

HERITAGE STATEMENT

PROPOSED ALTERATIONS AND EXTENSION

AT

WADDINGTON OLD HALL

CLITHEROE ROAD

WADDINGTON

LANCASHIRE

BB7 3HP

NGR: SD 72932 43803

Project Ref- 6423

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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 installation of secondary glazing throughout the house and replacement of 1 no. internal door.
- Alterations to the existing modern garage to form garage and home gym.
- Conversion of entrance porch leading from the external courtyard to the modern pool building into a shower room.
- Conversion of existing plant room to form plant room and wine store.
- Demolition of existing modern conservatory and erection of new single storey garden room extension.
- Removal of render wall finishes to the c.1900 extension.
- Installation of new stone jambs, heads and cills to the first-floor windows to the rear north east facing gable.

Waddington Old Hall is essentially a 17th century building, which has early medieval origins and was significantly altered around 1900. The building is a Grade II listed building and is located in the Waddington Conservation Area and both are designated heritage assets. The building is not located within the Forest of Bowland Area of Outstanding natural Beauty (AONB) but is located just outside its boundary.

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

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

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)

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%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:

- 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 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 Bryant, 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 Old Hall is located to the north east edge of the village and is situated on the east side of Clitheroe Road (B6478) which runs, north - south through the village.

Waddington Old Hall occupies a large plot to the north of a mixture of late 19th /early 20th century terrace dwelling and a 20th century housing development but are divided by a tree line which runs along the south and east sides of the site. A stone boundary wall lines the west edge of the site and provides points for both vehicular and personnel access. Further terraced dwellings lie to the north of the site, divided by further stone walling. A substantial modern extension to the building, lies to the north. The house is set within a large manicured garden comprising of lawns and planting. Open fields, presumed to be farmland, lies beyond the eastern edge of the site.

The photographs provided are of the general appearance of the building and of the internal spaces affected by the proposals.



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



PL01: View of the front south west elevation of Waddington Old Hall from the south.



PL02: View of the north west elevation of Waddington Old Hall from the north.



PL03: View of the south east elevation of Waddington Old Hall from the south.



PL04: View of the modern garage extension from the west.



PL05: View of the modern garage and swimming pool extension from the east.



PL06: View of the 1990's Conservatory located to the rear of the house.

2.2 HERITAGE ASSET DESIGNATIONS

Waddington Old 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 CONTEXT

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

'Waddington' is thought to be derived from Anglo Saxon English meaning 'the homestead' of the village of Wada's people. Wada was an Anglo-Saxon ruler who apparently conspired to murder the then King of Northumbria, Aethelred, in 794 AD, and died at the Battle of Billangahoh (modern day Billington) in 798 AD. It is Duke Wadda that the origins of Waddington are traditionally accredited to.

The Waddington family are considered to be ancient and trace their lineage to before the Norman Conquest and their seat was in Waddington then in the West Riding of Yorkshire. Waddington was part of the lands held by Roger De Pitou at the time of Domesday and who had received the land from King William the First. From the 1300's the hall was the seat of the Tempest family who had inherited the lordship of Waddington through the marriage of Roger Tempest to Alice Waddington, heiress and daughter of Walter de Waddington.

The exact date of the original halls' construction is unknown; however, parts of the extant building are considered to be 12th century in origin and it is thought that this is largely confined to the ground floor where the external walls are approximately 1m thick and it is the room known as the 'Monks Room' which is considered to be the oldest part of the building. Other areas are likely to be early 17th century suggesting later rebuilding and alteration works, possibly undertaken by John Bannester (the nephew of Richard Tempest of Bracewell) or his

decedents, who resided here in the early 17th century and the building was in use as a farm at this time.

One of the most notable associations with the building is a connection with Henry VI, who reportedly sought refuge at Waddington Old Hall following his defeat against the army of Edward IV at the Battle of Hexham in May 1464. Henry had sought refuge at other northern locations including Muncaster Castle and then the nearby Bolton Hall, before moving to Waddington Old Hall where he was harboured by Sir Richard Tempest. However, in July 1465, his location was betrayed and an attempt to arrest him whilst eating dinner was made by Sir James Harrington and members of the Talbot Family of Bashall. Henry supposedly escaped through a first-floor window but was pursued and eventually arrested at the Brungerly Hipping Stones and was taken to London where he died, likely murdered, in the tower of London in 1474.

