

## **Heritage Statement - Alterations to 85 The Square Waddington.**

### **Introduction**

This statement should be read in conjunction with supporting drawings and the Design and Access Statement.

This heritage statement has been prepared as part of a planning application for minor alterations to the cottage, 85 The Square.

This application relates to

- the replacement of the existing bay window
- replacement of windows from single glazed casement & sash windows to double glazed casement & sash windows
- The alteration of the front garden wall and hard standing and associated replacement of reconstituted stone wall for natural stone wall.

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 in order to ensure that no unnecessary harm occurs to the significance of the heritage asset.

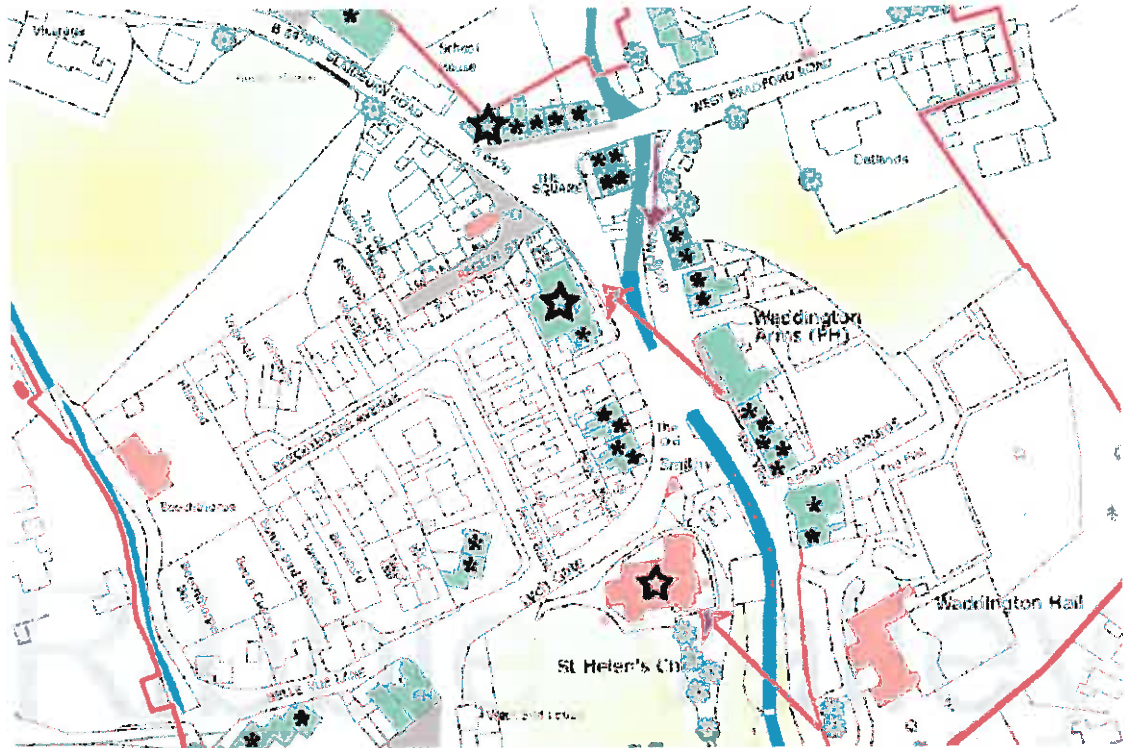
### **Site Location**

85 The Square is located on the western side of 'The Square' and the northern side of Regent Street, in the centre of Waddington, Lancashire.

The cottage forms the end of a terraced row, on Regent Street, which runs on a east west axis. It also fronts The Square on the west side of Slaidburn Road, where it partially adjoins the gable end of the Terrace located on the West side of the square, which runs on a north south axis.

The front of the cottage has a small walled garden that is hard landscaped. The area bounding the cottage and garden is finished with stone cobbles on the triangle of hard landscaping, addressing the square and the road/pavement to Regent Street.

