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NEW DETACHED DWELLING

**LAND ADJACENT TO SOUTHPORT HOUSE, SAWLEY,
BB7 4LE**

**DESIGN AND ACCESS STATEMENT
& HERITAGE STATEMENT**



CONTENTS

1.0	INTRODUCTION.....	3
2.0	ASSESSMENT.....	4
3.0	EVALUATION.....	10
4.0	DESIGN.....	11
5.0	ACCESS.....	12
6.0	HERITAGE STATEMENT	13
7.0	CONCLUSION	15

1.0 INTRODUCTION

- 1.1. The purpose of this design and access statement is to set out the rationale behind the proposals for the development of a single large detached dwelling on land currently occupied by redundant poultry sheds approx. 40 metres east of Grade II Listed property Southport House, Sawley near Clitheroe.
- 1.2. Approval has previously been granted at the site for the erection of eleven static caravans/lodges (Application No. 3/2012/0797). Following this approval the residents of the village approached Shaw & Jagger Architects to discuss possible residential development of the site as an alternative to the approved scheme, which was generally not supported by the local community. As a result, two options were presented (one being an arts and crafts style dwelling and the other a traditional longhouse design) with Option 2 – the Lancashire longhouse design approach being the preferred scheme.
- 1.3. Subsequently, a pre application enquiry was made based on this second option for a single new dwelling comprising 8,360ft² over two floors. The core of the house contained a series of formal reception rooms including drawing room, dining room, kitchen, family room and study at the ground floor with four bedroom suites at first floor level. To the east of the core block a utility wing with a further bedroom over and finally a linked double garage to the north east with a sixth double bedroom in the roof void above. The external treatment based on a traditional Lancashire longhouse design to be constructed using locally sourced stone with a stone slate roof. Mullioned windows with small areas of glazing coupled with larger, threshing door style openings to create the appearance of a building that has evolved over a long period of time and which would sit well within this historic village. The traditional appearance of the building was designed to blend harmoniously with the local vernacular, sitting comfortably within this important landscape.
- 1.4. The pre application enquiry raised concerns that the design would not fit well with the historic pattern of Sawley and that the proposal may dilute the historic significance of Sawley Conservation Area and compete with the significance of Southport House. There were also concerns with regards to the scale of the building and its cumulative mass (extending in an easterly direction) that would visually appear from public vantage points to encroach into the Open Countryside. It was also considered that the proposed dwelling would not be an innovative or original design but a replica building with none of the character and history of the locality
- 1.5. Final proposals as described below and the content of this statement address the comments noted in item 1.7.

2.0 ASSESSMENT

2.1. The purpose for this section is to provide an assessment of the site and its context and how the characteristics of the site, its location and policy context have informed the preparation of the design.

2.2. Physical

2.3. The site is located on land currently occupied by redundant poultry shed, just outside of the main settlement of Sawley, adjacent to the Sawley Conservation Area and within an area of Open Countryside, but in close proximity to the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Open fields are immediately to the north and south of the site, and it is also within close proximity to Sawley Conservation Area, 40 metres east of Grade II Listed property Southport House and approx. 175m from Scheduled Ancient Monument Sawley Abbey and Sawley playground, a designated Significant Open Space to the north of the site.