By the mid-19th century, the building was documented as being in a very poor condition and was still in use as a farmhouse and barn and was also thought to have been subdivided into three cottages at some time.

By c.1900, the hall was purchased by John Waddington who set out to restore the building resulting in significant rebuilding, enlargement and alteration, which were funded by his investments in gold mining. He also considered himself to be a direct descendent of the Anglo-Saxon ruler Duke Wadda. John Waddington's alterations appear to be extensive and include, the gate entrances to the external boundary walls, the construction of the extension to the north wing of the building, the front entrance porch, the rear two storey canted bay windows as well as various embellishments to the external and internal appearance of the building.



PL14: Front and rear sketches / engravings of Waddington Old Hall in the late 19th century prior to alteration. Taken from [www. Ormerod.uk.net](http://www.Ormerod.uk.net) - Original Source: Redding and Taylor, 1842⁷)

⁷ Redding, C. and Taylor, W.C (1842) *An illustrated Itinerary of the county of Lancaster, How and Parsons, London.*

The above images show that Waddington Old Hall was formerly simple and modest in its appearance and was devoid of significant architectural embellishment, unlike its present appearance. However, the images do show similarities in appearance including the overall building form and the pattern of fenestration, both of which have been retained and suggests that the building was not rebuilt in its entirety but only altered.

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: 3/2007/0011

Proposals: Change of use from domestic garages into swimming pool, changing rooms etc. (app. for listed building consent).

Decision: Approved with conditions

Date: 06.03.1996

Application Number: 3/1996/0010

Proposals: Convert existing outbuilding into swimming pool with changing room, steam room etc.

Decision: Approved with conditions

Date: 06.03.1996

Application Number: 3/1996/0564

Proposals: New bay, gable porch and construction of 3 car open cloistered garage and forecourt listed building consent.

Decision: Approved with conditions

Date: 03.12.1996

Application Number: 3/1996/0563

Proposals: New bay, gable porch and construction of 3 car open cloistered garage and forecourt

Decision: Approved with conditions

Date: 03.12.1996

Application Number: 3/1997/0509

Proposals: Conversion of old service courtyard into indoor swimming pool (modification to 3/96/0011) (listed building consent).

Decision: Approved with conditions

Date: 09.09.1997

Application Number: 3/1997/0508

Proposals: Conversion of old service courtyard into indoor swimming pool (modification to approved Plan 3/96/0010).

Decision: Approved with conditions

Date: 09.09.1997

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 the building is derived from its extant historic fabric and its evidence of historical alteration. The building is evidence of the former combined historical domestic and agricultural functions of the site dating from at least the 17th century and has possible 12th

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)

century origins. Historic fabric appears to remain to the external walling and a number of 17th century windows but the building does appear to be somewhat lacking in any further significant earlier features, fixtures and fittings. However earlier fabric, such as the earlier roof structure, is expected to have been lost as part of the extensive c.1900 alterations, which have also eroded the buildings original form and character from what was likely a historic vernacular farmstead into what is now a prestigious yet gentrified dwelling.

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 matures 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 architectural and artistic interest of the building are derived from both its external and internal appearance which resulted from John Waddington's attempt to achieve grandeur from what was a modest and dilapidated building. The external appearance was formerly simple and conservative but has been altered to form a more impressive appearance but likely achieved at the expense of elements of the building's earlier fabric. The external appearance has been altered to accommodate architectural embellishments such as the eaves balustrading, verge copings, the two-storey rear canted bay window and new window and door openings, as well as additions including the front entrance porch and the addition to the north of the building. The building is an imposing and impressive structure within the site and the wider village streetscape and its stylistic appearance is evidence of its high status and its historical development since its origins. However, these interventions have impacted upon the authenticity and integrity of the building and its origins and given the extensive works undertaken c. 1900, the building is now largely a product of this time, with earlier elements remaining.

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.

Due to the significant changes to Waddington Old Hall and its loss of farming function dating from at least the 17th century, its illustrative value has been diminished and the building is now largely c.1900 in appearance in terms of its internal and external appearance.

In terms of associative historical value, the village was strongly linked with the Parker family of Browsholme Hall as well as other prosperous local businessmen and families.

The buildings associations with its past occupants appear to be well documented, particularly, its association with Henry VI, who was briefly hosted at the building. The development proposals will not impact upon these associations and will therefore remain unharmed, especially given that they are well documented.

