

9.2 PROPOSED HOUSE LAYOUT

The external courtyard provides access to the house entrance, double garage and utility room.

The proposed layout has been designed as 4 zones. The central zone includes the house entrance with WC, coat and boot store, open living space, Cheryl's office, and small gym. Within the entrance hall a stairwell provides access to the master bedroom which is located on the first floor level, central to the house.

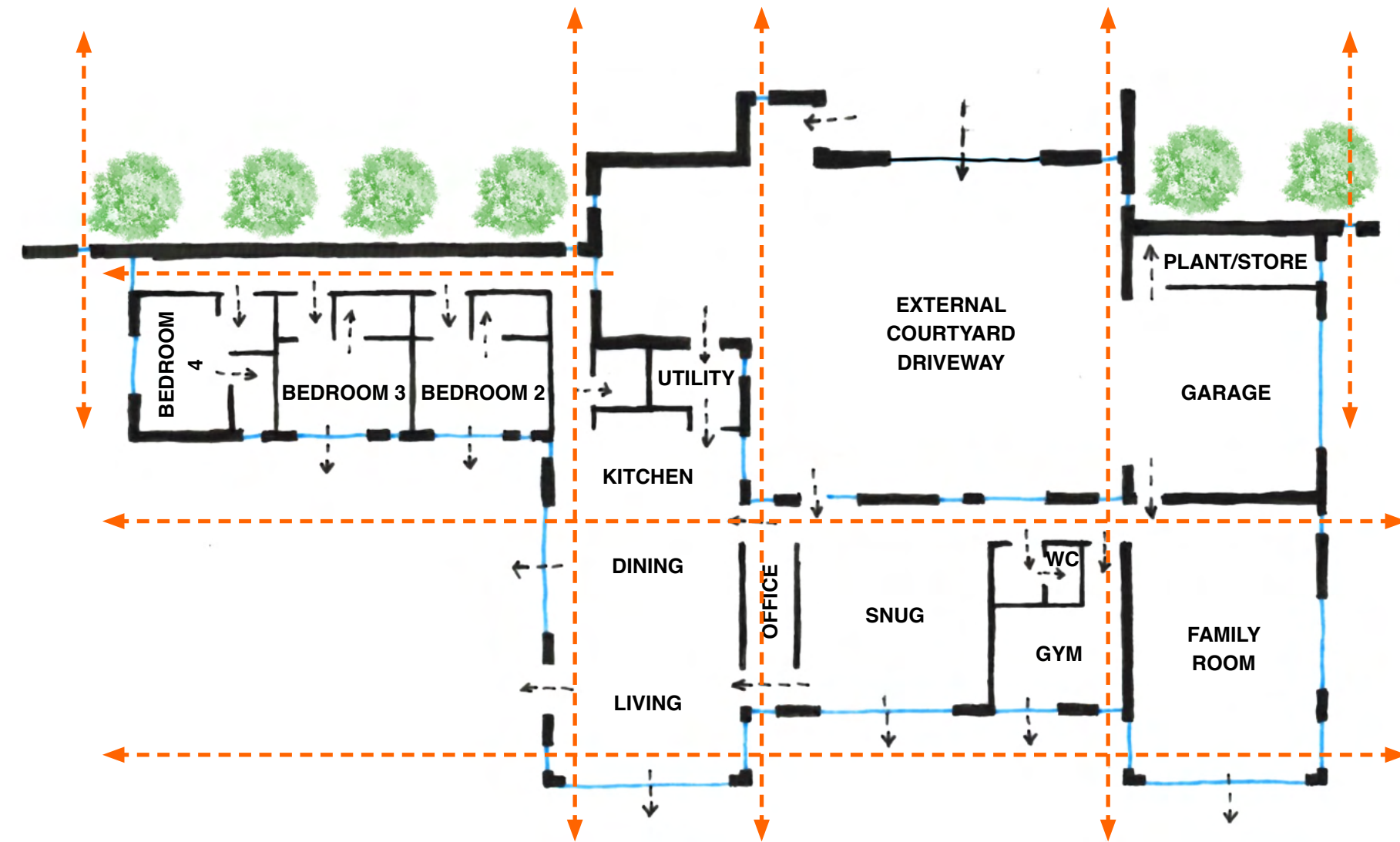
The East zone of the house includes the family room, double garage, Adam's office, plant room and external store.