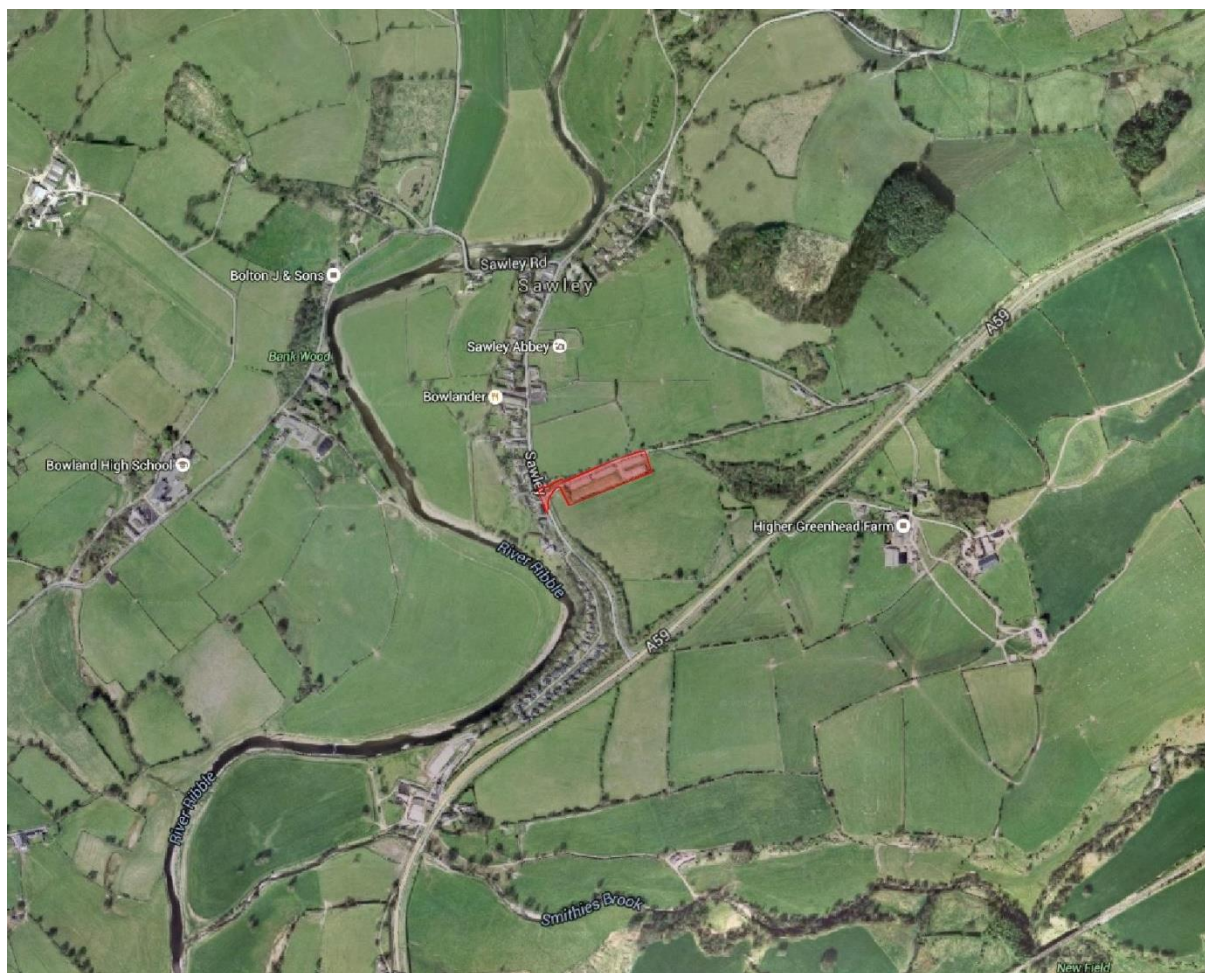
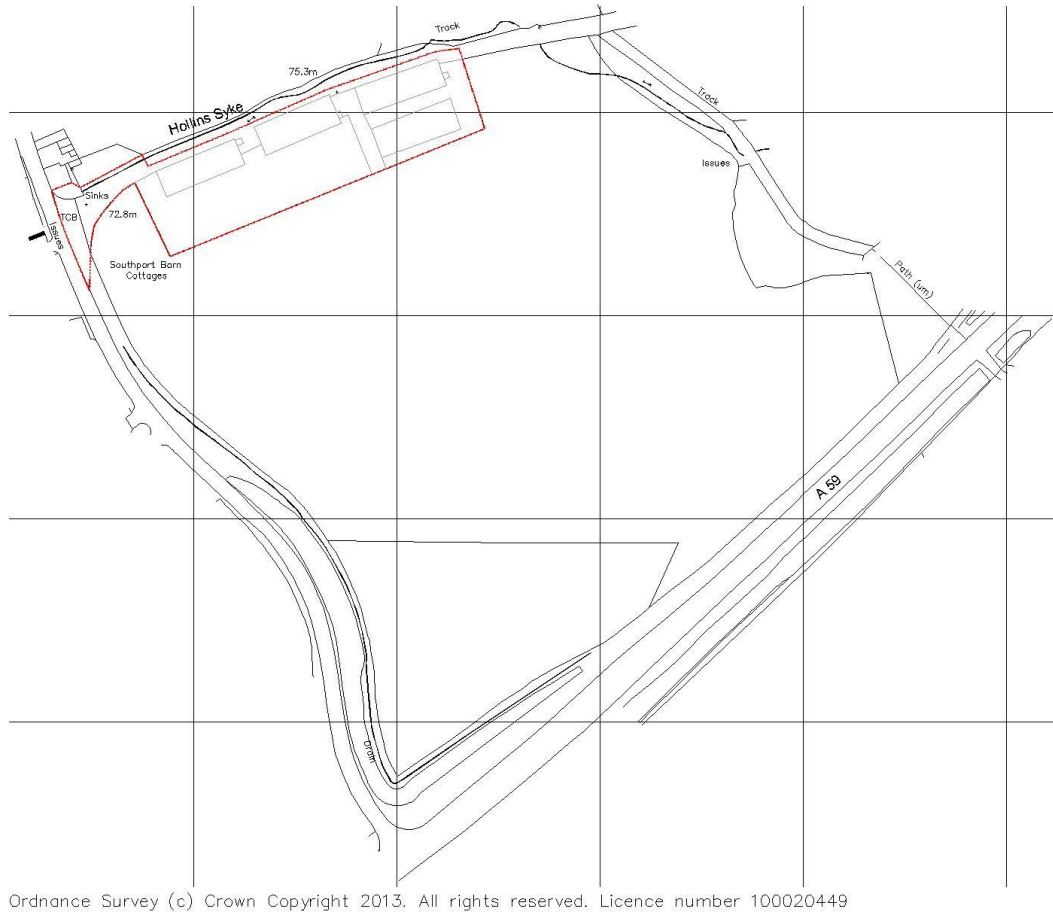


