

**Heritage Statement**

**in connection with**

**Proposed replacement dwelling, Parson's Croft,  
Slaidburn Road, Waddington**

Prepared by

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# 1 INTRODUCTION

## Purpose and Methodology

- 1.1 This heritage statement has been prepared to assess proposals to replace the dwelling at Parson's Croft, Slaidburn Road, Waddington with a new detached house. The property lies within the Waddington Conservation Area and sits adjacent to two listed buildings, therefore care is needed to avoid harming the significance of these designated heritage assets in line with the requirements of planning law and policy.
- 1.2 The statement assesses heritage significance and guides proposals for change in a manner that conserves significance and avoids harm. The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:
- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
  - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
  - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
  - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
  - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'<sup>i</sup> and 'Conservation Principles, Policies and Guidance'<sup>ii</sup> and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG, 2019). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:
- GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
  - GPA3 - Setting and Views
  - Historic England Advice Notes (HEAN) 1-12

## The Author

- 1.4 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 Master's

Degree in Building Heritage and Conservation and specialises in heritage planning matters.

### **Methods of Research and Investigation**

- 1.5 Inspections of the site were carried out in December 2018 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).

## 2 GENERAL DESCRIPTION

### Location

2.1 Parson's Croft is situated on the southern side of Slaidburn Road to the north west of Waddington village centre. A location map is shown in figure 1.

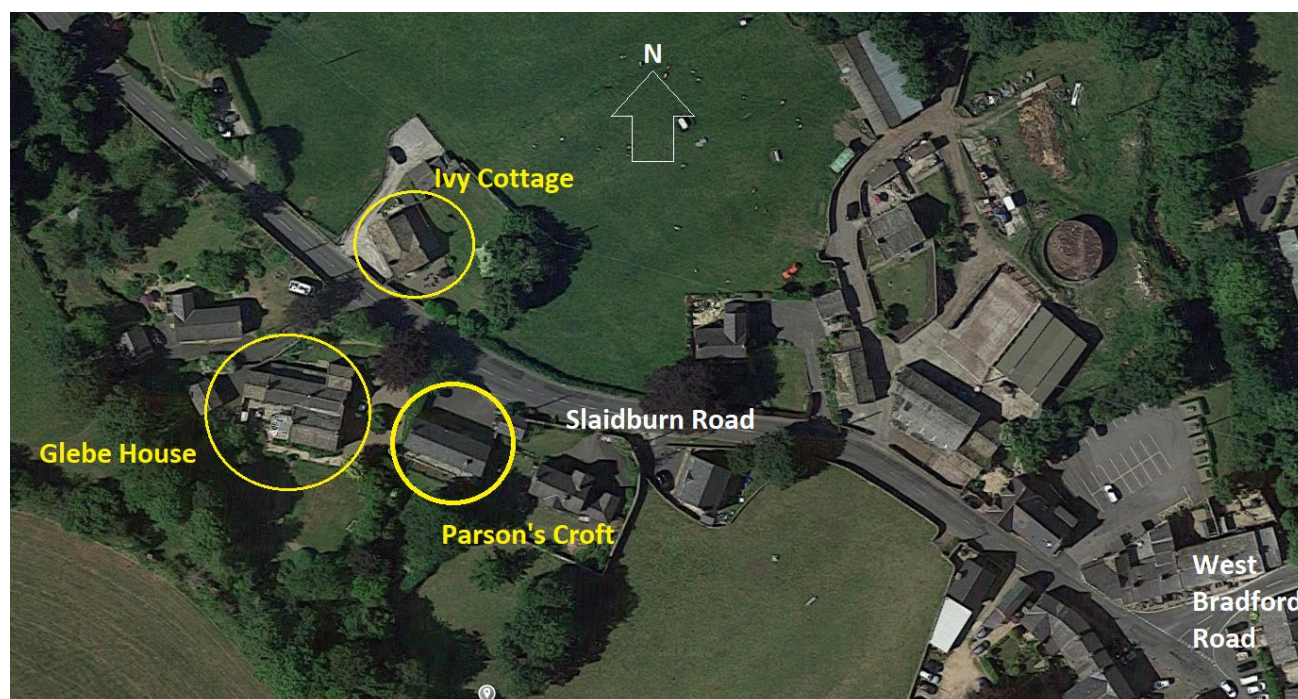


Figure 1) Parson's Croft and neighbouring listed buildings, Glebe House and Ivy Cottage

