

DESIGN AND ACCESS STATEMENT



'Friends Meeting House', Sawley

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

IWA Architects

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Listed Building Application submission for Proposed Extension.
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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 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 red and the additional land behind is also within the Applicant's ownership 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:

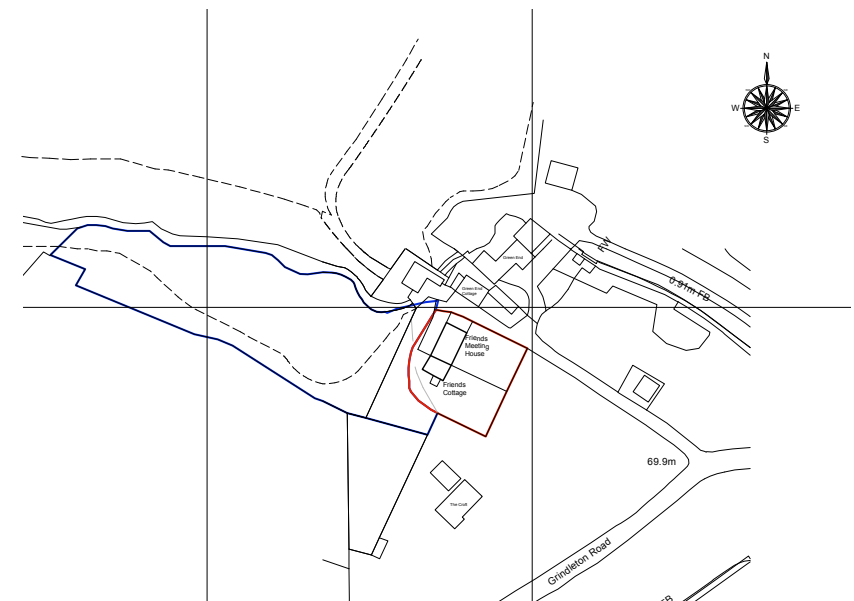
Proposed alterations:

1. The Applicant is aware that the existing detached Summer house and toilet structure behind are both in need of repairs. As neither of these have a useful function as they are, the Applicant wishes to replace these with an attached extension of similar footprint using well detailed and complimentary materials.

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Historic Site Location Plan C1850.



O.S. PLAN

'Friends Meeting House', Sawley : Proposed Extension

The heritage statement says:

“To the immediate west of the property are existing detached WC and ‘garden room’. The age of the WC is not known but it is assumed that it is contemporaneous with the 1907-8 extension or later. Up until this time no evidence has been found of mains water being present in the building nor of any toilet facilities. The garden room is a relatively recent addition. The replacement of these structures with a more permanent attached replacement should not detrimentally affect the character of the property.”

PROPOSALS

The proposal is to construct a new flat roofed, single storey Garden Room extension, to the South West elevation, but set back from the main front elevation (South East), as far as the existing side window stone jamb, of the current Dining Room. This opening will then be extended down to floor level, providing access to the new garden Room. The connection between the existing gable wall and the new space will have a ‘light’ appearance, in order to avoid impacting on the existing character of the Listed Building. This will be achieved with full height glazing to the front, side and rear and a thin roof structure.

PRE-APP PROCESS:

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

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

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 the external planning consultant considered that the new Garden Room should be set further back to allow the quoins to be more exposed, they also stated that the design should be simplified, but that there was no objection to the principle of the extension.

Ivan Wilson responded on the same day explaining that the extension could be moved back approximately 100mm to be clear of the quoins, which meant that the glazed link would be lined up with the inside face of the window reveal. It was stated that to move it any further back would mean creating a new opening on the other side of the fireplace, or breaking through from the existing Kitchen window, which would not leave a practical layout. (Note: when drawn accurately

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Cottage Dining Room showing the side gable window opening, where proposed link through to new Garden Room will be made.

the actual distance the Garden Room was set back by was 150mm). To simplify the design, the pitched lantern light in the centre of the flat roof, would be changed for a 'near flat' rooflight, more in keeping with the contemporary look of the extension. This is now the basis for the proposed application.

