

**DESIGN AND
HERITAGE STATEMENT**

SUNDERLAND PEACOCK

spa
**ARCHITECTS
SURVEYORS**

PROPOSED INTERNAL AND EXTERNAL ALTERATIONS TO SOUTHPORT HOUSE, SAWLEY,
NR CLITHEROE, LANCASHIRE, BB7 4LE



Job Ref: 5011 rev A_ February 2016

Date: December 2015

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INTRODUCTION

This Heritage Statement has been prepared by Sunderland Peacock and Associated Ltd on the behalf of the applicants, Mr and Mrs Maudsley. It forms part of a listed building and planning application which seeks permission to carry alterations to the property, Southport House, Sawley. Southport House is a Grade II listed building that is also situated within the Sawley Conservation Area (CA) as well as the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

The aim of this Heritage Statement is to assess any potential impact that the proposals may have on the designated heritage assets in order to ensure that its significance remains intact. It is produced in response to policies set out in Paragraph 128 of the National Planning Policy Framework, 2012 as it states;

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

This document is to be read in conjunction with all planning drawings and any further supporting documentation.

THE AUTHOR

Richard Maudsley RIBA an Associate Architect and Matthew Fish, the author, is an Associate Member of the Chartered Institute of Architectural Technologists (ACIAT) and also holds a Masters Degree in the field of Building Conservation and Regeneration.

SITE LOCATION

Southport House is located within the small village of Sawley in the Ribble Valley, Lancashire. Sawley is approximately 3.5 miles north east of the nearby town of Clitheroe and can be accessed from 'Sawley' via the A59 when approaching from the north and south. Southport House is located to the south of the village and is on the east side of 'Sawley' road.



PL01: Map showing the location of Southport House and its associated outbuildings.

SITE DESCRIPTION

The site to which Southport House is located is fairly irregular in shape with the main house located to the south of the site and the outbuildings are located to the rear of the main house to the north and east and are arranged into an overall 'L' shaped plan which has led to the creation of a courtyard space to the rear of the property. The site is bound to the west by a road and is also bound by adjoining land to the north, east and south.

BUILDING DESCRIPTION

Southport House (also known as Southport Farmhouse) is an example of an early 18th century dwelling that was constructed in 1720 according to the date stone to the front elevation of the building. The plan form of the dwelling is based on a traditional double pile layout with four rooms to the ground floor and first floor; however this has since been slightly distorted through the construction of projecting annexes to the rear of the property which are not original to the dwelling but could still be historic in nature.

In terms of construction, Southport House is a traditional vernacular building meaning that it would have been constructed from locally sourced materials that were available at that time using traditional construction techniques. Its design will have been based on the needs of the occupants as well as the current architectural trends at that time. Southport House is a two storey dwelling with attic space and is likely to have been constructed from solid stone with an external render finish. The roof structure is comprised of traditional timber roof construction consisting of timber trusses, purlins

and rafters and battened out to receive a natural slate roof covering. The rear annexes are also expected to be of similar wall construction also with timber roof structures but with a stone flag finish.

Internally, the ground floor consists of two lounges to the front of the property and a utility room and kitchen to the rear. The annex structures also provide a pantry and other ancillary storage spaces. The first floor consists of four bedrooms with a bathroom to the rear annex. An attic space which is accessible via the available staircase also provides two further bedrooms and associated eaves storage spaces.

A number of outbuildings are present to the rear of Southport House and are of stone construction with areas of ad-hoc timber panelling, with timber roof constructions and stone flag roof coverings. The arrangement of the outbuildings and the house had created a courtyard area within the middle of the buildings and can be accessed directly from the road.

PHOTOGRAPHIC RECORD

To follow are a number of photographs which highlight the external and internal appearance and features of the building.



PL02 (left) showing the front elevation of the property. PL03 (right) showing the west facing side elevation.



PL04 (left) showing the rear elevation of the dwelling. PL05 (right) showing the east side facing elevation.



