

# DESIGN AND ACCESS STATEMENT



## Friends Meeting House, Sawley

Proposed change of use application  
Job No: 2246 - 29. 2. 2016

## IWA Architects

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## INTRODUCTION: BRIEF AND PROCESS:

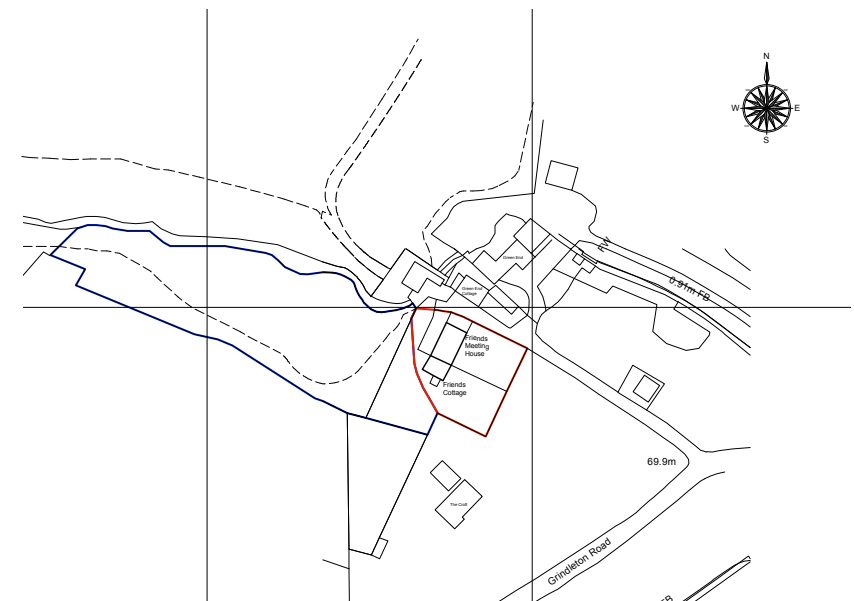
Friends Meeting House is a grade II listed building dating from 1777 and replaced a previous structure that had existed on the site. A later extension to the attached cottage was added in 1907-8. The Sawley Quaker Meeting representative Stephen Lee has provided the following information regarding the building becoming redundant and their support for a change of use :

*This letter comes from the Quaker Meeting at Sawley in support of the change of use application from Paul Atkinson. The Meeting House was built as a place of worship in the 1770s along with a cottage as this was a centre of population and Sawley was the location of a growing Quaker community. The cottage was extended in 1905 and residential use has been constant. The Quaker Meeting has worshipped in the Meeting House part of the accommodation since 1778 with a gap of about fifty years in the nineteenth century when the group was too small. At the present time, we need to move from what is now a rural location to a more visible and accessible building closer to a centre of population and are thus selling the property: given its rural location, some of our members find it inaccessible and parking is inadequate for large groups. The Meeting House itself is now usually only used once a week, largely standing empty. It is difficult to heat for this occasional usage and not really fit for current needs as a place of worship. We have paid to use a room in the library to worship in monthly to give us an alternative venue. We have been thinking of selling the building for the past ten years but have not left it empty because we had no means to secure other premises without selling it. The building would benefit from greater use and the main meeting room and its upstairs gallery room lends itself well to the possibility of extending the cottage accommodation, creating a sustainable single dwelling. We fully support the plans Paul Atkinson has to create a single home from the cottage and Meeting House.*

The property is on the market without any change of use consent having been obtained. As a result the purchaser has requested time to obtain change of use consent prior to exchange of contracts. The purpose of this application is therefore to seek change of use consent from planning use class D1 to C3 for use as part of the adjacent dwelling as quickly as possible to enable the sale to proceed. The adjacent O.S. Plan shows the plot including the adjoining cottage as one curtilage outlined in red and the additional land behind for sale in blue.



