

# WADDINGTON CONSERVATION AREA APPRAISAL



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## **CONTENTS**

### **Introduction**

Purpose of the appraisal  
Summary of special interest

### **The planning policy context**

Local planning policy

### **Location and setting**

Location and context  
General character and plan form

### **Landscape setting**

Topography, geology, relationship of the conservation area to its surroundings

### **Historic development and archaeology**

Origins and historic development

### **Spatial analysis**

Key views and vistas  
The character of spaces within the area

### **Definition of the special interest of the conservation area**

Activities/uses  
Plan form and building types  
Architectural qualities  
Listed buildings  
Buildings of Townscape Merit  
Local details  
Green spaces, trees and other natural elements

### **Issues**

Strengths  
Weaknesses  
Opportunities  
Threats

### **Recommendations**

Conservation Area boundary review  
Article 4 Direction  
Monitoring and review

### **Bibliography**

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## WADDINGTON CONSERVATION AREA APPRAISAL

### Introduction

#### Purpose of the appraisal

This appraisal seeks to record and analyse the various features that give the Waddington Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal Map along with significant trees, surviving historic paving, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

This appraisal builds upon national policy, as set out in PPG15, and local policy, as set out in the Local Plan 1998, and provides a firm basis on which applications for development within the Waddington Conservation Area can be assessed.



*The parish church of St Helen*

#### 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 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 18<sup>th</sup> 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.



*Waddington Hospital*

## **The planning policy context**

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic

Environment. The layout and content follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum.

### **Local planning policy**

Local planning policies for the preservation of scheduled monuments and conservation of historic parks and gardens, listed buildings and conservation areas are set out in the Ribble Valley Local Plan which was adopted in June 1998 (Policies ENV14, ENV15, ENV16, ENV17, ENV18, ENV19, ENV20, ENV21) and the Joint Lancashire Structure Plan 2001-2016 which was adopted on 31<sup>st</sup> March 2005 (Policies 20 and 21, supported by draft Supplementary Planning Guidance (SPG) entitled ‘Landscape and Heritage’).



*The location, on the banks of the Waddington Brook*

### **Location and setting**

#### **Location and context**

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 that is one of the most striking features of the village.

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. In some places this is still a track (part of which forms the Ribble Way path), while in other places this is now a surfaced road.

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.

### **General character and plan form**

Waddington is one of the prettiest villages in the Ribble Valley, principally by virtue of the Waddington Brook, a tributary of the Ribble, which flows down the western side of the main street, between banks that were turned into a large and colourful public garden in 1953. These gardens continue up the bank on which the church and churchyard are located, adding to sense that the whole village is one large garden, as do the colourful planting schemes in the gardens of several streamside cottages.

Despite the appearance of charming antiquity, many of Waddington's most prominent buildings are the results of building work carried out in the early years of the twentieth century, including the parish church, which was rebuilt (with the exception of the tower) in 1899 to 1901, the neo-Tudor Waddington Hall, also largely rebuilt in 1901, and the Methodist Chapel, rebuilt in 1907. The terrace rows south of Waddington Hall at the southern entrance to the village date from 1881 and 1893, and those on Beech Mount opposite the church date from 1900. The Waddington Hospital almshouses, though founded in 1700, were rebuilt in 1891.



*The Methodist Chapel of 1907*

Much of this building work was carried out with a respect for local building traditions and materials that is associated in other parts of England, (such as the Cotswolds) with the Arts and Crafts movement. The result is a varied and lively architectural mix, harmonised by the unity of stone, all of which combines to make Waddington a village that attracts a regular stream of visitors – including many cyclists following the Lancashire Cycleway.

Waddington has a typical composite village plan, centred around a large open triangle, called The Square, but with secondary linear developments along the roads that lead into and out of the village.

The buildings around the square are mainly 18th century, though they probably stand on the site of earlier medieval buildings. The northern side is defined by a row of handsome 18th-century houses, which includes the Higher Buck Inn. The western side has rows of cottages grouped around cobbled Regent Street. On the eastern side are the 18th-century Waddington Arms pub and the overhanging upper storey of the 19th-century Assembly Rooms. The 16th-century Perpendicular church tower stands to the south at the lower end of The Square, opposite Waddington Hall, rebuilt in 1901 on the site of the medieval hall where Henry VI took shelter after the Battle of Hexham in 1465.