The configuration can be seen clearly on the attached extract plan, which is taken from the Ribble Valley BC Conservation Area Plan. The historic cobble surfacing is identified in brown.



**Extract from RVBC Conservation Area Plan. 85 The Square can be seen on the plan. The building addresses the square, but is not specifically identified as a focal point. It stands adjacent to the Listed Post Office & is set back a further 5.0m.**



**View From 'The Square' across Slaidburn Road, showing the context of the Cottage with the Post Office**



*View of the Regent Street Elevation*



***View From Slaidburn Road, showing the Cottage and Regent Street. The cobbled road and stone paving flags are identified on the CA Plan.***



***Detail of the garden wall, which is constructed with a reconstituted cut stone. The wall is to be partially removed to provide vehicle access on to the hardstanding and the remainder of the wall is to be replaced with a reclaimed random coursed sandstone, that matches the existing historic stone work.***



***Detail of Later flat roof bay window, which projects beyond the original slate canopy roof. The bay is to be replaced with a smaller bay in keeping with the existing canopy structure.***



*Rear elevation (is not readily visible) to have the position of the rear door handed with the adjacent existing window to facilitate a more practical and functional kitchen space.*

### **Heritage Asset Designation**

85 The Square is located within the Waddington Conservation Area and the conservation area is a designated heritage asset.

The cottage is not specifically noted within the appraisal. However, RVBC – Waddington Conservation Area Appraisal identifies:

*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;*

as a feature that derives the special interest that justifies the conservation area status. The document also makes reference to the adjoining Listed Post Office.

### Historical Background

Waddington has a typical composite village plan, centred around a large open triangle, called The Square, but with secondary linear developments along the roads that lead into and out of the village.

The buildings around the square are mainly 18th century, though they probably stand on the site of earlier medieval buildings. The northern side is defined by a row of handsome 18th-century houses, which includes the Higher Buck Inn. The western side has rows of cottages grouped around cobbled Regent Street. On the eastern side are the 18th-century Waddington Arms pub and the overhanging upper storey of the 19th-century Assembly Rooms. The 16th-century Perpendicular church tower stands to the south at the lower end of The Square, opposite Waddington Hall, rebuilt in.

85 The Square and the adjoining buildings on Regent Street and the Slaidburn Road date from the C18th and are depicted on the historic Ordnance Survey Maps of the 1840s/50s and 1890s – see below.



Extract of c. 1840s map



The cottage is circa 18thC and the terrace can be seen on the Historic Maps of 1841. The cottage is clearly identifiable on the maps and the footprint of the current building appears to match those on the historic maps.

To the north, the property partially adjoins the gable of the former post office. The post office is the end property of a grander terrace that addresses the Slaidburn Road. The post office building is grade II listed (see listing details below). Details of the listing relate to the front east facing elevation and not the adjoining southern facing gable, which is a plain random coursed stone wall.

WADDINGTON	FELL ROAD
SD 74 SW	
10/119	No. 84 (Post Office and house adjoining to south)
-	II
House and shop, late C18th. Pebbledashed rubble with slate roof. 3 storeys, 2 bays, with paired central doorways with plain stone surrounds. The left-hand (house) bay has tripartite windows with plain stone surrounds and square mullions on the ground and 1st floor. The right-hand bay has a similar window on the 1st floor, the ground floor now having a large shop window. The 2nd floor has 2-light windows with plain stone surrounds and square mullions. End stacks.	

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### *Details of the Post Office Listing*

### **Overview Assessment of the Existing Building**

The cottage is a two storey property, consisting of white pebble dashed rubble walls and blue grey slate roof, with two stone chimney stacks. The fenestration is generally a mix of timber casements and sash windows.