PL06 (left) showing the date stone located above the front door to the property. PL07 (right) showing the carved stonework built into the front elevation that was taken from Sawley Abbey.



PL08 (left) image of the front west living room. PL09 (right) image of the front east living room.



PL10 (left) image from within the existing kitchen. PL11 (middle) and PL12 (Left) taken within the existing utility room and pantry areas.



PL11 (left) image taken within existing first floor bathroom. PL12 (right) Image within existing first floor bedroom.



PL13 (left) and PL14 (right) taken within two further first floor bedrooms.



PL15 (left) showing the final first floor bedroom. PL16 (right) showing the attic space to the dwelling.



PL17 (left) and PL18 (right) showing the existing cart shed externally and internally.



PL19 (left) and PL20 (right) showing the outbuilding adjoining the cart shed.



PL21 (left) and PL22 (right) showing the outbuilding which is currently considered to be a dangerous structure.



PL23 (left) and PL24 (right) showing a further adjoining outbuilding to the east.



PL25 (left) showing the existing log store.
WC outbuilding.



PL26 (right) showing the existing coal bunker and

HISTORICAL BACKGROUND

The village of Sawley did not exist until the Cistercian Abbey was established in 1147, however the village didn't begin to take shape until after its dissolution. The village structure was based around the ruins of the abbey and consisted of weavers cottages and tenant farms, of which Southport House was one of.

The following maps show the changing shape of Southport House and the associated outbuildings throughout the 19th and 20th centuries.



PL27: Historic OS Map of 1847

The above map from 1847 shows a differing plan form to what is evident today in that only 2 outbuildings are present and that an 'L' shaped annex to the rear of the dwelling. An adjacent building is also present however it cannot be confirmed if this had any association with Southport House and what its use consisted of. The outbuilding present to the north is likely to be the existing cart shed that still exists on site.



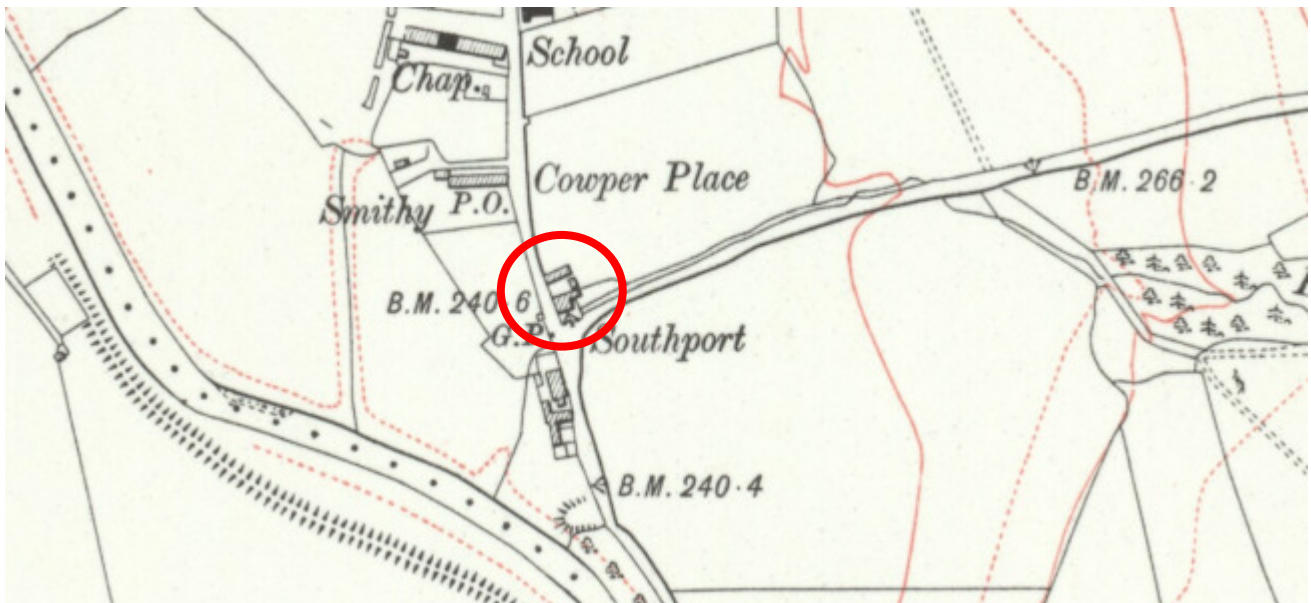
PL28: Historic OS Map of 1884

The above map of 1884 shows the removal of part of the rear annex to the dwelling as well as more outbuildings to the rear of the site.