A further email from Ivan Wilson on 13th September 2016, sought to confirm that the proposal for an extension was considered acceptable in principle, provided the stone quoins were left exposed at the front corner of the house.

John Macholc responded on 14th September 2016 adding that the lantern light should be removed also. These points were addressed and the design was amended to show a 'flat' rooflight in lieu of the lantern.

LAYOUT / SCALE / ACCESS:

The proposals will replace the current detached summer house and occupy roughly the same space visually, when viewed from the driveway entrance / road. The simple, clean design, using solid oak posts, natural stone and glass will not be too dissimilar in appearance to the current summer house, but will be of more practical use to the dwelling as an attached extension. The extension will be relatively well concealed due to the presence of existing trees and planting beds to the South East and South West sides.




Existing detached summer house.



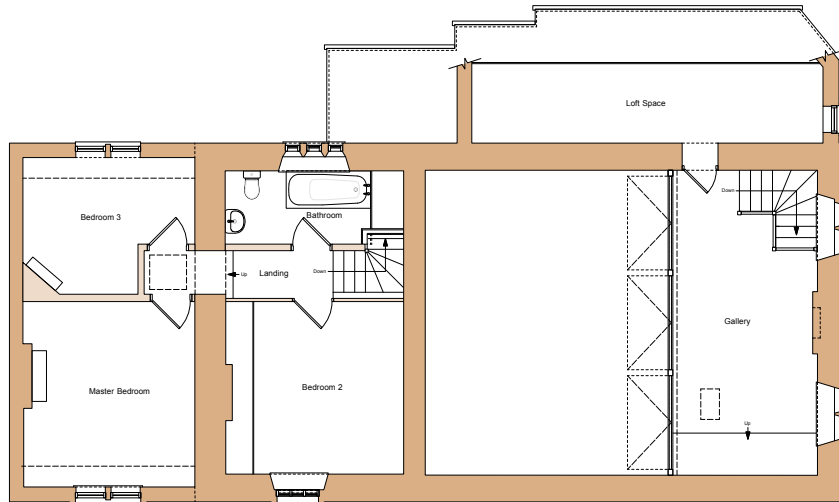
Existing view from driveway entrance.

Drawings:
Existing plans.

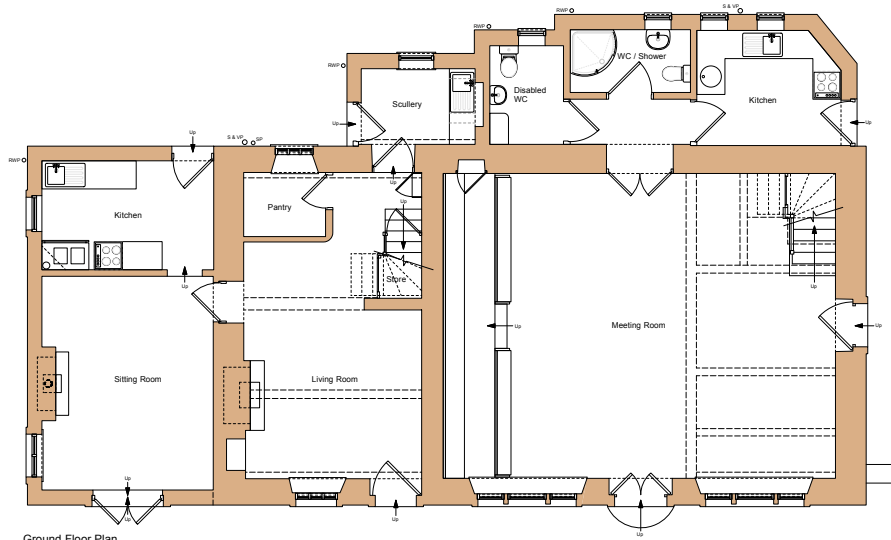
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1:50



