

ABBLEY GARDENS  
HERITAGE STATEMENT.



January 2022



CONTENTS.

1.0 Introduction

2.0 Existing Site

3.0 Historic & Contextual Research

4.0 Design Drivers

5

9

15

24

# 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

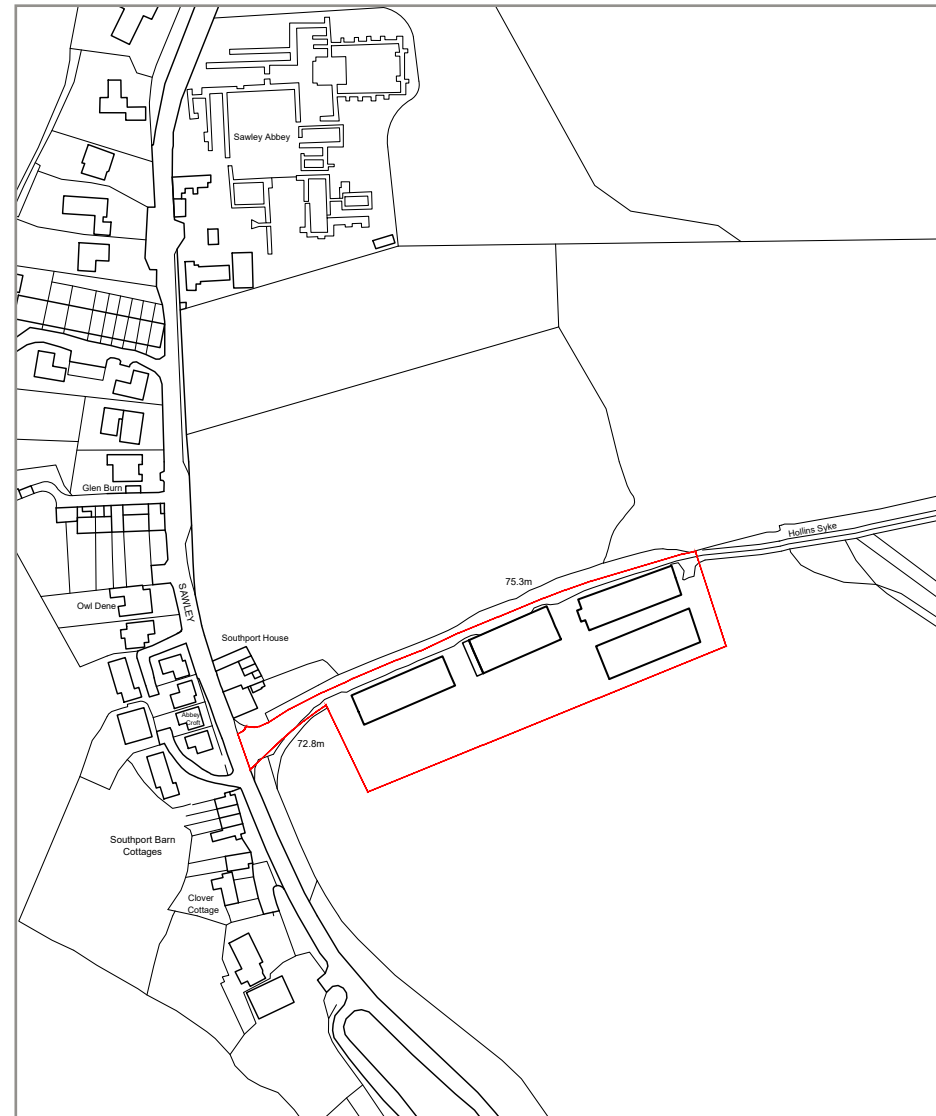
**Agent:**

Zara Moon Architects  
Unit 37 Mitton Road Business Park  
Mitton Road  
Whalley  
Clitheroe  
BB7 9YE