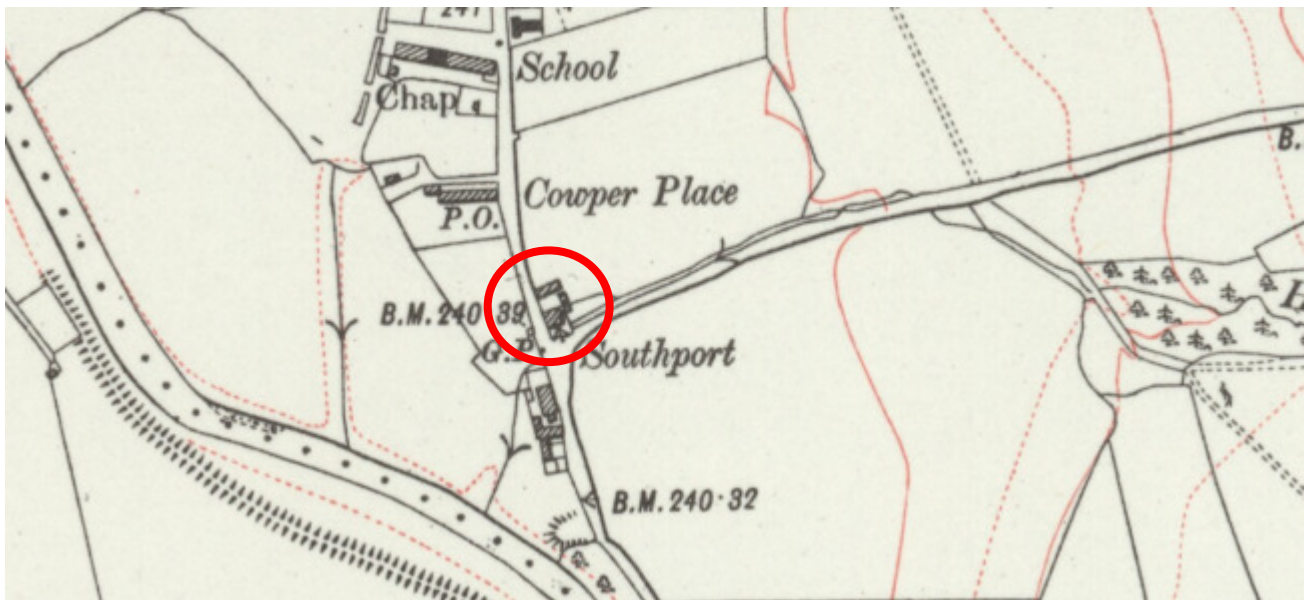
PL29: Historic OS Map of 1907

The above map from 1907 shows the site in a similar fashion to how it exists at present in that the 'L' shaped arrangement of the outbuildings has occurred, however they are shown as adjoining the main house which is not the case at present.



PL30: Historic OS Map of 1910

The arrangement of the rear outbuildings has altered slightly in the above map of 1910 in that it appears some have been removed and there appears to be no rear annex structure to the property.



PL31: Historic OS Map of 1930

The above map of 1930 shows that very little has changed in relation to the site layout since the time of the previous map.

All of the previous maps show how the dwelling and site has developed and evolved over time in order to respond to the living arrangements of the occupants and the occupational requirements and demands of the likely farming business that was taking place there during this time.



PL32: Photograph of Southport House taken at some point during the 1950's possibly around the time the property was listed.

