access track to Rodhill gate, public bridleway 3-39-BW-4. Grid Ref SD 77418 47474, Bearing 122°**

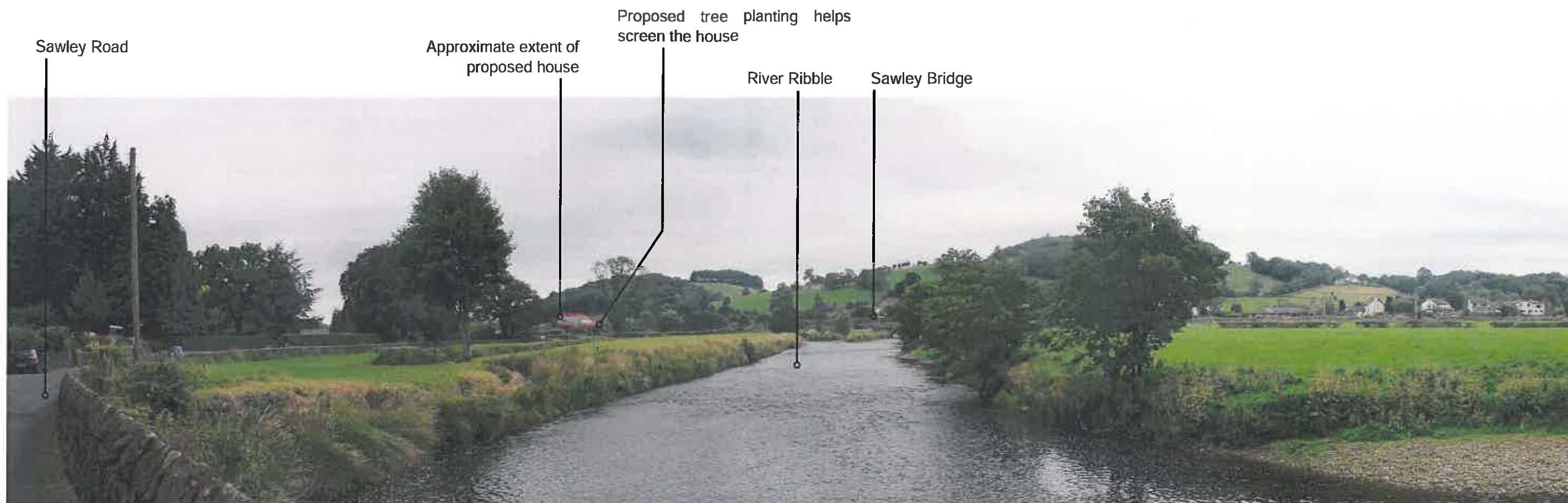
From this location, the proposal does not significantly increase the length of building frontage compared to the existing lodge and outbuildings.

▲ Photoviewpoint 10: Looking East from public footpath 3-21-FP-43 on the opposite side of the valley to the site. Grid Ref SD 76832 46699, Bearing 60°
The proposed house is seen within the context of other residential dwellings in the landscape. Proposed tree planting to the bank east of the house will help integrate the buildings within the landscape

