

DESIGN AND ACCESS STATEMENT



Land to Rear of 'Friends Meeting House', Sawley

Listed Building Application submission for
Proposed Car Park.
Job No: 2246 - 30.09.2016

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR.

t: + 44 (0) 1200 423487
f: + 44 (0) 1200 458278
e: admin@iwarchitects.co.uk
w: www.iwarchitects.co.uk

Listed Building Application submission for Proposed Extension.
Job reference no: 2246 - 30.09.2016.

CONTENTS:

INTRODUCTION: BRIEF AND PROCESS.

USE / AMOUNT / LANDSCAPE.

PROPOSALS.

PRE-APP PROCESS

LAYOUT / SCALE / ACCESS.

EXISTING and PROPOSED DRAWINGS.

ASSESSMENT OF PROPOSALS.

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 Applicant has recently made 2 other applications in relation to the building, which were both approved. An initial Listed Building and Change of Use application, to create a single dwelling, was granted on 24th May 2016 (Refs: 3/2016/0236 & 3/2016/0238) and a subsequent Listed Building application to undertake internal alterations and install underfloor heating to the Ground Floor, was granted 13th September 2016 (Ref: 3/2016/0695):

This letter came from the Quaker Meeting at Sawley in support of the original Change of Use application and confirming the redundant status of the building:

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 Meeting House plot including the adjoining cottage as one curtilage outlined in blue. The additional land behind is also within the Applicant's ownership and shown in blue, except for the area subject to this application, which is outlined in red. 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 changes proposed, to the land at the rear, are as follows:

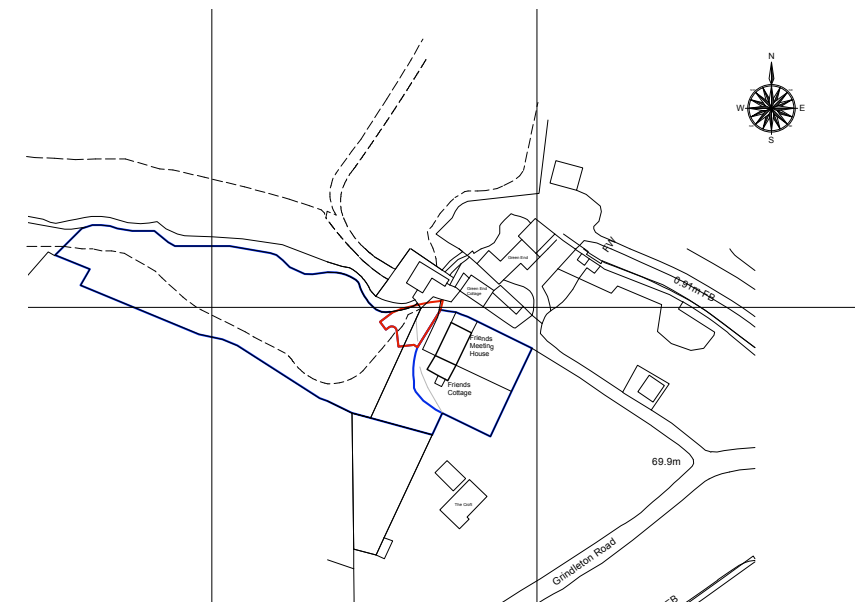
Proposed external alterations:

1. The existing car parking space is visibly blocking the side gable area of the Meeting house. This proposal is to take an access to the rear area of the property so that car parking is out of sight and a safe turning space is provided. This proposal was discussed briefly with John Macholc at a site visit

IWA Architects



Historic Site Location Plan C1850.



O.S. PLAN

Land to rear of 'Friends Meeting House', Sawley : Proposed Car Park

on 18th May 2016. John mentioned that the fact that a public right of way goes through this area of the site will require consultation be undertaken when the application is received. The proposal is for a low impact porous finish on a cellular confinement system for the car park and access as that allows the required SUDS - sustainable drainage approach to surface water drainage.

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 applicant considers the current car parking arrangements to be very restrictive and awkward to use, potentially unsafe and very visible from the public approach to the building.

PROPOSALS:

The proposal is to form a car parking area on the raised ground to the rear of the building to provide a better parking and turning area. 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.

PRE-APP PROCESS:

An application for Pre-App comments was made on 27th June 2016, for a proposed Garden Room extension, some internal alterations and the rear car parking area.

John Macholc of Ribbles Valley Borough Council's Planning Department voiced some initial concerns regarding the proposals and arranged a meeting with Ivan Wilson of IWA Architects and the Applicant Paul Atkinson on 14th July 2016, to discuss the scheme.

John Macholc followed up the meeting with an email on 15th July 2016, indicating that external planning consultants would also be used, to comment on the Pre-App.

