

Ref: 127/01/LA01
Date: 13 April 2016

APPEAL STATEMENT

LPA REFERENCE: 3/2015/0509

LAND ADJACENT TO SOUTHPORT HOUSE, SAWLEY, BB7 4LE



**SHAW &
JAGGER**
ARCHITECTS
14-15 Regent Parade
Harrogate
North Yorkshire
HG15AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

CONTENTS

1.0	Introduction	1
2.0	Background	2
3.0	Relevant Planning Policy	6
4.0	Planning Merits	9
5.0	Conclusion	13
6.0	Appendix 1	14
7.0	Appendix 2	17

1.0 INTRODUCTION

1.1 Shaw and Jagger Architects Ltd have been instructed to undertake a written representations appeal against the refusal of planning permission by Ribble Valley Borough Council (RVBC), for the demolition of existing poultry sheds and the construction of a new detached dwelling on land adjacent to Southport House, Sawley Road, Sawley, BB7 4LE. It was refused on the 24th December 2015 under application reference 3/2015/0509.

1.2 This Appeal Statement is arranged as follows:

- Section 2 of this appeal statement sets out the background to the appeal.
- Section 3 identifies the relevant Planning Policy.
- Section 4 sets out the planning merits of the proposal.
- Section 5 provides a conclusion.

1.3 The decision notice stated two reasons for refusal based on policy issues relating to the impact of the proposals on the immediate site and wider landscape as well as development within the open countryside. This appeal statement will therefore address these considerations. However the primary focus of the appeal relates to the lack of engagement by RVDC during the application process and how it appeared to decide the application without proper consideration following a significantly delayed determination period.

2.0 BACKGROUND

Site & Surrounding Area

- 2.1 The site is located immediately south of an unnamed road running alongside Hollins Syke on the outskirts of the village of Sawley. Until the 1960's this road (A59) was the main road into Sawley from Gisburn when it was realigned further to the south to bypass the village. Hollins Syke runs east to west immediately north of the site with the land rising North West towards Beacon Hill and south towards Pendle Hill. Sawley lies within the Forest of Bowland Area of Outstanding Natural Beauty although the site lies immediately south and outside of the AONB. The site also lies outside of the village boundary although it is brownfield land. The scheduled monument of Sawley Abbey and surrounding parkland lies approximately 175m north of the site.
- 2.2 The site currently contains four dilapidated poultry sheds which were constructed in the 1970's and have stood empty for approximately three years. To the north and east of the site are undeveloped fields bounded by the modern A59 to the south and the old A59 to the east. To the north of the site on the opposite side of Hollins Syke lies another field with a children's playground 150m away on the far side which in turn lies immediately south of Sawley Abbey. The village of Sawley lies to the north and west beyond the Grade II Listed Southport House on the far side of the road with most development between the River Ribble and the road taking place in the twentieth century.
- 2.3 Planning Permission was granted in February 2013 for the construction of eleven static caravans / holiday lodges on the site (3/2012/0797).

Development Proposal

- 2.4 The application sought Planning Permission for demolition of the existing poultry sheds and the construction of a new detached dwelling. The site has been in our clients' family for many years and has been operated as a tenanted poultry farm for much of this time. The lease came to an end in 2013 and the buildings are in a very poor state of repair with the roof of the north eastern building having collapsed. The poultry farm had been a source of nuisance to the village for many years with a number of complaints having being received regarding the smell. Whilst local residents were keen to see the poultry farm cease operations, they were not happy with the holiday lodges approved under permission 3/2012/0797 seeing it as an intensification of use and opposed the application with an organised campaign focusing particularly on egress from the site and increased surface water run-off.
- 2.5 The holiday lodge application was submitted by our client on the advice of council officers on the basis that it represented the best chance of success for an alternative use for the site and that a residential use would not be supported. Although this application was granted, the commercial viability of the proposal was poor especially given the fact that other similar sites

in close proximity to Sawley and operated by large national companies would be in direct competition – holiday parks at Gisburn and Old Langho are run by Hoeseasons and are 3.5 and 8 miles away respectively. The amenity space provided by approved lodges is also very poor with virtually no space for recreational facilities nor are there any nearby nor is there space for manager or owner oversight.

- 2.6 The impact upon both the AONB and the nearby Southport House and Sawley Abbey is much greater with the approved lodges than with a single dwelling both in terms of footprint on the site and on permeability of views through the site.

Planning Process

- 2.7 Shaw & Jagger Architects were approached by representatives of the village regarding the holiday lodge application and were subsequently commissioned by the site owner to investigate possible alternative uses for the site that would be more acceptable to residents. On 31st July 2013 a pre-application enquiry was submitted to Ribble Valley Council for the construction of a single new dwelling on the site. This content of the pre-application enquiry was subject to extensive community consultation with residents comprising a series of meetings with village representatives and a very well attended presentation in the village hall. The outcome of the community consultation process was that there was overwhelming support for a single new dwelling on the site that was designed in a style in keeping with the village (see Appendix I).
- 2.8 A detailed response to the pre-application enquiry was received on the 6th November 2013 which was broadly supportive of the principle of residential development on the site subject to a number of material considerations such as the sustainability of development on the site, the impact of the scheme upon the landscape and the impact of the scheme upon Southport House and Sawley Abbey. Whilst the content of the letter was positive, the timescale involved from submission of the enquiry to receipt of the advice was substantially longer than the target six week response time.
- 2.9 On receipt of the pre-application advice, additional options were prepared and presented to the planning authority in a meeting with Sarah Westwood and Rachel Horton both of whom are no longer with the council. These additional options are included in Appendix II.
- 2.10 Following the above meeting and subsequent advice received via email, proposals were drawn up on a smaller scale which reduced the size of the house from approximately 6,000sqft to around 3,500sqft. This scheme formed the basis of the full planning application submitted in July 2015 with a target decision date of 8th September 2015.
- 2.11 After the target decision date for the application had passed and no decision had been received or extension of time request received we were advised in October that as the original

case officer had now left the council it would be dealt with by Adrian Dowd who had not looked at the application yet. We offered to meet on site to discuss the issues involved with the application but were told that he wanted to make an unaccompanied site visit in the first instance.

- 2.12 On the 2nd November after failed attempts to speak to Mr Dowd via telephone, an email was sent again requesting a meeting and after phoning again on the 11th November were told the application still hadn't been looked at and that a response would be forthcoming the next week.
- 2.13 On the 16th November following more phone calls we were again advised that no one had looked at the application. At the beginning of December 2015 over twenty weeks into what should have been an eight week planning application we had had no response and our phone calls were not being answered.
- 2.14 On the 8th December 2015 following repeated failed attempts to solicit any response from the council we sent an email to the Head of Planning Services – John Macholc - asking how the application would be dealt with given the consistent failure of the council to engage with us during the planning process.
- 2.15 The next day on the 9th December 2015 we received a response advising that the delay in determination was unacceptable and that a further response would be provided by the end of that week. On the 11th December we received a further email stating that the application would be refused under delegated powers given the fact that the Council “can not see anyway in which amendments could secure an approval given its unsustainable location, impact on the adjacent Listed Building and visual on the AONB”.

Planning History

- 2.16 There is one planning application which is relevant to this appeal which is permission referred to above to replace the poultry sheds with holiday lodges – a quasi-residential use (3/2012/0797).

Appeal Context

2.17 This appeal relates to the decision by Ribble Valley District Council to refuse planning application 3/2015/0509.

2.18 The decision notice dated 24th December 2015 confirmed the following reasons for refusal:

“The proposal's location, size, height, materials and landscaping results in a prominent and incongruous development which undermines Sawley Conservation Area's distinct linear village morphology, its visual heirarchy of buildings ('Focal Buildings') and the significance of its open spaces surrounding Sawley Abbey. This is harmful to the character and appearance of Sawley Conservation Area, the setting of listed buildings (principally Southport House) and the cultural heritage of the Forest of Bowland Area of Outstanding Natural Beauty. This is contrary to Key Statement EN5 and Policies DMG1, DME4 and DMG2 of the Ribble Valley Core Strategy and the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 60 (reinforce local distinctiveness), Paragraph 115 (conserve cultural heritage), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) and Paragraph 132 (great weight to conservation).”

and;

“The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy Adopted Version in that the approval would lead to the creation of a new dwelling in the defined open countryside without sufficient justification which would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to an unsustainable form of development in a location that does not benefit from adequate access to local services or facilities placing further reliance on the private motor-vehicle contrary to the NPPF presumption in favour of sustainable development.”

2.19 In stating its reasons for refusal, Ribble Valley District Council refers to the impact of the proposed building on the immediate and wider landscape and by implication the principle of development on the site which was established as being acceptable during the planning process. Throughout the planning process we have sought to engage the Council in constructive discussion which they have consistently failed to do. On the 8th December 2015 the Council had not looked at the application yet on the 11th December 2015, a mere 3 days later, they stated that the application would be refused. Given the fact that we had been asking for a meeting to discuss the proposals for several months we do not consider that three days is sufficient time to properly consider this planning application.

3.0 RELEVANT PLANNING POLICY

- 3.1. Section 38(6) of the Planning Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan for Ribble Valley consists of:

- Core Strategy (adopted December 2014)

Until replaced by the Housing and Economic Development DPD maps, those maps produced as part of the Districtwide Local Plan in 1998 remain in place.

Ribble Valley Core Strategy

- 3.2 The 1998 Local Plan Proposals Map North and Inset Map 25 - Sawley identifies the site as being in open countryside lying immediately south of and adjacent to the Forest of Bowland AONB. Policy ENE2 of the Core Strategy therefore applies even though the site itself is not within the AONB. This policy states that:

“The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced” and that “As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials”.

- 3.3 Policy DMH3: Dwellings in the Open Countryside and AONB states that in the open countryside residential development will be limited to:
- Development which is essential for agriculture or residential development which meets an identified local need.
 - The appropriate conversion of buildings to dwellings.
 - The rebuilding or replacement of existing dwellings.
- 3.4 The proposal site lies outside of the Sawley village boundary and immediately south of the Sawley Conservation Area and the Sawley Abbey Historic Parkland. Key Statement EN5 sets out policy in relation to Heritage Assets and their settings stating that they will be conserved and enhanced in a manner appropriate to their significance through amongst other things:
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
 - Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.

- 3.5 This is further covered by Policy DME4: Protecting Heritage Assets, which states that there will be a presumption in favour of development which conserves and enhances heritage assets and their settings.
- 3.6 This is also covered by Policy DMG1: General Considerations which requires that all development must be of a high standard of design which considers the building in context, is sympathetic to existing land uses in terms of size, scale, massing, style and building materials. This policy also requires all development to protect and enhance heritage assets.
- 3.7 Key Statement DS1: Development Strategy sets out the Council's policy with regard to the location of new housing development within the district whilst Policy DMG2: Strategic Considerations, states that development in Tier 2 settlements (of which Sawley is one) must meet at least one of the following considerations:
- The development should be essential to the local economy or social well-being of the area.
 - The development is needed for the purposes of forestry or agriculture.
 - The development is for local needs housing which meet an identified need and is secured as such.
 - The development is for small scale tourism or recreational developments appropriate to a rural area.
 - The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
 - The development is compatible with enterprise zone designation.
- 3.5 This is further detailed in Saved Policy ENV2 which states that development will only be permitted where:
- It is compatible with the character of the surrounding area;
 - The design of the buildings and structures and materials proposed relate to the setting;
 - Rural access roads can accommodate the traffic likely to be generated by the proposal;
 - Services and infrastructure can be provided without causing a serious harmful change to the rural character and appearance of the locality.
- 3.6 Policy DMG3: Transport and Mobility states that the Council will attach considerable weight to *"the availability and adequacy of public transport and associated infrastructure"*.
- 3.7 Key Statement DS2: Presumption in Favour of Sustainable Development states that:
"the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible".

National Planning Policy Framework

- 3.9 The introduction to the NPPF sets out twelve Core Planning Principles in paragraph 17 which states that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”.

But also that it should:

“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area”.

- 3.10 Paragraph 60 states that planning authorities should try to reinforce local distinctiveness but also that they should not *“impose architectural styles or tastes”*.

- 3.11 Section 11 of the NPPF confirms that the natural environment should be enhanced and protected. Paragraph 111 of the NPPF states that:

“Decisions should encourage the effective use of land that has been previously developed (brownfield land)”.

- 3.12 Section 11 of the NPPF discusses the natural environment and states in Paragraph 115 that:

“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty”.

- 3.13 Section 12 covers Heritage Assets with Paragraph 131 requiring Councils to take into account the enhancement of assets in the decision process and Paragraph 132 reinforcing the great weight which should be given to the conservation of Heritage Assets.

- 3.14 With regards to Decision Taking, the NPPF is quite clear in saying that Councils should work in a positive manner with applicants with Paragraph 187 stating that:

“Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”

4.0 PLANNING MERITS

4.1 As outlined in the introduction to this statement, current planning legislation states that planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. The main issues disputed are:

- Whether the construction of a new house on the site of the poultry houses is unsustainable development.
- Whether the proposed house would have a negative impact on the adjacent Heritage Assets (particularly Southport House and Sawley Abbey) or would in fact enhance those assets by removing the unsightly poultry houses.
- Whether the proposed house would have a negative impact on the adjacent AONB or would in fact enhance those assets by removing the unsightly poultry houses.
- Whether the Council acted in a positive manner during the application process and whether, in issuing a refusal within three days or first considering the application, it considered the merits of the proposal in sufficient detail.

Unsustainable Development

- 4.2 It is not disputed that the development lies outside the Development Limits of Sawley and is therefore in the open countryside.
- 4.3 Sawley is a Tier 2 village identified by the Council as having limited resources and it is commendable to encourage development in sustainable locations however, this should not prevent small scale development outside of larger settlements.
- 4.4 The refusal notice states that an approval for a new dwelling in this so-called unsustainable location would place *“further reliance on the private motor-vehicle”*. The approved holiday lodge application would generate many more vehicle trips per day and significantly increase traffic movement within the village. It is estimated that the lodge approval would generate 22 trips per day (in and out for 11 lodges) whereas a single dwelling would generate 4 trips per day (in and out for two cars).
- 4.5 The Council acknowledged in its original pre-application letter that the site could be considered as sustainable as it has good links to the main arterial road network, has a bus stop and a pub as well as being within 1 mile of Bowland High School.
- 4.6 In order to satisfy Key Statement DS1 with regards to new development in Tier 2 villages, it is considered essential to the social well-being of the area to remove the unsightly derelict poultry sheds and replace them with a new dwelling.

Heritage Assets

- 4.7 It is considered that the construction of a new dwelling on the proposed site would represent an enhancement to the setting of the adjacent Heritage Assets over both the existing dilapidated poultry sheds and the approved static caravans.
- 4.8 This area of countryside is characterised by farms and residential groupings distributed along and set back from the roads and not necessarily contained within development limits.
- 4.9 In terms of footprint alone, the existing sheds cover some 27,325ft² whilst the approved static caravans would have a footprint of 9,150ft². The proposed dwelling has a footprint of just 3,200ft² by comparison being 11% of the existing footprint and 35% of the approved footprint.
- 4.10 The curtilage associated with a single dwelling is also much reduced from both existing and approved site areas.
- 4.11 The setting of Sawley Abbey, Southport House and the AONB would be significantly enhanced by the removal of the poultry sheds. From within the village, views of the site are screened by existing buildings (Southport House and the Abbey with its surrounding walls) as well as by mature hedgerow running along the northern edge of the old A59. Longer distance views of the site are primarily from the road to the north west of the site which links Sawley with the A59 and from two PROW's (FP10 & 14). The backdrop of the proposal as seen from these elevated viewpoints is principally against the mature hedgerow rather than the abbey or village and the significantly reduced footprint and scale of development from the existing would be much less visually intrusive.
- 4.12 Although the development site is located outside of Development Limits, it is on brownfield land which has previously been used for poultry farming for forty years.
- 4.13 When consulted during the pre-application process, Historic England (then English Heritage) stated that *"we do don't believe that the development would have a significantly harmful impact on the setting of Sawley Abbey"*.

