

**DESIGN AND
HERITAGE STATEMENT**

SUNDERLAND PEACOCK

spa
**ARCHITECTS
SURVEYORS**

PROPOSED HOLIDAY LET DESIGN AMENDMENT AT SOUTHPORT HOUSE, SAWLEY, NR
CLITHEROE, LANCASHIRE, BB7 4LE



Job Ref: 5011

Date: March 2017

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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 planning and listed building consent application which seeks permission to amend the Holiday Let design proposal which was previously approved as part of Planning Approval reference 3/2016/0201 and 3/2016/0202 to the outbuildings at 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 and is an Affiliate member of the Institute of Historic Building Conservation and is currently working towards full membership of the institute.

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 and its associated outbuildings are 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 obsolete 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 has created a courtyard area in 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 outbuildings.



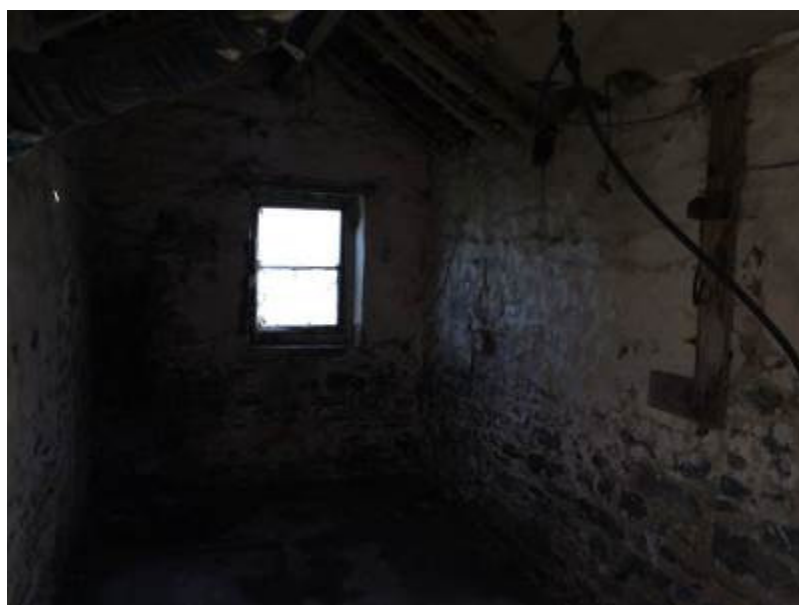
PL02 (left) and PL02 (right) showing the existing cart shed externally and internally.



PL03 (left) and PL04 (right) showing the previous outbuilding adjoining the cart shed and the exposed internal existing roof structure.



PL05 (left) and PL06 (right) showing the previous outbuilding which has since demolished under the previous planning and listed approval.



PL07 (left) and PL08 (right) showing a further adjoining outbuilding to the east.



PL08 (left) showing the existing log store. WC outbuilding.