### Outline Description & Historical Background

- 2.2 The property now known as Parson's Croft is a partially rebuilt and converted former coach house and stable block which was previously under the ownership of the adjacent Glebe House, a former vicarage. Census returns<sup>iii</sup> show that the vicarage was the home of John Parker in 1851. Parker is described as an 'incumbent of Waddington and farmer of 15 acres' with an entry of clergyman crossed out (figure 2). The subsequent census of 1861 lists Parker as a vicar and farmer of 10 acres.
- 2.3 Tithe records from 1850<sup>iv</sup> list (Reverend) JF Parker as a landowner/occupier and 'incumbent of Waddington Church', identifying land and buildings belonging to Rev Parker including a field named as a 'croft' (2 acres) situated just south of the vicarage. The tithe map does not show the building now known as Parson's Croft, nor does it show the vicarage, but the plot of land on which both sits is outlined. These omissions indicate that the building (Parson's Croft) was not used for farming in the mid C19th, which concurs with more recent descriptions of it as a former coach house and stables converted in the 1980s<sup>v</sup>.
- 2.4 The names Glebe House (glebe being the land holding of a clergyman) and Parson's Croft (croft being a small farming landholding) are derived from the prior ownership of the land

and buildings by the vicar and connections with farming. It is understood these names were adopted in the 1980s following sub-division of the properties and the conversion of Parson's Croft.

- 2.5 Historic mapping clearly illustrates a functional relationship between the Glebe House and Parson's Croft, with the latter depicted as an L-shaped building on maps from 1847 and 1884 (figures 3 and 4). By 1907 (figure 5) the building is shown to have lost its forward (northern) projection, but pathways showing the building was functionally related to the vicarage remained at this point in time.
- 2.6 Whereas nowadays Glebe House and Parson's Croft occupy divided plots of land, evidence of their prior relationship remains in the form of a tall boundary wall and gate posts fronting the road, there being a gateway of notable status accessing the area of hardstanding in front of Parsons Croft. Further north along the road front another gateway accesses a driveway leading up to the former vicarage, however it is unclear as to whether this was an original access point or a later insertion. A drive is not clearly shown on the mapping of the C19th, however an access road (which remains) is shown to the north. It may be this was the original primary route of access to the vicarage and that the gated drive from Slaidburn Road was a later insertion.

69	Bickenige n	William Parker	Head	Mar	68	Inhabitant of Waddington & <del>Eccleston Farm 16 acres</del>	Do	Settle
		Catharine Do	Wife	Mar	56		Do	Guiburn
		Martha Herd	Serv	U	57	House Serv	Do	Waddington
		Jane Tomlinson	Serv	U	23	House Serv	Do	Harrop Fold
		James Colyer	Serv	U	27	House Serv	Do	Adham
		Thomas Sholden	Serv	U	19	House Serv	Do	Gloucestershire Chiltonham