Figure 1 –Aerial view of the site in relation to the surrounding countryside

- 2.4. An extract of the site location plan can be seen below. The plan shows the planning application area in red. The site location plan is not to scale (a scale copy is included in the supporting planning drawings).



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Figure 2 - Site Location Plan

- 2.5. There is currently vehicular access to the site directly off Sawley Road to the west via an access and drive.
- 2.6. The redundant poultry sheds are in a very poor state of repair with the roof of the north eastern building having collapsed recently.



Figure 3 - Site viewed from Sawley Road



Figure 4 - Site viewed from access road



Figure 5 - Site viewed from north east

2.7. The site falls within the Environment Agency Flood Zone 1 and there are no known critical drainage problems. As such the site is not considered to be in an area at risk of flooding.

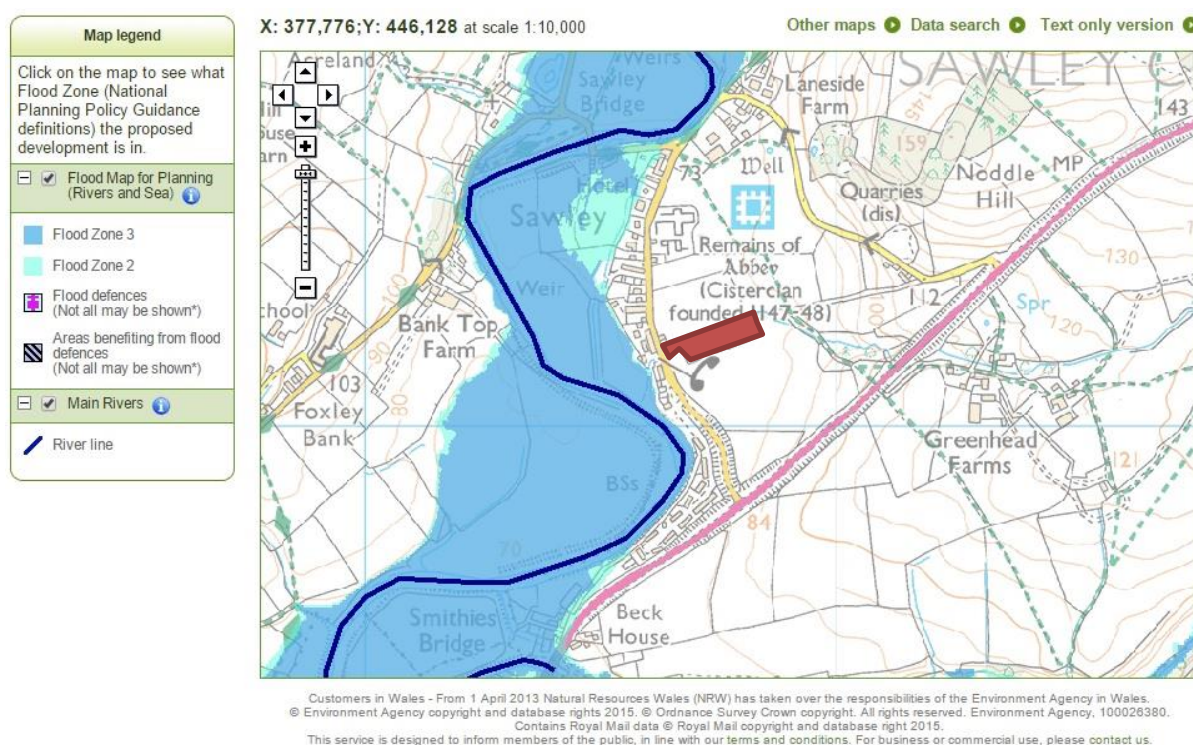


Figure 6 – Environment Agency - Flood Map for Planning (Rivers and Sea) – Site edged in red

2.8. Social

- 2.9. The social context of the proposed development can be described as redundant unused farm buildings. The site has been in Mr Sutton's family for many years and has been operated as a tenanted poultry farm for much of this time. The poultry farm had been a source of nuisance to the village for many years with a number of complaints having been received regarding the smell. The current lease has now come to an end and the buildings are in a very poor state of repair with the roof of the north eastern building having collapsed recently.
- 2.10. The current Approval granted at the site for the erection of eleven static caravans/lodges is generally not supported by the local community with an organised campaign of opposition focusing particularly on egress from the site and increased surface water run-off from the approved development.

2.11. Economic

- 2.12. It is accepted that the principle of development on this site has already been established by virtue of approval for the eleven lodges/static caravans, a scheme which was approved on the basis (amongst other things) of benefits to the rural economy.
- 2.13. The current commercial status of the site determines a specific value for the site; however, this use is fervently opposed by the local community. The applicant has confirmed the possibility of returning the site to a green field is not realistic or commercially viable, and it is accepted that a house is preferable to holiday lodges as more appropriate for the village, albeit without the benefits to the rural economy, other than that of the employment created by the design and construction of the project on a short term basis and contributions to local housing numbers.

2.14. Planning Policy