The above photograph shows the appearance of the property during the 1950's and does contain differences in relation to how the property looks today. The window and door surrounds to the front of the property are painted white where as they are currently painted black. The roof covering also appears to be different to the concrete tile roof covering which currently exists and is likely to have been introduced at a later date; however the type of covering present within the image cannot be confirmed. It should also be noted that the climbing plant growth to the front of the property is also still evident today however it is more abundant and overgrown in nature.

HERITAGE ASSET DESIGNATIONS

Southport House is designated as a Grade II listed building by Historic England and is also therefore a designated heritage asset, and as such holds significance in relation to its architectural and/or historical interest. The listing description for which is as follows:

"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."

Southport House is also situated within the Sawley Conservation Area which is also a designated heritage asset of which its special interest is derived from the follow as described within the Sawley Conservation Area Appraisal.

- The ruins of the Cistercian Abbey founded in 1147 and now under the guardianship of English Heritage; the Abbey is a Grade-I listed building and its surroundings are designated as a Scheduled Monument;
- The historic bridge;
- The earthworks and St Mary's Well in fields to the east of the Abbey;
- Its listed buildings, several of which owe their character to the reuse of Abbey masonry;
- The unusual industrial character and historical importance of The Long Building, a former textile printing works;
- The survival of an early Friends Meeting House, untouched since 1777 and still in use as a place of worship;
- The setting of the village on the banks of the Ribble, whose meanders provide many scenic views from various points in the village;
- Its 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 and brings visitors to Sawley;
- Its location within the Forest of Bowland Area of Outstanding Natural Beauty.

PLANNING HISTORY

No planning history directly relating to Southport house can be found via an online search of the Ribble Valley Planning Application Database and also through a search at the planning department of Ribble Valley Borough Council.

PROPOSED WORKS

The proposed works which form the basis of this application consist of the following;

1. Outbuildings demolition and alteration which are currently in a poor state of disrepair:
 - A. Refurbishment and making good of the existing cart shed to form an open Car Port.
 - B. Conversion of the adjoining outbuilding in a proposed holiday let with conservation rooflight which will be of economic benefit.
 - C. Demolition of the in-fill cladded outbuilding which is currently described on site as a 'dangerous structure'.
 - D. Refurbishment of the outbuilding to dog shed and log store.

Reason for proposed works:

- A. *To make good existing structure to enhance aesthetic of the site.*
 - B. *To make use of existing structure to enhance aesthetic of the site and provide economic benefit.*
 - C. *To enhance existing surrounding historic outbuildings through removal of non-original structure.*
 - D. *Enhance and maintain existing structure.*
2. Ground Floor Alterations:
 - A. Reinstall the historic archway structure and install a new log burning stove appliance to the proposed living room.
 - B. Open up what is expected to be a pre-existing doorway / wall opening between the existing lounge and utility room and block off wall into pantry to create study.
 - C. Convert existing pantry and adjoining room to the west into a new utility room. Area of existing pantry to be converted into new WC / cloaks with existing blocked up window to be reinstated.
 - D. Create a new wall opening between the existing kitchen and dining room whilst maintaining the visual reference to the existing wall fabric by maintaining 1m wide stone surround to each side allowing for a 1.8mm wide new wall opening.
 - E. Installation of a new kitchen within the existing kitchen space.

F. Remove non-original fireplace within the existing dining room.

Reason for proposed works:

- A. *Reinstatement and enhancement of existing historic feature.*
- B. *Utilising existing openings and creation of function family space.*
- C. *Utilising existing space to allow the building to function as family dwelling.*
- D. *To allow the kitchen to benefit from additional light and space whilst allowing the building to function as a modern dwelling and maintaining reference to existing structure by retaining existing section of wall.*
- E. *Existing kitchen not currently functional.*
- F. *Enhancement of existing structure and removal of non-original features.*

3. First Floor Alterations:

- A. Refurbishment of existing bathroom.
- B. Removal of wall section between the west bedrooms (3 and 4) with the installations of a new en-suite to be created towards the rear. Existing door opening between bedroom 4 landing to be blocked off.