In an email from John Macholc on 23rd August 2016, he stated that he had asked the external planning consultant for more details on his initial comments about the car park proposals.

Ivan Wilson followed up with an email on 13th September 2016 noting that, the external planning consultant was no longer available to comment on the car parking proposals. It was understood that there was some concern about the trees to resolve and asked if his, "Tree Advisor and a client appointed Tree Arboriculturist could find a solution to this." He went on to say, "We had shown porous surfacing," and asked if he, "would advise on how I can progress matters."

John Macholc responded on 14th September 2016 with, "You correctly state I still have concerns regarding the parking proposal and it is not just regarding the loss of trees, but also about

IWA Architects



Current parking area alongside North East gable elevation.



Current access gate to land behind Meeting House.



Relationship of current parking area to access lane, also serving two other properties.



View from land behind Meeting House back towards access gate.



Land behind Meeting House.

the impact the parking area would have on the setting of the listed building. I have asked the Countryside Officer to visit, to fully assess the impact on the trees.”

The Applicant, in an email on the 21st September 2016, informed Ivan Wilson that the Countryside Officer / Tree Officer, had attended the site, the previous day, on the 20th September, and “*seemed fairly happy that the car parking didn’t create any ‘tree issues’.*”

John Macholc sent a concluding email to Ivan Wilson on 21st September 2016 stating, “*On the basis of external and internal consultations including our Countryside section and subject to advice from LCC Highways I would suggest you submit the relevant applications based on my previous advice regarding amendments to the extension (separate application). When an application has been submitted I will examine the proposals in more detail and seek to secure an acceptable scheme. This is given without prejudice and I now consider the pre application file closed.*”

LAYOUT / SCALE / ACCESS:

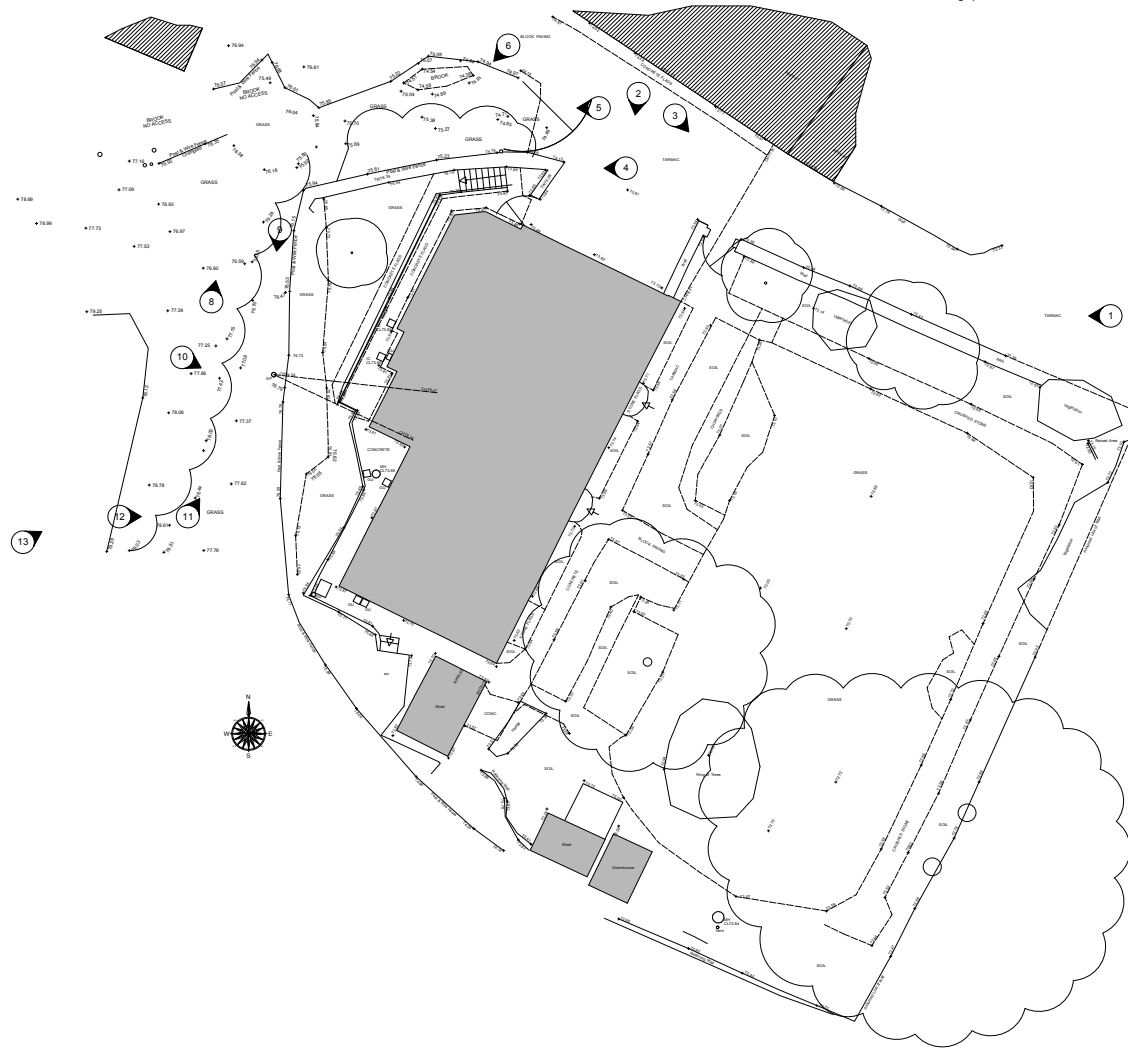
The proposals do not impact the views from the public access road approach and the building from the public realm.

