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Heritage Statement

**Proposed alterations
to
Higher Buck Inn, West Bradford Road,
Waddington,
Lancashire**

Prepared by

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1.0 INTRODUCTION

1.1 Purpose and Format

This heritage statement has been prepared as part of a planning application for minor alterations to the Higher Buck Inn, West Bradford Road, Waddington. The building is located within the Waddington Conservation Area, which is a designated heritage asset. The aim of the statement is to assess the potential impact of the proposals and advise on possible alternative approaches in order to ensure that no unnecessary harm occurs to the significance of the heritage asset. The statement has been conducted in accordance with general guidelines set out in the English Heritage publications 'Informed Conservation' (2003)¹ and, more particularly, 'Conservation Principles, Policies and Guidance' (2008)², and responds to policies outlined in the National Planning Policy Framework (NPPF, 2012). In terms of local policies, the policies outlined within Waddington Conservation Area Appraisal and Management Plan (The Conservation Studio, 2005) have proven invaluable as an aid to guidance.

It is understood that this assessment will supplement full scheme drawings as provided with the planning application: scheme drawings are not therefore duplicated in full within this assessment.

1.2 The Author

Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author specialises in heritage planning matters.

¹ Clarke, K, *Informed Conservation*, English Heritage 2003

² English heritage, *Conservation Principles, Policies and Guidance*, 2008

2.0 GENERAL DESCRIPTION

2.1 Site Location

The Higher Buck is located on the northern side of The Square and on the northern side of West Bradford Road, in the centre of the village of Waddington, Lancashire.

2.2 Site Description

The building forms the western end of a terraced row which is aligned along the east west axis and which continues as a row of residential properties to the centre and east. It fronts The Square (West Bradford Road) to the south and Slaidburn Road to the west. A cobbled seating area forms an apron between the building and The Square to the front. At the rear the building has some enclosed and compact yard areas which back onto a car park. A site plan is given below in figure 1. This is an extract of the Conservation Area map prepared by Ribble Valley BC. Sample images of the building are given in figures 2-4 together with some descriptive comment on the proposed changes.