Figure 2) Extract of 1851 census return





Figure 3) OS map of 1847 showing the L-shaped building

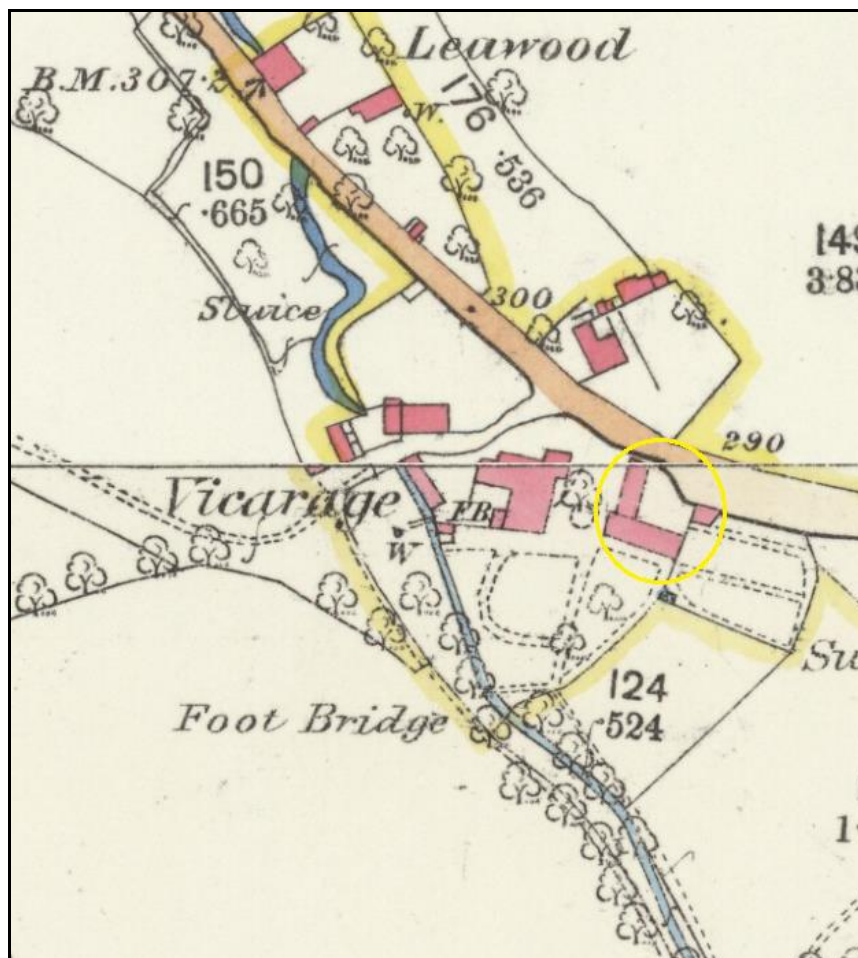


Figure 4) OS map of 1884

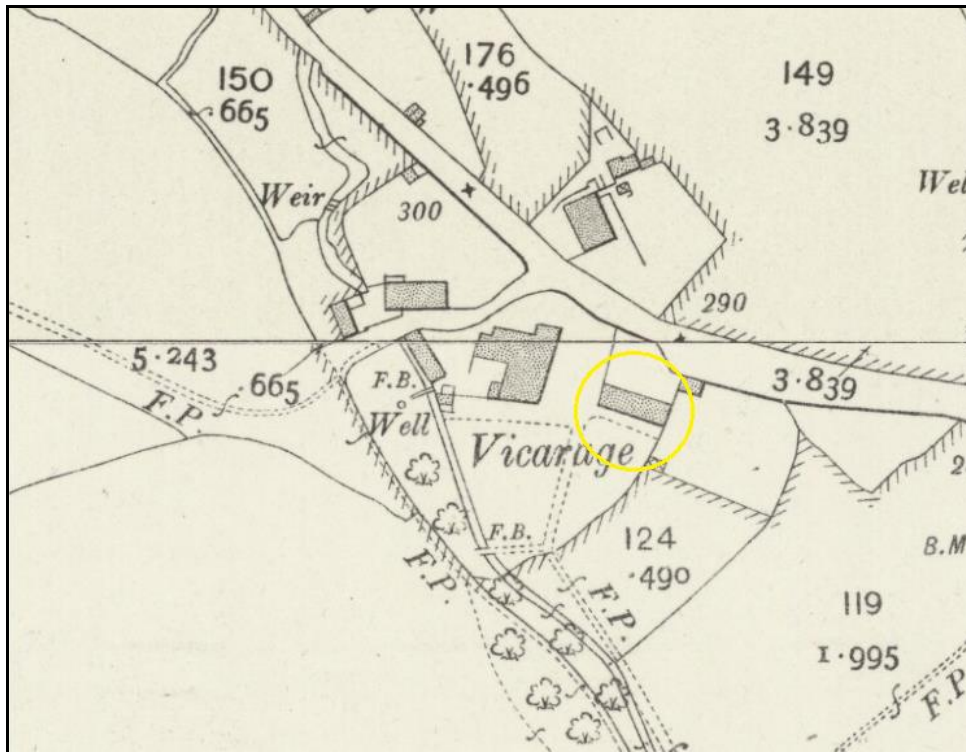


Figure 5) OS map of 1907 showing the building without the northern part

- 2.7 The building (Parson's Croft) which now exists is a two-storey structure of rectangular plan (with garage and porch projections to the north) which appears very similar in terms of size and position to that shown in the map of 1907. The building has rendered masonry walling to the front (northern) elevation and right-hand gable and rubble walling to the rear and left. There are window and door openings front and rear, including what might have previously been an arched topped cart entry to the front. The window openings have plain concrete surrounds and mullions that replicate vernacular stone detailing. The roof is gabled with a modern timber framing structure and Welsh slate covering.
- 2.8 There is clear evidence that the building's window openings are inserted (with concrete surrounds) and rendering to the front elevation may well hide evidence of other previous changes, such as the loss of the former northern projection discussed earlier. Part of that former building may remain in the form of the boundary wall that divides Parson's Croft from the former vicarage to the north. On balance it seems highly likely that conversion of the building to its current use involved partial rebuilding and certainly re-roofing, and there remains barely any interpretable evidence to indicate the building's former/original use.
- 2.9 The neighbouring Glebe House is unusual in that it comprises three adjoined gabled ranges (most visible from the east), each likely to be of different date. Whereas the building has not been inspected in great detail (interior inspection was also not conducted when the building was listed), visible features of the eastern elevation (including blocked



former windows and its single room depth) suggest the middle gabled part may be the oldest part which was possibly the east end of a three bay single pile dwelling, aligned along the east/west axis. The arrival of gabled extensions either side of this part (north and south) compose the unusual three gable elevation (blocked windows suggest the elevation has in part been remodelled).

