

5.5 CONTEXT

There are a number of high-quality heritage buildings which include barn conversions, the mill conversion, The Spread Eagle pub and Southport House. These buildings use local materials and complement the village setting and the abbey site.

Sawley Lodge is a recently developed Manor House which is grand yet traditional in style using stonework and traditional features, set within its own grounds.

Twentieth-century development has been infilled between the original properties on the West of the village, and between the village and the A59. These properties vary in style, character, age and quality. Materials include stone, render, uPVC windows, and even a contemporary flat-roof dwelling at the entrance of the village.



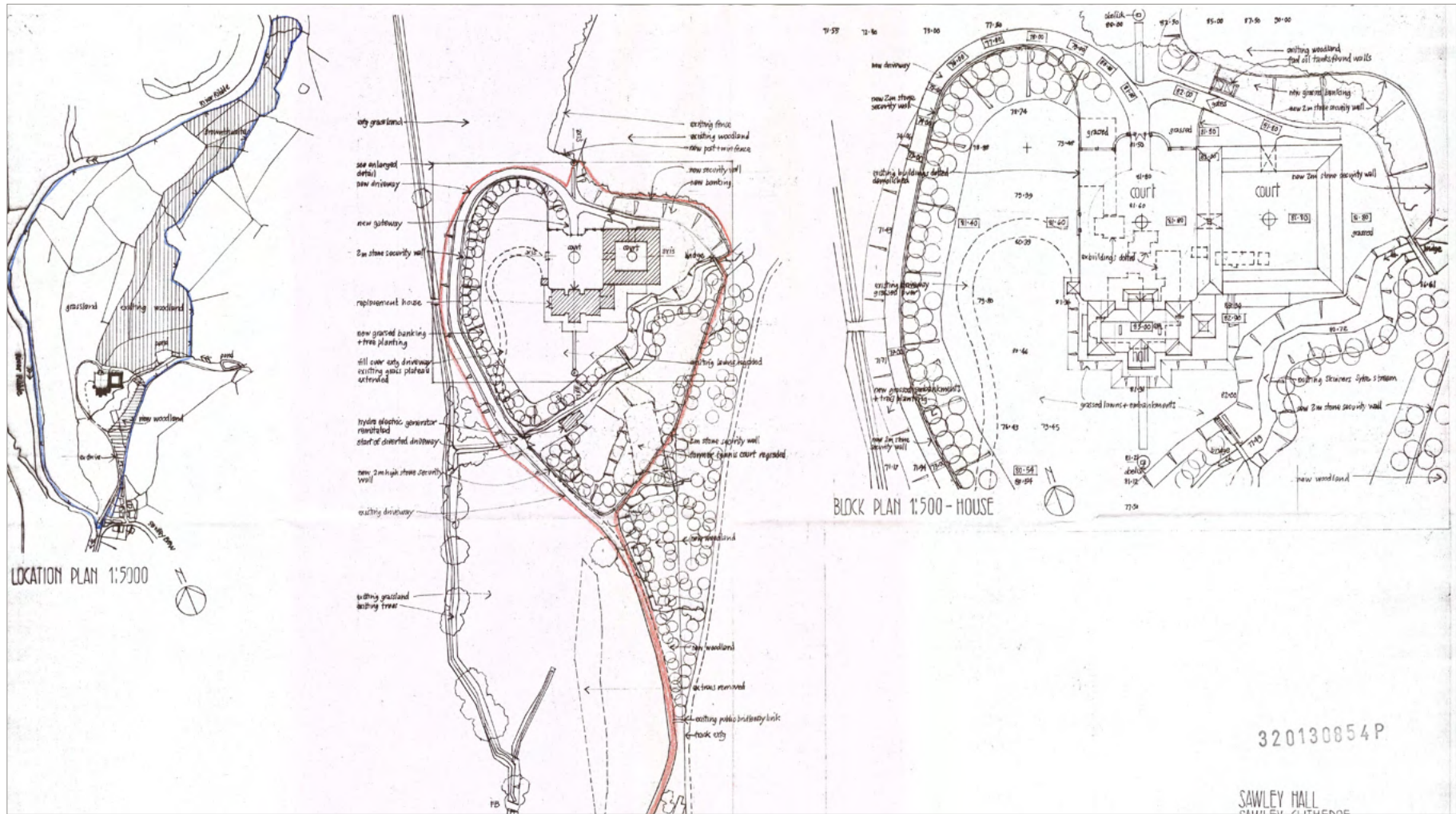
5.5 CONTEXT

5.6 LOCAL PLANNING HISTORY - SAWLEY LODGE

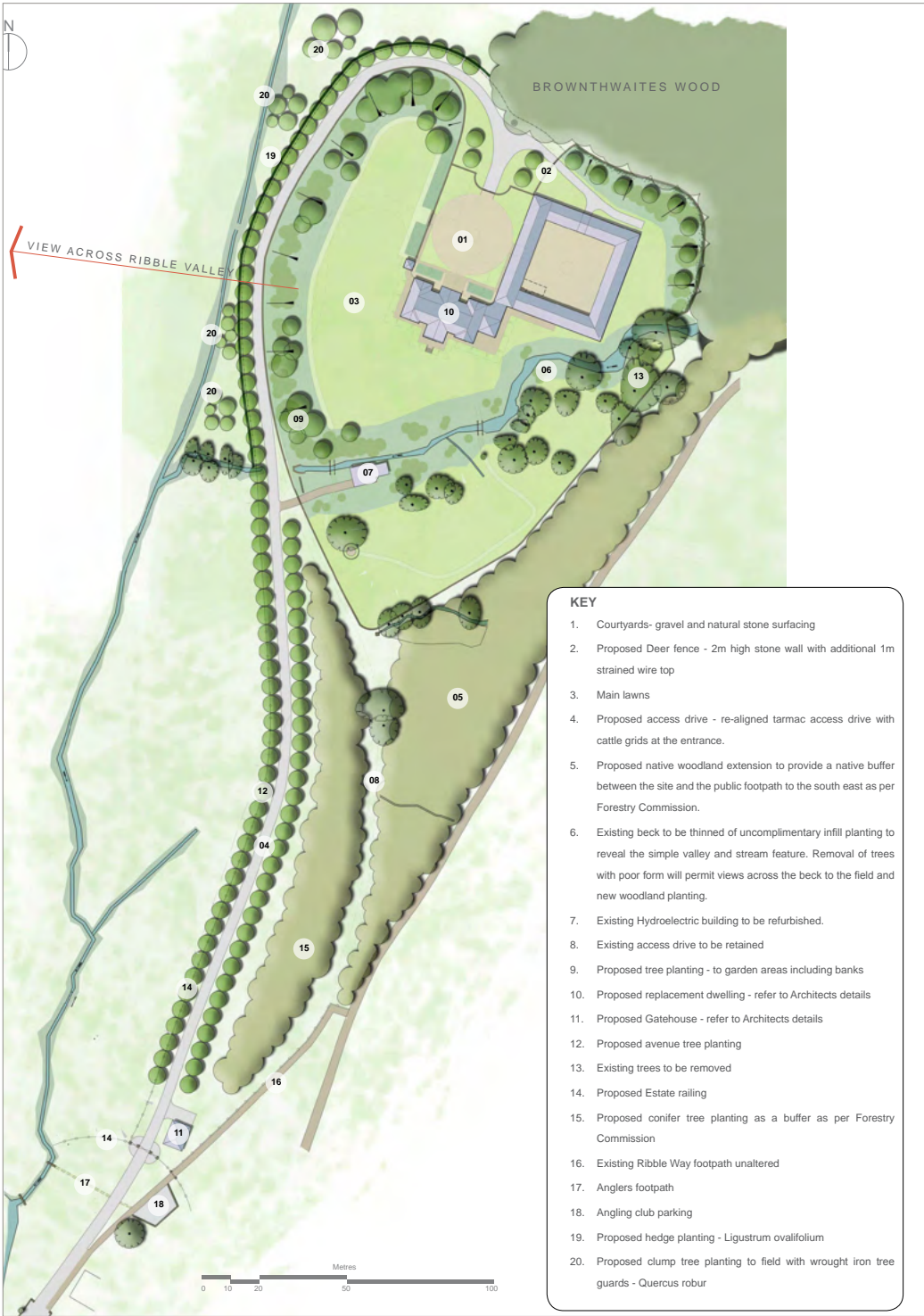
The following planning application for Sawley Lodge, Sawley, BB7 4LF, has been submitted to the Council.

