

ABBEY GARDENS

DESIGN AND ACCESS STATEMENT.



January 2022



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Land adjacent to Southport House
Hollins Syke
Sawley
BB7 4LE

Prepared for:

Planning Submission

Date Prepared:

January 2023

Applicants:

Adam Turner & Simon Dawson
C/O Agent

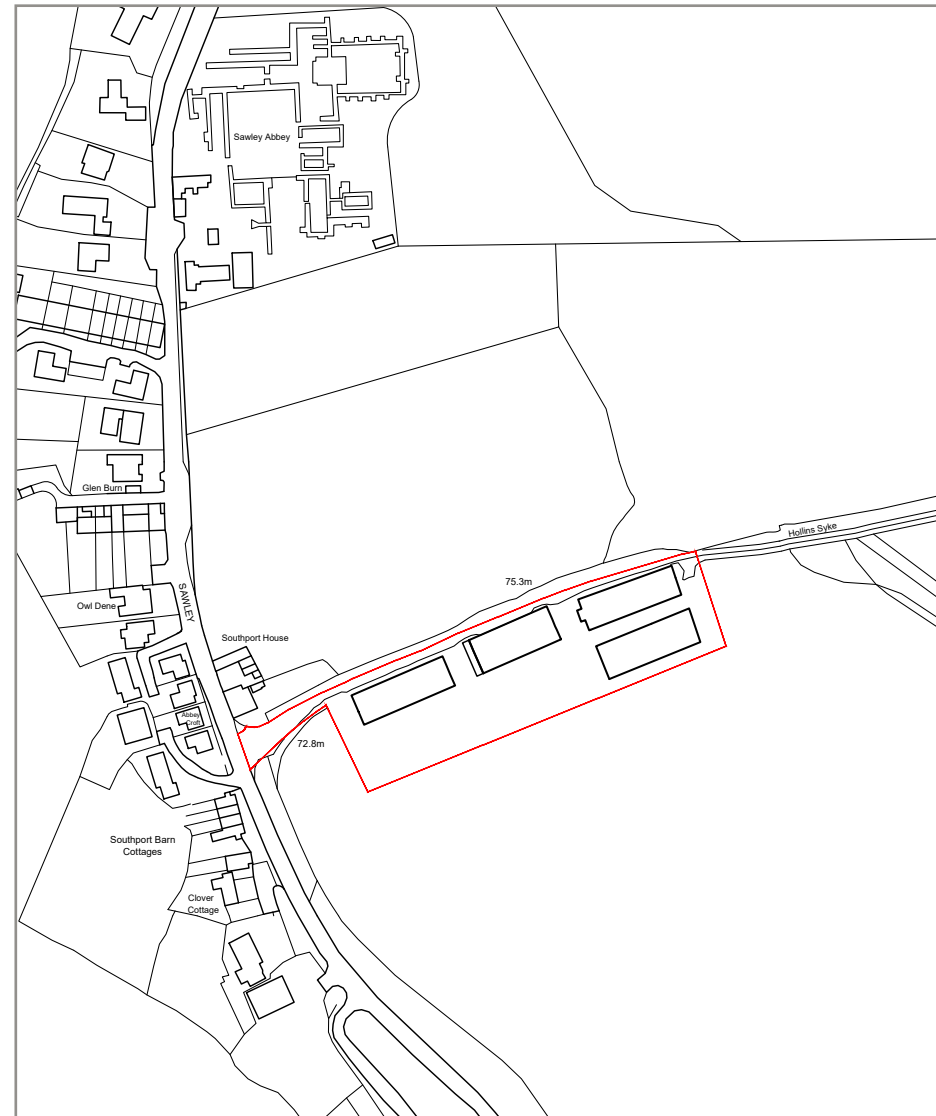
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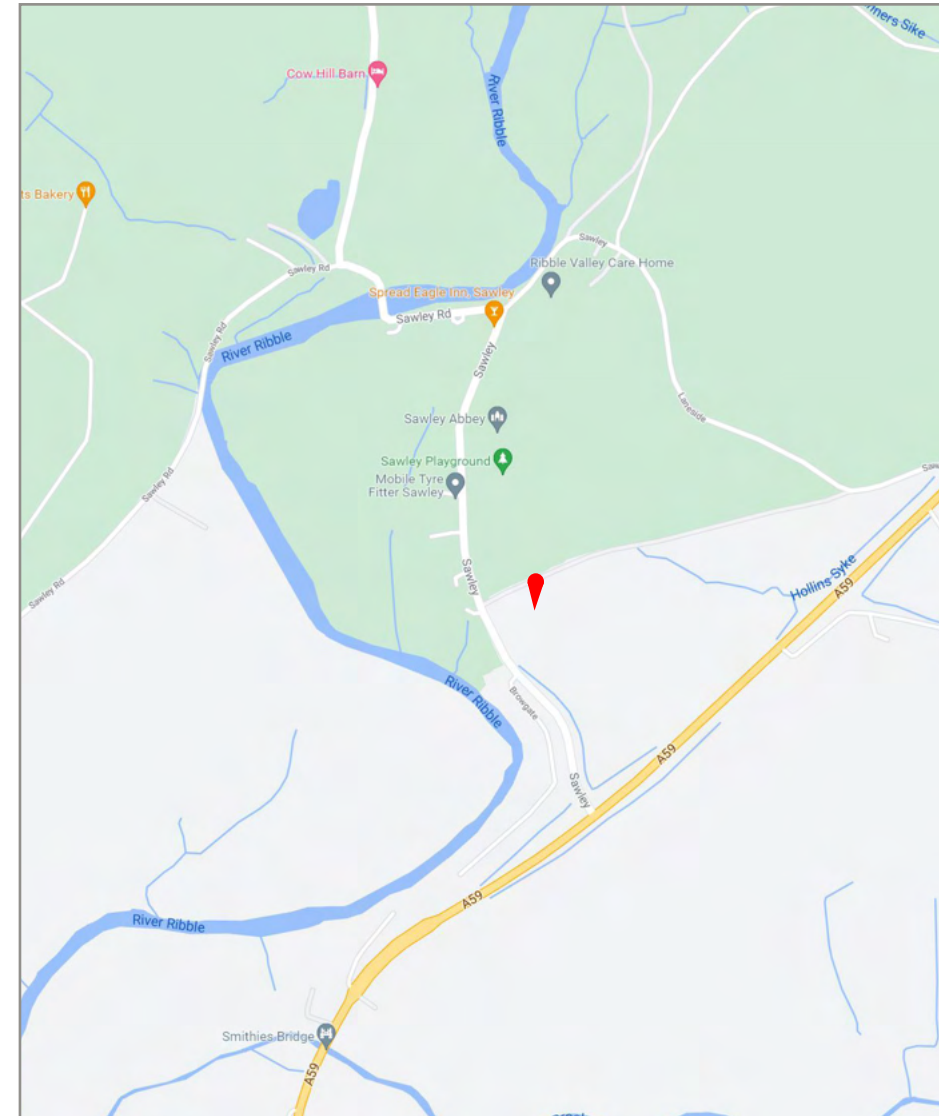
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Development:

The proposal is the demolition of 4 existing agricultural buildings and the construction of 2no. self-build family eco-homes of exceptional architectural quality.



Site Application Boundary



Site location in context

Zara Moon Architects

1.2 BACKGROUND

This Design and Access statement has been prepared on behalf of Adam Turner and Simon Dawson, to demolish and clear all existing structures on their site and create 2no. bespoke and individually designed, self-build, eco-homes, for each of their families. The proposal has been designed as 2 high quality family dwellings of exceptional architectural quality.

Adam Turner and Simon Dawson are currently neighbours who, with their families, live next door to each other in Sawley village. They have been friends for a number of years with a shared life goal to self-build their own sustainable forever homes, in their home village.

Simon and Sarah have lived in the village for 9 years, and they were both born in Clitheroe. Adam and Cheryl have lived in the village for 6 years, are from the Ribble Valley, with all their family living locally. With no self-build land available within the village or local area, they thought they would never realise their dream, until 2018 when they had a unique opportunity to acquire the old chicken farm which had been derelict for the previous 15 years.

The chicken farm had ceased to exist as a functional agricultural business since the early 2000's when the site was no longer economically viable, or appropriate for the village to be used as a farm due to the scale, impact on the village and strong odour being a great cause for concern.

Since the chicken farm business ceased, the site received planning approval for 11 static caravan holiday lodges. This approval was not well received by the villagers and the applicant's would not want to pursue this planning application. The general consensus felt the appearance would detract from the character of the village, and the scheme would generate a large number of vehicle movements.

The chicken farm site has been an eyesore for years, with the large buildings and structures creating a substantial negative impact on the village; the adjacent Sawley Abbey; the Conservation Area; the adjacent AONB; the scheduled listed monument; the neighbouring properties; the popular walker's route along the access lane; and the significant open space to the North.

The site is now in a serious state of disrepair with the site being in a partly derelict state with a voluminous extent of built-form and building debris spreading across the site with high levels of visibility from numerous viewpoints across the village and surrounding countryside.

Simon and his wife Sarah have 2 children and run a number of businesses within the locality. They are passionate about Clitheroe and the surrounding villages where they have been heavily involved with the local business community.

Simon is the Managing Director of R E Dawsons Ltd, and is the Chairman of Clitheroe Cricket Tennis and Bowling Club. Simon is the 4th generation of his family-ran business, which has been located in Clitheroe for the last 80 years, with nearly 100 employees. Sarah is the Director of Maxwell's Cafe Bar in Clitheroe with 30 employees, and recipient of the Town Council Improvement Award.

Simon and Sarah's strong commitment and passion for Clitheroe has led them to invest heavily in the town's building fabric, with a strong drive to create high-quality spaces for local people and businesses to thrive.

Adam and his fiancé Cheryl have 3 children, and are both from the local area. Cheryl is a member of the Sawley Village committee, and assists with the management of the Sawley Village Hall. Both families have a strong link with the village, and are key members of the community. It is therefore very important to them to work with the members of the village community and be transparent about their aspirations.

Both families currently live on Browgate in Sawley, of which their current properties no longer work for each family. Cheryl has recently been diagnosed with MS and requires a future-proofed property with bedrooms on the ground floor level; Simon and Sarah require multi-generational living for their elderly parents to live within their home.

1.2 BACKGROUND

The families discussed their wish to create their forever homes on the site with the Parish Council back in November 2019 who provided a written letter of support for the 2 dwellings. Since the pre-application submission, they have returned to the Parish Council to present the proposed design and have received a second letter of support in March 2023. They also completed a public consultation exercise when they presented the proposed scheme to the local residents of Sawley, who have all expressed their support to remove the structures and replace with 2 high-quality dwellings.

In August 2021 the families engaged ZMA to work with both families to collaboratively design each of their family’s forever homes, both individually bespoke to meet the specific needs of each family.

Each house is a representation of each family whilst maintaining a consistent concept across the 2 dwellings for the vernacular, materiality and visual impact.

This bespoke scheme creates 2no. 4-bedroom, properties which have been sensitively designed to respond to the topography, landscaping, surrounding context, and history of the site and village.

Since the pre-application submission, the applicants have engaged with a public consultation exercise to present the proposal to the local village community, allowing local residents to comment on the design. This

provided an opportunity to incorporate any comments into the scheme prior to the formal submission.

One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

1.3 NEIGHBOUR CONSULTATION

The applicants held a consultation evening at Sawley Village Hall on 6th March offering neighbouring residents the opportunity to view the scheme, and provide feedback or ask any questions.

The evening was a positive experience, with 20 residents in attendance and 19 letters of support were received.

The feedback on the design itself was very positive. Residents felt it was a significant improvement, sensitively designed and would fit well in their village.

Residents also felt that the extant approval for tourism use would negatively impact the village and were keen not to see the scheme come to fruition. Of the 19 responses, all were unanimously in support and said the two houses proposed were the preferred use of the site.

Local residents provided the following comments within their letters of support:

“Very impressive, they will make beautiful family homes!”

“Perfect proposal, far preferable to multiple houses.”

“I think this development would be an asset to the village.”

“I would prefer the land to be used for two houses, rather than a caravan site.”

“I am totally in favour of these two houses. I live above the site and the idea of caravans horrified my husband and I. Sawley can be considered an attractive village and these two houses, so sympathetically designed, would add to the village. Our house above the site would suffer from noise from holiday construction.”

“I feel the proposal plans will enhance the area of Sawley Village.”

“Massive improvement to the village.”