The West zone of the house includes the open plan kitchen dining living space with access to the pantry and utility.

The North-West zone of the house is the children's bedroom zone, all of which have direct access onto the garden.

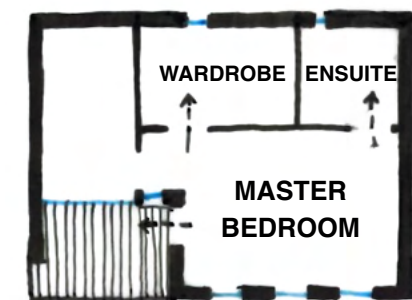
The master bedroom includes a walk-in-wardrobe and ensuite, with access to an external inset balcony terrace. The inset terrace is integrated within the form of the roof and elevation and is therefore screened from view.

Services have been positioned to the North of the plan, with all the primary living and bedroom spaces located to the South to benefit from solar gain and access to the various garden spaces.



Proposed ground floor layout.

VISTA ←



Proposed first floor layout.

9.3 VIEW OF ENTRANCE FROM ACCESS LANE



10.0 THE DAWSON FAMILY

HOUSE 2-SIMON, SARAH, JACK & ELOISE

10.1 THE DAWSON FAMILY HOUSE

Simon, Sarah, Jack and Eloise are a family of 4 and require a 4 bedroom house (a master bedroom for Simon and Sarah, 2 children's bedrooms, and a bedroom for Sarah's elderly parents to live).

The Dawson Family require a property suitable for inter-generational living to provide care and support for Sarah's elderly parents in their later years. They therefore require an accessible ground floor bedroom with direct access to the garden.

Both Simon and Sarah regularly work from home therefore a home office has been included.

The house includes an open plan kitchen dining living space, a dining room, and a separate snug for the children. The house also includes a gym, integrated garage and family room.

The Dawson Family House has been located to the East of the site and is the closest property to the Sawley Abbey Precinct boundary. 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 to the East of the plan, at the furthest point from Sawley road, and orientated with the gable facing the access lane. The pitched roof of the single-storey open plan living space is in the same orientation and screens the 2-storey element, from Sawley Road, along with additional screening from The Turner Family Home.



Proposed front elevation from Hollins Syke.



Proposed rear elevation.

10.2 PROPOSED HOUSE LAYOUT

A vehicle and pedestrian access gate from Hollins Syke leads into an external hidden entrance courtyard behind the stone boundary wall where vehicles can park screened from view.

The external courtyard provides access to the house entrance and double garage. A second pedestrian gate provides access from the front boundary wall directly through to the rear garden with a side entrance into the service corridor containing the utility, pantry and access to the garage.

The proposed layout has been designed as 4 zones. The East zone includes the house entrance with WC, coat and boot store, children's and grandparent's bedrooms. Within the entrance hall a stairwell provides access to the master bedroom which is located on the first floor level.

The West zone of the house includes the open plan kitchen dining living space, with access to the pantry, utility, and garage with plant room. Above the garage is the home office.