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

There is presently access along the unadopted shared lane to three properties and two car parking spaces adjacent to the Meeting Room end of the building. However, there is insufficient space to easily turn around which makes the present parking arrangements awkward and potentially unsafe to use. The cars also obstruct the view of the building at the gable and restrict pedestrian access around the building.

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.

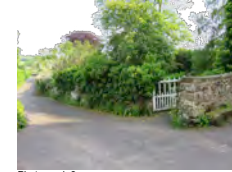
Existing Site Plan.



Photograph 1



Photograph 2



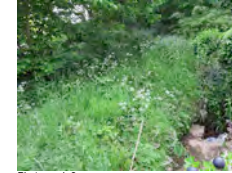
Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



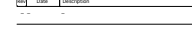
Photograph 12



Photograph 13

The drawings are the property of IWA Architects. Copyright is reserved by IWA and the drawings are issued on condition that they are not copied, altered, sold, or in any way used without the consent in writing of IWA Architects.

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



Friends Meeting House
Grindleton Road, Sawley

Existing Site Plan - With Reference Photographs

Dwg. No.: 2246.E.04 Rev.: -

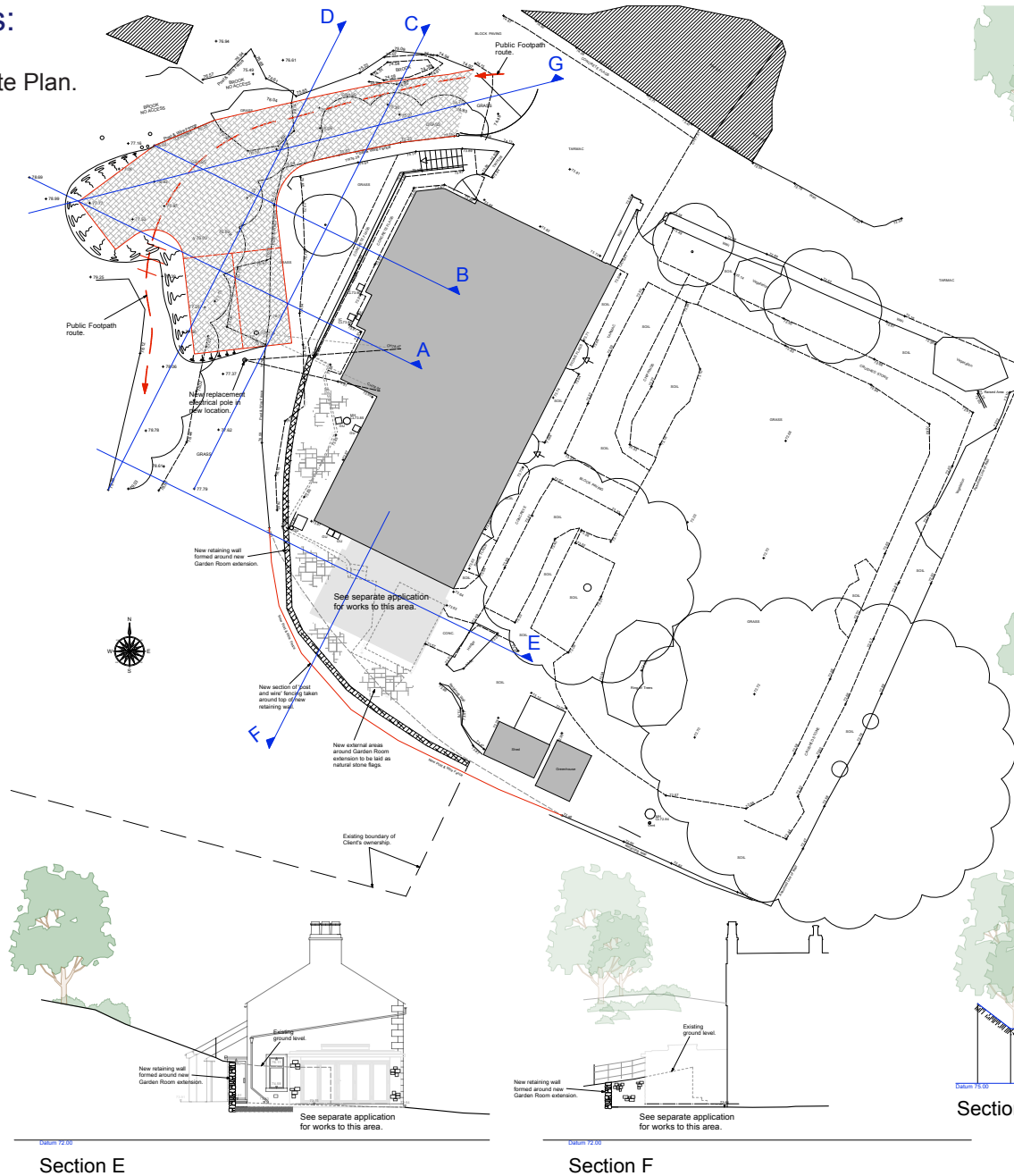
Date: Sept '16 Scale: 1:100@A1

IWA Architects

Victoria M.E. Waterloo Road, Clitheroe, Lancashire BB7 1LR
 +44 (0) 1204 624447
 +44 (0) 1204 624278
 info@iwaarchitects.co.uk
 www.iwaarchitects.co.uk

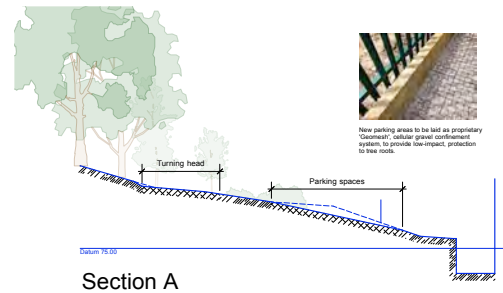
Drawings:

Proposed Site Plan.

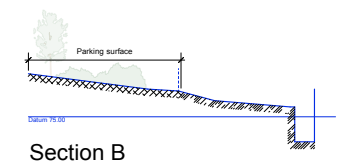


Section E

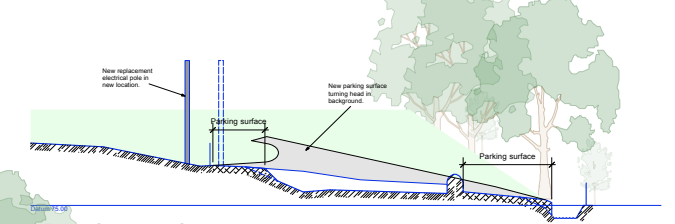
Section F



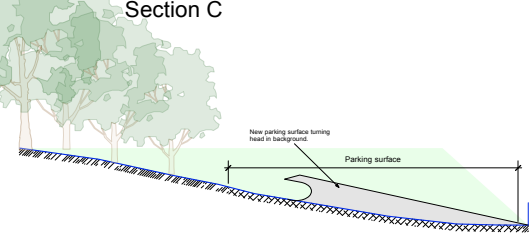
Section A



Section B



Section C



Section D



Section G

TCS Grass Pavement