“Beneficial to the village as a whole with two prestigious houses.”

“Improvement to the area, in keeping with village life.”

“This will be a positive impact on the site and for Sawley.”

“This development will be a significant improvement and will enhance the village. We are in strong support of this development.”

“Massive improvement on existing”

“The proposed scheme looks excellent and would be a welcome addition to the village, and certainly better than the chicken sheds, a holiday park or even a bigger residential scheme.”



2.0 EXISTING SITE

2.1 SITE LOCATION

The site is located within Sawley Village, between Chatburn and Gisburn, to the North of the A59.

The site lies central to Sawley Village but within an isolated site to the East of Sawley Road, and South of Sawley Abbey.

The site is directly accessed from Sawley Road, the main route through Sawley Village, along a shared access lane.

The site is designated as Open Countryside and lies adjacent to the Conservation Area, the Sawley Abbey Scheduled Monument, the AONB boundary, and the adjacent Grade II Listed building, Southport House.

The site is in a highly sensitive location and requires a thoroughly considered proposal. Understandably, sites designated as open countryside would not typically be supportable for new-build dwellings. However in this case, the proposed development can be justified tipping planning balance in support of the proposal.

The justification is based on the unique specifics of this sensitive site; the current negative impact of the existing condition; the high-quality architectural response; the improvements of the proposed scheme; the safeguarding and protection from future development; and the support from the local residents.



2.2 EXISTING SITE OVERVIEW

The site is bounded by Hollins Syke access lane to the North, Sawley Road to the West, and agricultural grazing land to the South, and East.

The site is within a clearly defined zone and boundary of mature trees, hedges and planting, which encloses the extent of the existing structures within a long rectangular perimeter.

The site is the former chicken farm which has stood derelict for the last 15-20 years and is in a serious state of disrepair, and can be described as an eyesore to the village. ***“Large existing redundant chicken sheds which impact negatively on the village”*** (quoted from the Sawley Village Conservation Area Assessment).

The site is a highly desirable place to live with many large high-quality family homes, set within substantial plots. In comparison, the site appears dilapidated and unsightly with a strong prominence and a highly negative impact on the sensitive setting.

The existing site contains 4 very large structures, and 4 silos, some of which are in a partly derelict state with a voluminous extent of built-form and building debris spreading across the site.

The sheer extent of built-form, continuous lengths of volume, and reflective materiality creates high levels of visibility from numerous viewpoints across the village and surrounding countryside.



