



RIBBLE VALLEY  
BOROUGH COUNCIL

29 JUN 2011

FOR THE  
ATTENTION OF

For office use only

Application No: 320110518 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

### Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification please contact the Authority's planning department.

#### 1. Applicant Name, Address and Contact Details

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

#### 2. Agent Name, Address and Contact Details

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

#### 3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission?

Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:  Suffix:

House name: THE COACH HOUSE

Street address: CLITHEROE ROAD

WADDINGTON

Town/City: CLITHEROE

County:

Postcode: BB7 3HQ

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting: 373104

Northing: 443335

#### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes  No

#### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Rachael Surname: Horton

Reference: Planning Department

Date (DD/MM/YYYY): 14/04/2011 (Must be pre-application submission)

Details of the pre-application advice received:

RU/2011/ENQ/00116 Pre-application enquiry and subsequent telephone discussions. Planning did not have any fundamental objections to a replacement conservatory. We believe that the flat roof was pre 1st July 1948 but unable to prove the date hence the householder application submission

#### 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes  No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes  No

#### 8. Parking

Will the proposed works affect existing car parking arrangements?

Yes  No

#### 9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

#### 10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

#### 11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### 11. (Materials continued)

320110518 P

#### Walls - description:

Description of *existing* materials and finishes:

Natural stone walling to base

Description of *proposed* materials and finishes:

Natural stone insulated walling to base

#### Roof - description:

Description of *existing* materials and finishes:

U-PVC frames and opaque plastic sheeting as glazing

Description of *proposed* materials and finishes:

Painted timber frames with safety glass double glazing and plain finial/ridge

#### Windows - description:

Description of *existing* materials and finishes:

U-PVC windows with clear glazing

Description of *proposed* materials and finishes:

Timber frame windows and clear double glazing

#### Doors - description:

Description of *existing* materials and finishes:

U-pvc doors

Description of *proposed* materials and finishes:

Timber framed doors with double glazing: Painted to match

#### Lighting - add description

Description of *existing* materials and finishes:

existing external house lighting

Description of *proposed* materials and finishes:

existing house lighting but probably a few small 10w downlighters or step lighting externally shining down to avoid glare

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

2002.284 images 1 existing photographs

### 12. Certificates (Certificate A)

#### Certificate of Ownership - Certificate A

##### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title:  First name:  Surname:

Person role:  Declaration date:   Declaration made

### 12. Certificates (Agricultural Land Declaration)

#### Agricultural Land Declaration

##### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:  First Name:  Surname:

Person role:  Declaration date:   Declaration Made

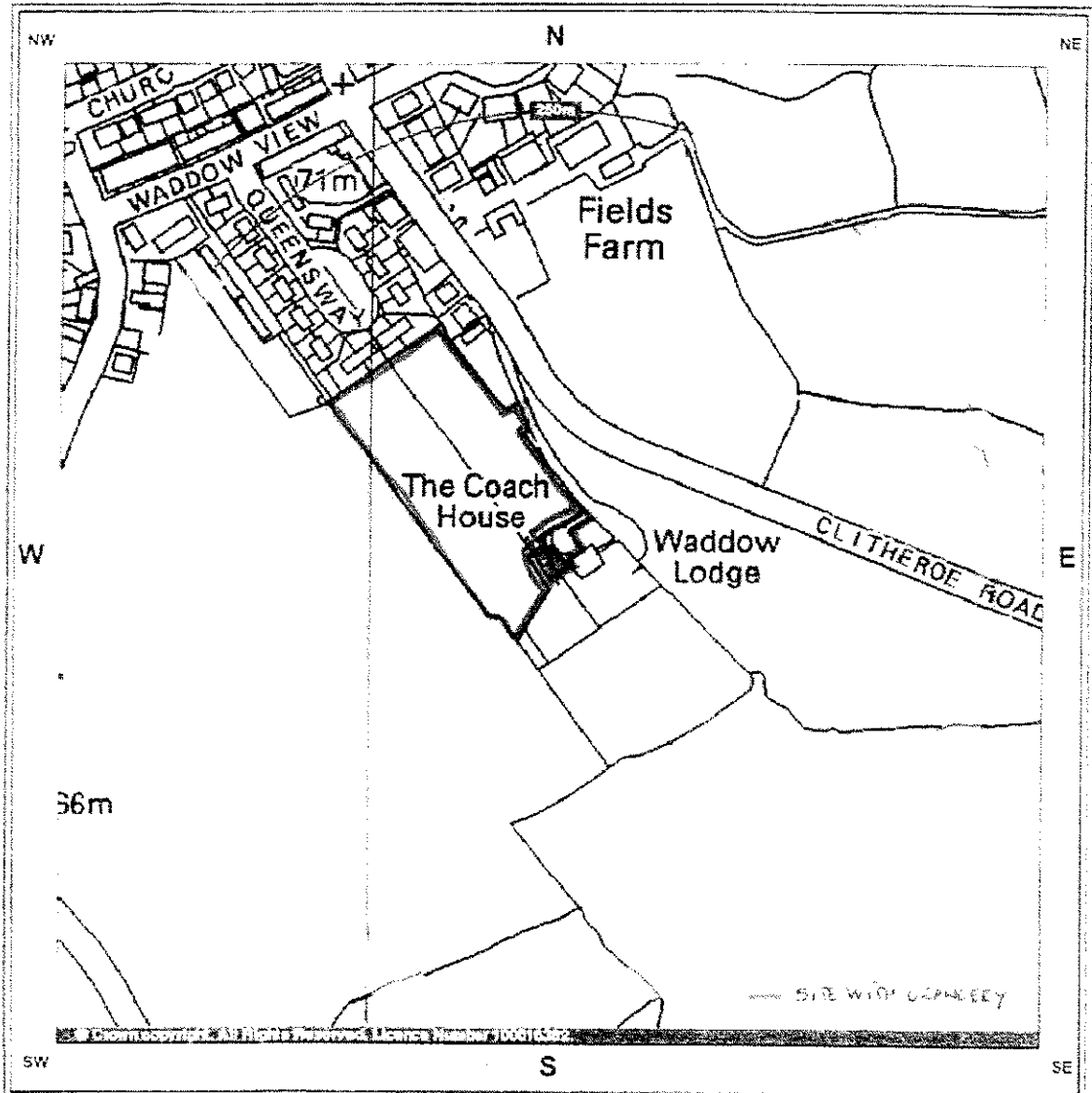
### 13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