The Square is the place where the Waddington Brook first makes its impact on the village, emerging from beneath the stone bridge in the north eastern corner of The Square to run down the middle of The Square, where its banks are enclosed within a fence of slender iron posts and chain swags, all painted white.

Leading eastwards out of The Square is West Bradford Road, where Waddington Hospital consists of neo-Tudor cottages (with tall chimneys and herring-bone timbers decorating the gables) set round three sides of a spacious tree-lined lawn, enclosed by walls and cast-iron railings to the south. Though the foundation of the almshouse dates from 1701, only the entrance gate and a pump survive from this period, the 29 cottages and chapel of the present hospital having been rebuilt in 1891.



*The village is centred around a large open triangle, called The Square*

Leading north from The Square is Slaidburn Road, with a former Quaker Meeting House (now converted to residential use), the School House, a working dairy farm (Carter Fold Farm) and various buildings associated with the church and Waddington Hospital, namely the Reader's House (the Reader was appointed to conduct services at the Hospital chapel), the Vicarage, Vicarage Barn (now in residential use) and Glebe House. These larger prestigious houses are all set in generous gardens.

Leading southwest from the square is a secondary cluster of historic buildings consisting of the Waddington New Hall, the Lower Buck Inn and Bonny Bargate Farm, all 18th century in date. Leading southwards from The Square, all the houses along the Clitheroe Road date from the mid-19th century or later.

## Landscape setting

### Topography, geology, relationship of the conservation area to its surroundings

Waddington is one of a chain of villages spaced at roughly 2km intervals along the northern banks of the River Ribble, located on a terrace at around 70 metres above the river. Each of these villages sits on a brook that carries excess rainfall from the fells to the north. In fact, Waddington has two brooks: the Waddington Brook is the larger of the two and runs alongside the main road through the village, while a lesser stream forms the western boundary of the village and runs through the grounds of Waddington New Hall and the Old Tannery. Both are tributaries of the Ribble.

Geologically, Waddington sits on the boundary between carboniferous limestone, carboniferous sandstone and various sandstones and gritstones, all of which are used in the village as building materials.

The conservation area takes in about half of the village, excluding areas of recent development (from the 1930s) in the southern half of the village and the houses, farms and school that are located along the West Bradford Road, most of which are, again, 1930s or later in date. Beyond this, the village is surrounded by pasture and small fields watered by brooks and tributaries of the Ribble.



*Grade II listed stocks and pinfold, north of the church*

## Historic development and archaeology

### Origins and historic development

The place name Waddington is derived from Anglo-Saxon and means the homestead or village of Wada's people. Wada, Wade or Wadda, was an Anglo-Saxon ruler (*dux* or 'duke') who (according to the *Anglo-Saxon Chronicle*) conspired with others to murder Aethelred, King of Northumbria in 794 AD, and died when his army was defeated by Aethelred's successor at the Battle of Billangahoh (modern Billington), near Whalley, in 798 AD. A number of earthworks in the Ribble Valley are named as his burial place, and it is to Duke Wadda that the foundation of Waddington in the 8th century is traditionally credited.

After the Conquest, Waddington was part of the very large parish of Great Mitton, which in turn was held by Cockersand Abbey until in 1438 Waddington, West Bradford and Grindleton were severed from the parish of Mitton to form a separate parish, in the diocese of York, with its parish church at Waddington. It is possible that an existing chapel was used as the parish church initially. The present church has nothing structural earlier than the first decade of the 16th century, when the Perpendicular tower was built.



*Waddington Old Hall*

The patronage of the new parish was acquired by the Parker family of Browsholme (pronounced 'Brewsom') Hall in Bashall Eaves (4km west of Waddington) in 1630. As their name suggests, the Parkers descended from keepers of one of the two great royal deer parks in the Forest of Bowland. It was Robert Parker (1633–1719), the noted antiquary and numismatist who founded the Waddington Hospital almshouse complex (also known as the Widows' Hospital) that stands to the east of the village, in 1700, intended to house the widows of deceased Parker employees. Robert Parker himself is buried just to the east of the chancel in St Helen's churchyard.

According to the local historian Mary Bridge (*Waddington: village life in the 19th century*), Waddington had 481 inhabitants, living in 142 dwellings in 1801. Of the working population, a third (60) were farmers or farm labourers, a further third (65) were in trade or manufacturing working as tanners (in the tannery south of the New Hall), clogmakers, tailors, joiners, masons and blacksmiths, and the remaining third worked as brewers and innkeepers (all three ale houses have survived), coachmen, gardeners, grooms and domestic servants.



