

HERITAGE STATEMENT

PROPOSED SINGLE STOREY EXTENSION

AT

WADDINGTON NEW HALL

EDISFORD ROAD

WADDINGTON

BB7 3HU

NGR: SD 72791 43748

Project Ref- 6612

Document Ref- HS-1.00



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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of applications for listed building consent and planning permission for the construction of a single storey glazed garden room extension to the east side of the house and single storey porch to the north side of the house

Waddington New Hall appears to be a house largely built in the 18th century or early 19th century with later 19th century alterations and likely replaced an earlier 17th century house on the same site and is a grade II listed building. The building is located within the Waddington Conservation Area as well as the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed building and conservation area will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 which states;

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.¹

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

Exhaustive research will not be possible and cost effective

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

I.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

I.5 ACKNOWLEDGEMENTS

We would Like to thank our client, Mr and Mrs Nuttall for this commission.

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

The small village of Waddington is located within the Ribble Valley Borough of Lancashire, some 2km to the north west of the town of Clitheroe. Waddington New Hall is located on the west fringe of the village and is situated on the west side of Edisford Road which runs north to south between Belle Vue Lane to the north and the roads intersection with Twitter Lane to the south.

Waddington New Hall occupies a fairly rectangular plot just to the north of the former tannery buildings, now a dwelling. The south and west boundaries of the site are lined with trees and shrubs and a stone boundary wall defines the eastern edge of the site along the roadside, through which the principal access to the site is gained via a private driveway. The wall is also lined with a number of trees, including ornamental trees, and shrubs. An expanse of lawn lies to the south of the house, with planted areas. A former barn and coach house lie to the west of the house but have since been converted for habitable use. Immediately to the south of the tannery site is a 20th century housing development.



Fig 01: Plan Showing Location of Waddington New Hall (Plan taken from Google Maps 2022 ©)

2.2 HERITAGE ASSET DESIGNATIONS

Waddington New Hall is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. Please refer to Appendix A of this report for the Historic England List Entry.

The application site is within the defined boundary of the Waddington Conservation Area which is a Designated Heritage Asset and is designated as a Conservation Area under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Please refer to Appendix B of this report regarding the reasons for designation and the elements which contribute to the special interest of the conservation area.

2.3 HISTORICAL DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

Very little appears to be known of the history of Waddington New Hall as the history and development of the farm does not appear to be well documented amongst published and unpublished documentary resources, although some references to the house have been found amongst local history publications.

The exact date of construction for Waddington New Hall has not been determined and no datestone is present to the building. Bridge (2001)⁷ suggests that Waddington New Hall was built as a Dower House by the Parker Family of Browsholme Hall in the late 17th century however no documentary evidence to confirm this has been found.

Other published local history sources confirm that the house was once in the ownership of the Parker Family of Browsholme, as well as the tannery. The tannery was sold in 1806 to Johnathon Wilson and the sale also included the tan yard and pits, two cottages, warehouse and the adjoining croft. In 1810 the tannery was sold to Robert Walker, a sale which also included the sale of Waddington New Hall.

Robert Walker (1774 – 1868) was a successful business man who came from a family of tanners based in Bolton by Bowland, however by 1797, he had left Newhurst Farm in Bolton by Bowland and settled in Waddington and it is thought that he first rented Waddington New Hall and the tannery prior to their eventual purchase. He also combined his successful tannery business with a successful farming

business, both of which worked hand in hand, as he sold cattle to local butchers and cured the skins within 'Tan Pit Meadow, now Pinder Close. The house, farm and tannery remained in the ownership of the Walker Family and its subsequent generations, however the tannery business ceased around the turn of the 20th century and the tannery buildings were let for use by a local joiner as well as members of the local scout movement who also used the adjoining fields belonging to the farm. It is unknown if the family continued to occupy the house.

Historic OS mapping dating from the mid-19th century shows the building, denoted as 'New Hall' and shows the house, with the adjoining cottages to the rear, however the depiction of the house, although somewhat legible, is inaccurate given the small scale of the maps production and cannot be relied upon.

Later OS mapping from the late 19th and early 20th centuries both show the building unnamed and unchanged in terms of overall plan shape.

2.4 PLANNING HISTORY

A search of the Ribble Valley Borough Council Planning Application database has been undertaken and has yielded the following results;

Application Number: 3//2007/0343

Proposals: Removal of stylistically unsuitable and poorly designed single storey entrance hall extension. Restoration of the North Elevation windows and doors to their original configuration before their alteration in the 1950's.

Decision: Refused

Date: 14.06.2007

Application Number: 3//2007/0342

Proposals: Demolition of flat roofed single storey hall extension. Addition of small conservatory extension to the kitchen and a link to the barn. Replacement of white uPVC sun room with a stone-built garden room.