Historic Site Location Plan



O.S. PLAN

# PHOTOGRAPHS of EXISTING MEETING ROOM.



*S.E Approach along access lane from Grindleton Road.*



*NE Elevation: Gable of Meeting room*



*NW Elevation : Rear extension to Meeting Room & lower porch to Cottage*



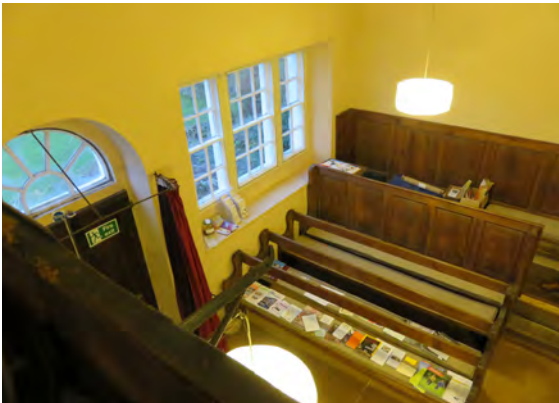
*SE Elevation Entrance facade.*



*Meeting Room interior looking towards entrance doors*



*NE Corner of Meeting room with gallery over*



*View from gallery into Meeting Room*



*Pews and raised platform with wall panelling behind.*



*Rear of adjoining cottage beyond Meeting Room extension.*

## PHOTOGRAPHS of EXISTING MEETING ROOM.



*Gallery with opening timber hatches.*



*Gallery NE Wall.*



*Meeting room: view from gallery into existing extension.*



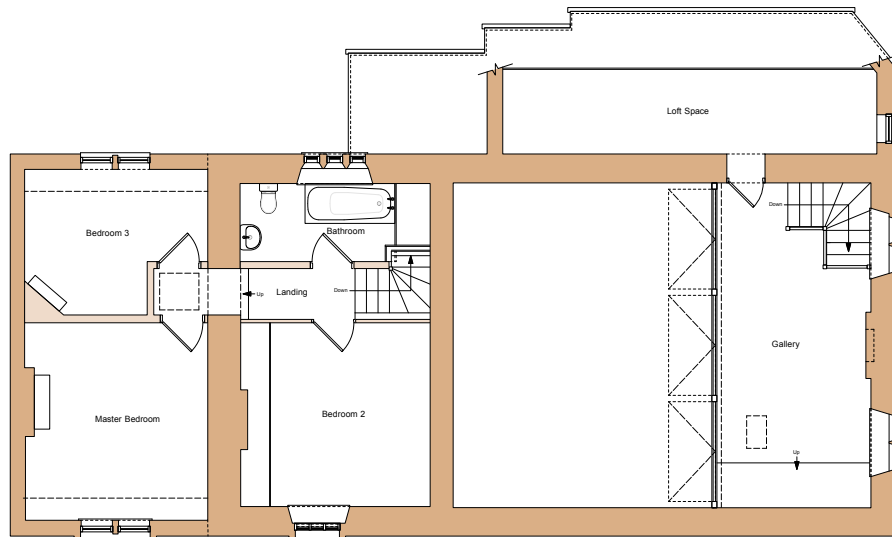
*Meeting Room Kitchen in rear extension which is proposed to be taken out to provide an entrance Hall way and cloaks store.*



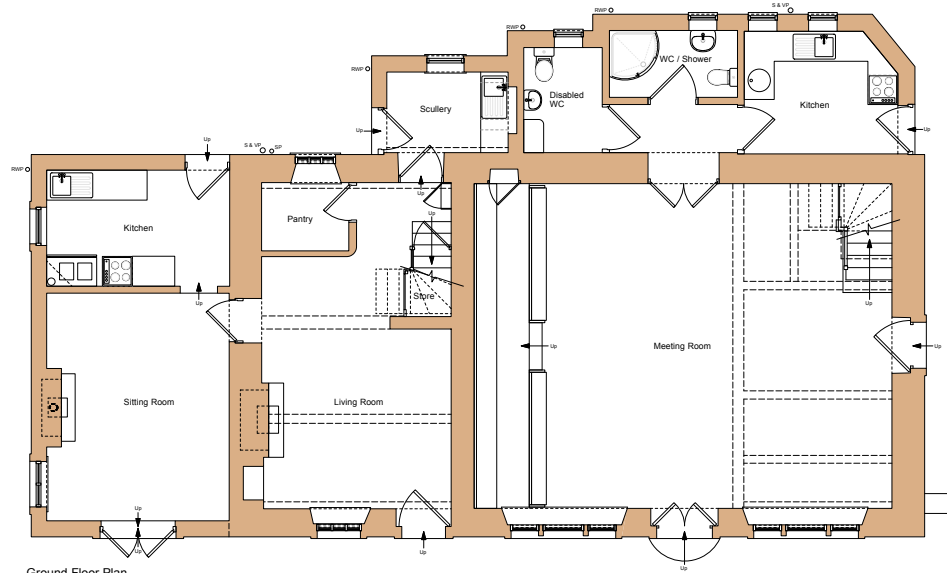
*Meeting Room Disabled Toilet which is proposed to be taken out to provide access into the rear porch of the Cottage.*

