

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED EXTENSION TO EXISTING DWELLING

AT

RIVERSIDE COTTAGE

SAWLEY ROAD

SAWLEY

LANCASHIRE

BB7 4NH



**SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS**

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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of an application for householder planning permission for the extension of an existing dwelling. The dwelling is a former agricultural building that once formed part of Bridge End Farm.

Both Riverside Cottage and Bridge end Farm are not formally considered to be designated or non-designated heritage assets, however this small cluster of buildings is located within the Sawley Conservation Area and in close vicinity to Sawley Bridge, a grade II listed building. The site is also located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

1.2 PURPOSE

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 significance conservation area will be included to determine its significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the conservation area.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 which states;

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. 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

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue
- Greater Manchester Historic Environment Record

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

Riverside Cottage is located in the historic village of Sawley, in the Ribble Valley Borough of Lancashire. The application site is located in a prominent location immediately to the south of Sawley Bridge where it crosses the River Ribble. Riverside Cottage is a small single storey, former agricultural building that is stone built and has a stone flag roof covering and has been converted to residential use. The property is enclosed by stone boundary walling and hedgerows to the rear.

Sawley is largely characterized by its stone-built cottages, farmhouses, and agricultural buildings, largely 18th and 19th century, as well as the former industrial building, which occupies the site of the former Abbey mill on the west side of the village. A fair amount of modern 20th century dwellings and converted farm buildings are prevalent along the roadside. The ruins of Sawley's 12th century Cistercian Abbey also make a significant contribution to the character of the village and occupy a large area in the eastern side of the village.



Fig 01: Plan Showing Location of Riverside Cottage (Plan taken from Google Maps 2022 ©)

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as *“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*⁷ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

contributed to a degree of erosion of local distinctiveness within the village.

3.2 SUMMARY OF SIGNIFICANCE

The significance of the application site must be assessed against the wider significance of the Sawley Conservation Area in which it is located. Sawley is a loose knit village with large areas of open space in between houses consisting of both pastures and hay meadows. The majority of built forms line the west side of the main road through the village and it is the collection of 18th and 19th century cottages, farmhouse and farm buildings which create the historical character of the village. They are relatively simple and modest in appearance but it is the homogenous use of stone to walling and roofing, complemented by details such as stone boundary walling, stone stiles, historic cobbles and setts, which create its distinctiveness.

The ruins of Sawley’s Cistercian Abbey are located on the east side of the main road and indicate the village’s monastic foundations and because of development being historically restricted around the abbey site, this has resulted in significant open space around the abbey with views from the surrounding countryside towards the village and the ruins of the Abbey. Further open space lies beyond the buildings on the west side of the road, again providing a positive contribution to the character of the countryside and provides views towards the village and of the surrounding countryside beyond.

In the 20th century there has been much infill along the main street in the village and approximately half of the houses in the village are modern. This has certainly caused some detracting and such development is detrimental to the character and appearance of the conservation area and has

⁷ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online)
Available at: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2->

[glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic">glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](#). (Accessed on 22nd June 2022)

4.2 PRE-APPLICATION ADVICE

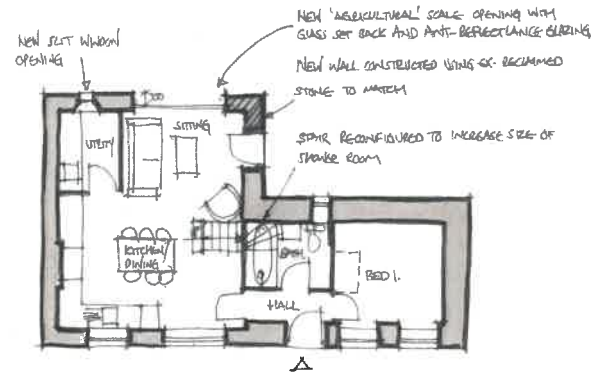
An application for pre-application advice was submitted in the summer of 2022 in relation to revised proposals which proposed a more modest extension to the south elevation of the building and was significantly reduced in scale and is to infill the space adjacent to the existing cat-slide roof over the ground floor utility room. The extension will adjoin the existing quoin stones and existing utility room door will essentially move west to provide access into the new living space.

The extension is to be constructed using the stonework reclaimed from the removal of the existing section of walling to the existing south elevation and any new stonework required is to match the existing. The roof covering is to be in slates to match the existing and is to be continuous with the existing cat-slide roof. A new large window opening is to be formed to the south side of the extension providing natural lighting to the proposed living space and which is to be of agricultural scale and character. A new slit window is to be formed to the south wall of the existing utility room, given the loss of its external door and provides natural light and ventilation. The new windows to these locations are to be set back a minimum of 200mm from the face of the external stonework and the frames are to be concealed behind the stone reveals. The proposed glass is to be anti-reflective. The proposed utility window is to have cut stone heads to match existing as well as stone quoins, also to match existing.