3.5 STATEMENT OF SIGNIFICANCE

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 villages 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.

Waddington Old Hall is an example of a 17th century former farmhouse building with earlier, possibly 12 century origins and which was substantially altered into a prestigious manor house c.1900. This formal designation suggests it is a building of importance from a national perspective in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form its overall significance. Its significance is embodied within extant historic fabric, internal plan form layout and the discernible evolution and gentrification of the building which has occurred.

However, the gentrification of the building has resulted in the loss of elements of earlier fabric and its former historic form and appearance and has eroded the authenticity and integrity of the earlier building. The c.1900 works have

resulted in a building which could be considered as pastiche in an attempt to create a sense of grandeur in a building which was likely no more than a traditional vernacular farmstead, that itself likely had a degree of status within the village regardless, something which is suggested by the status of its former occupants and their association with royalty.

SECTION 04

DEVELOPMENT PROPOSALS

4.1 DEVELOPMENT PROPOSALS SUMMARY

The development Proposals consist of the following works and interventions;

The installation of secondary glazing throughout the house and replacement of 1 no internal door:

Secondary glazing is proposed to a total of 13 sets of windows and are to consist of bronze casement windows with double glazed units and will be fitted to internal window reveals. This will improve the thermal and energy efficiency of the windows, which are often the least efficient elements of a building and will contribute to the improved comfort of the internal living environment. Please refer to submitted details of the proposed windows.

The existing door to the ground floor entrance hall / porch is also to be replaced with a new bronze glazed door.

Alterations to the existing modern garage to form garage and home gym.

The existing garage building is modern in origin and it is proposed that the northern bay to the garage be repurposed as a home gym and will therefore be subdivided from the remaining two bays of the garage, which will remain in use as a garage. The garage openings are to be infilled with black, crittall framed doors, with mirrored glass for privacy / security purposes. The existing opening which will form part of the gym will also be infilled with fixed crittall framed windows, also with mirrored glass.

Conversion of entrance porch leading from the external courtyard to the modern pool building into a shower room.

The existing external door from the north courtyard leading into the swimming pool addition, is to closed off internally and the porch repurposed as a shower room. The external door is to be retained.

Conversion of existing plant room to form plant room and wine store.

The existing boiler room within the ground floor offshoot to the rear of the main c.1900 addition is to be divided to form smaller plant room and wine store. A new internal doorway is to be formed to the adjacent utility room to allow access into the plant room. The existing boiler room wall is to be removed and replaced and with a glazed wall and door.

Demolition of existing modern conservatory and erection of new single storey garden room extension.

The existing conservatory is to be removed and anew extension is proposed to be built in its place in the style of an orangery of a loose Georgian appearance. The proposed extension is to serve as a garden room and is to be faced with cut ashlar stonework with carved string course to the parapet roof. A roof lantern is to be located to the flat roof structure and the windows and doors are to be crittall framed with double glazed units. The extension is to be 8.8m deep by 4.4m wide with the height to the top of the parapet being 3.2m and 3.8m to the top of the roof lantern. An ashlar stone chimney is incorporated to the north elevation and serves the internal fireplace.

Removal of render wall finishes to the c.1900 extension

It is proposed that the existing render wall finish to the c.1900 extension is to be removed to expose the presumed stone walling below.

Installation of new stone jambs, heads and cills to the first-floor windows to the rear north east facing gable.

The existing windows to the first-floor guest suite dressing room and ensuite are to be refurbished and enhanced through the introduction of stone heads, jambs and cills to match the existing style of the building.

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

Waddington Old Hall is a grade II listed building and as such, benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its 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

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 Ribble 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 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 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.

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

The installation of secondary glazing throughout the house and replacement of 1 no internal door:

The introduction of secondary glazing will enhance the thermal and energy efficiency of the building, making it sustainable development. It will also contribute to a comfortable internal living environment for the occupants. This intervention will have a very minimal impact on the fabric of the building and due to the quality and appearance of the glazing, there will be no significant harm to both the internal and external appearance of the building. The door to be replaced likely dates from the c.1900 remodelling of the building and whilst this phase has interest, the door itself is not overly significant and its replacement will not have an undue negative impact on the interior of the building.

Alterations to the existing modern garage to form garage and home gym.

