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DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED DEMOLITION OF REDUNDANT AGRICULTURAL BUILDING PROPOSED

CONVESION OF EXISITNG AGRICULTURAL BUILDING ADJOINING EXISITNG OFFICES AT

OLD SAWLEY GRANGE, GIBBURN ROAD, SAWLEY, CLITHEROE, LANCASHIRE BB7 4LH

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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

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1.0 INTRODUCTION

1.1 Overview

The adjoining agricultural building at Old Sawley Grange is the focus of this heritage statement, a building which is now obsolete and is no longer used in an agricultural capacity. The building adjoins the Grade II listed Old Sawley Grange which is a designated heritage asset. The building is not located within a conservation area or the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to produce this document as part of a forthcoming application for planning approval and listed building consent for the demolition of an existing agricultural building and the conversion of an adjoining agricultural building at Old Sawley Grange into offices.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications on the affected heritage assets.

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."*¹

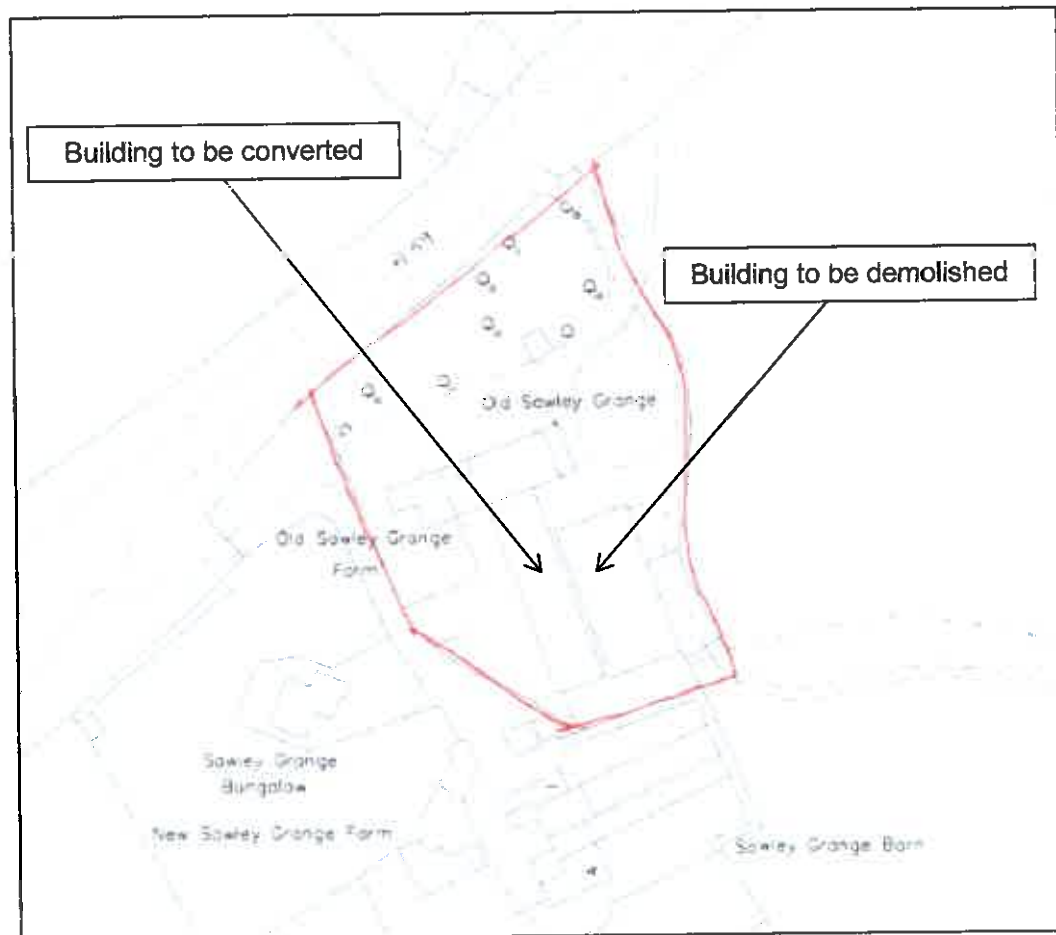
This document has been commissioned by Richard Turner and Son, who is the applicant in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

¹ Department for Communities and Local Government (2012) National Planning Policy Framework

2.0 LOCATION AND DESCRIPTIONS

2.1 Site Location

The building proposed for conversion adjoins the south of old Sawley Grange. The building is located on the south east side of the A59. It is located 1.7km to the east of the village of Sawley and approximately 5km to the north east of the town of Clitheroe.



