

DESIGN, ACCESS AND HERITAGE STATEMENT

FOR THE PROPOSED ERECTION OF A REAR EXTENSION AND INTERNAL REMODELLING AT:

PEELE HOUSE,

SAWLEY,

BB7 4LE



Job No. 6608

Version: 1.2



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1.0 INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr Robbins and Miss Ashcroft, as part of a full planning application to erect a single-storey rear extension and internal remodelling at:

Peele House, Sawley, BB7 4LE.

This document is to be read in conjunction with all other submitted planning documents No:

- 6608 – L01 Location Plan
- 6608 – S01 Existing Site Plan
- 6608 – S02 Proposed Site Plan
- 6608 – E01 Existing Plans and Elevations
- 6608 – P04 *Proposed Plans and Elevations*

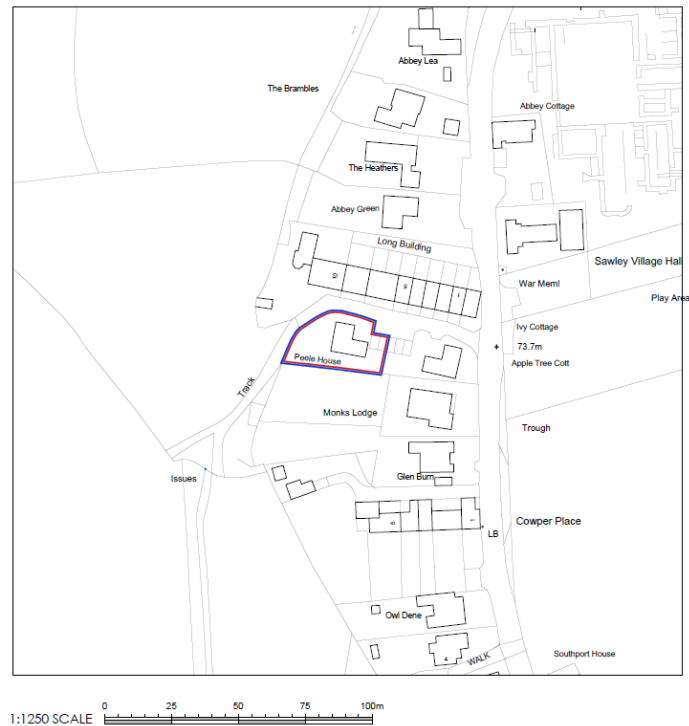
2.0 THE SITE/BUILDING DESCRIPTION

The site is located on Sawley Road in the centre of the village of Sawley, in the district of the Ribble Valley, in the county of Lancashire. Sawley is a quiet village situated on and close to the banks of the River Ribble.

The existing house is a detached house made of natural random rubble stone with cut stone cill and head detail to openings and a slate roof. The house is situated in the centre of its plot, with gardens to the rear and an integrated garage and parking to the front.

Access to the site is via Sawley Road onto a private drive that offers access to a number of neighbouring houses; the house is well screened from the main road due to its location at the back of this drive.

The adjacent properties are a mixture of detached houses of varying heights and sizes, with sizeable gardens and a former mill that has been converted into housing.