The works are located to the modern garage addition to the building and will have no impact on the historic fabric and significance of the listed building. The infilling of the garage bay openings will be in crittall framed windows and doors which will have a small frame size and black finish and will be in keeping with the overall style of the building and will have little impact on the setting of the listed building.

Conversion of entrance porch leading from the external courtyard to the modern pool building into a shower room.

The works are located internally to a modern addition to the building and have no impact on the significance of the listed building. The external door is to be retained so as to maintain this area's current external appearance.

Conversion of existing plant room to form plant room and wine store.

This element of the works is located to the ground floor of the offshoot to the c.1900 addition to the building. This addition, whilst being of interest and providing evidence of historical development, it possesses a lesser degree of significance. The proposals will have a negligible impact on the significance of the building

Demolition of existing modern conservatory and erection of new single storey garden room extension.

The existing conservatory was built in the 1990's and its appearance is not in keeping with the traditional aesthetic of the building. The proposed replacement garden room extension has a degree of traditionality in its form and appearance whilst simultaneously expressing modern needs and has been designed in modern architectural language so as not to detract from the historical provenance of the listed building. Its design 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.

The addition does not require the removal of historic fabric and its appearance 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 and for these reasons its impact on the listed building and its setting is expected to be minimal.

Removal of render wall finishes to the c.1900 extension

The removal of the render will have a negligible impact on the buildings special interest as this is located to an area of the building which has a lesser degree of interest and its removal will not impact on the buildings special interest on which its significance is based. The removal of the render will expose the underlying stonework making the extension match in with the rest of the building.

Installation of new stone jambs, heads and cills to the first-floor windows to the rear north east facing gable.

The refurbishment and introduction of new window stonework will provide a small enhancement to this area of the building by providing matching stone surrounds to the only windows to the building which lack this detail.

6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways;

- Details of the proposed secondary glazing and replacement internal door have been provided for review and comment of the planning officer as part of this application.
- A sample area of the proposed render removal will be undertaken prior to the commencement of this element of the works for inspection by the planning officer and can be secured by way of a planning condition.
- Material samples / specifications can be provided by way of a planning condition for approval by the planning officer to commencement of this element of the proposals.
- Details of the proposed window stonework to the first-floor windows to the north east gable can be provided by way of a planning condition for approval by the planning officer prior to commencement of this element of the proposals.
- Building / photographic recording should be undertaken to the affected areas of the building prior to the commence of the works to form a permanent record of the state of the building prior to the undertaking of the development proposals.
- The external door leading to the swimming pool addition from the courtyard is to be retained so as to maintain this area's current external appearance.

Consultation with statutory consultees as part of the planning application process is likely to identify where the buildings would benefit from additional controls and how these could be justifiably applied by way of planning conditions.

APPENDIX A

WADDINGTON OLD HALL: LIST ENTRY

House, possibly early C17th, rebuilt c.1900. Sandstone rubble with stone slate roof. H-plan. At the west the cross-wings project forward to form a courtyard. Both have gables with copings and the 3 walls facing the courtyard are topped by a balustrade with square balusters. The right-hand cross-wing has buttresses. On the ground floor is a 2-light mullioned window with inner hollow chamfer and outer chamfer. On the 1st floor is an early C18th cross window with an inner chamfer and an outer cyma-moulded surround. Above is a 2-light mullioned attic window of c.1900. All the windows of the left-hand cross-wing appear to be of c.1900. On the ground floor is a 5-light mullioned window with Tudor-arched heads to the lights. On the flat floor is a 10-light mullioned and transomed window. The attic has a 2-light mullioned window. The central section has a 2-light mullioned window with inner ovolo and outer rebate. To its right is a one-light window with moulded surround. On the 1st floor are 2 2-light double-chamfered mullioned windows, re-tooled and with cinquefoiled ogee heads to the lights. These are probably re-used from elsewhere. Across the angle with the right-hand cross-wing is a moulded doorway with Tudor-arched head. Above is a carved coat of arms under a shaped coping. At the rear all the windows appear to be of c.1900, in keeping. The south cross-wing has a 2-storey canted bay window. The south wall of this cross-wing has a C17th mullioned window of 4 lights with inner ovolo and outer chamfer. Interior not fully inspected, but rear of hall has wooden doorway with ogee head, probably C17th.

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.