2.3 EXISTING SITE OVERVIEW

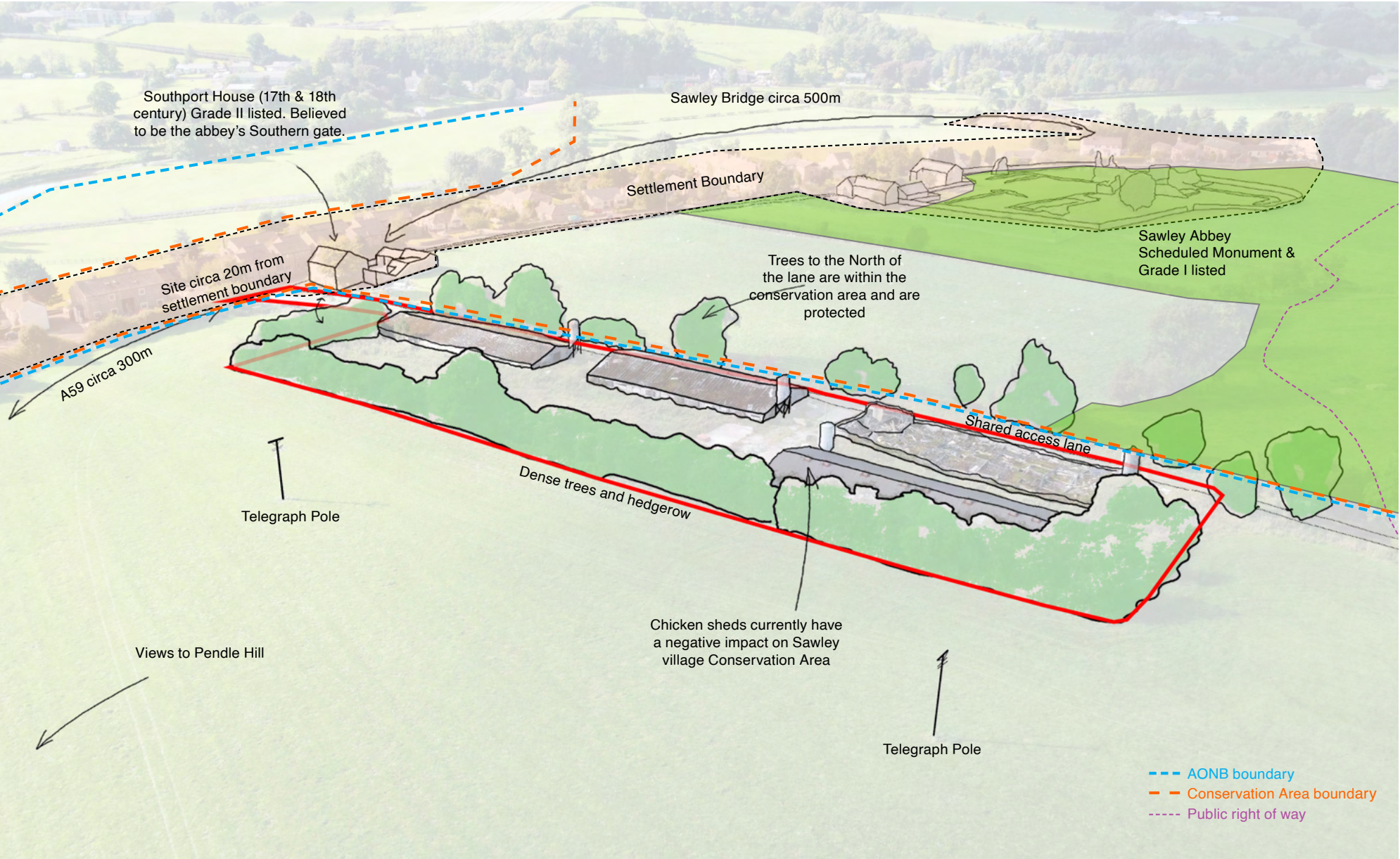
Southport House is located to the West of the site and is a 17th and 18th century Grade II Listed property. The house is located at the junction where Hollins Syke meets the access lane, and was believed to be the Abbey's Southern Gatehouse.

The large mature trees and planting to the South boundary of the site, screen the site from the South, with no visibility from Southern viewpoints.

The trees to the North of the access lane are within the Conservation Area and are therefore protected. The trees provide some level of screening from Sawley Road, however there are a number of breaks within the tree-line which expose the large existing structures.

The access lane is currently shared by the applicants and 1 other residential property. It is not a public right of way, however it is used by the local community as a popular dog-walking route. The site is currently open to the access lane which is unsafe and affects the enjoyment of the route.

Sawley village is one of the most picturesque villages within the Ribble Valley, and arguably across Lancashire. At present the condition of the site detracts from the beauty of the village, and can be viewed in conjunction with the Sawley Abbey scheduled monument.



2.4 EXISTING SITE PHOTOGRAPHS



2.5 EXISTING VOLUME AND GROUND FLOOR FOOTPRINT ANALYSIS

Building 1

- Calculated ground floor footprint based on topographical survey = **591 m²**
- Calculated volume based on topographical survey = **2150 m³**

Building 2

- Calculated ground floor footprint based on topographical survey = **619 m²**
- Calculated volume based on topographical survey = **2053 m³**

Building 3

- Calculated ground floor footprint based on topographical survey = **658 m²**
- Calculated volume based on topographical survey = **1969 m³**

Collapsed Building

- Calculated ground floor footprint based on topographical survey = **609 m²**
- Calculated volume based on topographical survey = **-- m³**

TOTAL

- Ground floor footprint = **2477 m²**
- Calculated volume (Excluding collapsed Building) = **6172 m³**