2.10 Within Glebe House's listing description (see later) the southern elevation is described as the 'front'. Whereas having a front elevation facing away from the road might now seem counter-intuitive, it begins to make sense when considering the public footpaths to the south of the site and the pedestrian route between the former vicarage, the Church and the village (see for example figure 4). It was also quite commonplace in the C18th to front a single pile vernacular dwelling with a more polite and classically inspired extension (in this case double pile in depth), therefore it seems highly likely that in this instance the historical development of the building placed its primary emphasis on the southern façade rather than northern road facing elevation. In this context one can read Glebe House as a building that was developed to be viewed from the south, which in turn makes some sense of what are less visually attractive and less well-composed eastern, western and northern elevations.

2.11 The former Readers House (now Ivy Cottage) on the northern side of Slaidburn Road is much easier to interpret in that its primary façade quite clearly faces south. This façade tends to symmetry, but reflects the general shift away from vernacular traditions (as embodied in its mullioned windows) towards classically inspired formality (as embodied in its near symmetry and decorative entrance) which began to occur through the late C17th and early to mid C18th. The name Readers House is derived from its connections to the former Waddington Hospital where the 'Reader' was appointed to conduct services at the Hospital chapel.

### **Heritage Asset Designations**

2.12 Parson's Croft is situated within the Waddington Conservation Area, an appraisal of which was produced in 2005 by the Conservation Studio. The building sits adjacent to two listed buildings, namely Glebe House to the north and Ivy Cottage (formerly the Readers House) to the south, and the listing descriptions for these are given below. Their location is also shown in figure 1.

#### **2.13 WADDINGTON SLAIDBURN ROAD Glebe House**

*(Formerly listed under FELL ROAD)*

*GV II House, formerly vicarage, possibly late C18 with mid C19 alterations. Rendered rubble with sandstone dressings and slate roof.*

*Comprises three parallel ranges running east-west. Two storeys. Windows have plain*

*stone surrounds and hoods. South front of three bays. Ground floor windows sashed, first floor windows having glazing bars, the left-hand one sashed, the others modern. The east wall has three gables, each with coping and chimney. The southern gabled section is of two bays, the first floor windows sashed with glazing bars, the ground floor window sashed. The right-hand bay contains a door with a reeded surround, and hood, an inner door having a fanlight with intersecting glazing bars. This appears to be an altered doorcase of late C18 or early C19 type. The middle gabled section has two sashed windows on the ground floor and a sashed window with glazing bars at the left on the first floor. The northern gable has a sashed window with glazing bars on the ground floor. Interior not accessible at time of survey.*