Decision: Refused

Date: 14.06.2007

Application Number: 3//2007/0341

Proposals: Alteration and extension comprising demolition of single storey entrance hall, addition of conservatory and barn link and replacement garden room.

Decision: Refused

Date: 14.06.2007

⁷ Bridge, M. (2001) *Waddington: Village Life, 1901 – 195, Hudson History, Settle*

Application Number: 3//2007/0899

Proposals: Removal of existing cement-based pebbledash render. Replacement of brick areas of infill with stonework to match existing. Replacement of concrete quoins on south-west corner with stone quoins to match the originals on the south-east corner.

Decision: Withdrawn

Date: 07.11.2007

Application Number: 3//2007/0898

Proposals: Removal of Welsh blue slate from front (south) roof slope and replacement with natural stone slate to match rear (north) roof slope.

Decision: Approved with Conditions

Date: 05.11.2007

Application Number: 3//2008/0315

Proposals: Demolition of existing porch and new replacement porch. Single storey glazed link between the Hall and existing outbuildings. Proposed garden room extension on existing outbuilding to replace and existing conservatory. An open porch on the southern elevation of the service wing and a car port addition to the Coach House. Retrospective permission is also sought for renovation works to the existing Coach House. Re-submission

Decision: Approved with Conditions

Date: 13.11.2008

Application Number: 3//2008/0314

Proposals: Demolition of existing porch and new replacement porch. Single storey glazed link between the Hall and existing outbuildings. Proposed garden room extension on existing outbuilding to replace and existing conservatory. An open porch on the southern elevation of the service wing and a car port addition to the Coach House. Retrospective permission is also sought for renovation works to the existing Coach House.

Decision: Approved with Conditions

Date: 13.11.2008

Application Number: 3//2009/0793

Proposals: Proposed swimming pool within the barn adjacent to Waddington New Hall.

Decision: Approved with Conditions

Date: 04.11.2009

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁸ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of both the farmhouse and barn so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the buildings and both archival and desk-based research. It takes into consideration the significance of both the farmhouse and barn as well as the contribution made by their setting.

For each building, the following heritage interests have been described as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice;

Archaeological interest: “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”⁹

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.”¹⁰

Historic Interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹¹

3.2 ARCHAEOLOGICAL INTEREST

The archaeological interest of the Waddington conservation area is derived from the historic plan form of the village which formed around the area to the north end of the village core known as ‘The Square’ where some of the villages oldest buildings reside and are comprised mostly 18th century cottages. Larger historic dwellings are sited on the fringes of the village and include, Glebe House and Waddington Old and New Halls, all set within sizeable plots.

The existing building stock within the conservation area is comprised mostly of 18th and 19th century dwellings, mostly cottages, with the addition of later 19th and early 20th century dwellings in the form of terraces and villa type dwellings. It is likely that many of the dwellings within the conservation area sit on the sites of medieval dwellings. Older, more high-status buildings do exist within the village such as St Helens Church and Waddington Old Hall, however both of these buildings have received significant alterations in the late 19th and early 20th centuries, which resulted in substantial changes in appearance and loss of early fabric. A number of 18th century farmhouses and barns (many of which are converted) are also dispersed within the village.

The archaeological interest of Waddington New Hall is embodied within its surviving historic fabric and evidence of historical development. The building appears to be a product of the 18th or early 19th century but has made use of 17th century features in its construction, likely from a

⁸ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic). (Accessed on 22nd June 2022)

⁹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹¹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

building which occupied the site previously, making it a product of gentrified rebuilding likely to conform with the popular architectural trends and styles of the time.

The double pile plan form is also of interest and is identifiable by its two bays wide and two bays deep layout. The staircase, located to the west side, is in an alternative location, with many staircases in this type of layout being towards the rear amongst the service rooms.

The former cottages to the rear of the building are also of interest and were likely used by farm or tannery workers or by the domestic servants working within the house.

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

The buildings in the conservation area are largely modest and conservative in their appearance but possess a degree of attractiveness through the homogenous use of building materials such as local stone and a mixture of sandstone and Welsh roofing slates. The buildings do possess some plain details such as, squared stone jambs, cills and lintels.

The appearance of these existing buildings is complemented by local details such as;

- stone boundary treatments and iron railings and gates.
- Historic paving surfaces and street furniture.
- Public gardens and open spaces complemented by mature trees and shrubs.
- Surviving historic shop frontages.
- Fields and open spaces around the edge of the village.

All of which contribute to the strong sense of place and the local distinctiveness of the village.

The aesthetic interest of the house is primarily embodied within its front south facing elevation, which was once its principal façade and entrance into the building. Whilst an attempt at symmetry has been made, it is not entirely successful on account of the entrance door and window positions but regardless of this, the elevation maintains a neat and dignified appearance. The remaining elevations are plainer in appearance but the fenestration is of interest, in particular where historic window survive and earlier window stonework has been reused.