O.S 1850

Major changes occurred in the village with the Enclosure Acts of 1812 and 1819, when the common land on the fells to the north of the village were enclosed, leading many villagers to lose their rights of pasture and fuel gathering. The drover's road (now the B6478 road) was paved for the first time in the same decade. By 1841 the number of self-employed weavers in the village had fallen steeply and the number of mill workers had risen. Some of the mills where they worked are marked on the 1850 Ordnance Survey map; they include a small bobbin and chair mill within the village (behind the Waddington Arms) and Feazer Mill to the north of the village, a carpet mill that employed up to 15 people from the village until its destruction by fire in 1869. For much of the 19th century, the biggest employer in the area was Garnetts of Low Moor, located 2km south of Waddington, and employing fifty people from the village. Waddington people were also employed in quarrying, brick and tile manufacture, lead mining and smelting and lime burning.

The two buildings of note in the village, apart from the church, were the Old Hall and the New Hall. The Parker family built the latter at the end of the 18th century. The former was well known as the place where Henry VI spent his last night as a free man in 1465 before being apprehended at Brungerley Bridge, on the Ribble 1.5km south of Waddington, before being taken to the Tower of London where he eventually died. A travel writer of 1851 commented that the Old Hall had by then lost all signs of antiquity and looked just like any of the other farmhouses in Waddington, having been subdivided into several cottages. This

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situation changed in 1900 when the Hall was bought and virtually rebuilt by John Waddington, a wealthy Londoner who made a fortune from Australian gold prospecting, and who was convinced of his descent from the Saxon founder of the village, Duke Wadda.

The last area within the conservation area boundary to be developed was the Beechthorpe Avenue, opposite the church, where Nos 104 to 106 date from around 1900, Arden Lee, West Haven, Ty Bruyn and West Lea from the 1930s and the remainder from the 1950s and 1960s.

A war memorial was erected in the village in the form of a Celtic cross following the end of the First World War, and the banks of the Waddington Brook were landscaped with bridges, seats, flower beds and ornamental coniferous trees, roses and shrubs to commemorate the Coronation in 1953. These gardens helped the village win the prize for Best Kept Village in Yorkshire in 1966 and then, when the county boundary moved, in Lancashire in 1975, 1979, 1981 and 1988.

## Spatial analysis

### Key views and vistas

Unlike most of its neighbours, Waddington does not have extensive views of the surrounding hills and fells. Instead the village looks in upon itself, being set within the banks of the narrow valley cut by the Waddington Brook.

### The character of spaces within the area

Within the conservation area are several fields and open spaces that add to the character of the conservation area. One is the field south and west of Oaklands, used for grazing sheep. An electricity sub station is also located here and is well disguised with green paint and partially hidden behind a field wall. Another open space is the field opposite Carter Fold Farm, which is grazed by cattle from the farm. A third is the field south of St Helen's churchyard.



*Regent Street*

Well-used footpaths cross all of these fields. A particularly attractive path runs along the brook that forms the western boundary of the conservation area, shaded by mature beech chestnut and lime trees and with well-maintained stone stiles and signposting.

Well-used and well-tended public gardens, dating from Coronation year, 1953, run along both banks for the Waddington Brook from Ramsden Terrace at the southern end of the conservation area up to The Old Smithy. As well as flowerbeds and paths that follow the riverbanks, these gardens incorporate bridges, seats, paths, post-and-chain boundary fences, the war memorial and parish notice boards.

Although not open to the public, the lawns and avenue of lime trees in front of Waddington Hospital are visible from the West Bradford Road and are an attractive and appropriate setting for this three-sided courtyard of late 19th-century almshouses.

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## Definition of the special interest of the conservation area

### Activities/uses

Waddington is primarily a residential village, but with several thriving businesses, consisting of three pubs serving food, a cafe located in the Assembly Rooms, a bed and breakfast establishment in Regent Street, a Post Office and village store, and an architectural practice (at West End Lodge). In addition, there is a working dairy and beef farm within the conservation area at Carter Fold Farm.