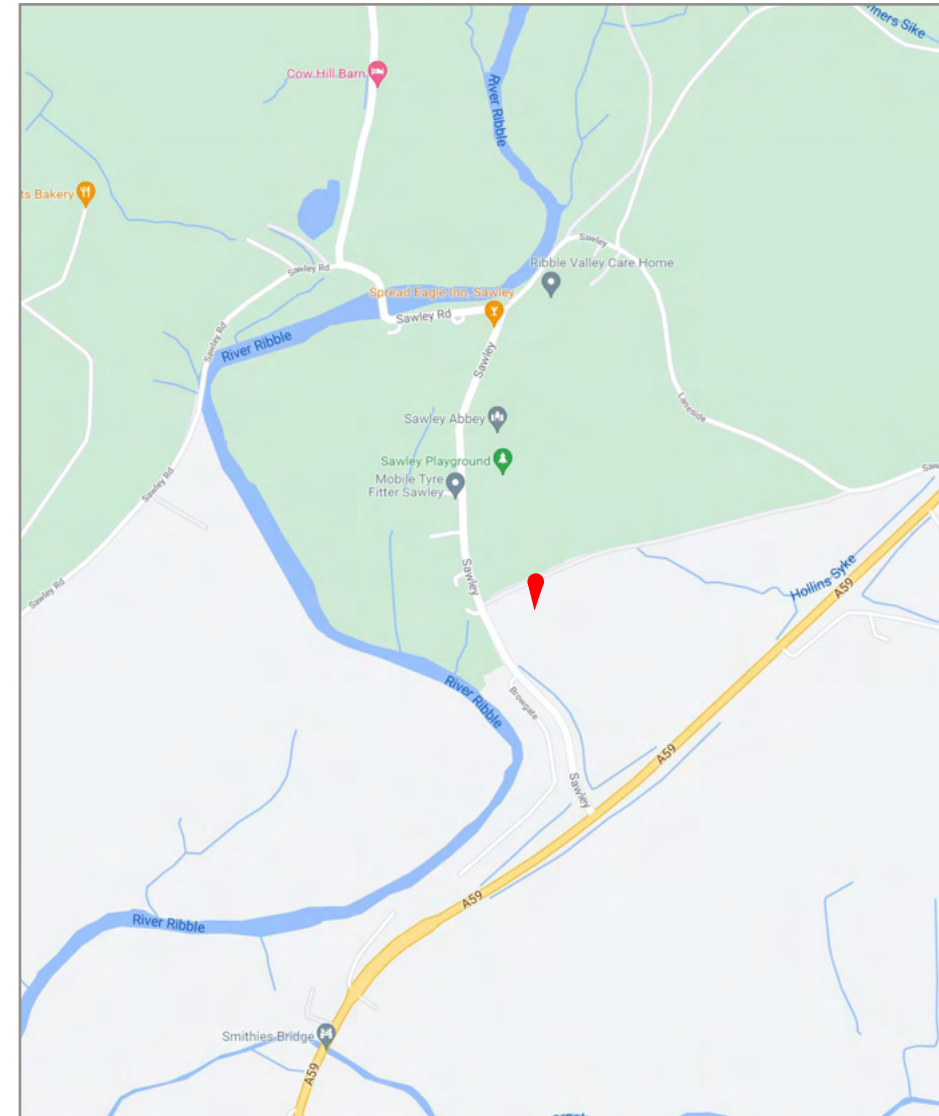
Contact: Zara Moon  
Phone: 01200 403840  
Email: [info@zaramoonarchitects.co.uk](mailto:info@zaramoonarchitects.co.uk)

**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 Heritage 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 (please refer to separate letter provided within this application). 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 January 2023. They have also discussed their plans with the local villagers 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.

# 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

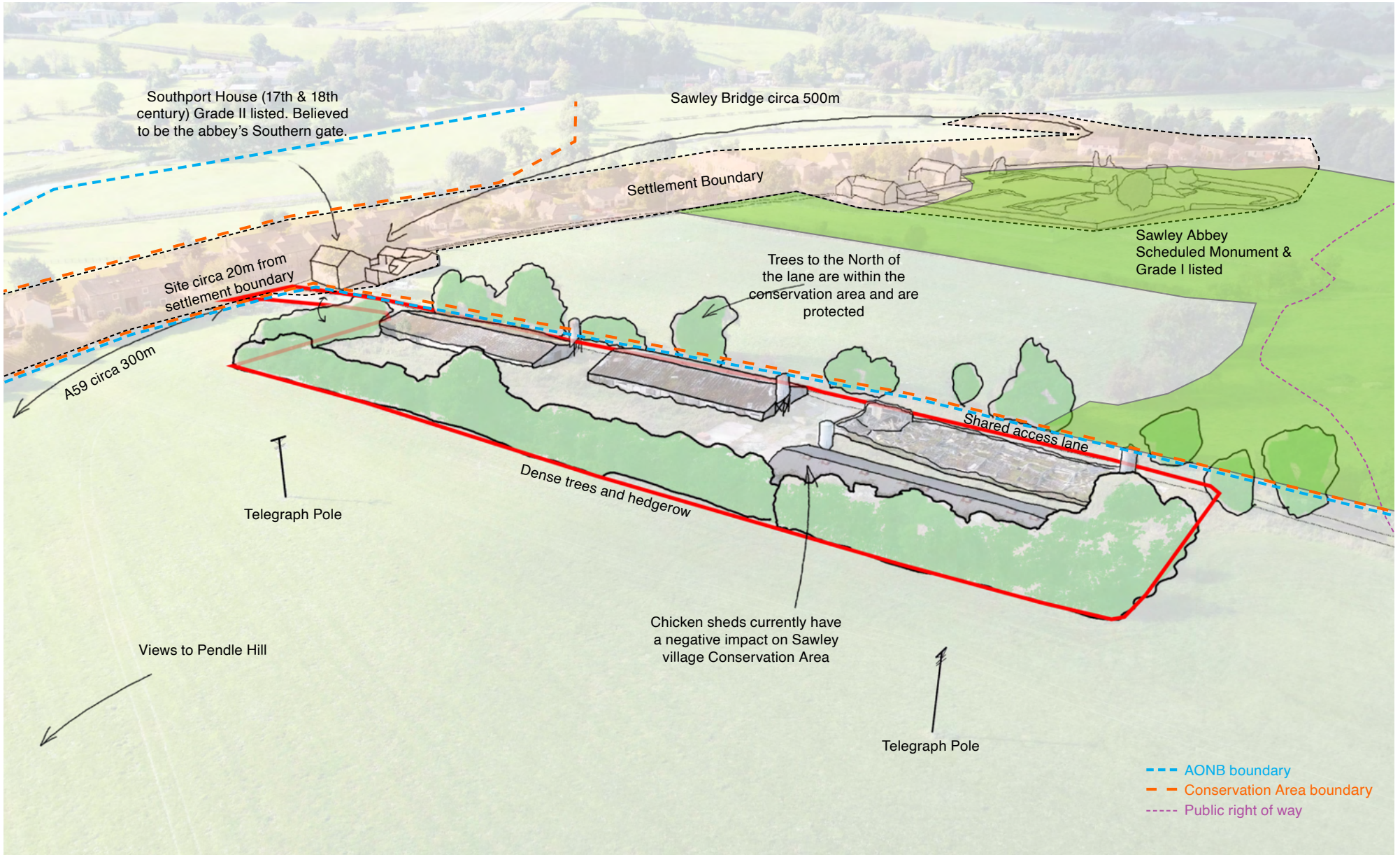
Southport House is located to the West of the site and is a 17th and 18th century Grade II Listed property. The house is located at the junction where Hollins Syke meets the access lane, and was believed to be the Abbey's Southern Gatehouse.