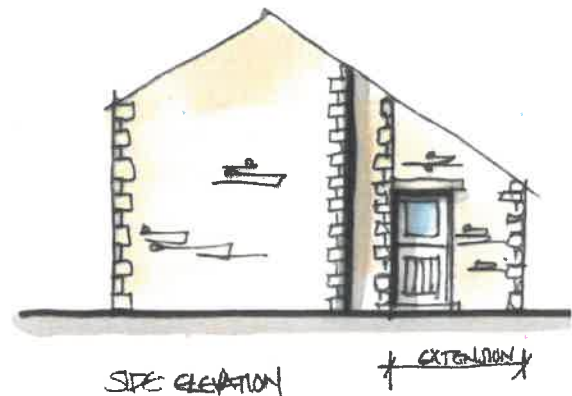
A response to our application for pre-application advice was received in August 2022 and it was considered that the building was a non-designated heritage asset and that the proposals were harmful to the character of the Sawley Conservation Area, the setting of nearby listed buildings (Sawley Bridge) and the landscape of the Forest of Bowland Area of Outstanding Natural Beauty and they were considered not to be in accordance with the relevant policies of the Ribbles Valley Borough Council Core Strategy.

The proposed opening to the rear elevation was considered to be incongruous and conspicuous whilst the loss of historic fabric to the rear wall was also considered harmful.

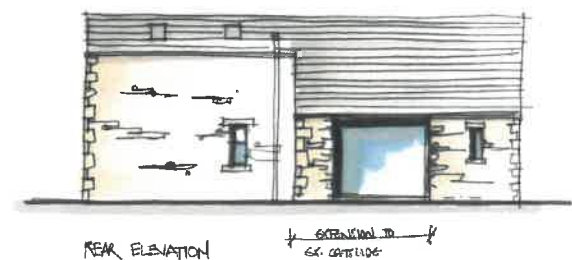
Following the receipt of the pre-application advice, an on-site meeting was held with the Director of Economic Development and Planning in order to determine a way forward with the project and new proposals were then developed based on these discussions.



PL05: Pre-application advice - Proposed Ground Floor Plan



PL06: Pre-application advice - Proposed Side Elevation



PL07: Pre-application advice - Proposed Rear Elevation

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

Riverside Cottage is located within the defined boundary of the Sawley Conservation Area. The conservation area was formerly designated as such in January 1971 and benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 72 of the Act states that;

"In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

The application site is also located within close vicinity to Sawley Bridge, a grade II listed building and benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

Section 66 of the Act states that;

"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

5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development'.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable

development' and will therefore be considered as unacceptable and will not be supported by decision making bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement EN2: Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Key Statement EN5: Heritage Assets

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 find an optimum viable

Other

Not prejudice future development which would provide significant environmental and amenity improvements.

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

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.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

Policy DME2: Landscape and Townscape Protection

1. Development proposals will be refused which significantly harm important landscape or landscape features including: Traditional stone walls.
2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.
6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

The proposed glazing will have a 'light touch' upon the existing wall fabric and the removal of the rear section of wall and installation of structural support will require minimal disturbance to the existing wall fabric. The proposed extension would also have a minimal degree of harm to the plan form of the building given that it primarily consists of glazing and avoids the harm that the solidity of walled construction would have on the historic plan form of the building. Of the section of wall to be removed, part of the wall is to be retained at high level and provides a reminder of the walling and the historic plan form of the building and will be visible through the glazed extension. The extension is also set back from the furthest extent of the south elevation therefore respecting the visual hierarchy of the building. The extension is also to be set in so as to retain the visibility of the existing quoin stones which will remain exposed.

The appearance of the extension is modest and subservient, and its form and appearance respect the existing hierarchy and forms of the buildings on the site. The simple and restrained appearance does not compete with the original building therefore again respecting the built hierarchy. The glazing is to be anti-reflective to reduce the reflectivity of the glass and significantly lessens its appearance as a 'solid mass' through a greater degree of transparency.

The extension expresses modern needs and has been designed in modern architectural language so as not to detract from the historical provenance of the historic building and avoids confusion as to its origins, whilst adding a new layer to the historical development of the building. The extension is a creation of its time and is relevant to current architectural styles and trends rather than being an imitation of the past.

With the extension proposed to the south elevation of the building, it will not be experienced within the context of the nearby grade II listed Sawley Bridge to the north, as neither will be experienced within the context of the other and therefore there is a negligible amount of harm to its immediate setting. The extension will also be partly obscured by the existing building and an existing tree line along the south east boundary of the site and will be barely visible from the rear of the properties along the west side of the main road through the village.

APPENDIX B

SAWLEY BRIDGE: LIST ENTRY

Bridge, probably c.1800 with earlier remains. Sandstone ashlar. 3 segmental arches with triangular cutwaters, piers, string course, and solid parapets with weathered copings. On the western side there are outer chamfered arches around the voussoirs. The soffits of the arches have straight joints which suggest that the bridge has been widened.