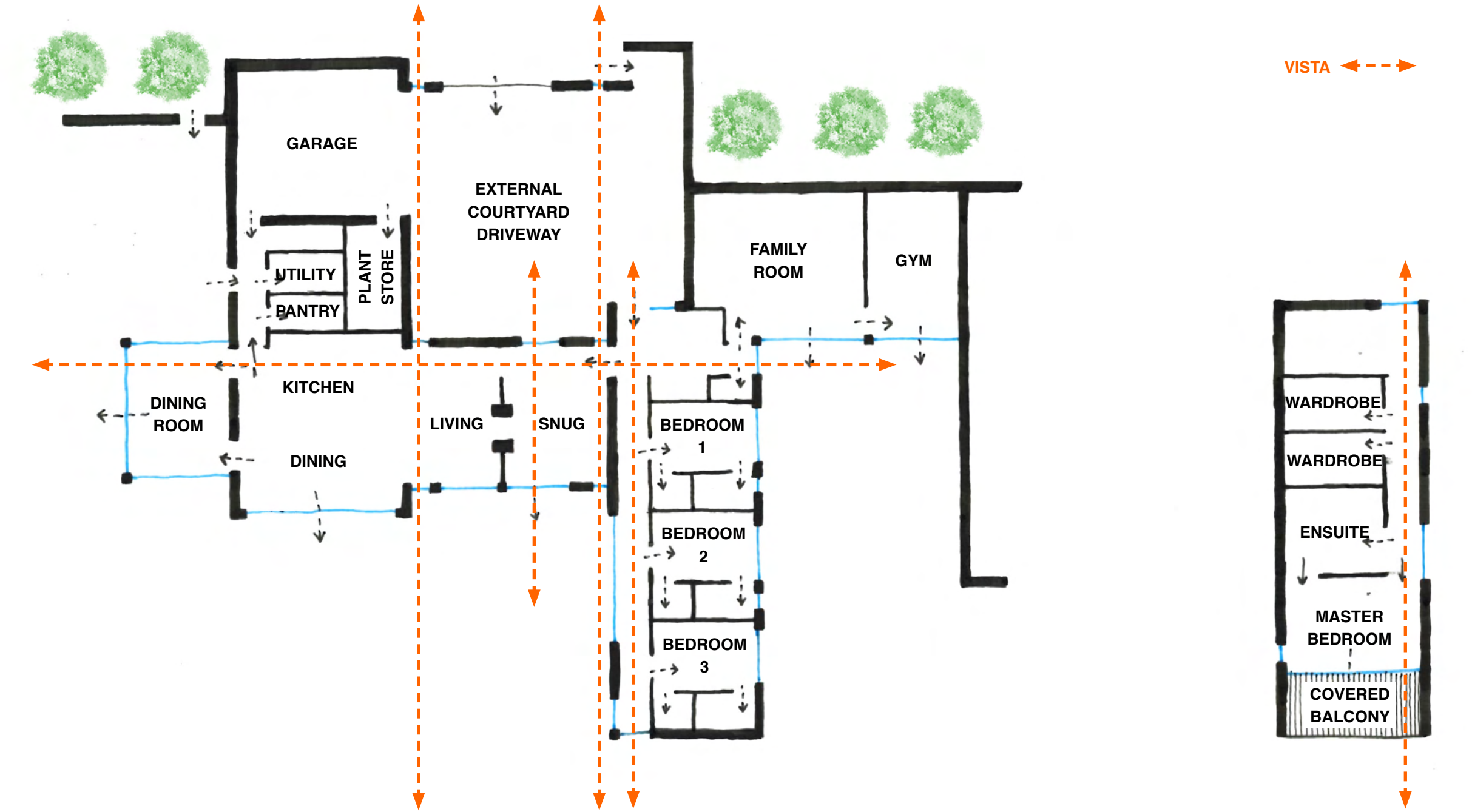
The central zone of the house includes the living space and snug for the children.

The North-East zone of the house includes the family room and gym.

The master bedroom includes a walk-in-wardrobe and ensuite, with access to an external inset balcony terrace. The inset terrace is integrated within the form of the roof

and elevation and is therefore screened from view.

Services have been positioned to the North of the plan, with all the primary living and bedroom spaces located to the South to benefit from solar gain and access to the various garden spaces.



Proposed ground floor layout.