EXISTING SITE PLAN

2.6 EXISTING BUILDING ANALYSIS

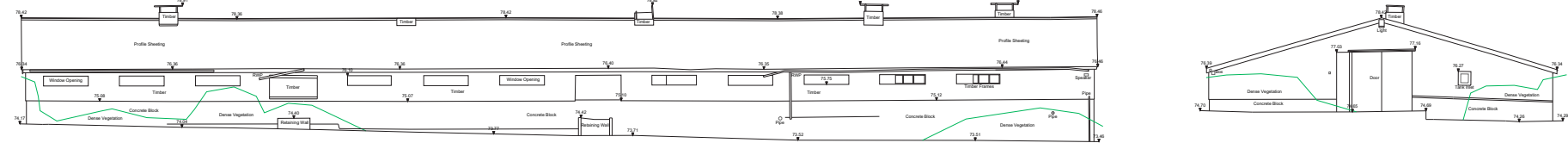
The existing ground floor footprint and volume on the site is vast and highly prominent in the landscape. The lengths of each building run perpendicular to the road, and the shear length of each building creates elongated roofscapes which project into the open countryside.

The materials range from sheet metal roofing, timber cladding, blockwork and asbestos. The roof material in particular has a highly reflective finish which highlights the visibility of the roofs from all aspects.

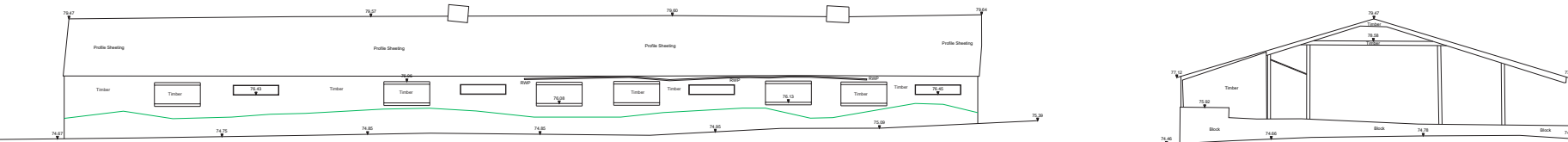
The site is now in a semi-derelict state with building debris spread across the site. As the buildings are in such a poor condition, the impact is not just aesthetic or visual. The site is now becoming a danger to the village, and a health and safety hazard, when recently a building caught fire and required emergency services.

The site forms a clear enclosure due to the perimeter trees and planting, however as the site has been unkempt for the last 15-20 years, the site is now becoming overgrown with self-seeded low quality scrub which requires attention.

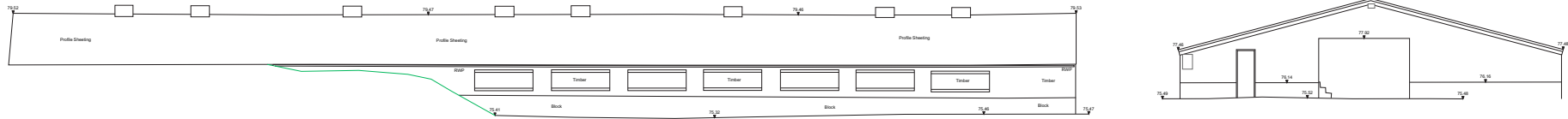
An area of hard-standing is evident where the previous owners commenced development on the approved planning application for 11 static caravans.