The front elevation has been altered in the past (probably the 20<sup>th</sup> century) and has a 3 bay casement first floor window at first floor, with decorative boarded gable peak. The ground floor has a slate lean-to canopy roof, which runs the width of the elevation, covering a glazed porch and bay window. The bay window has been subsequently enlarged and now consists of a flat roofed glazed bay, projecting beyond the slate canopy. This change appears relatively recent and probably dates from when the property was previously used as a shop.

The front door is accessed via a small glazed lobby. The porch appears to predate the large bay window, and sits neatly under the original slate canopy roof (which it supports via a corner post of the porch). It is the intention of the client to retain this feature.

The later additional bay consists of a reconstituted stone wall up to cill level and asphalt flat roof. The stone is cut into uniform bricks, coursed and has a split face, all of which is alien to the vernacular. The windows to the bay are large square units that are again alien to the rest of the cottage, reflecting its former retail use. The effect as a whole is disproportionate to the cottage and gives commercial appearance rather than residential.

The cottage also has a secondary entrance, via the Regent Street elevation. This has four sash windows (two on the first floor and two on the ground floor), with central painted timber door. The fenestration on this elevation reflects that of the neighbouring cottages on Regent Street.

The principal access to the cottage is located on the east elevation (i.e. addressing the Square) via a low walled garden area adjacent to the post office' gable. The area is hard landscaped, finished in a crazy paving (mix of concrete flags, reconstituted stone and natural broken flag stones) and raised planting pots.

The front garden is enclosed by a low stone wall incorporating a pedestrian gated entrance. The wall is constructed of reconstituted stone, similar to that used on the recent flat roof bay, and not appropriate to the local vernacular.

To the rear of the property there is a small yard/garden area accessed off the kitchen.

### **Proposed Alterations**

It is the aim of the client to remodel the bay and reduce its scale, so that it is more in keeping with scale and character of the cottage and its surrounding context.

We propose to demolish the later flat roof bay window. This will reveal the original lean to slate roof, which is to be retained and repaired. A new bay window will then be reinstated under the existing canopy slate roof and treated with fenestration that reflects the proportions of the first floor bedroom casement windows. The glazed entrance porch will be retained under the exposed slate lean to roof.

Although these alterations will actually reduce the footprint of the building, our client is mindful that they will greatly enhance the principal elevation of the cottage. The bays treatment will now be in proportion with the cottage and its fenestration. The simplicity of the design will actually improve the elevation of the cottage, and its setting in the context of its neighbouring properties and the 'square'.

The front garden space is currently a neglected area of hard standing (crazy paving) with raised pots /planting beds, all set behind a low reconstituted stone wall. It is proposed that this area be utilised as a single car parking space for the cottage. Access will be orientated towards the Regent Street Elevation, such that the low wall, which addresses the principal front

elevation, is maintained. The opening for the access will utilise the former pedestrian opening in the wall.

The low existing reconstituted stone wall is to be replaced with a similar wall, but of natural coursed sandstone that matches the existing. The crazy paving and potted plants are to be removed. The garden is to remain hard landscaped, with the parking bay finished in gravel, edged with large sandstone sett/cobble, so as to match the cobbles/setts on Regent Street.

The rear elevation has also been amended slightly. The existing back door is currently positioned tight to the rear party wall of the kitchen, which reduces the capacity for a practical efficient layout of the kitchen. The door position has been handed with the adjacent existing window opening, which will improve the functionality of the kitchen.

### **Heritage Values**

The heritage values associated with the building and the Conservation Area have been appraised, with particular interest in how these values might be affected by the proposals.

*Policy requires that 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.*

The appraisal relates to the range of heritage values as outlined by Historic England (English Heritage Conservation Principles, Policies & Guidance 2008), distilled under the following headings: evidential value, historic value, communal value and aesthetic value.

The aim of the assessment is to develop a clear understanding of the sites significance – whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical association), so as to objectively appraise the proposals for change.

Owing to the nature of the work, which is essentially involving minor alterations, the assessment of the heritage values in the context of the Conservation Area is proportionately brief.