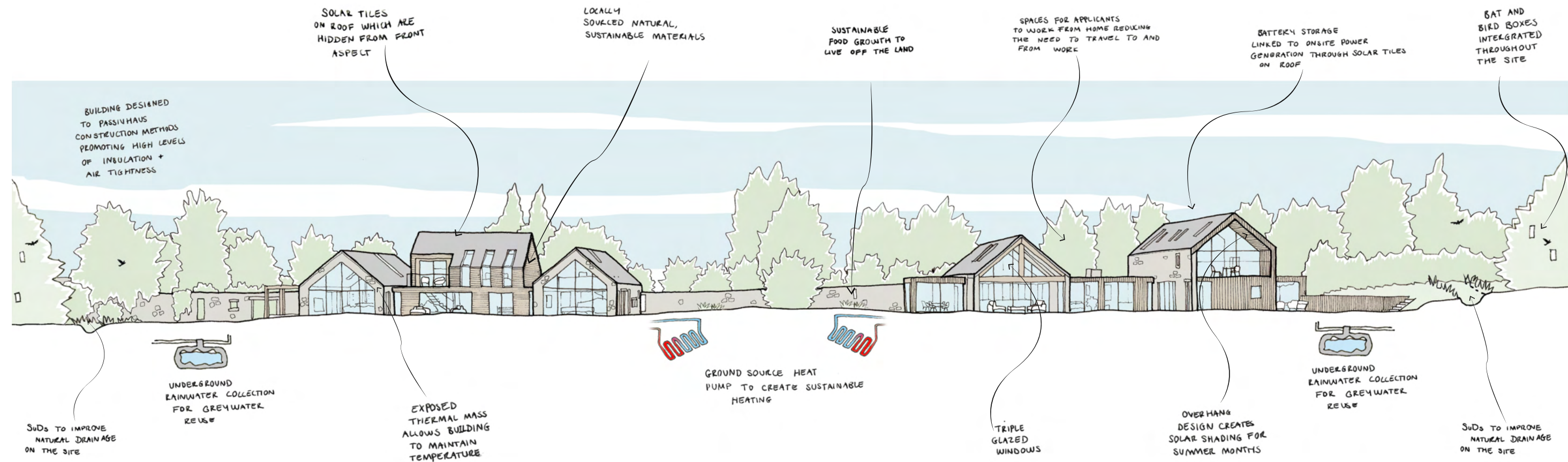
Proposed first floor layout.

10.3 VIEW OF ENTRANCE FROM ACCESS LANE



11.0 SUSTAINABILITY STRATEGY

11.1 PROPOSED SUSTAINABILITY STRATEGY



11.2 SUSTAINABILITY

The properties have been designed to minimise the energy required for heating, cooling, and ventilation by introducing on-site energy production and minimising energy usage through design.

Features of which will include on-site power generation through an integrated solar roof system, a ground source heat pump, rainwater collection, battery storage, internal thermal mass, solar shading, and locally sourced materials.

The applicant's are passionate about living sustainably which will include growing food on-site, and working from home.

We will achieve this firstly by sustainable design, (siting, thermal mass, sustainable heating and ventilation systems), and secondly by a fabric first approach (high levels of insulation, prevention of thermal bridging, achieving high levels of air-tightness).

