

**HOUSEHOLDER APPLICATION**

**FOR**

**NEW SWIMMING POOL  
AT**

**LANESIDE HOUSE, SAWLEY  
HERITAGE STATEMENT**

Job No. 7284-HS-RR-1.00

## 1.1 DESCRIPTION

1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the client as part of a householder application to propose a new swimming pool into the rear garden at Laneside House.

This report is in support of the application and should be read in conjunction with the supporting information.

The building appears to have its origins in the mid-19th century and has been present in its current form by 1910 according to historical maps. The building is not a listed building but is within the defined boundary of the Sawley Conservation Area, which is a designated heritage asset.

The following maps document the building dating back to the noted dates.



Figures Showing Initial Development of Laneside House (1850-1890)  
(Maps taken from National Library of Scotland, 2025)

## 2.0 EXISTING

2.1 Sawley is located on the banks of the River Ribble, and is known for its meanders, gravel islands, wild flowers, wildlife, footpaths and bridges- all of which are attractive scenic features of the village that attract visitors. Laneside House is situated adjacent to the River Ribble, at the junction between Laneside and Smiley Old Brow.

2.2. The dwelling itself reflects the local cottage typology that is present throughout the area, and has been constructed using whitewashed uneven stone, and a natural slate roof.

### 2.3 Existing Photographs:



Photographs Showing Existing Property and Rear Garden

## 3.0 HERITAGE ASSETS DESIGNATIONS

3.1. The house is not a listed building but is located at the edge of the defined boundary of the Sawley Conservation Area, which builds upon national policy, as set out in PPG15; and local policy, as set out in the Local Plan 1998.

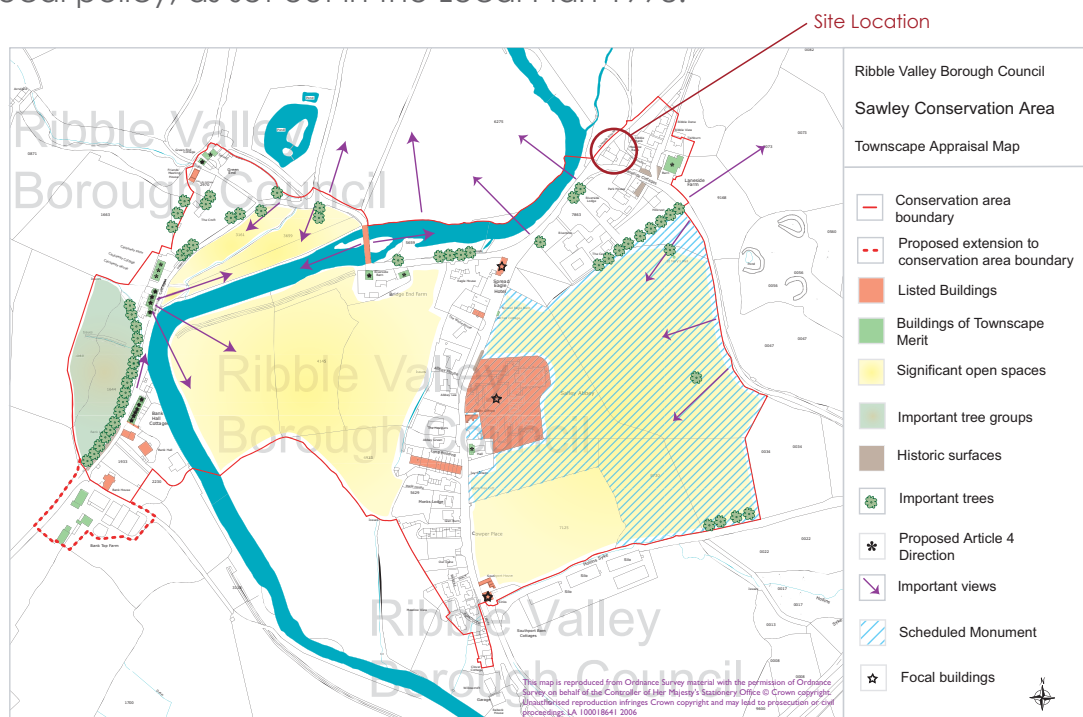
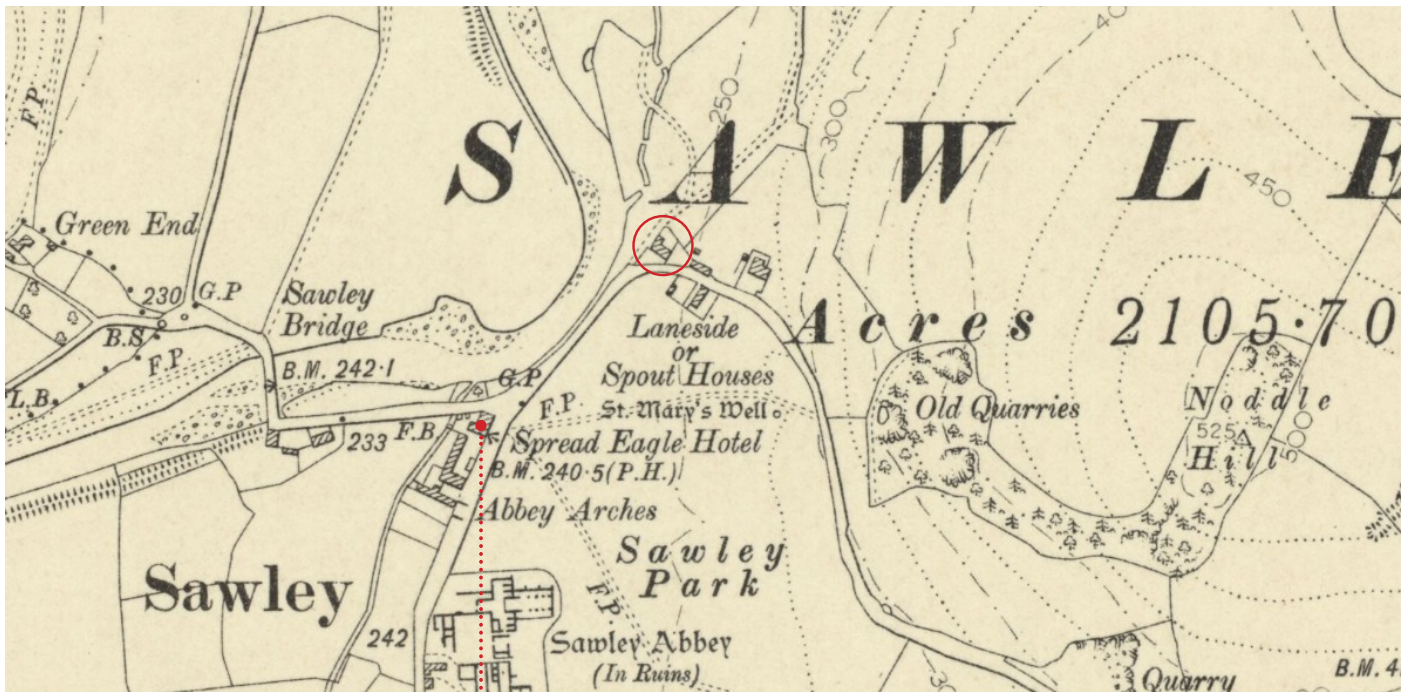


