

Heritage Statement

in connection with

**Proposed Extensions and Alterations to
The Waddington Arms (formerly the Sun Inn)
Waddington, Lancashire**

Prepared by

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1.0 INTRODUCTION

1.1 Purpose and Format

This heritage statement has been prepared to assess and inform proposals to alter and extend the Waddington Arms, situated within the Waddington Conservation Area. The statement assesses the heritage significance of the site and guides proposals for change in a manner that conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The document has been prepared in accordance with the general guidelines set out in the Historic England (formerly English Heritage) publications 'Informed Conservation'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Locally, the guidance outlined within the Waddington Conservation Area Appraisal and Management Plan (The Conservation Studio, 2006) have helped guide the process.

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 holds a Masters Degree in Building Heritage and Conservation and specialises in heritage planning matters.

1.3 Methods of Research and Investigation

Inspections of the site were carried out in July 2016 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the site and planning policies that affect/control change.

2.0 GENERAL DESCRIPTION

2.1 Site Location

The Waddington Arms is situated on the eastern side of Branch Road in the centre of Waddington, Lancashire. A location plan is shown in fig 1.



Figure 1. Site Location Plan with the building circled (source: Historic England). Nearby listed buildings are denoted with blue triangles.

2.2 Site Description & Brief History

Formerly known as the Sun Inn, the Waddington Arms was renamed in the 1990s and is believed to have originated in the C18th as a coaching inn. In its current form it comprises an extended and altered amalgam of buildings, as indicated on the historic maps shown in figures 2-4. These maps date between the 1840s and 1960s. The main part of the building is a stone built two storey double fronted and double pile structure with full attics, stone slate gabled roof with front gabled dormers to the attics. The main part has rear extensions and single storey adjoining parts to the left and right, the latter being a converted former coach house and stable block which was originally a separate building. This now has a rendered façade which was previously half-timbered and a gabled slated roof. The additions appear to be in excess of 200 years old and a former route through to rear courtyards between the inn and the stable block was infilled sometime after 1910. A rear toilet block and cellar extension to the main part was

built in the later C20th. The Waddington Arms is now a successful dining pub with rooms and is seeking expansion.