PL09 (right) showing the existing coal bunker and

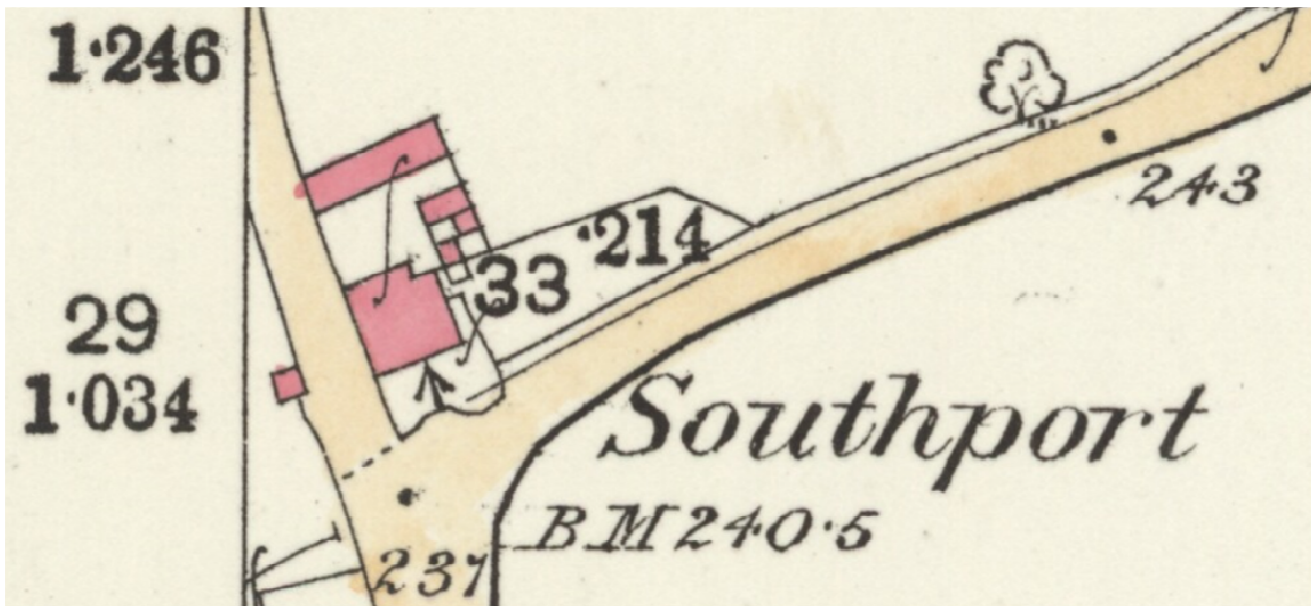
HISTORICAL BACKGROUND

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 weaver's cottages and tenant farms, of which Southport House was one of.

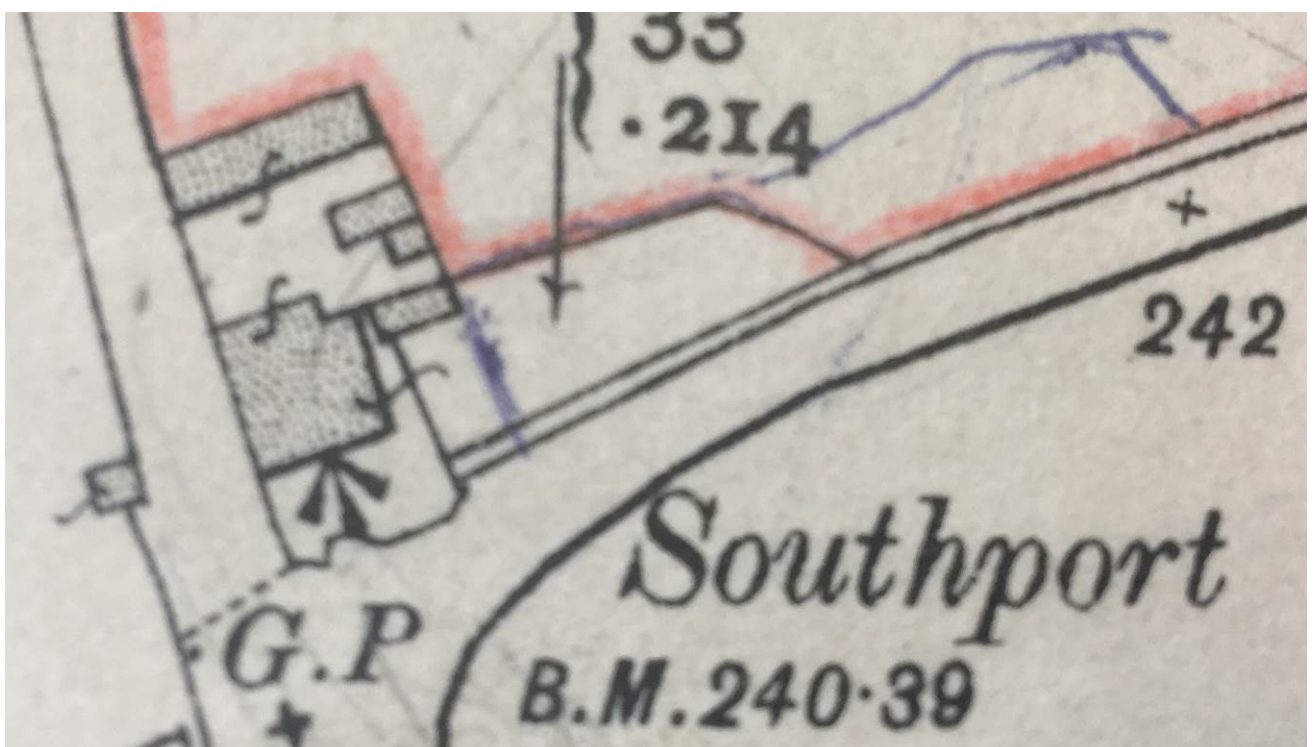
The following maps show the changing shape of Southport House and the associated outbuildings throughout the 19th and 20th centuries.