First Floor Plan



Ground Floor Plan

No.	Date	Description
-	-	-

Friends Meeting House
Grindleton Road, Sawley

Existing Plans

Drawg No: 2246.E.01 Rev: -

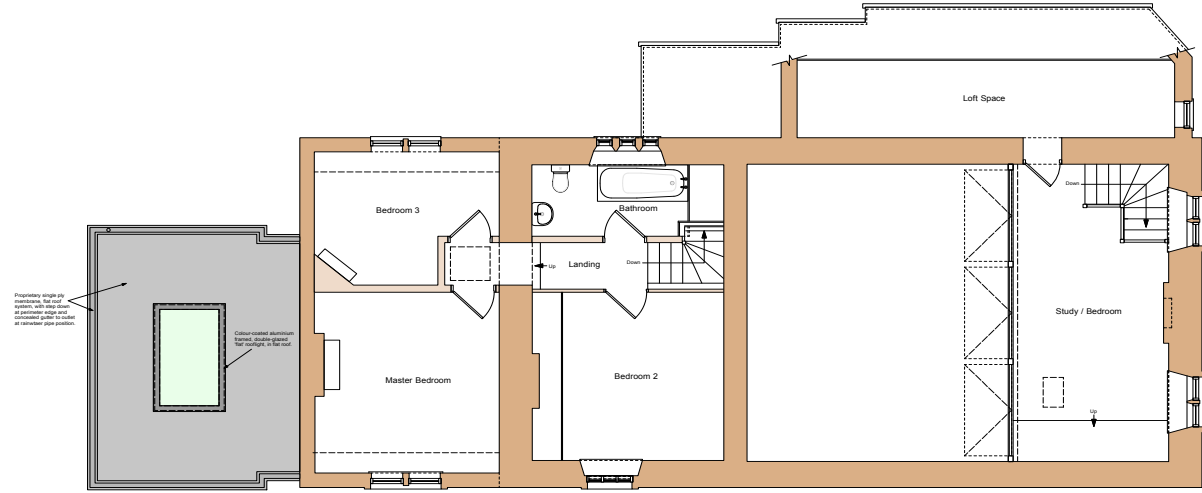
Date: Feb '16 Scale: 1:50@A1

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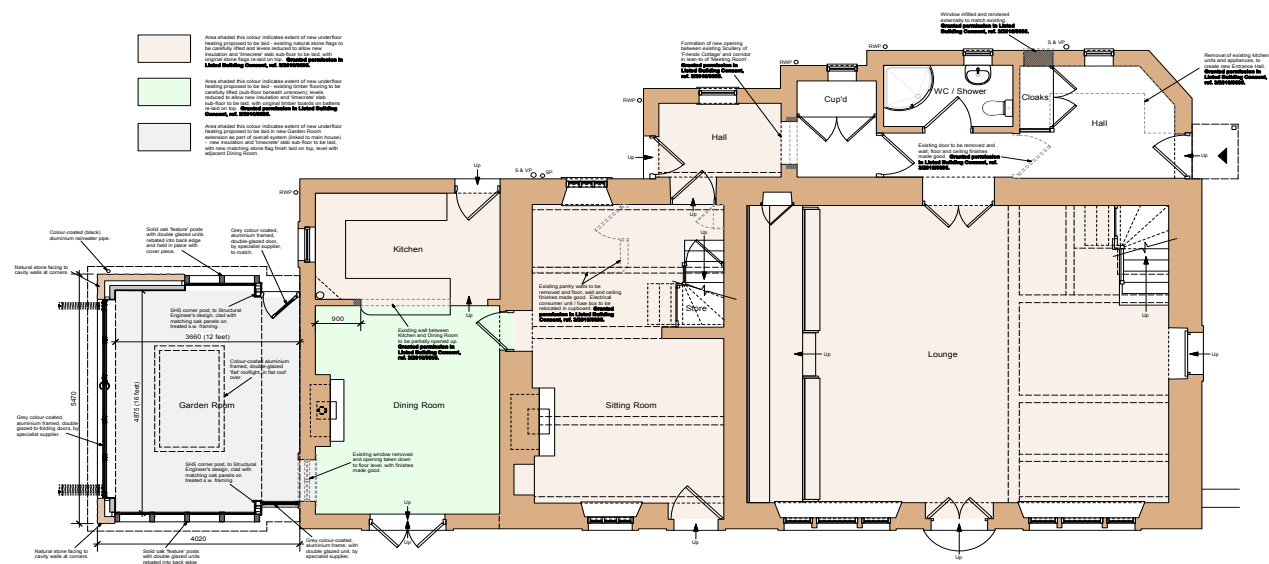
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Drawings:
Proposed plans.