- 2.15. In accordance with para.14 and 49 of the National Planning Policy Framework (NPPF), housing applications should be determined on the basis of a presumption in favour of sustainable development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework, taken as a whole, or specific policies in this Framework indicate development should be restricted. The NPPF also requires that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (para. 55).
- 2.16. With regards to the sustainability of the site the 'Settlement Hierarchy' (Dec 2008) which forms one of the evidence base documents for the emerging Core Strategy states that Sawley is at the bottom end of this hierarchy due to the limited local services and facilities in the village. Sawley does however have good links to the main arterial road network of the A59, has a local bus stop, pub, and is within 1 mile from Bowland High School. On this basis it should be considered that the dwelling is located in a sustainable location in respect of links to existing transport networks and key services.

2.17. Paragraph 55 of the NPPF states that:

“Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

The exceptional quality or innovative nature of the design of the dwelling.

Such a design should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.”

2.18. Lying as it does outside the village curtilage, it is recognised that the proposals do not comply with local planning policy although it is considered that the building does meet the requirements of Paragraph 55 in so far as the proposal put forward has exceptional quality and innovative nature of the design.

2.19. Due to the proximity of the site to the Forest of Bowland Area of Outstanding Natural Beauty and Sawley Conservation Area, the design, materials, scale, massing and landscaping of proposal seek to protect, conserve and enhance both (Local policies G1, ENV1 of the DWLP and policies DMG1, EN2, DME2 of the Core Strategy and policy G1, ENV14/ENV16 of the DWLP and EN5, DME4 of the Core Strategy). The NPPF states that ‘Areas of Outstanding Natural Beauty have the highest status of protection in relation to landscape and scenic beauty’ (para. 115.).

2.20. The proposal also seeks to preserve the setting of adjacent Listed Buildings and their character/significance (see policy ENV19 of the DWLP), making a positive contribution to these heritage assets. We believe the development will not have a significantly harmful impact on the setting of Sawley Abbey, or Southport House. The mass of the building is also broken up reducing the perceived scale of the development. and the low profile design reduces the visual impact of the development.

2.21. It is intended that the proposal does not dilute the historic significance of Sawley Conservation Area or compete with the significance of Southport House. Southport House is identified as a ‘focal building’ within the Sawley Conservation Area Appraisal (Conservation Studio, 2006). It is considered that the new development does not dominate or detract from this building which remains significant in its own right.