PL10: Historic OS Map of 1847 – Yorkshire Sheet 182.



PL11: Historic OS Map of 1884 – Lancashire sheet XLVII.4



PL12: Historic OS Map of 1908 – Yorkshire Sheet CLXXXII.4

Southport House was construction in 1720 according to the date stone to the front (south) facing elevation. PL 10 shows the site of Southport house from which only both the house and former cart shed can be identified. PL11 shows the first depiction of both of the outbuildings concerned with this application located to the north corner of the site with an open yard space located in between them. This indicates that the two out buildings were constructed between 1847 and 1884. The timber panel infill and profiled roof covering is likely to be a mid to late 20th century addition. The

stone infill to the rear of this area is also thought to be a later intervention (also mid to late 20th century) due to the window frame (although in poor condition) and the concrete window head and cill currently present.



PL13: Discernible 20th century stone infill between the two historic outbuildings located to the north corner of Southport House.

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 list 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."

No mention is made of the existing outbuildings within the list description but it has been assumed that the outbuildings are included within the listing as curtilage structures.

Southport House and the outbuildings are situated within the Sawley Conservation Area which is also a designated heritage asset of which its special interest is derived from the following 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

Planning approval including alterations to Southport House and approval of the Holiday Let were granted on 18th April 2016 with discharge of planning conditions being approved 18th July 2016 (App no's 3/2016/0201 and 3/2016/0202).

PRE APPLICATION ADVICE

An application for Pre-application advice (RV/2015/ENQ/00162) was gained from Ribble Valley Borough Council prior to the submission of applications for planning and listed building consent approval (App no's 3/2016/0201 and 3/2016/0202). The pre-application advice included the conversion and refurbishment of the outbuildings and made no specific reference or expressed any concerns regarding this aspect of the works. Planning approval and listed building consent was approved on the 18th July 2016.

Further to this, informal comments were received from the planning case officer with regards to the amended design for the conversion of the outbuilding, which suggested some minor changes to the design, which have been adopted as part of the proposed scheme. This included the removal of 1 no roof light to the proposed bedroom 02 and the size reduction of the window adjacent to the proposed entrance into the holiday let.