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.





## 2.3 EXISTING SITE PHOTOGRAPHS



## 2.4 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.*





# 3.0 HISTORIC AND CONTEXTUAL RESEARCH



### 3.1 SAWLEY VILLAGE

The village of Sawley is characterised by the meandering River Ribble which creates scenic viewpoints around the local area. The village has never had a clear nucleus, however the remains of the Sawley Abbey lie central to the village, with buildings spread along the main route running North to South.

The village included the abbey, an old textile mill (Abbey Mill) and various farms. Buildings were arranged at the 2 junction points within the village (now the Spread Eagle pub) and Southport House, and between this stretch of the road in long lengths, perpendicular to the main route.

The old Skipton Road was the main route to Skipton and joined Sawley Road at the junction of Southport House which is now Hollins Syke (the access lane to the site). As this was a key route, historically, properties and buildings were located along this route.

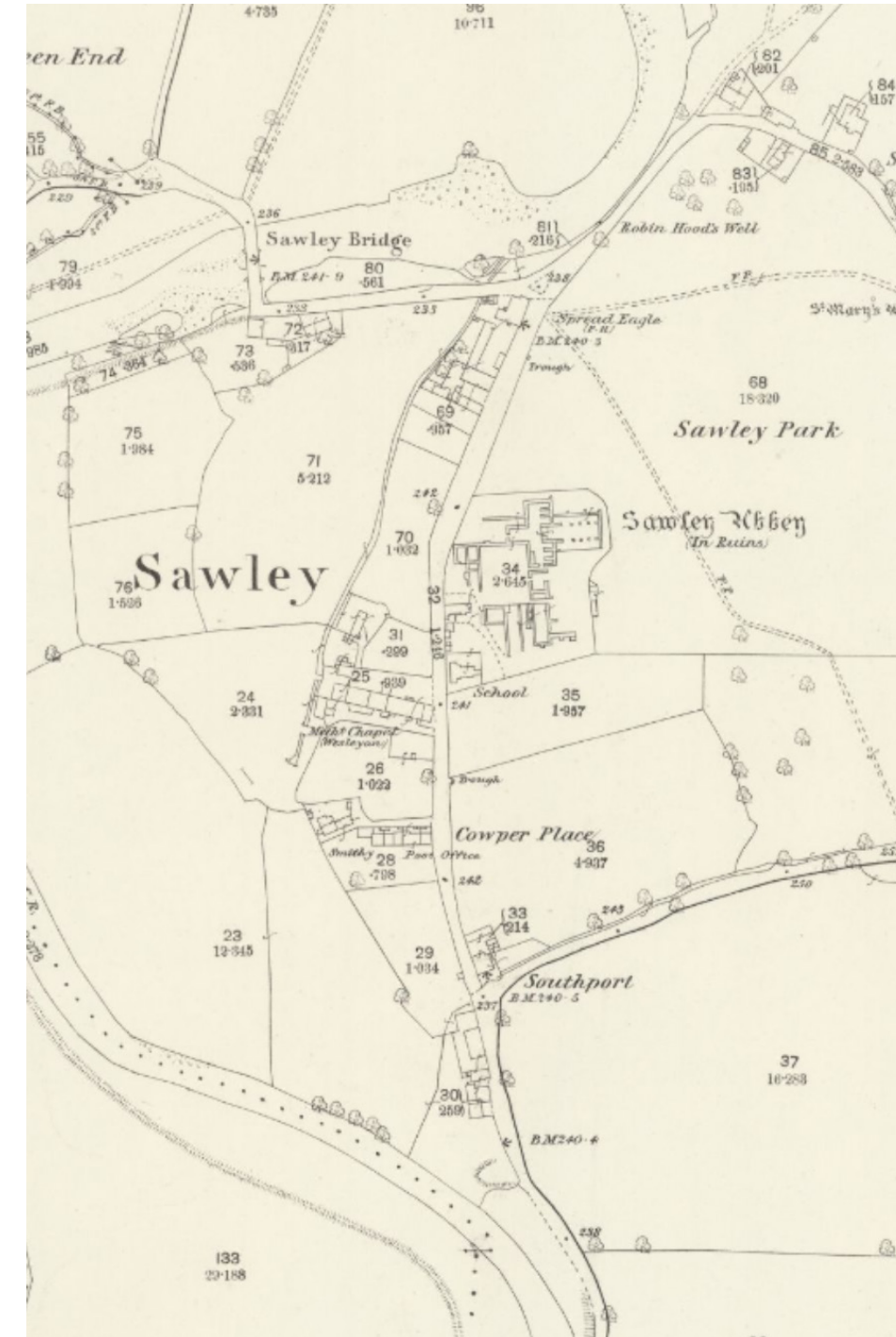
Historically the village was described as ‘wet, cold and on a floodplain’ with artificial water channels dug by the abbey to create water meadows and to power Abbey Mill, some of which are still evident today.