2.22. The main considerations in the determination of this application should be landscape and visual impact upon the locality including the Conservation Area and adjacent Area of Outstanding Natural Beauty, potential impact upon the significance of Grade II Listed property Southport House, as well as other historic buildings within Sawley and the setting of the Scheduled Ancient Monument of Sawley Abbey to the north of the site. Considering the sensitive nature of this site careful attention has been given to ensure the appropriate design, size, scale and appearance of the scheme along with associated landscaping, as described in following sections.

3.0 EVALUATION

3.1. The purpose of this section is to evaluate the information gathered from the previous sections and identify the constraints and opportunities that were considered during the design of the proposed development.

3.2. Constraints

3.3. The identified constraints are as follows:

- Providing a sustainable development on the site in compliance with the core principles of the NPPF.
- The visual impact of the scheme upon the appearance of the landscape, which includes the Conservation Area and adjacent Area of Outstanding Natural Beauty.
- Impact upon the appearance and significance of Grade II Listed property Southport House and the Scheduled Ancient Monument of the Abbey.

3.4. Opportunities

3.5. The identified opportunities are as follows:

- Contribute to local housing numbers.
- Removal of unsightly poultry sheds.
- Provision of a sustainable development on the site providing a use supported by the local community.

4.0 DESIGN

4.1. The purpose of this section is to describe the proposal and illustrate how this was informed by the evaluation.

4.2. Use

4.3. Mr Sutton has had a previous planning application approved in early 2013 for the creation of eleven holiday lodges on the site of the poultry farm (3/2012/0797). This approval has established a quasi-residential use for the site even though this is for temporary accommodation. The new proposals are for residential use.

4.4. Amount

4.5. The proposal is for one single dwelling.

4.6. The site is approx. 0.87 ha in area and the proposal is for a single detached dwelling comprising 6088ft² of accommodation over two floors

4.7. The existing lodge permission represents intensification over the previous agricultural use even though the built footprint reduces from 27,325ft² to 9,150ft². The proposed dwelling has a footprint of 3,509ft².

4.8. Layout

4.9. The house is planned in an L-shape to address the vehicular access to the north and provide access to the built-in garaging. The principle entrance centres on a two storey void with large glazing and flat roof, to break the massing main east-west wing of the house. To the west is the living and dining accommodation and to the east the kitchen, utility and a northern projection housing a double garage. There are five bedrooms to the first floor accommodation including a games room over the garage.

4.10. Scale

4.11. The house is two storeys in height, with the projecting northern wing having reduced eaves height.

5.0 **ACCESS**

- 5.1. Vehicular access is to be provided from the existing private drive to the north of the site, off Sawley.
- 5.2. Pedestrian access is to be provided to the principle entrance via a level threshold.

6.0 HERITAGE STATEMENT

- 6.1. The development site lies outside of, but directly south of the Sawley Conservation Area (Figure 7). There are a number of listed buildings in close proximity to the site, with Southport House, being directly adjacent to the site and open fields to the north east, designated as significant open spaces. To the north and on the west side of Cowper Place is Ivy Cottage, Reading Room, and Connecting Buildings in the same range. On the east side of Cowper Place and to the north of the site are listed buildings The Long Building, The Hall, Abbey Cottage and Sawley Abbey Ruins including a scheduled monument, Sawley Cistercian Abbey and Associated Earthworks. Sawley Abbey Ruins and the significant open spaces form important views from the east of the conservation area.