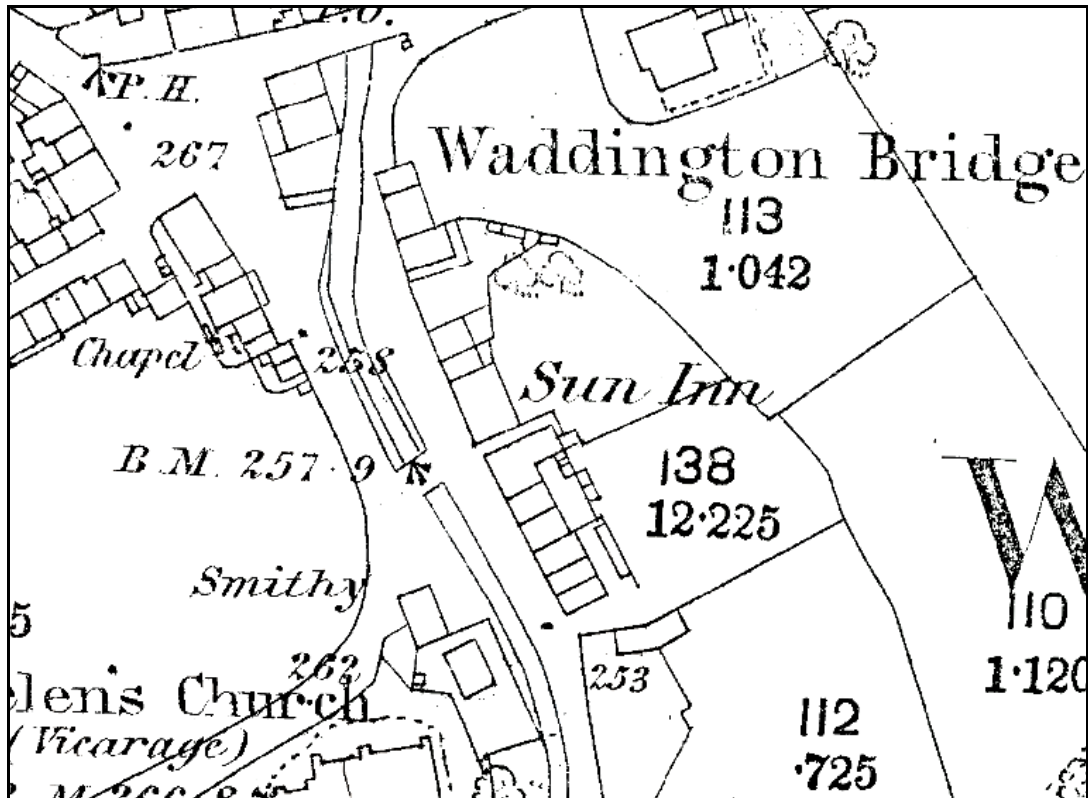


Figure 2. Extract of c.1845 Ordnance Survey map showing the Waddington Arms as the Sun Inn

