

**Heritage Statement**

**in connection with**

**Proposed alterations**

**The Waddington Arms/58 West View,  
Waddington, Lancashire**

Prepared by

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March 2023

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# 1 INTRODUCTION

## Purpose and Methodology

- 1.1 This heritage statement has been prepared to assess the potential heritage impacts of proposed alterations to the Waddington Arms, including works to incorporate the adjoining property at 58 West View as bed and breakfast accommodation. The adjoining buildings lie within the Waddington Conservation Area (a designated heritage asset) where an article 4 direction applies withdrawing permitted development rights for some exterior alterations. Neither building is listed, but both could be considered worthy of non-designated heritage asset status.
- 1.2 The approach taken in the preparation of this statement adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:
- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
  - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
  - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
  - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
  - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'<sup>i</sup> and 'Conservation Principles, Policies and Guidance'<sup>ii</sup> and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG 2021). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:
- GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
  - GPA3 - Setting and Views

- Historic England Advice Notes (HEAN) 1-12

### **The Author**

1.4 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

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

- 1.5 Inspections of the site were carried out in February to assess its physical nature. These inspections supplement previous investigations done in conjunction with a previous approved application (ref: 3/2017/0319) affecting the Waddington Arms in 2017, which resulted in a heritage statement written by the author. Elements of that statement are repeated here.
- 1.6 Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).
- 1.7 In terms the site's potential for buried archaeology, this has not been explored beyond scrutiny of historic mapping.

## 2 GENERAL DESCRIPTION

### Site Location

2.1 The Waddington Arms is situated on the eastern side of Branch Road in the centre of Waddington, Lancashire. 58 West View (part of a terrace) adjoins the Waddington Arms at its southern end. A location plan is shown in fig 1.



Figure 1) Site Location Plan with the building circled (source: Historic England). Nearby listed buildings are denoted with blue triangles.

### Site Description & Brief History

2.2 Formerly known as the Sun Inn, the Waddington Arms was renamed in the 1990s and is believed to have originated in the C18th as a coaching inn. In its current form it comprises an extended and altered range of buildings, as indicated on the historic maps shown later. These maps date between the 1840s and 1960s. The main part of the building is a stone built two-storey double fronted and double pile structure with full attics, stone slate gabled roof with gabled attic dormers. The main part of the building has rear extensions and single storey adjoining parts to the left and right, the latter being what is thought to have been a converted former coach house and stable block which was originally a separate building.

This now has a rendered façade and a gabled slated roof. The additions appear to be in excess of 200 years old and a former route through to rear courtyards between the inn and the stable block was infilled sometime between 1930 and 1960. A rear toilet block and cellar extension to the main part was built in the later C20th.

- 2.3 58 West View is a terraced dwelling that may date from the later C18th/early C19th. It has an original two-up two-down original plan form with much altered and enlarged rear outrigger, with staircase on the left wall rising from the front ground floor room. The enclosing walls are rubble stone beneath a slated gabled roof. To the north the property adjoins the converted former stable/coach house block that is now part of the Waddington Arms. It adjoins a terraced row of matching dwellings to the south.
- 2.4 There follows a series of maps and photos that depict the buildings in their setting and the historical development of this part of Waddington.