# Site Location

## 320110518P



### Map Legend

—+— Site location

- - - - - 250m Search Band

Water Feature

□ Building Outline



### Search Details

**Search address** The Coach House Clitheroe Road  
Waddington  
CLITHEROE  
Lancashire  
BB7 3HQ

**Grid Reference** 373103E 443335N

28611

SCALE 1:1250      *Grid A same added for verification 28611*

1 North

2 Garden boundaries and Waddow Lodge building outline are not measured but taken from OS based information

CLITHEROE ROAD

hedge

320110518P

post rail fence

Waddow lodge GRASS DRIVE

ACCESS DRIVEWAY TRMATE

LAWN

HEDGES + FENCE TO FIELDS

STONE WALLS TO DRIVE

various conifers

garage shed

path to field

g'house

FIELD IN CLIENT OWNERSHIP

extra trees

SITE BOUNDARY

PROPOSED ORANGE PLAY 4 x 7.05 m

ADJACENT FIELD IN CLIENT OWNERSHIP

yard

PLANT ROOM

3.5m

post/wire fence

tank

Beech

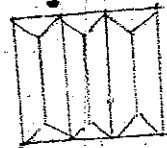
WADDOW LODGE

Garden

stone wall 2.4 high

7m

NEW HIPPED ROOF TRIPLE GARAGE



The Coach House  
Clitheroe Road  
Waddington  
BB7 3HQ

Proposed Site Layout

R Dawson Architect RIBA  
77 Villa Road  
Bingley  
West Yorkshire  
BD16 4EY

Scale: 1: 500 @ A3

Date: 28.6.2011

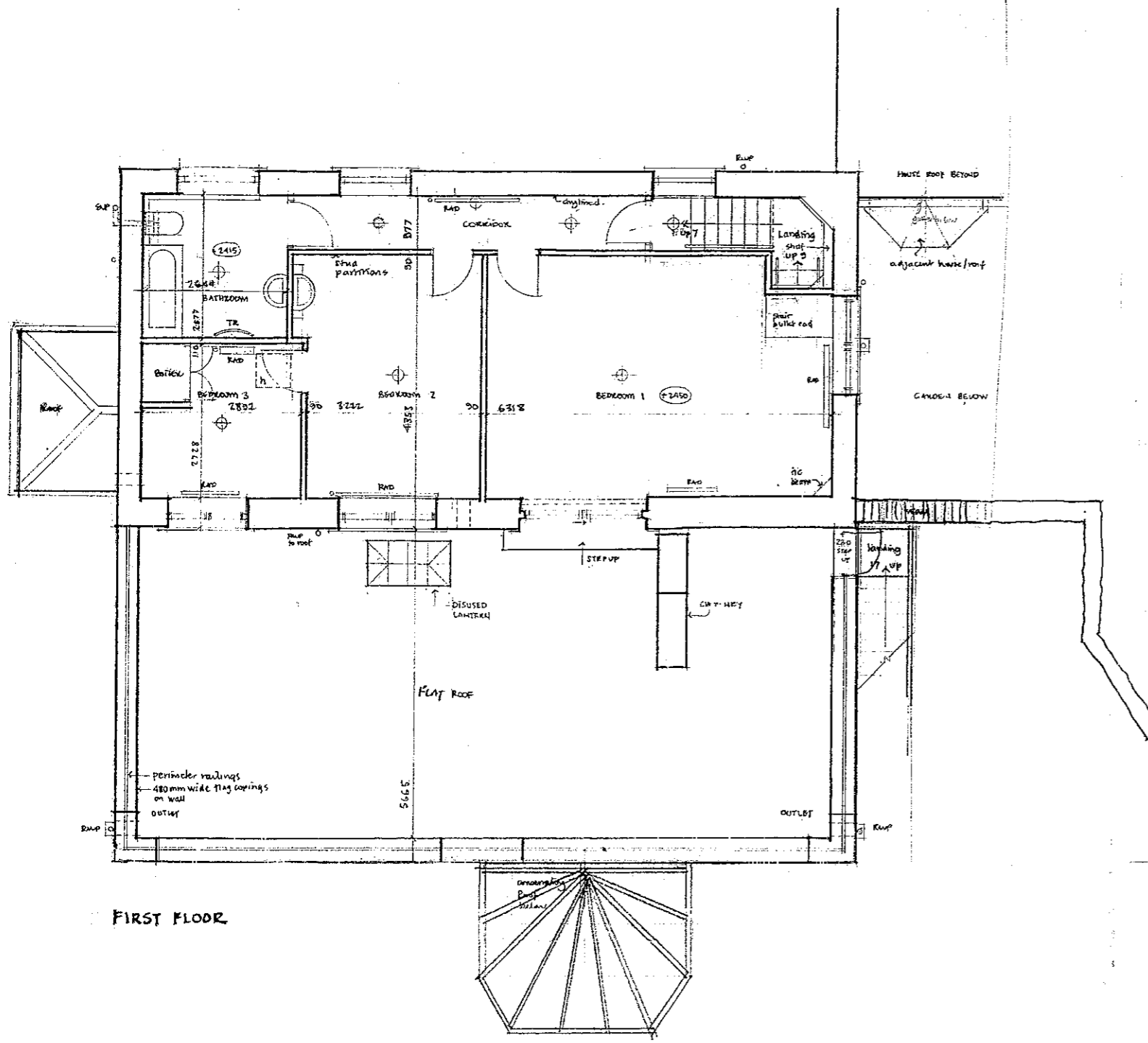
Drawn: RAD

Dwg No: 2002 284 1

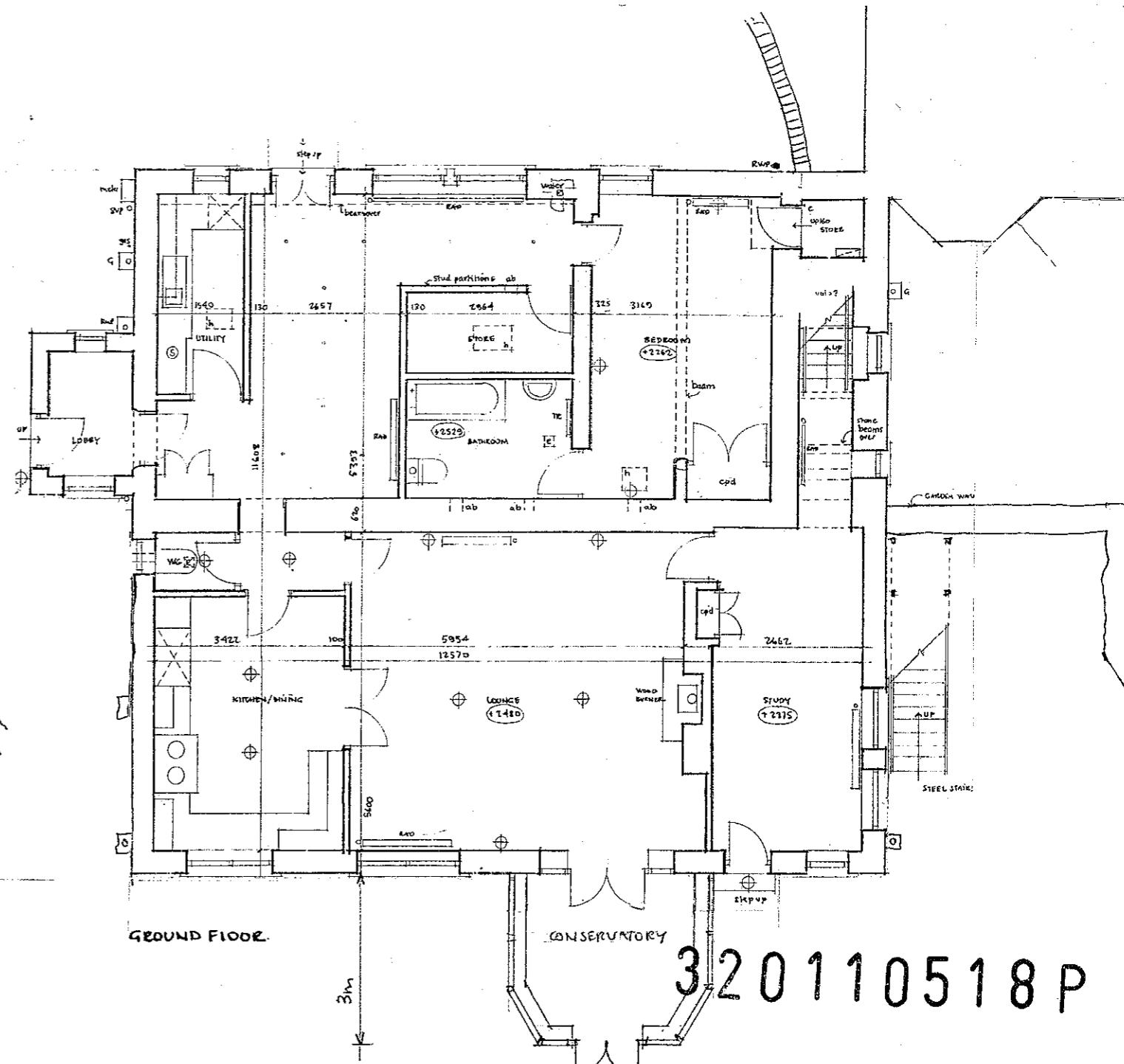
T: 01274 512808

M: 07752 024234

E: richard@rdawsonarchitect.co.uk



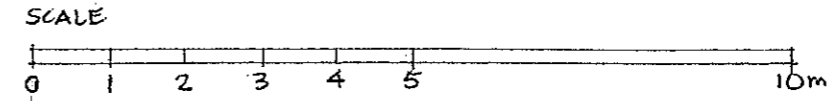
FIRST FLOOR



GROUND FLOOR

320110518 P

The Coach House  
Clitheroe Road  
Waddington  
BB7 3HQ



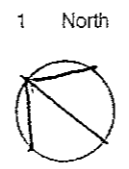
Schedule of Accommodation

Existing Areas*:	net
Existing GF + porch	148.3 sq m
Conservatory	7.5 sq m
Existing FF	145.0 sq m
House Total	300.8 sq m
*Garage building not included	
*Measured from perimeter internal walls	

Existing Ground and First Floors

R Dawson Architect RIBA  
77 Villa Road  
Bingley  
West Yorkshire  
BD16 4EY

Scale: 1: 100 @ A3  
Date: 28.6.2011  
Drawn: RAD  
Dwg No: 2002.284.2



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320110518P

Proposed Alterations  
 The Coach House  
 Clitheroe Road  
 Waddington  
 BB7 3HQ

Existing NE Elevation

R Dawson Architect RIBA  
 77 Villa Road  
 Bingley  
 West Yorkshire  
 BD16 4EY

Scale: 1:50 @ A3

Date: 11.2.2011

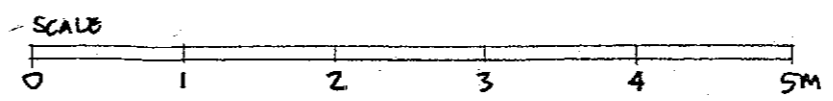
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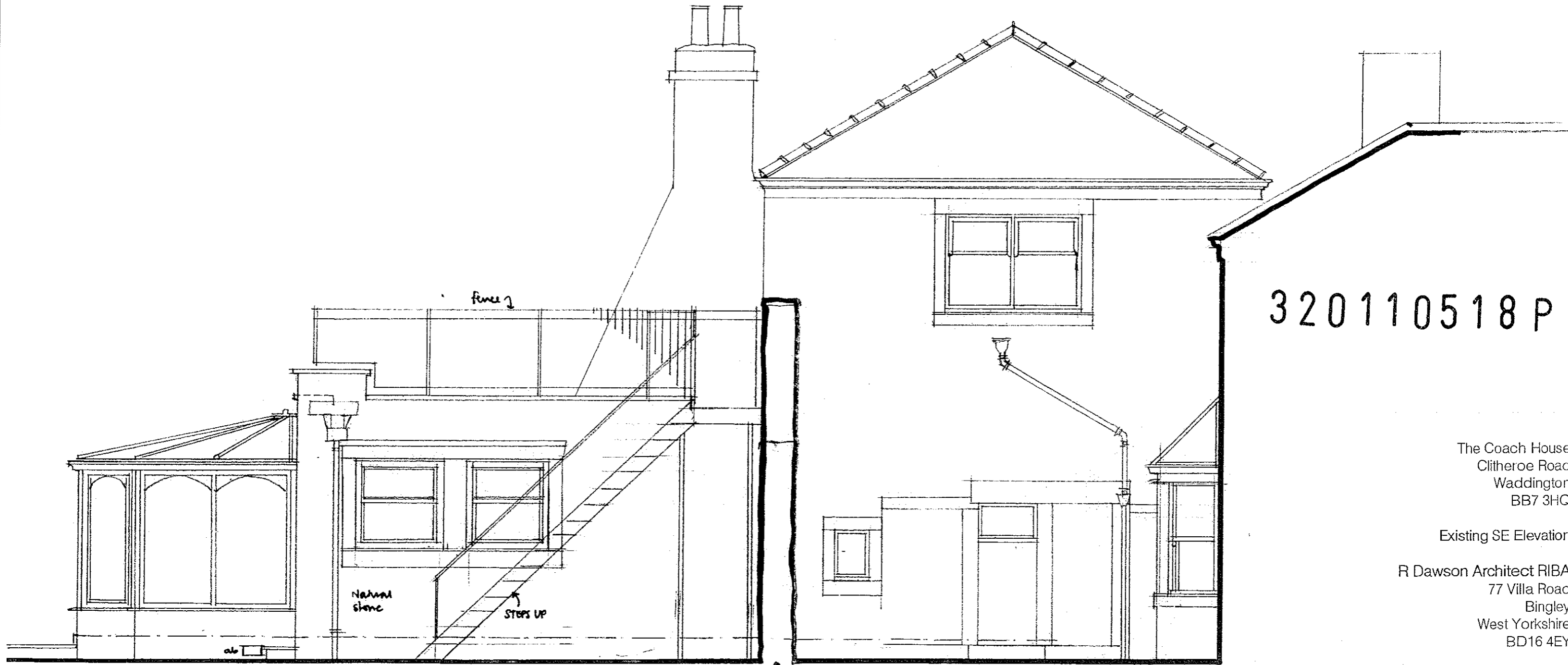
Dwg No: 2002 284 4