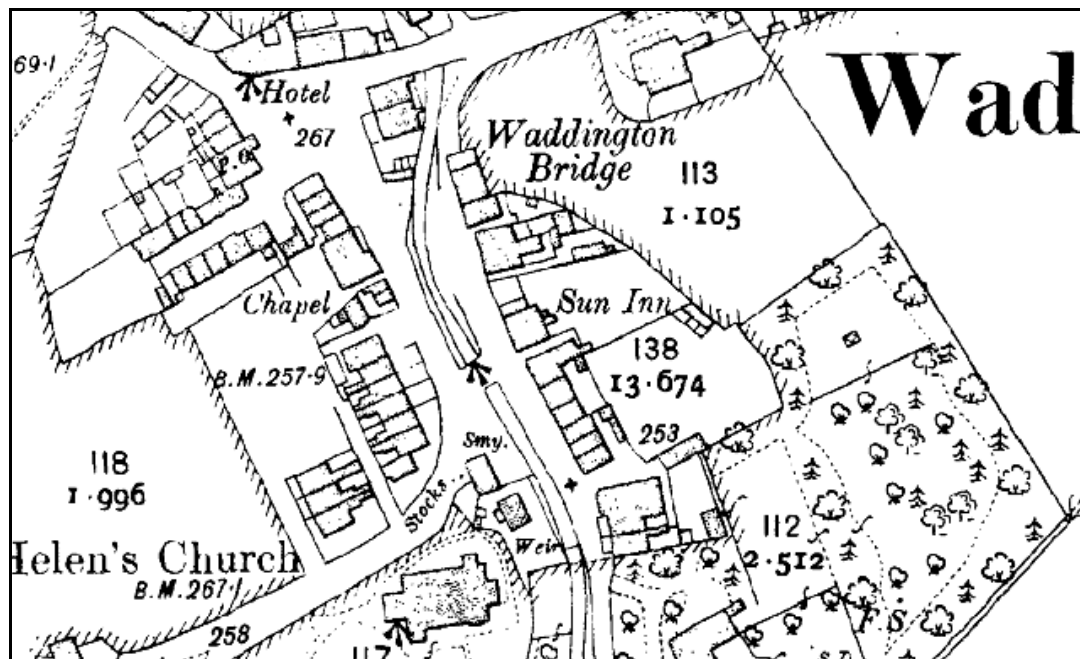


Figure 3. Extract of c.1910 Ordnance Survey Map

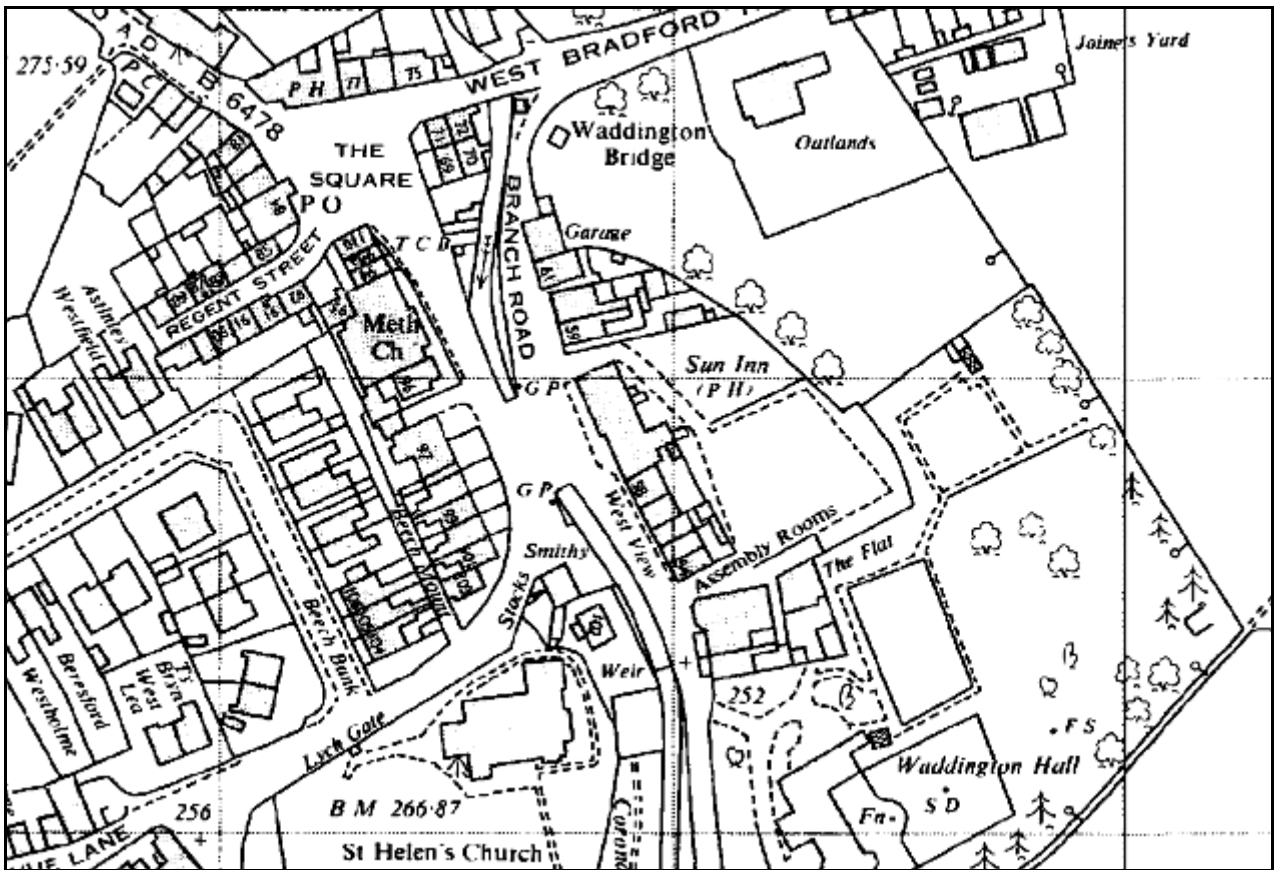


Figure 4. 1960s OS map showing the Inn now incorporating the former L-shaped building to the south (thought to have been a stables and coaching house)



Figure 5. The Sun Inn in the 1950s.



Figure 6. Waddington Arms 2016

2.3 Heritage Asset Designations

The Waddington Conservation Area was designated in 1974 and is a designated heritage asset. A Conservation Appraisal and management Plan was published in 2006 and this offered the following summary of the Area's special interest:

- *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.*

An annotated Conservation Area Appraisal map was also provided which is shown below in figure 7.