TECHPAVE

The latest in green roof technology is now available in ground to reduce runoff. It is tough, durable and easy to install making it the perfect choice for a wide range of applications.

UK Manufactured from 100% recycled material derived from roadkill. Techpave is the environmental and sustainable choice to create a green roof solution. The interlocking system can be laid on ground level and then either filled with stone gravel or earth. It can also be used on green roofs.

Benefits that matter:

- Quick and easy to install reducing on site costs up to 50% per square metre
- Lightweight
- Proven construction system
- Minimal maintenance
- Implements best and environmentally friendly
- Prevents ground erosion
- High strength up to 200kN/m²
- Non-slip
- Low transport and handling costs
- Available in 1000mm x 1000mm and 1000mm x 500mm

This drawing is the property of IWA Architects. Copyright is reserved for this and the drawing is based on conditions that it is not copied, altered, used, or in part without the consent in writing of IWA Architects.

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

1:100

Rev.	Date	Description
1	16/09/2016	Issue for tender

Friends Meeting House
Grindleton Road, Sawley

Proposed Site Plan and Site Sections - Car Park

Drawg No.: 2246.P.05 Rev. -

Date: Sept '16 Scale: 1:100@A1

IWA Architects

Victoria Mill, Victoria Road, Cleethorpe, Lincolnshire, Lincs. DN35 5JZ, UK

T +44 (0) 1509 423487
F +44 (0) 1509 423478
E info@iwarchitects.co.uk
www.iwarchitects.co.uk

This drawing is to be read in conjunction with drawings 2246.P.01 and P.03.

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 enhance and offer 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.