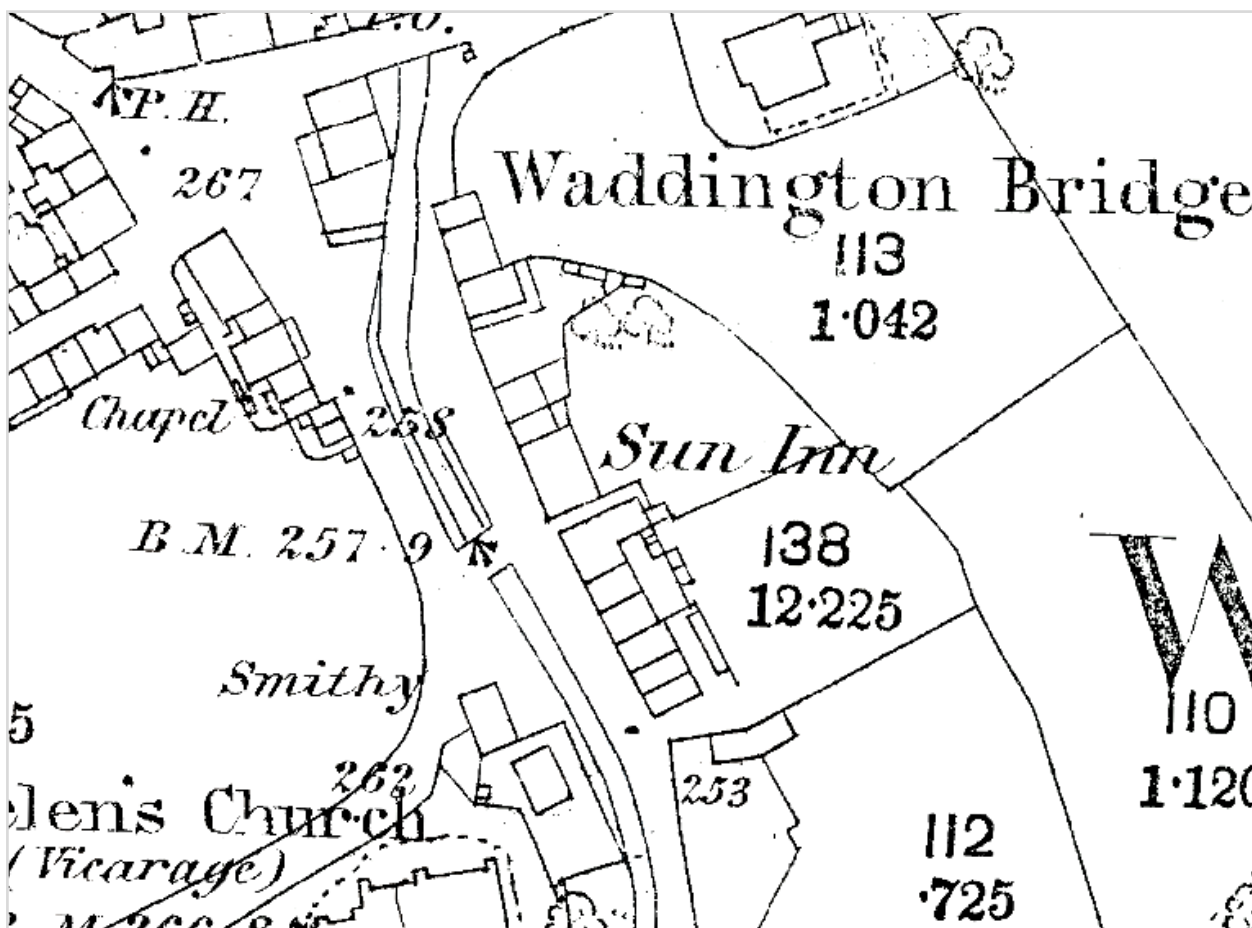


Figure 2) Extract of c.1884 Ordnance Survey map showing the Waddington Arms as the Sun Inn. A through route is shown accessing the rear with 58 West View to the south being part of a separate terrace with L-shaped coach house at its northern end