Forest of Bowland AONB

- 4.14 The proposal site lies immediately south of, and not within the Forest of Bowland Area of Outstanding Natural Beauty.
- 4.15 For the reasons outlined in the previous section relating to size of footprint and reduction in scale of development it is considered that the setting of the AONB would be improved by the removal of the poultry sheds and the construction of a single dwelling.

Proper Consideration

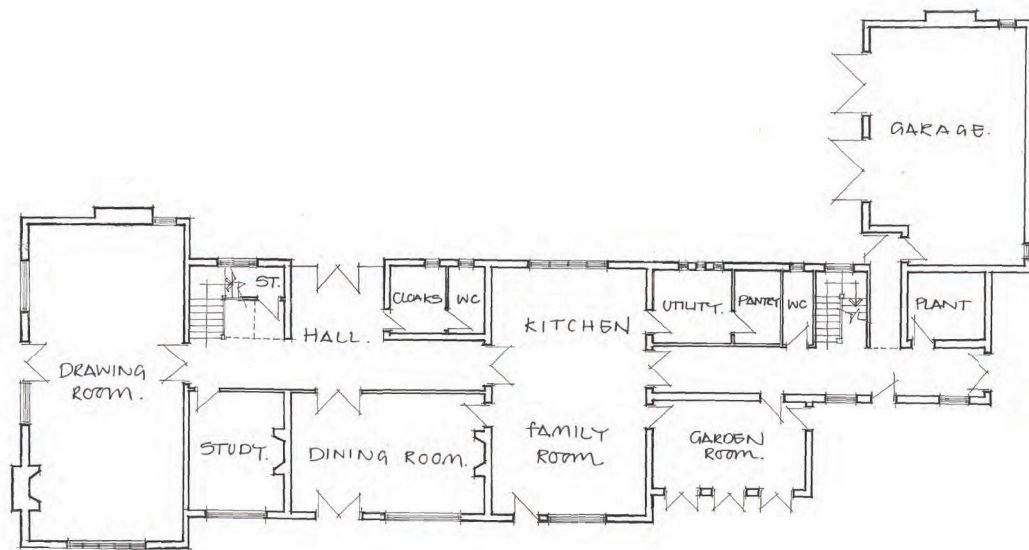
- 4.16 It is not disputed that the pre-application process, whilst taking much longer than expected, resulted in good quality advice in line with both the Council's own Development Plan and the NPPF.
- 4.17 An extensive consultation exercise was undertaken with the local community to ensure that proposals were developed with good local support. Prior to drawing up any proposals, a village meeting was organised in Sawley village hall to discuss the possibility of proposals for a new dwelling on the site as an alternative to the holiday lodges. Villagers were notified of the meeting held on 28th February 2013 at 7:30pm via invitations posted through letter boxes. The meeting was well attended by sixty people out of one hundred and thirteen invitations sent and was chaired by a member of the Sawley Village committee. Both Mr Sutton and Ed Jagger of Shaw & Jagger Architects were present to answer questions which ranged from how big any proposed house would be through highways and flooding issues, to whether the possibility of returning the site to a green field was a realistic proposition. Mr Sutton explained that the prospect of no development was not realistic nor commercially viable, and explained how he considered a house preferable to holiday lodges as more appropriate for the village. Ed Jagger explained how any proposed building would be designed in a traditional style of around 8,000 to 10,000ft² in size. At the end of the meeting, attendees voted with a show of hands on the question of whether a single large house was preferable to eleven holiday lodges. Fifty six people agreed that a house was preferable, three voted against with one abstention.
- 4.18 Following the village meeting, Shaw & Jagger Architects drew up two options for consideration by Mr Sutton and the local community. Option 1 was an arts and crafts style house with steep sloping plain tiled roofs, white rendered walls and large overhanging eaves whilst Option 2 was based on a traditional Lancashire longhouse design to be constructed using locally sourced stone with a stone slate roof. Both options were presented at a further village meeting held on Monday 22nd July 2013 again in the village hall. As with the first meeting, one hundred and thirteen invitations were delivered to houses within the village however, only fifteen people attended. A show of hands unanimously voted for Option 2 – the Lancashire longhouse option – with one abstention.
- 4.19 The traditional Lancashire longhouse option was the scheme submitted for pre-application advice.
- 4.20 Following receipt of the pre-application advice and further the submission of additional scheme designs as set out in Section 2 of this document it became increasingly difficult to solicit a response from the Council with to the departure of key

personnel within the planning department. All options submitted to the Council are included in Appendix II.

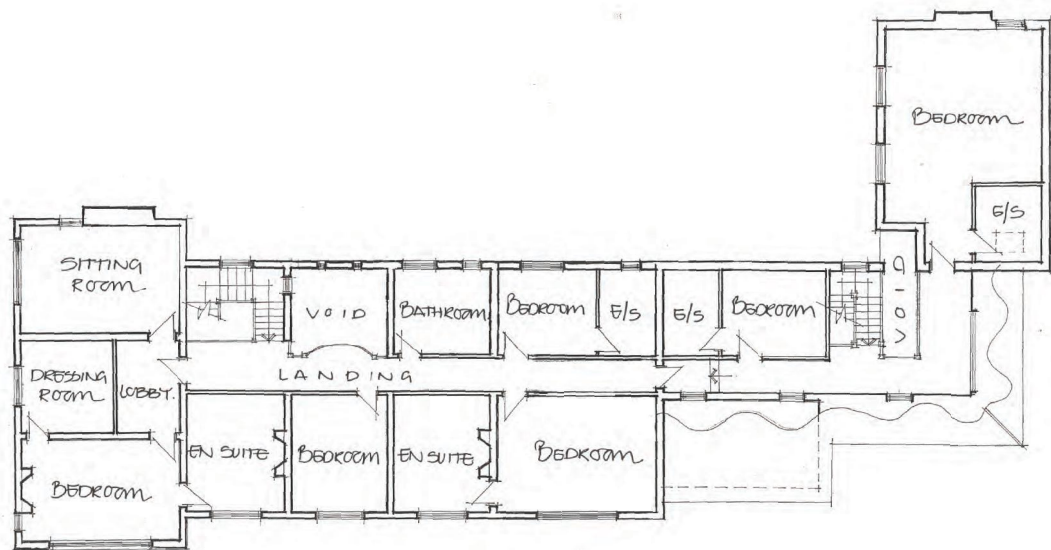
- 4.21 The scheme as submitted was developed following comments on size, scale and visual appearance from the Council and both immediately prior to submission and during the planning process it proved impossible to engage with the Council in any meaningful or positive discussion.
- 4.22 On the 8th December 2015 some twenty weeks after submission and with the application not having even been looked at by the planning team we asked the Head of Planning to intervene in the decision making process in preference to appealing a lack of decision. Three days later on the 11th December 2015 we were advised via email that the application would be refused and that there were no amendments which we could make that would secure an approval.
- 4.23 We are of the opinion that the Council did not properly consider the proposals at any stage during the application process and that three days is not sufficient time to undertake a thorough and proper examination of the issues involved in this application.

5.0 CONCLUSION

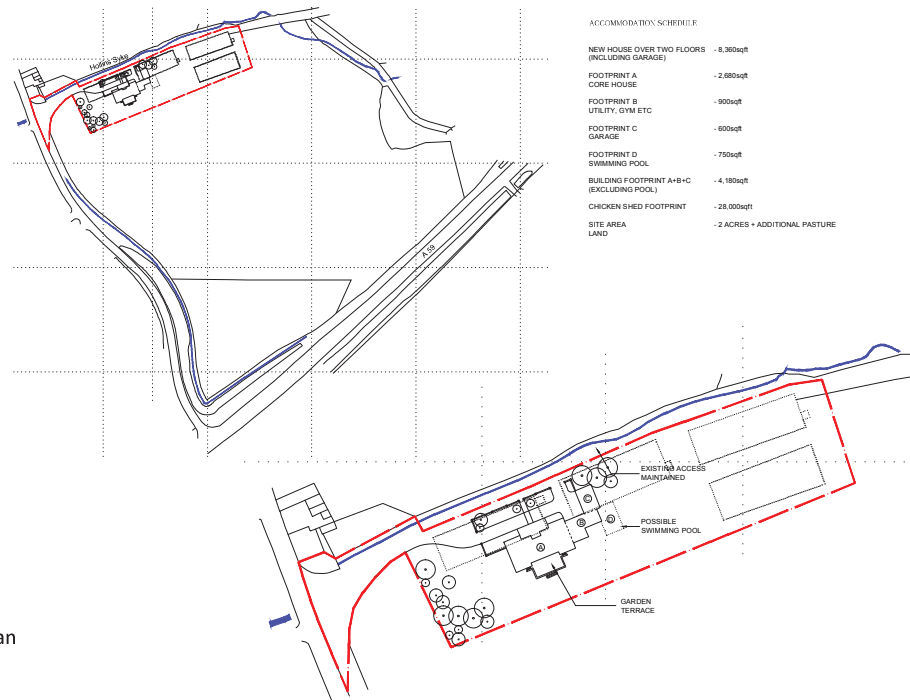
- 5.1 The proposals were developed in close collaboration with the local community in order to arrive at a scheme which could move forward with the support of the village behind it.
- 5.2 Brownfield development to replace dilapidated poultry sheds is not unsustainable.
- 5.3 The impact of the proposals on nearby Heritage Assets is not harmful.
- 5.4 The impact of the proposals on the Forest of Bowland AONB is not harmful.
- 5.5 The lack of engagement (positive or otherwise) shown by the Council during the application process is against both local and national planning policy.