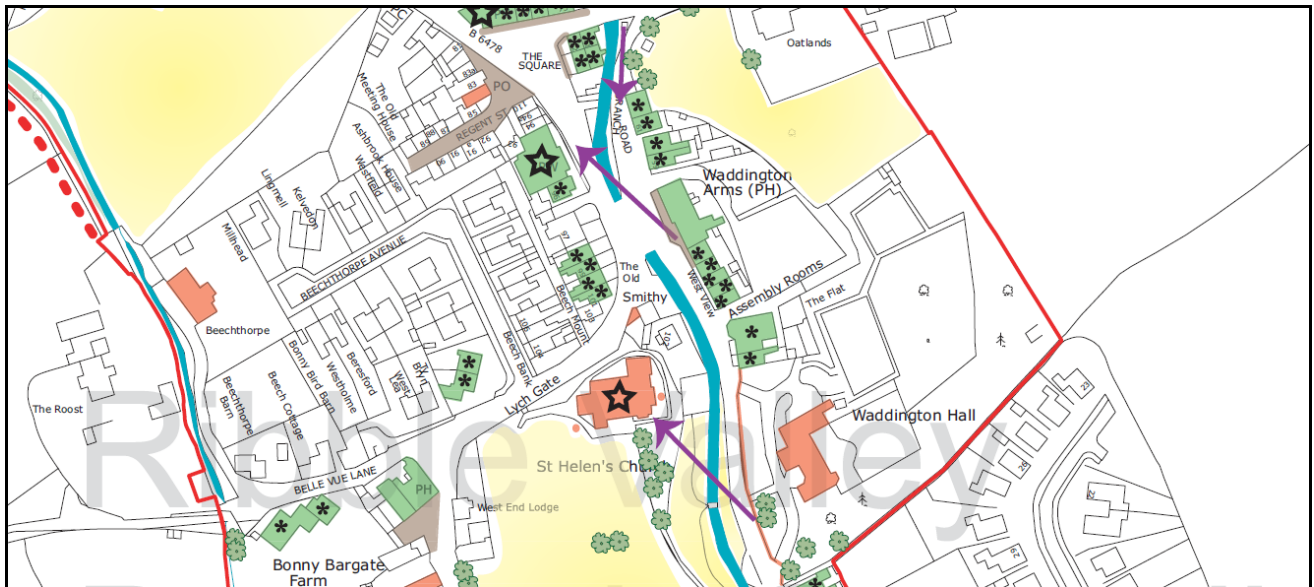


Figure 7. Annotated Conservation Area map (extract) showing the boundary (red), important views (blue arrow), listed building (star) – the asterisk denotes buildings subject to an Article 4 direction which restricts permitted development rights

3.0 HERITAGE APPRAISAL

3.1 Introduction

The following appraisal adheres to guidance published by English Heritage (2008)ⁱⁱⁱ and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012), given in extract below:

"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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

(Clause 128. NPPF, 2012)

The appraisal begins by identifying the potential range of heritage values attributed to the building in its spatial context, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for developing the design of new proposals, making sure to prioritise conservation of significance where possible and appropriate.

3.2 Heritage Values

The following appraisal of heritage values devotes particular interest to how these values might be affected by emerging proposals for development. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

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" [1].

The Waddington Arms provides physical evidence of an altered and extended C18th coaching inn which now incorporates an adjoined former stable and coach house block and was formerly called the Sun Inn. The evidential value of the building rests in its historic building fabric and interpretable evidence of its early plan form, however much evidence of the plan has been lost due to successive phases of development/alteration. The building also provides physical evidence of the historic growth of Waddington and its historic importance as a trading route, the B6478 being a former drover's route connecting the village to Clitheroe and other nearby settlements.

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".

The Waddington Arms makes a notable contribution to the rich illustrative historic values of the village. Waddington is a place where it is easy to imagine and appreciate times gone by, and the historic built environment is a key facet in this regard. Waddington also has rich associative historic value linked to historic events and people. Once again the Waddington Arms helps forge a connection to the past by virtue of its historic fabric and its landmark status in the centre of the village.

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".

Waddington Conservation Area possesses rich communal values which in the main stem from the well conserved nature of the historic built environment. The Waddington Arms contributes to these values, but also possesses communal value of its own, having a rich and unbroken tradition of hospitality serving village folk and visitors alike.

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 primary aesthetic value of the Waddington Arms lies in its principal façade. This acts as a major contributor to the very high aesthetic values at the heart of the village. The rear parts of the building have comparatively low aesthetic value, being the product of ad-hoc change and having not been designed with a conscious intent of visual harmony. An attractive garden area does, however, makes a positive contribution to the visual appeal of the Conservation Area.

3.3 **Statement of Significance**

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.