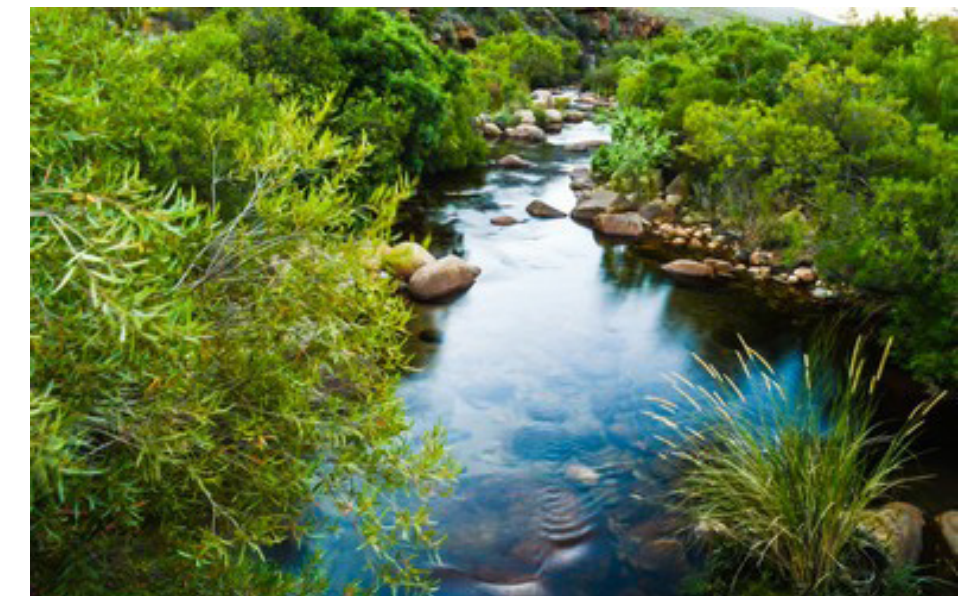
11.3 BIODIVERSITY

A detailed landscaping proposal will be provided as part of the full planning submission which specifies the hard and soft landscaping including plant species which will be specifically selected based on their biodiversity properties.

The existing mature trees and hedgerows will be retained with a number of bird and bat boxes included throughout the site.

The proposal will include the improvement and re-landscaping along Hollins Syke. The depth between the lane and the site will be increased with the creation of a naturally landscaped buffer. The proposed landscaping along the lane will be a wildlife haven and include wild flowers, tree planting, shrubs, and climbing plants along the wall.

Water is a key historic feature of the village including the artificial water channels dug by the abbey. A water channel could also be included along this landscaping buffer similar to along the North edge of the lane. This channel could form part of the overall drainage strategy for the site, and increase biodiversity.



11.4 MATERIALS

The elevational treatments have been designed to create 2 bespoke, high quality, exceptional family homes as a contemporary response to a rural setting. The materials blend harmoniously with the naturally landscaped setting and respond to Southport House and Sawley Abbey.

The front elevation incorporates local stonework with stone window surrounds, minimal openings and a solid timber front door. To the rear natural timber cladding is introduced to respond to the agricultural heritage of the site and the village. The material palette of natural tones and textures blend with the natural greenery of the rural site.

The stone boundary wall of the site which connects both properties and defines the site boundary references the stone perimeter of the abbey, at key moments the wall blends into the elevation of the building, has a projecting feature, or has a slim opening which creates a vista through the garden, building or both.

The access lane will include a naturally landscaped buffer which will incorporate tree planting, wild flowers, shrubs and climbing plants along the stone wall.



12.0 EXISTING AND PROPOSED VIEWS

12.1 EXISTING VIEW FROM SAWLEY ROAD



12.2 PROPOSED VIEW FROM SAWLEY ROAD



12.3 EXISTING VIEW FROM THE JUNCTION OF SAWLEY ROAD & HOLLINS SYKE



12.4 PROPOSED VIEW FROM THE JUNCTION OF SAWLEY ROAD & HOLLINS SYKE



13.0 CONCLUSION

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.

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 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.

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.

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 circumstances of this sensitive site which include the following:

- 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 Grade I Listed Sawley Abbey; the adjacent Grade II Listed dwelling Southport House; the Sawley 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 high-quality architectural response of the proposal which creates 2 unique, sustainable outstanding family dwellings for members of the local village community.
- The vast improvement of the proposed scheme including the quality of the proposed materials, landscaping; biodiversity; sustainability; and improvement of the openness.
- The removal of 4 vacant, derelict and voluminous structures which are a scar on the landscape and picturesque village setting.
- The safeguarding and protection from future development through the siting of each proposed dwelling with associated sustainable infrastructure, the incorporation of wild flower meadows and retention of areas of agricultural grazing land; and the proposed extension of the Conservation Area to include the dwellings, curtilages, landscaping and trees.

-
- The support from the local residents and the Parish Council.
 - The alternative fall-back position which would involve a development which is unfavourable to the local residents who have expressed they would strongly oppose.

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.

We welcome your comments and input on the scheme. Please contact the agent to arrange a site meeting to discuss in further detail.



Unit 37 Mitton Road Business Park
Mitton Road
Whalley
Clitheroe
BB7 9YE

01200 403840
www.zaramoonarchitects.co.uk