PROPOSED WORKS

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

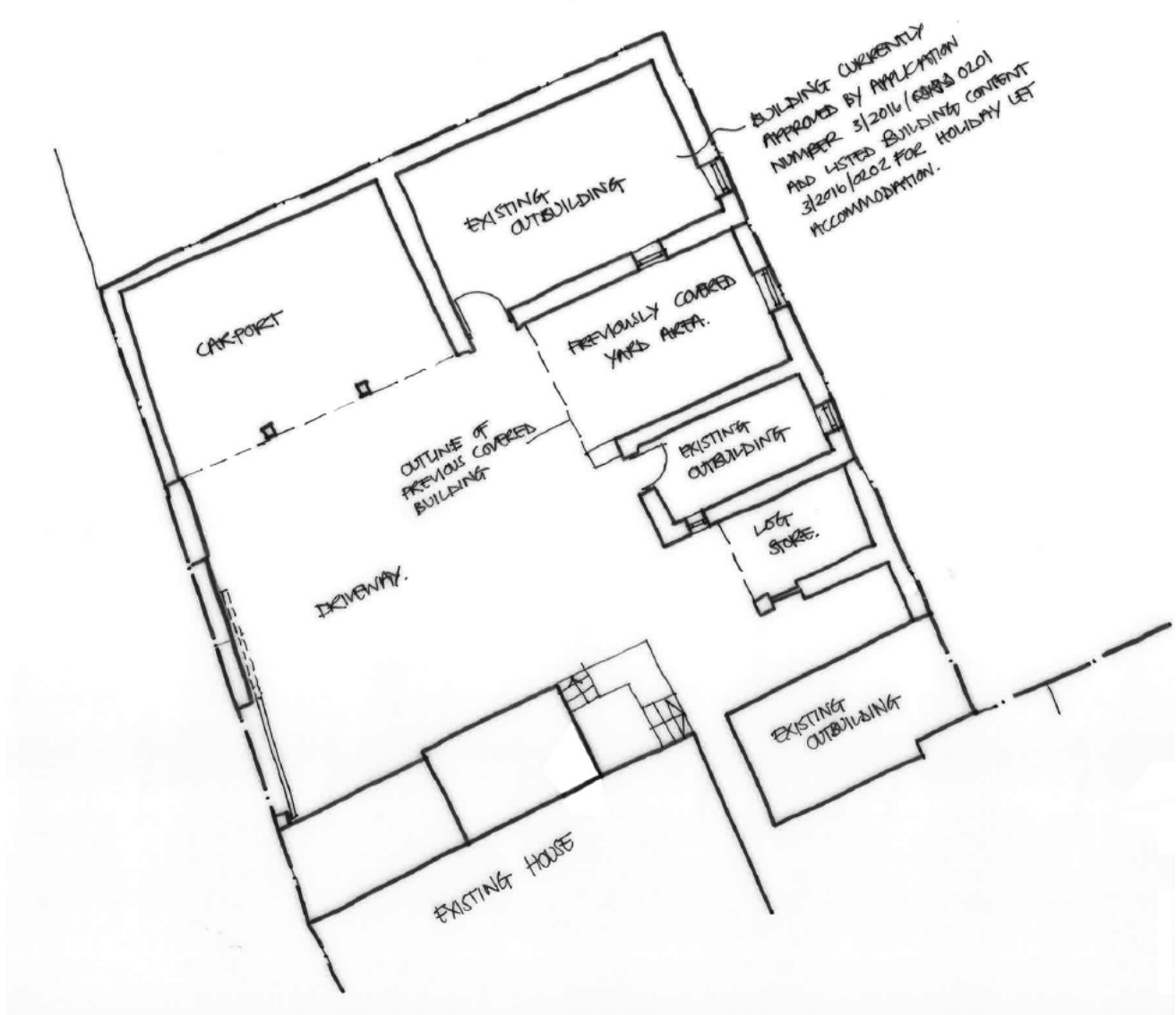
- Conversion of the outbuilding adjoining the former cart shed (now car port) to the east for use as a holiday let as previously approved (Application no's 3/2016/0201 and 3/2016/0202).
- Infill extension to link the two existing outbuildings (with a reduced foot print of the existing ad-hoc covering / enclosure).
- Refurbishment of the outbuilding to dog shed and log store.