#### 2.14 WADDINGTON SLAIDBURN ROAD Ivy Cottage

*(Formerly listed as The Readers House, FELL ROAD previously listed as Ivy Cottage)*

16.11.1954

*GV II House, early C18. Pebbledashed rubble with stone slate roof. Two-cell central-entry plan with end stacks. Two storeys, two bays. Windows of three lights with outer rebate and inner ovolo. The door has a stone surround with ovolo moulding. An open stone porch with monolithic sides has a moulded segmental head carried on moulded brackets. Above is a blank niche with ovolo-moulded stone surround. Gable copings. Later wing at rear.*



Figure 6) Glebe House viewed from the road



*Figure 7) Ivy Cottage viewed from the road*

### 3 HERITAGE APPRAISAL

#### Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008)<sup>vi</sup> and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2019), given in extract below:
- 3.2 *"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."*
- 3.3 The appraisal begins by identifying and assessing any heritage values which might be affected by the proposals, before evaluating these values and expressing them concisely within a 'Statement of Significance'. The essential purpose of this Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

#### Heritage Values

- 3.4 The heritage values explored below are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value*<sup>vii</sup>. The exploration focusses specifically on those values deemed of relevance to the proposals and is therefore not an exhaustive assessment of the relevant heritage assets.
- 3.5 Recent guidance published by Historic England (October 2019) entitled 'Statements of Heritage Significance' refers to 'heritage interests' instead of 'heritage values'. The heritage interests – archaeological interest, aesthetic and artistic interest, historic interest – reflect the phraseology used in the revised NPPF (2019) but in essence they still relate to the 'heritage values' as first referred to in English Heritage guidance from 2008<sup>viii</sup>.

#### Evidential Value

- 3.6 Historic England (2008) suggests that *"Evidential value derives from the potential of a place to yield evidence about past human activity"*.
- 3.7 Parson's Croft is a converted former stable and coach house block, which was originally part of the residence and former vicarage now known as Glebe House to the north. Conversion of the building involved major alterations and notable rebuilding, the result of which was the loss of interpretable features defining its original function (except for what appears to be a small blocked former cart entry) and the adoption of characteristics that now define the building as a dwelling house. In the early C20th an adjoined range to the



north side of the building was demolished, which also removed interpretable evidence of past use. Past changes to the building mean that it now possesses negligible evidential heritage value, however the road fronting boundary wall and gateway to the front (north) of Parson's Croft retain notable evidential value through their connections to the neighbouring Glebe House (also discussed below).

- 3.8 Glebe House possesses notable evidential heritage value related to interpretable evidence of historical development, including at least three phases of alteration and addition. A small degree of evidential value relates to the building's connections with Parson's Croft, however owing to past changes to the latter this minor evidential value is no longer readily appreciable, save for the quality and continuity of the high status boundary wall and gateway fronting the road.
- 3.9 Ivy Cottage also has rich evidential value, however Parson's Croft is not a contributor to that value.

### **Historical Value**

- 3.10 Historic England (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*".
- 3.11 Owing to past alteration and conversion, the illustrative and associative historic values of Parsons Croft, as defined by the building's original use and connections to the former vicarage, have all but disappeared. This is because the building no longer retains an appreciable and interpretable relationship with Glebe House, other than that defined by the boundary wall and gates.
- 3.12 Glebe House retains rich illustrative and associative historic values, most specifically through its past connections to the Church and the manner in which the building, although radically altered, portrays aspects of historic lifestyles. Parson's Croft does not make an appreciable contribution to this historical value for the reasons outlined earlier.
- 3.13 Ivy Cottage also retains notable illustrative and associative historic values, however Parson's Croft makes no noteworthy contributions in this regard.

### **Communal Value**

- 3.14 Historic England (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*".
- 3.15 Glebe House and Ivy Cottage are historic features of Waddington and part of the shared historic resource of the Waddington Conservation Area. For this reason, the buildings possess communal heritage value, albeit the prominence and visibility of Ivy Cottage means that its contribution to communal heritage value within the Conservation Area is



perhaps greater than that of its neighbour, Glebe House. Parson's Croft is unlikely to possess any communal heritage value owing to the extent and nature of past change, albeit some value does lie in the boundary wall and gateway to the front.

