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715/2024

HERITAGE STATEMENT

FOR THE PROPOSED CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL

AT 83 THE SQUARE, WADDINGTON, CLITHEROE, LANCS, BB7 3HZ

1.0 INTRODUCTION

1.1 This Heritage statement has been prepared by Adele Cottam. It has been prepared as part of an application for change of use from former Post Office and shop (Class E) to Residential (Class C3).

1.2 This statement provides a description of the site and the proposed works.

2.0 APPLICATION SITE

2.1 The site is located at 83 The Square, Waddington which was a Post Office and Village Store until closure on 29th February 2024.

2.2 The property is a three-storey property of which half of the ground floor and the upper two floors are already residential, whilst the front half of the ground floor was given over to shop/post office area. (Fig. 1)

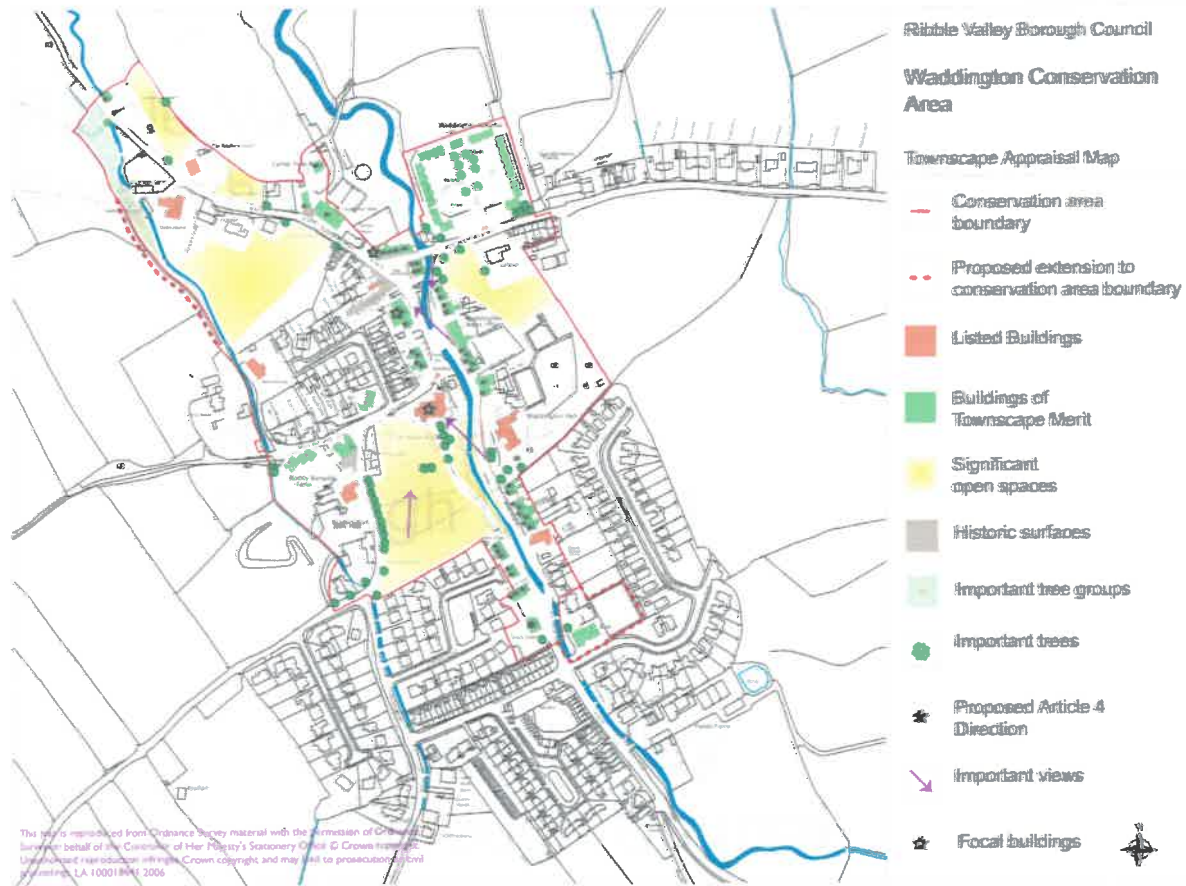
2.3 It is the former shop/post office area that is being sought for 'Change of Use' from Commercial to Residential.