3/2013/0854

- Date: 22/08/2013
- Proposal: Erection of replacement dwelling.
- Decision: Approved (30/01/2014)
- Policies: Conservation Area.



Proposed site plan of approved planning 3/2013/0854.



Proposed landscape plan of approved planning 3/2013/0854.

6.0 SITE CONSTRAINTS AND OPPORTUNITIES

The existing site constraints can be categorised as the following:

1. Sensitive Context
2. Visibility
3. Height

6.1 SITE CONSTRAINTS & OPPORTUNITIES - SENSITIVE CONTEXT

1. Sensitive Context

The site is outside of the settlement boundary, and is located within the Open Countryside. The site is adjacent to the following which require careful consideration:

- Southport House (Grade II Listed farmhouse)
- The Sawley Conservation Area
- Protected trees to the North
- Area of Outstanding Natural Beauty (AONB)
- Sawley Abbey Scheduled monument site.

The proposal needs to sensitively respond to the adjacent policies with conceptual referencing, siting, scale, massing and materiality.



6.2 SITE CONSTRAINTS & OPPORTUNITIES - VISIBILITY

2. Visibility

The site is visible from Sawley Road, the adjacent PROW and various points within the village. The areas highlighted in purple on the adjacent plan show the points of the site which are currently visible.

Any built-form within these zones should be limited, and the height restricted to reduce the visual impact when compared to the existing structures.



6.3 SITE VISIBILITY



View from Sawley Road towards the site access.



View from Sawley Road towards the site.



View from PROW towards the site.



View from shared access lane, looking towards the site.



View from Laneside towards the site.



View from PROW adjacent to Laneside towards the site.



Key - Viewpoint locations

6.4 SITE CONSTRAINTS & OPPORTUNITIES - HEIGHT

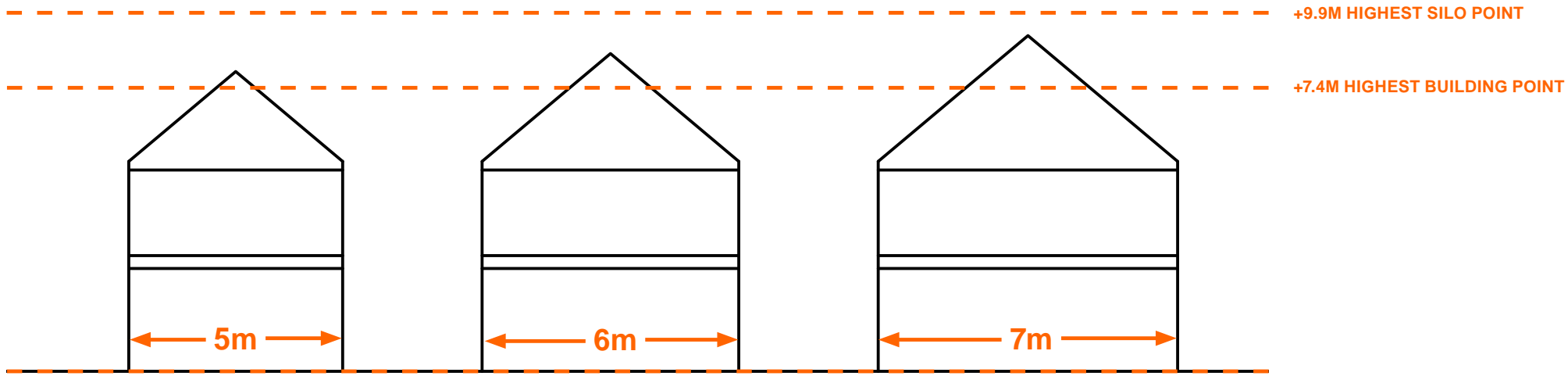
3. Height

The Sawley Village Conservation Area Assessment indicated that the existing chicken sheds should be removed when the opportunity arose. New buildings should have a reduced scale, massing, sky-lining and visibility of roof structures.

The previously refused application exceeded the highest building point for the extent of the development and was a continuous 2-storey structure aligned with the lane. The planning officer commented on the negative impact of the scale and mass.

