

DESIGN AND ACCESS STATEMENT



Friends Meeting House, Sawley

Listed Building Application submission for
Proposed Alterations.
Job No: 2246 - 19.07.2016

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 the original change of use application which was granted on 24th May 2016:

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 adjacent O.S. Plan shows the plot including the adjoining cottage as one curtilage outlined in red and the additional land behind is also within this ownship and shown in blue. The applicant has now purchased this property following change of use consent. Since then the applicant has had time to consider further alterations they would wish to make to enable the property to function adequately as a single dwelling. The alterations proposed are as follows:

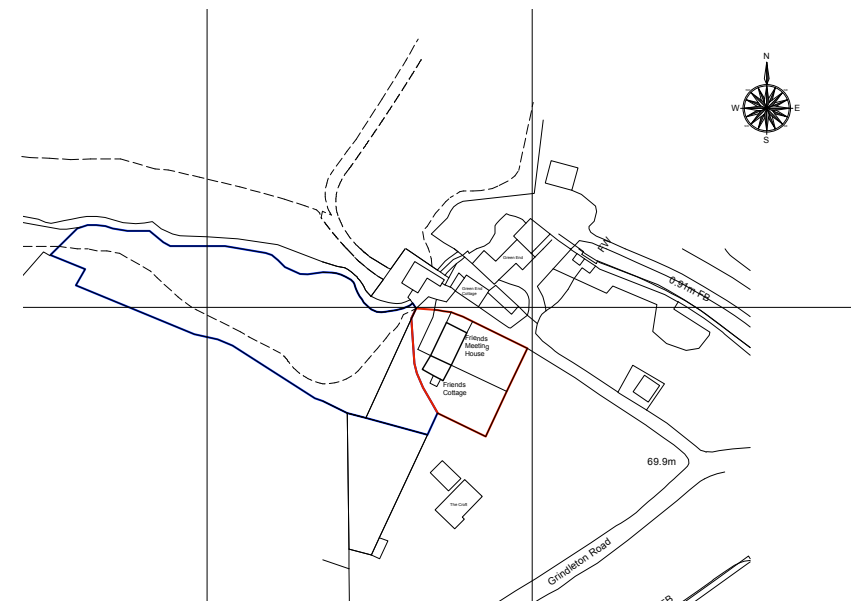
Proposed Internal alterations:

1. The installation of a central heating system. To reduce the visual impact of this the applicant would prefer to install an underfloor wet system throughout the ground floor. This would also allow a subfloor construction which was insulated. The Meeting House and Cottage has existing stone flags apart from the cottage Lounge in the 1908 extension area which has a timber finish. The stone flags are proposed to be taken up and relaid to provide the same finish as presently exists. The modern timber floor finish in the lounge is proposed to be taken up and replaced. Existing joinery would be protected during the work. The cottage first floor and Meeting House gallery heating is proposed to be a wet system using radiators as indicated on the heating layout.

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Historic Site Location Plan



O.S. PLAN

2. The pantry wall is proposed to be removed and existing adjoining finishes made good. This wall is a brick wall with plaster finish. The Heritage Statement indicates it was built at the same time as the 1908 extension.

3. The proposed central heating boiler flue and hot water cylinder is proposed to be in the cupboard shown in the existing rear extension and a minor change to the opening through the lobby is proposed to enable the cupboard to be deep enough to house these services. There would be a balance flue through the external wall.

PROPOSALS

As indicated on the Heritage Statement the proposals can 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.

PRE-APP PROCESS:

An application for Pre-App comments was made on 27th June 2016 and subsequently, Ivan Wilson of IWA Architects attended a meeting with John Macholc of Ribble Valley Borough Council's Planning Department on 14th July 2016, to discuss the proposals for installing underfloor heating below the stone flag floor at Ground Floor Level. The scheme was considered acceptable, subject to an Archaeological Watching Brief, during the works.

LAYOUT / SCALE / ACCESS:

The proposals do not create visual change from the public access road approach and views to the building from the public realm. There are no external changes proposed.

It is accepted that the public footpath right of way will be retained and there is a need to consult on this through the application process as no diversion of the footpath is needed.