### **Aesthetic Value**

- 3.16 Historic England (2008) suggests that: *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"*.
- 3.17 Whereas subjective opinions of Parson's Croft may differ, the extent and nature of past changes, including alterations such as the rendering of the front elevation, means the building possesses negligible aesthetic heritage value. Indeed, it is reasonable to argue that the building, with the exception of the front boundary and gateway, asserts a negative influence upon the wider aesthetic values of the Conservation Area and also upon neighbours at Glebe House and, to a lesser extent, Ivy Cottage.
- 3.18 Glebe House is an interesting building, which from the public realm to the north and east presents a somewhat confused composition of added parts with limited aesthetic heritage value. The northern road facing elevation(s) of the building has little visual interest, but the three gable eastern elevation, whilst not a well-composed or architecturally accomplished façade, does possess some interest through its visible depiction of historical development. In order to fully understand this interest one would need to inspect the façade at close quarters, and the distant view of the façade from Slaidburn Road to the east does not provide sufficient clarity to enable interpretation. Otherwise, it is evident that the primary elevation of the building in an architectural and aesthetically pleasing sense is the southern elevation. This was designed to be viewed on approach from the south (pathways) and therefore this main source of exterior aesthetic heritage value now largely exists outside of the public realm.
- 3.19 Ivy House was clearly designed to be viewed from Slaidburn Road and primary views of the listed building from the Road have notable aesthetic value which is complimentary to the Conservation Area.

### **Statement of Significance**

- 3.20 Having assessed the heritage values associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will give specific consideration to prioritising conservation, in light of the proposals for change. In this context, a statement of significance is given below.
- 3.21 Parson's Croft, a dwelling south of Slaidburn Road on the northern fringes of Waddington, is a converted former coach house and stable block previously owned by an adjacent former vicarage now known as Glebe House (a grade II listed building). Both buildings lie within the Waddington Conservation Area and sit close to the grade II listed Ivy Cottage

(the former Readers House), which is on the opposite side of Slaidburn Road.

- 3.22 An appraisal of heritage values confirms that, whereas Parson's Croft has a historical link to Glebe House, the extent to which the building was altered and rebuilt during its conversion in the 1980s means that it possesses negligible heritage value, and the heritage value it does retain is no longer readily appreciable through visual inspection.
- 3.23 In terms of the Waddington Conservation Area, Parson's Croft could be described as asserting a negative contribution to architectural and historic interest, however its substantial boundary walls and gateway to the road are complimentary features (figure 8).
- 3.24 Parson's Croft does feature in wider views of the neighbouring grade II Glebe House, particularly when heading west along Slaidburn Road. It is not a complimentary feature, however, and therefore does not contribute to the significance of the listed building other than to the extent to which the boundary walls and gateway retain some associative historical interest.
- 3.25 Parson's Croft also features in some wider and distant views of Ivy Cottage, however the primary views of the Cottage are from closer quarters along Slaidburn Road where Parson's Croft does not feature. Accordingly, Parson's Croft is not contributor to the significance or setting of Ivy Cottage.
- 3.26 In summary, Parson's Croft does not make a positive contribution to the significances of the Waddington Conservation Area or to the setting of the neighbouring listed building, but in fact asserts a generally negative influence. Scope for enhancement through redevelopment therefore exists.



*Figure 8) Parson's Croft facing the road*

## **4 ANALYSIS OF THE PROPOSALS**

### **General Principles**

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2019). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development work. In order to 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 this appraisal fulfils this need, and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

### **Summary of the Proposals**

- 4.2 The proposals involve replacement of Parson's Croft with a new dwelling. Various design options for this new dwelling have been explored, each with careful consideration of the replacement building's impact on the significances of the neighbouring listed buildings and the Conservation Area. The designs have also been developed with the benefit of pre-application advice from the local planning authority.
- 4.3 The baseline position in terms of extant significances is assessed earlier in section 3 of this heritage statement. The general findings of this assessment are that only the substantial front boundary wall and gateway to Parson's Croft make a positive contribution, with the house itself imparting a negative influence. Conservation of the boundary wall and gateway is therefore a primary design requirement for the redevelopment, followed by ensuring the visual impact of the new building avoids causing harm which would exceed the harm currently imparted by the extant house. This is a very important concept to appreciate, since the primary aim in terms of planning law and policy (as they relate to the historic built environment) is to avoid harming significance, or otherwise to conserve (or 'preserve' according to the 1990 Planning (LBCA) Act) architectural and historic interest.
- 4.4 In terms of the design of the new building, it was noted that Waddington has a very strong material character embodied in the use of local stone, with historic buildings that generally retain a domestic or 'human' scale. Care in the choice of materials was therefore identified as an important design concept, likewise the composition of a new built form that reflected the scale of its predecessor and its neighbours. As for architectural style and appearance, the dominant design philosophy for new buildings in historic contexts is to avoid pastiche copies of historic buildings and to embrace contemporary design, whilst respecting the character of the place. Opinions vary on to what extent contemporary