PL01: Site Plan

3.0 HERITAGE ASSET DESIGNATIONS

3.1 Designations

Old Sawley Grange is a grade II listed building and is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990; however the building was listed in 1984 and predates the 1990 Act. List entry number 1317280. The list entry for the building is as follows;

*"House, c.1800 and mid C19th, with remains of aisled building probably c.1500. Rubble, rendered at rear, with stone slate roof. Windows have plain stone surrounds. The ground-floor window is sashed with no glazing bars. On the 1st floor are 2 windows, the left-hand one being of 3 lights with square mullions. At the right is a taller extension of one bay, which has a door with plain stone surround at its left. Chimney on gable at right (west) and between house and barn. The barn has a slate roof. Towards the right is a wide entrance with concrete lintel. At the left are doors and windows with plain reveals. Interior has remains of aisled building, probably a barn. On the ground floor the right-hand front aisle post is exposed. The left-hand rear room has an exposed aisle post and aisle tie, and supports a main joist spanning the former nave. On the 1st floor the right-hand truss is partly visible through wallpaper. Both aisle posts have jowled heads, the front one retaining its brace to the tie beam. The left-hand front aisle post is exposed, together with part of the front aisle plate. The principals of the left-hand truss remain in the loft space, with a short king post rising from a collar. The right-hand truss has been altered above tie beam level. Inside the barn 2 complete aisled trusses are visible. One is in the dividing wall between house and barn. The 2nd is to the left of the wide entrance. Between them the aisle plates and purlins have been removed. A redundant brace to an aisle plate suggests that the aisled construction once continued further east. Presumably the building was part of a grange of Sawley Abbey. Alterations beginning shortly (1985) may reveal more of the timber structure."*²

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

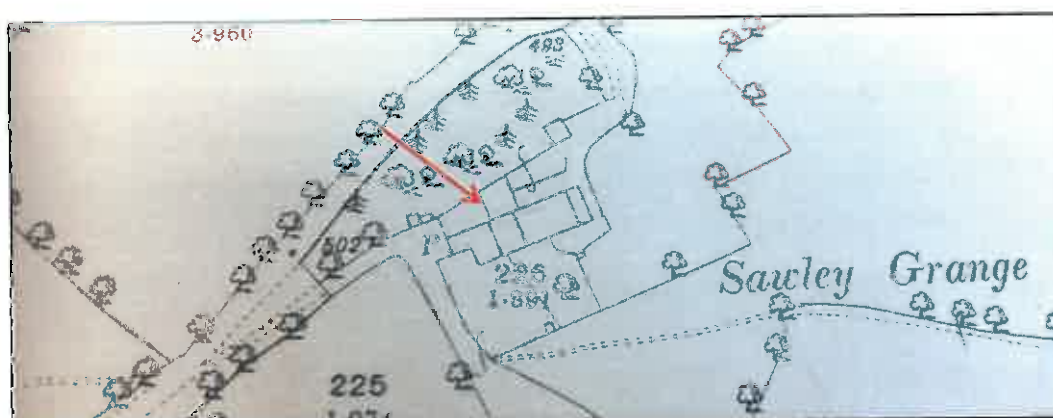
4.1 Background

The following historic OS maps show the development of the site through the period from 1849 to 1907. In terms of Old Sawley Grange, the listed building (already converted) is extent from at least 1849, but is likely to be of late 18th / early 19th century origins as per the list entry. The rear building that is proposed for conversion was constructed at some time between 1907 and 1954, making it early to mid-20th Century in origin, with limited significance. The separate agricultural building proposed for demolition was constructed at some point after this, likely to be in the 1960's and holds no architectural or historical significance.