3.4 HISTORIC INTEREST

In terms of illustrative historic value, the conservation area provides an insight into what the day-to-day life of the local inhabitants would have been like during the 18th and 19th centuries. Waddington New Hall survives as an example of traditional vernacular architecture evidence in its

construction and appearance as well as being illustrative of a medium sized dwelling of this type and age. The evolution of the building, evidenced by later historic alterations also contributes to historic interest and illustrates how the house and its appearance have evolved.

In terms of associative historical value, the village was strongly linked with the Parker family of Browsholme Hall as well as prosperous local businessmen and families including the Walker family. Both of these families are linked with past ownership of Waddington New Hall, however no physical evidence of these associations is present to the building but are documented in published works.

3.5 STATEMENT OF SIGNIFICANCE

Waddington New Hall appears to be a gentrified rebuilding of an earlier structure likely having occurred during the 18th or early 19th century. The building's status as a grade II listed building suggests that the building is of importance from a national perspective in terms of its architectural and historical significance.

The significance of the building is derived from its archaeological value, with its architectural and historic interest being secondary to this, and is embodied within surviving historic fabric, internal plan form layout and the discernible historic alterations made to the house.

The significance of the Waddington Conservation Area is derived from its strong sense of place and local distinctiveness created by the varying ages and appearances of its buildings but which have adopted the homogenous use of stone building materials as well as a simple and modest appearance. These buildings and the conservation area itself centres around 'The Square', a large open space which contrasts with the narrowness of the secondary developments emanating from this area leading into and out of the village. The village's buildings are complemented by open spaces both within and around the perimeter of the conservation area and local details such as stone boundary walling, stone stiles, historic cobbles and setts, which create its distinctiveness.

SECTION 04

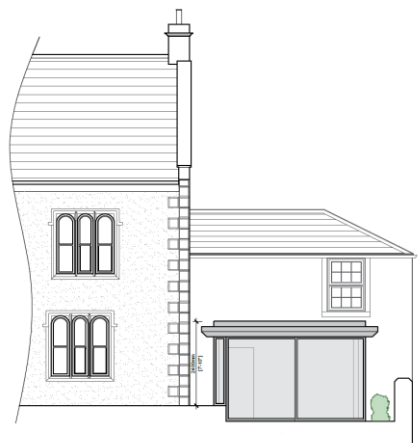
DEVELOPMENT PROPOSALS

4.1 DEVELOPMENT PROPOSALS SUMMARY

The development proposals are comprised of the construction of a single storey garden room extension to the south facing elevation of the existing kitchen, between the east elevation of the main house and the east site boundary wall but will not adjoin these walls. The extension is to be wholly glazed with anti-reflective glass and a roof covering comprising of a metal standing seam roof, with flat roof light and concealed rainwater goods and metal fascia and soffit boards to the eaves, all with a grey paint finish. The extension is to be 'sunk' slightly into the existing ground level, with a retaining wall to the west side of the extension, to facilitate a level access between the extension and the existing kitchen. The top of the wall will be flush with the external paving, with the glazing mounted on top of the wall.

External access is to be facilitated by a new set of external steps, with a proposed stone retaining wall. Internal access is to be facilitated by the removal of the existing kitchen window, which is adjacent to the west side of the kitchen chimney breast and the removal of the wall beneath to form a new door opening.

The extension is proposed to be 6m deep and 4.34m wide, with a height of 2.8m from the lowest point of the external ground level.



PL00: Proposed South Facing Elevation



PL00: Proposed East Facing Elevation



PL00: Proposed Rear View



PL00: Proposed Roadside View

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

Waddington New Hall is a grade II listed building and as such, the building benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to their special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the Act states that;

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

The building is also located within the defined boundary of the Waddington Conservation Area. The conservation area was formerly designated as such in October 1974 and also benefits from statutory protection within the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

Section 72 of the Act states that;

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Government's economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development'.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development' and will therefore be considered as unacceptable and will not be supported by decision making

bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribbles Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement EN2: Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Key Statement EN5: Heritage Assets

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and

safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies.

Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.

The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DMG1: General Considerations

In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE /English Heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.

3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIS county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

Not prejudice future development which would provide significant environmental and amenity improvements.

Policy DMG2: Strategic Considerations

Development should be in accordance with the core strategy development strategy and should support the spatial vision.

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

1. The development should be essential to the local economy or social wellbeing of the area.
2. The development is needed for the purposes of forestry or agriculture.
3. The development is for local needs housing which meets an identified need and is secured as such.
4. The development is for small scale tourism or recreational developments appropriate to a rural area.
5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
6. The development is compatible with the enterprise zone designation.

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated Area of Outstanding Natural Beauty, the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current settlement boundaries will be updated in subsequent DPD's.