Cottage Living Room showing the pantry wall at the rear which is proposed to be removed.

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



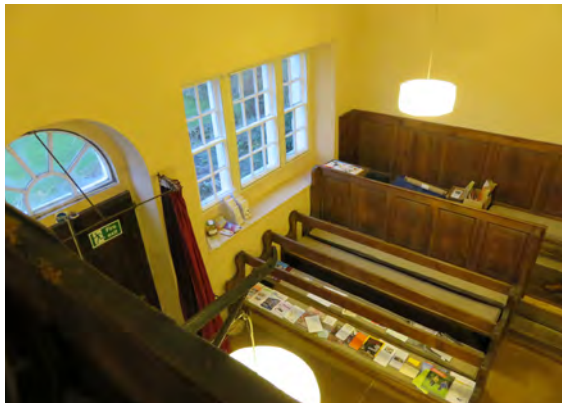
SE Elevation Entrance facade.



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.



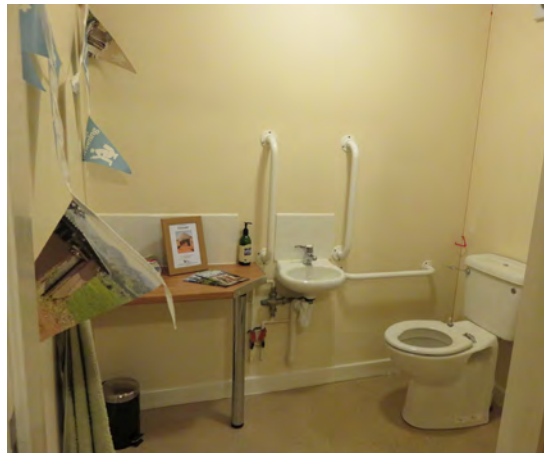
Gallery NE Wall.



Meeting room: view from gallery into existing extension.



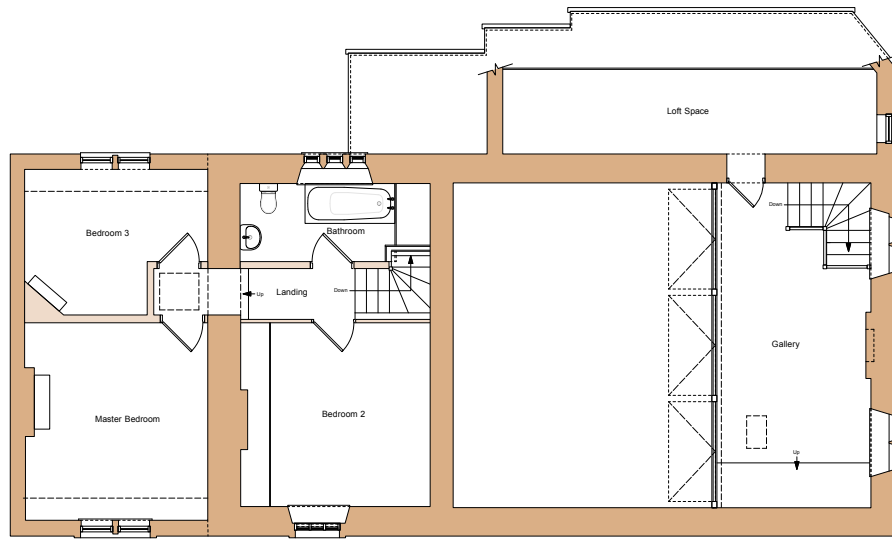
Meeting Room Kitchen in rear extension which is proposed to be taken out to provide an entrance Hall way and cloaks store.