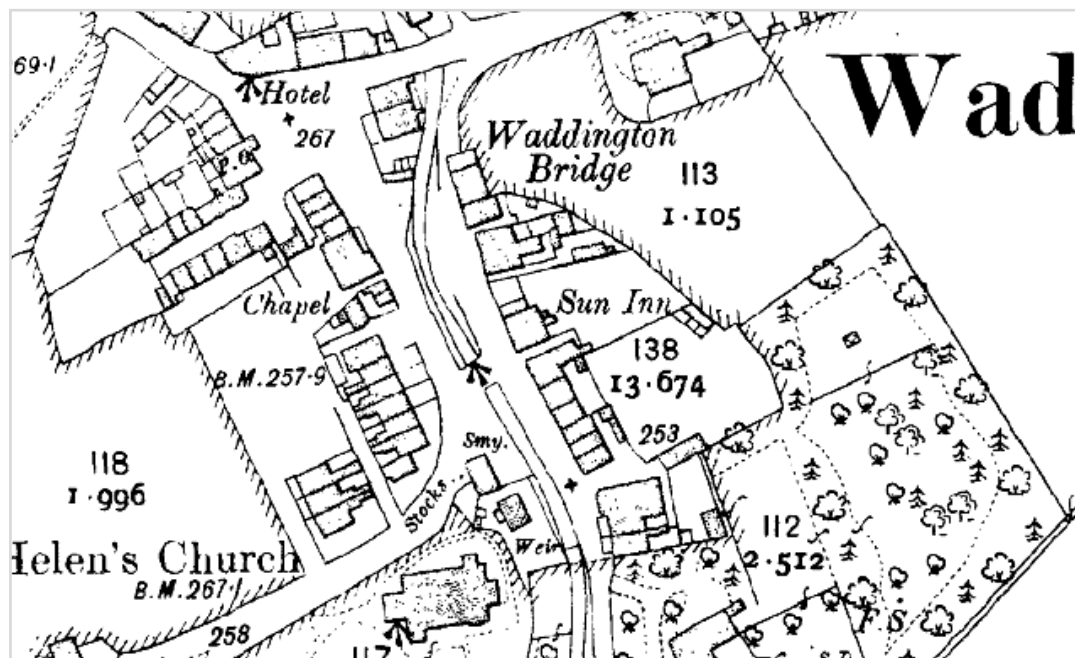


Figure 3) Extract of c.1910 Ordnance Survey Map

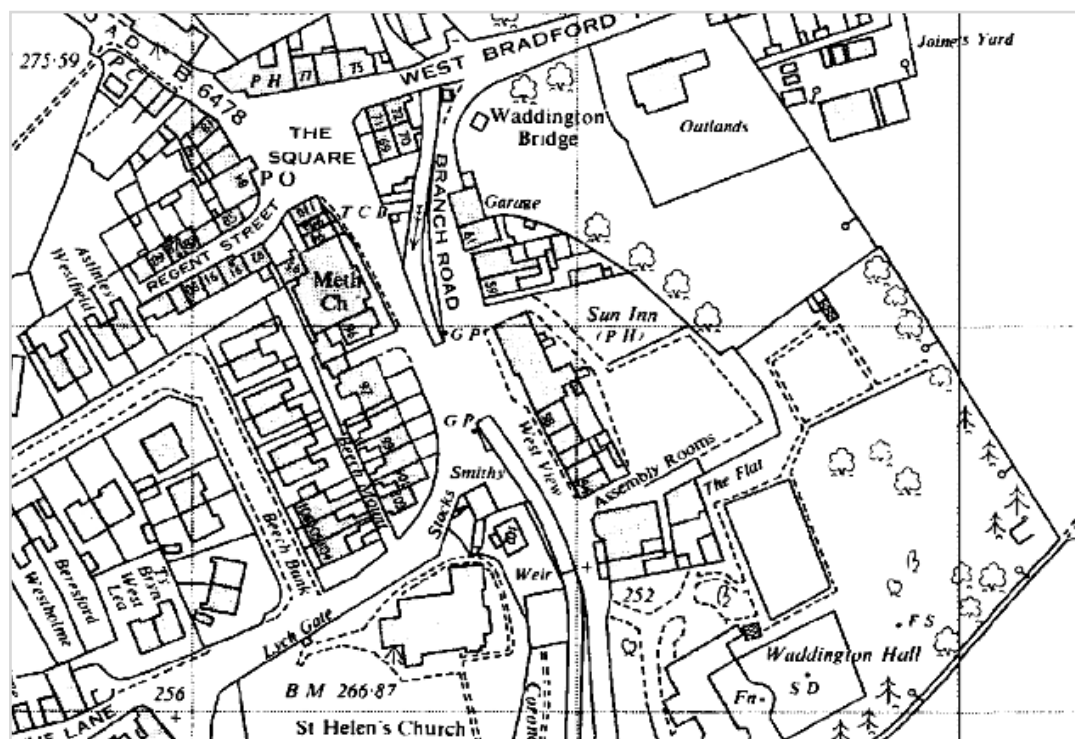


Figure 4) 1960s OS map showing the Inn now incorporating the former L-shaped building to the south (thought to have been a stables and coaching house)





*Figure 5) The Sun Inn 1903 (left) with stabling and coach house (right) and passage between*



*Figure 6) The Sun Inn c.1950 with adjoined and converted stable and coach house and 58 West View to the right*





Figure 7) Waddington Arms with 58 West View to the right



Figure 8) View towards the Waddington Arms from in front of 58 West View

## Heritage Asset Designations

2.5 The Waddington Conservation Area was designated in 1974 and is a designated heritage asset. A Conservation Appraisal and Management Plan was published in 2006 and this offered the following summary of the Area's special interest:

- *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 lych gate 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.*

2.6 An annotated Conservation Area Appraisal map was also provided with the 2007 Appraisal which is shown below in figure 9. This identifies building affected by the article 4 direction, important views and listed buildings.