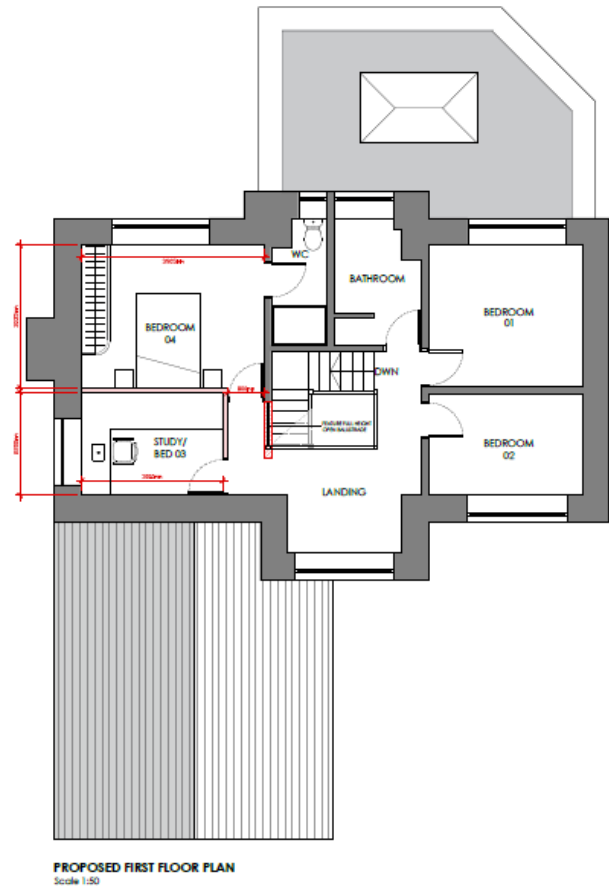
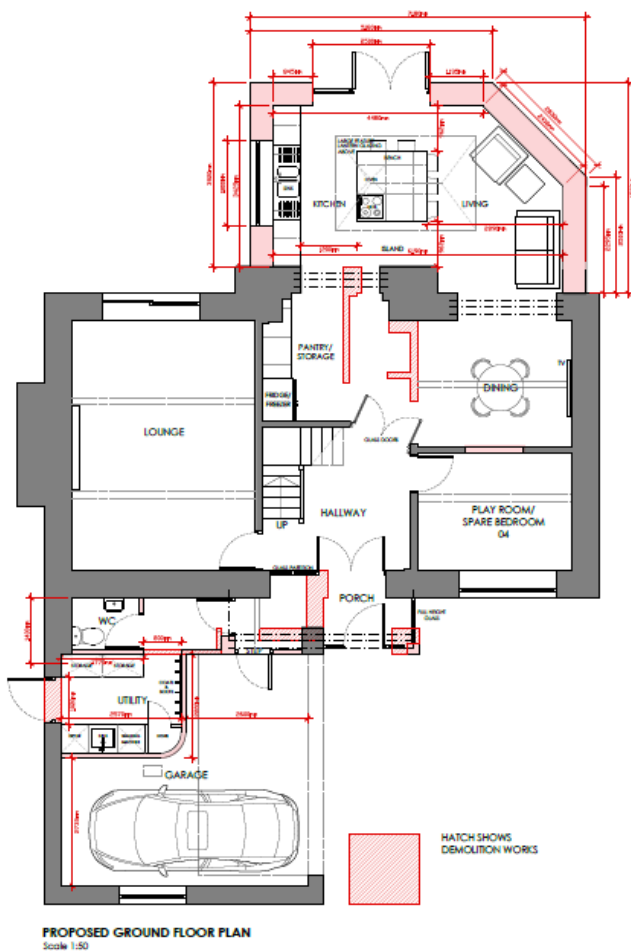


PL01: Location Plan showing location of Peele House, Sawley, (not to scale).

3.0 DEVELOPMENT PROPOSALS

The existing property is used as a dwelling house with 3No. bedrooms, 1No. large sized bedroom with 2No. reasonably sized rooms. The ground floor includes a lounge as well as compact and segregated Kitchen, dining, Utility, and WC. The proposed would see a traditional parapet roof single-storey extension to the rear of the property. This addition, together with minor internal changes, will result in a more balanced ground floor layout that is more fit for modern living. On the first-floor, the changes will address the oversized bedroom, utilising the space for a much needed home office/ additional bedroom.

Further additions to the ground floor will see the Utility and WC moved to the garage with a new entrance formed to the side of the property. This new area will also be used as a boot room. Thus keeping all dirt and attire attributed to living in the countryside out of the more formal porch. This change also allows a more open spacious living/ kitchen area. Further alteration will see more glazing added to the front porch, providing natural light into the hallway, which currently has no natural light and is dark and unwelcoming. The proposal does not impose or overbear due to the small scale of the addition and the distance between the neighbouring properties.



PL02: Drawing of the proposed floor plans (Not to scale).

4.0 APPEARANCE

The design of the extension has taken reference from the existing. The materials used will consist predominately of the same random rubble stone, or be matched as closely as possible. The extension will match both the masonry and roof finish of the existing. All new windows, doors, and rainwater goods, if necessary, will also match or be as similar as possible. The small rear extension will be subservient to the existing using a palette of materials that will blend seamlessly and stay within the boundaries of the rear elevation. The overall look of the building will comparatively be the same.



PL03: View of the front of the property.

5.0 ACCESS

The access will continue to be made from Sawley Road. The proposal will not affect the existing driveway or parking in any way.

6.0 PRECEDENT STUDIES

A quick study has shown that there are similar properties in the local area that exhibit characteristics to that of the proposed in materials and roof form.