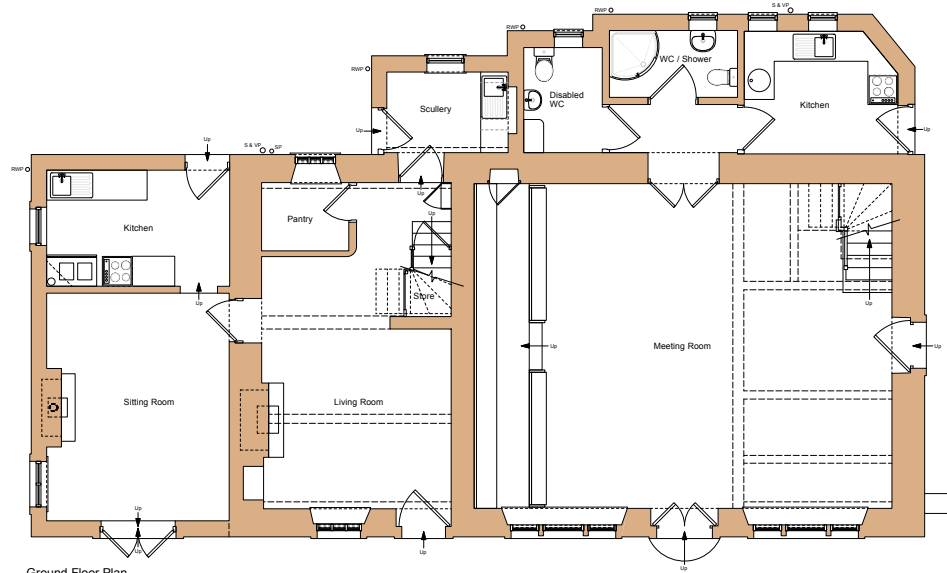
Meeting Room Disabled Toilet which is proposed to be taken out to provide access into the rear porch of the Cottage.

Drawings:
Existing plans.

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Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.
1:50
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2000



First Floor Plan



Ground Floor Plan

Rev.	Date	Description

Friends Meeting House
Grindleton Road, Sawley

Existing Plans

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

Date Feb '16 Scale: 1:50@A1

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Drawings:

Existing Elevations



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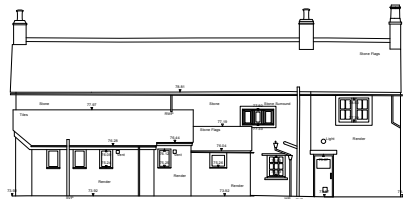
1:100



73.00m above OS Datum
South East Elevation



73.00m above OS Datum
South West Elevation



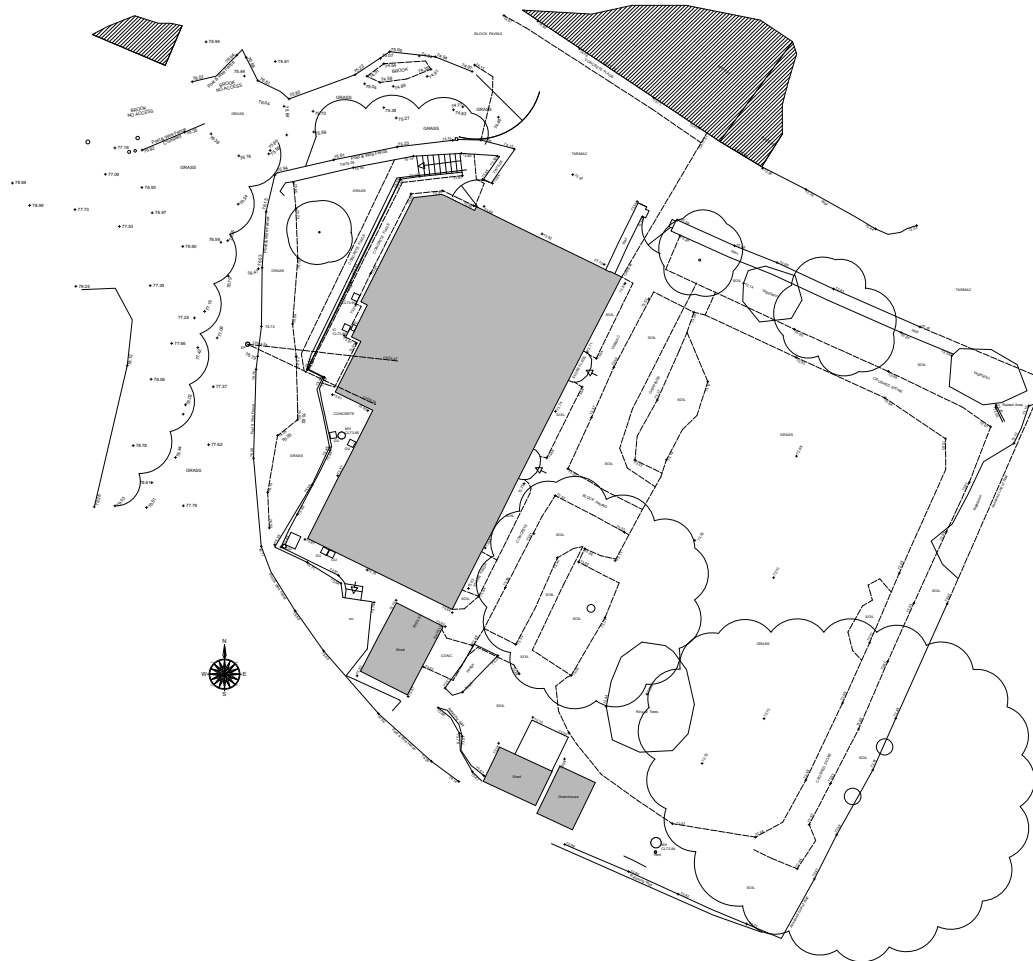
73.00m above OS Datum
North West Elevation