The 1886 map shows that additional built-form was created at the junction of old Skipton Road and Sawley Road.

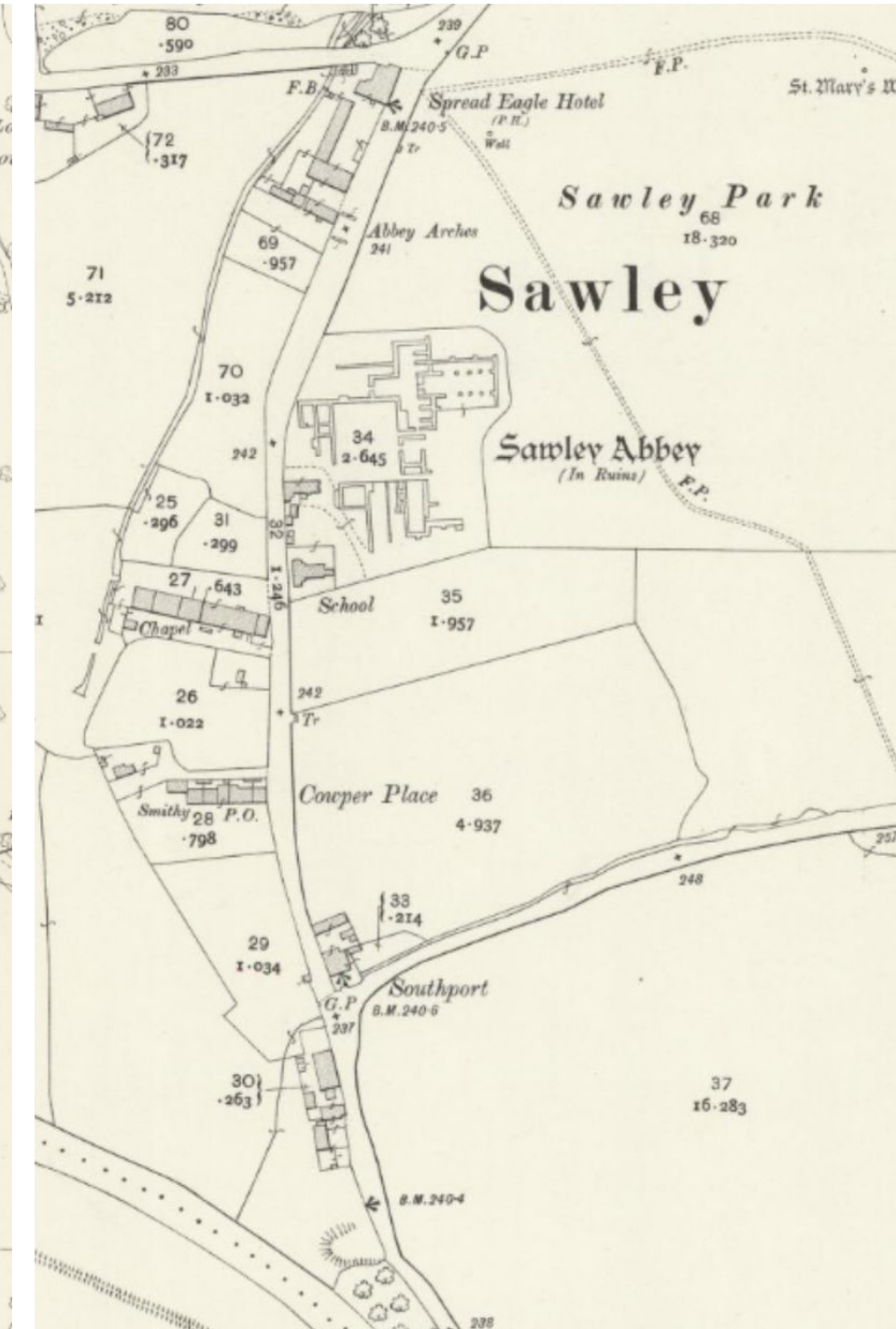
The 1989 map shows that between 1960-1989, development had increased along with the West of Sawley Road infilling the original buildings and creating contemporary ribbon development along the road. The chicken farm was also constructed between this period.