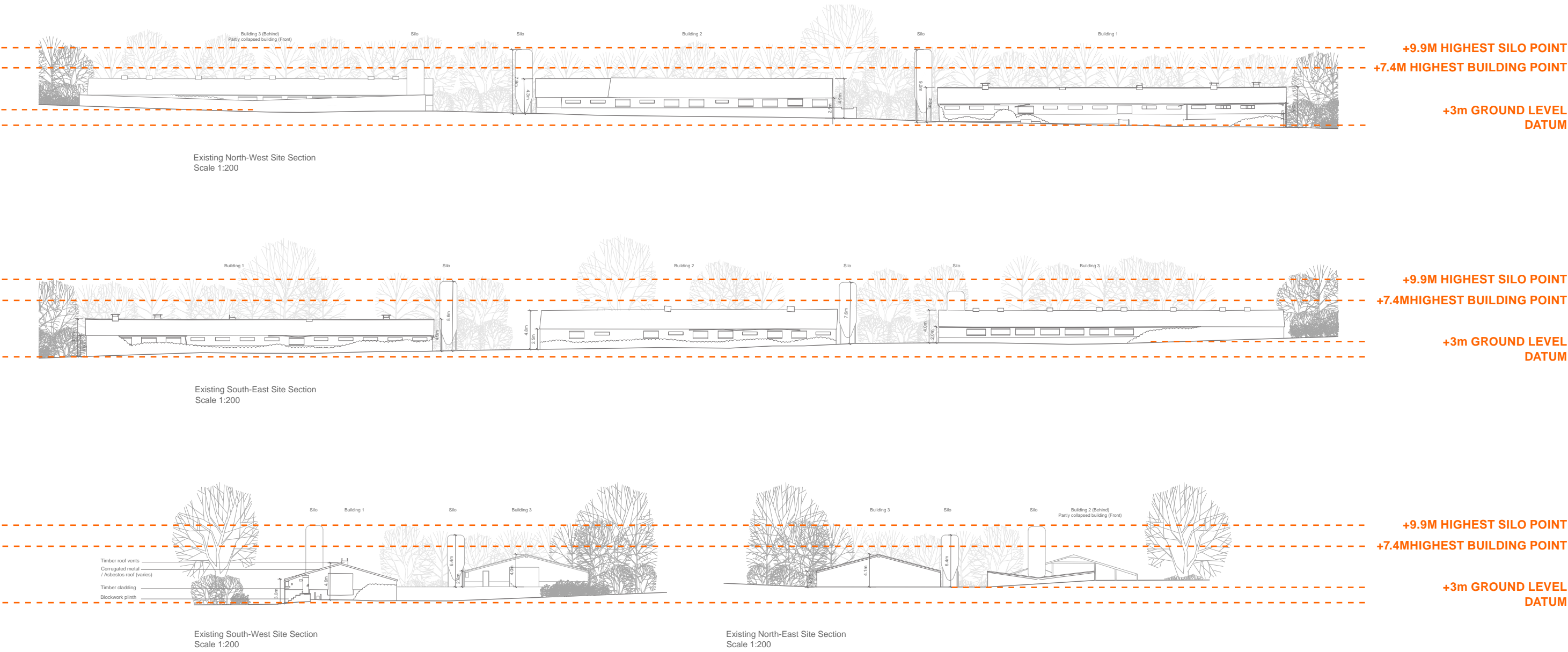
To limit the overall height and scale of the proposed scheme, any 2-storey elements should be minimal and need to be positioned outside of the ‘limited height zone’ previously identified.

The proposed dwellings should be predominantly single-storey in height to reduce the overall scale and appearance of mass across the site.



Analysis of two-storey 40° pitched masses against the existing building heights.