Reason for proposed works:

- A. *Existing bathroom not currently functional.*
- B. *To allow the building to function as modern dwelling to provide a master bedroom and en-suite.*

4. Attic Space Alterations

- A. Conversion of existing attic space to create new living room and ensuite to accompany the existing bedroom. Non-original internal wall between proposed living room and staircase is to be removed.

Reason for proposed works:

- A. *To allow the building to function as modern dwelling and make best use of space.*

5. Works to external of dwelling:

- A. Removal of existing render wall finishes exposing stonework sub structure and carrying out of repointing works. (To be determined on site following an inspection of the existing sub-wall structure as agreed at pre-application stage)
- B. Removal of the existing concrete tile roof covering and replacement with a more natural slate roof finish.

- C. Replacement repair of the existing windows where required (mainly to the rear of the dwelling).
- D. Repaint the stone window and door surrounds throughout the property to white as per PL32 image.
- E. Introduction of new external gate entrance and associated external wall into entrance courtyard.

Reason for proposed works:

- A. *Existing render is in poor condition resulting in increasing interior dampness with sections of the existing building constructed of stone, removal of the render to provide enhancement to the overall site through aesthetic of using the same material, subject to the condition under the existing render.*
- B. *None original material, enhancement of the building and surrounding impact.*
- C. *To enhance the external appearance of the property and allow it function as a modern dwelling.*
- D. *Currently in poor condition and to reinstate original feature.*
- E. *To provide a secure site and appearance of the property.*

All of the proposed works will assist in improving what is currently the poor condition of the dwelling and the outbuildings and reinstate the original features and quality of structure in order to preserve it for years to come. The improvement of the dwelling and associated outbuildings will improve the visual appearance of the buildings as individuals, as a collective and also as part of the wider conservation area, all without having a detrimental impact upon the significance and special interest of the listed building and the conservation area. The works will allow for the dwelling to become a practical home for the applicants whilst maintaining and enhancing important historic features and its appearance. The proposals seek to reverse the harm that has already occurred to the buildings through neglect and the benefits of the works should be seen as outweighing any negative impact which would be very minimal.

PLANNING POLICY

National and local planning policy will be used within the decision making process and the proposals should be seen as being in accordance with the following planning policies.

Ribble Valley borough Council adopted Core Strategy

POLICY DME4: PROTECTING HERITAGE ASSETS

10.15 IN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL MAKE A PRESUMPTION IN FAVOUR OF THE CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS.

1. CONSERVATION AREAS

PROPOSALS WITHIN, OR AFFECTING VIEWS INTO AND OUT OF, OR AFFECTING THE SETTING OF A CONSERVATION AREA WILL BE REQUIRED TO CONSERVE AND WHERE APPROPRIATE ENHANCE ITS CHARACTER AND APPEARANCE AND THOSE ELEMENTS WHICH CONTRIBUTE TOWARDS ITS SIGNIFICANCE. THIS SHOULD INCLUDE CONSIDERATIONS AS TO WHETHER IT CONSERVES AND ENHANCES THE SPECIAL ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA AS SET OUT IN THE RELEVANT CONSERVATION AREA APPRAISAL. DEVELOPMENT WHICH MAKES A POSITIVE CONTRIBUTION AND CONSERVES AND ENHANCES THE CHARACTER, APPEARANCE AND SIGNIFICANCE OF THE AREA IN TERMS OF ITS LOCATION, SCALE, SIZE, DESIGN AND MATERIALS AND EXISTING BUILDINGS, STRUCTURES, TREES AND OPEN SPACES WILL BE SUPPORTED.

IN THE CONSERVATION AREAS THERE WILL BE A PRESUMPTION IN FAVOUR OF THE CONSERVATION AND ENHANCEMENT OF ELEMENTS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

2. LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

ALTERATIONS OR EXTENSIONS TO LISTED BUILDINGS OR BUILDINGS OF LOCAL HERITAGE INTEREST, OR DEVELOPMENT PROPOSALS ON SITES WITHIN THEIR SETTING WHICH CAUSE HARM TO THE SIGNIFICANCE OF THE HERITAGE ASSET WILL NOT BE SUPPORTED.