T: 01274 512808  
 M: 07752 024234

E: richard@rdawsonarchitect.co.uk

NORTH EAST





320110518 P

The Coach House  
 Clitheroe Road  
 Waddington  
 BB7 3HQ

Existing SE Elevation

R Dawson Architect RIBA  
 77 Villa Road  
 Bingley  
 West Yorkshire  
 BD16 4EY

Scale: 1:50 @ A3

Date: 23.6.11

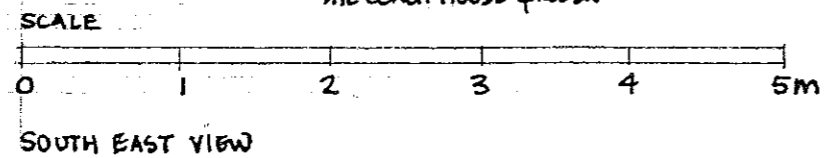
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Dwg No: 2002.284.5

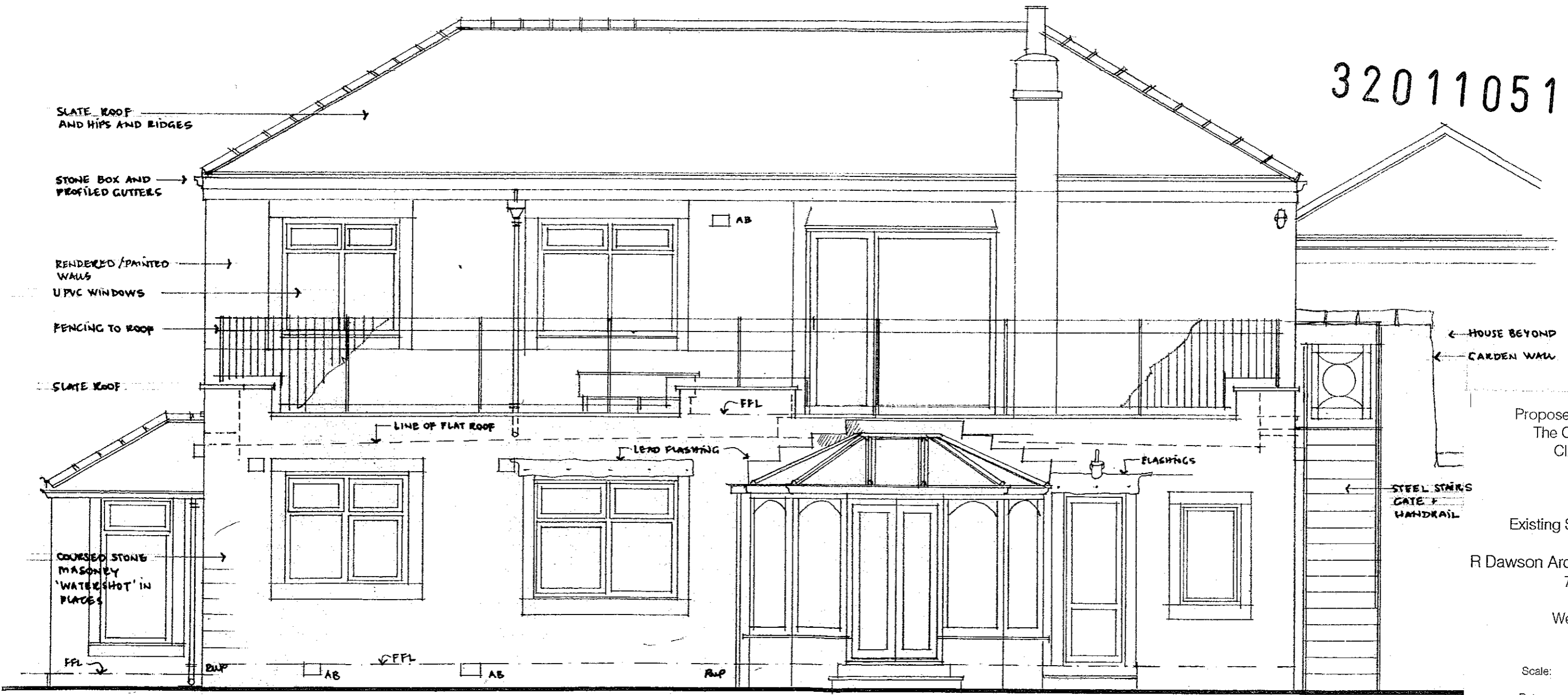
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M: 07752 024234

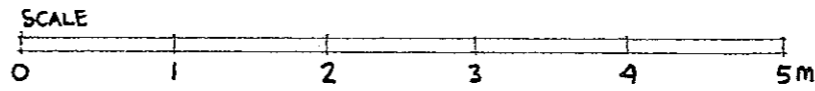
E: richard@rdawsonarchitect.co.uk



320110518 P



SOUTH WEST



Proposed Alterations  
 The Coach House  
 Clitheroe Road  
 Waddington  
 BB7 3HQ

Existing SW Elevation

R Dawson Architect RIBA  
 77 Villa Road  
 Bingley  
 West Yorkshire  
 BD16 4EY