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1:50
0 1000 2000



First Floor Plan



Ground Floor Plan



Rev	Date	Description
C	27.09.16	Additional notes and dimensions indicated for Planning Application purposes.
B	22.09.16	Amended in accordance with Pre-Application comments, regarding siting the extension back to avoid the existing stone quality and overhanging the existing roofline. Consideration 'flat' rooflight omitted instead.
A	22.06.16	New Garden Room extension added and underfloor heating proposed indicated.

Friends Meeting House
Grindleton Road, Sawley

Proposed Plans - Planning Application

Drawg No.: 2246.P.01 Rev.: C

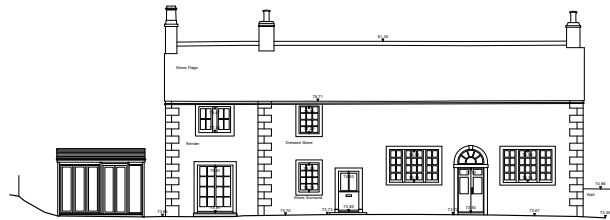
Date: Jun '16 Scale: 1:50@A1

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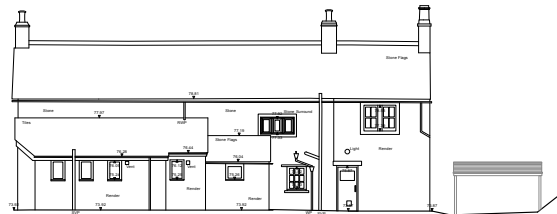
Existing Elevations



70.00m above OS Datum
 South East Elevation



70.00m above OS Datum
 South West Elevation



70.00m above OS Datum
 North West Elevation



70.00m above OS Datum
 North East Elevation

Date	Description
A 27.08.2016	Outline of existing Summer House added.

