

Peter Hitchen Architects

Peter Hitchen Architects Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

DESIGN AND ACCESS STATEMENT (INCLUDING HERITAGE ASSESSMENT) FOR PROPOSED EXTENSIONS AND ALTERATIONS TO THE WHITE HOUSE, SAWLEY



This statement supports the planning application demonstrating a design and layout for proposed extensions and alterations to The White House, Sawley.

Site

The property is a detached house constructed in the 1960's and is within a large plot on the western side of Sawley Road.

The house is within the Conservation Area of Sawley.

The house is arranged on three floors as the land drops to the rear. It has a two storey aspect to the road with a conservatory projection. It is a simple construction of no architectural merit.

There are long views towards the west across the fields and the River Ribble.

The plot is located approximately 50 yards from the site of the Cistercian ancient monument of Sawley Abbey which was founded in 1147 and suppressed in 1536 following the dissolution of the monasteries.



Proposal

The proposal is to construct a new two storey extension and single storey extension to the front a single storey side extension to the north eastern side, a terrace to the north western side and a balcony at the rear. The design also includes a loft conversion.

It is a simple design utilising matching material of render with glazed features to create a new entrance gable. The conservatory is to be demolished and replaced with a flat roof extension with glazing. A smaller extension is proposed at the side and at the rear to improve the property. Car parking for vehicles will be maintained on the drive.

The proposal has no visual impact on neighbouring properties the setting of the conservation area, the Cistercian monument and other listed buildings or buildings of townscape merit in Sawley.

Planning History

3/1989/0407 - Foundation & dwarf wall for the erection of U.P.V.C conservatory.

The application was approved with conditions.

Introduction

This Householder planning application has been prepared following the conclusion of the pre-application enquiry dated June 2019 reference RV/2019/ENQ/00060.

Massing

The proposal consists of erecting three modest extensions to the existing dwelling. The existing site is 1310m² with 123m² of this being taken up by the existing dwelling, the proposal is to increase this to 128m² with the construction of the new extensions, this will be an overall modest increase of 4% to the dwelling.

Materiality & Appearance

The materiality of the existing building consists of natural random stone walls up to ground floor level, thereafter a white render finish covers the exterior walls up to the building's roof line. The roof finish is blue slate with a mineral felt flat roof to the principle elevation. A white U.P.V.C. conservatory sits to the south east of the property; the conservatory sits upon a natural stone coursed dwarfed stone wall.

The materiality for the proposal consists of the following:

Walls

Natural random stone up to ground floor level, front elevation will see a small stone detail rise to the roof line.

White render finishes up to roof line.

Timber cladding to first floor upon principle elevation to reduce the visual impact of the property overall.

Roof

Blue slate to main roof and front extension. The inclusion of solar photovoltaic panels to the southernmost elevation.

Fiberglass flat roof solution to proposed conservatory and small side extension.

Doors & Windows

The proposal will include the replacement of the existing PVC windows, these will be replaced by more sustainable UPVC windows and doors.

Sustainability

The proposal for the extensions and alterations to the property aim to enhance the buildings thermal performance and increase the sustainability of the property. Efforts are to be made to reduce the impact of the building's inefficiencies by the inclusion of solar photovoltaic panels to the southernmost elevation, and an overall increase in insulation.

Heritage statement

The White House, Sawley was constructed in the 1960's to the west side of Sawley Road. The property resides within the Sawley Conservation Area and within the Forest of Bowland Area of Outstanding Natural Beauty. The property resides approximately 235m north west of Sawley Abbey.

Sawley Abbey, the remains of Cistercian Abbey founded in 1147 by William de Percy. The Abbey was suppressed in 1536 and finally in 1537. The Abbey is in ruinous state and is now in the care of English Heritage since 2010.

The proposals impact upon the Abbey and the surrounding buildings, aim to enhance the character and significance of the property and Sawley Conservation area. The dwelling at present offers little vernacular contribution to the surrounding buildings and Conservation Area.

The changes that are proposed to the building will enhance the principle elevation of the building, adding to the interest and upkeep of the streetscape, through adopting materiality that is present throughout the Conservation Area and Sawley Road.

Although the massing of the building will be modestly increased, the works however would, on balance preserve and enhance the character and appearance of the conservation area and conserve the natural beauty of the Area of Outstanding Natural Beauty.

Conclusion

This statement along with the supporting drawings demonstrate the proposal for the extensions and alterations to The White House, Sawley. Following the demolition and clearance of the existing conservatory, the erection of a replacement conservatory along with a front and side extension will commence in accordance with supporting drawings.