



HERITAGE STATEMENT

Pear Tree Cottage, Branch Road
Waddington, Clitheroe,
BB7 3HR

MAY 2024



Holden Lancashire Ltd
83 Blackburn Road
Rishton
BB1 4ER

INTRODUCTION

OVERVIEW

The National Planning Policy Framework (NPPF) 2019 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"

The purpose of this heritage statement is to set out the significance of the existing building and how the proposed work will affect the wider conservation area. The document has been set out to aid the local planning authority when making their decision and has sufficient information based on the minor nature of the works involved.

PROPOSED WORKS

The proposed works are to replace the French doors to the rear of the property with wider spanning sliding patio doors. Also, the alteration of a first floor window to create a Juliette balcony with a tilt and turn door.

JUSTIFICATION OF WORKS

When carrying out any works on a building within a historic setting it is important to ensure that the proposed works do not adversely erode the historical importance of the area. The property is located in the Waddington Conservation Area. Approximately 100m to the southwest of the site is St Helen's Church, which is a Grade II* listed building, but this is not visible from the site. There is a total of 11 of listed heritage assets within the Waddington Conservation Area most notably being the Church of St Helen. See figure 1.



Figure 1 - St Helen Church

The proposed works are to the rear of the property which looks out on to the garden on Waddington Hall. However, the property is well screened from Waddington Hall by well-established trees/shrubs along with a large timber fence which has been erected by the owner of Waddington Hall (figure 2). Access to the property is from Branch Road via a single access road which is also used to access the car park to the rear of Waddington Arms. The properties along Branch Road provide a screen effectively 'hiding' the property. In addition, the rear of the property is at 90 degrees to Branch Road further reducing any views of the proposed works. The location and orientation of the property means that the proposed works will not be seen as part of the wider conservation area.



Figure 2 - Picture of fence and established trees/shrubs to rear of application site

UNDERSTANDING THE HERITAGE

THE BUILDING AND THE WIDER AREA

The concerned building, subject to the above works, is located in the Waddington Conservation Area. Waddington Conservation Area has 11 of listed heritage assets most notably is the Church of St Helen. In addition to the listed buildings there are a large number of Buildings of Townscape Merit, which predominantly line the main access roads through the village. Figure 3 shows Ribble Valley Borough Council's Waddington Conservation Area Appraisal Map. This shows the position of the listed building along, buildings of townscape merit, important trees significant open spaces and the important views within the conservation area.