Existing Elevations - Building 1

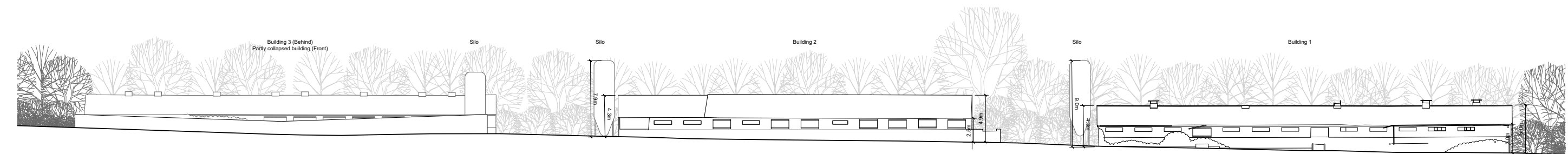


Existing Elevations - Building 2

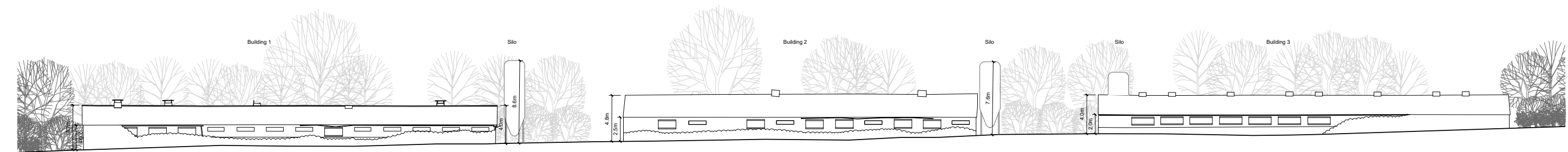


Existing Elevations - Building 3

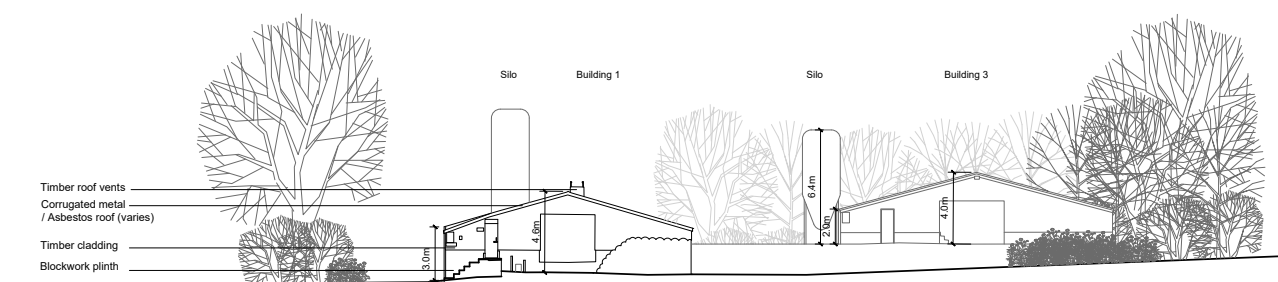
2.7 EXISTING SITE SECTIONS



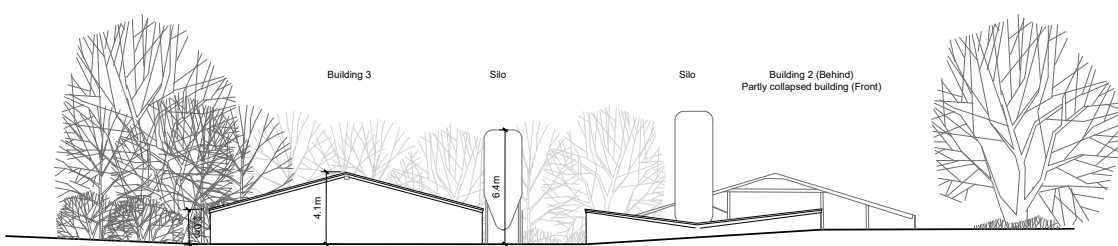
Existing North-West Site Section
Scale 1:200



Existing South-East Site Section
Scale 1:200



Existing South-West Site Section
Scale 1:200



Existing North-East Site Section
Scale 1:200

2.8 IMPACT OF THE SITE - THE ABBEY

Sawley Village Conservation Area Assessment indicated that the chicken sheds **impacted negatively upon the village, and that they should be removed when the opportunity arose.** Redevelopment of the site should take into account the nature of the present negative impact on the village and abbey site, and plan new building(s) with reduced scale, massing, skylining and visibility of roof structures.

Visibility of the site from within the scheduled and listed abbey site (NHLE 1015492 and 1072099) is limited by the high nineteenth century wall surrounding the ruins. However, the site can be viewed in conjunction with the abbey from a number of viewpoints within the village.

From the North end of the abbey ruins, the site is just visible in the middle distance, beyond a shed within the abbey grounds, the high surrounding wall and the children's play area.

The site's skyline is dominated by the four extant feed silos, and the reflective corrugated sheet roofing of the former chicken sheds.

From the main street of the village, the site is visible in the middle distance beyond the buildings on the Eastern side of the road (dominated by the school, village hall and play area), across the fields in the Southern part of the abbey precinct.

The Grade II listed Southport House (NHLE 1165453) is the closest designated building to the Site Area, located 50m to the West.



View of site past Sawley Abbey facing South.



View of site from Sawley Road facing South-East.