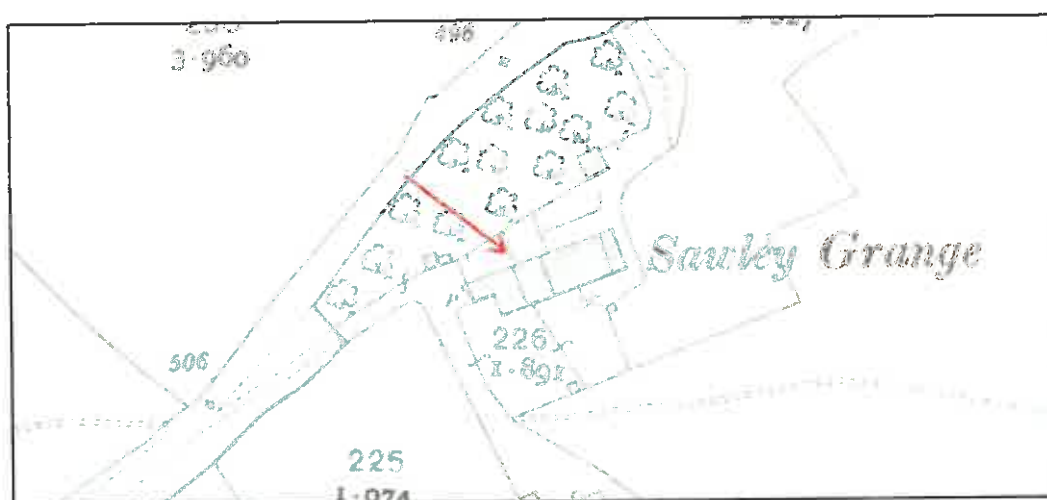
² Historic England (2017) List Description: Sawley Grange Farmhouse – List Entry No. 1317280



PL00: OS Map of 1849³



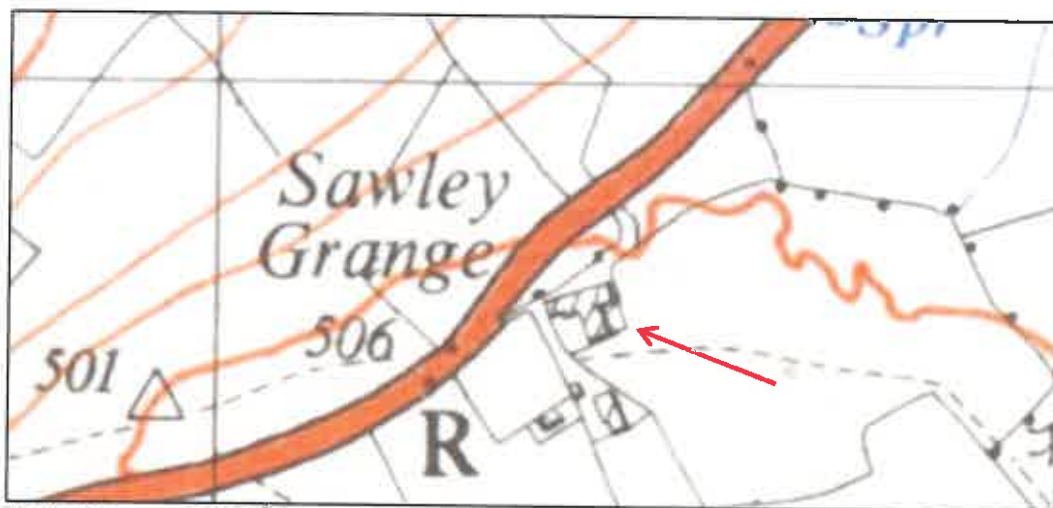
PL00: OS Map of 1884⁴



PL00: OS Map of 1907⁵

³ OS 6 Inch, 1:10560 scale map – Gisburn, Rimington, Sawley, Yorkshire Sheet CLXXXIII, surveyed 1849, published 1853

⁴ OS 25 Inch, 1:2500 scale map – Gisburn, Rimington, Sawley, Yorkshire Sheet CLXXXIII.1, revised 1884, published 1886



PL00: OS map of 1954⁵

5.0 PLANNING POLICY CONTEXT

5.1 Statutory Legislation

The planning (Listed Buildings and Conservation Areas) Act 1990 applies, specifically s.66 (1) in particular, applies to developments which affect listed buildings and their settings and states;

*"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*⁷

5.2 National Planning Policies

The National Planning Policy Framework (NPPF) is the overarching planning policy within England and describes how to implement the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant policies are contained within chapter 12 of the NPPF – *"Conserving and Enhancing the Historic Environment"*.

5.3 Local Planning Policies

The following policies are taken from the Ribble valley Core Strategy and are relevant in the case of Listed Building.