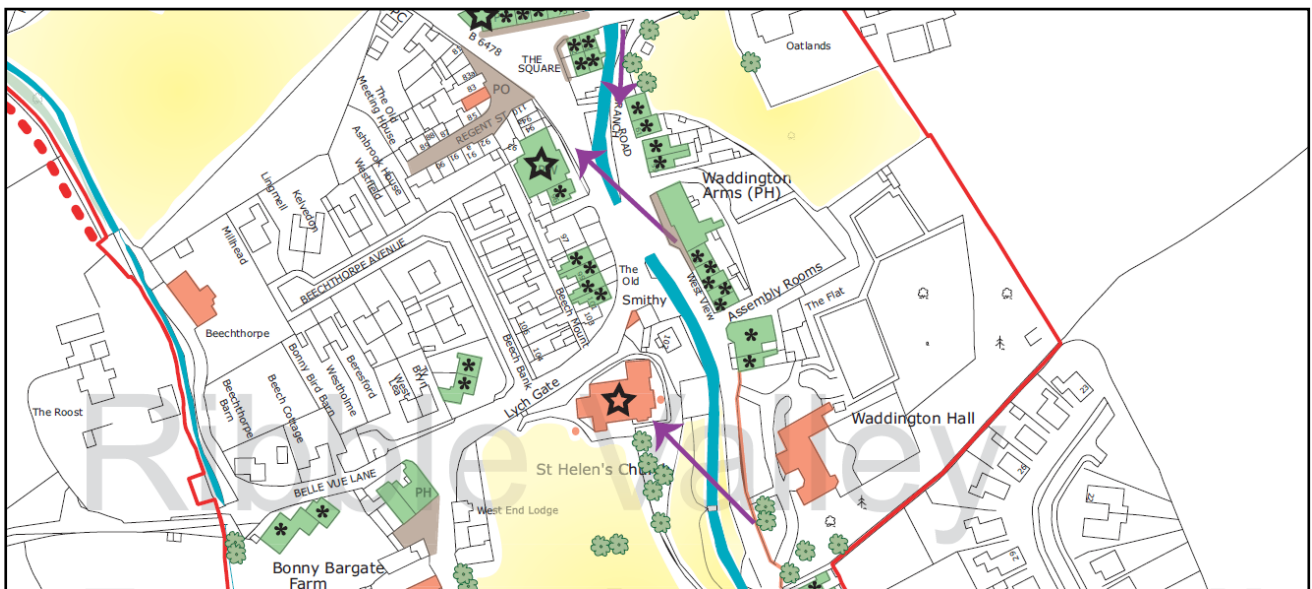


Figure 9) Annotated Conservation Area map showing the boundary (red), important views (blue arrow), listed building (star) – the asterisk denotes buildings subject to an Article 4 direction which restricts permitted development rights

### 3 HERITAGE APPRAISAL

#### Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008 and 2019)<sup>iii, iv</sup> and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2021), given in extract below:
- 3.2 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*
- 3.3 The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the proposals, before evaluating these and composing a 'Statement of Significance'. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

#### Heritage Interests

- 3.4 The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase 'heritage interests' is interchangeable with the phrase 'heritage values', which was used in Historic England guidance from 2008<sup>v</sup>.

#### Archaeological Interest

- 3.5 Historic England (2019) suggests that *"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."*
- 3.6 The Waddington Arms provides physical evidence of an altered and extended C18th coaching inn which now incorporates an adjoined former stable and coach house block. The archaeological value of the building rests in its historic building fabric and interpretable evidence of its early plan form, however much evidence of the plan has been lost due to successive phases of development/alteration. The building also provides physical evidence of the historic growth of Waddington and its historic importance as a trading route, the B6478 being a former drover's route connecting the village to Clitheroe and other nearby settlements.