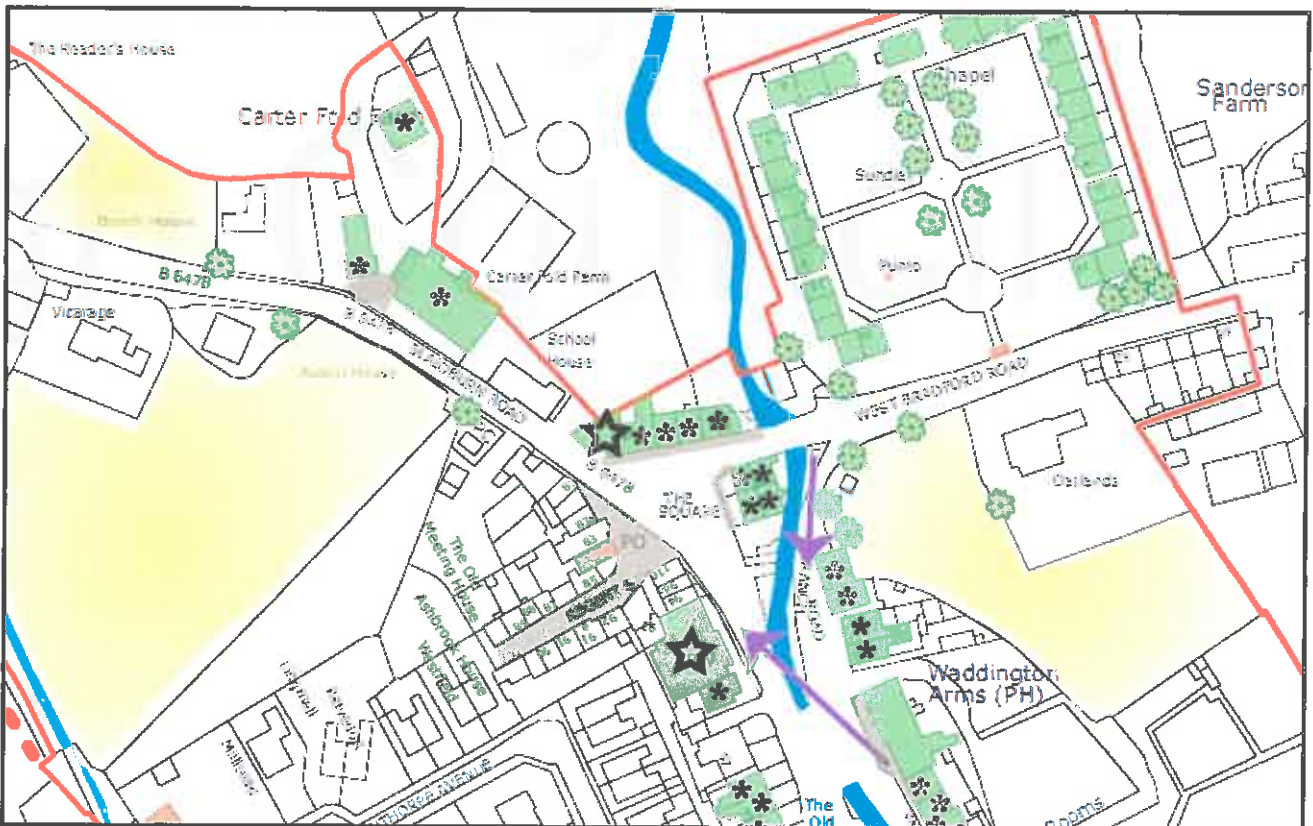


Figure 1. Site and location plan. The Higher Buck is the building annotated with a star just north west of The Square. The star identifies the building as a focal point, whereas the red line is the boundary of the Conservation Area.



Figure 2. The southern elevation fronting the Square with adjoining houses to the right



Figure 3. Rear entrance and boundary from the carpark. The canopy is to be removed and the low wall adjacent taken down. Neither are original features.



Figure 4. Rear elevations from the car park, main part. The wooden fence to the centre conceals an external fridge. This is to be replaced with a more attractive rendered masonry enclosure which will blend with the adjacent walls.

2.3 Heritage Asset Designations

The Higher Buck is situated within the Waddington Conservation Area. The Conservation Area is a designated heritage asset. The Higher Buck is also noted as a 'focal building' in the Waddington Conservation Area Appraisal (2005). In this regard it may be construed as being a non-designated heritage asset. The special interest of Waddington Conservation Area (note: mention of Chatburn below would appear to be in error) is described in the aforementioned appraisal thus:

The Waddington Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Chatburn Conservation Area derives from the following features:

- *The colourful Coronation Gardens running alongside the Waddington Brook through the centre of the village, with its bridges, boundary walls, railings, seats, viewpoints and war memorial;*
- *The ensemble of the parish church of St Helen, with its lych gate and churchyard, and the nearby stocks, pinfold and old forge;*
- *Waddington Hall and Waddington Hospital, two large and imposing groups of historic buildings;*
- *The grouping of buildings around The Square, the triangular space at the centre of the village, and the contrast between the narrow streets and alleys leading into The Square and the open nature of the Square itself;*
- *A number of visually striking individual buildings, including the Methodist Chapel and three pubs;*
- *Evidence of former agriculture and industry in the form of 18th and 19th century farmhouses, and a former tannery;*
- *The harmony of newer and older buildings resulting from the continued use of traditional building materials and styles into the early years of the 20th century;*
- *The existence of meadows and working farms within the heart of the village, and attractive footpaths that follow the village's numerous water courses;*
- *The location of the village on the Lancashire Cycleway and of the northern part of the conservation area within the Forest of Bowland Area of Outstanding Natural Beauty.*

Of most interest in respect to this appraisal is specific mention of the buildings around The Square, which include the Higher Buck.

2.4 Proposed Works

The proposals considered within this statement are located to the rear right of the building in the yard/terrace adjacent to the rear car park. They generally comprise alteration of the existing outside space to form a more attractive beer garden/patio area with an enlarged entry from the car park and some improvements to the rear boundary fencing. An enclosure to an external fridge will also be built on the boundary line central to the rear of the building. The current rear entrance into the building, which is opposite the rear entry from the car park, is to be slightly widened to form a double (escape purposes). The works are shown in figure 5 below and partly described with the photos above (figures 2-4).