Scale: 1:50@ A3

Date: 16 2 2011

Drawn: RAD

Dwg No: 2002 284 6

T: 01274 512808  
 M: 07752 024234  
 E: richard@rdawsonarchitect.co.uk

Proposed Alterations  
The Coach House  
Clitheroe Road  
Waddington  
BB7 3HQ

Existing NW Elevation

R Dawson Architect RIBA  
77 Villa Road  
Bingley  
West Yorkshire  
BD16 4EY

Scale: 1:50@ A3

Date: 16.2.2011

Drawn: RAD

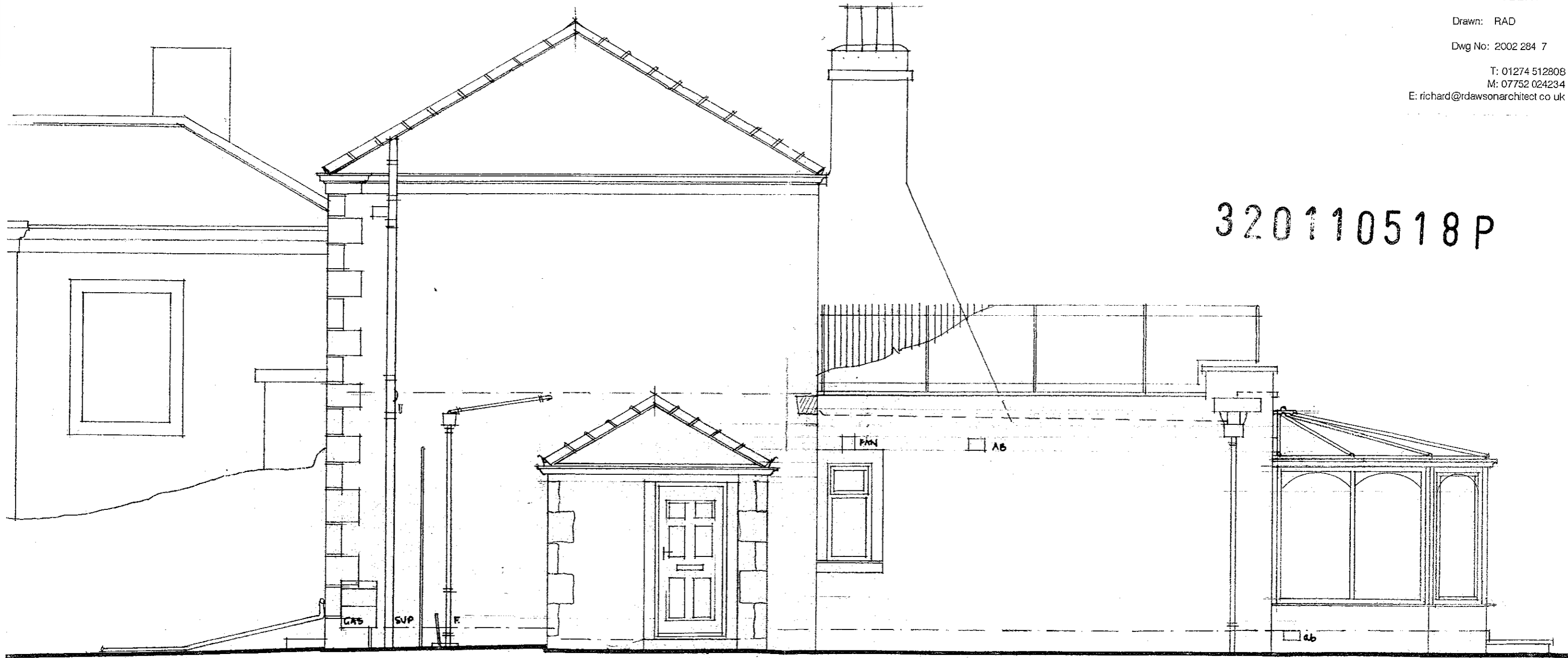
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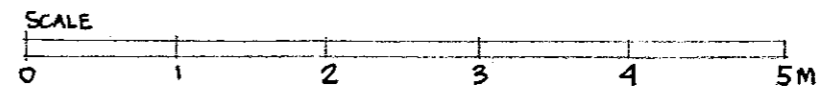
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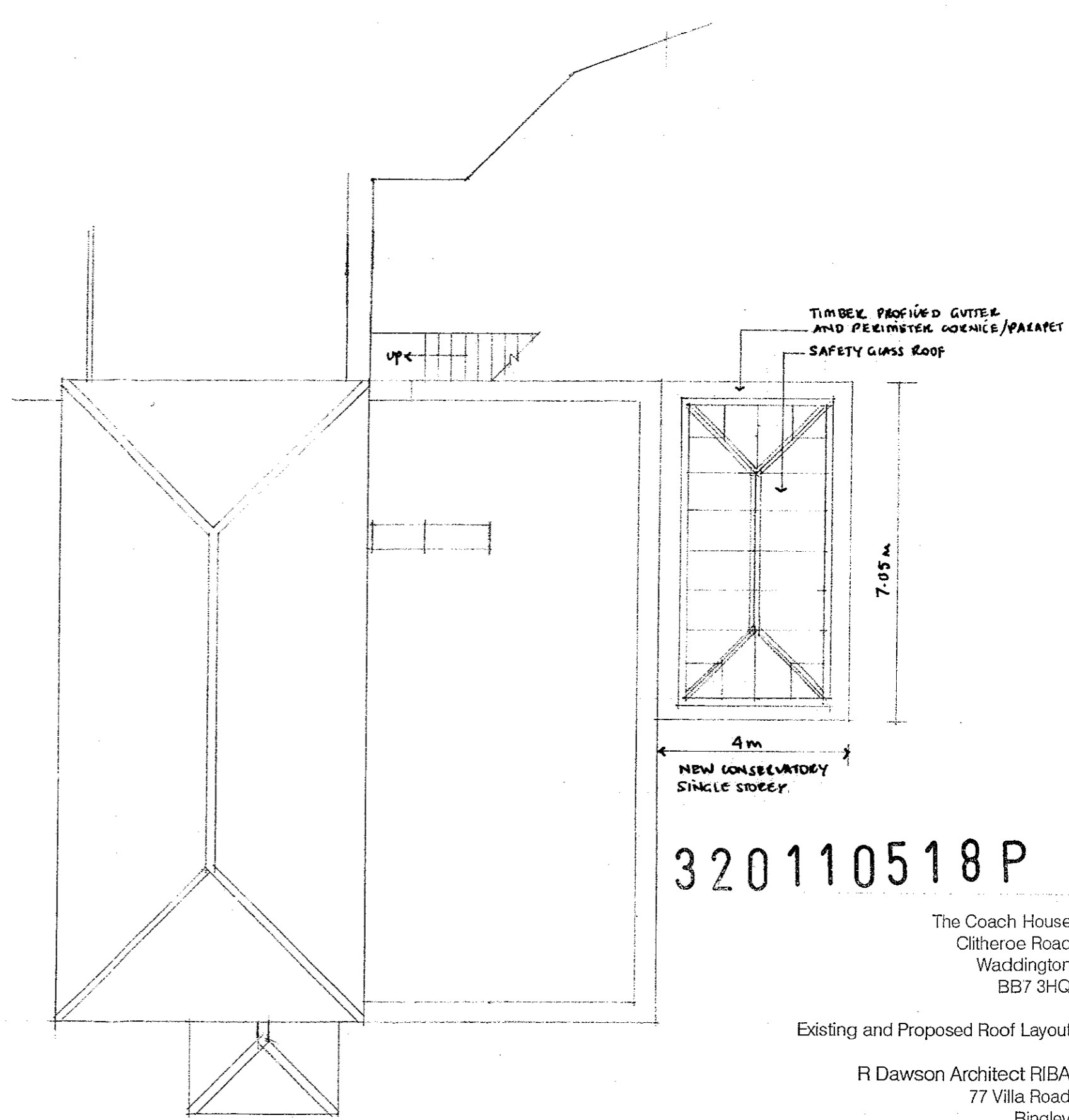
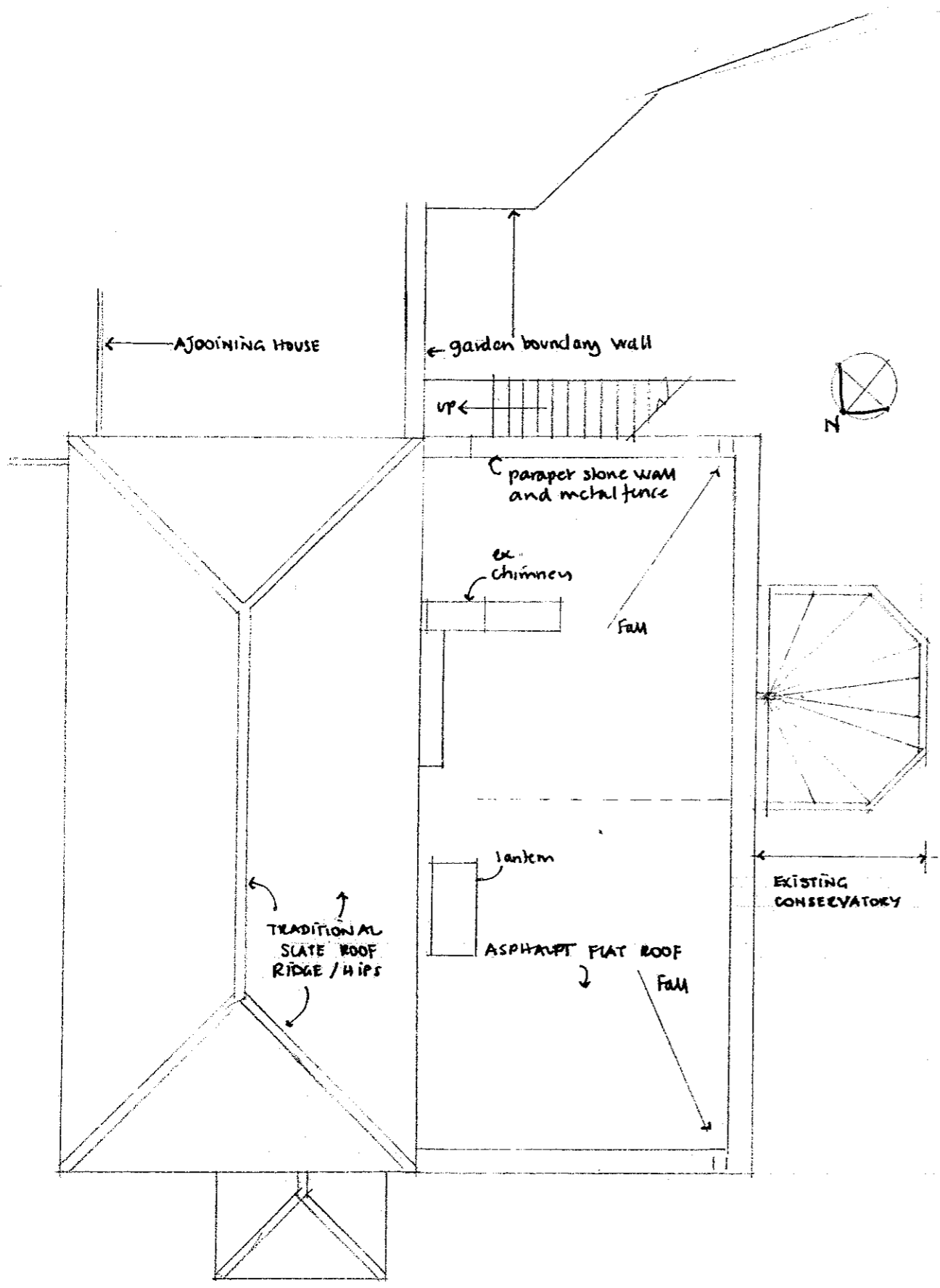
E: richard@rdawsonarchitect.co.uk

320110518P



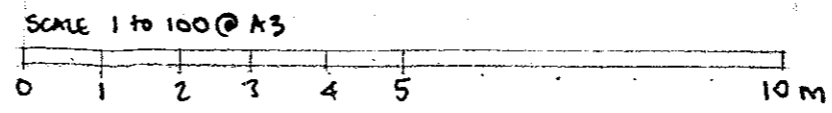
NORTH WEST





EXISTING ROOF LAYOUT

PROPOSED ROOF LAYOUT



320110518P

The Coach House  
Clitheroe Road  
Waddington  
BB7 3HQ

Existing and Proposed Roof Layout

R Dawson Architect RIBA  
77 Villa Road  
Bingley  
West Yorkshire  
BD16 4EY

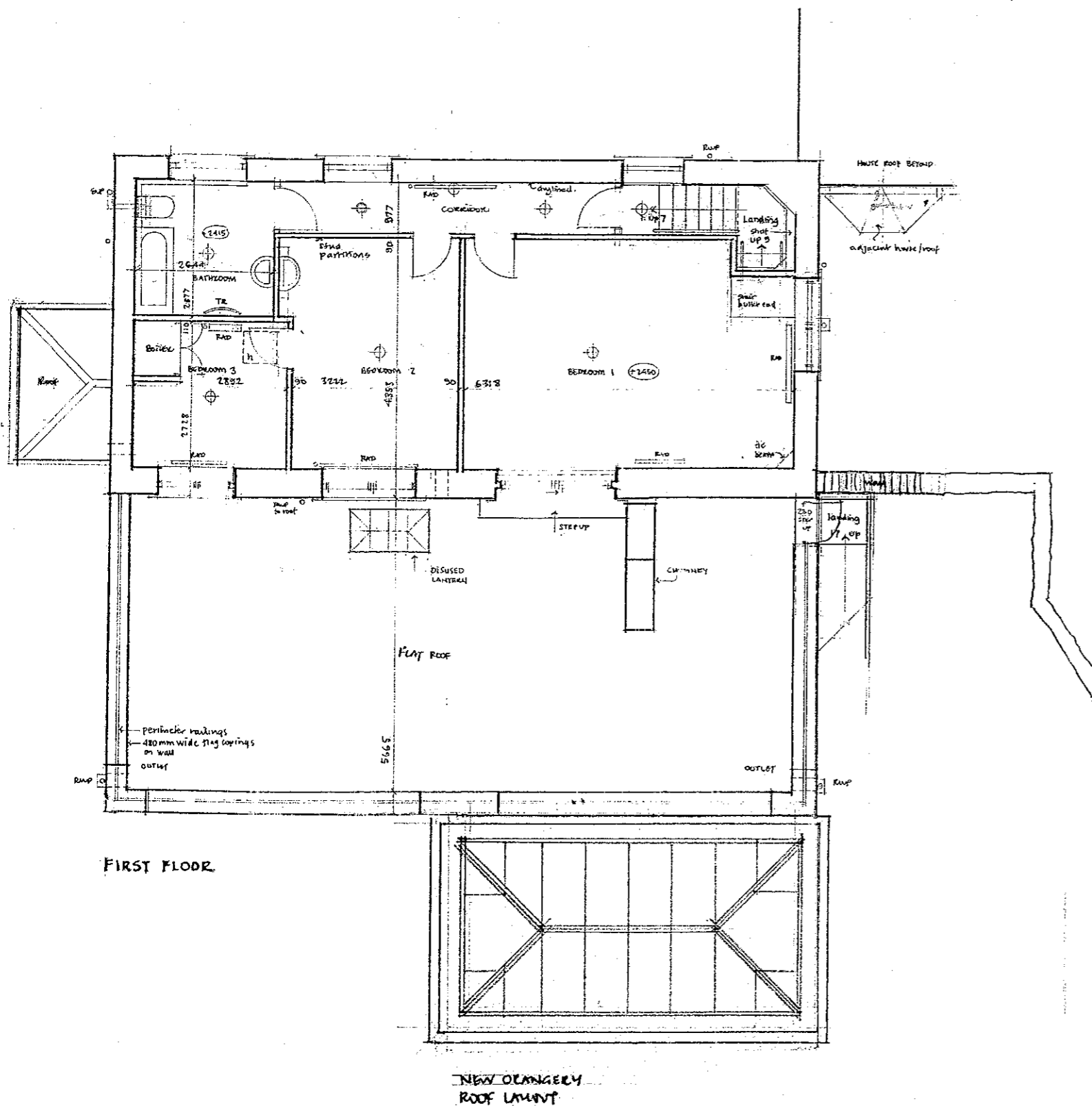
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Date: 27.6.11