6.4 SITE CONSTRAINTS & OPPORTUNITIES - HEIGHT



7.0 DESIGN DRIVERS

The design drivers can be categorised as the following:

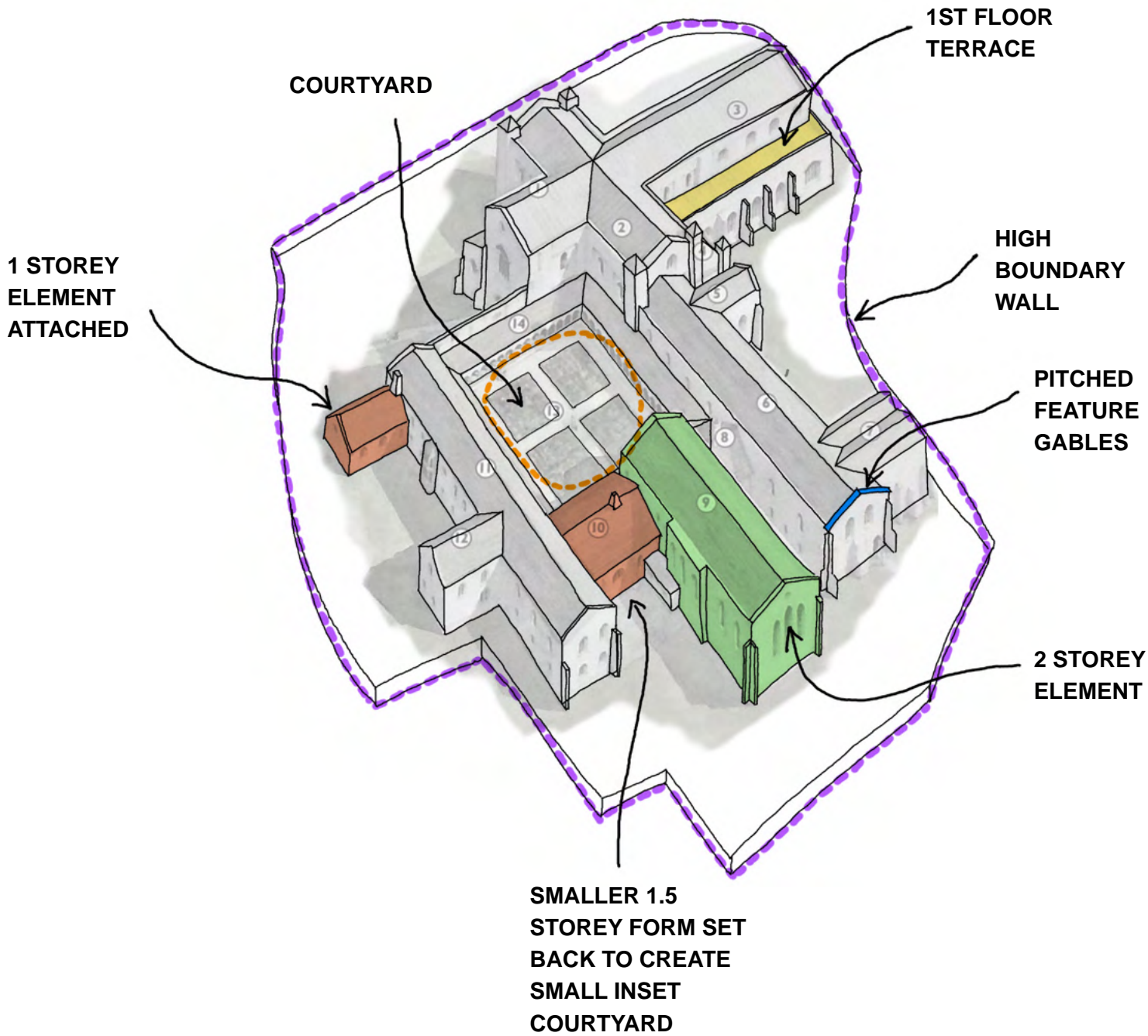
1. Sawley Abbey
2. The English Walled Garden
3. Scale
4. Character
5. The Courtyard

7.1 SAWLEY ABBEY

The historic setting of Sawley Abbey, the listed monument and the Conservation Area need to be sensitively addressed.

We assessed the key elements of the original abbey and identified architectural features which can influence the proposal in a contemporary way. These elements will form conceptual design drivers and create an architectural response to the sensitive site. The features include the following:

- Courtyards.
- A high stone boundary wall.
- The building is broken down into a combination of different elements rather than 1 large mass.
- The building elements vary in height and scale creating a hierarchy of space.
- The courtyard and projecting elements create a variety of interesting internal, external and connection spaces.
- Pitched feature gables.
- 1st floor terraces.