designs should contrast from dominant local traditions, and in a place such as Waddington it is reasonable to suggest that they key is to avoid an overly flamboyant departure from the norm, which would otherwise present a visually jarring intervention. Likewise, it is reasonable to suggest that build quality is of equal importance.

- 4.5 Useful guidance for designing within the historic built environment includes Historic Scotland's publication 'New Design in Historic Settings' (2010) and, more recently, the 'National Design Guide' published by the Ministry of Housing, Communities and Local Government (October 2019). These documents both express the importance of designing with reference to context and appreciation of local identity. In regard to Waddington, local identity is very much embodied within the dominant palette of vernacular building materials, the scale of buildings, and simple architectural features such as stone window and door surrounds, gabled roofs, chimneys and substantial boundary walls. These features have all been embraced in the design of the replacement dwelling, ensuring that it readily integrates within the village, but is simultaneously interpretable as a high quality contemporary addition which reflects the status of its neighbours and appreciates the importance of a bespoke design solution that responds positively and respectfully to its spatial context.
- 4.6 That the dwelling replaces a converted former stable and coach house block is also of relevance, since the history of the site is not domestic and therefore avoiding an overtly domestic character has in part informed the design. The building adopts a blend of agricultural and domestic features in a subdued but contemporary manner, giving it an individual character which is readily interpretable as being inspired by place.
- 4.7 One notable change in the orientation of the replacement dwelling is that the main two storey part of the building sits perpendicular to the road rather than running parallel to the road. This change has notable benefits, both in terms of an efficient use of the site and providing a strong gable fronting the road which responds positively to the triple-gabled elevation of the neighbouring Glebe House. Indeed, the visual impact of the new gable provides a notable visual enhancement to the gables of Glebe House, a building which is likewise characterised by gables when viewed from the road.
- 4.8 The change in orientation also reflects the historic development of the building in the C19th when it clearly possessed an L-shaped plan (as shown earlier in historic mapping), which formed a small courtyard enclosure fronting the road. Whereas the forward (northern) projecting element of the building was subsequently demolished in the C20th, the replacement dwelling re-establishes the historic composition therefore follows a historic precedent. This is considered more appropriate than the simple linear pattern of the house as it became in the C20th, since the re-established layout serves to provide a more defined boundary with Glebe House thereby acknowledging its primary status.





*Figure 9) The new dwellings viewed from Slaidburn Road*



*Figure 10) The new dwelling on approach from the east*



1833 / PL10

slaidburn road

Globe House

The Vicarage

red line indicates profile of existing building (to be retained)

blue line indicates profile of proposed extension

stanton andrews architects

all work under  
contract  
1833 / PL10

1 01200 444444  
2 01200 444444  
3 01200 444444

persons craft  
widdington

proposed  
site plan

1833 / PL10

0m 5m 10m scale

1833 / PL10

1:1000 @ A1

## Analysis of the Proposals: National Planning Policy Framework

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.10 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

### **NPPF Paragraph 193**

4.11 Paragraph 193 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

4.12 Sections 2 and 3 of this heritage statement explores extant significances of the various heritage assets involved, therefore allowing an informed evaluation of how conservation has been secured as required by the paragraph 193 of the NPPF.

### **NPPF Paragraph 195**

4.13 Paragraph 195 of the NPPF states:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

4.14 The proposals involve the demolition of a building that asserts a negative impact upon the significances of the Conservation Area and neighbouring listed buildings. Accordingly, there is no risk of total loss or substantial harm to significance as outlined in paragraph 195 of the NPPF.