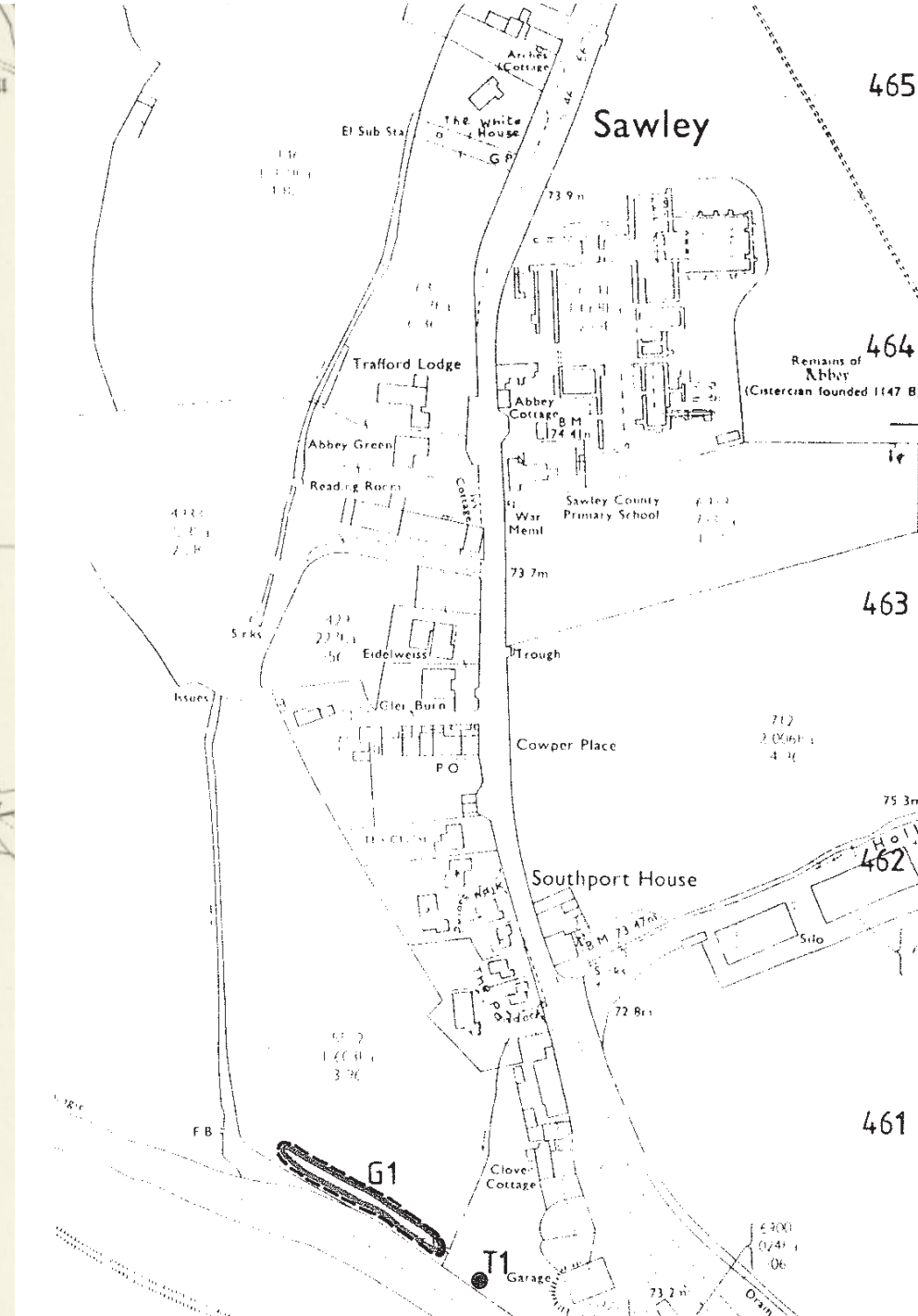
*1850's map of Sawley.*



*1886 map of Sawley village.*



*1910's map of Sawley village.*



1989 Ribble Valley Council TPO map



### 3.2 SAWLEY CONSERVATION AREA

Sawley village is a Conservation Area, which shares some of its boundaries with the Scheduled Monument surrounding Sawley Abbey. *“The Conservation Area takes in most of the village, excluding a battery chicken complex.”* (the application site).

The features of the Conservation Area should be preserved and enhanced retaining the open and dispersed character.

The village has four distinct areas;

1. The abbey and associated standing buildings (all listed) on the Eastern side of the main road through the village.
2. The Western side of the village road, characterised largely by twentieth-century development.
3. The North-Western part of the village with the eighteenth-century bridge, former farm-buildings and the Spread-Eagle pub.
4. The North-Eastern side of the village, characterised by twentieth-century dwellings, converted farm buildings and the road loop back past Noddle Hill quarries to the A59.

The most significant site is the Sawley Abbey precinct which is a Scheduled Monument (NHLE 1015492) with its upstanding ruins, designated as a Grade I listed monument (NHLE 1072099).

The area to the North of the site, North of the access lane has been identified as a significant open space.

The remains of the abbey have prevented development to the East of the village, preserving the open character of the village.

The Conservation Area Appraisal highlights the principal negative features of the Sawley Conservation Area and includes:

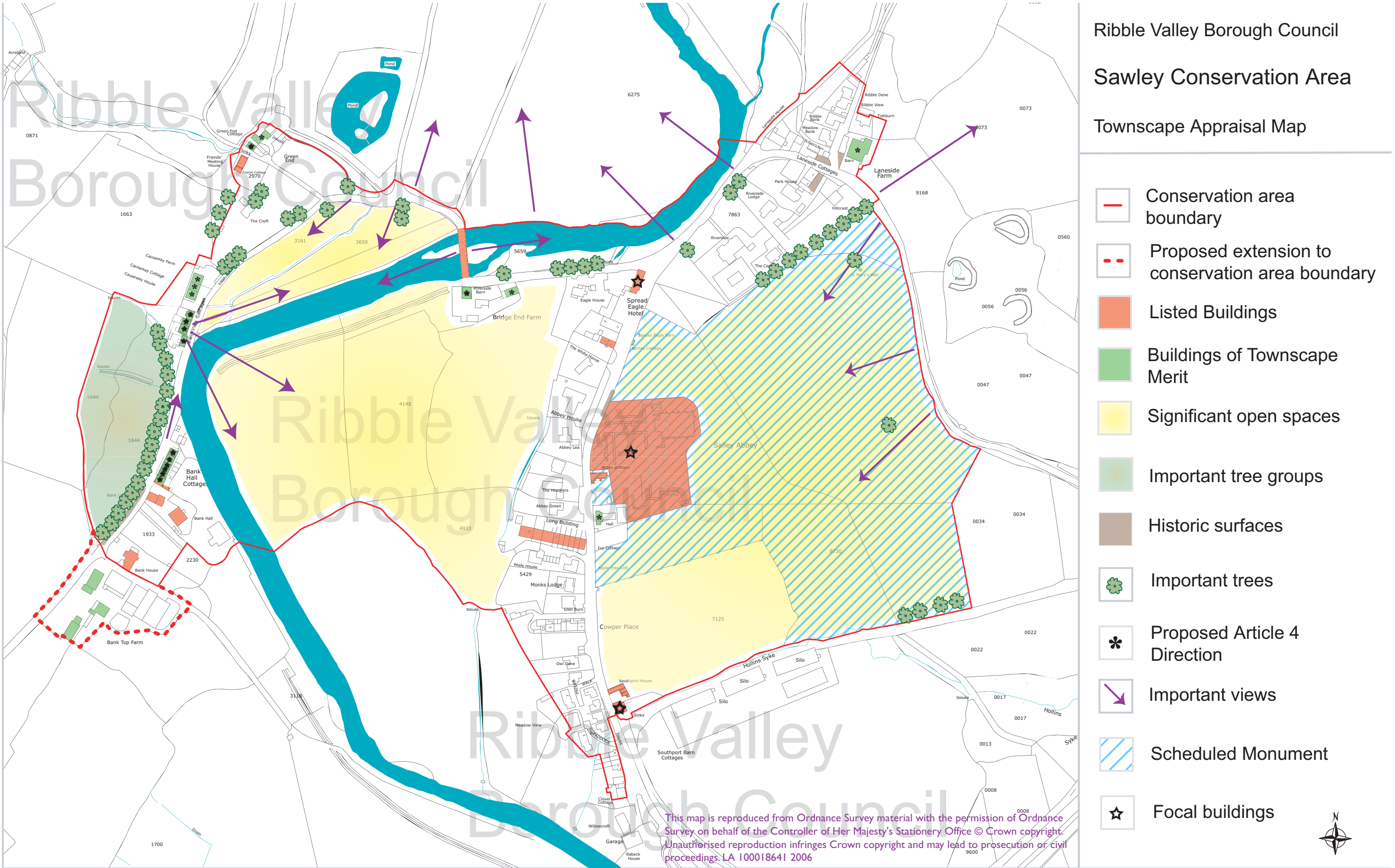
*“The group of 4 large and redundant silos and battery hen units at the Southern end of the conservation area, the East of Southport House, and the use of the track called Hollins Syke for storing unused agricultural plant and old cars.”*

*“Modern encroachments to the West of the village are not in keeping with the architectural character of the village and compete with the abbey for dominance, detracting from the setting of these important medieval remains.”*

The following are future opportunities:

**“The hen units at Hollins Syke could be demolished and removed if they are no longer required and the lane could be tidied up and used as a footpath or bridle track.”**

Sawley buildings are attractive because of the homogeneity of the stone walls and roofs all being built using local stone with plain stone window and door surrounds, with stone boundary walls being a key feature.



Map of Sawley Conservation Area.



### 3.3 SOUTHPORT HOUSE

**Southport House: Grade II Listed (1165453)**

- 17th & 18th Century.
- 50m to the West of the site.
- Rendered rubble with roof of tiles imitating stone slates.
- 2 storeys with rooms within the loft space.
- There is a re-set stone with 3 carved designs, taken from Sawley Abbey. Gable chimneys, the left-hand (West) one projecting with offsets.

Southport House (NHLE 1165453) was originally a farmhouse and the abbey's Southern gatehouse. The property is located at the Western end of Hollins Syke (originally Skipton Road), at the junction where the old Skipton Road and Sawley Road meet.