7.0 HERITAGE CONSIDERATIONS

7.1 HERITAGE ASSET DESIGNATIONS

The application site is contained within the defined boundary of the Sawley Conservation Area which is a Designated Heritage Asset and is designated as a Conservation Area under the provisions of Section 69 of the Planning (listed Buildings and Conservation Areas) Act 1990. The special interest of the Sawley Conservation Area is derived from the following;

- The ruins of the Cistercian Abbey founded in 1147 and now under the guardianship of English Heritage; the Abbey is a Grade-I listed building and its surroundings are designated as a Scheduled Monument;
- The historic bridge;
- The earthworks and St Mary's Well in fields to the east of the Abbey;
- Its listed buildings, several of which owe their character to the reuse of Abbey masonry;
- The unusual industrial character and historical importance of The Long Building, a former textile printing works;
- The survival of an early Friends Meeting House, untouched since 1777 and still in use as a place of worship;
- The setting of the village on the banks of the Ribble, whose meanders provide many scenic views from various points in the village;
- Its open and dispersed character, with green fields forming an important component of most views;
- The backdrop of high hills and fells;
- The Ribble Way Long Distance Footpath, which passes through the village and brings visitors to Sawley;
- Its location within the Forest of Bowland Area of Outstanding Natural Beauty.

The building known as 'Long Building' (Ivy Cottage, Reading Room and connecting buildings in the same range) is located immediately to the north of the application site and is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The statutory list entry for the building is as follows;

"Row of buildings, probably early C19th and industrial, with medieval remains, partly converted for domestic use, and partly converted into a Methodist Chapel in 1867. Sandstone rubble with stone slate roof. Ivy Cottage, at the east end, is of 2 storeys, and of one bay to the south, having tripartite windows with plain stone surrounds and square mullions. To the right is a door with plain stone surround. The main range has openings with plain reveals, including 5 doorways on the ground floor. Towards the left is the chapel, with 3 windows on the 1st floor with plain stone surrounds and semi-circular heads. To its right is a chamfered ground-floor window. The west gable wall adjoins the site of the former Abbey mill and incorporates a wide chamfered fireplace with segmental head and with a narrower arched recess to its left. On the 1st floor is a blocked chamfered doorway with Tudor-arched head. The north wall has openings with plain reveals, some 1st floor doors towards the left reached from an external platform, The chapel, further right, has 3 windows with plain stone surrounds and semi-circular heads. At the left is a 1st floor door with similar surround. At the far right is a chamfered slit opening on the ground floor. Interior not fully inspected, but 2 ground-floor windows on the north side and one on the south side have splayed reveals and chamfered inner arches of dressed stone. The site of the former Abbey Mill, at the west, is a Scheduled Ancient Monument."

7.2 ASSESSMENT OF SIGNIFICANCE

Archaeological Interest:

The application site and surrounding land possesses some archaeological interest given its close proximity to the ruined Sawley Abbey and in that the application site is located on land that formed part of the western side of the abbey precinct. A stone boundary wall with associated

earthworks lie approximately 95m to the north west of the application site and denote the western edge of the former abbey precinct. However, the modern development of the village immediately to the west of the abbey, largely comprising of small to medium sized detached dwellings, have impacted on and likely destroyed the archaeology of this area of the abbey precinct and the archaeology of any structures which once stood there.

The archaeological interest of the Sawley Conservation Area is derived from the historic plan form of the village which formed around the ruins of Sawley's Cistercian Abbey following its dissolution and was originally comprised of a number of tenanted farms. The villages extant stock of 18th and 19th century buildings, mostly farmhouses, agricultural buildings and cottages, contribute to this value. Many of these buildings are simple and modest in their appearance and scale and have an attractive homogeneity through the use of stone building materials and are likely salvaged from the ruins of the abbey. Sawley Abbey and its precinct is of great archaeological importance and is comprised of the extant ruins as well as earthworks within the surrounding fields. The history and archaeological significance of the site has been well investigated, recorded and documented.

The structure located to the north of the application site, known as 'Long Building' is considered to have incorporated the remains of the abbey mill and it is noted that the building contains late medieval masonry at its west end. The mill would have served an integral role in the abbey's agricultural activities which would have been an important source of income. It is considered that the Abbey mill was retained and repurposed as the village mill following the dissolution, prior to becoming a Wesleyan chapel in the 19th century. The building has since been converted into a number of dwellings.

