

Heritage statement
to support planning and LBC applications
at 83 The Square, Waddington, Lancashire

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1 Introduction

- 1.1 This heritage statement has been produced to support applications to Ribble Valley Borough Council (RVBC) for various works at the grade II listed property, 83 The Square. The proposals include the change of use of part of the ground floor from retail to residential, external alterations to the shop-front, and internal alterations. It was commissioned by the applicants through their agent A V Town Planning and follows the provision of pre-application advice from RVBC (ref: RV/2025/ENQ/00107), as well as subsequent communication between the applicants and the council.



83 The Square (centre), in its immediate setting

2 Location and setting

- 2.1 The property is a three-storey terraced house, whose ground floor contained a shop and post office until recently. It stands on the south-west side of The Square within the historic core of Waddington village, and faces north-east onto a cobbled forecourt. It and no. 84 form a pair, while to the other side a lower, two-storey row of terraced houses continues the group. The NGR for the house is SD 72805 43942.
- 2.2 The wider setting comprises a loose arrangement of buildings facing onto The Square, whose historic character has been undermined by its position on the modern B6478 road and the junction with West Bradford Road. The surrounding

buildings vary in form and function but are for the most part historic and traditional character.

3 Heritage designations

- 3.1 The building forms part of the grade II listed "Post Office and House Adjoining to South"¹, first listed in 1984. The official list entry reads:

House and shop, late C18th. Pebbledashed rubble with slate roof. 3 storeys, 2 bays, with paired central doorways with plain stone surrounds. The left-hand (house) bay has tripartite windows with plain stone surrounds and square mullions on the ground and 1st floor. The right-hand bay has a similar window on the 1st floor, the ground floor now having a large shop window. The 2nd floor has 2-light windows with plain stone surrounds and square mullions. End stacks.

- 3.2 The site also lies within the Waddington conservation area, designated in 1974, and described at length in an appraisal of 2005².

4 Historical background

- 4.1 The application building dates from the late 18th century and was built as one of a pair of three-storey houses of modest character. By the late 19th century it contained a grocery and post office run by the Dugdale family, who in 1880 expanded their business to include livestock feed, although that side of the enterprise was relocated to Clitheroe in the early 20th century. The projecting shop-front was added between 1884 and 1907 according to the Ordnance Survey, and an undated photograph from about that time shows the property with an appearance similar in many ways to the present one³.
- 4.2 In about 1986 the building was extended to the rear and internal alterations were carried out, in relation to planning and listed building consents granted then (refs: 3/86/0455/P and 3/86/0477/P).
- 4.3 The ground floor continued in retail use until 2024 when it fell redundant, while the other parts of the building have remained in residential use.

¹ National Heritage List entry 1163638 <https://historicengland.org.uk/listing/the-list/list-entry/1163638>

² The Conservation Studio, 2005 *Waddington Conservation Area Appraisal*

³ see <https://www.dugdalenutrition.com/about/> and <https://www.dugdalenutrition.com/wp-content/uploads/2024/12/waddington-post-office-1850.jpg> <https://www.dugdalenutrition.com/wp-content/uploads/2024/12/waddington-post-office-1850.jpg>

5 The present building

- 5.1 The historic part of the façade is of squared sandstone rubble (formerly limewashed), laid in rough courses, with monolithic dressings to the doorway and the upper floor windows, all of which remain unaffected by the later shop-front, which presumably replaced another three-light window. The two-panel door appears to be the only surviving original external joinery, while the blue slate roof no doubt replaced local stone slate.
- 5.2 The projecting shop-front has side walls of rendered brick and a low rendered plinth to the front, masonry components likely to date from about 1900. The window itself seems to be a late 20th century approximate copy of the original shop window, and has fluted timber pilasters to either side, with moulded timber mullions between the three large panes. Comparison of the present structure with the early 20th century photograph noted above shows slight differences in the joinery, but a more obvious change has been the addition of a pitched, slated roof to replace the earlier flat one.



Present shopfront

- 5.3 The rear of the building takes the form of a three-storey wing, extended to its present length circa 1986.
- 5.4 The shop occupies the majority of the ground floor and is entirely modern in form. Behind it is a small living room or study and a staircase to the first floor;

this area appears to have been altered in the 1980s, and the doors in this area (of which two are proposed for removal) are all of that date.



1980s ground floor door, to rear of shop

- 5.5 The first floor comprises two rooms, of which the back one was enlarged in 1986 through removal of the original rear wall, so that the space now continues into the extension; this area appears entirely modern in character. The second floor also appears to have been reconfigured at that time, to incorporate the additional living space at the back.



First floor, back room, looking north; beam immediately overhead carries original back wall

6 Proposals

- 6.1 As shown on the submitted plans, the application is for:
- change of use of ground floor from retail to residential (as an extension to the existing residential property);
 - alterations to the shop-front;
 - internal alterations to the former shop, and limited changes to the kitchen/dining room on the first floor.

7 Statement of heritage significance

- 7.1 As part of a listed building, 83 The Square is nationally important, though its significance is largely confined to its front elevation and its overall form as one of a pair of semi-detached 18th century houses, forming part of the open space at the historic heart of the village (The Square); these aspects also contribute positively to the special interest of the Waddington conservation area⁴.
- 7.2 The shop-front itself makes a neutral contribution; it is architecturally unremarkable, and in one sense its addition has marred the appearance of the

⁴ The character appraisal notes “*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*” as one strand of the CA’s special interest

18th century building, but these negative aspects are offset by the historical interest conferred by the change of use which it illustrates.

- 7.3 The interior of shop and house contribute very little to the listed building's significance, and although much of the building's original plan-form can still be discerned, it has been much diluted by the 1986 rear extension and other modern alterations. Other than the front door, no historic fixtures or fittings are evident, including in that part of the first floor where minor changes are proposed.

8 Impact of proposals

Shop-front

- 8.1 The change to fenestration and introduction of natural stone elements, together with the retention of the pitched, slated roof, would have a neutral impact on both the listed building and the conservation area, and the design is understood to have the general approval of RVBC at pre-application stage. The slight change in appearance would result in a higher quality façade to the 18th century host building, but would retain the projecting front as an illustration of the building's historic function as village shop and post office. No harm to significance would arise from this change.

Interior

- 8.2 The current modern interior of the shop means that the principal of change of use, and proposed alterations to its appearance, can be achieved without harm to the listed building's significance. Removal of two modern doors from the ground floor area to its rear would similarly result in no harm.
- 8.3 On the first floor, the proposal is limited to the insertion of a partition beneath the historic back wall of the house, in order to create a bedroom and en suite bathroom within the 1986 extension. No harm would arise from this and the slight impact it would have on the historic part of the first floor would be very slightly beneficial, by emphasising the building's original extent in this location.

Conclusion

- 8.4 No harm would arise from any of the proposed changes, and so the scheme is entirely acceptable in terms of impact on the historic environment.

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