Reasons for proposed works:

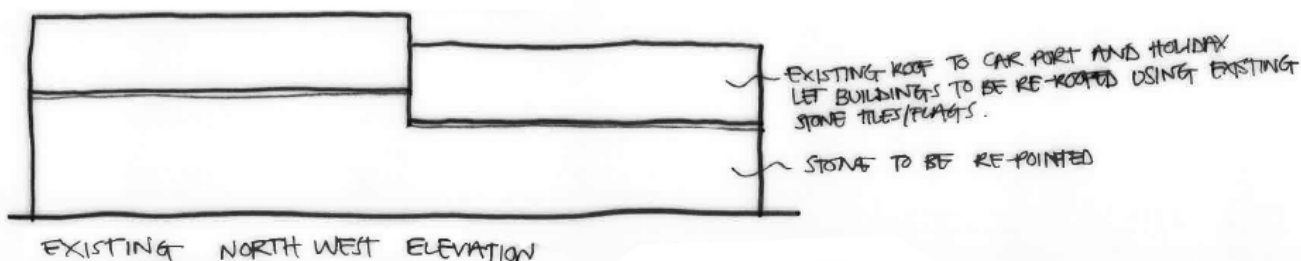
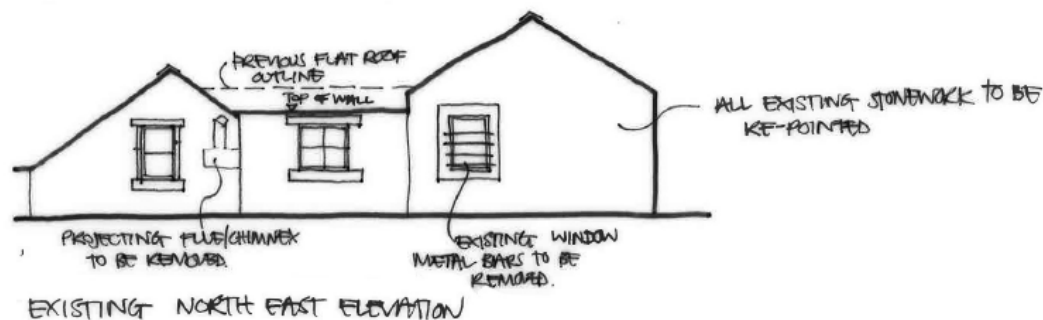
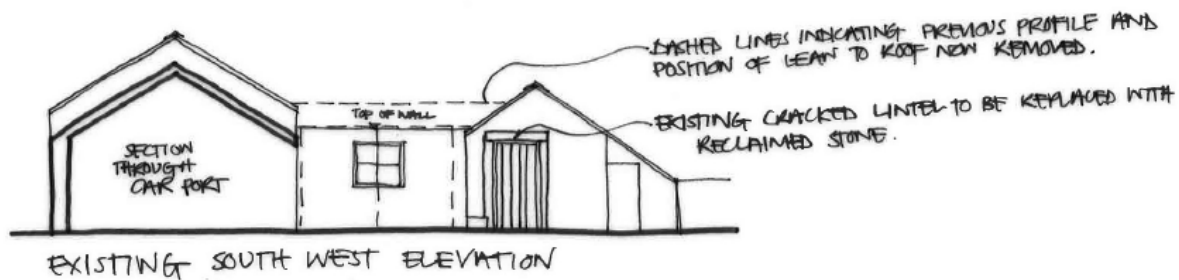
- *Adaptive re-use of an existing redundant structure.*
- *To repair important historic structures which contribute to the significance of both the Sawley conservation Area and Southport House and its setting.*
- *To provide a new optimum viable use that will be of building conservation / maintenance and economic benefit.*
- *To enhance existing surrounding historic outbuildings through removal of poor and harmful non-original ad-hoc infill structure and replace with new contemporary structure.*
- *Enhance and maintain existing structure through a new optimum viable use.*

Southport house is no longer used in a farming capacity making the existing outbuildings redundant through the loss of this use. A new optimum viable use has been determined and that it is proposed

that they will be converted for use a Holiday Let. The proposed conversion is to take place to two outbuildings which are located to the east of the site as well as an area of infill / covered yard area located between them.



PL14: Existing ground floor plan of the outbuildings.