The Waddington Arms is a much altered and extended former coaching inn dating from the C18th, which was previously called the Sun Inn. The building has been altered and extended over time and now incorporates a former stable and coach house block, which was physically connected to the building frontage through the blocking of a former rear courtyard entry route

in the C20th. The building is situated at the heart of the Waddington Conservation Area and is therefore a constituent part of a designated heritage asset. An exploration of the heritage values associated with the building in the context of the Conservation Area has revealed the following significant values worthy of conservation:

- *Evidential value* – the authentic building fabric, particularly of the main three storey stone fronted inn (the former stables and other extensions being of comparatively low significance).
- *Historical value* – the contribution the building makes to the overall illustrative value of the village's historic core.
- *Aesthetic value* – the main façade of the original building, as viewed from the public realm within the centre of Waddington
- *Communal* – the historic social role of the inn.

In light of the above and mindful of the direction given by policies in Chapter 12 of the NPPF, conserving the significance of the building as a heritage asset can be readily achieved by adopting the following principles when managing change:

- Conserve the main façade of the original building and protect views of it from the public realm.
- Focus changes to the rear.
- Ensure future changes adopt a palette of materials that harmonise with the extant building (including the later additions).
- Conserve remaining evidence of the building's original plan footprint.
- Sustain the historic function of the building.

4.0 ANALYSIS OF THE PROPOSALS

4.1 General Principles

General guidance on assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). This establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of the heritage statement fulfils this need and the findings of part 3 have informed the development of the new scheme. Likewise consultation with the local planning authority has helped develop the final design. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

4.2 Summary of the Proposals

The proposals involve extension of the Waddington Arms towards the rear. These are intended to provide improved kitchen facilities and additional bedrooms to meet the growing demand of what has become a very popular dining pub with rooms. The extension will be two storeys and will adjoin the rear elevations of the extant building including the converted stable block part. The extensions will also build upon existing single storey elements. The palette of materials will harmonise with the extant building and the scale of the new build element has been carefully designed so as to minimise the impact upon primary views from the south. Representative drawings of the proposals are shown below. Full scheme drawings will accompany the planning application.



Figure 8. Proposed front elevation indicating the limited visibility of the rear extension



Figure 9. existing rear elevation



Figure 10. Proposed rear elevation

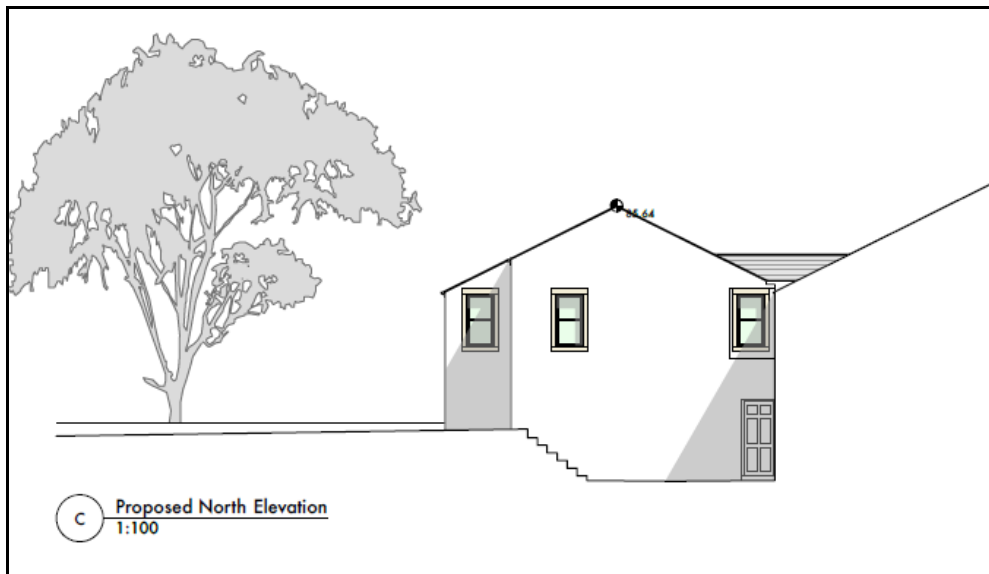


Figure 11. Proposed side elevation (western)

