



Lancashire Archaeological
Advisory Service

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FAO S Kilmartin

Dear Mr Macholc,

Planning Application 3/2017/0319: Demolition of existing kitchen outrigger and replacement with new two storey extension to side and rear to include six new bedrooms on first floor. New extension to continue over existing first floor terrace. Insertion of four new rooflights to front elevation; Waddington Arms, Clitheroe Road, Waddington BB7 3HP

We would defer to the expertise of Mr Dowd with respect to the impact of the proposals on the Waddington Conservation Area, but would add the following archaeological comments.

The site is accompanied by a Heritage Statement (C J O'Flaherty, April 2017) which briefly describes the site and suggests that the buildings originated as a coaching inn of the 18th century. The section to the right of the main building is described as a converted former stables and coach house '*...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 ...*' (p.4). Examination of the photographs in the Statement and comparison to Google StreetView images would suggest that the half-timbering is in fact either painted onto the façade or made from thin boards applied to the rendered surface. The present entrance to this section can be seen to be an altered two-light window of the same design and levels as the other ground floor windows, suggesting that all the windows were inserted at the same time (presumably after 1910). Given the similarity of these windows with those on the ground floor of the main building, it may be that the front façade of this section was also altered at the same time.

The rear of the building is not described in any detail, with the only information provided being that '*... A rear toilet block and cellar extension to the main part was built in the later C20th*' (Heritage Statement, pp.5-6). Examination of the drawings supplied with the application (some of which are reproduced in the heritage statement), would show, however, that the rear section of the main building retains two three-light chamfered and

mullioned windows, apparently of 17th-18th century type, at first floor level. At least one of these windows is impacted by the proposed extension and is not shown in the drawings 'as proposed'. The significance of this alteration is not assessed.

The rear of the 'stables and coach house' section in the drawings is partly obscured by an adjacent flat-roofed building, but a chimney can be seen which presumably corresponds to the fireplace seen on the rear wall of the front part of that building on the plans. A fireplace in this position would be odd in a stable or coach house, so either that interpretation is wrong or the fireplace and chimney are an insertion. It would appear from the plans as proposed that the chimney is to be lost, although the ground floor chimney breast appears to be retained. There is no indication of the date or significance of this feature.

The drawings would also suggest that the rear outrigger which presently houses the kitchen and a store is an addition to the front section. This element is not described in the heritage statement and its significance and the impact of the proposed changes has not been assessed.

Given the above, we consider that the supplied heritage statement does not fulfil the pre-planning advice:

A detailed heritage statement should be submitted to outline how the scheme has taken into consideration the historic significance of the building. (Stanton Andrews April 2017 Design Statement, 4.1)

We would recommend that the Heritage Statement is revised to include

- (i) An outline phasing of the building;
- (ii) A description and assessment of the heritage value of the rear of the building, with particular reference to those elements which are proposed to be lost, altered, built over or otherwise changed;
- (iii) An assessment of the significance of the proposed changes;
- (iv) A series of photographs and drawings of the front, rear and interior of the building to support the assessments of heritage value and significance, and to allow the impact of the proposals to be clearly understood.

If you do not agree with this advice and intend to approve the application, we would be grateful if we could be informed of this, so that we can advise on an appropriate scheme of impact mitigation.

It is hoped that the above is self-explanatory, but please do not hesitate to contact us should you wish to discuss the matter further.

Yours sincerely

Peter Iles