## **NPPF Paragraph 196**

### **4.15 Paragraph 196 of the NPPF states:**

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

### **4.16 Paragraph 196 identifies the primary matter for consideration in this case, and that is the risk of 'less than substantial harm'. Given that the existing building holds no heritage value, the issue of potential harm relates directly to the impact of the proposed replacement building which in turns directs focus on the design of the building.**

### **4.17 In assessing impact, it is important to remember that the essential question is whether the replacement building either improves upon what currently exists, has neutral impact, or if it would make the current situation worse in terms of impact on significance. In this regard, there can be little doubt that the replacement building promises a more visually appealing and materially appropriate dwelling than the extant house. It also acknowledges the importance of local character and provides an overall enhancement of localised views within the conservation area and of the neighbouring listed buildings, most specifically Glebe House.**

### **4.18 The setting of Glebe House in particular will be altered by the proposals, however this will in no way harm the building's significance, not least because the existing Parson's Croft makes no contribution to significance. Some distant views of Glebe House will be slightly altered as one progresses westerly direction along Slaidburn Road, however there is no appreciable reason to suggest such changes will harm significance. Indeed, the improved architectural quality of the replacement building, with its road facing gable that compliments the triple gable of Glebe House, will more likely enhance the views and setting of Glebe House in a wholly complimentary and visually coherent manner.**

### **4.19 For these reasons, and for the reasons set out earlier where the design of the scheme is assessed, there would appear no possibility of any appreciable harm to significance, but instead a very convincing promise of enhancement, particularly to the Conservation Area. Waddington is characterised by well-built stone dwellings that generally possess simple and contemporary architectural styling and the replacement building will add to this tradition, in a subtle contemporary manner.**

## 5 SUMMARY & CONCLUSION

- 5.1 This heritage statement explores the likely impact of a replacement dwelling at Parson's Croft, Waddington, upon the heritage significances of the Waddington Conservation Area and nearby grade II listed buildings, Glebe House and Ivy Cottage.
- 5.2 The initial findings of the statement are that the current dwelling at Parson's Croft, a much altered and converted former stable and coach house block, possesses no intrinsic heritage significance and generally asserts a negative impact on its neighbours and the Conservation Area owing to its lack of visual appeal. It does, though, retain a substantial and historic front boundary wall and gateway which make a positive contribution and provide an evidential reminder of the site's former relationship with the neighbouring Glebe House (a former vicarage). Accordingly, demolition and subsequent replacement of the house and retention of the boundary wall present a positive opportunity to enhance the site and the Conservation Area.
- 5.3 The statement goes on to assess the impact of the proposed replacement dwelling which relates most directly to the building's design. The design of the building was informed by the significances of the Conservation Area and the listed neighbours, and the design process benefitted from the collaborative advice of Ribble Valley Borough Council through pre-application consultation. This informed approach has contributed to the delivery of a high quality design which draws upon local traditions in the use materials, building scale and composition, and which has a subtle and contemporary blend of domestic and agricultural features, the latter acknowledging the historic use of the site.
- 5.4 The overall impact of the proposals in terms of affect on heritage significance is generally neutral, mindful that the new building will have no inherent heritage significance of its own. However, the overall impact on the architectural interest of the Conservation Area will be a positive one. This is self-evident through a comparative analysis of the existing and proposed buildings, as indeed is the marginal enhancement of views of Glebe House on approach from the west, whereby the gable fronted elevation of the new build and its high quality stone walling will provide a complimentary peripheral feature of the listed building's setting.
- 5.5 On the question of potential harm to significance, there would appear no reasonable or readily appreciable basis for suggesting harm would accrue, but there are clear and sound reasons to deduce that the net impact of the proposals would be that of an enhancement.

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<sup>i</sup> Clarke, K, *Informed Conservation*, Historic England 2003

<sup>ii</sup> Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

iii Ref: HO107/2256

iv Ref: IR 29/43/417

v [https://media.onthemarket.com/properties/4103737/doc\\_0\\_0.pdf](https://media.onthemarket.com/properties/4103737/doc_0_0.pdf)

vi Historic England, Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment, 2008

vii Ibid

viii Ibid