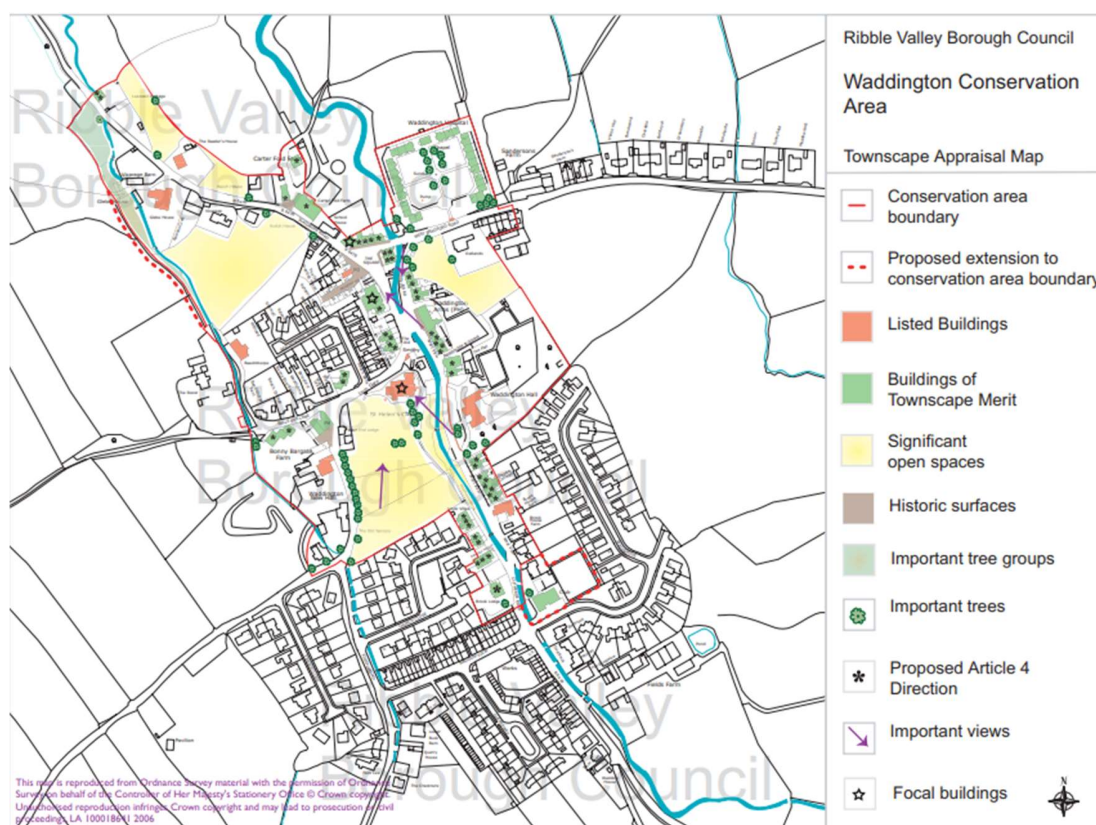


Figure 3 – Waddington Conservation Area Townscape Appraisal Map taken from Ribble Valley Borough Council Website

Like many villages in the Ribble Valley, Waddington is located on the banks of a tributary of the Ribble – in this case, the Waddington Brook. The centrality of the brook to the village was emphasised in Coronation year, 1953, when the banks were landscaped and turned into a linear public garden.

Waddington is at the meeting point of various roads that lead to medieval bridges across the Ribble or connect the village to its neighbours. Running alongside the Waddington Brook is the B6478, a former drovers' road, which links Waddington to Clitheroe, some 2.5 km to the south, and then heads north up to the sheep pastures on the slopes of the Ribble Valley before reaching the watershed of Waddington Fell and passing over into the Hodder Valley.

Leading southwest and northeast from the village is an ancient track that runs parallel with the Ribble and links a number of settlements located on a terrace above the river: notably West Bradford, Grindleton, Sawley and Gisburn. Another minor road leading due south connects Waddington to medieval Edisford Bridge, 2.5km south on the Ribble, and to Great Mitton which was, for much of the Middle Ages, the centre of the very large parish to which Waddington belonged.

THE EXISTING BUILDING

The application property; Pear Tree Cottage is a new property built in the 2000's. The property is part of a small development consisting of 4 properties, made up by two semi-detached properties. The development was originally constructed as holiday lets linked with the Waddington Arms. Since this the properties have, all been sold to separate individuals for use as dwellings.

The properties are constructed of a natural random stone finish with cut stone fenestrations all under a natural slate roof. The properties have a uniform appearance with symmetrical windows to the front elevations. To the rear of the property there is a single pair of French doors and a window to the ground floor of the property with two windows at first floor level. All with stone jambs, heads, and cills.

Within the same development a previous application for similar works has been made and approved Ref: 3/2022/0330. This was for Plum Tree Cottage, 2 Orchard Cottages, which whilst is not visible from the Waddington Conservation Area it is visible from the public footpath (FP0343024).

STATEMENT OF SIGNIFICANCE

The property was constructed in the early 2000's and is located to the rear of the properties on Clitheroe Road and Branch Road. As a result, the property has little significance on the wider Waddington Conservation Area.

IMPACT OF THE DEVELOPMENT

ASSESSMENT OF IMPACT

As the property is positioned to the rear of the properties on Clitheroe Road and Branch Road it is well hidden from the wider area. There is a public footpath (FP0343024) approximately 82m to the south of the property. This footpath is to the south side of Waddington Hall as such the property cannot be seen from this footpath due to the well-established trees and shrubs. Due to the position of the property the proposed works will not be visible from the wider conservation area and can only be seen when visiting the property itself. The proposed property has no historical significance and as a result the works will have no impact of the significance of the property.

SUMMARY

The proposed works are appropriate for the individual property and would not require planning approval if the building was outside of the Waddington Conservation Area. The proposed works can not be seen from the wider conservation area and as a result will not have a negative impact on the Waddington Conservation Area. In addition to this similar works have been approved within the same development.

We believe the proposed works to be appropriate and ask the council to address the legislative requirements and consider the features that make the building significant to the area. This statement has set out the issues affecting the building and the rationale behind the proposed works.