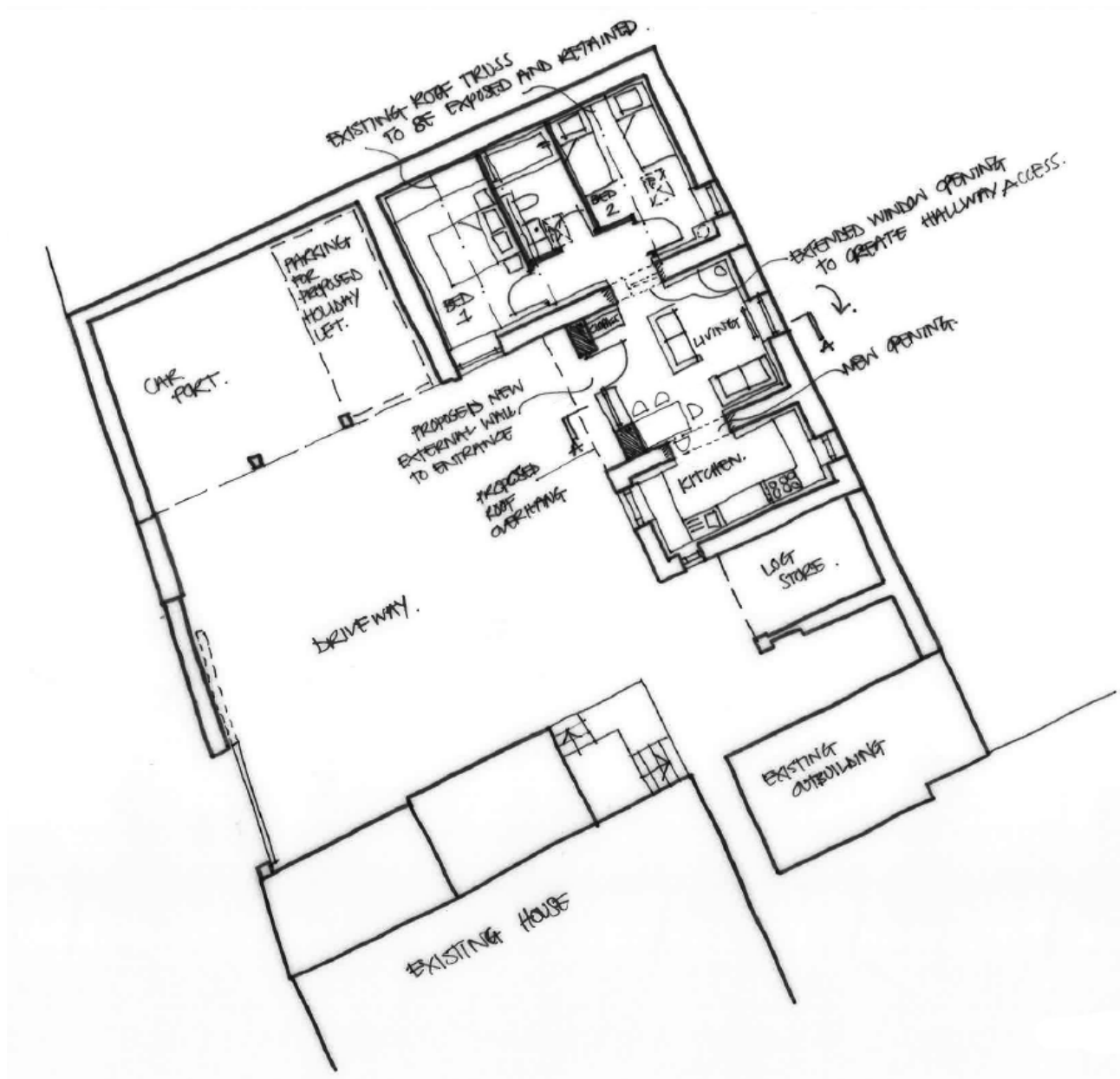
PL15: Existing elevations of the outbuildings

It is proposed that the previous (now demolished) location of the timber 'in-fill' structure is replaced with a new permanent stone wall to match the existing stonework although set back from the adjacent outbuilding elevation line. It will form the entrance point and 'link' structure to the adjacent outbuilding with the existing rear stone wall infill and window opening retained.

