

HERITAGE STATEMENT

LOWER BUCK INN, EDISFORD ROAD, WADDINGTON BB7 3HU

JULY 2017



west elevation of detached store building

TYPE OF APPLICATION

This statement accompanies a full application in relation to the proposed works at Lower Buck Inn, Waddington

LOCATION OF THE DEVELOPMENT

Lower Buck Inn occupies a corner site at the junction of Edisford Road and Bellu Vue Lane in the centre of Waddington, St Helen's Church is situated approx. 100 metres to the east.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Change of use of detached single storey store and erection of single storey timber building to provide 2no letting rooms for use in conjunction with the Lower Buck Inn

DATE OF PREPARATION

20th July 2017

APPLICANT

Lower Buck Lodgings

STATEMENT PREPARED BY.

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CONTEXT OF THE SITE AND ASSESSMENT OF SIGNIFICANCE

The application site lies within the Waddington Conservation Area and occupies a site part of a cluster of historic buildings consisting of the Waddington New Hall, the Lower Buck Inn and Bonny Bargate Farm, all 18th century.

The Conservation Area Appraisal and map identify the building to be of **Townscape Merit** and the adjacent stone sett surfacing is noted as an **Historic Surface**.

The form of the building suggests its origin to be a substantial residence with a range of small outbuildings providing for fuel storage and small animals, chickens pigs and the like. A separate and detached single storey building constructed of stone under a dual pitch has the form of a coach house now used as a store in conjunction with the public house. Historic mapping shows the building to have been in use as an inn since the mid 19C.

This free standing building and the adjacent open paved area are the subject of this application.

The significance of the building lies in its typology and relationship to the inn building forming part of a larger group which includes Waddington New Hall, a 17C building Listed Grade II all within the Conservation Area.

HERITAGE DESIGN PRINCIPLES AND CONCEPTS

It is accepted that for the LPA to consider this application it is necessary for the applicant to provide a detailed description and justification of the works in accordance with NPPF Policy 128 formerly Policy HE6: PPS5 Planning for the Historic Environment (2010)

The application is made up of two elements firstly, the change of use of the detached store building the works for which propose a new glazed screen and entrance door within the existing large opening and internal upgrade to form a bedroom with en-suite facilities. The second element is the erection of a contemporary timber clad single storey building in the adjacent stone walled and flagged beer garden. It is proposed that this structure would be erected on foundations formed on the ground and provide for a single bedroom with en-suite facilities.

Both of these structures are to provide for letting rooms (2no) for which there is a high local demand, the inn has a reputation for good food and would also provide breakfast for visitors.

DISCUSSION

It is accepted that the application site occupies a prominent position when viewed from the east, however the 'domestication' of the group of buildings is of longstanding and whilst the application will to some extent reinforce this it will not detract from the ability to 'read' the group of buildings.

It is argued that the change of use of the existing building and the proposed new structure will have a 'neutral' impact on the Conservation Area.

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