7.2 THE ENGLISH WALLED GARDEN

The site will sit behind a walled boundary that will stretch the length of the site and conceal smaller single storey elements and create privacy.

The wall will have the appearance of a traditional English stone-walled garden and will reference the stone boundary wall of the abbey.

The stone wall will be set-back from the access lane with a wild flower buffer, tree planting and climbing plants along the wall. There is also opportunity to create a water channel in response to the water channels dug by the abbey, and to mimic the water channel on the North of Hollins Syke which runs up to Southport House.

Sections of the wall will form the edge of the building, the garden or courtyard wall, and there will be small vistas through the wall at key moments.



7.3 SCALE

The appearance of scale and massing has been carefully designed to ensure that viewpoints of the site are controlled.

The boundary wall will hide the properties, and screen the overall mass. Any structures visible above the wall will appear modest and traditional.

The height and orientation has been selected based on the visibility of each area of the site.

The higher elements are set-back from the walled boundary, have been orientated with their gables fronting the access lane, or have smaller structures positioned to screen the larger elements behind.

7.4 CHARACTER

Materials will be traditional including stone and slate, with the stone boundary wall along the access lane, and traditional features re-imagined in a contemporary way.

Single storey links connect each zone of the house allowing the character of the site to appear as a series of connected buildings rather than 1 block of mass.

Glazing and contemporary elements are focussed to the South elevations which are hidden behind the wall and orientated away from any public viewpoints.

The proposed dwellings have been designed with a rural character to reflect the vernacular within Sawley village. They will not be urban in appearance and have been designed to negate typical domestic paraphernalia or structures.



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7.5 THE COURTYARD

One of the key characteristics of the original Sawley Abbey, and the adjacent Southport House is the external courtyard.

The proposed design includes a series of buildings wrapping round external spaces, creating private external courtyards.

The courtyard is a traditional feature common across rural building clusters; and allows parts of the building or external areas to be screened from view; they create a variety of different architectural spaces and blend indoor with outdoor living.



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8.0 SITE STRATEGY

8.1 PROPOSED SITE STRATEGY

A landscape buffer of wild flowers and tree planting will be created between the access lane and the site boundary wall to create privacy and screen the site.

Both plots will sit behind a walled boundary that will stretch the length of the site and conceal smaller single storey elements and create privacy.

The Northern elevations facing towards Southport House and the Abbey are traditional in design with minimal windows and openings.

Any contemporary elements or glazed elements have been located to the Southern, hidden elevation which is not visible from any public viewpoints.

The visible sections of the site have been highlighted to ensure that any structures within these zones should be limited in height. The 2 areas of the site which can experience close-up views are at either end. Therefore this area should be garden / wild flower meadow / or remain rural agricultural land.

A landscaped garden buffer has been shown between the 2 properties which will be a wild flower meadow. The site layout ensures that all of the landscaping zones will maintain free of any future development with principle windows overlooking each zone.

Part of the proposal to protect future development and the quality and character of the site could include the extension of the Conservation Area boundary to include the extent of the application boundary once the construction has been completed.



8.2 MASSING STRATEGY

The overall massing strategy has been designed to divide each property into a series of smaller elements.

The areas of the site which are the most visible will be garden / landscaped areas with no structures.

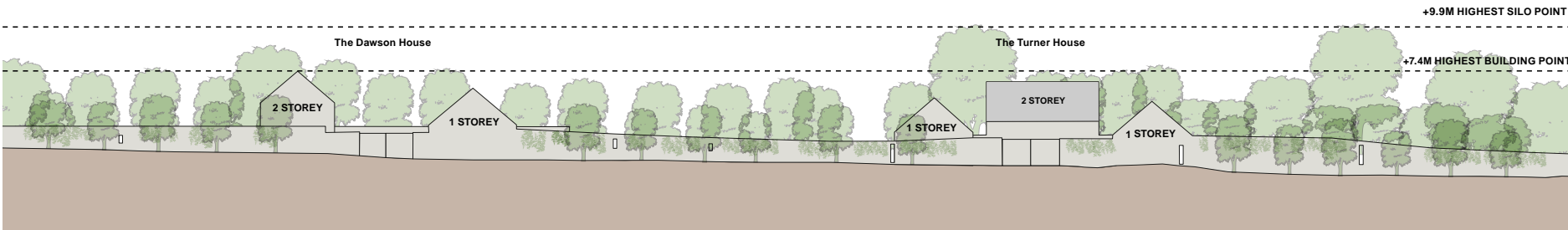
Each property is predominantly single-storey, with some single-storey elements having a flat roof and are therefore completely hidden from the access lane, screened behind the site wall. Green roofs have been included to all flat roof elements to reduce the visibility from distance viewpoints and to increase the biodiversity of the site.