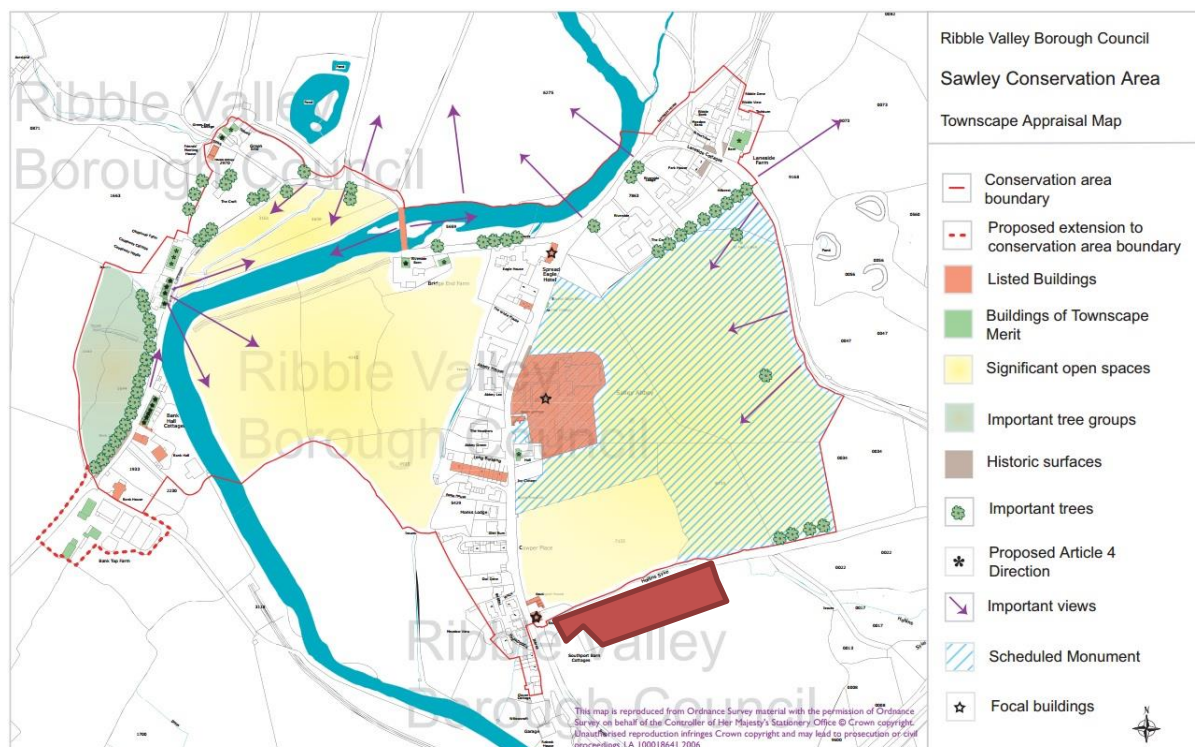


Figure 7 – Sawley Conservation Area – Site edged in red

- 6.2. Southport Farmhouse was listed grade II on 16th November 1954 and is identified as a 'focal building' within the Sawley Conservation Area Appraisal (Conservation Studio, 2006) and therefore it is important for any new development not to dominate or detract from this building as it should remain significant in its own right.
- 6.3. The following is the listing text:

"House, 1720. Rendered rubble with roof of tiles imitating stone slates. 2 storeys, 2 bays. The left-hand bay has 4-light double-chamfered mullioned windows, the ground-floor one having a hood. The right-hand bay has sashed windows with plain stone surrounds. The door, between bays, has a chamfered surround with elaborately shaped lintel. Above is a plaque inscribed 'RIBIE 1720'. Lintel and plaque are enclosed by a hood with spiral stops. To the right is a re-set stone with 3 carved designs, taken from Sawley Abbey. Gable chimneys, the left-hand (west) one projecting with offsets."

This text is a legacy record and has not been updated since the building was originally listed. However, the building has not changed in the intervening time.

- 6.4. The eastern side of Sawley is not generally characterised by development, due in part to the extent of the Sawley Abbey Ruins and the remains of the Cisterian Abbey. Open fields are immediately to the north and south of the site, and this open aspect is considered to be a positive feature. However, the site currently contains existing structures, and the proposed building will sit low down in the landscape with a ridge height that is lower than that of Southport House, which will also be concealed behind a significant hedge line that runs along the northern edge of the old A59. In terms of built area, the proposed dwelling has a footprint of 3,509ft² which compares to that of the approved holiday lodges of 9,150ft² and the existing sheds of 27,325ft². The area of hard landscaping associated with the dwelling is also significantly reduced for the approved holiday lodges.
- 6.5. Photomontages of the development from a number of views around the site are included in support of the application accounting for its relationship with Southport House and the Abbey

7.0 CONCLUSION

- 7.1. The primary purpose of this statement is to explain the evolution of the design for the proposed development and show regard to best practice and guidance. It has intended to show how the design and access components of the development have been informed by the appraisal of the site and its context.
- 7.2. Relevant local and national planning policy has been followed in the process of design with the proposal contributing to local housing numbers. The proposals provide for the removal of the unsightly poultry sheds and provision of a sustainable use of the site supported by the local community.
- 7.3. It has been shown that the proposals respect the areas of importance within the site, such as historic integrity, landscape impact, and visual impact on the surrounding area, specifically in relation to Southport House. Sustainability has also been a key design concern.
- 7.4. Overall the proposed development is well considered and respects the site and the local and context.