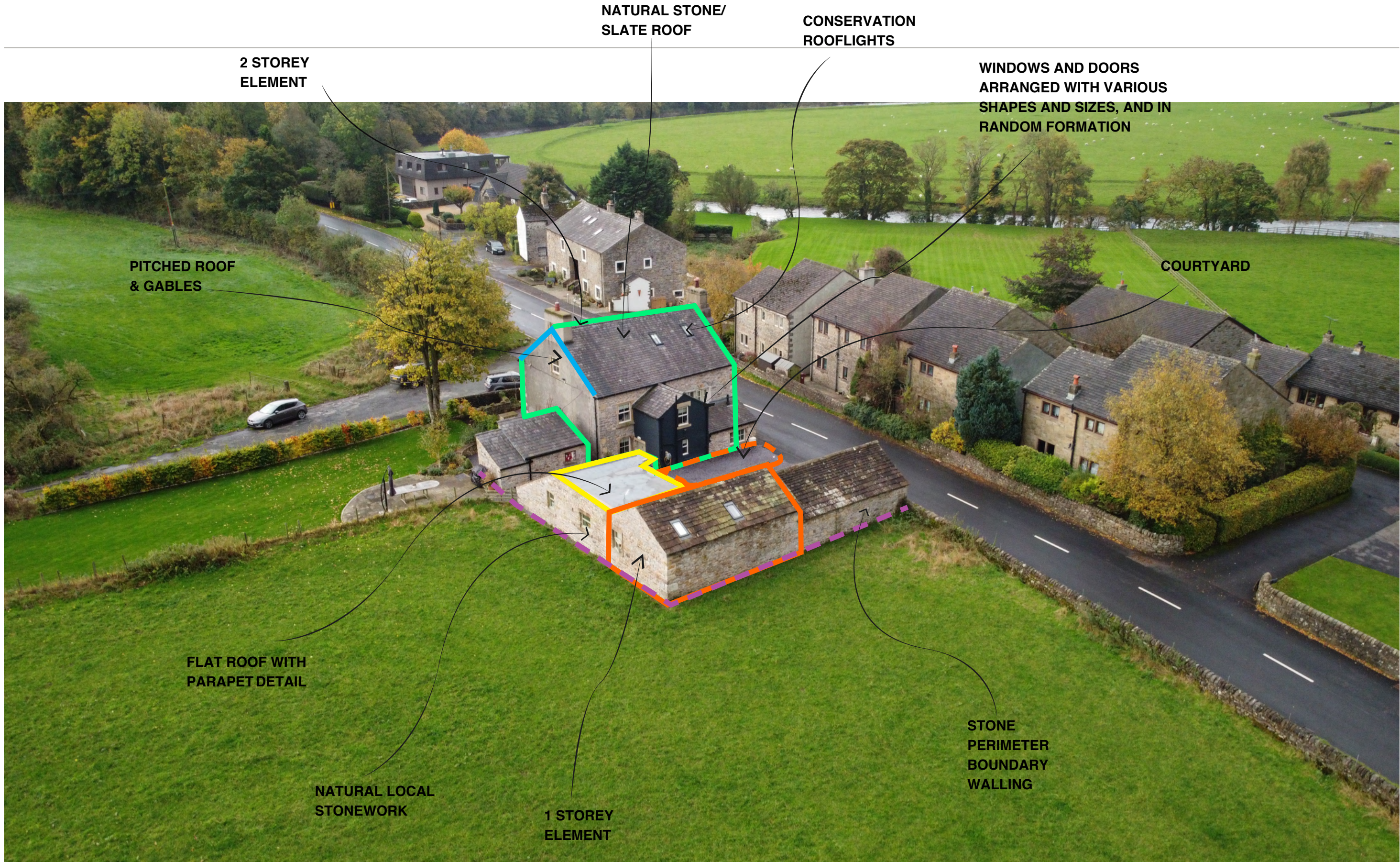
Southport House is a key landmark building within the village, and lies at the entrance to the application site, 50m to the West.

The house includes the following features which have been referenced throughout the proposed design:

- Natural local stonework
- Light grey tones to the elevations
- Stone window and door surrounds
- Windows and openings arranged with various sizes, shapes, and in a random formation.
- Stone perimeter boundary walling
- Natural stone / slate roof
- Chimneys
- External courtyard
- Various 2-storey and single-storey forms which connect via a perimeter boundary wall.



### 3.3 SOUTHPORT HOUSE





### 3.4 SAWLEY ABBEY

**Sawley Abbey: Scheduled Monument and Grade I Listed building (1015492 and 1072099)**

- Founded in 1146.
- Land given by William, third Lord Percy. The Percy's, Northumberland's greatest family remained patrons of the abbey for much of its existence.
- In spring 1536 Sawley surrendered during Henry VIII's Suppression of the Monasteries. However, that autumn, during the Northern rising known as the Pilgrimage of Grace, the abbey was restored under a new abbot, William Trafford.
- In March 1537 the rebellion failed and the abbey was immediately plundered of its valuables.
- During the following three centuries all the high-quality stone was taken and reused in neighbouring farms and cottages, and many of the abbey buildings disappeared.
- In 1848 the first archaeological investigation of the ruins was undertaken, and during the 20th century the site was taken into the care of the state, cleared of debris and conserved.