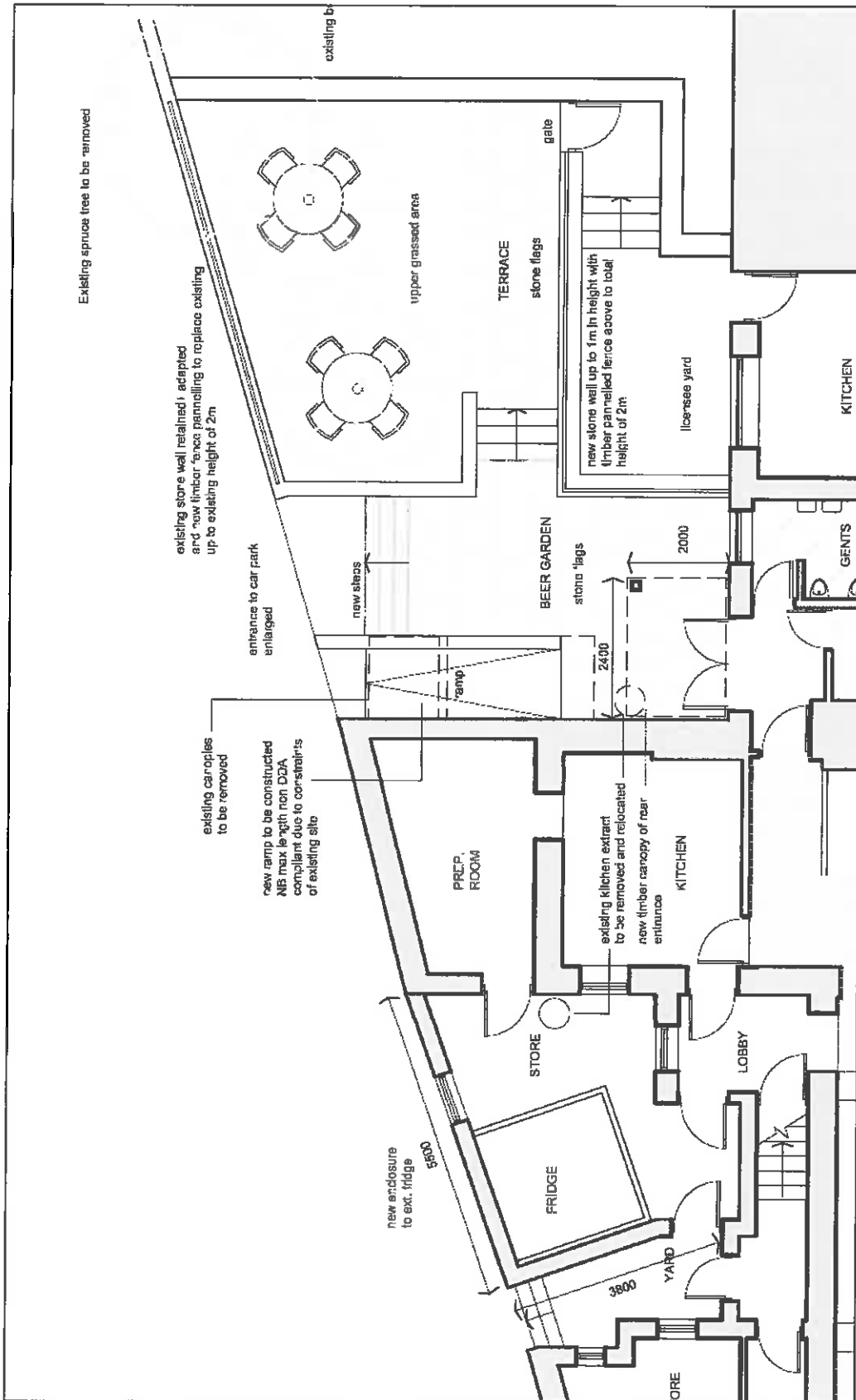


Figure 5. Extract of ground floor plan drawing (Fish Associates) showing proposed works

3.0 BUILDING ASSESSMENT

3.1 Overview - Building Plan and Materials

The Higher Buck would appear to be the product of phased development, comprising various parts which form a building of irregular plan form arranged over two principal storeys. There is a main road range fronting The Square to the south (the eastern most part which adjoins the terraced row being a former cottage) and various additions/outriggers structures to the rear including a range set at an angle and fronting Slaidburn Road to the west. The building is mainly of rendered stone construction beneath slated gabled roofs. A ground plan is given below in figure 6.

