

# **CARLTON COTTAGE, CLITHEROE ROAD, WADDINGTON, LANCASHIRE: HERITAGE STATEMENT IN SUPPORT OF PROPOSED REAR EXTENSION**

## **1 Introduction**

1.1 This heritage statement has been commissioned by the owners of Carlton Cottage, via their agent IWA Architects, to support a planning application to RVBC for a new rear extension, as presented in drawing 2327.P.02. The site lies within the Waddington conservation area, so this statement is required in order to assess the heritage significance of the building and its setting, and the impact of the proposed development, as recommended by the NPPF and the HEPPG *Planning for the Historic Environment*. It has been produced by Stephen Haigh MA, buildings archaeologist, following a site visit on 4 January 2017.

## **2 Site location and use**

2.1 Carlton Cottage is a family home which stands on the east side of Clitheroe Road (also known as West View), on the south side of Waddington village. The NGR is SD 72944 43733. The proposed extension is to the rear (north-east) of the house.

## **3 Relevant heritage assets**

3.1 The site lies within the Waddington conservation area, designated in 1974, and is identified by the local planning authority as a building of townscape merit<sup>1</sup>; the conservation area boundary coincides with the far north-eastern end of the cottage, and the garden beyond lies outside the conservation area. There are no other relevant heritage assets in the vicinity.

3.2 Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”; Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Relevant planning policies within the Ribble Valley Core Strategy include Key Statement EN5 (Heritage Assets) and Policy DME4 (Protecting Heritage Assets).

3.3 It was recommended in 2005 that as part of the terrace, Carlton Cottage be made subject to an Article 4 direction, though it is not believed that this has been enacted. It is also of fundamental importance here that the 2005 appraisal

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<sup>1</sup> Conservation Studio 2005 *Waddington Conservation Area Appraisal*

qualified that recommendation with the statement that the Article 4 restrictions “would only relate to development visible from a public highway (this includes a footpath)”. This would exclude the rear of Carlton Cottage.

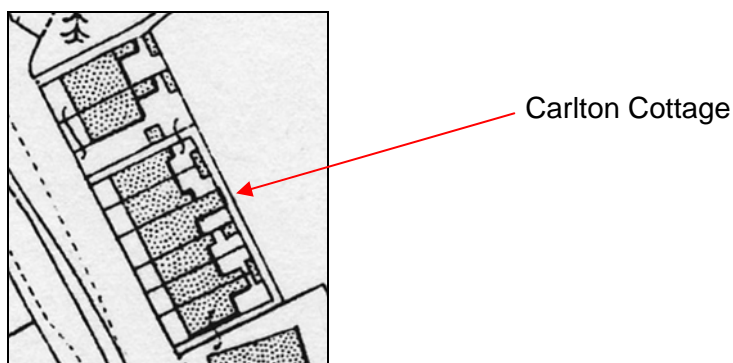
#### **4 The site**

- 4.1 Carlton Cottage forms one of a terrace of six two-storeyed houses, which Ordnance Survey maps indicate to have been built between 1884 and 1907. From the front they form a coherent group, comprising two pairs of three dwellings (built in two episodes), of coursed sandstone and with ashlar sandstone details, such as mullions and door surrounds. They are set back from the road behind short front gardens, enclosed by low stone walls and railings.
- 4.2 At the rear, the house has a projecting two storey wing, believed to be original, and a later, small, single storey extension to the kitchen, likely to be of the 1970s. All parts of the rear, except dressings around windows, are rendered with cement roughcast.



Rear elevation

- 4.3 The setting of the house at the rear contrasts with that to the front, as there is considerable variation between the six houses within the terrace. To some extent this can be attributed to alterations and extensions over the years, but it is also worth noting that the rear wing to Carlton Cottage is shown as larger than those to the other five houses on the 1908 Ordnance Survey map.



Ordnance Survey 1:2500 map, 1908

## 5 Summary of significance

- 5.1 From the local planning authority's appraisal and a visual assessment, it is apparent that Carlton Cottage, as part of the six-long terrace, contributes to the character and special interest of the conservation area one of a group of late nineteenth and early twentieth century stone-built houses, but that this significance is almost entirely confined to the front elevation. The pleasing regularity and unified appearance of the terrace's façade, which extends to the front gardens, is not matched at the rear, which was never intended to be visually attractive in the same manner, and has been subject to much piecemeal change and alteration.

## 6 Proposed extension

- 6.1 It is proposed to extend the ground floor of the rear wing on two sides, to create an enlarged kitchen and dining room, a change which will require the removal of a small amount of the existing structure (original and 1970s addition). The south-east wall of the proposed extension would be set back by the existing boundary wall by approximately 1.3m, and the north-east wall would be on the line of the present yard wall, approximately 1.3m beyond the present kitchen. Walls would be rendered and the roof slated, to match the existing rear wing. Lighting and access would be by bi-folding doors to the north-east elevation and windows and doors to the south-east side, supplemented by a number of roof windows.

## 7 Impact of and justification for the proposals

- 7.1 It is considered that the proposed extension would not have any meaningful impact on the conservation area, or on Carlton Cottage's status as a building of townscape merit. This is due to the fact that its existing contribution to the conservation area, and its townscape merit, arise solely from its front elevation and publicly visible position within the terrace of six. Although situated within the conservation area, the rear of the building is set within a highly varied group of yards and small extensions behind the terrace, and the proposed extension is of

a modest scale and form very much in keeping with those to the adjoining properties, so would not be visually intrusive within the conservation area. It has been designed to a high standard with materials intended to match those of the existing rear wing, and would replace the existing, incoherent 1970s arrangement with a more unified structure which leaves legible the historic character of the rear elevation.

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