- 3.7 58 West View also possesses a degree of archaeological on account of its plan form and authentic building fabric. It is much altered at the rear.
- 3.8 Owing to the nature of the proposed changes highlighted below in section 4, below ground archaeology is not considered of relevance in this instance.

### **Historical Interest**

- 3.9 Historic England (2019) suggests this to be - *"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"*.
- 3.10 The Waddington Arms makes a notable contribution to the rich illustrative historic values of the village. The village retains a strong historical character and also has rich associative historic value linked to historic events and people. The Waddington Arms helps forge a connection to the past by virtue of its historic fabric and its landmark status in the centre of the village.
- 3.11 58 West View provides some illustrative historical value through its portrayal of historic lifestyles and domesticity.

### **Architectural and Artistic Interest**

- 3.12 Historic England (2019) suggests that: *"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."*
- 3.13 The primary architectural interest of the Waddington Arms lies in its principal façade. This acts as a major contributor to the very high aesthetic values at the heart of the village. Likewise, the simple façade of 58 West View contributes to the visual harmony of the place, being part of a terrace of dwellings adjoining the Waddington Arms. Some minor interest stems from the layout of both buildings, however past internal alterations reduce this interest and 58 West View lacks particular quality or rarity. The rear (north) of both buildings is much altered and possess very limited interest.

### **Statement of Significance**

- 3.14 Having assessed the heritage interests associated with the site, it is now possible to take a

more informed approach to the assessment of site significance. This will consider prioritising conservation in light of the proposals for change. In this context, a statement of significance is given below.

- 3.15 An appraisal of heritage interests has been conducted to explore the inherent heritage interests and associated significances of the Waddington Arms and adjoining 58 West View. This appraisal reveals that both buildings lie within the Waddington Conservation Area (a designated heritage asset) and neither is listed. Article 4 directions apply to the buildings, which limit some permitted development rights including external alterations. In terms of specific heritage interests, both buildings present attractive main facades with the Waddington Arms having notable landmark presence and 58 West View having a simple domestic character. Herein the primary heritage significances of the buildings can be defined, likewise the primary contribution they make to the architectural and historic interests.



## **4 ANALYSIS OF THE PROPOSALS**

### **General Principles**

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2021). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. In order to do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.
- 4.2 Part 3 of this statement fulfils the need to understand significance and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

### **Summary of the Proposals**

- 4.3 The proposals involve conversion of 58 West View into additional accommodation serving the Waddington Arms. The changes supplement works currently underway (extensions to the rear) which were granted consent in 2017 but are yet to be completed (planning application 3/2017/0319). The impact of the proposals assessed are therefore considered on the basis of the layout of the building as approved in 2017 and not the existing layout as of March 2023.
- 4.4 The proposals are illustrated below. They indicate the extensions granted consent in 2017 drawn in red dotted line. They also show the removal of an adjoined temporary structure (C20th) to the rear of number 58 and the insertion of a rooflight on the front roofslope to illuminate and ventilate an en-suite bathroom formed inside.