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is

equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

Policy DME2: Landscape and Townscape Protection

1. Development proposals will be refused which significantly harm important landscape or landscape features including: Traditional stone walls.
2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.
6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).
7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.

8. Upland landscapes and associated habitats such as blanket bog.
9. Botanically rich roadside verges (that are worthy of protection).

Policy DMH5: Residential and Curtilage Extensions

Proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependent relatives will also be subject to the following criteria:

1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.
2. The extension should generally speaking provide only a modest level of accommodation.

Proposals for the extension of curtilage will be approved if:

1. The site is within a settlement, or,
2. The site is on the edge of a settlement providing:
 - the new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.
 - the extension will not cause visual harm to the landscape. the extension improves the visual quality of the site.

Any existing nature conservation aspects of the existing structure should be properly surveyed and were judged to be significant preserved or, if this is not possible, then any loss adequately mitigated. Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy or for highway safety reasons.

Waddington Conservation Area Appraisal (2005)

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Walley Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area,

Waddington Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Waddington Conservation Area

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

Impact on Waddington New Hall:

To facilitate the construction of the proposed extension, the existing kitchen side hung casement window will be removed as well as the wall fabric below the cill to form a new internal doorway. Whilst the window itself appears to be modern, the walling is historic fabric, likely to be early 19th century in date. However, given the small amount of walling to be removed, this will have a negligible impact on the significance of the building and in an area which holds a lesser degree of significance. The extension only abuts the south elevation of the existing kitchen and does not abut the east elevation of the main house and therefore any disturbance to the historic fabric to the east elevation has been avoided.

The proposed glazing will have a 'light touch' upon the existing wall fabric and the construction of the steel frame and roof structure will require minimal disturbance to the exist wall fabric. The proposed extension would also have a minimal degree of harm to the plan form of the building given that it primarily consists of glazing with the inclusion of steel posts and avoids the harm that the solidity of walled construction would have on the historic plan form of the building. The extension is also set back from the south elevation of the building therefore respecting the visual hierarchy of the building.

The appearance of the extension is modest and subservient and respects the existing hierarchy of the buildings on the site. The simple and restrained appearance does not compete with the imposing and dominant nature of the listed building. The glazing is to be anti-reflective so as to reduce the reflectivity of the glass and also significantly lessen its appearance as a 'solid mass' through a greater degree of transparency.

The extension expresses modern needs and has been designed in modern architectural language so as not to detract from the historical provenance of the listed building and avoids confusion as to its origins, whilst adding a new layer to the historical development of the building. The extension is a creation of its time and is relevant to current architectural styles and trends rather than being an imitation of the past.

Impact on the Waddington Conservation Area:

The site is located away from the main historic core of the village and conservation area and the visibility of the

proposed extension will be limited from within the public realm. It will only be partially visible from Edisford Road due to the position of the east boundary wall and the planting which lies the wall within the site. As a result, the visual impact of the extension will be significantly lessened. The use of anti-reflective glazing will also reduce this visual impact through a greater degree of transparency. There is

expected to be a minimal impact on the character and appearance of the conservation area.

Impact on non-scheduled below ground archaeological remains:

The earliest historical mapping found dates to the mid-19th century and it is unknown if there were any former structures present on the site which pre-dated the existing building. Therefore, it cannot be confirmed if any earlier remains are present below ground at the site.

6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways;

- Material samples and specifications should be submitted to the local planning authority to ensure compatibility within this historic context.
- Details of glazing, steelwork and roof abutment should be submitted to the local planning authority to ensure minimal harm to historic fabric.
- Archaeological monitoring should be considered as part of excavation and opening up works.

Consultation with statutory consultees as part of the planning and listed building consent application processes is likely to identify where the development proposals would benefit from additional controls and how these could be justifiably applied by way of planning conditions.

APPENDIX A

WADDINGTON NEW HALL: LIST ENTRY

House, possibly c.1800 with C17th remains and later C19th alterations. Pebble dashed rubble with sandstone dressings and slate roof. Double- pile plan with end stacks. 2 storeys, 2 bays, with chamfered quoins, the left-hand quoins being of imitation stone. The windows are mullioned and of 3 lights. They are tall, with flat heads, hoods and with semi-circular heads to the lights. The doorway is C17th, with moulded jambs and shaped lintel. The gables have copings with footstones. The right-hand gable wall has 3 re-dressed C17th windows with outer cyma moulding and inner chamfer. The left-hand gable wall has a 3-light mullioned cellar window. Interior has closed-string dog-leg stair with turned balusters, square moulded newels and moulded handrail, probably c.1700 but with some modern restoration. Re-set beside a modern fireplace is a wooden board inscribed '1698'.

APPENDIX B

WADDINGTON CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The Waddington Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Chatburn Conservation Area derives from the following features:

- 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 lychgate 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.