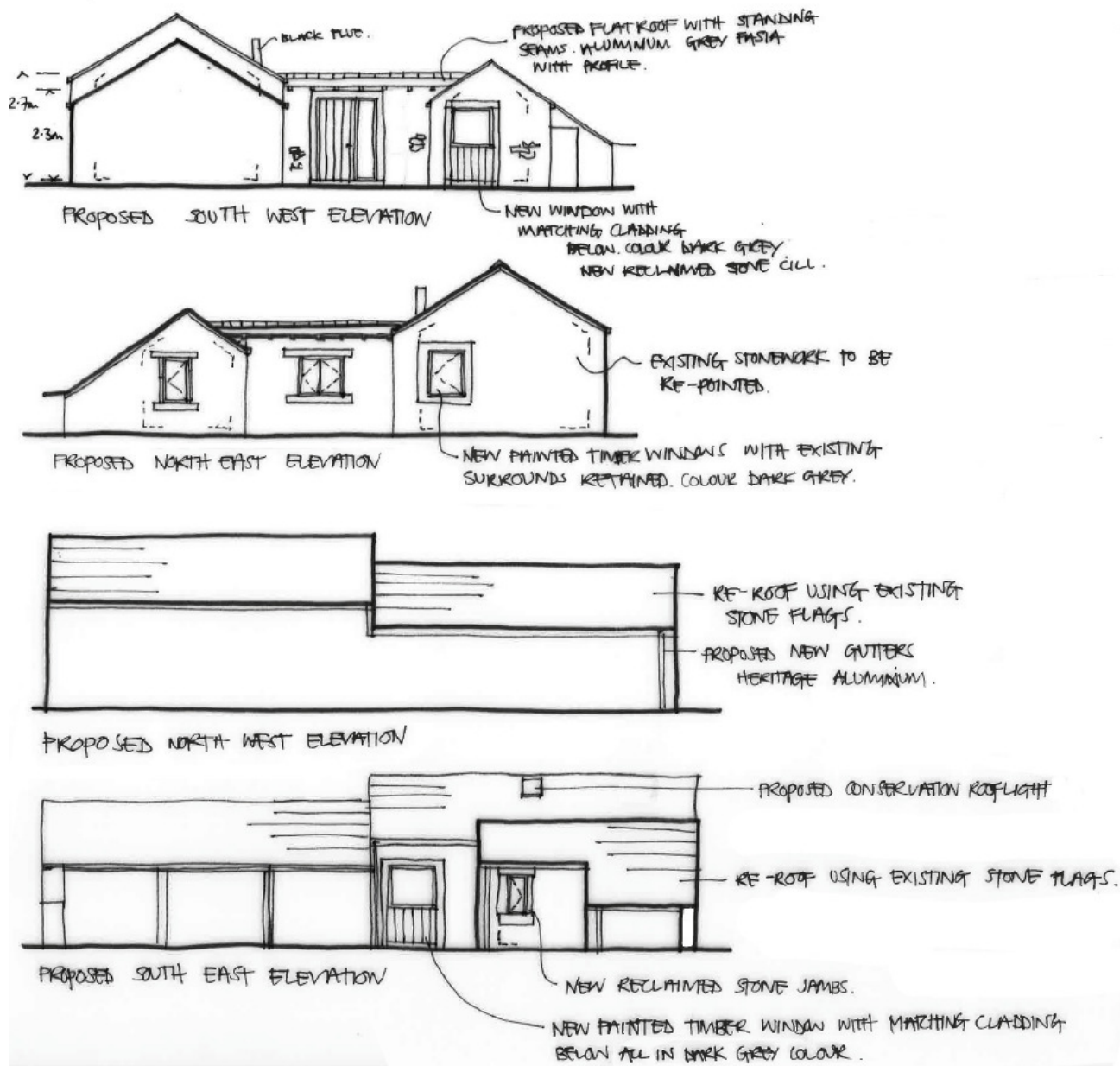
A new lead / aluminium standing seam roof will be built to add a subtle contemporary contrast to the proposed holiday let and retaining a low level subservient structure. The roof will reflect the former form of the covered area so as not to detract from the appearance and forms of the existing