ANY PROPOSALS INVOLVING THE DEMOLITION OR LOSS OF IMPORTANT HISTORIC FABRIC FROM LISTED BUILDINGS WILL BE REFUSED UNLESS IT CAN BE DEMONSTRATED THAT EXCEPTIONAL CIRCUMSTANCES EXIST.

The above extract from the Ribble Valley Borough Council Adopted Core Strategy is in relation to Policy DME4: Protecting Heritage assets. The proposed works will conserve and improve the appearance of the buildings and will also therefore enhance the character and appearance of the conservation area. The proposals do not cause any undue harm to the significance of the listed building and as such should be seen as being in accordance with the above local planning policy. The property has been previously altered (it is assumed without permission) such as the tile roof to the modern stone in the existing fireplace surround. The exceptional circumstances exist whereby the new owners wish to re-establish the original features and make the building a functional modern home. Every opportunity has been proposed to maintain the link to the building history whilst allowing the building to function a family dwelling.

National Planning Policy Framework

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

The previous extract is from policy no 17 of the NPPF which the proposal should be considered to be in line with as the proposals seek to conserve and safeguard the existence of the grade II listed Southport House.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly

or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposals should be seen as in accordance with the above policies of the NPPF as the works seek to sustain and enhance the existing dwelling and putting it back into use as a dwelling. The proposals will enhance and reinstate the character of the building and the conservation area as it has remained derelict for a number of years. Any harm will be minimum compared in contrast the reinstatement works whilst maintaining a reference to the existing fabric. The works also include for the creation of a holiday let within an existing out building which adds an economically beneficial aspect to the proposals.

RECENT PRECEDENT

We refer to a recent planning approval at appeal stage to a Grade II listed building at Wolfen Hall, Chipping which provides a rear single storey extension involving the replacement of an existing window opening with new doors and formation of a new 1.8m wide opening to an external wall to access the proposed extension. Reference is made to the satisfaction of the NJPPF (2012) paragraphs 133 and 134 as well as Ribble Valley Core Strategy 2008-2028 policies DMG1, DMG2 and DME4 that the 'development is sympathetic in its scale, massing and features'.

Also referenced within the appeal statement is to the new openings and that the 'rectangle footprint to the property would nevertheless be maintained' which coincides with the Southport House proposals. We seek to be judged on similar grounds whilst further enhancing the character of the local settings by making the Southport House a functional dwelling.

HERITAGE VALUES

An assessment of the heritage values associated with the property is to follow and has been carried out in order to determine its potential significance. It will assess if any of these heritage values and therefore the buildings significance could be affected by the works that are proposed as part of this application for listed building consent and planning permission.

EVIDENTIAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Evidential value derives from the potential of a place to yield evidence about past human activity"

Southport House and its out buildings do offer physical evidence of farming to the site however this has been distorted and partially lost due to the site no longer retaining its agricultural function and also due to the various changes and alterations that have occurred to the house and the outbuildings over time. According to Historic England Document "The Maintenance and Repair of Traditional Farm Buildings (2011); *Changing agricultural practices and economic pressures mean that many traditional farm buildings have lost their original purpose and become vulnerable to neglect and decay*" Which has occurred in the case of Southport House. The evidential value of the house and outbuildings is quite low when compared with other similar buildings within the village and throughout the wider Ribble Valley area.

HISTORICAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present"

The historical value of Southport House can be derived in part through its past function as part of an agricultural site and also through its association with being one of a small number of tenant farms which formed the basis of the village after the dissolution of the monastery, therefore providing evidence of the historical development of the village and farming in the area. In this context, the dwelling and the outbuildings do not possess high levels of historical value but some value in a local context. No known associates with past people and events can be determined.

COMMUNAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"

Even though the property is currently vacant and has been for a number of years, its past and present use has always been as a private dwelling and as such offers no communal value. However communal enjoyment can be gained from the buildings for their contribution to the street scape of the village and conservation area and from their prominent roadside position on entry into the village from the south.

AESTHETIC VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"

The aesthetic value of Southport House is derived from the vernacular nature of the buildings construction. It will have been constructed from locally sourced materials that would have been available at the time and built using traditional construction skills and techniques. It has a simple form and composition that harmonises with the outbuildings and the surrounding landscape. The dwelling contains some architectural features of interest but none of any real significance and value maybe with the exception of the decorative stonework originally taken from Sawley Abbey which again is limited as it is out of its original context. Any aesthetic value the dwelling and outbuildings hold is significantly impacted upon by the poor condition of the buildings which has been highlighted within the Sawley Conservation Area Appraisal. This is likely to have been caused by a lack of maintenance which has allowed the condition of the buildings to worsen and subsequently have a significant impact upon its aesthetic value and therefore its overall significance.

STATEMENT OF SIGNIFICANCE

Southport House is an 18th century farmhouse which is complete with a number of associated out buildings and once formed one of a number of tenant farms which drove the development of the village of Sawley. Southport house does possess a number of heritage values in its own right as a dwelling, in the context of the outbuildings and also within the context of the village and the conservation area.

In terms of its evidential value, it is an example of both vernacular construction and a traditional building type. Its evidential value is mainly derived from its agricultural past which has since been greatly eroded as it no longer possesses an agricultural function and therefore this value is greatly diminished. The historic value of Southport House is again derived from it past function and the small part it played within the development of the village, however this can still only be attributed with a low value. The communal value of the property is currently non-existent through its use as a private dwelling. The aesthetic value of Southport House and has been significantly affected by past alterations and also neglect in terms of lack of repairs and maintenance to the property. The out buildings have also fallen into disrepair with one now being classed as a dangerous structure. This all has a substantial impact upon the aesthetic of each individual building and also as a collective. The current appearance of Southport house and its outbuildings also has an impact on the setting and appearance of the village and conservation area especially seeing as the property occupies a prominent roadside position to the southern entrance to the village. The issue of the condition of

Southport House is also highlighted within the conservation appraisal as a specific weakness, therefore highlighting it as a matter of concern.

The overall significance of the property comes from its farming history and the connection it holds with the development of the village, however these are still of relatively low value given the change of function. The building does however still hold some aesthetic value albeit this being substantially affected by the condition of the buildings which detract from the appearance of the buildings and the conservation area.

PRE-APPLICATION ADVICE

Following the submission of an application for pre-application advice, Ribble Valley borough Council Planning Department have considered and accepted that the majority of the proposals are acceptable should a formal application for planning approval be submitted, Reference RV/2015/ENQ/00162.

However, four areas of the proposed works were identified as being of concern regarding their impact upon the special interest and significance of the listed building and by extension the conservation area. These areas of the proposals could potentially be considered as acceptable should sufficient justification be provided and follows as such.

Demolition of Outbuilding

The planning department has recommended that the out building to the East side of the property be retained as its loss would result in harm to the significance of the heritage asset. Following pre-application advice, it has been decided that the outbuilding in question is to be retained however this is to the detriment to other areas. The outbuilding was considered for demolition in order to increase the amount of natural lighting within the existing kitchen which is currently only served by two small windows. The outbuilding is within close proximity to the house and has a detrimental impact upon the amount of natural light entering the kitchen.