Friends Meeting House
 Grindleton Road, Sawley

Existing Elevations

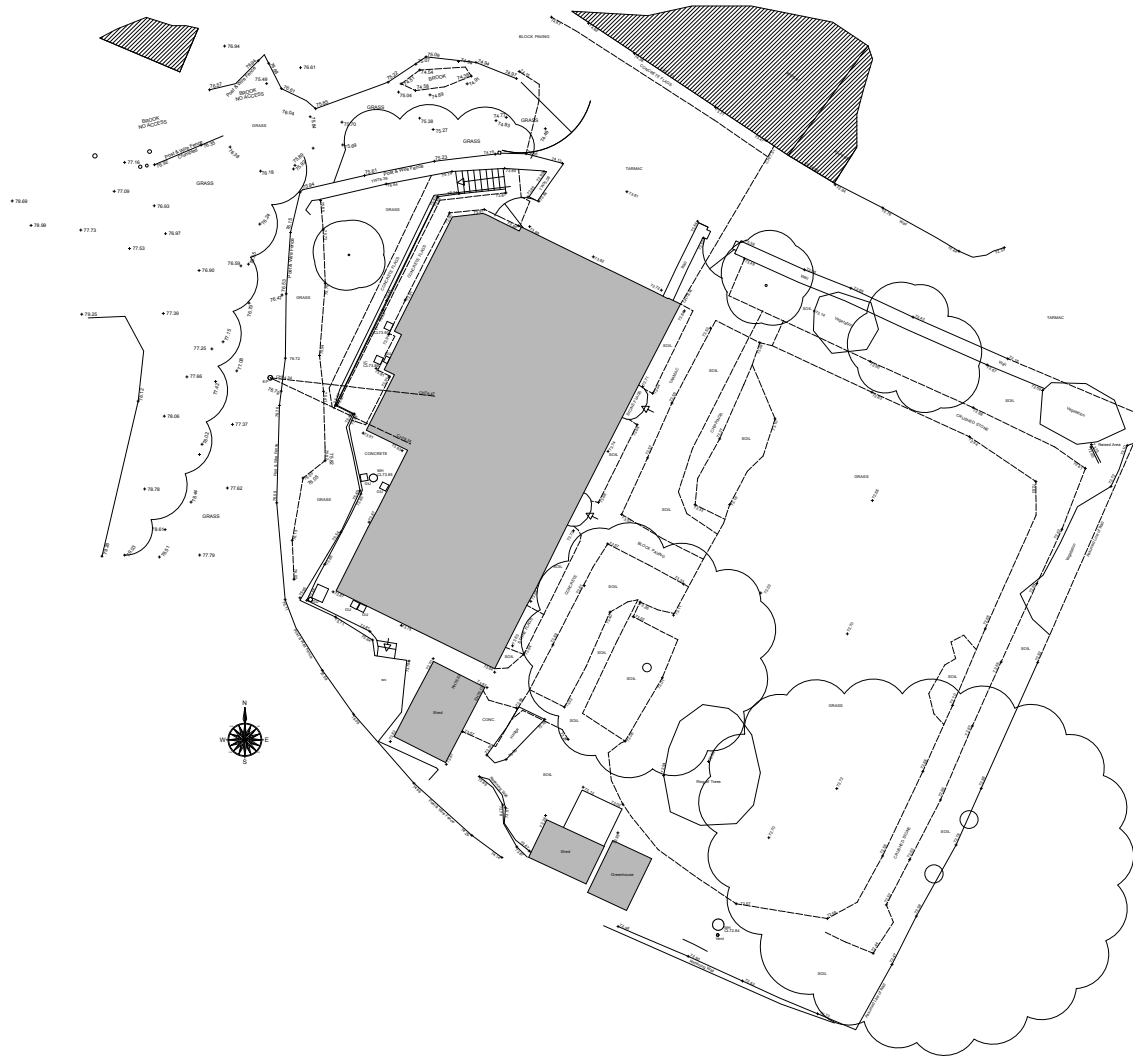
Drawg. No. 2246.E.03	Rev. A
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Date: Jun '16 Scale: 1:100@A1

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Existing Site Plan.