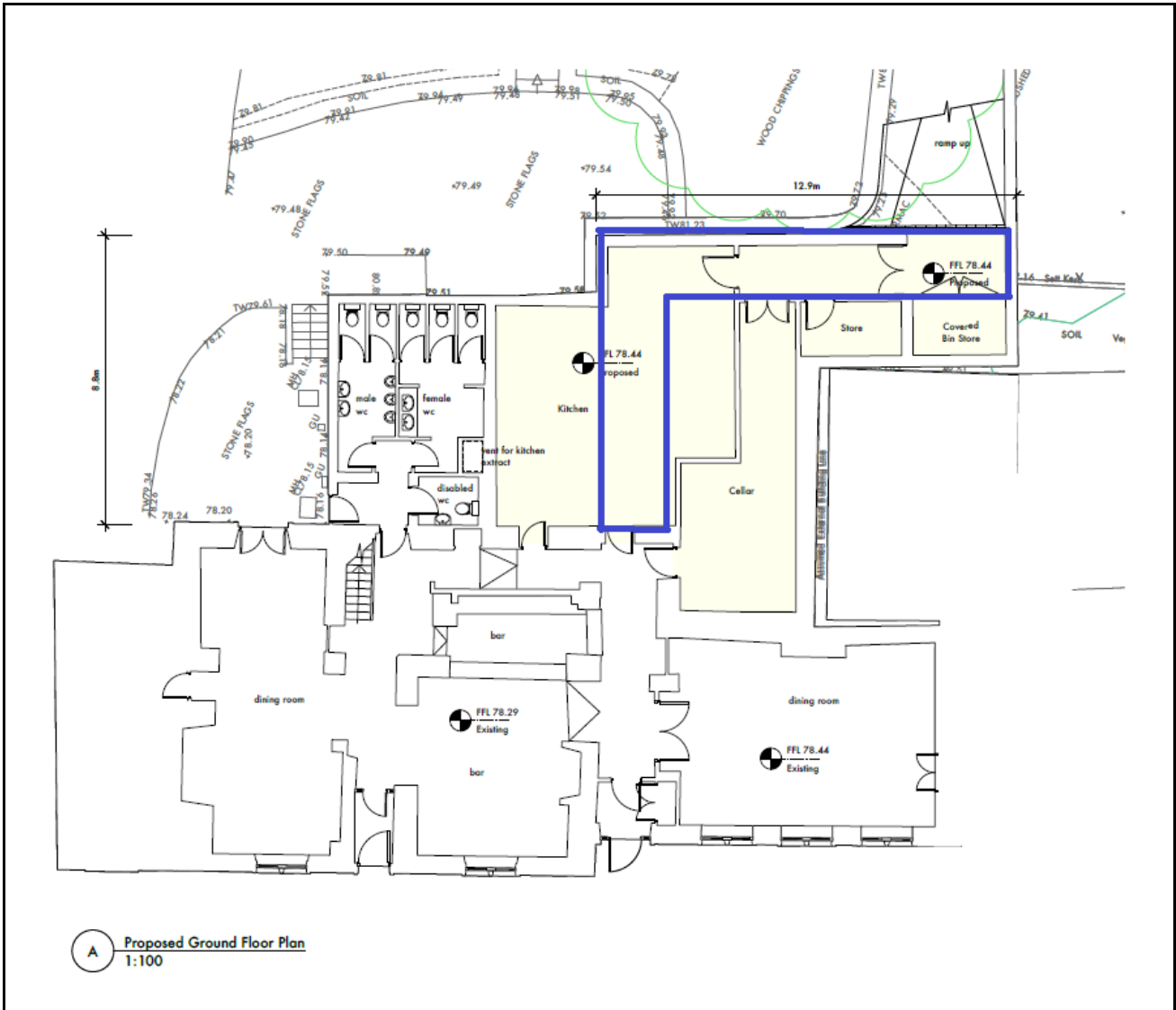


Figure 12. Proposed ground floor plan showing extent of new build which will include additional storey above as shown in figures 10 and 11