Ground Floor Plan



First Floor Plan



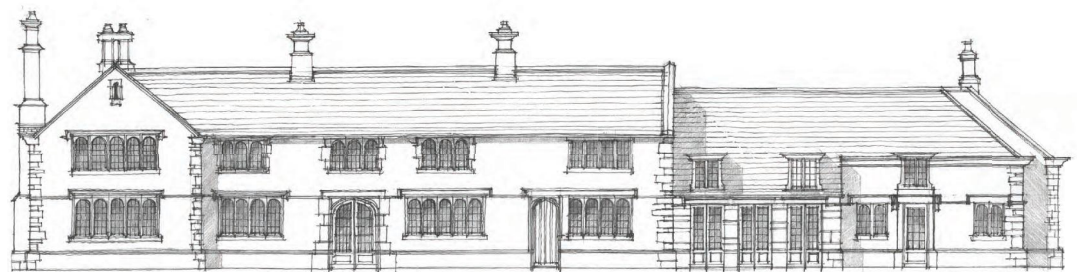
Site Plan



View from North West



North Elevation



South Elevation



East Elevation



West Elevation



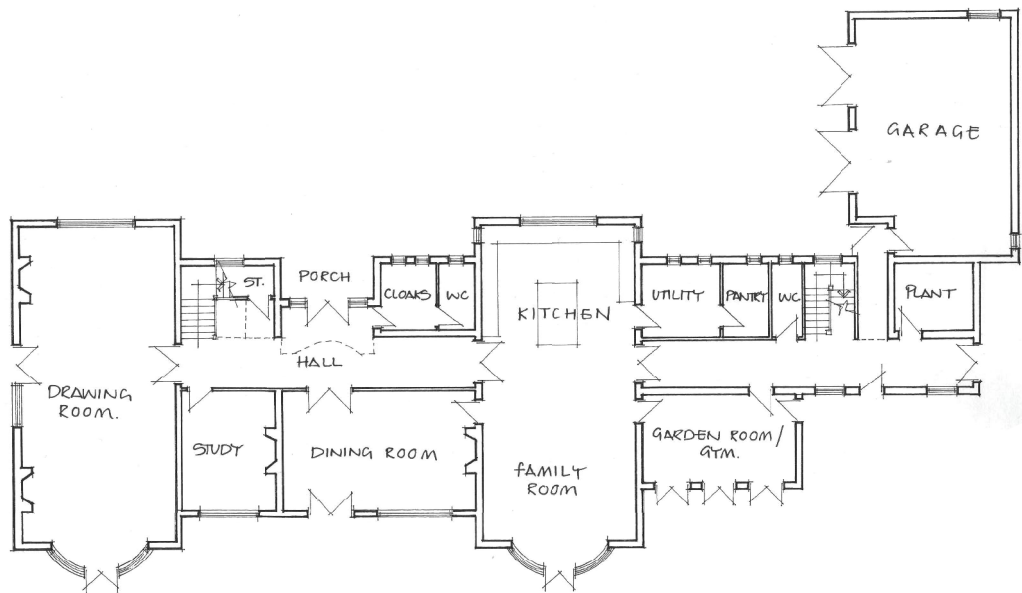
South Elevation



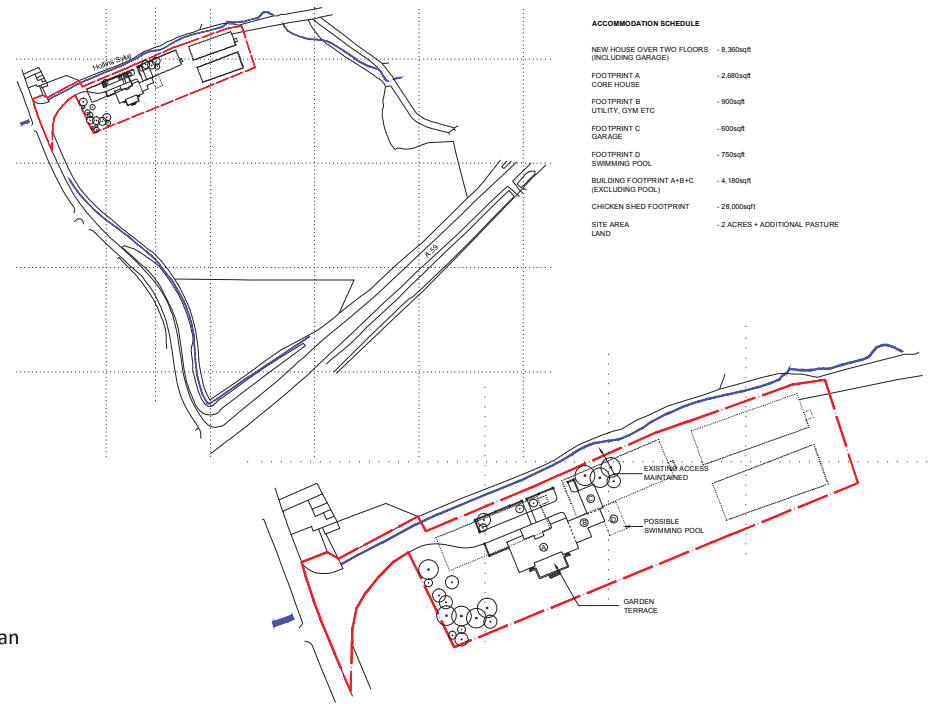
View from South East



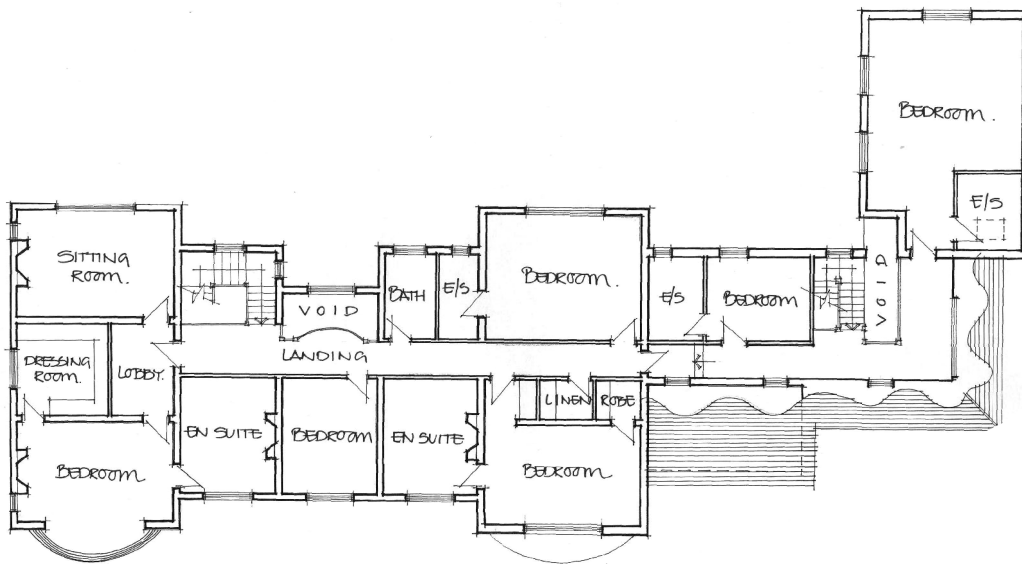
View from South West



Ground Floor Plan



Site Plan



First Floor Plan



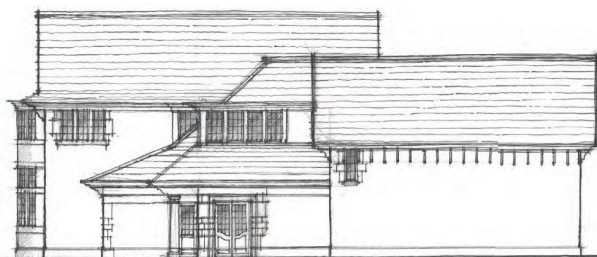
View from North West



North Elevation



South Elevation



East Elevation



West Elevation

New House . Sawley . Option 1



South Elevation

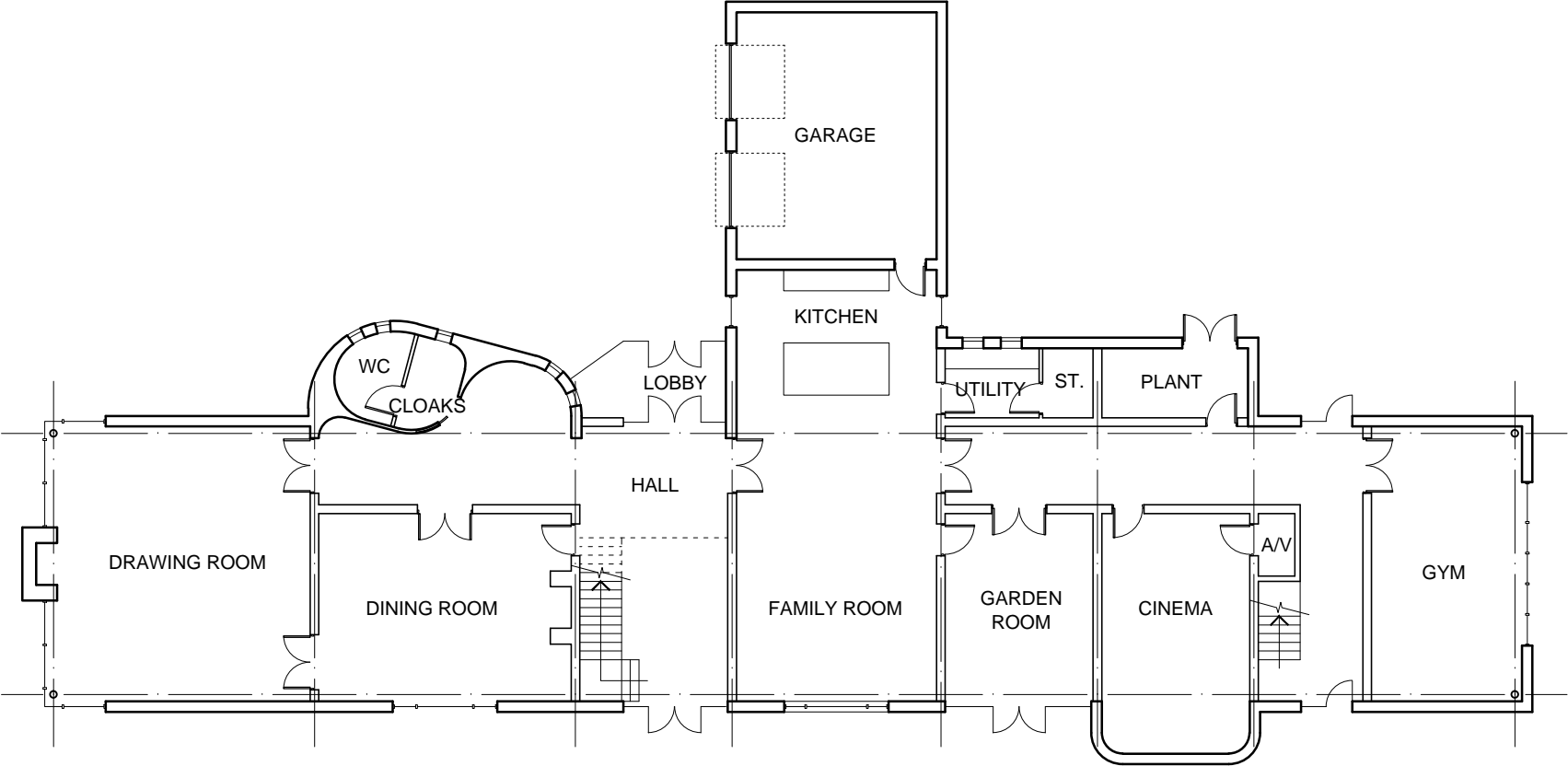


View from South East

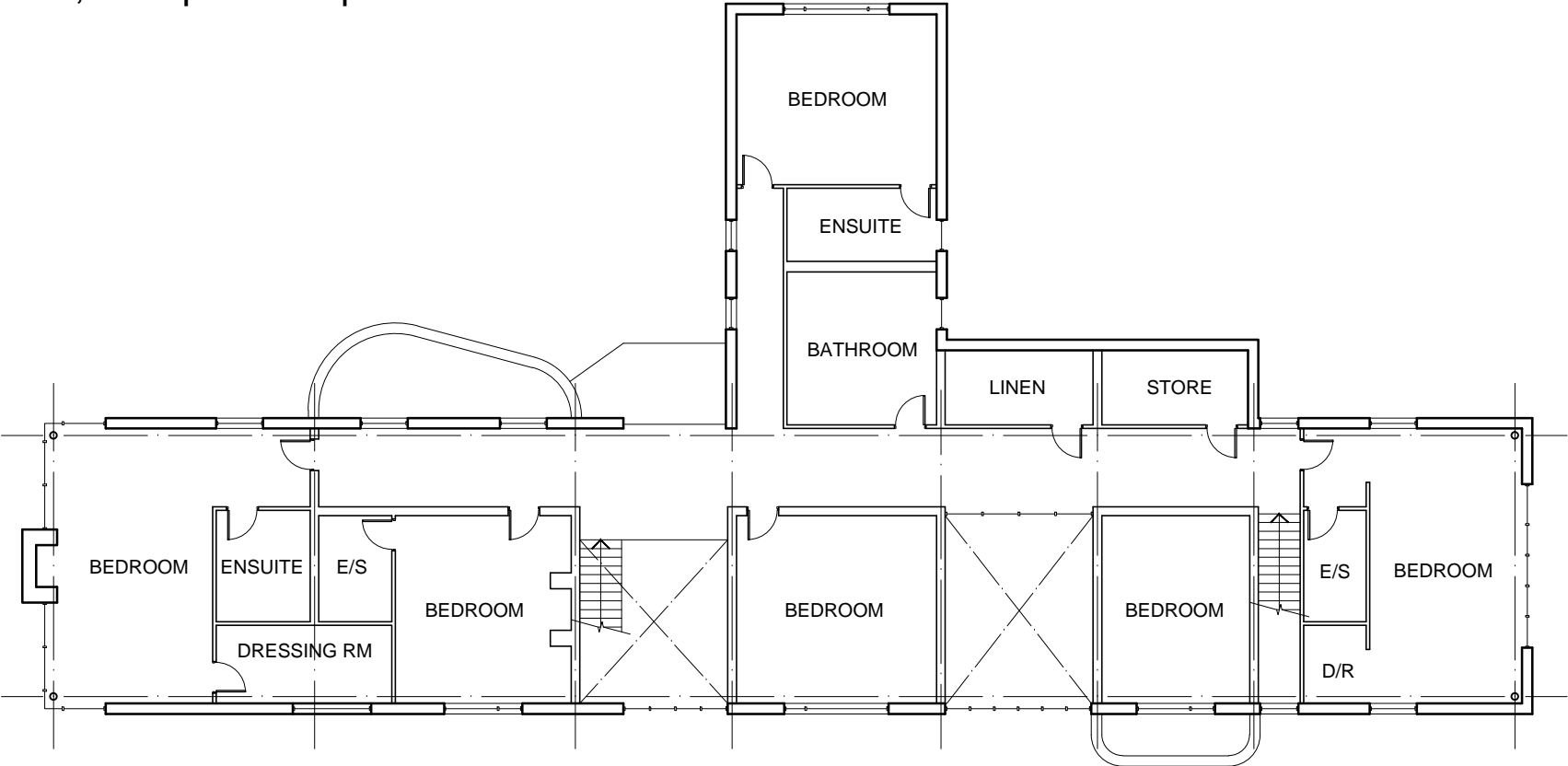


View from South West

- NOTES
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



GROUND FLOOR LAYOUT
4,875sqft / 453sqm.

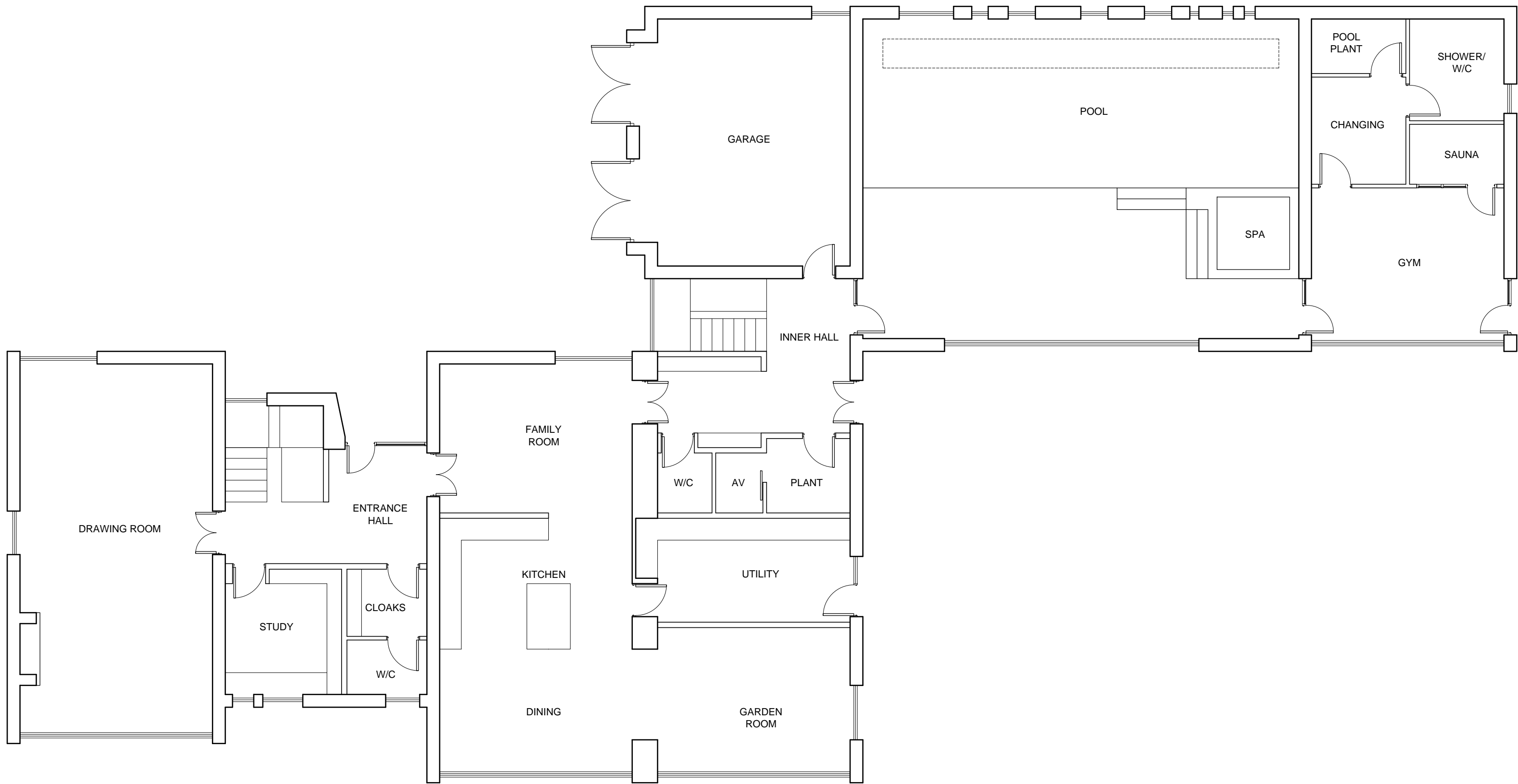


FIRST FLOOR LAYOUT
4,000sqft / 372sqm.

drawing stage	FEASIBILITY		
drawing status	INFORMATION		
client	MR J B SUTTON		
project	SOUTHPORT GRANGE SAWLEY		
drawing title	OPTION 1 FLOOR LAYOUTS		
date	JAN. '14	drawn	EJ
scale	1/200 @ A3	checked	FS

SHAW & JAGGER
ARCHITECTS
14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

- NOTES
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



drawing stage	FEASIBILITY		
drawing status	INFORMATION		
client	MR SUTTON		
project	SOUTHPORT GRANGE SAWLEY		
drawing title	OPTION 2 - 7720 SQFT (718 SQM) GROUND FLOOR PLAN		
date	02/01/14	drawn	JR
scale	1/100 @ A2	checked	EJ