Drawings:  
Existing plans.

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First Floor Plan



Ground Floor Plan

Rev.	Date	Description

**Friends Meeting House**  
Grindleton Road, Sawley

Existing Plans

Drwg. No. 2246.E.01 Rev.: "

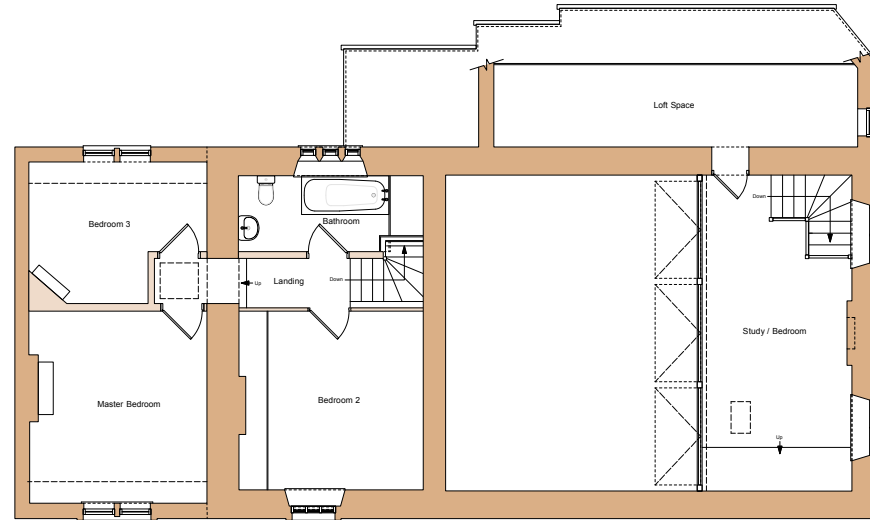
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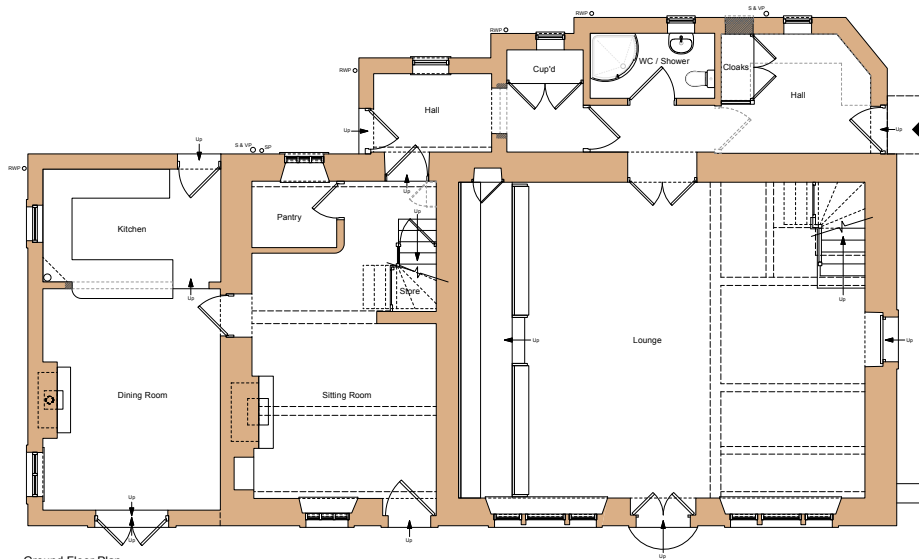
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First Floor Plan