⁵ OS 25 Inch, 1:2500 scale map – Gisburn, Rimington, Sawley, Yorkshire Sheet CLXXXIII.1, revised 1907, published 1908

⁶ OS 1:25,000 scale map, SD24 (includes Clitheroe)

⁷ Section 66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990

Policy DME4: Protecting Heritage Assets

"2. Listed Buildings and Other Buildings of Significant Heritage Interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

*Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist."*⁸

Key Statement EN5: Heritage Assets

"There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.

Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.

Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place."

Policy DMB2: The Conversion of Barns and Other Rural Buildings for Employment Uses.

"Planning permission will be granted for employment generating uses in barns and other rural buildings, provided all of the following criteria are met:

- 1. The proposed use will not cause unacceptable disturbance to neighbours in any way.*

⁸ Ribble Valley Borough Council (2014) Adopted Core Strategy

- 2. The building has a genuine history of use for agriculture or other rural enterprise.*
- 3. The building is structurally sound and capable of conversion for the proposed use, without the need for major alterations which would adversely affect the character of the building.*
- 4. The impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated.*
- 5. The access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area.*
- 6. The design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.*
- 7. That any existing nature conservation aspect of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of servicing, storage areas and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. The AONB management plan should be considered and will be used by the council in determining planning applications.

Proposals for the conversion of buildings for employment purposes that include residential accommodation will be carefully assessed. The council will require the submission of a business plan in support of the proposal where residential accommodation is required as part of the scheme in locations where the council would otherwise restrict the creation of dwellings. In all cases the proportion of living accommodation to workspace must not exceed a level of 60:40, workspace to living accommodation; and should form an integral part of the layout and design of the conversion.”⁹

⁹ Ribble Valley Borough Council (2014) Adopted Core Strategy

7.0 PROPOSED DEVELOPMENT

7.1 Use

The building proposed for conversion is a former agricultural building and is currently unused and is redundant in terms of its past agricultural function. It is proposed that the building be converted to provide office space with storage rooms and associated staff amenities.

7.2 Layout

The layout of the site is to remain relatively unchanged. The existing separate agricultural building is to be demolished and a new car park is to be provided within the foot print of the building, with new areas of landscaping. A new sewage treatment plant and soakaway is to be provided to the east of the existing buildings. In terms of the internal layout, the ground floor offices are largely located along the east and west sides of the building, arranged in a linear fashion along with the staff amenities and separated by central corridors running north to south. The first floor of the building is divided into 3 separate storage areas each of which are sub-divided further into separate rooms.

7.3 Scale

The proposals utilises an existing building, the scale of which is not going to be altered.

7.4 Appearance

The external appearance of the building is to remain relatively unchanged and the building is to retain its external brickwork and the roof coverings are to be replaced with new natural slate. Door and windows are to be replaced with new painted timber windows and doors.

7.5 Access and Highways

The site access is to remain as existing as this was altered following the granting of planning permission and listed building consent for the previously submitted schemes (application no's 3/1997/0704 and 3/2002/1002).

8.0 JUSTIFICATION AND IMPACT OF PROPOSALS

The building proposed for conversion adjoins the south elevation of Old Sawley Grange, a grade II listed building and was constructed in the early to mid-20th century. Due to its origins, the building will possess a very limited interest and significance which is acknowledged by its exclusion from within the list description for the listed building.

The proposed conversion works relate to the later 20th century extension only, which will not affect the listed building and therefore will not harm any significant historic fabric. The setting of the listed building will not be harmed through the proposed conversion as the annex building already exists and no further buildings are proposed to be constructed. The conversion will be beneficial in terms of enhancing the existing setting of the listed building as the condition and appearance of the annex building will be significantly improved as part of the proposals.

The proposed materials retain the traditional character of the building, something which is to be further enhanced through the replacement of the existing roof coverings with new roofing slates. All timber doors and windows are to be replaced with new timber windows and doors with painted finish.

The building proposed for demolition is located to the west of Old Sawley Grange and originates from the mid to late 20th century and is of no historical or architectural significance. The demolition of the building will also provide opportunities for enhancement to the listed building and its setting. This is ensured through the demolition of an unsightly and harmful late 20th century agricultural building and its replacement with landscaped areas and associated parking amenity required for the successful conversion of the building into office use.

The annex building is proposed to be converted for office use which would also be employment generating and would provide both economic and public benefits, with the impact of the proposals being less than substantial, the benefits should be considered as outweighing any potential harm caused as a result of the conversion and demolition works.