Removal of External Render Wall Finish

Concerns were raised regarding the potential removal of the render due to its potential for causing damage to the wall structure below the render finish. As already discussed and described within this document and the pre-application advice received, the render wall finish is contributing towards the cause of internal wall dampness to the dwelling which in turn is having a negative impact upon the fabric of the building internally. Areas of the render are also dilapidated externally. The dwelling is to be used as a family home, and this cannot be fully achieved should this issue be allowed to continue and potentially worsen. Areas of dampness will continue to dilapidate if remedial works

are not considered which in turn could lead to various issues such as mould growth, the deposit of hygroscopic salts and also damage to internal wall decorations. It is proposed that the work be carried out by hand initially, so as to minimise any potential harm to the historic fabric. If this method is not successful than a more appropriate and rigorous method will be required to remove the render i.e. mechanical removal. An area of render is to be removed in order to inspect the appearance and quality of the wall structure behind prior to full removal in order to determine if the wall structure will be acceptable in terms of its final appearance. This will also be to the satisfaction of the pre-application advice. Areas of repointing may also be required following removal of render finishes with a suitable lime mortar. Should the sub-wall structure be of insufficient quality and to the dissatisfaction of the planning officer then a process of re-rendering may be required using an appropriate lime render so as to allow the walls of the dwelling to 'breathe'.

Removal of Internal Wall Between The Existing Kitchen and Lounge

The pre-application advice received has stated that the double pile plan form reflects the historic character of the dwelling. It was originally proposed that a 2.5m wide opening be formed within the wall in order to allow for the access between the two spaces and to increase the levels of natural lighting throughout these spaces. This particular proposal is a critical area of the client's requirements in improving the passage of light to the kitchen and dining area. This proposal has been altered and it is now proposed that the opening size be reduced down from 2.4m to 1.8m. The reduced opening width will still allow for the access and increase in natural lighting whilst ensuring that the plan form is not eroded and can still be interpreted as a double pile plan form layout through the 1m wide stone surrounds to each side. The reduced width also reduces the amount of potential historic wall fabric that will need to be removed in order to form the opening.

We also refer to the previously noted precedent Wolfen Hall, Chipping case of which has an approved 1.8m wide opening in the existing structure.

Rooflight Installation

The rooflight that is to be installed to the rear of the dwelling is required in order to provide natural lighting to the living area of the second floor of the dwelling. At present no other means of natural lighting is present to this area and can only be achieved through the installation of a roof light or through the forming of a window opening to the south west gable end. However this is not a feasible option due to the location of the large chimney stack to this elevation. The installation of a rooflight is also seen as being the least minimal in terms of intervention and potential loss of historic fabric. The proposed rooflight is to be small in size and will consist of a recessed conservation rooflight which is to be finished with a dark frame i.e. black, all of which will reduce the visual impact of the rooflight to match the existing replacement unit.

CONCLUSION

An assessment of heritage significance has determined that Southport House and its associated outbuildings do possess heritage value and therefore a level of significance. However, this is only deemed to be a low level of value due to the reasons that have been previously described within this document. The proposed works intend to bring back into use what has been a disused dwelling for a number of years and seeks to carry out the necessary repair works that will ensure the property can thrive and be enjoyed for many years to come. A number of internal alterations are also proposed which will further improve the functionality of the dwelling as well as enhancing its internal form and features without detracting from its special interest and significance. The very minimal loss of any historic fabric required will allow the building to function as a home within the 21st Century. The works will ensure that the grade II listed Southport House is safeguarded for the future enjoyment of others as an individual dwelling and as part of the conservation area and village as a whole.

The occupier does not seek to over-develop the property but sustain it as a functional family home by reducing the number of bedrooms from six to four. The proposal to form an opening between the kitchen and dining room has been sympathetically designed as well as be greatly required to allow the property to function as a family dwelling. Following the pre-application advice and the decision to maintain the outbuilding to the East, this is a greater reason to form this opening due to the restricted natural light to this area, the width of which has been reduced from the initial proposal. The pre-application advice has been fully adhered to with each recommendation reflected in the revised proposal.

The appearance of this particular group of buildings will be greatly improved and therefore enhanced as well as enhancing its prominent position and setting, the village and the conservation area. The proposals seek to reverse the harm that has already occurred to the buildings through neglect and the benefits of the works should be seen as outweighing any negative impact which would be very minimal. Therefore the proposals and application should be looked upon as favourable to the conservation of this important heritage asset.