**SHAW &
JAGGER**
ARCHITECTS

14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

Job No	DWG No	Rev
--------	--------	-----

127/01 (01)020 #

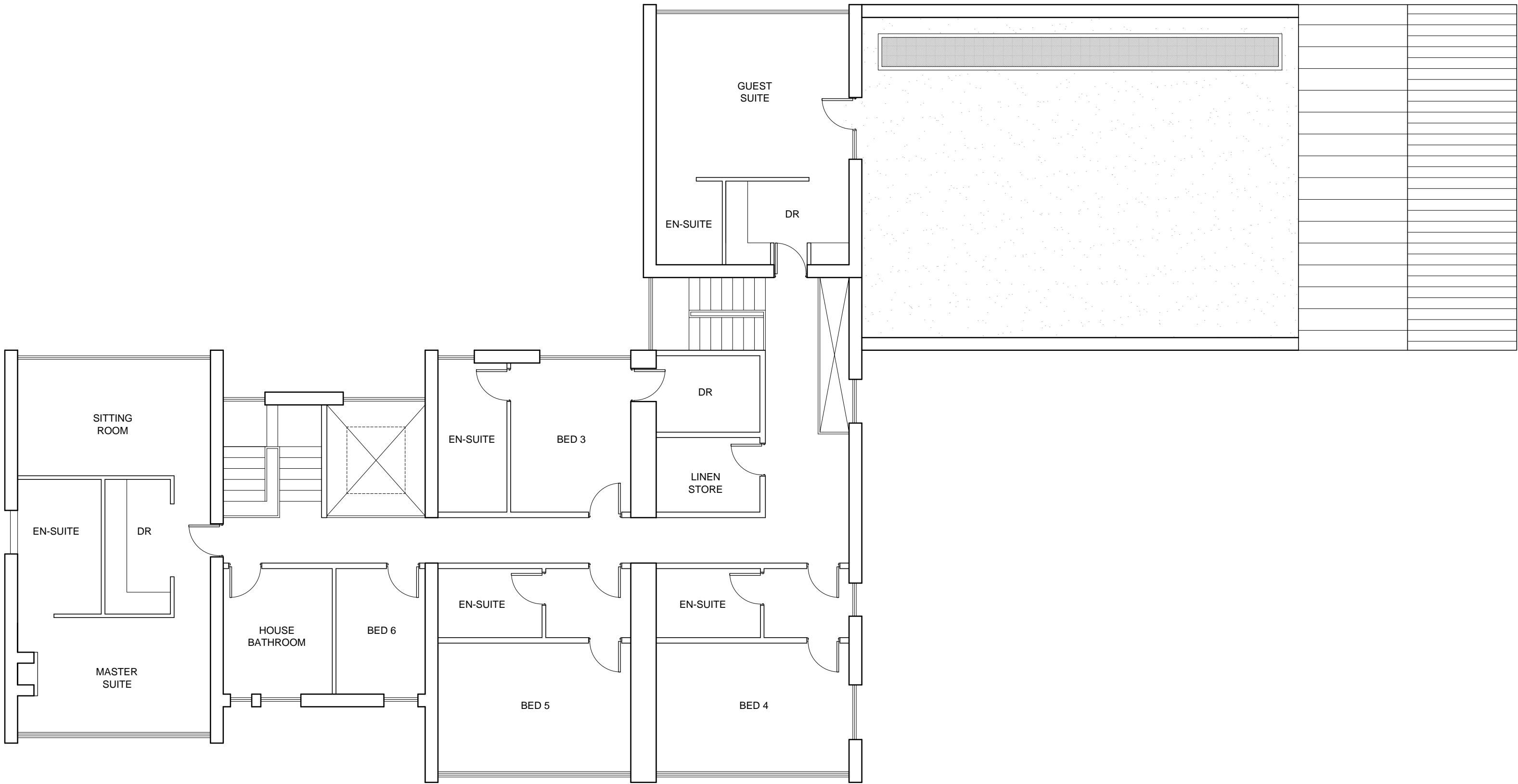
- NOTES
- All dimensions and levels are to be checked on site.

Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.

This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.

This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.

Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

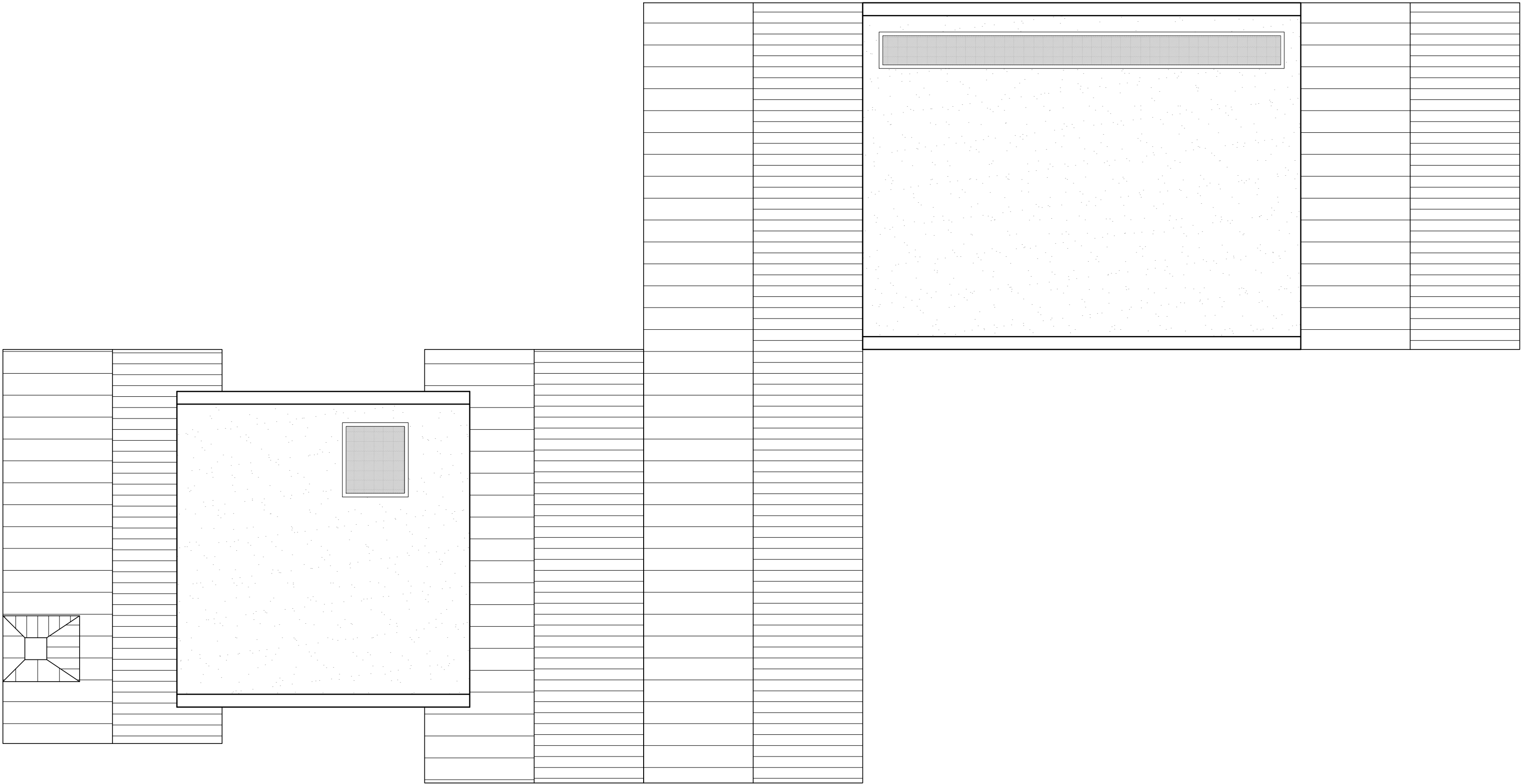


drawing stage	FEASIBILITY		
drawing status	INFORMATION		
client	MR SUTTON		
project	SOUTHPORT GRANGE SAWLEY		
drawing title	OPTION 2 - 7720 SQFT (718 SQM) FIRST FLOOR PLAN		
date	02/01/14	drawn	JR
scale	1/100 @ A2	checked	EJ

SHAW &
JAGGER
ARCHITECTS

14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

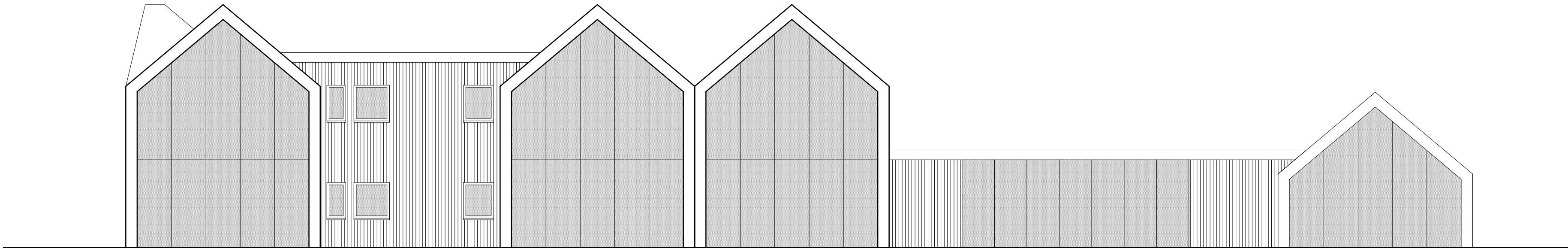
- NOTES
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



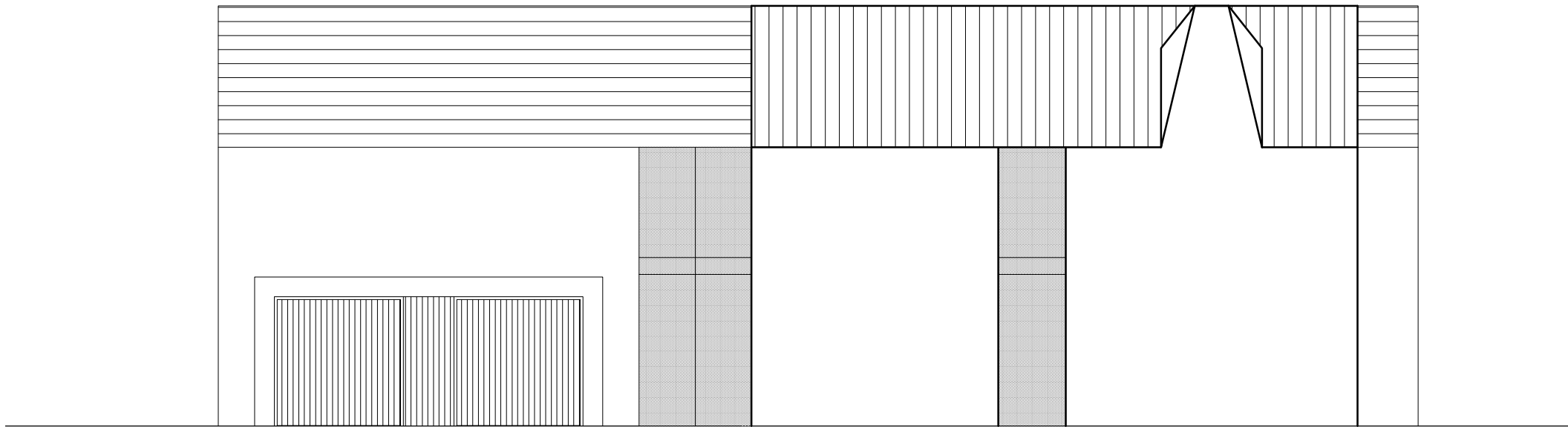
drawing stage	FEASIBILITY		
drawing status	INFORMATION		
client	MR SUTTON		
project	SOUTHPORT GRANGE SAWLEY		
drawing title	OPTION 2 - 7720 SQFT (718 SQM) ROOF PLAN PLAN		
date	02/01/14	drawn	JR
scale	1/100 @ A2	checked	EJ



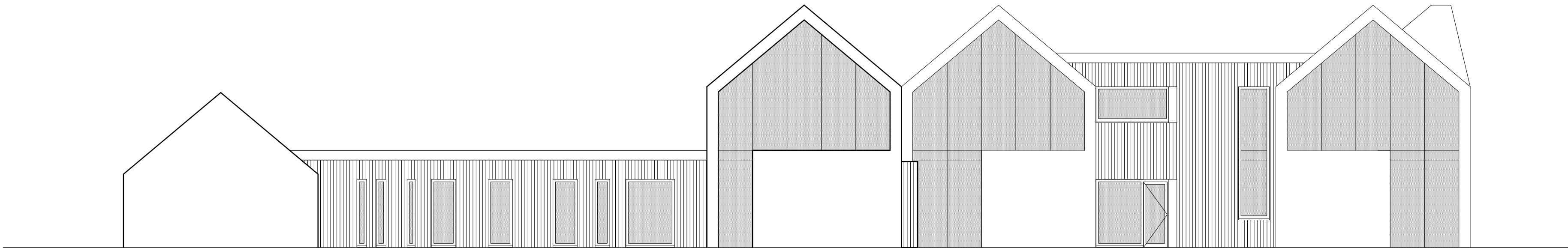
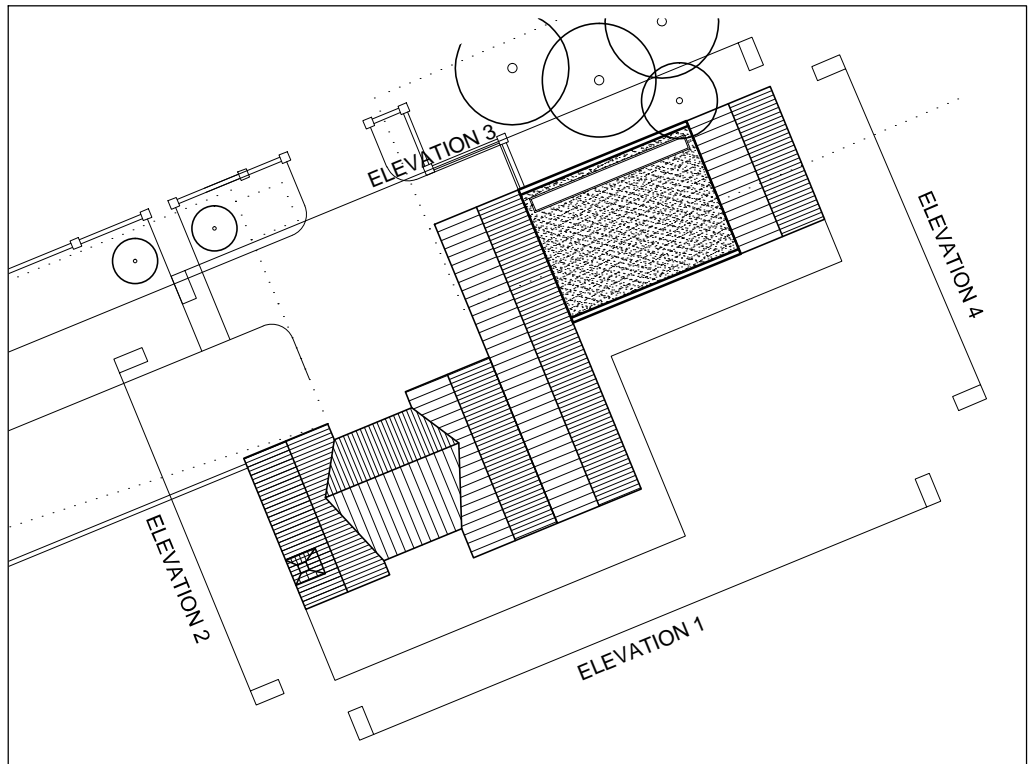
14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com