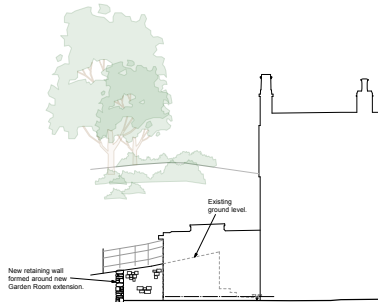


Code	Description
Friends Meeting House	
Grindleton Road, Sawley	
Existing Site Plan	
Draw. No. 2246.E.02	Rev. -
Date: Jun '16	Scale: 1:100@A1
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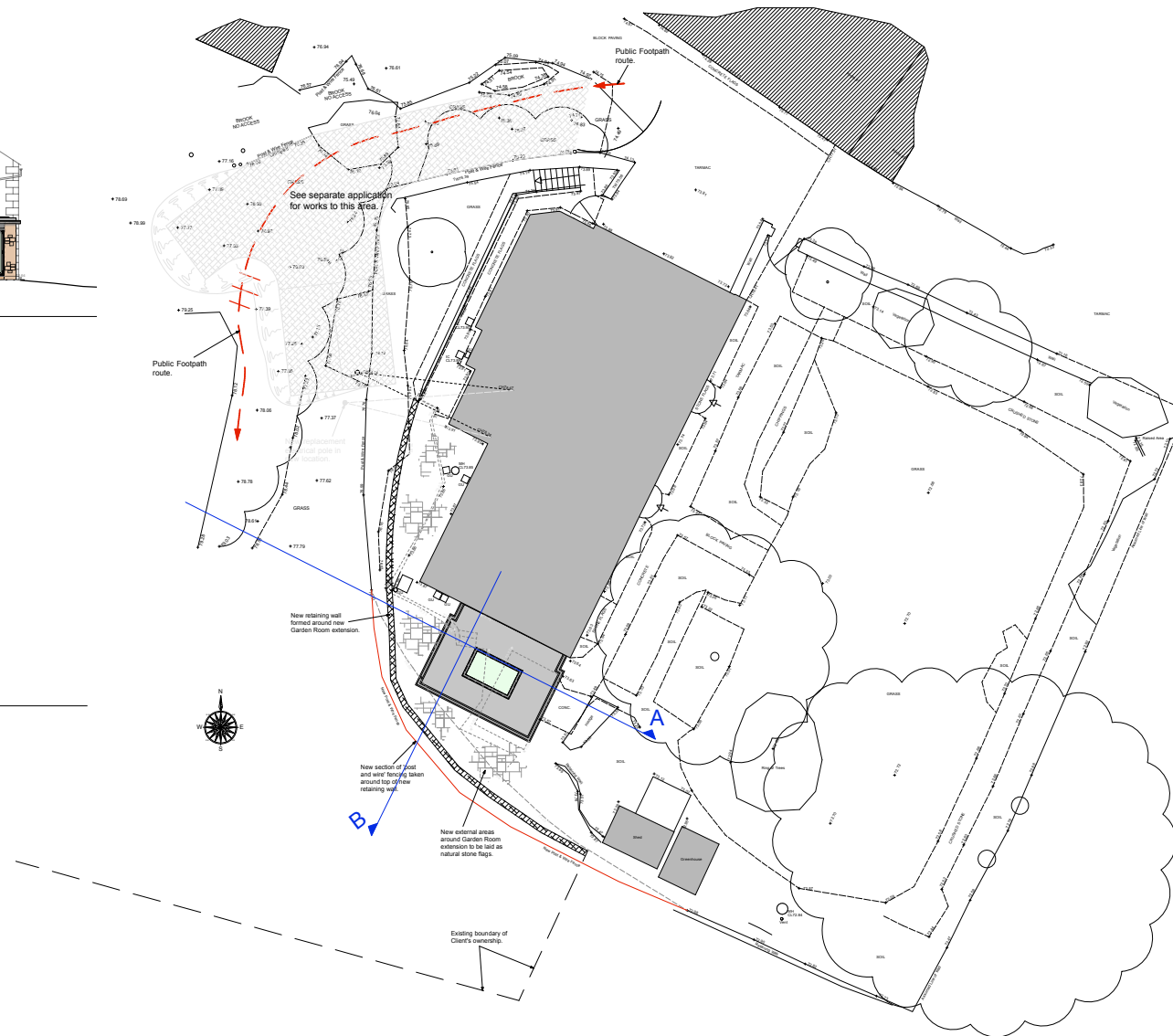
Drawings:
Proposed Site Plan.



Section A



Section B



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1:100

No.	Date	Description

Friends Meeting House
Grindleton Road, Sawley

Proposed Site Plan and Site Sections

Drawg. No. 2246.P.04
Date: Jun '16
Scale: 1:100@A1

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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.