



HERITAGE STATEMENT

Ribble Valley Care Home
Sawley
BB7 4LF

AUGUST 2020



Holden Lancashire Ltd
83 Blackburn Road
Rishton
BB1 4ER

INTRODUCTION

OVERVIEW

The National Planning Policy Framework (NPPF) 2019 states;

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"

The purpose of this heritage statement is to set out the significance of the care home and how the proposed work will affect the wider area. The document has been set out to aid the local planning authority when making their decision and has sufficient information based on the minor nature of the works involved.

JUSTIFICATION OF WORKS

When carrying out any works on a building within a historic setting it is important to ensure that the proposed works do not adversely erode the historical importance of the area. The care home is located within the Sawley Conservation Area which has a number of listed buildings. The spread Eagle and Sawley Abbey Ruins are the two in closest proximity, however, the care home is not clearly visible from these buildings. When looking at the Townscape Appraisal Map the care home has little impact on the conservation area. However, when coming up with a design for the new works we have been sympathetic to the existing building to ensure the works enhance the building rather than detract from it.

Previously the care home has been extended with a plastic lean-to conservatory and some single storey additions to the rear, all of which are low quality and not suitable. The proposed works will remove these existing structures and replace them with more sympathetic structures which are suitable for to use they are intended.

UNDERSTANDING THE HERITAGE

THE BUILDING AND THE WIDER AREA

The concerned building, subject to the above works, is located within Sawley Conservation Area. The conservation area is located along the banks of the River Ribble which cuts through the centre of the conservation area. Within the conservation area there are a number of listed buildings, most notable is the abbey ruins which have a Grade I listing. The grounds of the ruins back up against the care home but the proposed works are shielded from these.

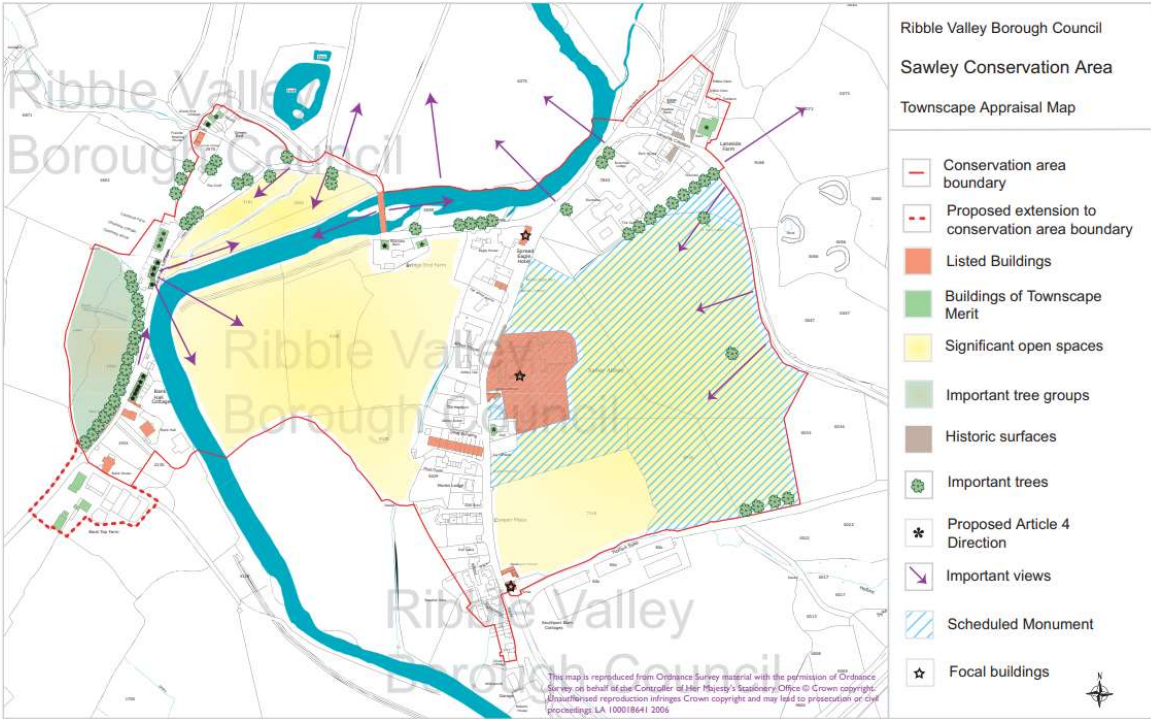


Figure 1 - Sawley Conservation Area Townscape Appraisal Map taken from Ribble Valley Borough Council Website

From Figure 1 you can see the location of the listed buildings, important trees and important views.

SAWLEY CONSERVATION AREA

Ribble Valley Borough Council is required under Section 71 of the Planning (listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas. Bellow is the summary of the special interests of Sawley Conservation Area Appraisal which was carried out in 2005;

"The Sawley Conservation Area was designated in January 1971. The special interest that justifies the designation of the Sawley Conservation Area derives from the following features:

- *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."*

Our application to undertake the works listed above acknowledges the listing status and importance of surrounding area. We are therefore proposing works that are sympathetic to the original construction and an improvement on what is there now. Carrying out these proposed works will have minimal impact on the wider area.

THE EXISTING BUILDING

The concerned building Ribble Valley Care Home has undergone a number of alterations in its history including a large purpose-built extension to the south of the site which abuts the boundary with the Abby grounds. There have also been some other less substantial extensions, the conservatory link corridor and the extensions linking the former garage. These extensions have been constructed cheaply without thought to the building and lifespan. Subsequently these are now in a poor condition and require removal as they are not fit for purpose.

STATEMENT OF SIGNIFICANCE

The original property has some significance to the area but has been significantly altered. Figure 1 shows the significance of the building within the Sawley Conservation Area. The most significant area is to the south of the site which abuts the abbey grounds. This has been developed tight up against previously this shields the abbey from the new works resulting on no impact to this site.

IMPACT OF THE DEVELOPMENT

ASSESSMENT OF IMPACT

The proposed works will remove previous poorly constructed extensions. The new extensions will be constructed using quality materials and will match in with the existing building. These new works will ensure the care home can operate to it's full potential providing a warm safe environment for the residents, which currently it does not.

The works we have proposed are designed to ensure that they will not cause a negative impact on the significance of the conservation area. The works follow the guidance set out by Historic England and they will improve what is already there.

SUMMARY

The proposed works are to replace the existing poorly constructed extensions with new more substantial extensions. These will be constructed using quality materials and will ensure the care home can operate at full capacity. This will provide additional jobs to the area as well as allowing more elderly residents.

We believe the proposed works to be appreciate and ask the council to address the legislative requirements and consider the features that make the building significant to the area. This statement has set out the issues affecting the conservation area and the rationale behind the proposed works.