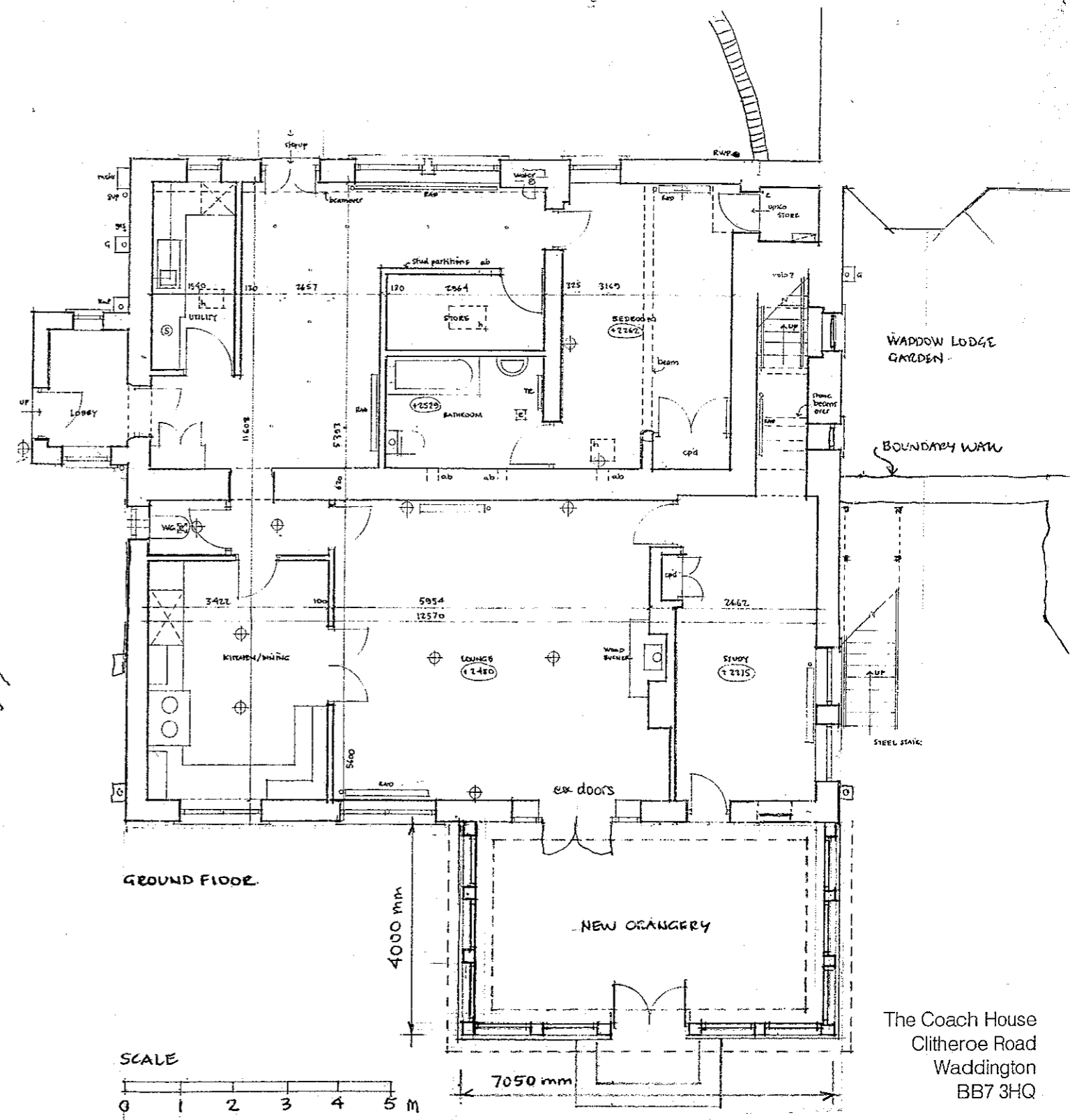
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Dwg No: 2002 284 8

T: 01274 512808  
M: 07752 024234  
E: richard@rdawsonarchitect.co.uk

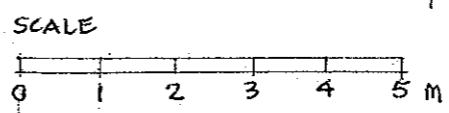


FIRST FLOOR



GROUND FLOOR

The Coach House  
Clitheroe Road  
Waddington  
BB7 3HQ



Schedule of Accommodation

Existing Areas*:	net
Existing GF + porch	148.3 sq m
Conservatory	7.5 sq m
Existing FF	145.0 sq m
House Total	300.8 sq m
*Garage building not included	
*Measured from perimeter internal walls	

Proposed New Areas:

New Orangery	22.5 sq m
Total Area	22.5 sq m

Proposed Ground and First Floors

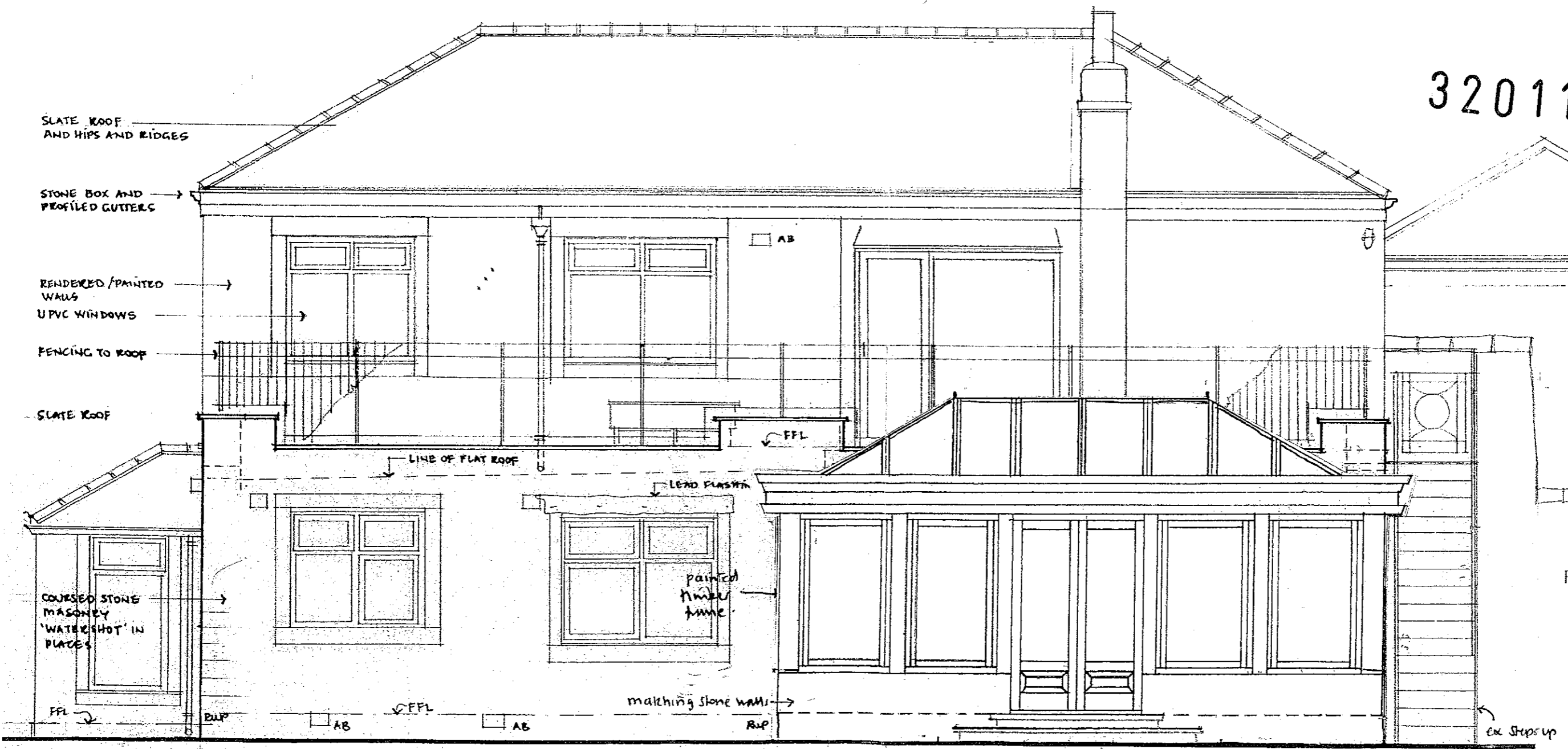
R Dawson Architect RIBA  
77 Villa Road  
Bingley  
West Yorkshire  
BD16 4EY

