

HERITAGE STATEMENT

PROPOSED SINGLE STOREY GLAZED EXTENSION

AT

SOUTHPORT HOUSE

SAWLEY

NEAR CLITHEROE

BB7 4LE

NGR: SD 77633 46166

Project Ref- 5011

Document Ref- HS-1.00



SUNDERLAND PEACOCK ARCHITECTS
SUPERVISION

Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

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On behalf of Sunderland Peacock and Associates Ltd.

Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancashire
BB7 2AG

[REDACTED]

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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of applications for listed building consent and planning permission for the construction of a single storey glazed garden room extension to the east side of the house.

Southport House appears to be an early 18th century dwelling with a build date of 1720 but likely has earlier origins and has been extended with an outshot and lean-to to the rear in the late 18th or early 19th century. The building is located within the Sawley Conservation Area as well as the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed building and conservation area will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 which 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.¹

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/ChfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/ChfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

- Yorkshire Archaeological and History Society Special Collections Catalogue

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

I.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

I.5 ACKNOWLEDGEMENTS

We would Like to thank our client, Mr and Mrs Maudsley for this commission.

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

Southport House is located in the historic village of Sawley, in the Ribble Valley borough of Lancashire. The application site is located in a prominent roadside location at the south end of the village.

The house is situated to the south edge of the application site with converted stone outbuildings located to the north of the site creating a courtyard between the house and outbuildings. A further stone outbuilding is located to the east of the house with a garden beyond this and also to the south of the house.

Sawley is largely characterised by its stone-built cottages, farmhouses, and agricultural buildings, largely 18th and 19th century, as well as the former industrial building, which occupies the site of the former Abbey mill on the west side of the village. A fair amount of modern 20th century dwellings and converted farm buildings are prevalent along the roadside. The ruins of Sawley's 12th century Cistercian Abbey also make a significant contribution to the character of the village and occupy a large area in the eastern side of the village.



Fig 01: Plan Showing Location of Southport House (Plan taken from Google Maps 2022 ©)

2.2 BUILT FORM ANALYSIS

House Exterior:

Southport House is an imposing and dominant medium sized, two storey dwelling, of two bays wide and two units deep and built of limestone with a cement render finish. The roof is of gable form with an imitation stone slate roof covering. A large chimney full height chimney stack, with recessed tiers to the top half is located to the west gable, with a stone ridge stack located to the east gable. An elaborately carved stone door surround, with hood and spiral stops is located roughly central to the ground floor and is inscribed 'RIBIE 1720'. The door is flanked to the west by a four-light, chamfered stone mullioned window, with a similar window located above but without the stone hood. To the east of the doorway is a 19th century window opening with modern window, again with a similar window located directly above.

The east and west gables are relative plain in appearance, with the exception of the chimney stacks and a rectangular window to the ground floor of the east gable and a square window to the first floor above, both with modern windows.

The rear of the house has been extended with a two storey outshut located roughly central, with a further addition in the form of a lean-to adjoining the west side of the outshut and conceals a four-light mullioned window within to the original rear wall of the house. These additions are likely to be late 18th century or early 19th century, with the lean to appearing to be later than the two storey outshut. A further four-light mullioned window is located to the rear at first floor level. The east side of the rear wall of the dwelling, is not rendered and the rubble stone construction of the external wall is evident. As per the front elevation, two later 19th century windows are present to the east side of the rear elevation, again with modern windows.

House Interior

The ground floor of the house was formerly a direct entry plan into the original kitchen, however later partitions have been inserted to form an entrance vestibule and central hallway. A large and partially infilled inglenook fireplace, with, segmental stone arch and a brick oven, with stone opening is present to the south west unit of the ground floor which likely once served as a kitchen. The north partition is also inserted as it partially obscures the fireplace stonework. Two chamfered and stopped beams are located directly over the fireplace and run eastwards into the centrally hallway. Opposite the kitchen, the south east unit, likely a former parlour, has two concealed beams to the floor above and a blocked-up fireplace, with a tiled hearth and a 20th century fireplace surround. The north east unit serves as the kitchen and has a stone fireplace, likely late

18th / early 19th century. A single timber beam can be seen to the ceiling but lacks any chamfers and stops. The north west unit has an infilled fireplace which has a stone corbelled mantle over the infilled opening, with chamfers suggest a possible 17th century / early 18th century date. The rear lean-to has a slop stone sink, with stone work surfaces and likely once provided service rooms. A partially infilled four-light stone mullioned window is visible from within the rear lean-to.