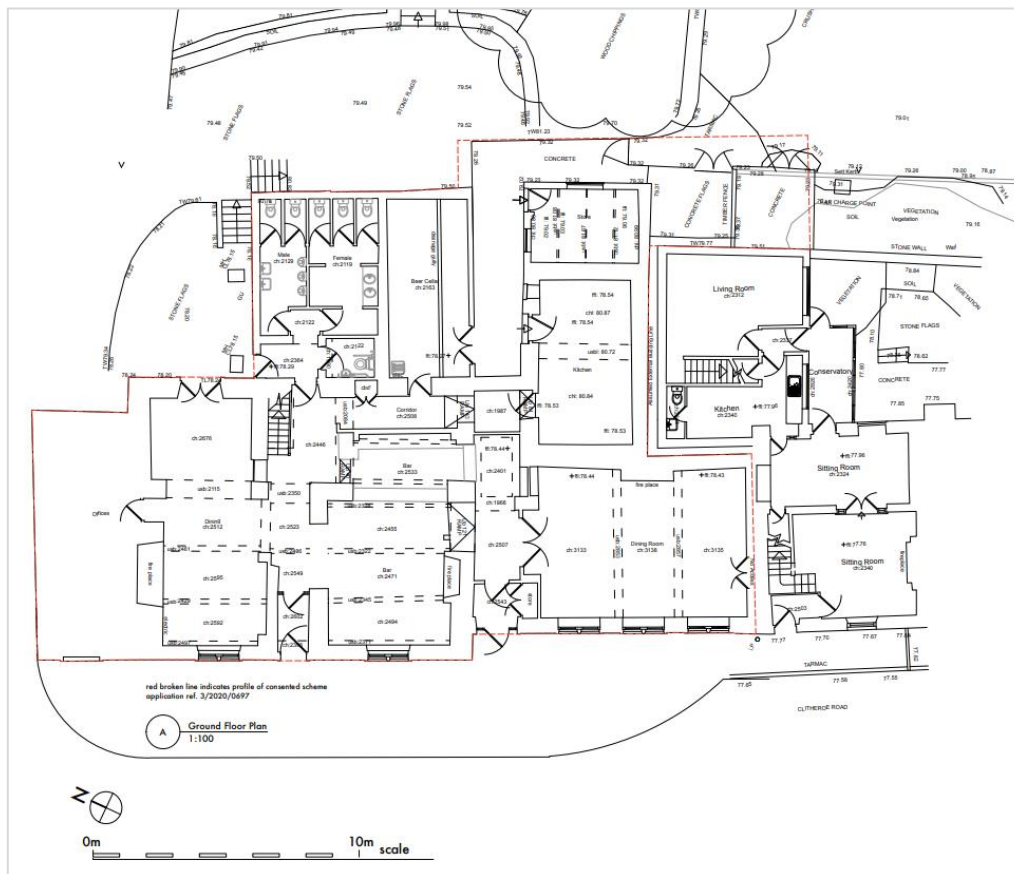


Figure 10) Existing ground floor plan (2023) – the red dotted line indicates the footprint of the extended building as approved in 2017 but yet to be fully completed

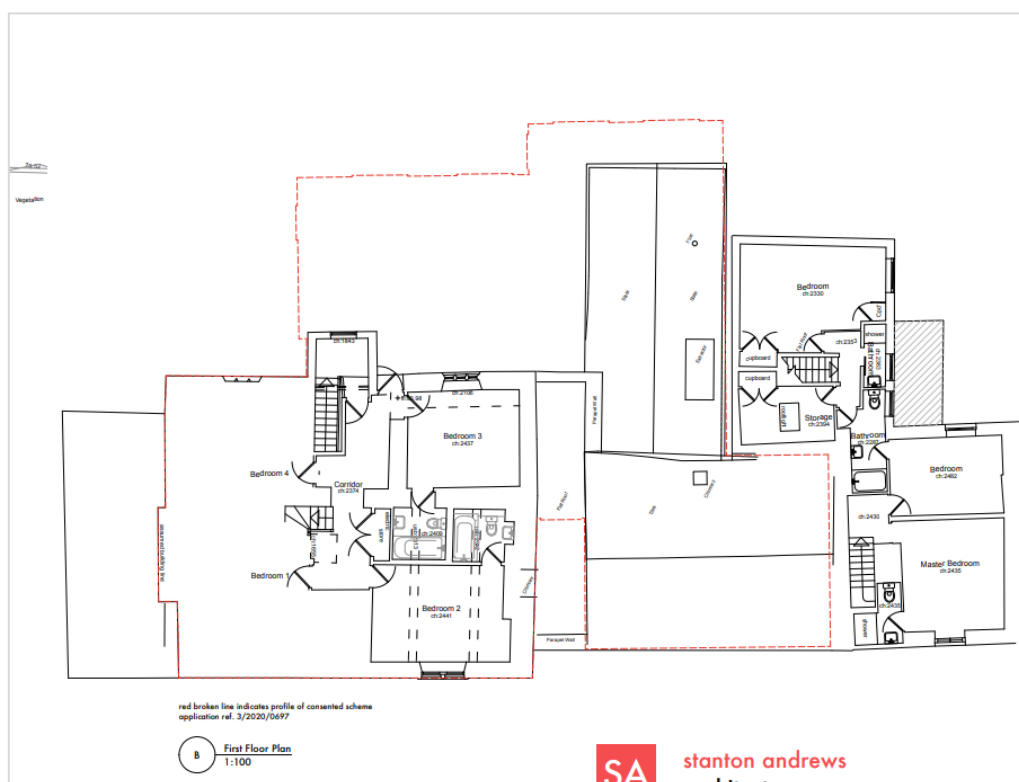


Figure 11) Existing first floor layout – the red dotted line indicates the footprint of the extension granted consent in 2017 as previously mentioned.