Figure Showing Sawley Conservation Area  
(Retrieved from Ribble Valley Borough Council, 2025)

3.2. The nearest listed building is located approximately 175m to the south-west of the application site, the Spread Eagle Hotel. This Grade II, early 19th century coaching inn exhibits an unusual watershot stone facade.



Spread Eagle Hotel

Figure Showing Later Development of Laneside House (1910)  
(Map taken from National Library of Scotland, 2025)

## 4.0 PROPOSED DEVELOPMENT

4.1 The proposal involves the construction of a new swimming pool with associated landscaping and re-grading, a new outbuilding for pool changing, a greenhouse and boundary amendments. The proposal will sensitively position the pool within the landscape and create a new landscaped gradient to maintain the visual residential garden use. The proposal works with existing levels and positions the changing outbuilding close to the existing garage. The existing large overgrown boundary hedge will be replaced with a new planting hedge and retaining wall to maintain the site enclosure and privacy. The tree and hedge removal are included in a separate application.

4.2 The scheme has been designed to integrate with the landscape and reduce any visual impact on the surrounding area and conservation area. Whilst there is a footpath to the north-west of the site proposal, the topography and landscape proposal will ensure to reduce any visual impact. The proposal allows for a more productive use and disabled access to the garden space, which will create an enhanced link to the existing dwelling. The rear section of the scheme is to be fenced to the corner of the outbuilding with an area of new hedge.

## 5.0 CONCLUSION

5.1 The intention of the proposal is to enhance the existing rear garden at Laneside House, as well as providing disabled access across the site.

5.2 This development will not influence the special character or inhibit any important views within the Sawley Conservation Area.