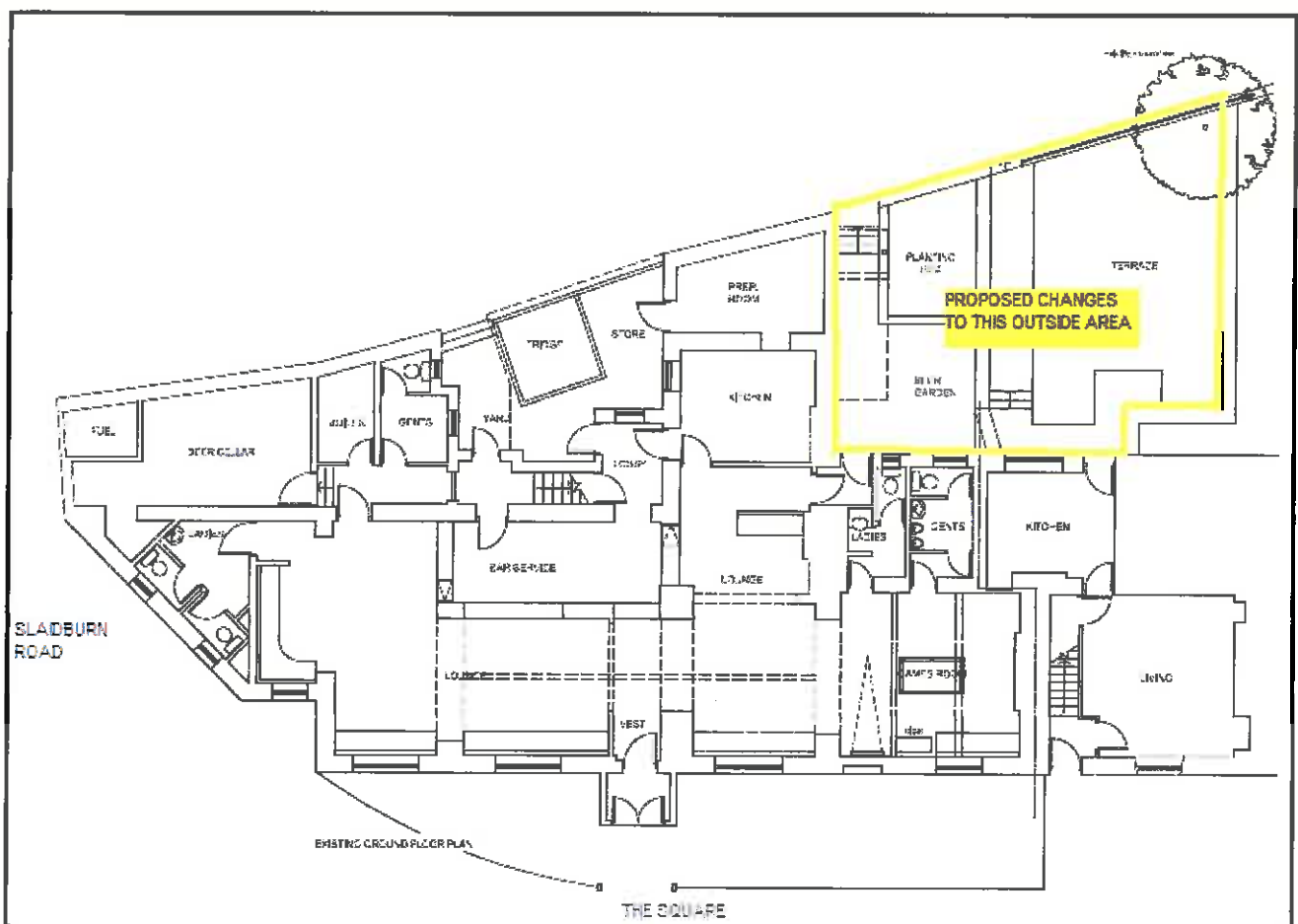


Figure 6. Existing ground floor plan showing the position of the proposed changes

3.2 Historical Background

The Higher Buck, along with the other buildings that form the terraced row to the north side of The Square, dates from the C18th. It is depicted on the Ordnance survey maps of the 1840s and 1890 shown in figures 7 and 8. The plan footprint of the building as it now exists

would appear very similar to that depicted in 1890, albeit the inn now incorporates what would appear to have been two adjoining cottages of the terraced row (one forms part of the inn interior and the other is separate living accommodation). The proposed changes considered within this statement affect what were the yard areas to the rear of the cottages. These were still separate dwellings in the 1960s, known as number 76 and 77 West Bradford Road, as shown in the OS map in figure 9.