*The Old Reader's House*

### Plan form and building types

Around The Square there are a number of small cottages that are among the oldest dwellings in the village, dating from the late 18th century. Though modernised and extended now, they would originally have consisted of two rooms on the ground floor, two upstairs and an outside toilet in the case of the earliest houses, or a back extension with kitchen and bathroom at a later date. The 18th-century cottages in Mascar Row, opposite Waddington Hospital, have internal staircases of stone. There are also some smaller dwellings that have been converted from former workshops: the Old Smithy, beside the church, for example, and the former wheelwrights shop next to 61 Branch Road.

The village has a number of 18th-century farmhouses and converted barns (including Vicarage Barn, Bonny Bird Barn, Bonny Bargate Farm and Brook House Farm and Barn). The farmhouses are typically of three bays with a central door and gable chimneys, and the barns typically have a central entrance arch (as does the Tannery).

The village has several high-status houses, including the Old Reader's House, Glebe House, Waddington New Hall and Beechthorpe (all 18th century) and Waddington Old Hall. The Assembly Rooms (built around 1900) have a striking semi-octagonal upper storey projecting over the pavement.

The Methodist Church is a distinctive asymmetrical building with a three-storey tower and nave in Perpendicular style and early 20th-century extensions in a similar style, which echoes the Perpendicular style of the chapels to the north of St Helen's church, creating a deliberate visual link between these two religious structures.

Later 19th century and early 20th century housing consists of terrace rows or villas, with sash windows, panelled doors and boundary walls topped with railings and matching iron gates. Beech Bank has two pairs of 1930s semi-detached houses with two-storey bay fronts and leaded and stained glass to the windows and recessed porch.



*Beech Mount, Nos 98 to 101 The Square*

### **Architectural qualities**

Most of Waddington's buildings are relatively modest and conservative, but are attractive because of the homogeneity of the stone walls and roofs all built from local stone with boundary walls of the same material. Most are built of light-grey carboniferous limestone or yellow/black sandstone, under roofs of dark brown carboniferous sandstone 'flags' or Welsh slate.

Front elevations are usually built from squared stone set in even courses. Side and rear elevations are often built of rubble set in random courses. There seems to be no distinction between cottages and grander houses in this respect, but grander houses with front elevations of rubble were probably originally rendered (for example Glebe House, School House). Rendered front elevations are again found on cottages and large houses (The Old Reader's House, The Higher Buck Inn, Waddington Post Office, the cottages in Mascar Row).

Houses and cottages have very plain doors and windows with architraves, lintels and cills made from single slabs of sandstone without decoration or moulding. The smooth stone and

yellowish colour contrast with the grey colour and rusticated texture of the walls. Some owners have painted the window and door frames to point up the contrast (for example, in Regent Street). Early houses and farmhouses (17th and early 18th century) are distinguished by their mullioned stone windows (The Old Reader's House, Glebe House), some of which are reused from earlier structures on the same site (Waddington Old Hall and Waddington New Hall). Later houses (18th century) have 4 x 4 or 4 x 3 sash windows, but relatively plain doors with simple rectangular overdoor lights (75 and 76 The Square). Very little original fenestration has survived.

The distinctive Ribble Valley feature of shaped stone gutter brackets at eaves level is not as common here as in other nearby villages (such as Chatburn), and where gutter brackets do exist, they are on late 19th and early 20th century buildings (for example, Beech Mount of 1900).



*Carter Fold Farm*

Boundaries in the conservation area are defined by walls built from the abundant local gritstone or carboniferous limestone. The stone is laid in large, roughly squared off blocks, and the walls are generally 1 to 1.5 metres high or up to two metres high where they surround walled gardens and larger houses. Some walls are topped by tall and short stones, alternately set on edge and set flat. Others (for example, around the churchyard) are topped off by a triangular coping stones.

Iron railings and gates are an attractive feature of most of the late 19th and early 20th century terraces (for example, Beech Mount, Brook Villas, and Brook Lodge), and of the Waddington Hospital and the Methodist Church. Tall wrought iron gates with ornate cresting are also a feature of Waddington Old Hall.