73.00m above OS Datum
North East Elevation

CD	Size	Description
Friends Meeting House Grindleton Road, Sawley		
Existing Elevations		
Drawg. No.	2246.E.03	Rev: -
Date	3 Jun '16	Scale: 1:100@A1
IWA Architects		
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Drawings:
Existing Site Plan.

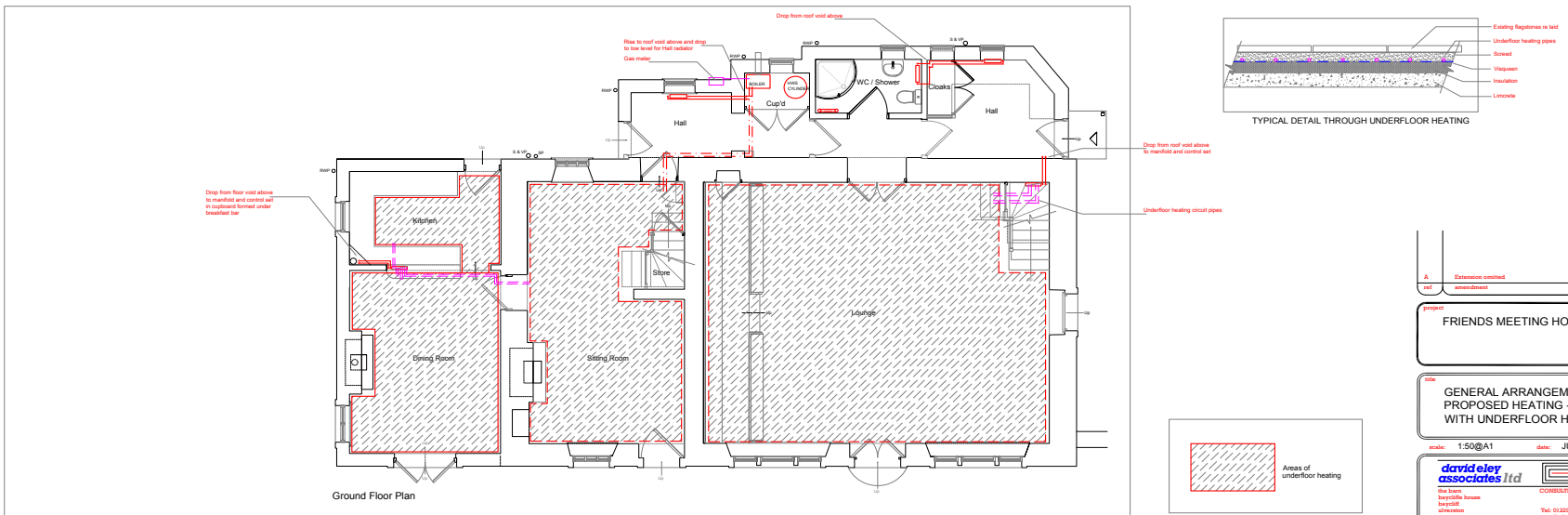
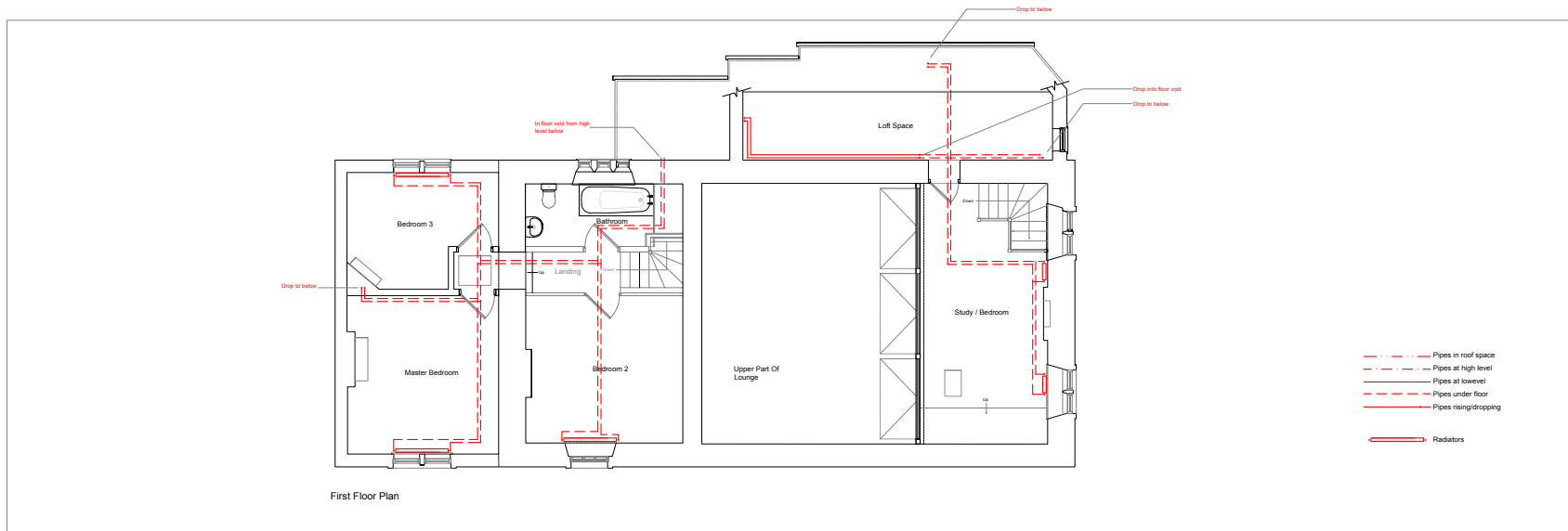


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1:100

Rev.	Description
Friends Meeting House Grindleton Road, Sawley	
Existing Site Plan	
Drawg. No. 2246.E.02	Rev. -
Date: July '16	Scale: 1:100@A1
IWA Architects	
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Drawings:

Proposed heating and services layout.



A Extension omitted		09.07.16
ref	alterations	DATE
project		
FRIENDS MEETING HOUSE SAWLEY		
disc		
GENERAL ARRANGEMENT OF PROPOSED HEATING - ALTERNATIVE WITH UNDERFLOOR HEATING		
scale	1:50@A1	date: JUNE 2016
davidaley associates ltd CONSULTING SERVICES ENGINEERS 10a Green Baycliffe House Baycliffe Doncaster North Yorkshire DN11 9JL Tel: 01223 809038 e-mail: david@daleyassociates.com		
drawing no. 2593.01/M02A		



Land to the rear of the property: NW Elevation



View to the SW gable of the cottage showing the roof of the Garden Room and the external toilet is concealed structure within the retaining wall.

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 Statement’ 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 changes 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 little or no harm or loss resulting from these proposals.