320110518P

Scale: 1:100 @ A3  
Date: 28.6.2011  
Drawn: RAD  
Dwg No: 2002.284.10

T: 01274 512808  
M: 07752 024234  
E: richard@rdawsonarchitect.co.uk

320110518 P



The Coach House  
Clitheroe Road  
Waddington  
BB7 3HQ

Proposed Orangery  
SW Rear Elevation

R Dawson Architect RIBA  
77 Villa Road  
Bingley  
West Yorkshire  
BD16 4EY

Scale: 1:50@ A3

Date: 27.6.2011

Drawn: RAD

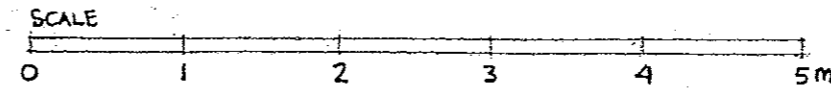
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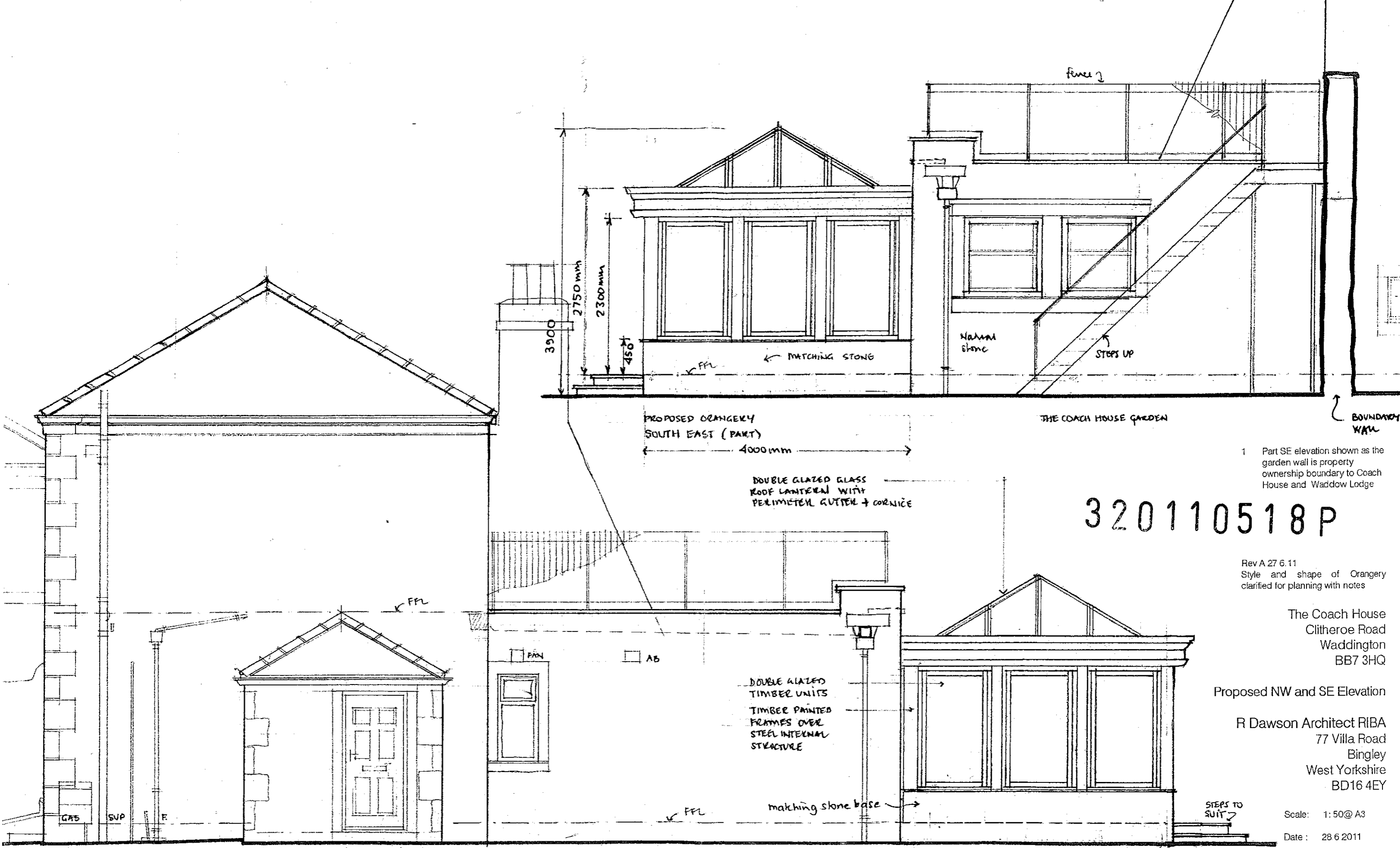
T: 01274 512808

M: 07752 024234

E: richard@rdawsonarchitect.co.uk

SOUTH WEST





1 Part SE elevation shown as the garden wall is property ownership boundary to Coach House and Waddow Lodge

320110518P

Rev A 27.6.11  
Style and shape of Orangery clarified for planning with notes

The Coach House  
Clitheroe Road  
Waddington  
BB7 3HQ

Proposed NW and SE Elevation

R Dawson Architect RIBA  
77 Villa Road  
Bingley  
West Yorkshire  
BD16 4EY

Scale: 1:50@A3  
Date: 28.6.2011  
Drawn: RAD  
Dwg No: 2002.284.18.A

T: 01274 512808  
M: 07752 024234  
E: richard@rdawsonarchitect.co.uk



1 Front Driveway Approach from Clitheroe Road



2 View to Coach House across Waddow Lodge front garden



3 Front North East Elevation and detached garage block



4 Front yard looking to Waddow Lodge joined at the corner



5 View SW to stone side entrance porch



6 North West Elevation to side entry porch



7 View to NW side Flat roof area above is the area for an extension and the conservatory will be replaced

320110518P



1 Rear South West Elevation showing flat roof and conservatory to be replaced



2 View from South to external staircase access and adjacent stone boundary wall



3 and 4 Views across flat roof balcony

320110518P

**THE COACH HOUSE,  
WADDINGTON,  
CLITHEROE, BB7 3HQ**

**PPS5 ASSESSMENT OF  
SIGNIFICANCE**

Woodhall Planning & Conservation,  
Woodhall, Woodhall Lane,  
Calverley, Leeds. LS28 5NY

Tel: 0113 255 4660  
Fax: 0113 256 9688  
Email: [planning@woodhall.co.uk](mailto:planning@woodhall.co.uk)

2674/1  
June 2011

## **1.00 INTRODUCTION**

- 1.01 This report sets out an assessment of the significance of the standing building known as the Coach House, Waddington, Clitheroe, BB7 3HQ. It is prepared with regard to guidance contained within Policy HE6 of Planning Policy Statement 5, Planning for the Historic Environment (PPS5) which sets out the information requirements for applications for consent affecting heritage assets. The Policy states that:

*“Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance”<sup>1</sup>*

- 1.02 The Coach House building is a non-designated heritage asset now in residential occupation and historically associated with the attached Waddow Lodge which is in a separate ownership. The building is located in open countryside to the south of Waddington with access taken from Clitheroe Lane.
- 1.03 The report follows PPS5 and good practice guidance in assessing the significance of the building. It summarises the principal policy context for the assessment, data sources consulted and provides a description of the significance of the building and its setting.

## **2.00 POLICY CONTEXT**

- 2.01 Principal policy guidelines of relevance to this report are set out within PPS5 and the accompanying guidance note. As noted Policy HE6 of PPS5 requires applicants to provide a description of the significance of the heritage asset affected by proposed development. It indicates that, in any such description:

*“The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application’s impact.”*

- 2.02 Significance is defined in PPS5 as:

*“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic”<sup>2</sup>*

- 2.03 The aim is to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. PPS5 defines the nature of the particular interest a heritage asset may hold:

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<sup>1</sup> Paragraph HE6 1, Planning Policy Statement 5: Planning for the Historic Environment 2010

<sup>2</sup> IBID, Annex 2 Terminology.

**“Archaeological Interest**

*An interest in carrying out investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.*

**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 skill, like sculpture.*

**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 an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>3</sup>*

- 2.04 In terms of the methodology for deriving the description of significance reference should be made to the historic environment record, statutory and local lists, the heritage gateway, the national monuments record and other information sources in order to provide an understanding of the history and value the asset holds for society.<sup>4</sup> This assessment undertakes this desk based review in order to set out the historic evolution of the building and help to inform the identification of the retained fabric which holds significance,
- 2.05 Conservation Principles<sup>5</sup> sets out a heritage value driven approach to the assessment of significance. These values are inter-related and are summarised in four categories:

**Evidential Value:** The potential of a place to yield evidence about past human activity.

**Historical Value:** The ways in which past people, events and aspects of life can be connected through a place to the present.

**Aesthetic Value:** The ways in which people draw sensory and intellectual stimulation from a place

**Communal Value:** The meanings of a place for the people who relate to it or for whom it figures in their collective experience or memory

<sup>3</sup> IBID

<sup>4</sup> PPS5 Planning for the Historic Environment: Historic Environment Practice Guide 2010

<sup>5</sup> Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, English Heritage 2008

- 2.06 As set out below the values associated with the Coach House building primarily relate to its evidential, historic and aesthetic values based upon its surviving, historic and architectural interest. This interest defines the heritage significance of the asset.
- 2.07 Having regard to Conservation Principles and the nature of the Coach House building the description of significance set out below considers the following:
- The historical evolution of the site and building
  - The remaining fabric and architectural interest of the building
  - The heritage values associated with the building and the extent of fabric which retain these values
  - The contribution to significance made by the setting of the building and other heritage assets
  - The comparative significance of the building and identified values

### **3.00 ASSESSMENT OF SIGNIFICANCE**

- 3.01 The Coach House building is located to the south of the village of Waddington and is part of a building group with Waddow Lodge, likely associated with Waddow Hall further to the south east. The Coach House and Lodge buildings are now in separate residential ownership and are regarded as non-designated heritage assets for the purposes of this assessment. Waddow Hall is a Grade II listed building (UID 183309) added to the statutory list in 1954.
- 3.02 Waddow Lodge (including the Coach House) is noted on the Lancashire Historic Environment Record (LHER) with a short reference to it being extant on the first edition Ordnance Survey map published in 1850 (PRN 20543). The building group falls outside of the Waddington Conservation Area boundary and, with the exception of Waddow Hall, no other designated heritage assets are associated with, or within close proximity to them such that consideration is required within this assessment.
- 3.03 The assessment set out below provides a brief summary of the historical context of the building group and surrounding area and the architectural significance of the building. The scope and detail of this desk based assessment is commensurate with the nature of the Coach House building and its setting and the proposed works to it. This accords with PPS5 policy HE6 guidance in respect of the required level of detail for such assessments.

#### **Historic Context**

- 3.04 Evidence of early prehistoric and Roman activity in the area is limited and no evidence of early settlement is suggested in archive or LHER records. Some chance finds have been recorded, including a Neolithic polished stone axe (NMR 44698) at Clitheroe, and a Roman coin hoard was discovered in the grounds of Waddington Hall in 1989. The Roman road between Bremettancum (Ribchester) and Elslack ran to the south of the locality and this, along with the River Ribble would have acted as important early communication routes and the area likely used for foraging.