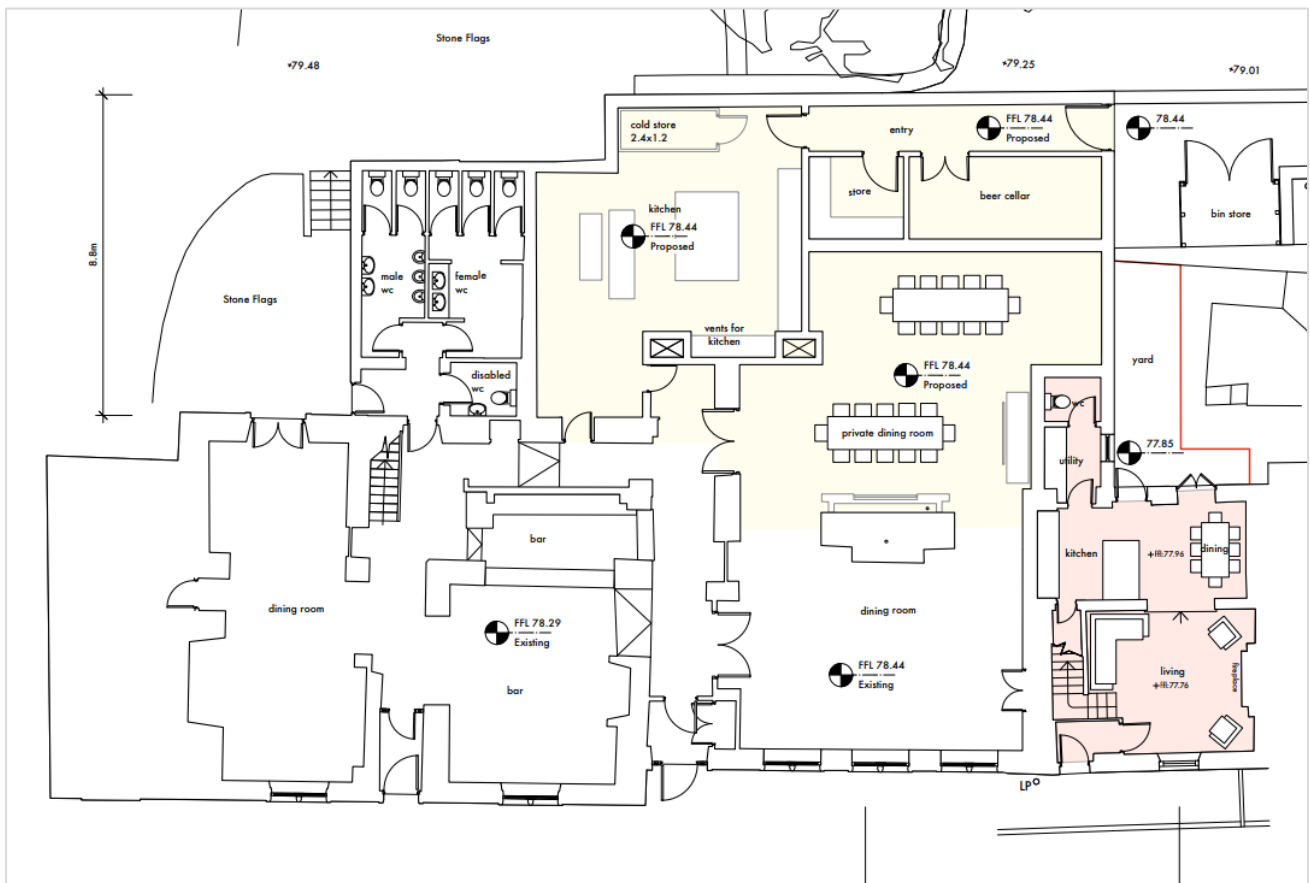


Figure 12) Proposed ground floor including changes approved in 2017



Figure 13) Proposed front elevation showing extension approved in 2017 (rising slightly above the former stable block portion) and small inserted roof light to number 58 (the rooflights to the Waddington Arms are either existing or approved in 2017)