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## Listed buildings

There are 13 listed structures within the conservation area:

- **Waddington Old Hall:** Grade II, early 17th century, rebuilt in 1900 reusing surviving Tudor mullioned windows and moulded doorways.
- **Waddington Old Hall walls and gateways:** Grade II, 1900; two gateways with monumental piers topped by pyramids and balls on stone cushions, with wrought iron gates, and a central gateway with the inscription: 'I will raise up his ruins and I will build it as in the days of old. 798 Wada Dux. 1900 John Waddington'.
- **No 84 The Square:** Grade II, house and shop (post office), late 18th; the shop retains some 19th-century shelving supported by slender turned ballusters.
- **The Old Reader's House:** Grade II, early 18th, with three-light mullioned windows and open stone porch with moulded segmental canopy supported on stone mouldings.
- **Glebe House:** Grade II, late 18th, former vicarage.
- **Waddington Bridge:** Grade II, early 19th, single arch with parapet terminating in circular, barrel-like piers.
- **Waddington Hospital Gateway:** Grade II, mid to late 18th (post 1720 when Samuel Buck's *Yorkshire Sketchbook* shows a different gateway with a Latin inscription), pedimented doorway with projecting quoins and a plaque inscribed: 'This hospital was built and endow'd in the year 1700 by Robert Parker of Marley Hall in the County of York Second son of Edward Parker of Browsholme Esq for the reception of poor widows, to be chosen according to the deed of endowments'.
- **Waddington Hospital pump:** Grade II, early 19th, lead spout and cistern with a deer and 'RP 1700' cast in relief.
- **Beechthorpe:** Grade II, late 18th, four bays with sash windows and door with fanlight.
- **Brook House Farmhouse and Barn:** Grade II, mid 18th, the barn has a wide entrance and stone outshut porch.
- **Church of St Helen:** Grade II\*, tower of c 1500, nave, chancel and aisles rebuilt 1890s,
- **Sundial:** in St Helen's churchyard, Grade II, 1686, on moulded 18th base
- **Tomb of Robert Parker:** in St Helen's churchyard, Grade II, 1718 chest tomb
- **Stocks:** Grade II, age uncertain.
- **Waddington New Hall:** Grade II, c 1800, with reused 17th fabric, including mullioned three-light windows with semi-circular heads, 17th doorway with moulded jambs and lintel.

## Buildings of Townscape Merit

The Townscape Appraisal Map for the Waddington Conservation Area identifies a number of *unlisted* buildings that have been judged as making a positive contribution to the character and appearance of the conservation area, known as Buildings of Townscape Merit. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

The buildings vary, but generally date to the 19<sup>th</sup> century. Some are modest cottages, but they are considered to be good, relatively unaltered examples, of their type. Others are historic buildings that probably should have been listed, including two 18th century public houses. The survival of original materials and details, and the basic, historic form of the building, is important, as is the contribution that they make to the built environment. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded.



*Veteran beech tree in St Helen's churchyard*

## Local details

**Historic shopfronts:** The windows, fascia and original signage have all survived of the Assembly Room, built in the last decade of the 19th century as a grocer's shop and bakery with an Assembly Room above providing catering facilities for parties, weddings and banquets for up to 100 people. The street front of the Assembly Room on the upper storey is semi-octagonal in plan, jettied out over the pavement and supported on slender iron columns.

**Historic paving and street furniture:** These survive in Waddington in the following locations:

- Carter Fold Farm: cobbled farmyard;

- opposite Carter Fold Farm and along the footpath that follows the western boundary of the conservation area: stone stiles;
- The Higher Buck and Nos 77 to 75 The Square: cobbles and seven cast-iron bollards with a fluted shaft and bell-like head;
- The Post Office, 81 to 85 The Square and Regent Street: cobbles, flags, stone guttering and similar cast-iron bollards;
- The Waddington Arms: similar cobbles and bollards;
- The Lower Buck Inn: cobbles.



*Stone stile opposite Carter Fold Farm, Slaidburn Road*

### **Green spaces, trees and other natural elements**

Two very large veteran beech trees in St Helen's churchyard possibly date from the late 18th century and are almost as old as any buildings in the village. The grounds of Waddington Hospital are planted with large and stately avenues of lime trees.

Woodland along the western boundary of the conservation area provides shelter and contributes to the enclosed character. The same is true of the trees that line the western edge of the field south of the church.

Large lime and sycamore trees in the grounds of Waddington Old Hall and on the opposite side of the road along the western bank of Coronation Gardens provide a green backdrop and a sense of shelter and enclosure to the gardens.

These and other significant tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference on the map does not imply that a tree or group is not of value.