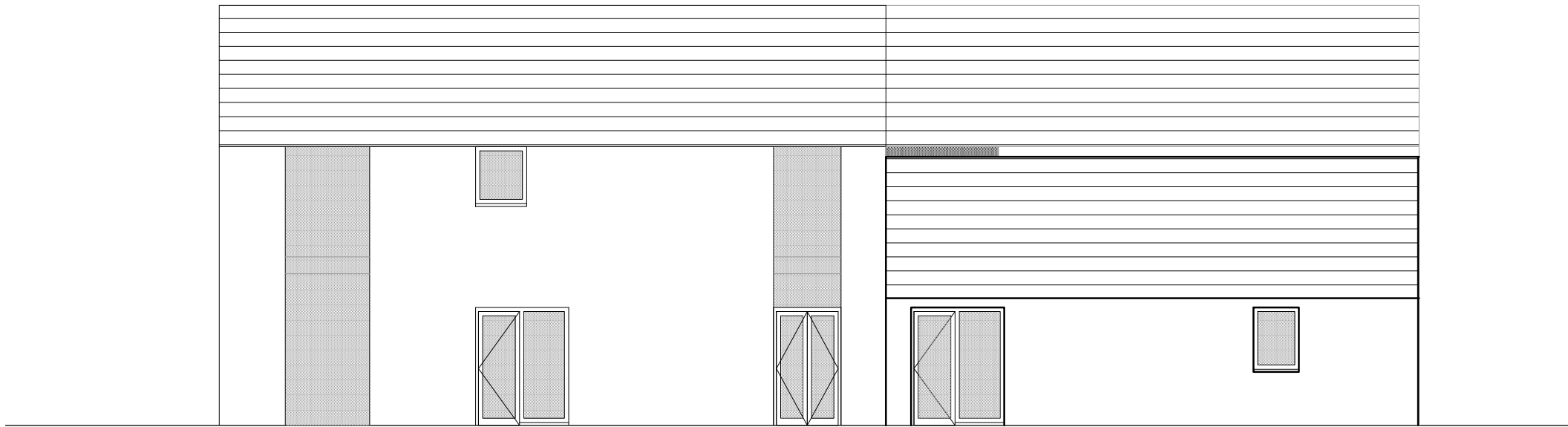
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

- NOTES
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

drawing stage	FEASIBILITY		
drawing status	INFORMATION		
client	MR SUTTON		
project	SOUTHPORT GRANGE SAWLEY		
drawing title	OPTION 2 - 7720 SQFT (718 SQM) ELEVATIONS		
date	02/01/14	drawn	JR
scale	1/100 @ A2	checked	EJ

**SHAW &
JAGGER**
ARCHITECTS
14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com



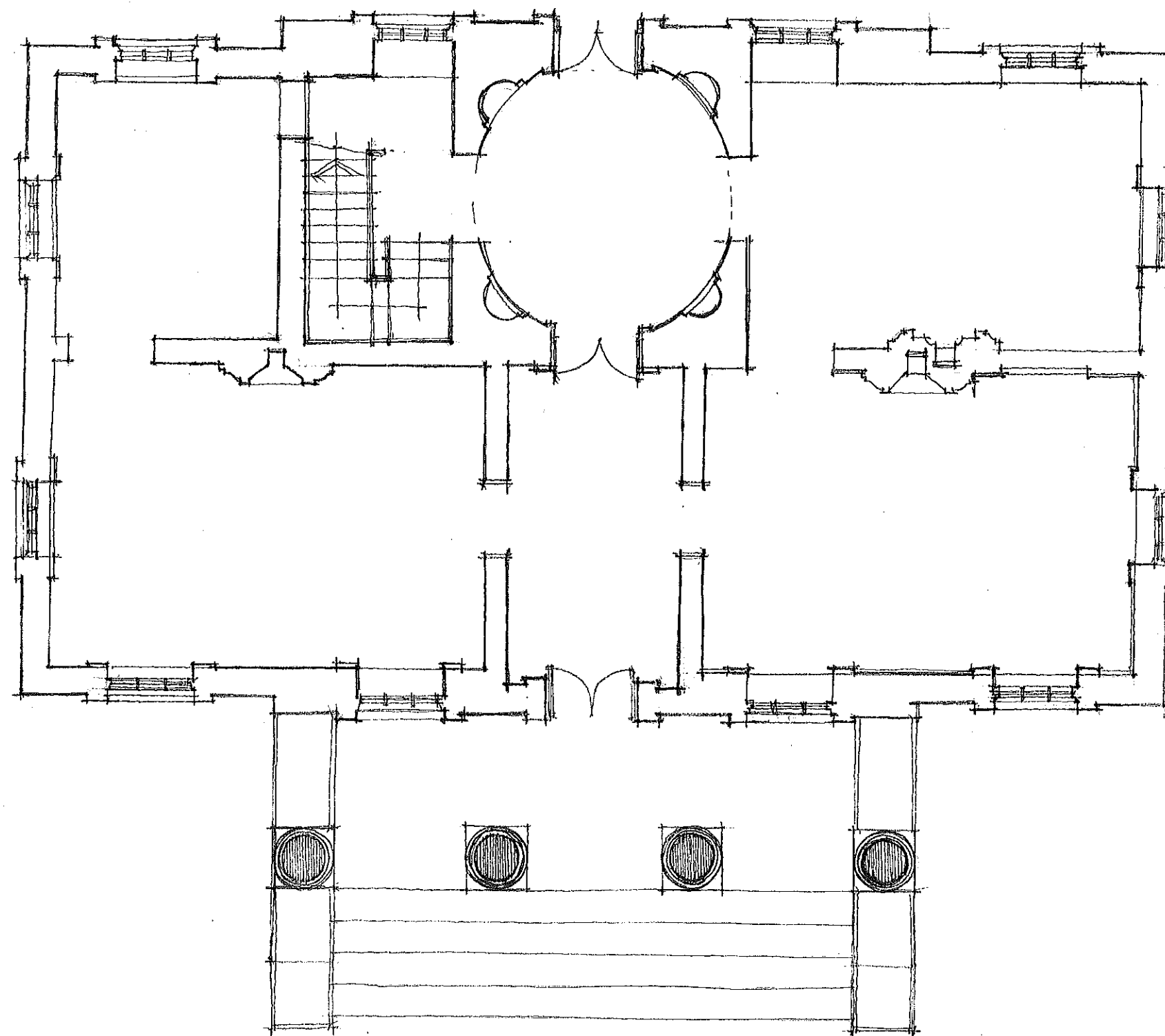
✓ Southport Grange: Western Prospect.

✓ AWT 4.

for Mr. J. B. Wotton.

OPTION 3.

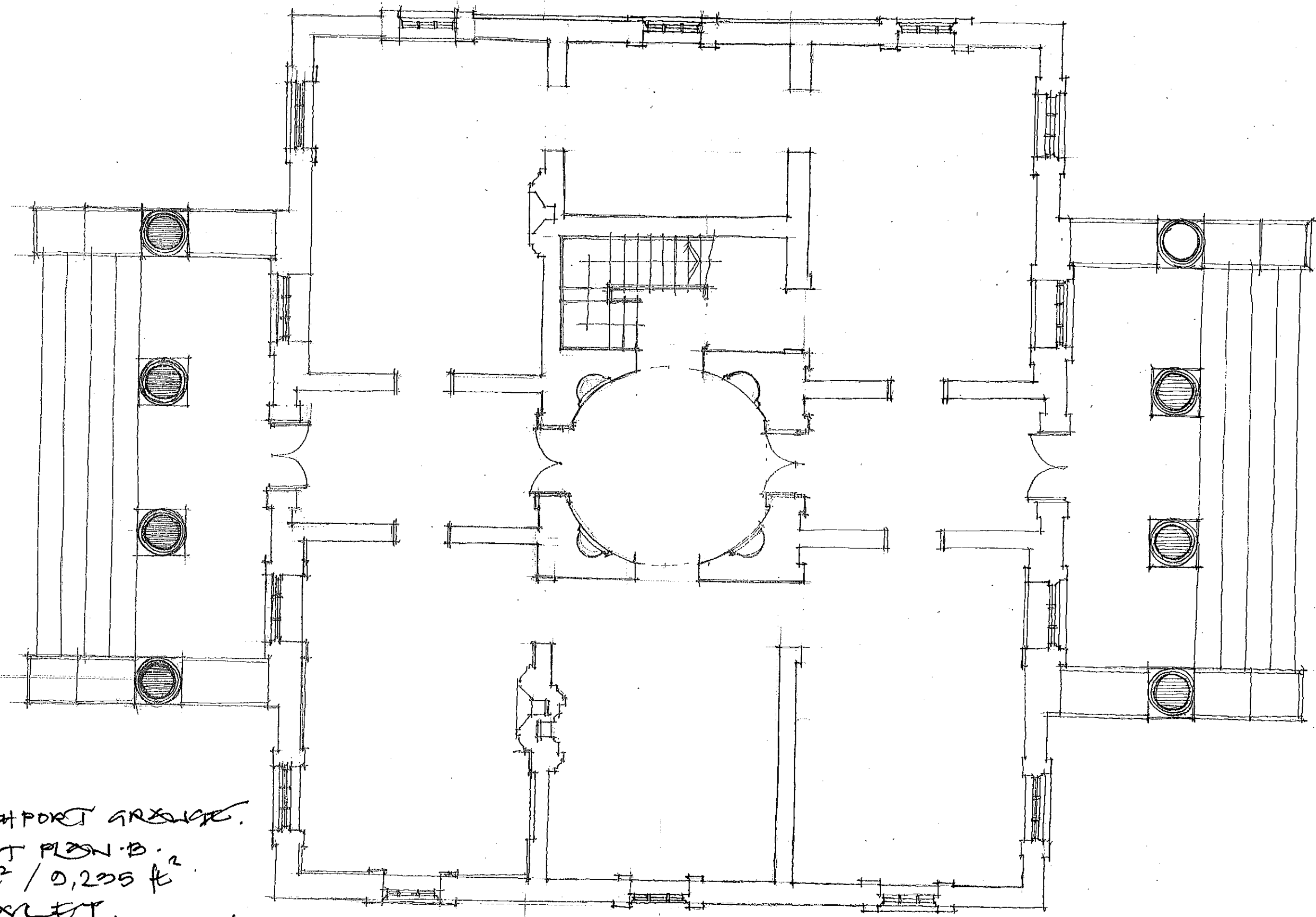
127/01 (01) 030



✓ OUTPORT GRANARY
 LAYOUT PLAN (A) : 550m² / 5,920 ft²

✓ SKETCH
 for MR J. B. WATSON.
 OPTION 3.

127/01 (01) 031.



✓ SOUTHPORT ARCHITECTS.
 LAYOUT PLAN B.2
 858m² / 9,235 ft²
 ✓ A.W. J. J.
 for M.J.B. JAGGER.
 OPTION 3

127/01 (01) 032

14-15 Regent Parade
 Harrogate
 North Yorkshire
 HG1 5AW
 Tel: 01423 532950
 info@shawandjagger.com
 www.shawandjagger.com
SHAW & JAGGER
 ARCHITECTS



✓ SOUTHPORT GRANGE: WESTERN FRONT.
 ✓ SKETCH.
 FOR MR. W.B. SUTTON.
 OPTION 4A.

127/01 (01) 040

SHAW & JAGGER
 ARCHITECTS
 14-15 Regent Parade
 Harrogate
 North Yorkshire
 HG1 5AW
 Tel: 01423 532950
 info@shawandjagger.com
 www.shawandjagger.com

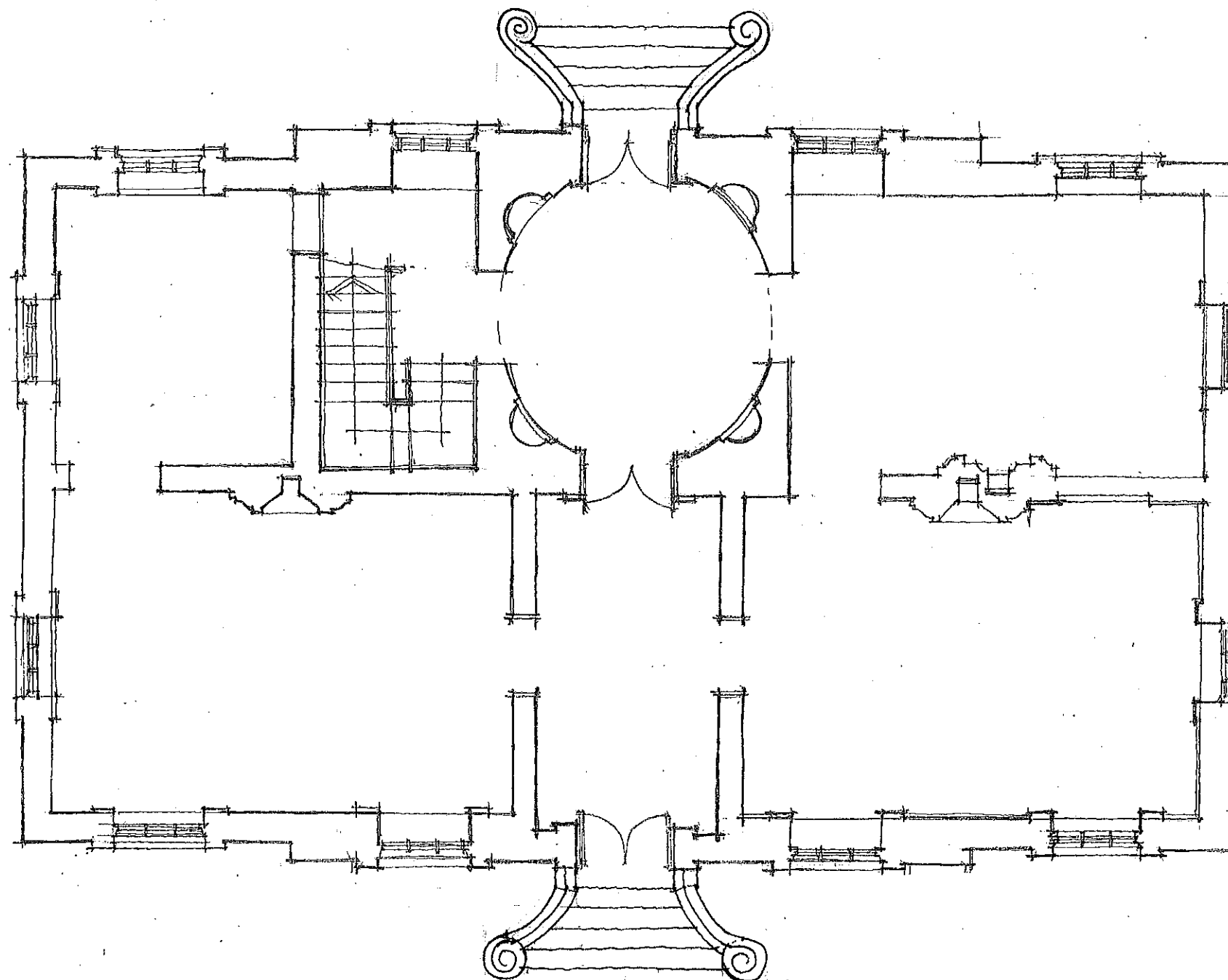


✓ Outport Garage: Western Project

✓ sketch
for MR. N. B. WATSON

OPTION 4.B.