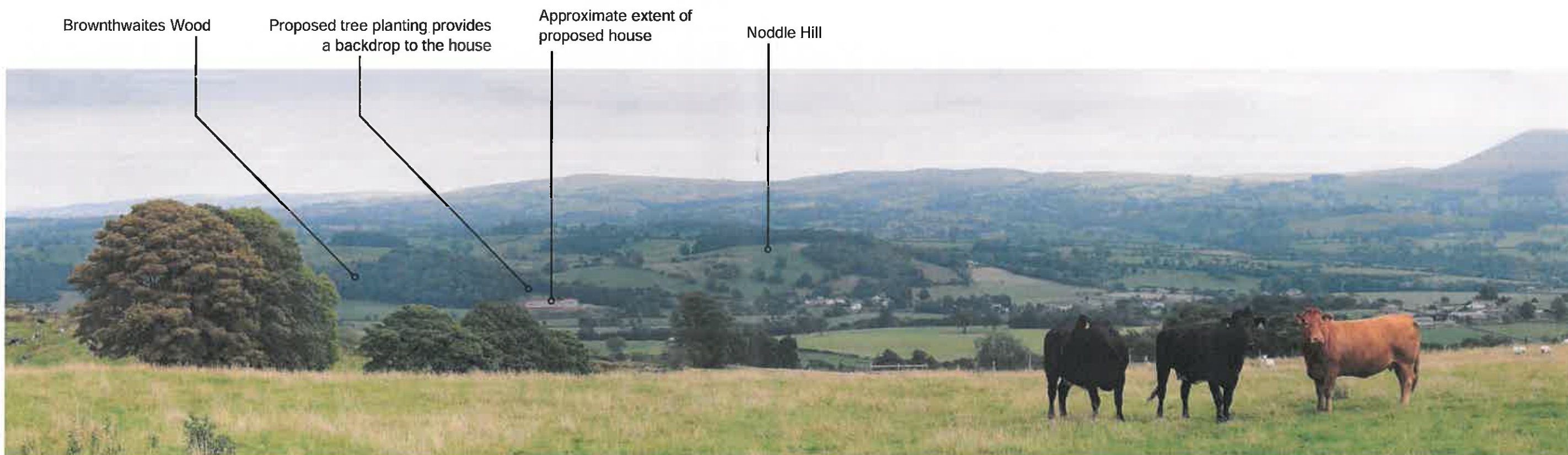


▲ Photoviewpoint 9: Looking East from public footpath 3-39-FP-30 on the opposite side of the valley to the site. Grid Ref SD 76741 47732, Bearing 122°
Views of the site from the public right of way are distant and by the nature of this distance only a small aspect within views.

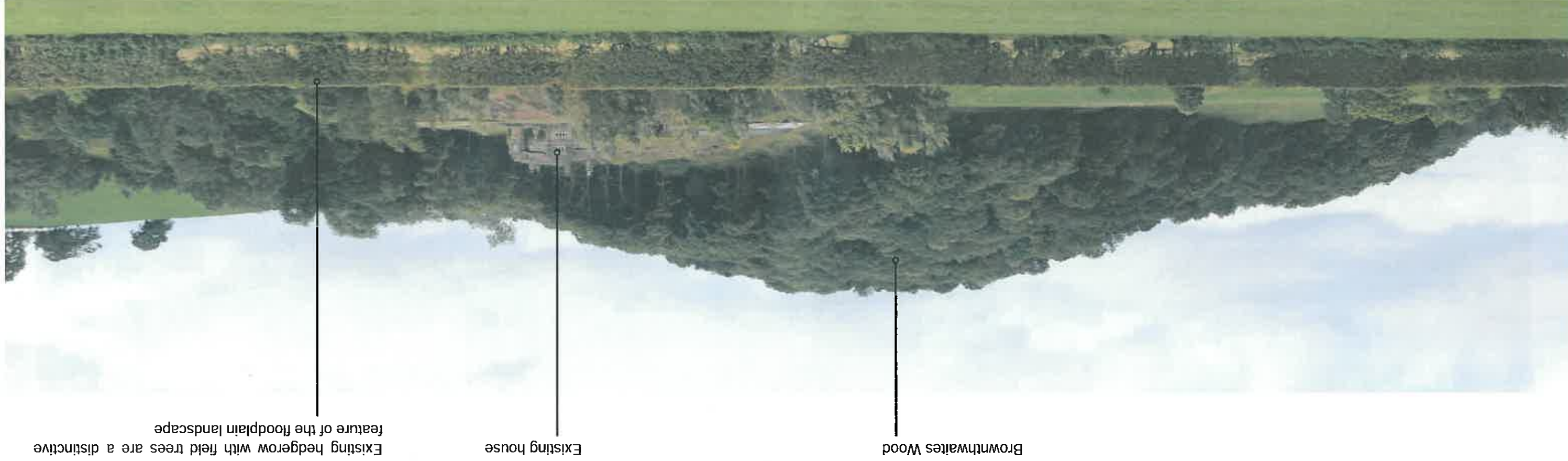




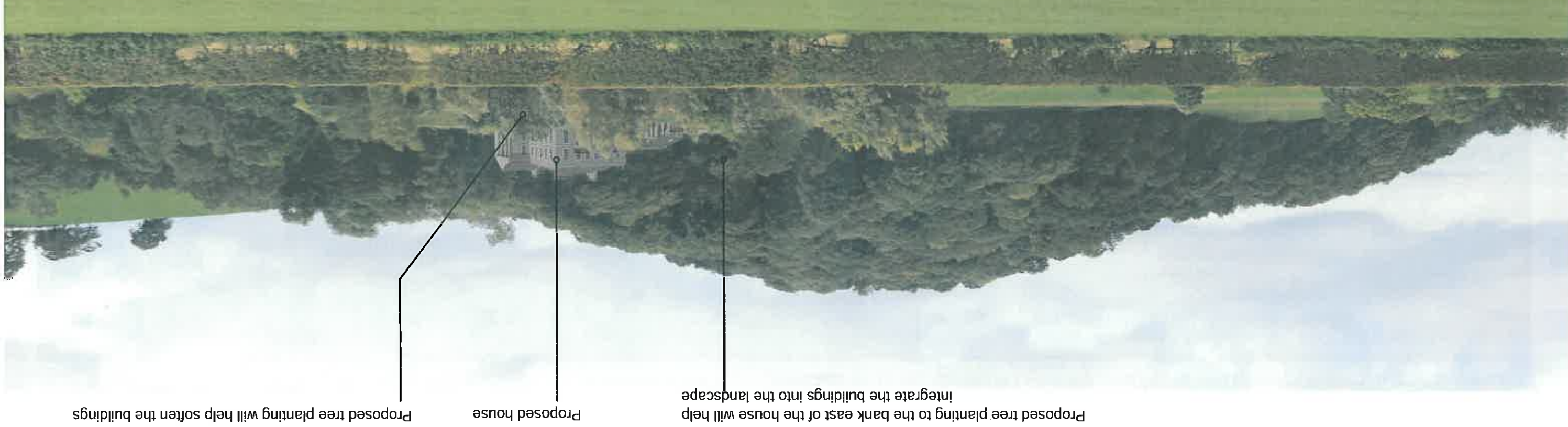
▲ **Photoviewpoint 11: Looking Northeast from Sawley Road and access to footpath 3-21-FP-60. Grid Ref SD 77217 46513, Bearing 49°**
A number of other dwellings within Sawley are visible and the proposed house would site comfortably within this context.