A closed string staircase is present to the rear and is a later 19th / 20th century replacement and cuts across the rear first floor mullioned window, suggesting the internal arrangement has been altered. The style of the newels and balusters change between the first floor and the attic level with a mixture of turned balusters and plain squared balusters. Like the ground floor, the first floor is of four units, and again, a number of later partitions are present to the west units. There is little of interest at first floor level. And the existing fireplaces are blocked.

The attic, likely once used as a habitable space, is divided into two units, divided by the internal stone cross wall running front to back. The west unit, being the widest, has a timber truss, comprising of principal rafters and tie beam which is concealed within the floor structure. Two struts rise from the tie beam and peg fixed into the principal rafters. The top of the principal rafter appears to have been blocked out to the top suggest that the roof has been altered / raised in the past. The bottoms of the principal rafters appear to have slightly curved feet. A further tie is present at higher level at the level of the ceiling.

2.3 HERITAGE ASSET DESIGNATIONS

Southport House 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. Please refer to Appendix A of this report for the Historic England List Entry.

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. Please refer to Appendix B of this report regarding the reasons for designation and the elements which contribute to the special interest of the conservation area.

2.4 HISTORICAL DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

A brief history of Sawley Abbey was written as part of an archaeological investigation of the abbey undertaken by English Heritage in 2004⁷ and which also touches on the history of the village which is summarised here. Following the dissolution of the Sawley Abbey in 1536, the abbey and its estates were granted to Sir Arthur D'Arcy and by 1560 possession had passed to his son Henry. However, the ownership of the abbey and its estates is not documented between the 1560's and the early 17th century it is thought that they stayed in the ownership of the Darcy family. The investigation report states that around 1615, the abbey and its estates were in the ownership of Sir James Hay, who had been created as Baron of Sawley. By the 19th century, the abbey and estates had been acquired by the Weddell family, who were also the owners of the nearby Waddow Hall, located at Wadington, near Clitheroe.

The village developed around the ruins of the abbey and was comprised of a small number of small tenanted farms, of which Southport House was one of and sales particulars for the Sawley Abbey Estate dating from 1935 confirm that Southport House was part of the estate, at least at this time. The 2004 report suggests that the south gatehouse to the abbey precinct was located nearby to the farmhouse, thus being given the name 'Southport' which appears on OS mapping from the mid-19th century onwards and the house may have been built within or just outside of the southern extent of the abbey precinct.

Very little appears to be known of the specific history of Southport House as the history and development of this former farmhouse does not appear to be well documented amongst published and unpublished documentary resources, although some references to the house have been found amongst local history publications. It is expected that the house was largely constructed in 1720 given the inscribed datestone located over the doorway to the front of the property, however older fabric appears to be present to the building suggesting earlier origins and the possible re-modelling of an earlier building, including the segmental arched inglenook fireplace and the two chamfered and stopped floor beams directly above, as well as re-used / re-set stone mullioned windows to the front and rear. The house also possesses re-used medieval stonework, most notably adjacent to the door to the front south facing elevation and may also possess further abbey stonework to its walls.

2.5 PLANNING HISTORY

A search of the Ribble Valley Borough Council Planning Application database has been undertaken and has yielded the following results;

Application Number: 3/2016/0202

Proposals: Proposed internal and external alterations including change of use of outbuilding to holiday let.

Decision: Approved with conditions

Date: 18.04.2016

Application Number: 3/2016/0201

Proposals: Proposed internal and external alterations including change of use of outbuilding to holiday let.

Decision: Approved with conditions

Date: 18.04.2016

Application Number: 3/2016/0493

Proposals: Discharge of condition(s) 3 (removal of render), 4 (pointing), 5 (new entrance gate), 6 (roof slate) and 7 (windows and doors) of planning permission 3/2016/0201 and 0202.

Decision: Approved with conditions

Date: 18.07.2016

Application Number: 3/2017/0211

Proposals: Amendment to previously approved holiday let (3/2016/0202).

Decision: Approved with conditions

Date: 20.04.2017

⁷ English Heritage (2004) Sawley Abbey, Sawley, Lancashire: A Cistercian Monastic Precinct and Post-Medieval Landscape (online) Available at: <https://historicengland.org.uk/research/results/reports/8493/SawleyAbbeySawleyL>

Application Number: 3/2017/0210

Proposals: Amendment to previously approved holiday let
(3/2016/0202).