- 3.05 The place name Waddington is derived from the Anglo Saxon word "Wada" meaning the homestead or village of Wada's people. Wada is recorded as a ruler in the Anglo Saxon Chronicle and associated with a conspiracy to murder Athelred, the King of Northumbria in 794AD. A number of Bronze Age finds from this period are recorded and include a round barrow at Pinder Hill (NMR 44718) and two socketed arrow heads at Clitheroe (NMR 44697). The settlement fell within the West Riding wapentake of Staincliffe.
- 3.06 Waddington is referred to in the Domesday Book of 1086 as "Widitun" which notes it falling within the Craven hundred administrative boundary rather than based upon the wapentake boundaries. Clitheroe is not mentioned although the presence of a Castle is thought to be indicated by reference to the "Castellau Rogery de Pictaviensis" possibly pre-dating the remaining structure. This is thought to have been constructed by Roger of Poitou who is cited in Domesday as lord of the manor and tenant in chief of Waddington.
- 3.07 Post conquest Waddington was one of 10 mense manors of the Lordship of Bowland and the Tempest family are recorded as having been Lords of the Manor of Waddington from the early 13<sup>th</sup> century. Waddow Hall was originally constructed for the Tempest family in 1267 and was replaced during the 17<sup>th</sup> and 18<sup>th</sup> centuries. The current Hall is of late 18<sup>th</sup> century origins but appears to incorporate elements of an earlier 17<sup>th</sup> century house. The Hall is shown on the Yate's map of 1786.
- 3.08 The village of Waddington largely developed on an agricultural basis up until the early 19<sup>th</sup> century and the 1801 census records 481 inhabitants. Following the enclosure acts of 1812 and 1819 increasing employment was found in mill industries and a number of mill sites are retained in the village and within Clitheroe. Industrial activity is also evidenced by the former quarry south of Brungerley.
- 3.09 Waddow Lodge is first indicated on the OS first edition published in 1850. The currently remaining buildings can be identified and likely comprised of a lodge house and coach/stable building which is the subject of this assessment. The architectural detailing of the buildings suggests an early 19<sup>th</sup> century construction although an earlier date may be possible. Archive sources immediately available do not reference the Lodge building (beyond mapping records) or linkages with Waddow Hall. The 1850 OS does show a track to the south-east of the Lodge although this terminates before reaching the Hall. Whilst this and the name perhaps suggest an early functional connection between the buildings this is not definitively established from immediate archive records. It is also notable that by the time of the 1886 map the track is no longer present and field boundaries clearly separate the two properties. This indicates that any functional links between the Hall and the Lodge building were likely severed at some point during the latter half of the 19<sup>th</sup> century.
- 3.10 Little change is indicated in the mapping record during the second half of the 19<sup>th</sup> and first half of the 20<sup>th</sup> centuries and the footprint of the Lodge building appears largely unchanged. By the time of the 1964 OS sheet the Coach House building has been significantly extended to the south-west, effectively doubling the footprint of the building.

and this is likely to relate to the flat roofed extension to the rear of the property which appears to have been constructed post-war.

- 3.11 It is understood that the Coach House building has been occupied in a separate residential ownership from the Lodge since the 1980s and a certificate of lawfulness was granted to this effect in 1997 (LPA reference 3/1997/0519).
- 3.12 In summary the majority of the buildings at Waddow Lodge (including what is now known as the Coach House) were extant on the first edition OS map of 1850 and appear to have been constructed during the early half of the 19<sup>th</sup> century as coaching and lodge house accommodation likely associated with Waddow Hall. The functional connection between the properties is likely to have been severed in the latter half of the 19<sup>th</sup> century. There is no indication that the Lodge was the site of earlier settlement and on this basis archaeological potential is likely to be low.

*Sources: Lancashire Historic Town Survey Programme 2006  
Waddington Conservation Area Appraisal 2005  
National Archive*

#### **Description of Building and Architectural Significance**

- 3.13 The Coach House building is in two storeys, with single storey extension, constructed in a dressed coursed sandstone laid to regular courses with a more random coursing to the rear. The original building is under a hipped grey slate roof with overlapped slate ridge tiles, with the rear single storey extension to the south west having a flat roof. The property is attached to and was originally associated with the main Waddow Lodge to the north east. Both buildings were constructed in a neo-classical style and detailing suggests an early 19<sup>th</sup> century origin.
- 3.14 Whilst the name of the property suggests an original stable use there is little remaining evidence of this function in terms of fenestration patterns or internal arrangement. As discussed below there are areas of disturbance to the principal elevation which suggests some reworking of openings. Much of the evidential value of the remaining fabric is however likely to have been obscured or lost through the extension of the building to the rear and the later works of conversion to residential use.
- 3.15 The principal elevation of the Coach House is to the north and is presented in an ashlar stone with some hammer dressing in courses around the main entrance perhaps suggesting later alteration. Windows are in stone architraves with one set of paired windows to the ground floor. Framing is modern with timber casements to the first floor and uPVC to the ground. The entrance retains a semi-circular head and fanlight with timber radiating glazing bars. The building has stone quoins, eaves course and ogee profile guttering to the principal elevation and stone box gutter to the rear. The quoins are not repeated to the rear. The gables of the original two storey building show continuation of the eaves course and stone guttering. The porch extension to the north-west gable is of later 20<sup>th</sup> century construction.

- 3.16 The extension of the building beyond the quoin line to the east of the building suggests a later remodelling with possible infilling of the link with the Lodge. The wall dividing the two properties and curving northwards from the principal elevation of Coach House is of later construction.
- 3.17 The rear of the building has been substantially altered by the construction of a later 20<sup>th</sup> century single storey structure. The exposed elevation of the original building at first floor level has been substantially remodelled with new window openings, stone surrounds, and through the application of render. Window framing is in uPVC. The extension itself is constructed in stone and has parapet topped with railings. A projecting stone chimney breast with clay pots appears to be a later addition and does not extend internally to ground floor. The modern conservatory extension is in uPVC on a stone base.
- 3.18 Internally the building has been much altered and the existing floor plan does not illuminate the original use as a coach house or stable. Divisions are formed with stud partitions and the staircase to the east is a later addition and appears to have been inserted as part of a remodelling of this part of the building. A bison plank type concrete floor supported on steel girders has been inserted to form a new first floor to the two storey element.
- 3.19 Overall the Coach House building has been substantially altered and, with the exception of the principal, north-east facing elevation, retains limited architectural significance. The single storey extension, internal alterations and installation of modern, largely uPVC, casement windows has diminished significance and removed much of the original fabric of the building.

### **Setting**

- 3.20 The Coach House is associated with the main Lodge building, to which it is attached, and historically the buildings were in the same ownership and linked with Waddow Hall. The linkages with the Hall appear to have been severed during the late 19<sup>th</sup> Century and the topography and landscape means that the buildings do not have inter-visibility. Whilst the naming of the building and historical mapping record provide evidential indication of the links between the Hall and Lodge buildings it is not considered that there remains a shared setting of significance.
- 3.21 The visual relationship between the Lodge and Coach House buildings has aesthetic value, particularly when viewed from Clitheroe Road. The significance of the shared setting is however largely confined to the north-east facing elevation which retains architectural interest. Views are however in some instances interrupted or impacted by modern 20<sup>th</sup> century garden and garage buildings including a triple garage within the garden of the Lodge.

## **4.00 SUMMARY**

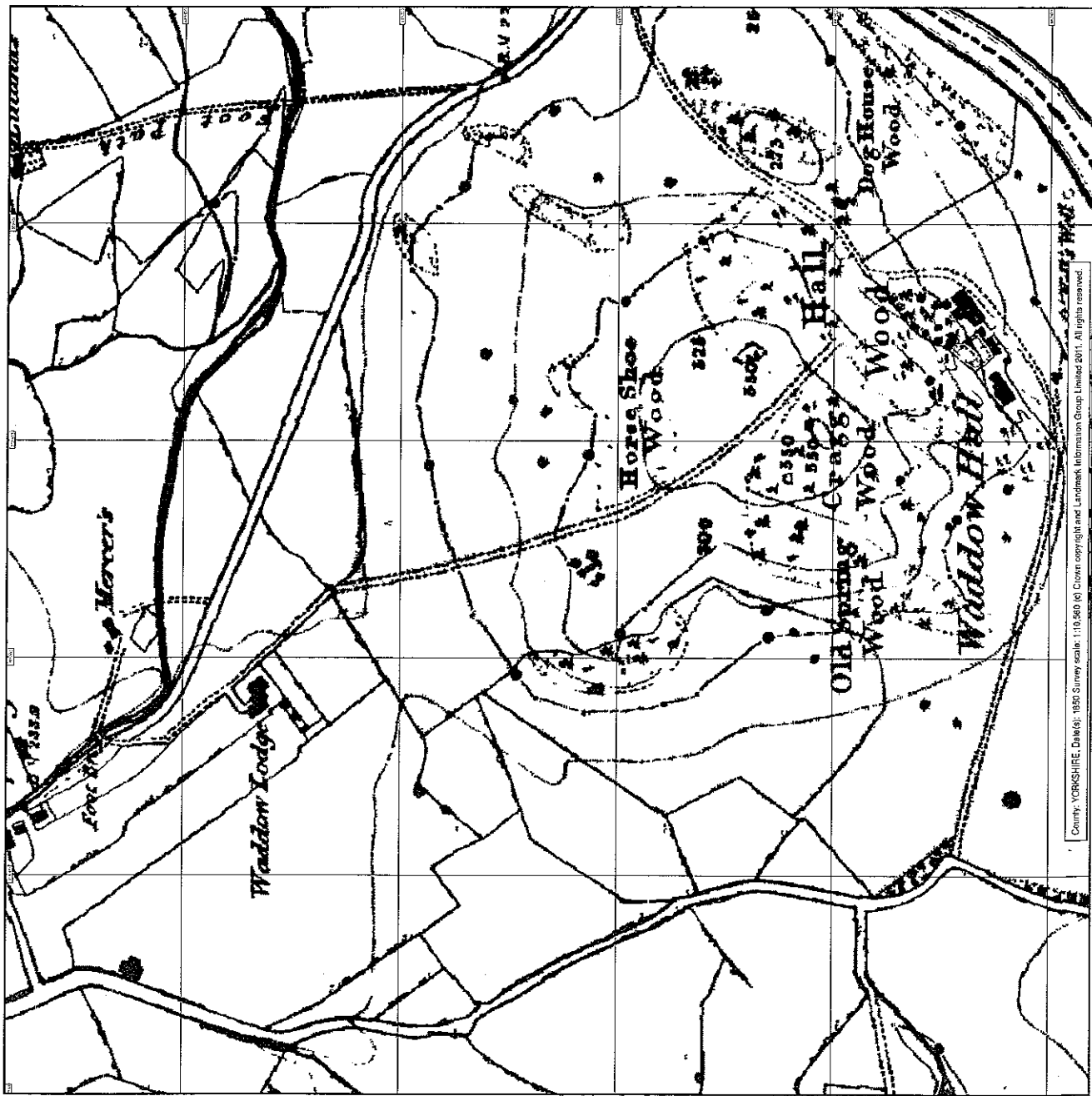
- 4.01 The Coach House building is of early 19<sup>th</sup> century origins and formed part of Waddow Lodge, constructed in association with Waddow Hall. Archive records hint at this

functional relationship although suggest that it ceased during the latter half of the 19<sup>th</sup> century. The Coach House itself has been in separate ownership from main Lodge house since at least the 1980s

- 4.02 Historic interest is largely limited to the likely connection with Waddow Hall, the seat of the Tempest family, and the Lodge may have been one of a number of coach house and stable buildings constructed in connection with it. A number are retained within the curtilage of the Hall. Whilst more detailed research may highlight this earlier functional it is not considered that the historical significance of the building extends beyond local interest to the development of the Hall during the 19<sup>th</sup> century.
- 4.03 Architecturally the building has been substantially altered and much of the original fabric removed or obscured. The large extension to the rear of the building has no architectural interest and no features of note are apparent internally, with limited evidence retained of the original use of the building. Significance is therefore largely related to the principal, north-east elevation and form of the roof structure. This significance has however been somewhat diminished by the installation of modern window frames. The north-east facing elevation and relationship with the main Lodge has significance in terms of setting and aesthetic value.
- 4.04 In conclusion it is considered that the Coach House retains a degree of local architectural and historic interest. Significance is largely confined to the retained principal external elevation and historic archival links to Waddow Hall in its development during the late 18<sup>th</sup> and early 19<sup>th</sup> centuries.