127/01 (01) 041



✓ Southport Grange: OPTION 4.

EXPORT PLAN: 550m² / 5920 ft².

✓ XWLEY.

for MR. J. B. DITON.

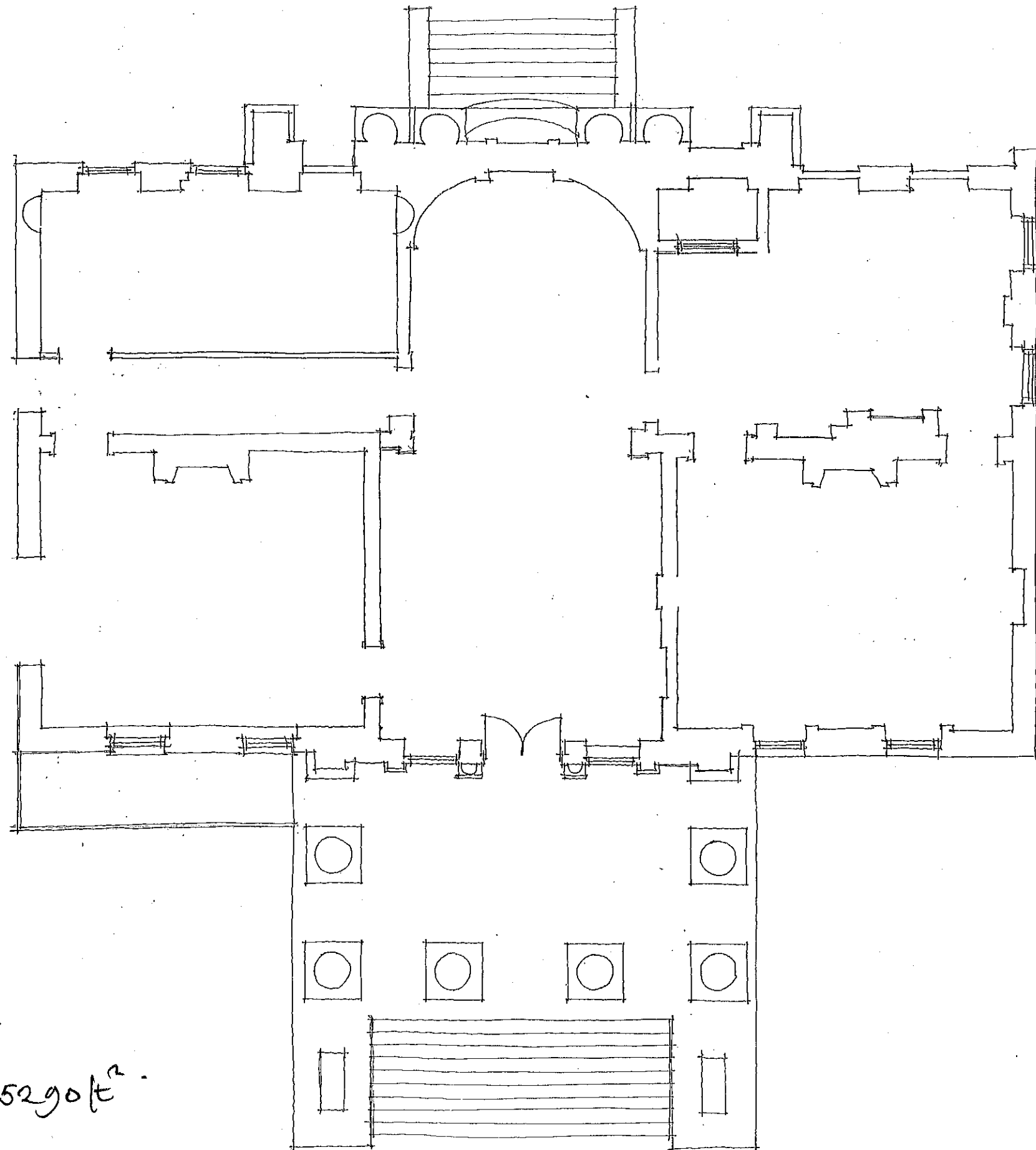
OPTION 4.

127/01 (01) 042



✓ SOUTHPORT GRANGE: WESTERN PROPERTY.
 ✓ XW1504
 FOR MR J. B. COTTON.
 OPTION 5.

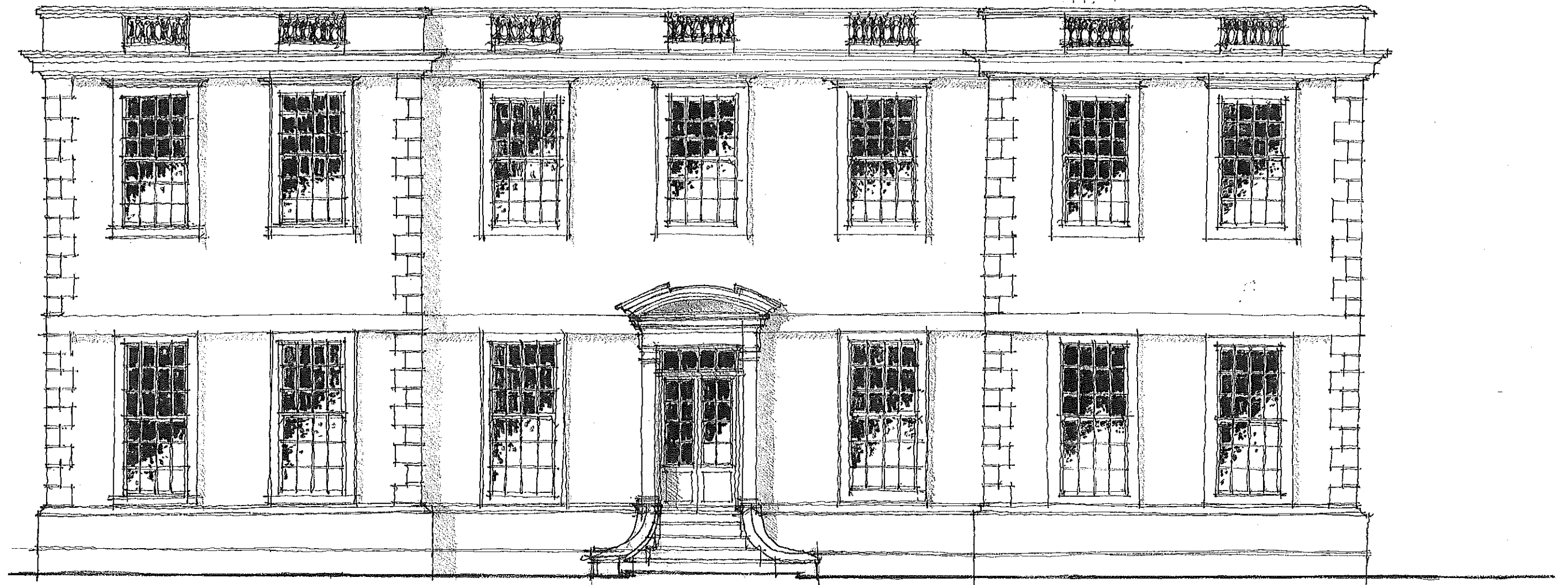
127/01 (01) 050



✓ SOUTHPORT GRANGE.
 LAYOUT PLAN : 550m² / 5290ft².

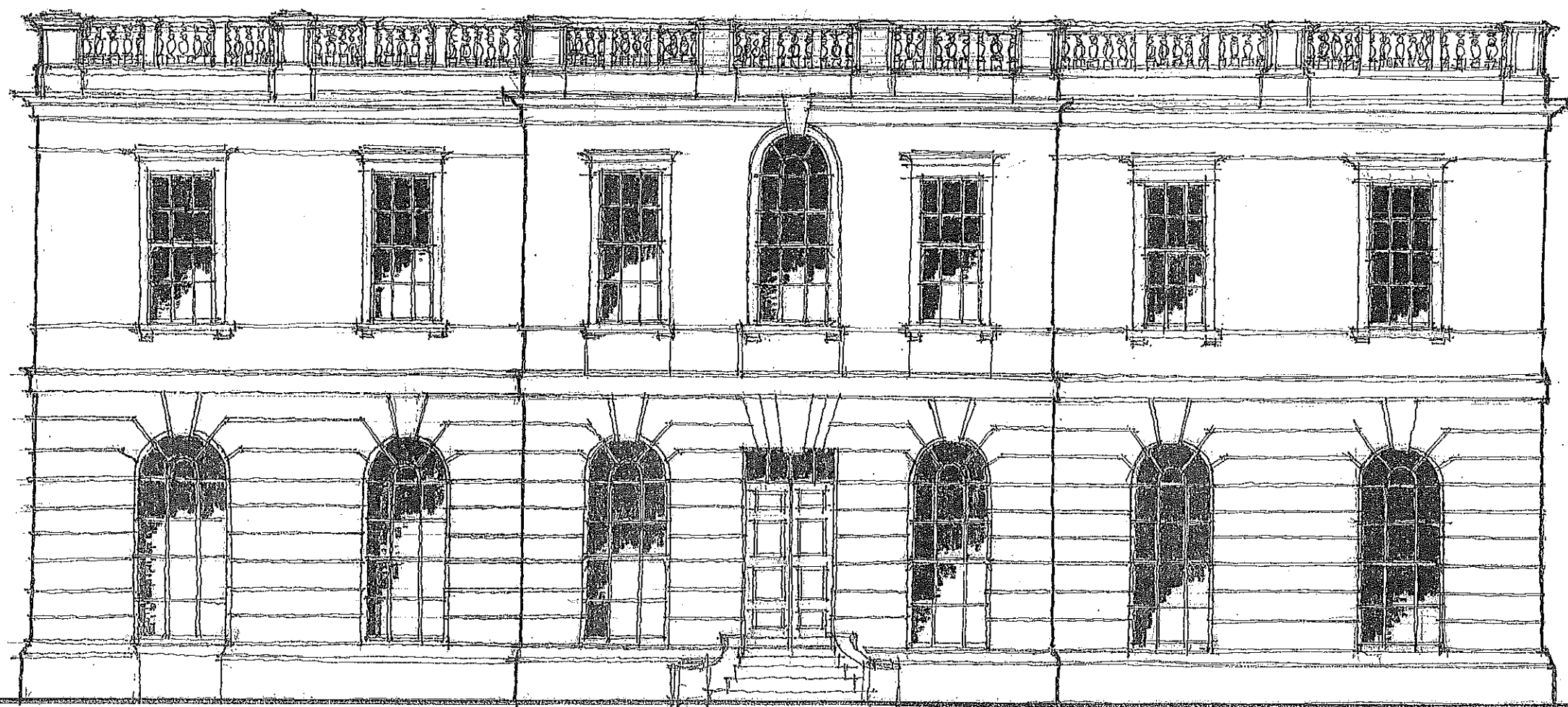
✓ ~~SWIFT~~
 for MR J. B. UTTON.
 OPTION 5.

127/01 (01) 051



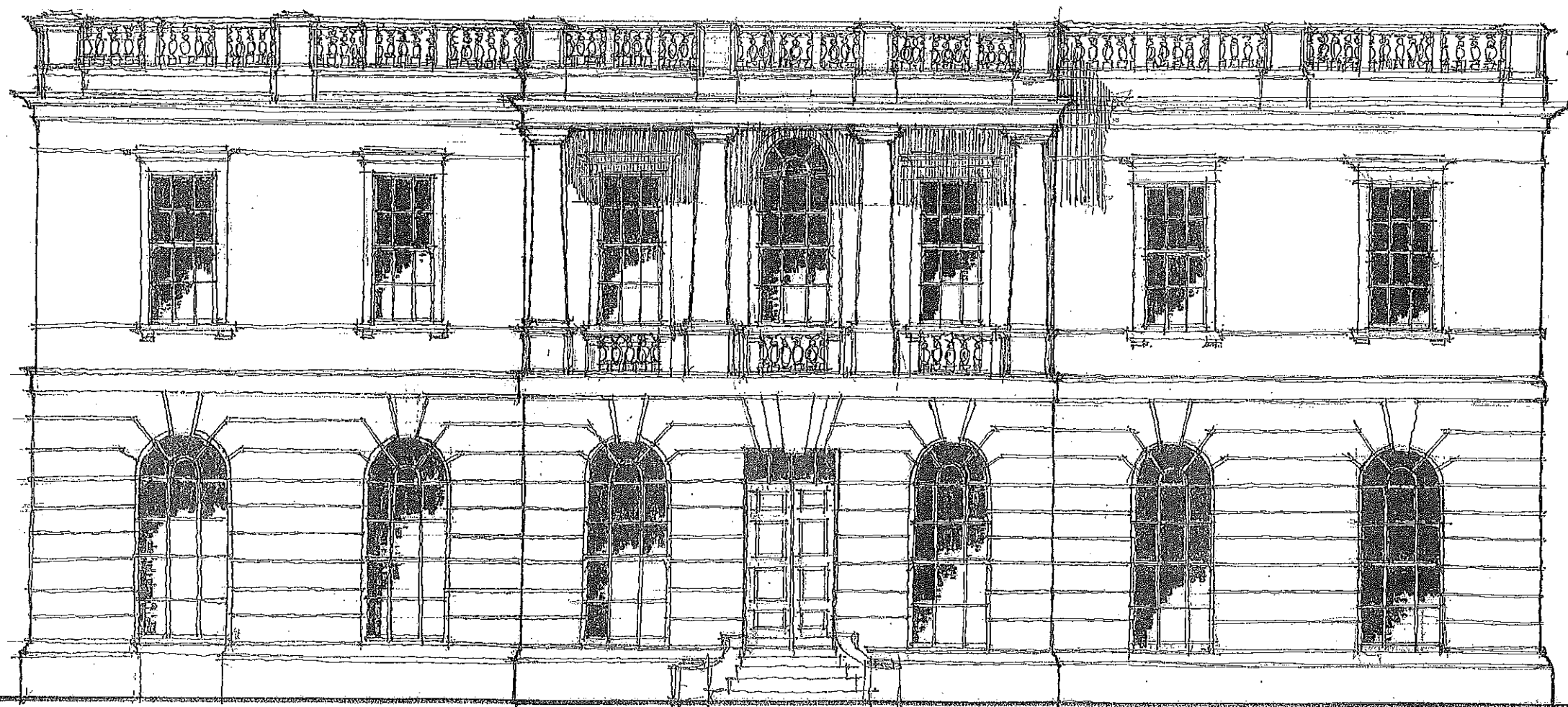
Southport GRANGE: WRITER'S PROPOSED
 VARIATION.
 FOR MR J. B. VINTON.
 OPTION 6.