Decision: Approved with conditions

Date: 20.04.2017

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁸ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of both the farmhouse and barn so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the buildings and both archival and desk-based research. It takes into consideration the significance of both the farmhouse and barn as well as the contribution made by their setting.

For each building, the following heritage interests have been described as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice;

Archaeological interest: “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”⁹

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.”¹⁰

Historic Interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹¹

3.2 ARCHAEOLOGICAL INTEREST

Southport House provides physical evidence of settlement on the site dating back to at least the early 18th century with the agricultural function of the site also having likely been established by this time with this function being denoted by the existence of the site’s agricultural outbuildings.

The archaeological interest of Southport House is embodied within its surviving historic fabric, plan form and evidence of historical development. The building is dated as 1720, which is inscribed into the front doorway, however earlier fabric appears to be present i.e., the inglenook fireplace and the chamfered and stopped beams located above the fireplace, and the house could be a result of the remodelling of an earlier dwelling. However, the building is not without the presence of unsympathetic interventions and only a few historic features of interest remain internally.

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

⁸ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic). (Accessed on 22nd June 2022)

⁹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹¹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

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.

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

Southport House possess more in the way of architectural value than artistic value given its appearance, construction and historic function. The house is the product of local vernacular building tradition which is prevalent amongst such building within the region and would have been constructed using locally sourced materials, possibly from the abbey, and skilled craftsmen.

The building possesses few features of interest, with the primary interest being derived from remaining fabric and features of interest such as the stone mullioned windows, its impressive west gable chimney stack and the carved stonework to the front elevation, some of which was salvaged from the abbey. This is enhanced by later evidence of historical development and features including the rear additions and the irregular pattern of historic fenestration. However, harm has been caused by unsympathetic changes, including the introduction of modern and unsympathetic window styles, the cement render wall finish and the modern roof covering, which has impacted on the building's authenticity.

Southport House retains a strong agricultural character due to its rustic vernacular appearance and its imposing roadside presence on the site and as part of the local landscape given its size and appearance. Its contribution to the rural and agricultural character of the village and countryside has been sustained. The irregular pattern of fenestration and the unbalanced nature of the front elevation is also of interest.

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.

All of which contribute to the strong sense of place and the local distinctiveness of the village. However, this has been eroded by the amount of modern 20th century housing built within the village which has distorted its character.

3.4 HISTORIC INTEREST

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.

The historic interest of Southport House lies in its survival as an example of traditional vernacular architecture evidenced in its construction and appearance as well as being illustrative of its respective building type and of the areas current and past agricultural function. The evolution of the building also contributes to its historic interest of the farm in that it illustrates how it has evolved in order to adapt to the changing needs of the occupants. However, the building has been subject to interventions, both historically and in more recent times, which has resulted in some erosion of the internal character of the building, of which is somewhat lacking in original features, fixtures and fittings, as well as the building's exterior, which has undermined the authenticity original domestic living environment to some extent, however to the trained eye this can be interpreted.

The associative value of the building and conservation areas is embodied within those who would have lived within; however, these associations have not been elucidated.

3.5 STATEMENT OF SIGNIFICANCE

The grade II listed status of Southport House, the principal heritage asset on the site, suggests that it is a building of importance from a national perspective in terms of its architectural and historic significance.

The significance of the building is derived from its archaeological value which is embodied within its surviving historic fabric and features, internal plan form layout and the discernible historic alterations made to the house. The presence of re-used fabric from the building adds interest. Its significance is also derived from its architectural and historic interest, which is embodied within its rustic vernacular appearance and the retention of its extant historic features, both internally and externally, and how the building portrays a limited insight into historic village life.

However, the past alterations, coupled with the loss of historic fabric to the roof, fenestration and interior, have

eroded the quality and authenticity of the original building. As a result, the building is somewhat poorly preserved with better examples of similar buildings existing within the wider region.

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 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. This has certainly caused some detracting and 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.