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**Selected OS Map Record**

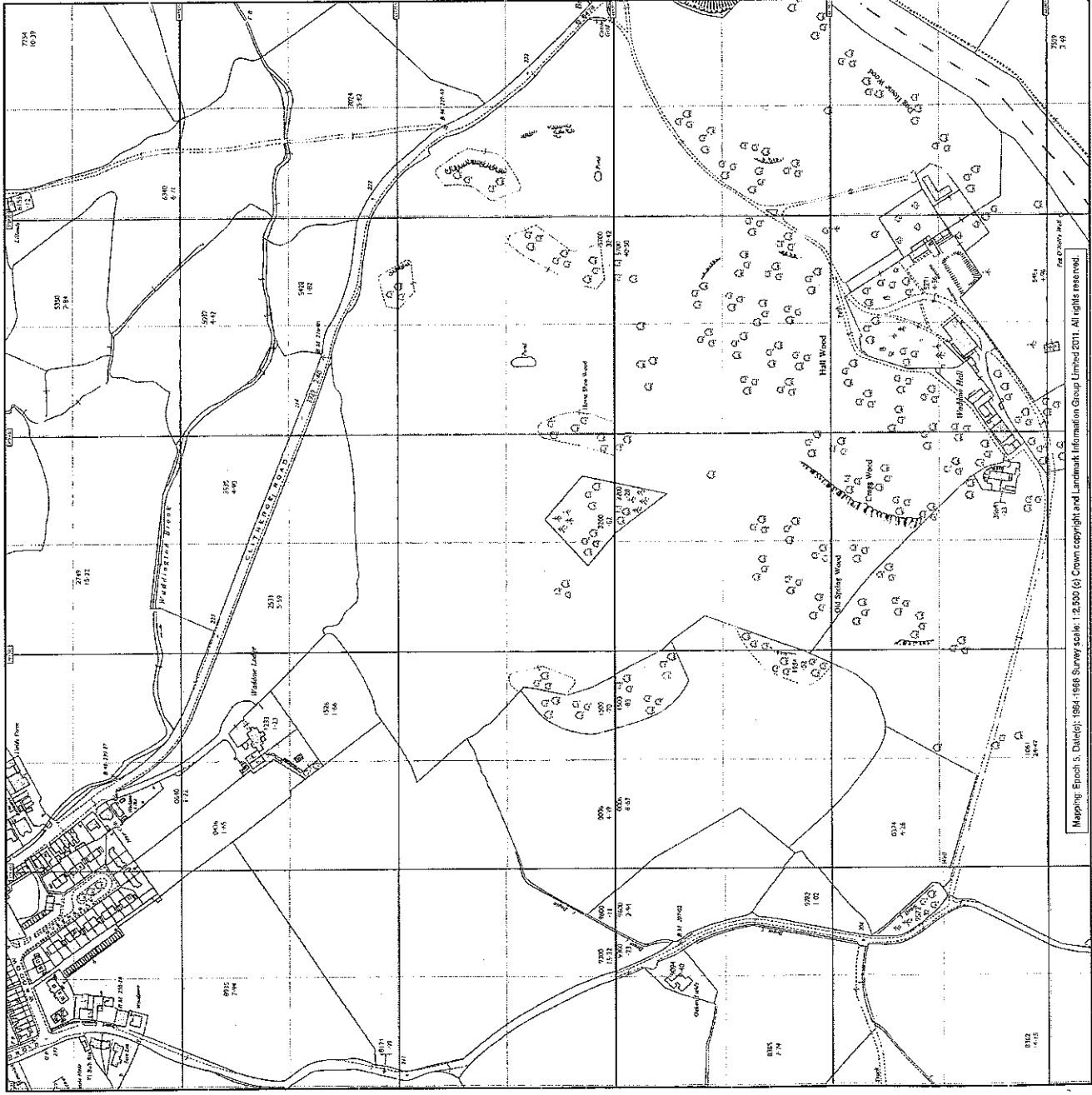


County: YORKSHIRE Date(s): 1850 Survey scale: 1:10,560 (c) Crown copyright and Landmark Information Group Limited 2011. All rights reserved.



Landmark Historical Map  
 County: YORKSHIRE  
 Published Date(s): 1850  
 Originally plotted at: 1:10,560





**Landmark**  
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**Landmark Historical Map**  
 Mapping: Epoch 5  
 Published Date(s): 1964-1968  
 Originally plotted at: 1:2,500

Mapping Epoch 5. Date(s): 1964-1968. Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2011. All rights reserved.

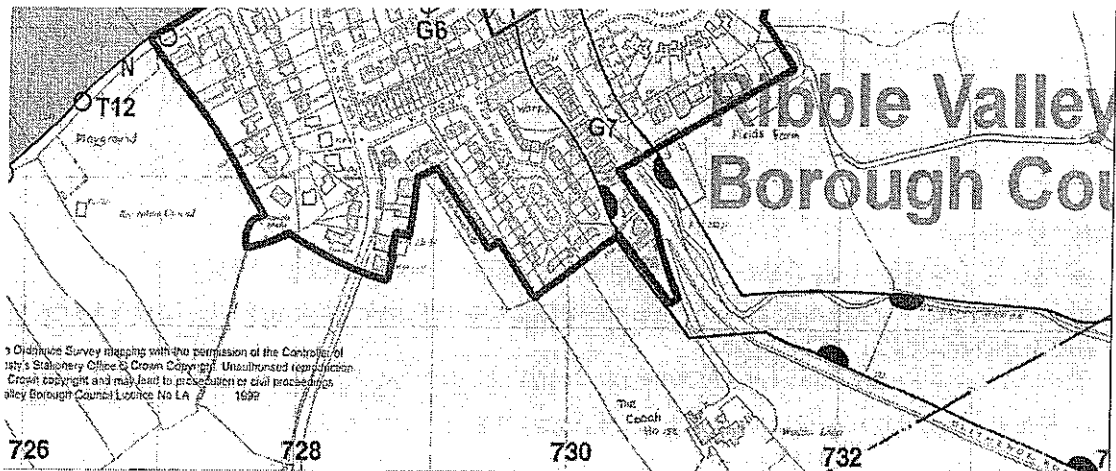
Design and Access Statement 27.6.11

Demolition of Conservatory and Construction of Replacement and Extended Orangery  
The Coach House, Clitheroe Rd, Waddington, BB7 3HQ  
Householder Planning Application: Portal ref

This statement forms part of the Householder Planning Application: Planning Portal Ref: 01535554

1 Site Analysis:

- The application site is located just outside the Waddington Village Boundary (see group of buildings between grid lines 730 -732 below at the base of the sheet) and access is from Clitheroe Road via a private drive shared with Waddow Lodge



- it is an irregular shaped piece of land comprising approx overall dims of 32m long x 30m wide adjacent to the house excluding driveway and fields
- The Coach House is a traditional natural stone and stone slate 30 degree pitched hipped roof converted two storey former stable block/garage /flat with a hipped single storey porch and flat roof area with balcony to the rear (SE) totaling about 300sqm (see attached 2002 images 1 and 2 A4 colour for existing photographs). Metal steps access the flat roof area.
- There is a detached double garage (approx 30sqm), front yard, garden and some greenhouses and stores to boundary walls and fields.
- Boundaries are stone walls, and post and rail fencing with a 5 bar gated drive entrance.
- Waddow Lodge is located adjacent to the site (see PPS5 report for further details), joined at one corner to the NW front side and separated by a rear 2.4m approx high stone wall which forms the garden boundary. Part of SE elevation to the Coach House (2002.284.12) is 'through by light' adjoining part of the garden to Waddow Lodge.
- We understand that PD rights still exist for the Coach House but the exact date of construction for the single storey flat roof area is unclear.
- There is a U-PVC conservatory which is in a poor condition and leaks at the house wall.
- The house has been altered over the years, note the two storey part has an early bison concrete first floor with large steel beams supporting.
- The house generally is poorly insulated
- The site is not in a flood risk zone

## 2 Design Principles:

- Provide a replacement traditional conservatory in keeping with the property.

p1

## 3 Design Solution:

- Provide a replacement structure (client preference) as a simple rectangular traditionally constructed painted timber framed Orangery with a hipped glass lantern roof and matching stone walls.
- Timber frame colour to be decided but off white, ivory or pale green
- Under floor heating to be provided and walls, windows, doors and floors all insulated to current domestic standard or better.
- The size is slightly larger 4m x 7.05m approx externally giving an internal floor net area of About 22 sq m. The base walls will be about 450mm above floor level and the overall height will not be above 4m (see proposed drawings for details)
- There will be level access from the house through to the orangery and all controls will be at an accessible height. However stone steps are provided to the garden entrance and the final levels providing an opportunity to consider level access to the garden also.
- The internal study window will be taken out but the door retained.

### References:

Ribble Valley Borough Council Districtwide Local Plan (adopted 1998)

PPG1 General Policy and Principles for Design in the planning system and T&CPA Act 1990

PPG2 Green Belt, PPS1; PPS5

JRT Lifetime Homes Standards BS8300: 2001, Designing for Accessibility CAE1999;

Building Regulations Part B and L1b, M Approved Documents;

27.6.11 initial planning issue  
2002.284. D+AS1

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