12/01/01 060



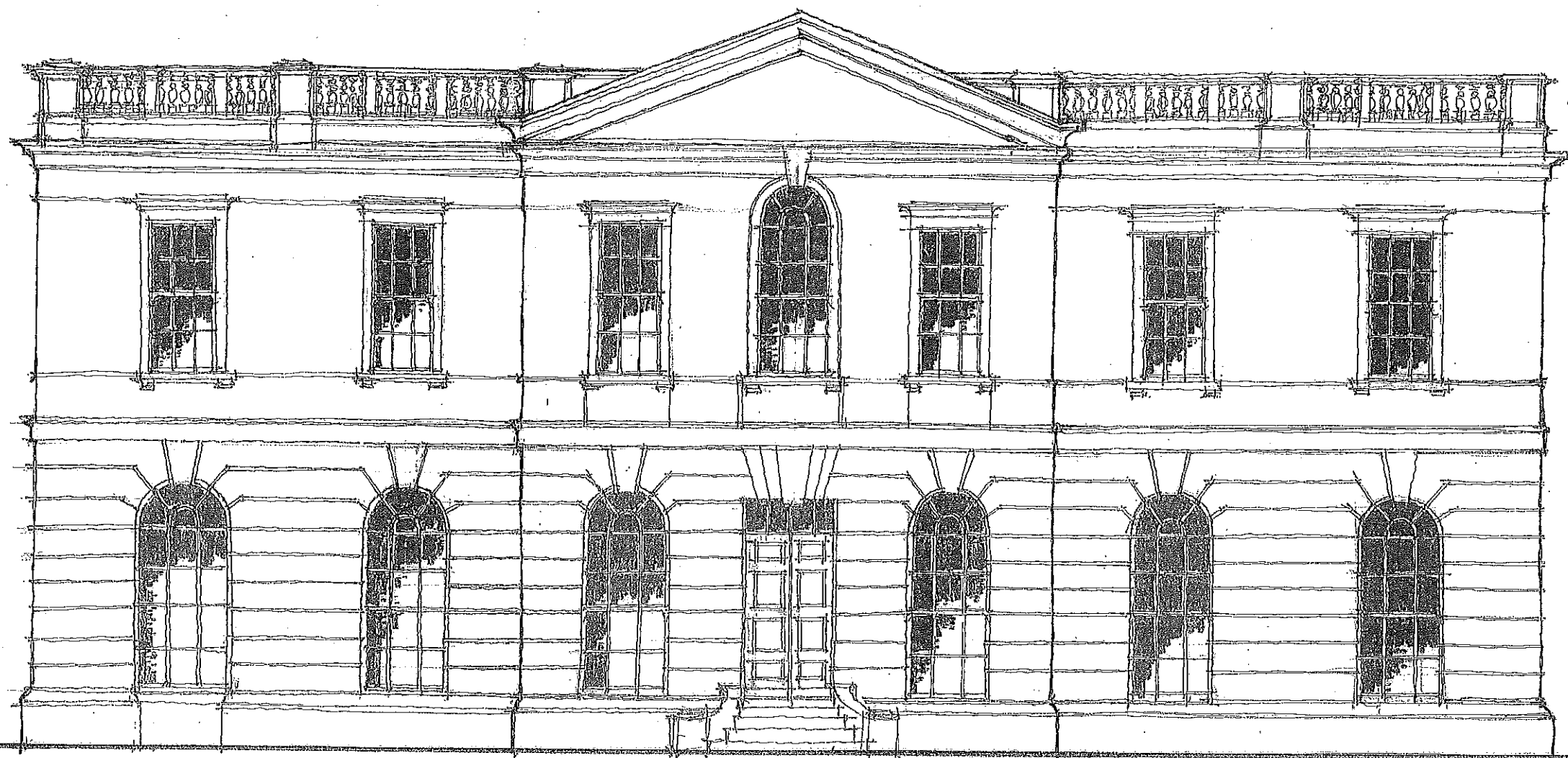
127/01 (01) 070

✓ Antyport Garage. WESTERN PROJECT.
 ✓ MARKET for J.B. Cotton eng. OPTION 7X.



127/01 (01) 071

✓ SOUTHPORT GRANGE, ARKSTONE PROJECT.
 ✓ SKETCH for J.B. VINTAGE 2011. OPTION 7B.



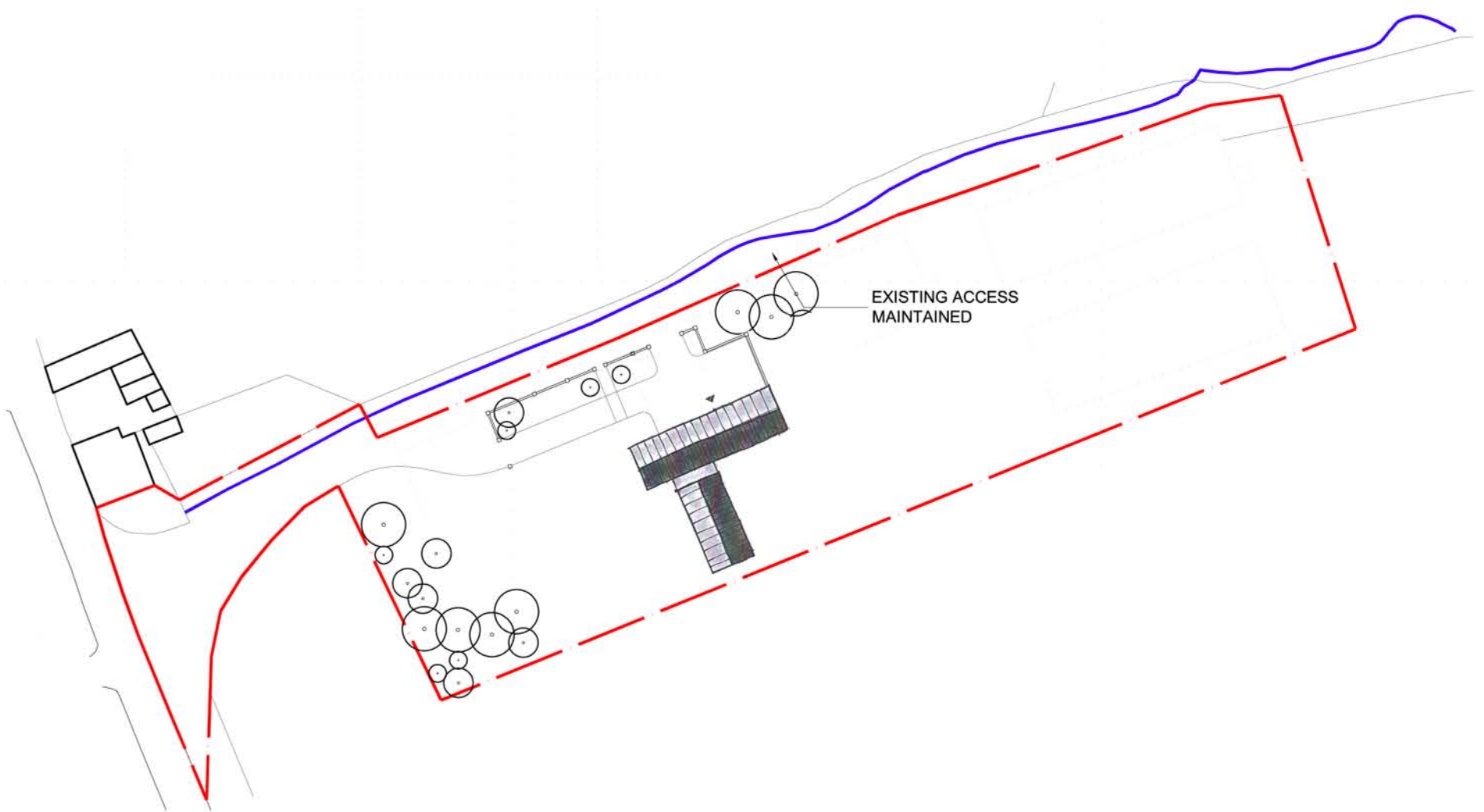
127/01/01) 072.

✓ Northport Grande: Western Elevation.

✓ ELEVATION for V.B. OPTION 7C.