SECTION 04

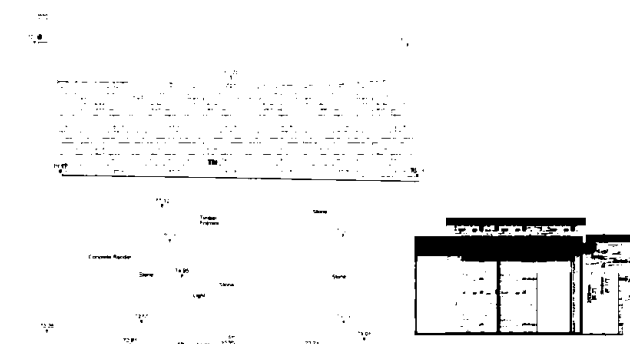
DEVELOPMENT PROPOSALS

4.1 DEVELOPMENT PROPOSALS SUMMARY

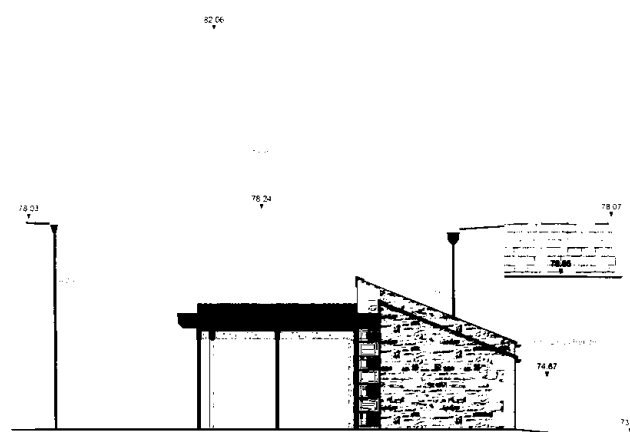
The development proposals consist of the construction of a single storey glazed garden room extension to the east elevation of the house and will also adjoin the south elevation of the existing stone-built outbuilding. The extension is to be wholly glazed with anti-reflective glass and a roof covering comprising of a metal standing seam roof, with flat roof light and concealed rainwater goods and metal fascia and soffit boards to the eaves, all with a grey paint finish.

External access into the garden room is to be facilitated by a new external doorway which is to infill the space between the house and outbuilding. Internal access is to be facilitated by the removal of the existing modern window, stone head, jambs and cills as well as some of the walling over the window to form a new internal doorway from the existing ground floor kitchen. The formation of the new opening will also include a set of steps leading up to the doorway which is required due to the changes in levels between the house and the proposed extension.

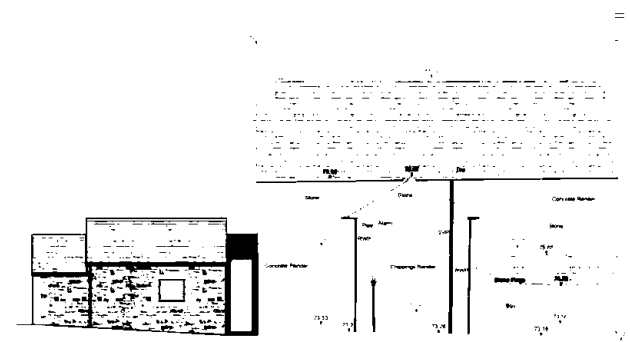
The proposed extension is to be set back from the front elevation of the house by 3.5m and is to be 5.15m wide and 3.4m deep with a total height of 3.01m and 2.5m to the underside of the roof soffit.



PL00: Proposed south east elevation



PL00: Proposed north east elevation



PL00: Proposed north west elevation

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

Southport House is a grade II listed building and as such, the building benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to their special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the Act states that;

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

The building is also located within the defined boundary of the Sawley Conservation Area. The conservation area was formerly designated as such in October 1974 and also benefits from statutory protection within the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

Section 72 of the Act states that;

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving ‘sustainable development’.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as ‘sustainable development’ and will therefore be considered as unacceptable and will not be supported by decision making

bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement EN2: Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

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.

Key Statement EN5: Heritage Assets

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and

safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies.

Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.

The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DMG1: General Considerations

In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE /English Heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.

3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIS county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

Not prejudice future development which would provide significant environmental and amenity improvements.

Policy DMG2: Strategic Considerations

Development should be in accordance with the core strategy development strategy and should support the spatial vision.

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

1. The development should be essential to the local economy or social wellbeing of the area.
2. The development is needed for the purposes of forestry or agriculture.
3. The development is for local needs housing which meets an identified need and is secured as such.
4. The development is for small scale tourism or recreational developments appropriate to a rural area.
5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
6. The development is compatible with the enterprise zone designation.

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated Area of Outstanding Natural Beauty, the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current settlement boundaries will be updated in subsequent DPD's.

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is

equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

Policy DME2: Landscape and Townscape Protection

1. Development proposals will be refused which significantly harm important landscape or landscape features including: Traditional stone walls.
2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.
6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).
7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.

8. Upland landscapes and associated habitats such as blanket bog.
9. Botanically rich roadside verges (that are worthy of protection).