▲ **Photoviewpoint 12: Looking East from public footpath 3-21-FP-24 on the opposite side of the valley to the site near Scridbles Farm. Grid Ref SD 75907 47705, Bearing 98°**
The proposed house is seen within the context of other residential dwellings in the landscape. Proposed tree planting to the bank west of the house will help screen the buildings.



▲ Photoviewpoint 13 - Existing view: Looking East from public footpath 3-39-FP 7 SD 77482 47106, Bearing 59°



▲ Proposed view: visualisation of proposed house: field and hedgerow trees create a well-wooded landscape and reduce the visual impact of the proposed house.

Noddle Hill

Approximate location of proposed gatehouse partially screened by existing vegetation



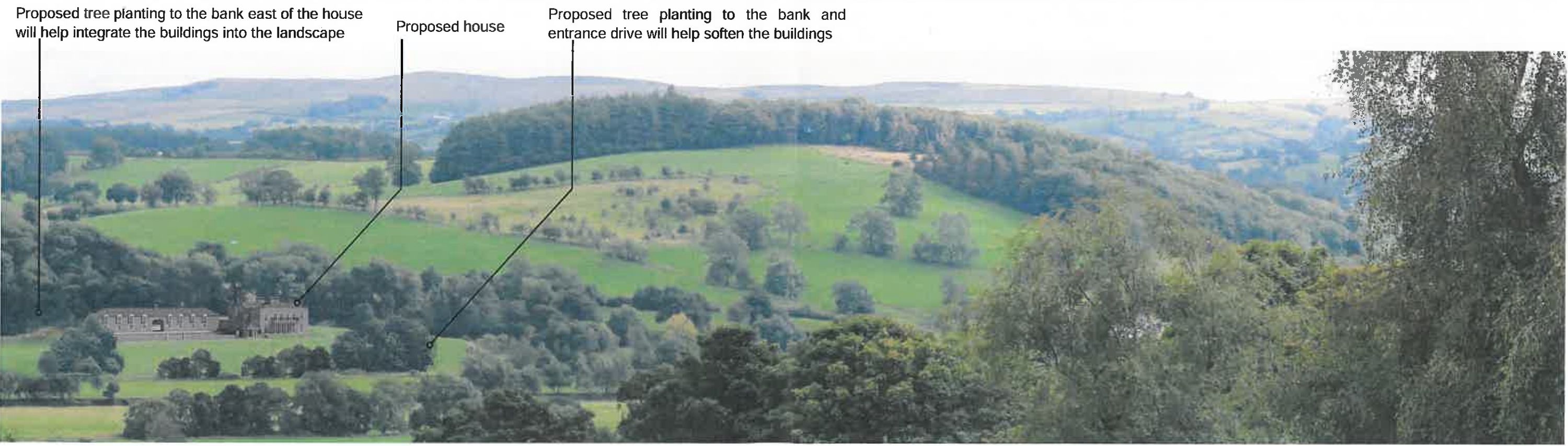
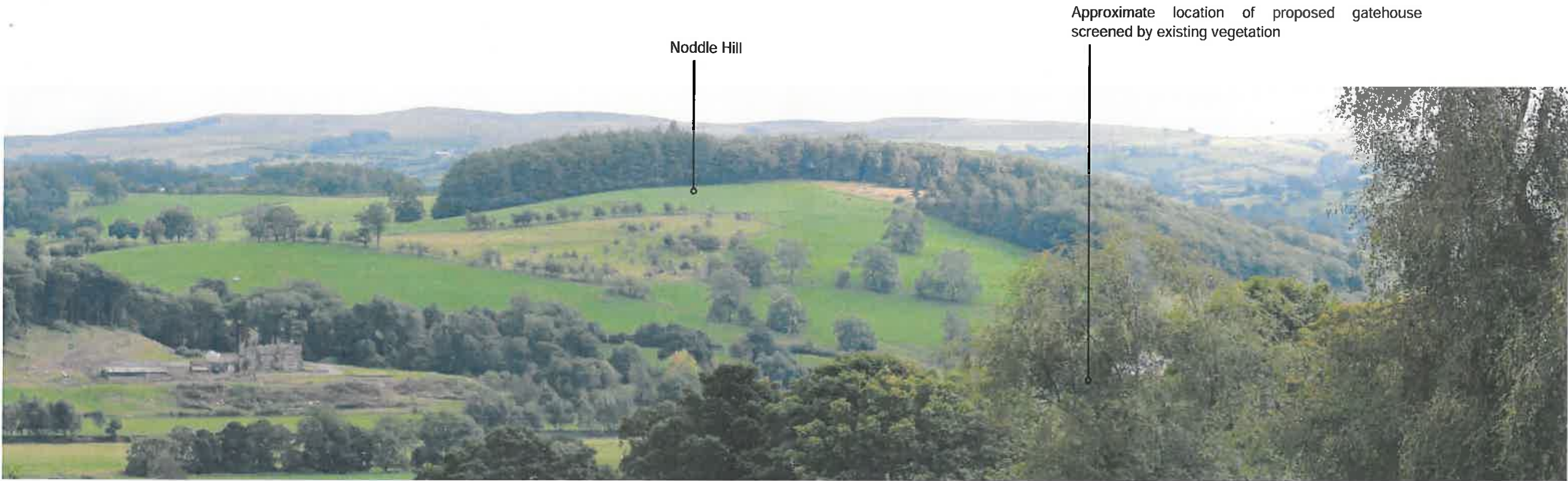
Brownthwaites Wood: The well-wooded landscape creates a semi-enclosed character