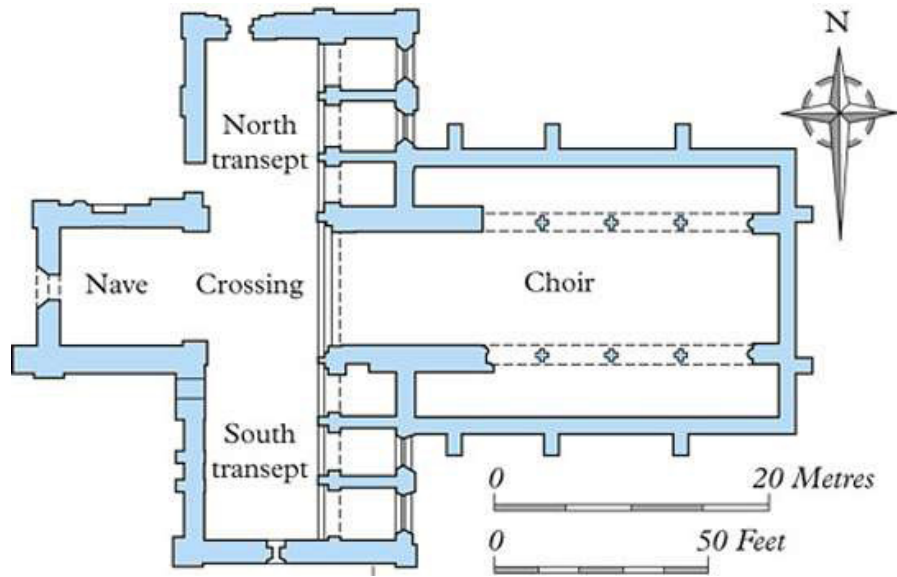


Illustration of Sawley Abbey.



View of Sawley Abbey facing south towards site.

### 3.4 SAWLEY ABBEY



Aerial view of Sawley Abbey ruins.



# 4.0 DESIGN DRIVERS

The design drivers can be categorised as the following:

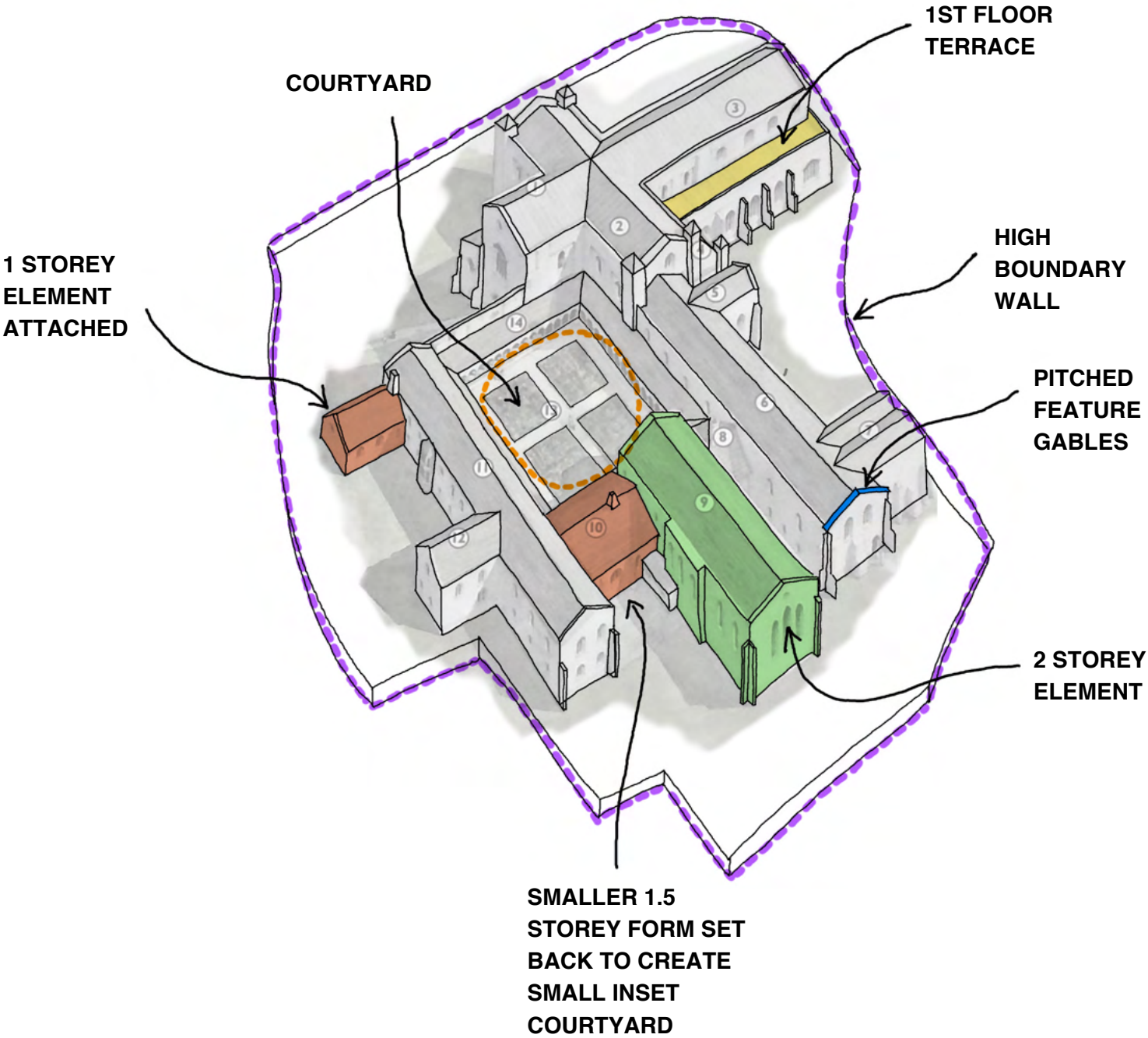
- 1. Sawley Abbey
- 2. The English Walled Garden
- 3. Scale
- 4. Character
- 5. The Courtyard

## 4.1 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.





## 4.2 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.



## 4.3 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.

## 4.4 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.





# 4.5 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.



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

01200 403840  
[www.zaramoonarchitects.co.uk](http://www.zaramoonarchitects.co.uk)