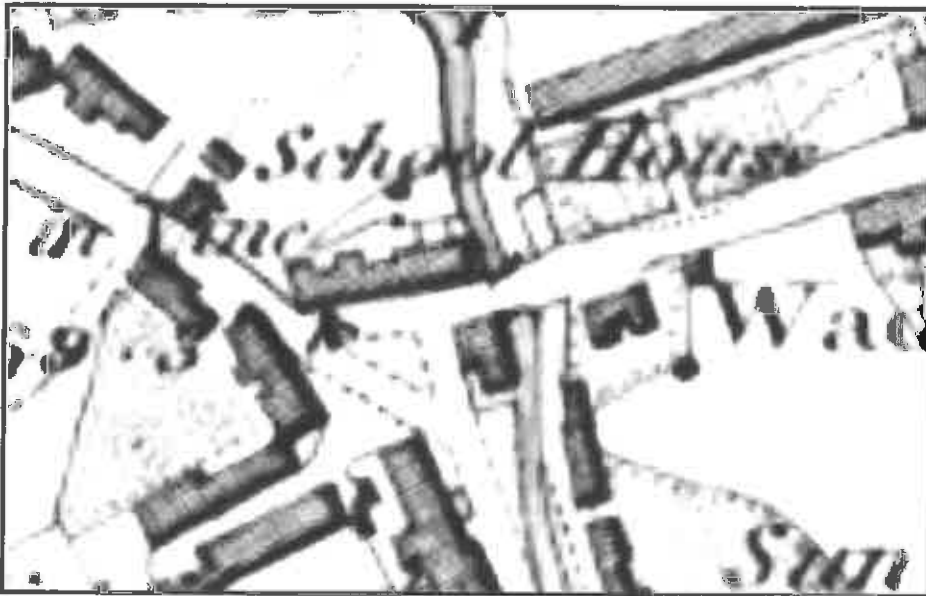


Figure 7. Extract of c.1840's Ordnance Survey map

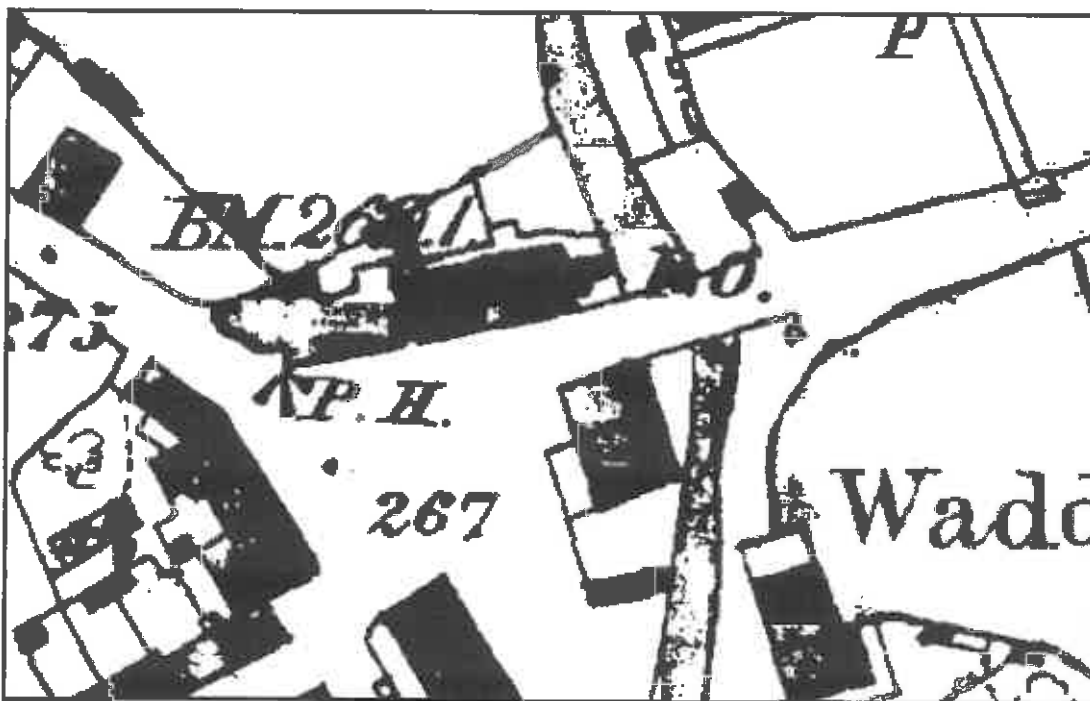


Figure 8. Extract of c.1890 Ordnance Survey map

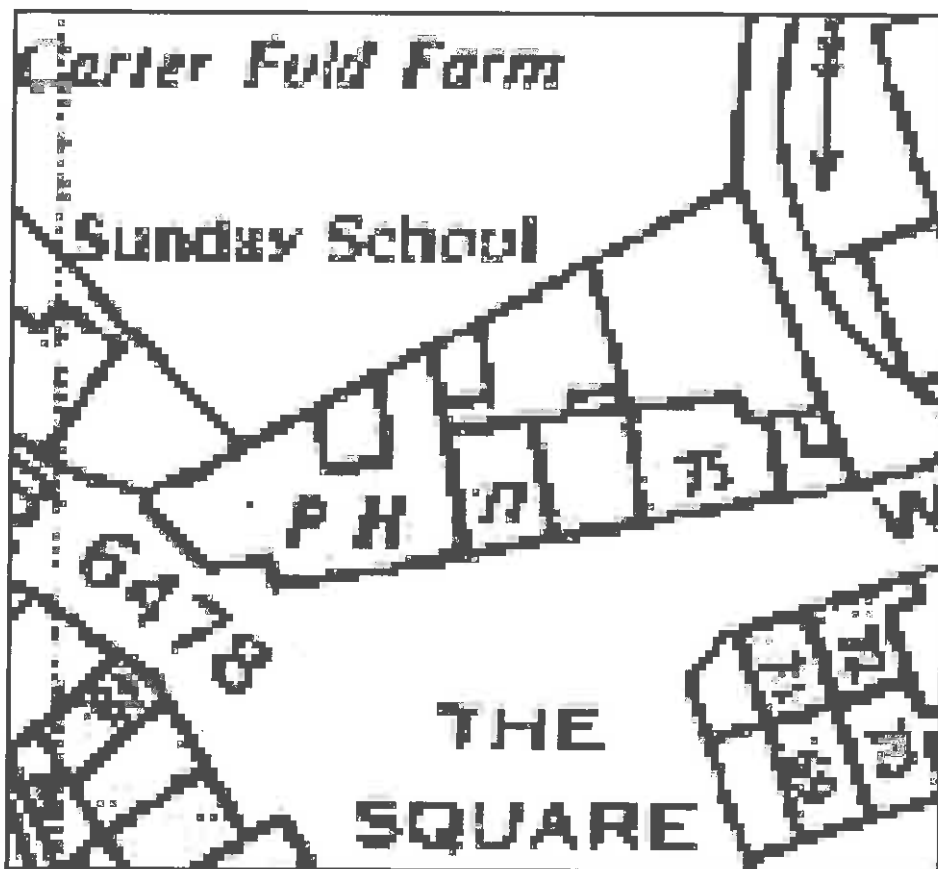


Figure 9. 1960's OS map showing former 77 and 76, now part of the inn.

3.3 Heritage Values

An appraisal of the heritage values associated with the building and the Conservation Area has been carried out, with particular interest in how these values might be affected by the proposals. The appraisal process, which in terms of depth is proportionate to the nature of change, relates to the range of heritage values as outlined by English Heritage (2008). These are distilled under the following headings: *evidential value*; *historic value*; *communal value*; *aesthetic value*.

The purpose of assessing heritage values is to develop a clearer understanding of the site's significance - whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) - so as to enhance the objective appraisal of proposals for change. In essence this follows the approach generally advocated by English Heritage, whereby necessary change in the historic environment is intelligently managed.