4.3 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.*

The proposals have been designed so that they adhere to the above key drivers of the NPPF. The scheme is aimed at sustaining and enhancing a key business in the centre of the Conservation Area in a manner which ensures the primary significances of the building are conserved. This demonstrates both a willingness and ability to continually invest in the building and the positive impact of the scheme should result in benefits that extend beyond the business itself. Recent improvement and extension of the nearby Higher Buck Inn shows that this is an optimistic trend in Waddington and the success of the village's hostelries is heartening at a time when so many rural pub businesses are sadly closing down. Herein the 'wider social, cultural, economic and environmental benefits' outlined in the policy drivers are illustrated, likewise the 'opportunities to draw on the contribution made by the historic environment to the character of a place'. In terms of 'new development' as mentioned in the policy drivers, care must be taken to ensure new development responds to the context of the place and satisfies the dual need of conserving what exists whilst provided what is needed. The scheme achieves this through siting the extension to rear, whilst adopting a scale and palette of materials which harmonise with what currently exists.

4.3.1 NPPF Policy 132

More specific comment is made within the NPPF on the need to avoid harming significance. Policy 132 of the NPPF states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"*

The appraisal of heritage values and statement of significance provided in section 3 of this heritage statement establish a basis for conserving the significances of the building and, more importantly, the Conservation Area. A series of priorities was established as part of the statement of significance and these can be revisited to determine the success of the scheme. There follows a summary assessment of how the priorities have been met by the proposals:

- *Conserve the main façade of the original building and protect views of it from the public realm* – The main façade of the building will not be altered. An element of the new extension will be visible above and behind the converted stable block element and small new conservation style rooflights will also be inserted to the former stable roof. The next impact of these visible changes will be minor and harm will not accrue. The extension is lower than the main original part of the building and, being set well back, this means it is entirely deferential to the main original part. Primary views of the original building and Conservation Area from within the public realm will not alter.
- *Ensure future changes adopt a palette of materials that harmonise with the extant building (including the later additions)* – The proposed extensions adopts a palette of materials and a design approach in terms scale and detailing which is entirely in keeping with the extant building and its neighbours. In certain circumstances an entirely fresh and contrasting approach to new design in historic areas is advocated, however in this instance, such is the commonality of materials and built forms within the Conservation Area that a very subtle, harmonising approach has been taken to the design of the new building element, which, once built and weathered, will sit very comfortably within the historic village.
- *Conserve remaining evidence of the building's original plan footprint* – The extant footprint of the main original building will not be altered.
- *Sustain the historic function of the building* – The proposals are entirely aimed at sustaining what has become a successful pub/restaurant/hotel business. This function continues the long-held traditions of a building which was established in the C18th and has retained its historic function. This succession is important to the continued conservation of illustrative heritage values within the centre of the village.

4.4 **Analysis of the Proposals: Local Planning Policy**

The local policy context was established by the Waddington Conservation Area Appraisal and Management Plan of 2006. This document identified the key significances of the Conservation Area and promoted a sympathetic and carefully managed approach to new development, which respects and responds to the various important views of the village including those that focus upon the Waddington Arms. The design of the proposals adheres closely to the recommendations of the Management Plan and the special interest of the Conservation Area is conserved by the scheme.

The main policy test to be applied on any proposed development within a conservation area is to assess whether the special interest of the area will be conserve and enhanced. In this particular case special interest will be conserved and it is hoped that the inward investment and growth of the business should have a long term beneficial impact in enhancing the Waddington Conservation Area.

5.0 SUMMARY & CONCLUSION

The proposed extension and alteration of the Waddington Arms, situated within the Waddington Conservation Area, has been scrutinised within this heritage statement, with particular attention paid to the heritage values and significance of the building and the Conservation Area within which it sits, and the likely impact of the proposed changes. The statement has revealed that, whereas the extant building and Conservation Area possess a broad range of heritage values, these will not be harmed by the proposals. The aim of the scheme is to further enhance the business and ensure its long term economic sustainability. This aim is a fundamental need to for all commercial buildings and is therefore to be applauded, not least because it aims to retain the original function of the Waddington Arms and succeed where so many historic public houses have failed through closure. In brief, the proposals satisfy the requirements of section 12 of the NPPF and also local historic environment planning policy and should therefore be permitted.

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

ⁱⁱ English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

ⁱⁱⁱ English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008