2.4 The site lies within the Waddington conservation area (Fig. 2)

Figure 1: OUTLINE PLAN of 83 THE SQUARE, WADDINGTON (Scale: 1:200)



Figure 2: WADDINGTON CONSERVATION AREA – Townscape Appraisal Map



3.0 EXISTING BUILDING DESCRIPTION

3.1 The site consists of a three-storey building dating back to the 19th Century.

3.2 83 The Square, Waddington is marked on the Townscape Appraisal Map (Fig 2) for the Waddington Conservation Area as a Listed Building alongside No. 84 The Square which have been judged as making a positive contribution to the character and appearance of the conservation area.

3.3

- Heritage Category: Listed Building
- Grade: II
- List Entry Number: 1163638
- Date first listed: 20 – Feb – 1984
- List Entry Name: Post Office and House Adjoining to South

3.4 The forecourt front parking area has also been identified as a 'Historic Surface' on the Conservation Area Townscape Appraisal Map

4.0 SUMMARY OF PROPOSED WORKS

4.1 The application seeks approval for the following works which are listed below:

- Change of Use of shop/post office room from Commercial (Class E) to Residential (Class C3) to make the whole of the property Residential.
- Tarmac Path overlay to be removed and existing River Cobbles to be re-laid and re-pointed in preservation of the Historic Surface status.
- Shop Front to be repaired & Repainted.

4.2 The Change of Use sought will result in all three floors of 83 The Square, Waddington being classified as Class C3 Residential.

4.3 Tarmac path overlay removal and reinstatement of river cobbles will return the frontage to its Historic Surface status.

4.4 The shop front requires general repair works to the existing structure & paint finish.

Figure 3: PHOTOGRAPH OF SHOP FRONT AS IT IS TODAY



5.0 PLANNING POLICY

5.1 STATUTORY LEGISLATION The planning (Listed Buildings and Conservation Areas) Act 1990. “In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of the planning acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

5.2 NATIONAL PLANNING POLICIES The relevant national planning Policies are contained within the National Planning Policy Framework (2021).

5.3 LOCAL PLANNING POLICIES The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014):

Key Statement EN5: Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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 ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- 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

Core Strategy Policy DMG1: General Considerations requires development to “be of a high standard of building design which considers the 8 Building in Context Principles from the CABI/English Heritage Building in Context Toolkit (and) 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”.

Policy DME4: Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas.

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. 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.

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.”

6.0 HERITAGE IMPACT ASSESMENT

6.1 Change of Use Planning application for the former shop and post office area (Fig 1) all works will be done sympathetically in keeping with the listed status to incorporate this commercial area into the existing residential property of 83 The Square, Waddington.

6.2 Remediation works to the existing shop front. Remediation works are required to repair areas of missing/damaged paint, the exterior of the shop front is to be restored with a painted finish. The remediation works will enhance the aesthetics and external

appearance of the building befitting of its architectural significance and setting within the Waddington Conservation Area.

6.3 Removal of the tarmac overlay to the path and the reinstatement of the river cobbles will see the Historic Surface restored to its former status.

6.4 Mitigation. All works will be undertaken by suitably qualified, competent operatives to ensure work is carried out with minimal harm to the historic fabric of the building.

7.0 SUMMARY

7.1 In conclusion the proposals will see the former shop/post office area be absorbed into the remainder of the building. The proposals are in keeping with the neighbouring properties and will regenerate the existing shop front, having no negative effect on the Waddington Conservation Area.