LOCATION PLAN
1:2500



SITE PLAN
1:1000 @A3
PROPOSED NEW DWELLING
LAND ADJACENT TO SOUTHPORT HOUSE, SAWLEY
MR B SUTTON
(01)001



GROUND FLOOR PLAN

1:100 @A3

PROPOSED NEW DWELLING

LAND ADJACENT TO SOUTHPORT HOUSE, SAWLEY

MR B SUTTON

(01)003

**SHAW &
JAGGER**
ARCHITECTS

14-15 Regent Parade

Harrogate

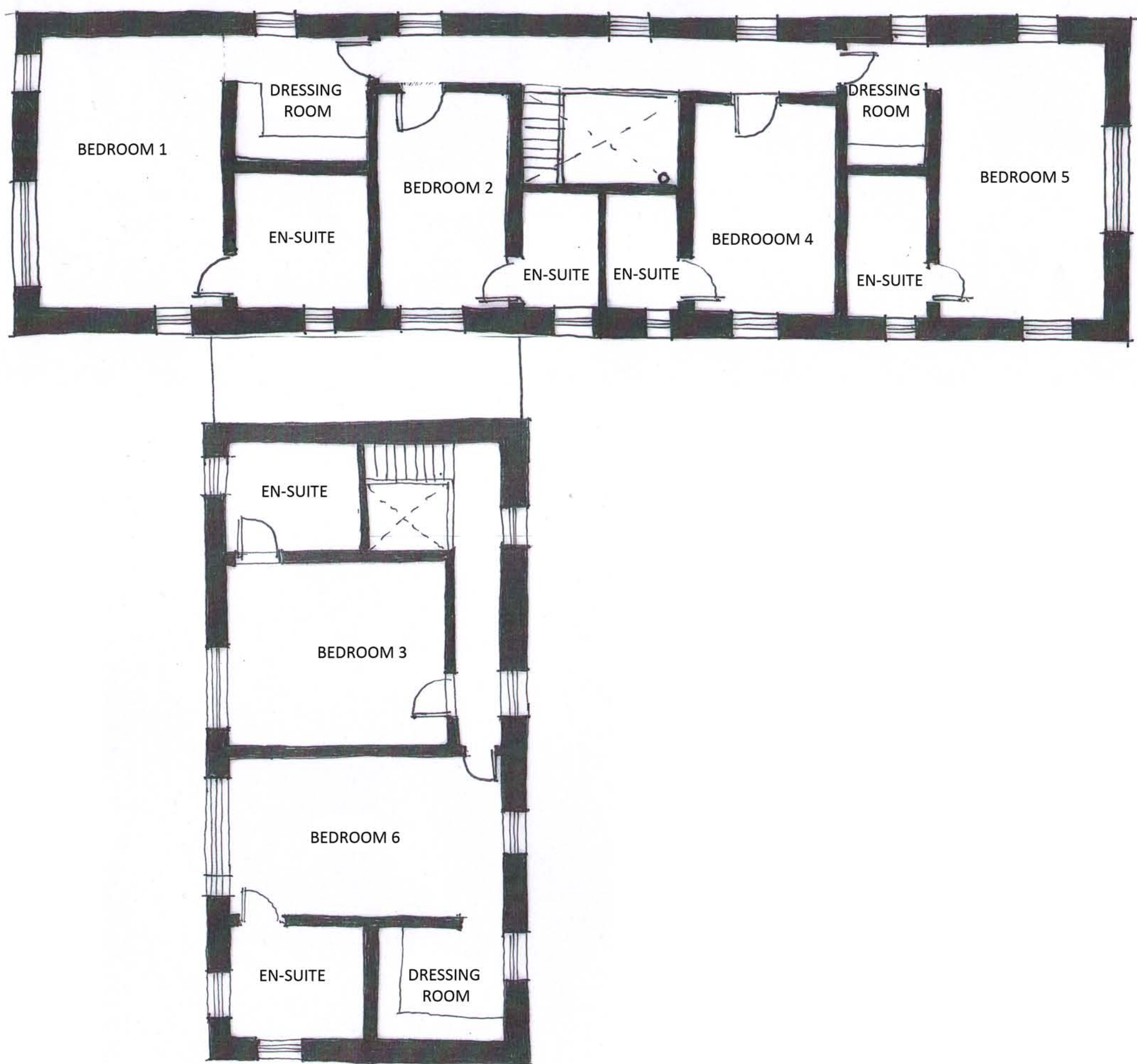
North Yorkshire

HG15AW

Tel: 01423 532950

info@shawandjagger.com

www.shawandjagger.com



FIRST FLOOR PLAN

1:100 @A3

PROPOSED NEW DWELLING

LAND ADJACENT TO SOUTHPORT HOUSE, SAWLEY

MR B SUTTON

(01)004

**SHAW &
JAGGER**
ARCHITECTS

14-15 Regent Parade

Harrogate

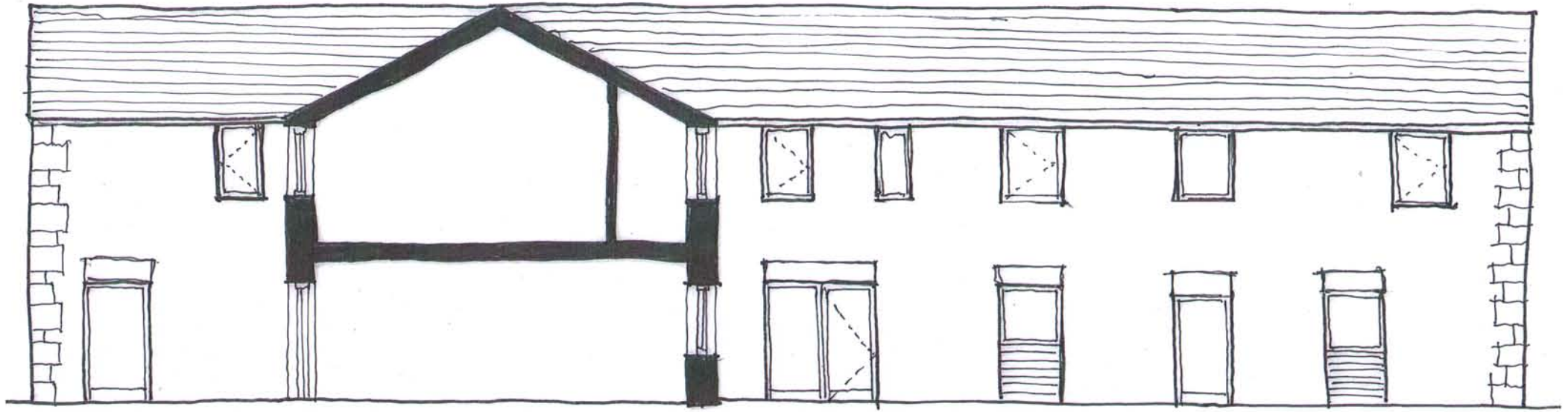
North Yorkshire

HG15AW

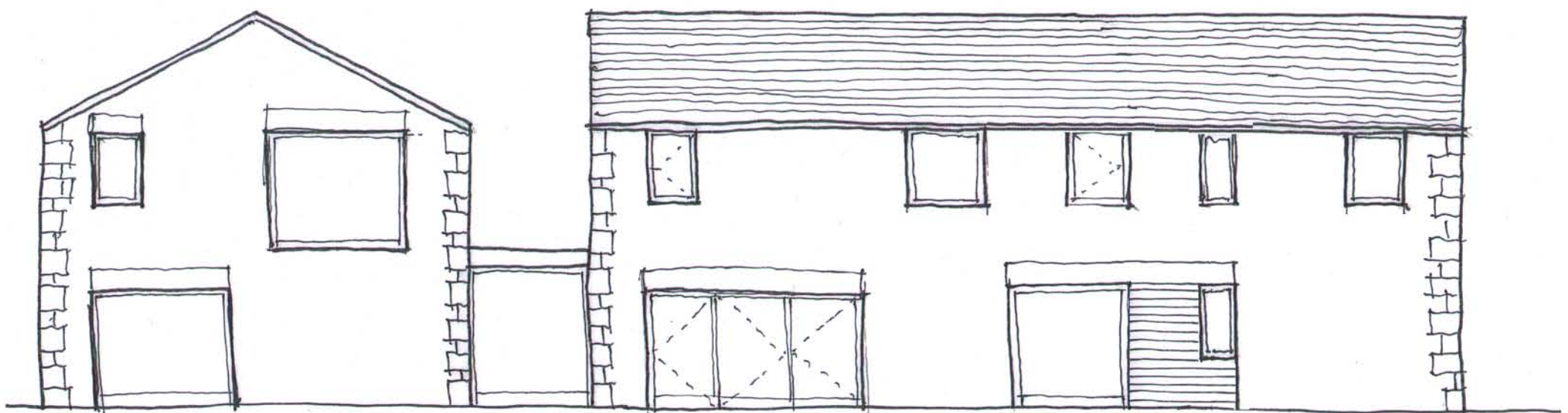
Tel: 01423 532950

info@shawandjagger.com

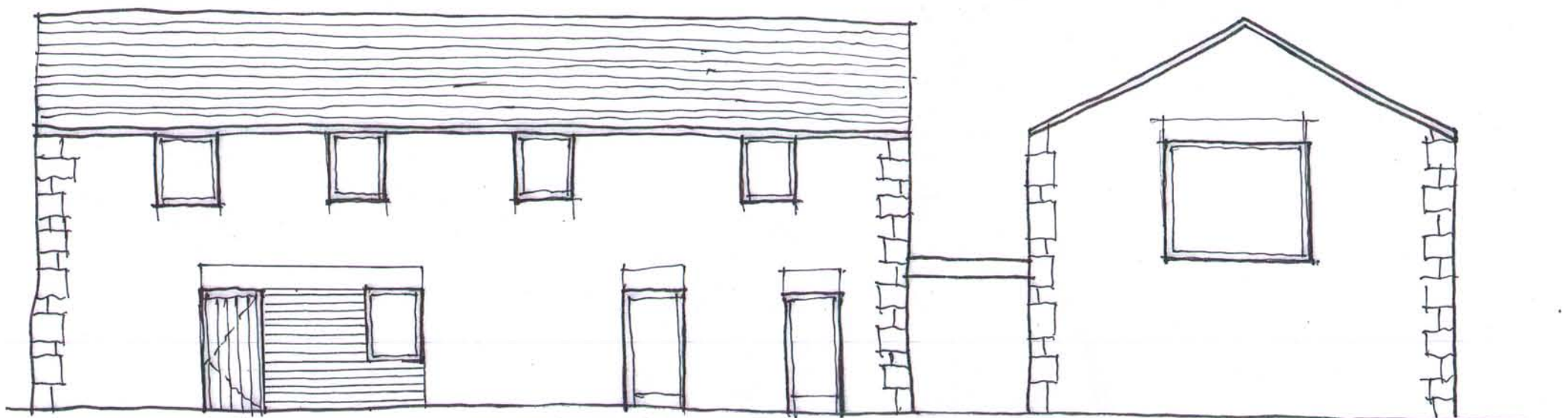
www.shawandjagger.com



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PROPOSED ELEVATIONS

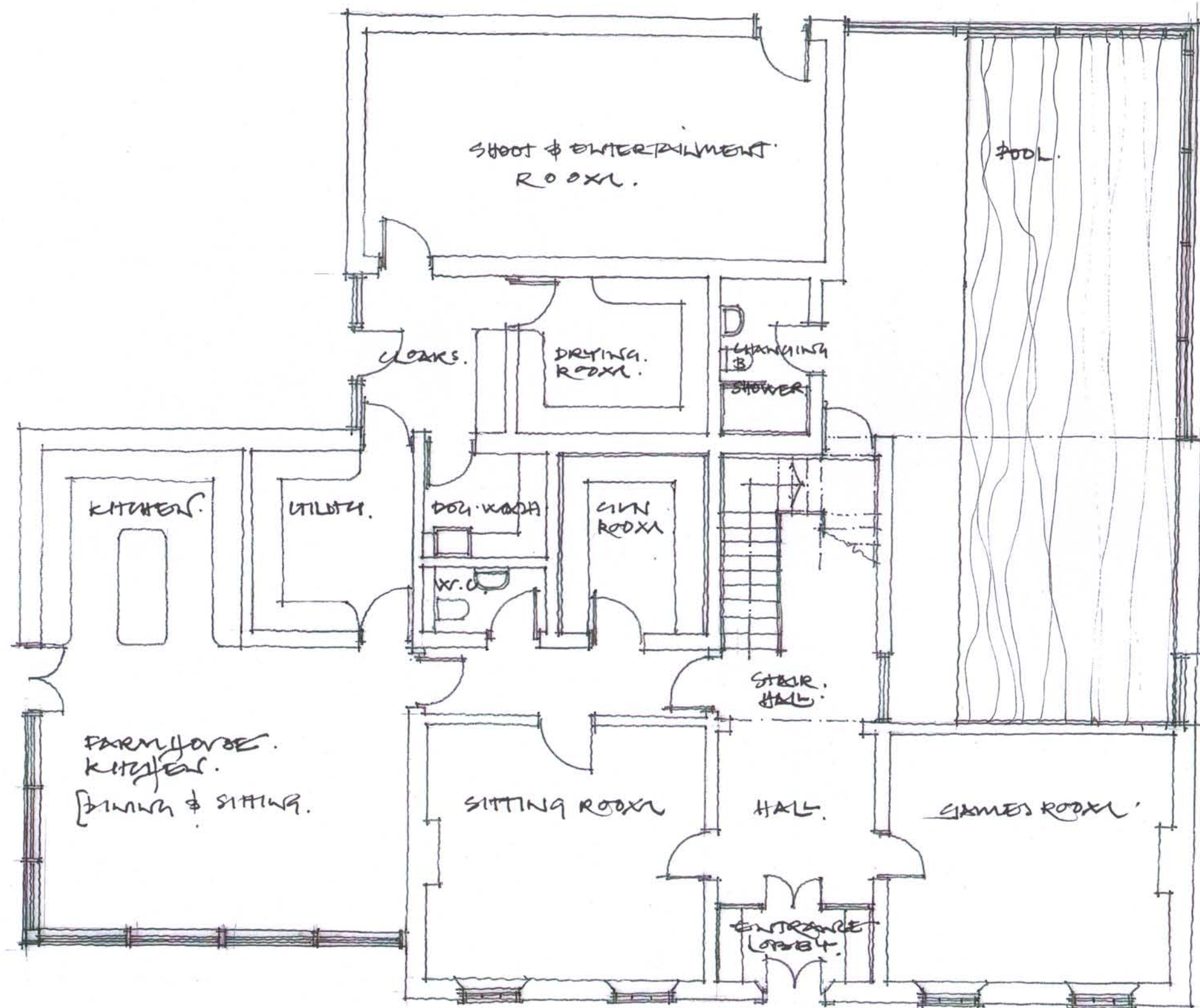
1:100 @A3

PROPOSED NEW DWELLING

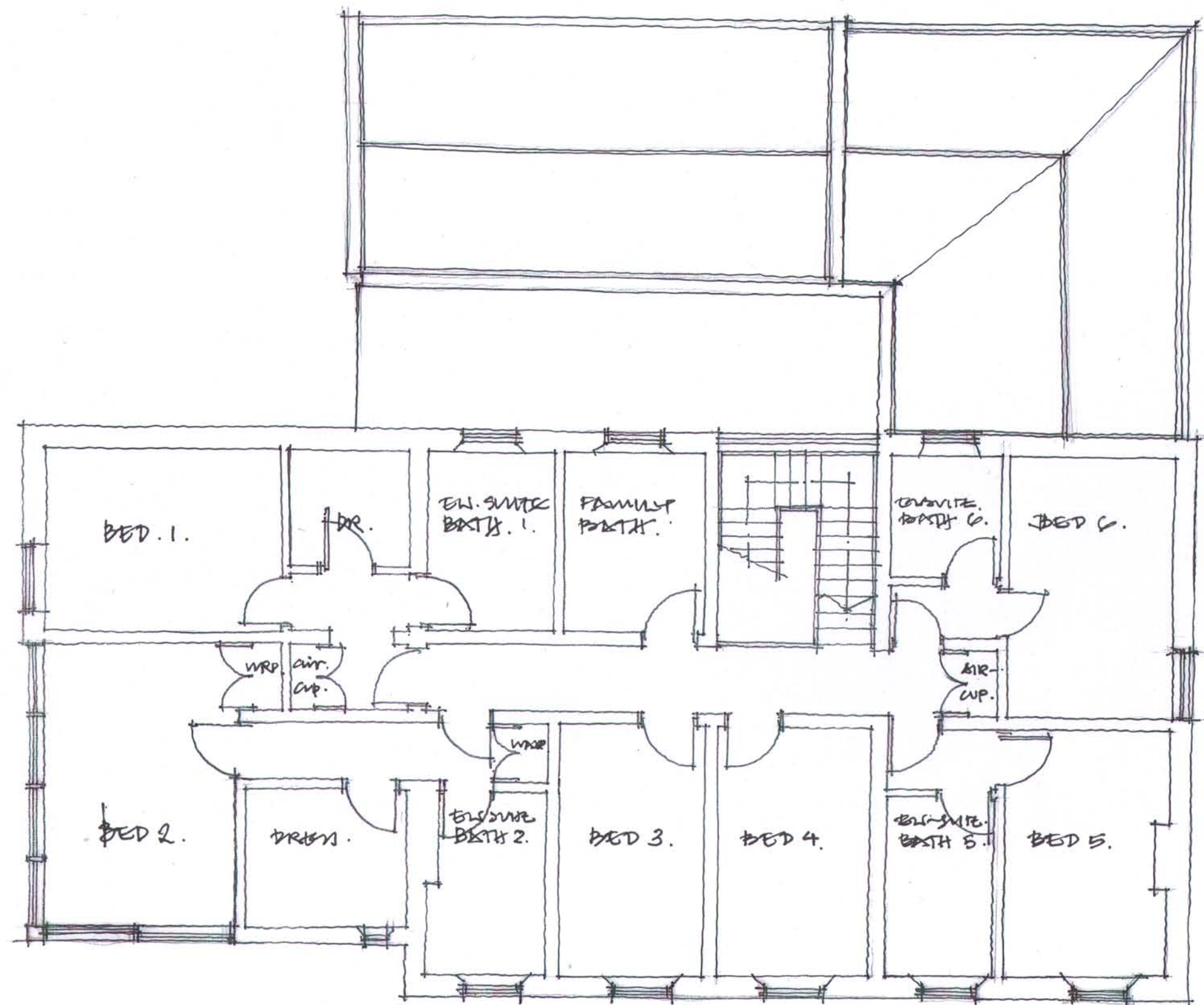
LAND ADJACENT TO SOUTHPORT HOUSE, SAWLEY

MR B SUTTON

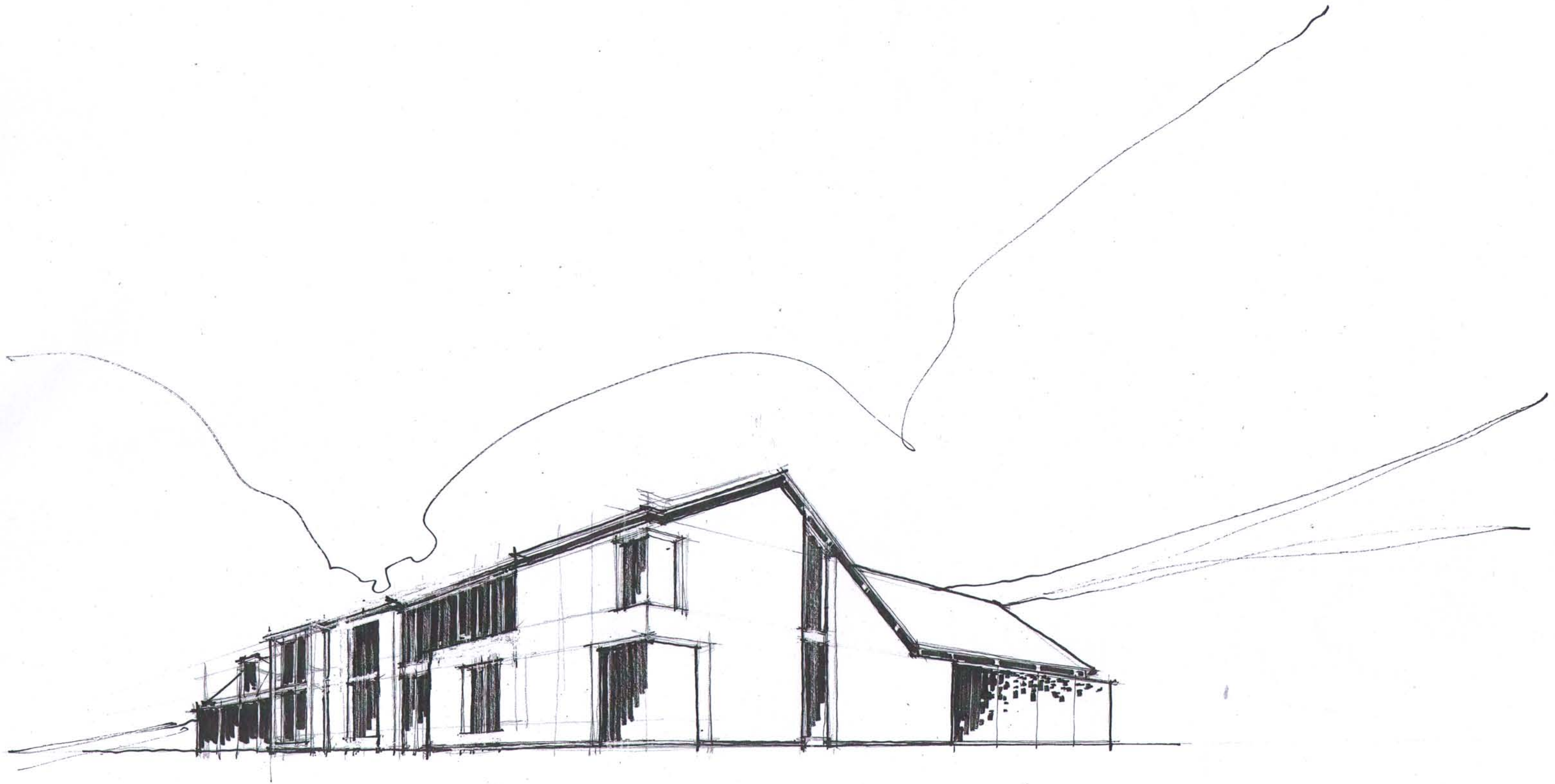
(01)010



GROUND FLOOR.



FIRST FLOOR.



NEW BUILD · CONTEMPORARY