Owing to the nature of the proposed work, which essentially involves minor exterior alterations to the year yard areas to the north east, the assessment of heritage values in the context of the Conservation Area is proportionately brief.

3.2.1 Evidential Value

English Heritage (2008) suggests that - "Evidential value derives from the potential of a place to yield evidence about past human activity"³.

The evidential value of the yards and rear boundary affected by the proposed changes is very low, verging on non-existent. These have been subject to past changes which were doubtless implemented when the cottages became part of the inn, as shown in figure 10 below. They do not form an intrinsic element of the Conservation area's special interest, being neither original in terms of material nor integral to important views of the Area as detailed within the Conservation Area Appraisal. The existence of space to the rear of the former cottages is of marginal interest since it maintains historical function.



Figure 10. Yard altered as beer terrace to the rear of what was number 76 with rebuilt garden wall and fencing.

³ Ibid



Figure 11. Boundary to the rear of what was number 77, where a wider entrance is to be formed

3.2.2 Historical Value

English Heritage (2008) suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*".

Whereas the Conservation Area and the Higher Buck offer a wealth of historical value, the areas under scrutiny within this statement are neither historically significant nor crucial to the historical value of the place.

3.2.3 Communal Value

English Heritage (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

The Higher Buck, being a publicly accessible building, a prominent feature of the village and a place for socialising has rich communal value. This value is enhanced by the proposals to improve the outdoor space to the rear in a manner that does not impact unnecessarily on other values within the Conservation Area.

3.2.4 Aesthetic Value

English Heritage (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

The principal aesthetic value of the Higher Buck lies in the elevation facing The Square. This is a prominent location within the Conservation Area as acknowledged in the Area Appraisal and shown earlier in figure 1. In respect to the Higher Buck, Conserving the aesthetic value of The Square is the primary aim of the Conservation Area Management Plan. The proposals do not impact on this value in any way, and otherwise exist in a place where aesthetic values are low. Indeed, the planned yet localised improvements to the rear boundary should enhance views of the building from the car park.

3.3 **Statement of Significance**

The Higher Buck is a prominent C18th building within the Waddington Conservation Area, fronting the Square and adjoining and partly occupying a terraced row of C18th dwellings. It is recognised as being a focal point within the Conservation Area, with its elevation to The Square being a notable characteristic of the village. Conservation of this characteristic, which carries major aesthetic, historic and communal value, is a primary aim of Ribble Valley Borough Council's Conservation Management Plan published in 2005. By contrast the rear of the Higher Buck possesses much lower heritage value, facing a car park and comprising built elements that have been subject to numerous past changes. Whereas care would be needed in designing major changes that would alter the appearance and character of the rear of the building, any minor proposed changes to the outside yard and boundaries, as considered within this statement, can be readily accommodated without any negative impact upon the significance of the place.

4.0 ANALYSIS OF PROPOSED WORKS

4.1 General Principles

Given the consideration of significance included in section 3.0 above, it is possible to develop a more objective assessment of proposals to change the building and determine how these might affect its significance. Where a risk of detrimental harm exists, this can be avoided. General guidance on assessing proposed changes to listed buildings is given in chapter 12 of the National Planning Policy Framework, or 'NPPF' (2012). An analysis of these policies in respect to the proposed scheme is given below in 4.3.

4.2 Analysis of the Proposals: National Planning Policy Framework

As discussed earlier, section 12 (Conserving and enhancing the historic environment) of the NPPF (2012) considers heritage planning and identifies the following key drivers in the decision making process:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

Given the minimal nature of the proposed works and the fact that they are being carried out in a position of low heritage value, away from important public views of the Conservation Area, it is very clear that none of the above policy drivers are particularly relevant in this instance. That said, the proposals are aimed at improving the commercial potential of the Higher Buck, therefore it could be said that they serve to sustain a heritage asset through securing its continued use. Likewise, the improvements to rear boundaries might be viewed as an enhancement to the Conservation Area, albeit be it very limited in nature.

5.0 Summary & Conclusion

This heritage statement has confirmed that the proposed changes to the rear of the Higher Buck serve a practical and commercial purpose by improving the quality of the space enjoyed by customers, without imposing any negative impact upon the significance of the building or the Conservation Area. They therefore appear to satisfy national and local planning policy.

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