Both properties have 1 element which is 2-storey. The 2-storey element is located central to the property with the single-storey massing to each side, and effectively screening the 2-storey element from view.

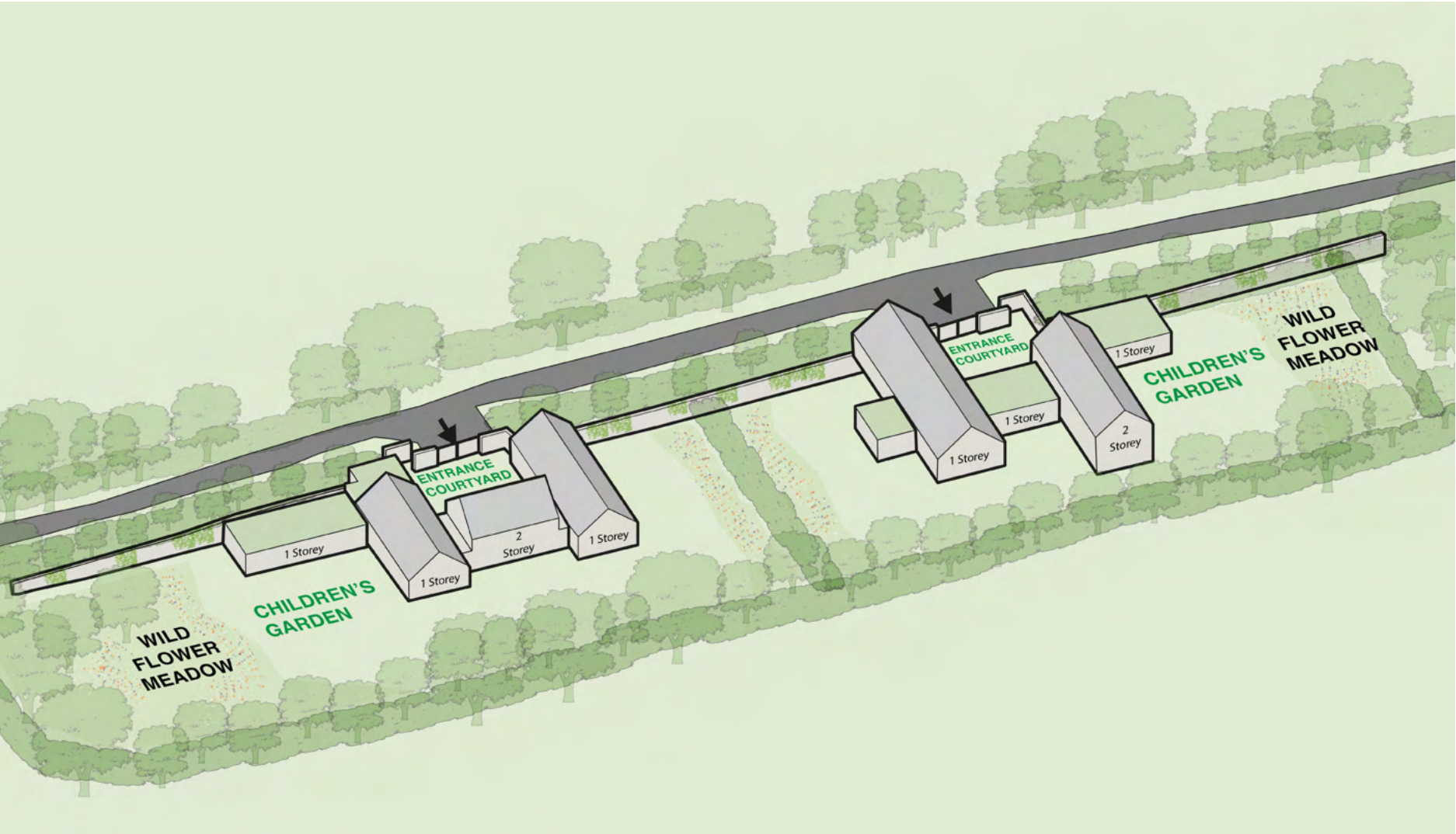
The 2-storey elements incorporate the master bedroom on the first floor level and have been positioned to achieve a view of Pendle Hill, with a hidden inset balcony.