outbuildings. New doors and windows are to be timber framed with painted finish and double glazed units. The existing doors openings into the outbuildings will be replaced with windows and timber cladding at lower level so as to remain interpretable as original door openings. The existing cement pointing to the outbuildings is to be raked out and repointed and made good using an appropriate lime based mortar. Internally, the external walls are to be dry lined and insulated. A new floor slab with floor insulation is also to be installed. The existing roofs are to be re-roofed / made good using the existing stone flag roof coverings all to meet current building regulation standards.

New internal wall openings are to be created to allow for improved access and circulation within and around the holiday let and will be kept to a minimum so as to ensure minimal loss of wall fabric. Internal partitions are also to be erected within the northern most outbuilding which will be constructed up to roof level maintaining the pitched shape of the roofs as well as the roof structure becoming an internal feature.



PL16: Proposed ground floor plan of the proposed holiday let.



PL17: Proposed elevations of the proposed holiday let.

The proposals will have minimal impact on the setting of Southport House as they seek to enhance the existing buildings through a process of repair, sensitive conversion, refurbishment and use of quality materials. It will improve the condition and overall appearance of the outbuildings through the renovation and enhanced aesthetic of the driveway courtyard. Therefore, the setting of Southport House and the conservation area overall will be improved as a result of the proposed design scheme. The form of the buildings are to remain as existing and the infill extension will reflect the form of the past infill / covering so as not to impact on the site and setting of Southport House. The proposed infill extension will also occupy a smaller footprint than that of its predecessor, therefore reducing any potential impact.

The proposal seeks to become a local economic benefactor through the holiday-let use. The appeal of the site, village and wider area will provide additional tourism value to the local and surrounding area through use of this proposal.

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"

The outbuildings located at Southport House out 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. 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 and outbuildings, although the house has now undergone a series of works following the most recent planning approval. 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 and the outbuildings 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. Any associative historical value does not appear to be manifested within the outbuildings and is unlikely to be affected by the proposals.

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"

The site of Southport House and its outbuildings is owned in a private capacity by the applicant 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 through their prominent roadside position on entry into the village from the south. The enhancement and renovation of the site is a positive factor in the local area.

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 and its outbuildings 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. The outbuildings have a simple form and composition that harmonises with the outbuildings and the surrounding landscape. The outbuildings were likely to be a purely functional element of the site and as such were not afforded with features and embellishment of merit in terms of its architecture and design. However some features of interest to remain i.e. roof trusses. Any aesthetic value the 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 their aesthetic value and therefore their overall significance.

STATEMENT OF SIGNIFICANCE

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

In terms of its evidential value, they are an example of both vernacular construction and traditional building types. 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 the site is again derived from its 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 the outbuildings has been significantly affected by past alterations and also neglect in terms of lack of repairs and maintenance. They have fallen into poor condition with the previous 'in-fill' structure having had to be demolished being classed as dangerous. This all has a substantial impact upon the aesthetic of each individual building and also as a collective. The current appearance of the outbuildings also has an impact on the setting of Southport House and the 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 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 outbuildings do 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.

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 reinstate what have been disused outbuildings for a number of years and seeks to carry out the necessary repair works that will ensure that the building can be converted for use as a holiday let in order to provide economic and conservation benefits. A number of internal alterations are proposed which will further improve the functionality of the buildings without detracting from its special interest and significance. The very minimal loss of any historic fabric required will allow the building to function within the 21st Century. The works will ensure that the outbuildings to Southport house are safeguarded as a significant part of the history, site and

association of the grade II listed Southport House, as well as for the future enjoyment of others as an individual site and as part of the conservation area and village as a whole.

The appearance of this particular group of buildings will be greatly improved and therefore 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 conservation and economic 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.