Architectural and Artistic Interest:

The application site has little architectural intent other than the adoption of similar forms, materials and details in the design and construction of the existing dwelling in an attempt to achieve a traditional appearance.

The buildings in the conservation area are largely modest and conservative in their appearance but possess a degree of attractiveness through the homogenous use of building materials such as local stone and a mixture of sandstone and Welsh roofing slates. The buildings do possess some plain details such as, squared stone jambs, cills and lintels.

The appearance of these existing buildings is complemented by local details such as;

- Stone boundary treatments and stiles and decorative stone gate piers.
- Historic paving surfaces and street furniture.
- Open spaces surrounding the village, in particular those which surround the abbey and those which border the River Ribble.
- Historic paving surfaces.
- The back drop of trees located to the west of the village alongside the river.

These features contribute to the strong sense of place and the local distinctiveness of the village. However, this has been eroded by the modern 20th century housing built within the village.

The buildings known collectively as the 'Long Building' is a product of local vernacular tradition meaning that they would have been constructed using locally sourced materials, likely taken from the abbey ruins, and built by local skilled craftsman using local building techniques. Buildings of this type would display very little conscious design value in the form of architectural embellishment which would be of little importance but would not be without any conscious design entirely as the building would have been built with function and performance in mind with every part of the building performing a specific requirement. However, its rustic and simple appearance is attractive in its own right and as part of its rural setting.

Historic Interest:

The application site possesses no inherent historic interest given the modern origin of the existing dwelling.

The conservation area provides a limited insight into what the day-to-day life of the local inhabitants would have been like during the 18th and 19th centuries.

In terms of associative historic interest, the 'Long Building' will be associated with the various people who used / occupied the building; however, these associations are not manifested within the physical fabric and as such will remain unharmed. No known association with notable people or events has been found. In terms of illustrative historical value, the building is largely evidence of an early 19th century former industrial building, (with integrated medieval remains) which was partly converted into a methodist chapel in the mid-19th century. The building provides a limited insight into its historic use and the lives of its users / inhabitants.

STATEMENT OF SIGNIFICANCE:

Application Site:

The application site itself possesses no inherent special interest in a heritage context other than it is sited on land that formerly formed part of the western side of the abbey precinct, The site appears to have remained largely undeveloped until the construction of the existing dwelling in the late 20th century.

Conservation Area:

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 to 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. Such development is detrimental to the character and appearance of the conservation area and has contributed to a degree of erosion of local distinctiveness within the village. As a result, the application site does not contribute to the special interest of the conservation area.

Grade II Listed Building:

The significance of the listed building is derived from its extant historic fabric, its mixture of past historic functions and its rustic vernacular appearance. The rural surroundings of the village as well as the ruins of the abbey contribute to this significance as features of its setting. The application site does not contribute to the significance of the listed building as a feature of its setting.

7.3 HERITAGE IMPACT ASSESSMENT

Impact on the Sawley Conservation Area:

With the application site being located within the Sawley Conservation Area careful consideration must be given to ensure that the development proposals preserve the character and appearance of the area. The proposed extension is modest in scale, materials selection and detailing and is in keeping with the host dwelling. With the extension being sited to the rear west facing elevation of the building, the proposed extension will not be at all visible from Sawley Road to the east as it will be well screened by the house, which itself is well back from the roadside.

Impact on the Setting of the Grade II Listed Building:

The existing dwelling to the application site is not a listed building, however it is located in close proximity to the Grade II listed 'Long Building' on its south side, where the application site and the listed building are separated by an existing access road. Given the modest scale of the development and its sympathetic materials palette it is considered that there will not be any detrimental impact on the significance of the listed building, especially given that the application site itself does not contribute to this significance as a feature of the listed buildings setting. The proposed extension will not feature in views along the south side of the listed building and will be largely screened by the existing house as well as the existing shrubs / trees located along the northern edge of the application site.

8.0 CONCLUSION

In summary, the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and the surrounding area.

The proposal does not compromise the amenity or privacy of adjacent properties, or their gardens and would not result in a loss of light or amenity to the neighboring property. The site is within an established residential area in which similar-sized dwellings in terms of height and scale are situated nearby.

The small rear extension only serves to enhance the resident's comfort. At present, the house does not provide the layout required for a workable and balanced environment for all those that reside there.

This document has also demonstrated that there will be negligible heritage impacts on the significance of the nearby listed building as well as the character and appearance of the conservation area.