#### *Evidential value*

English Heritage suggest that the Evidential value derives from the potential of a place to yield evidence about past human activity.

The historic plans show that the footprint/distribution of the cottage and adjacent properties remains largely unchanged from the current configuration. The proposal will have no further impact on this.

#### *Historical Value*

English Heritage suggest that the 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.

The conservation area offers a wealth of historical value, however, the areas under scrutiny are not historically significant or of historic value to the place. The area to the front of the cottage would appear to have been always hard landscaped rather than soft. The garden wall is likely to be the most recent intervention, which is supported by the material that has been used to construct it. The proposals maintain the ethos of the hard landscaping to this area and the client is prepared to go to the cost of further enhancing the heritage asset by replacing the wall in a material that matches the existing.

#### *Communal Value*

English Heritage suggest that the 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.

85 The Square is a feature in an important area of the village with a history for socialising and has a communal value. This value is enhanced by the proposal to improve a walled garden area to the front of the cottage and the associated replacement of the recent overscaled bay window.

#### *Aesthetic Value*

English Heritage suggest that Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

The principal aesthetic value of 85 The Square, lies with the elevation facing the square and the elevation facing Regent Street.

This is a prominent location within the Conservation Area (see the extract from the CA Plan).

The area is characterised with the cobbled streets, narrow streets and low stone walls leading to the open nature of the square.

The front elevation is visible from the square. Although, the view of the cottage is not identified as important, the changes to the cottage's bay window on the front elevation will improve the appearance and character to of the cottage and enhance the view in the context of this part of the conservation area.

The proposals to replace the reconstituted stone garden wall with random natural coursed stone to match the existing will also enhance the outdoor space associated with the Conservation Area.

The import existing cobbles and stone flagged paving will be unaffected by the proposals. The new external works treatment of the hard landscaped existing garden area will complement the existing cobbles.

The elevation addressing Regent Street also has aesthetic value and this street is referred to within the RVBC Conservation Area Management Guidance.

The proposal seeks to conserve the assets by replacing the existing four number single glazed sash windows with matching sash windows that replicate the existing whilst adding the benefit of double glazing, which is a minimal requirement for modern living. The existing sash windows are simple

single 1 over 1 panes and thereby avoid the incorporation of fine Astragal (glazing) bars, that are often a issue when converting to double glazed units.

### **Statement of Significance**

Paragraph 131 of the NPPF advises that in determining planning applications local authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

PPS15 explains "It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas." Waddington has a strong consistent architectural language, which is discernible throughout the village. The predominant material palette of natural stone and slate roof tiles reinforces the village's identity and character.

The proposals maintain the principals of this ethos.

The application is for the replacement of a large unsightly flat roof bay window extension, with a smaller bay window, which better reflects what would have been originally in place. The design has been carefully considered to ensure that the bay is of a scale proportionate to the cottage. It will also be constructed in materials that better reflect the materials of the buildings context. The changes to the cottage's front elevation will improve the appearance and character to of the cottage and enhance the view in the context of this part of the conservation area.

Similarly, the neglected front garden's hard standing is to be changed to a parking space and the existing surface treatment improved. The altered garden wall is to be reinstated in natural stone, that better reflects the buildings fabrics of the conservation area. These changes will enhance the view in the context of this part of the conservation area.

In assessing the impact, the applicant has taken into account the following factors:

- The concept of new development making a positive contribution to local character and distinctiveness.
- The history of change to the building (i.e. reinstating the bay)
- The neglected area of garden, which requires making good.
- The quality of the work and materials proposed and the conservation benefits.

Taking account of each of these factors on the potential impact of our proposals, I conclude that they will have no direct harm or loss of significance to the cottage and it surroundings. The proposals do not make for any heritage loss only public benefits. The design style and scale will have no negative impact on the conservation area and the changes should have a

positive improvement to the character and appearance of this part of Waddington. As such the planning proposal satisfies the policies set out in the NPPF.