### **Analysis of the Proposals: National Planning Policy Framework**

4.5 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2021) considers heritage planning and identifies the following key drivers in the decision making process:

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

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

### **NPPF Paragraph 199**

4.7 Paragraph 199 of the NPPF states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

4.8 Parts 2 and 3 of this heritage statement acknowledge the need to explore and understand heritage significances in order to guide proposals for change and review likely impacts, all as outlined within the NPPF. On the matter of whether any harm to significance accrues, this is discussed in the passages below.

### **NPPF Paragraph 201**

4.9 Paragraph 201 of the NPPF states:

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

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

4.10 Paragraph 201 of the NPPF considers the circumstances where total loss or substantial harm to significance of a designated heritage asset might accrue on account of a development proposal. In this case, as the proposals essentially involve internal changes with only very minor external changes, there would appear no reasonable or appreciable risk of substantial harm or total loss of significance.

### **NPPF Paragraph 202**

4.11 Paragraph 202 of the NPPF states:

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

4.12 The potential risk of less than substantial harm to significance of a designated heritage asset, as referred to in paragraph 202 of the NPPF, could only theoretically arise in this case should the proposed changes alter the conservation area in a manner that would erode its special architectural and historic interest.

4.13 The proposed changes deemed of relevance (internal changes to non-listed buildings are not controlled, albeit change of use generally is controlled) are those that affect the exterior appearance of the buildings. In this instance these are the following changes to number 58 West View:

- Small conservation rooflight on front roof slope
- Removal of temporary lean-to structure to rear

4.14 The roof light will be a change visible within the general public realm. It will have minimal impact, however, and will merely reflect changes to adjoining buildings of the Waddington Arms including approved rooflights to the former stable block element that are yet to be installed (figure 13). The proposal, when considered in the context of the place, therefore should not cause any appreciable harm.

4.15 The removal of the temporary lean-to structure to the rear is in a very private position which in fact returns the building back to its original form. No harm will accrue.

4.16 With the regards to the change of use to number 58, the building will retain what is essentially domestic use and no harm will accrue.

### **NPPF Paragraph 203**

4.17 Paragraph 203 of the NPPF states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

4.18 Whereas both buildings could be considered as non-designated heritage assets, the planned changes do not harm their inherent heritage significance.

### **Analysis of the Proposals: Local Heritage Planning Policy**

4.19 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

## 5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has been prepared to assess the potential heritage impacts of proposed alterations to the Waddington Arms, including works to incorporate the adjoining property at 58 West View as extra accommodation. The adjoined buildings lie within the Waddington Conservation Area (a designated heritage asset) where an article 4 direction applies withdrawing permitted development rights for some exterior alterations. Neither building is listed, but both could be considered worthy of non-designated heritage asset status.
- 5.2 The general findings of the statement are that, whilst both buildings make a positive contribution to the special architectural and historic interests of the Conservation Area, the planned changes - which principally involve interior works that are not controlled - do not cause any appreciable harm which would otherwise be considered to erode heritage significance.
- 5.3 There will be the visible change of a small conservation rooflight to the front slope of 58 West View, but this reflects the character of changes already approved in 2017 for the adjoined part of the Waddington Arms (rooflights to the front roof slope of a converted former stable/coach house block). It is therefore typical in character and also has very limited visual impact on account of its size and design.
- 5.4 The removal of a non-original lean-to to the rear of number 58 is a positive enhancement albeit in a very private position.
- 5.5 The conversion of 58 retains a domestic function which reflects the history of this former terraced house. No harm to significance will accrue.
- 5.6 In conclusion, the proposals are considered not to cause any harm to the significance of heritage assets and are supportable under the provisions of heritage planning law and policy.

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

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

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

<sup>iv</sup> Historic England Advice Note 12 (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

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