

DESIGN, ACCESS AND HERITAGE STATEMENT

FOR THE PROPOSED CONVERSION OF
AN EXISTING OUTBUILDING

AT

THE LOWER BUCK INN,
EDISORD ROAD,
WADDINGTON,

Job Num 6067 Version 1.00 Date June 2020



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

1.0 INTRODUCTION

This design, access and heritage statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of The Lower Buck Lodgings, as part of a planning application for the conversion and extension of an existing outbuilding at The Lower Buck Inn, Edisford Road, Waddington.

It seeks to convert and extend an existing outbuilding to provide additional bedroom space for the Lower Buck Inn.

It is to be read in conjunction with drawings:

- 6067-E01-Existing Plans, Elevations and Section
- 6067-P01-Proposed Plans, Elevations and Section

2.0 EXISTING

The site is located at the junction between Edisford Road and Bellu Vue Lane. 100m to the east of the site is St Helens Church.

The existing outbuilding is located to the rear of the public house adjacent to the beer garden. It is a single storey stone structure with a stone flagged roof with window and door openings. The structure is currently un-utilised by the Lower Buck therefore seeking to use the structure to create additional income for the business.







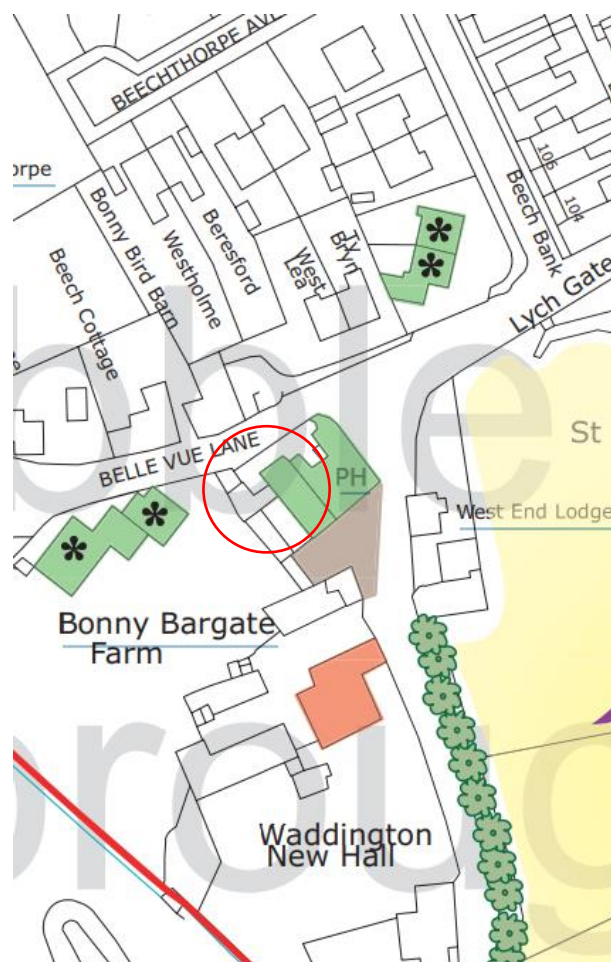
3.0 DESIGN PROPOSAL

The proposed design consists of the conversion of the existing outbuilding and addition of a small timber clad extension, to create a bedroom, dressing area and en-suite associated with use by the Lower Buck Inn.

The existing structure will be retained and converted including utilising existing openings and materials. A small, subservient extension is proposed to create additional internal space for the bedroom as illustrated in drawing 6067-P01. The design has taken reference from the surrounding context and material selection to create a proposal that is in keeping with the existing property, area and existing public to provide additional revenue for the business.

4.0 CONTEXT OF SITE AND ASSESSMENT OF SIGNIFICANCE

The 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 of which are 18th Century Buildings.



The conservation appraisal and map identify the Lower Buck Inn to be a building of Townscape Merit and the adjacent stone sett surfacing is noted as a Historic Surface.

The form the building suggests its origin to be have been a substantial residence with a range of small outbuildings providing for fuel storage and small animals such as chickens and pigs. Historic mapping shows the Inn to have been in use since the mid-19th Century. The attached building is the subject of this application.

5.0 HERITAGE DESIGN AND PRINCIPLES

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 proposed works in accordance with NPPF Policy formally Policy HE6: PPS5 Planning for the Historic Environment (2010).

The application consists of the conversion and extension of an existing outbuilding. It proposes a new obscure window in place of the existing wooden gate and a replacement window in place of the existing window on the South East facing elevation which is the main aspect which can be seen outside of the site and impact on the conservation area. On the North West facing elevation a small timber clad extension is proposed which will not be visible apart from in the adjoining beer garden.

As a result this proposal will not have any negative impact on the conversation area but have a significant public benefit to provide additional income to a locally run business as well as a tourism benefit to the area.

6.0 CONCLUSION

In conclusion the proposal which forms the basis of this application has been designed to provide a positive visual impact, architectural design for the site which will complement the surrounding area. The extension will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposed extension does not compromise the amenity of adjacent properties or their gardens and would not result in a loss of light or privacy or negative impact on the conservation area.

The proposal will provide a new letting room for which there is a high local demand to allow the business to progress at this difficult time as well as a wider positive impact for the Ribble Valley.

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