Policy DMH5: Residential and Curtilage Extensions

Proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependent relatives will also be subject to the following criteria:

1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.
2. The extension should generally speaking provide only a modest level of accommodation.

Proposals for the extension of curtilage will be approved if:

1. The site is within a settlement, or,
2. The site is on the edge of a settlement providing:
 - the new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.
 - the extension will not cause visual harm to the landscape. the extension improves the visual quality of the site.

Any existing nature conservation aspects of the existing structure should be properly surveyed and were judged to be significant preserved or, if this is not possible, then any loss adequately mitigated. Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy or for highway safety reasons.

Sawley Conservation Area Appraisal (2005)

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Sawley Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area,

Sawley Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Sawley Conservation Area.

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

Impact on Southport House:

To facilitate the construction of the proposed extension, the existing casement window to ground floor of the east gable end will be removed as well as the window stonework and wall fabric above and below the opening to form a new internal doorway. Whilst the window itself is modern, the walling and stone surrounds are historic fabric. However, given the small amount of fabric to be removed, this will have a negligible impact on the significance of the building and to an elevation which holds a lesser degree of significance.

The proposed glazing will have a 'light touch' upon the existing wall fabric and the construction of the steel frame and roof structure will require minimal disturbance to the exist wall fabric. The proposed extension would also have a minimal degree of harm to the plan form of the building given that it primarily consists of glazing with the inclusion of steel posts and avoids the harm that the solidity of walled construction would have on the historic plan form of the building. The extension is also set back from the south elevation of the building therefore respecting the visual hierarchy of the building.

The appearance of the extension is modest and subservient and respects the existing hierarchy of the buildings on the site. The simple and restrained appearance does not compete with the imposing and dominant nature of the listed building. The glazing is to be anti-reflective so as to reduce the reflectivity of the glass and also significantly lessen its appearance as a 'solid mass' through a greater degree of transparency.

The extension expresses modern needs and has been designed in modern architectural language so as not to detract from the historical provenance of the listed building and avoids confusion as to its origins, whilst adding a new layer to the historical development of the building. The extension is a creation of its time and is relevant to current architectural styles and trends rather than being an imitation of the past.

Impact on the Sawley Conservation Area:

Southport House is situated to the south end of the village and is largely surrounded by modern dwellings and converted farm buildings. The visibility of the extension will be minimal due to its location and will be obscured by the house in views northwards from the south of the village. The extension will also be screened when viewed from Old Skipton Road directly to the south east of the site due to the stone walling and hedges which are present. The extension will also not be prominent in views from 'Laneside' to the north east, given the hedges which line the road and the location of the extension which will be largely obscured by the stone outbuilding to which it adjoins. As a result of limited visibility, small scale and the use of transparent materials, there is not expected to be a significant undue impact on the character and appearance of the conservation area.

Impact on non-scheduled below ground archaeological remains:

The earliest historical mapping found dates to the mid-19th century and it is unknown if there were any former structures present on the site which pre-dated the existing building. Therefore, it cannot be confirmed if any earlier remains are present below ground at the site. However, given the close proximity of Sawley Abbey, it is possible that that site once formed part of the Abbey Precinct and there is potential for archaeological deposits. The name 'Southport' suggests that one of the abbey gatehouses may have been located close by.

6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways;

- Material samples and specifications should be submitted to the local planning authority to ensure compatibility within this historic context.
- Details of glazing, steelwork and roof abutment should be submitted to the local planning authority to ensure minimal harm to historic fabric.
- Archaeological monitoring should be considered as part of excavation and opening up works.

Consultation with statutory consultees as part of the planning and listed building consent application processes is likely to identify where the development proposals would

benefit from additional controls and how these could be justifiably applied by way of planning conditions.

APPENDIX A

SOUTHPORT HOUSE: LIST ENTRY

House, 1720. Rendered rubble with roof of tiles imitating stone slates. 2 storeys, 2 bays. The left-hand bay has 4-light double- chamfered mullioned windows, the ground-floor one having a hood. The right-hand bay has sashed windows with plain stone surrounds. The door, between bays, has a chamfered surround with elaborately shaped lintel. Above is a plaque inscribed 'RIBIE 1720'. Lintel and plaque are enclosed by a hood with spiral stops. To the right is a re-set stone with 3 carved designs, taken from Sawley Abbey. Gable chimneys, the left-hand (west) one projecting with offsets.

APPENDIX B

SAWLEY CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

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.