Ground Floor Plan

Date	Description
-	-

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Grindleton Road, Sawley

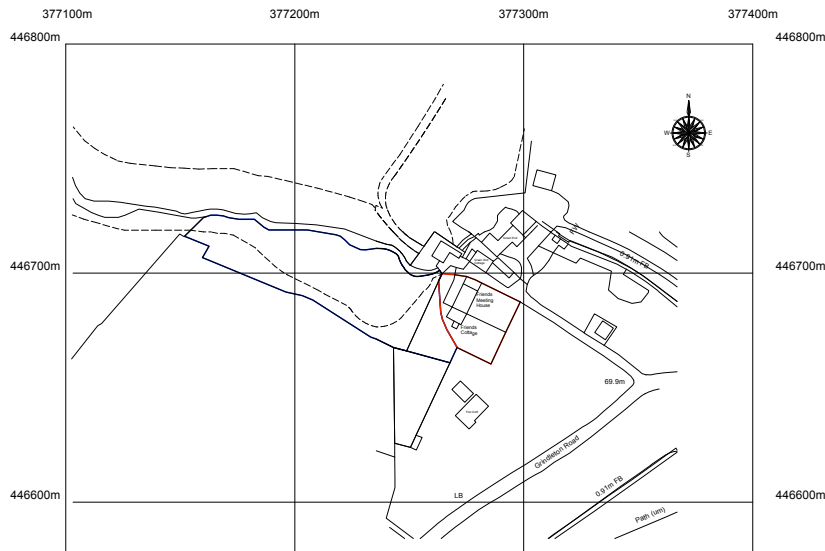
Proposed Plans

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## PROPOSALS

As indicated on the proposal plans, the property can easily be linked into the existing cottage via a blocked up opening in the rear porch accessed by removing the disabled toilet as indicated. Change of use can therefore be achieved without difficulty and without impacting on the existing character of the listed building.

## PRECEDENTS:

The most obvious local precedent is a change of use granted at the Friends Meeting House, Newton in Bowland, and the property has been converted into a dwelling.

There are burials in the front garden (reported to be 30) but again as this is not a consecrated use, it does not cause any problem for the change of use. There is precedent for similar graves in similar circumstances being retained in domestic gardens.

## USE / AMOUNT / LANDSCAPE

The use of these premises with the cottage - all becoming one dwelling does not cause any additional access or parking issues. The external landscape remains unchanged. The applicant does believe that the current car parking arrangements are very restrictive and awkward to use and very visible. When time allows a future application will be made to excavate at the raised ground at the rear of the building to form a better parking and turning area. The Heritage Statement makes reference to creating a parking area to the rear of the property rather than seeing it continue on the existing access where currently it is visible (and therefore currently more harmful to the setting of the listed building). Siting it at the back, at some distance from the property will enable planting to be carried out which will integrate this use well into the setting of the listed building and would leave principal views of it from the public realm, much improved.

## LAYOUT / SCALE / ACCESS:

There are no external changes proposed. There is access along the unadopted shared lane to three properties and two car parking spaces adjacent to the Meeting Room. Disabled access is not available at present but it could easily be achieved. However there is no regulatory requirement to undertake such work for a listed building. Refer to the Heritage Statement which is a separate document.



## ASSESSMENT OF PROPOSALS: in relation to National Planning Policy Framework:

The National Planning Policy Framework NPPF applies as follows: - shown in blue text with our comments in grey text:

Policy 128 – “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

Also:

Policy 129 – “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.”

A ‘Heritage Assessment’ including a ‘Statement of Significance’ is attached to address these issues.

Policy 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.”

The proposed change of use offers a sustainable future for this listed building whilst retaining the unique character of the listed building.

Policy 132 – “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.”

There is no harm or loss resulting from this change of use proposal.