▲ Photoviewpoint 14 - Existing view: Looking East from public footpath 3-39-FP 2 Grid Ref SD 76846 47702, Bearing 121°



▲ Proposed view: visualisation of proposed house



The key opportunities for the development of a replacement dwelling at Sawley Lodge have evolved from a baseline review of relevant planning policy and the landscape and visual assessment process described above.

Key Opportunities

- The enhancement and restoration of existing landscape features adjacent to the proposed replacement dwelling as identified in the Landscape Masterplan.

- The enhancement of existing features including Brownthwaites Woodland and marginal stream habitats.

- The management and extension of existing mature woodland to provide a natural backdrop to views of the house.

- The use of both locally distinctive and sensitive materials and construction techniques to respect the local vernacular and character of the surrounding area.

- The creation of a landscape design that responds and compliments the high standard of classical architecture proposed.

Conclusions Regarding Landscape Character and Visual Issues

Landscape Character
The landscape character surrounding the site at Sawley Lodge is one of a valley floodplain and gently undulating lowland farmland. Isolated country houses set in formal parkland are a characteristic component of the landscape.

Visual Assessment
The site contains an existing building with associated outbuildings that are clearly seen from a number of public footpaths on the opposite side of the valley to the site.

The location of Brownthwaites Wood provides a backdrop of mature trees and combined with the rise in topography the proposed building does not create a break in the skyline. The proposal to extend the

woodland to the south would further enhance this backdrop and create a screen along the eastern and southern boundaries of the proposed house. Together with this, additional tree groupings along the drive approach will help to anchor the building within the landscape.

Secondary visual receptors comprise vehicular users of the public highway to the west of the site and Sawley Road, however these views will be partially obscured by hedgerows and mature trees scattered throughout the valley floodplain (Viewpoint 6) and the house would only be experienced as passing glimpses.

Conclusions

The Landscape Agency consider that the development of the new house at Sawley Lodge would be of no greater visual impact in comparison to the existing Lodge and associated out-buildings.

The footprint of the proposed house is not significantly larger than the existing Lodge it will replace. In addition the proposal for a well designed and coordinated arrangement of a principal house and associated secondary buildings constructed from a common materials palette would have a more positive impact than the existing spread of disjointed buildings of various shapes and materials.

While additional courtyard development is proposed, this will have limited impact on public receptors, being set to the east of the house and screened from public receptors by the proposed dwelling.

Existing stables / outbuildings are prominent within long distance views from the west and the removal of these will have a positive impact on views from public receptors.

The proposed gate house will be largely obscured from many of the public receptors identified in this report by existing mature trees on the northern edge of Sawley village. Any glimpses of the proposed Gate House building will be read in conjunction with the existing built edge of the village.

Proposed tree planting will soften the building outlines and provide vertical form to offset the horizontal lines of the building. The proposed framework of trees, shrubs and walls will collectively give the proposed dwelling a sense of belonging and appropriateness.



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