A separate access point for each property has been created from Hollins Syke which arrives into a private parking courtyard entrance for each house. This allows the 2-storey main entrance to each property to be set back from the access lane to minimise the massing along the lane, whilst maintaining privacy.

The separate forms create a series of courtyard spaces, taking inspiration from Sawley Abbey and Southport House.



Proposed zoning strategy - Site Section



8.3 SITE-WIDE DESIGN PRINCIPLES

Each dwelling has been designed to be bespoke, and individual in appearance but with distinctive characteristics which are consistent across the 2 homes.

Both properties include a vehicle and pedestrian gate access from Hollins Syke. The access gates lead into an external hidden entrance courtyard behind the stone boundary wall where vehicles can park screened from view.

The varying heights, orientations, set-backs, and positioning of each block creates architectural interest and variation, referencing rural farm buildings and dwellings in the locality.

Openings have been minimised to the North elevation with only small modest openings which frame key views of the Abbey.

The contemporary openings such as glazed feature gable windows, and sliding glazed doors to access the garden areas, have been located to the South elevations which are only visible from within the rear garden of each property.

Both properties have been designed with an extended H-shape layout. The massing of each element has been carefully considered based on visibility, impact and scale.

Both properties have been designed as each family's forever homes, it is therefore important to include each family's accommodation needs, to ensure there is no

requirement for further extensions in the future.

The overall site-wide strategy has also been designed to not require any external garden structures or out-buildings. Therefore each property has been designed to incorporate garaging, plant and storage within the overall design of each property.

The stone front boundary wall will run the length of the site, to reference the Sawley Abbey boundary wall and will blend into the building at key moments, with small vistas through the garden and the building. Other boundaries will be natural landscaping, planting and hedgerows.

Both properties will be constructed using a local natural stonework of grey-tones to match the neighbouring property Stockport House.

The window configurations are random, with various combinations of stone window heads, cills and jambs. The front entrance to each property incorporates an oversized timber door referencing a traditional barn-door feature.

Timber cladding, doors and gates have been included to reflect the agricultural out-buildings and local farming culture in the area and the historic use of the site.

There will be areas of each property which will vaulted internally to reference a converted barn / farmhouse design.

As both families have a number of children which are entering their teenage years, each property needs to maintain a level of independence between the adults and the children, and in the case of the Dawson's their elderly grandparents as well. The master bedroom has therefore been located on the first floor level, with all other bedrooms located on the ground floor of each property.

By locating the children's and grandparent's bedrooms on the ground floor allows direct access to the garden from the bedrooms and creates different garden zones and courtyards for the adults, and children which are defined by the form of each building.

9.0

THE TURNER FAMILY
HOUSE 1-ADAM, CHERYL, HARRY, JEMIMA & EDMUND

9.1 THE TURNER FAMILY HOUSE

Adam, Cheryl, Harry, Jemima and Edmund are a family of 5 and require a 4 bedroom house (a master bedroom for Adam and Cheryl, and 3 children's bedrooms).

Cheryl has recently been diagnosed with MS and therefore their forever home needs to be future-proofed with all primary living spaces on 1 level, and a number of ground floor bedrooms.

Both Adam and Cheryl regularly work from home therefore 2 home offices have been included.

The house includes an open plan kitchen dining living space and a separate living space for the children.

The house also includes a small gym, integrated garage and family room.

The Turner Family House has been located to the West of the site and is the closest to the main road. The house appears modest and compact from any viewpoints, with the single-storey element along the wall completely hidden and blending into the boundary wall.

The 2-storey element sits central to the plan, and is orientated facing the access lane. The pitched roof of the single-storey open plan living space screens the 2-storey element, from Sawley Road, with the full property screening The Dawson's Family Home behind.



Proposed front elevation from Hollins Syke.



Proposed rear elevation.