## Issues

### Strengths

The most important *positive* features of the Waddington Conservation Area are:

- the Coronation Gardens, which run like a ribbon of colour down the centre of the village and provide a place for people to meet, relax and talk to neighbours;
- the existence of buildings of character and individuality, such as Waddington Old Hall, Waddington Hospital, the Assembly Rooms, the pubs and the Old Reader's House, and the quality of the Arts and Crafts/neo-Perpendicular design of St Helen's church and the Methodist Chapel;
- three pubs, the post office and shop, church, chapel and café, all providing services to local people and to visitors;
- the mix of housing that includes the more affordable terrace rows of Beech Mount, West View and Brook Villas, and the 1930s semi-detached houses of Beech Bank with more expensive farmhouse and barn conversions;
- the obvious care that people in Waddington take to maintain their gardens;
- open space, running water, stone stiles, woodland and well-marked footpaths and extensive areas of cobbled paving and iron bollards.



*Nos 79 and 80 Slaidburn Road*

### Weaknesses

The principal *negative* features of the Waddington Conservation Area are:

- intrusive traffic signage along the eastern boundary wall of Coronation Gardens;
- the replacement of most of the windows and doors in the conservation area with UPVC or treated timber in a different style from the original;
- roof conversions that result in large areas of glass interrupting the homogeneity of sandstone or slate;
- insensitively sited satellite dishes.

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## Opportunities

- Waddington Brook could be made more attractive by the removal or rerouting of the grey plastic conduits that cross the brook in several places, carrying cables and pipework. These are an intrusion into the landscaping of the brook and its bankside gardens and should be eliminated when an opportunity arises: it is possible that they represent a safety hazard if they are carrying live wiring.
- Dog fouling poses a health risk to the children who use the path and trees along the western boundary of the conservation area as a play area; bins would be an intrusion into an area that is defined by the stream and trees, but notices asking dog walkers to take care could be placed at the stiles along the footpath.
- The conservation area contains several areas of stone cobbles, which should be protected and repaired as necessary, using traditional techniques and materials.

## Threats to the Conservation Area

- Continuing loss of original architectural details and use of inappropriate modern materials or details.

Many of the buildings in the conservation area have been adversely affected by the use of inappropriate modern materials or details. Common faults include:

- the replacement of original timber sash windows with uPVC, aluminium or stained timber windows;
- the loss of original panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors;
- the use of pink pebble dash or grey cement render as a wall covering;
- Hard cement repointing used instead of the local lime-based mortar.

## Recommendations

### Conservation Area boundary review

It is recommended that The Waddington Village Club and Bowling Green at the southern end of the conservation area which is a striking ensemble dating from the 1930s and the centre of much village social life be included in the conservation area, especially as it is the first building that has any impact on visitors arriving in the village.

The western boundary of the conservation area currently runs to the east of the footpath that runs along the brook Beech House to Bonny Bargate Farm. The boundary should move to the western side of the footpath, to take in the footpath itself and the boundary bank and hedge that defines the western side of the footpath.



*Plastic conduit disfigures Waddington Brook*

### Article 4 Direction

The incremental loss of original building materials and detailing has been noted on many of the historic buildings within the Waddington Conservation Area, particularly the replacement of timber sash windows and timber doors with uPVC alternatives. For family houses, such changes are called “Permitted Development” as set out in Town and Country Planning (General Permitted Development) Order 1995, and owners do not need permission from the Borough Council. However, these minor alterations can cumulatively have an adverse effect on the conservation area and powers exist to the Council to withdraw some of these permitted development rights (an Article 4 Direction) in the interests of preserving and enhancing the special character and appearance of the conservation area.

It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in the conservation area that have not already been too adversely affected by unsympathetic alterations, which form notable groups within the townscape. Some individual properties are also proposed for inclusion in the Article 4 Direction. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out any work.

As well as those that are already protected by their designation as listed buildings, it is proposed that the following buildings are included within the Article 4 Direction:

- Slaidburn Road: Leawood Cottages and Carter Fold Farm;
- The Square: Nos 75 to 77, Nos 71 to 74, Chapel House (No. 66), Beech Mount (Nos 98 to 101), Nos 54 to 58, the Assembly Rooms and two adjacent dwellings (one called Wadda Cottage);
- Beech Bank: Arden Lee and West Haven;
- Belle Vue Lane: Bonny Bargate Farm;
- Clitheroe Road: Brook Villas (Nos 39 to 43), Ramsden Terrace (Nos 36 to 38), Brook Lodge, West View (Nos 45 to 52);
- Branch Road (Nos 59 to 61 and the garage to No. 61, the former wheelwrights shop);

The kinds of work that it is proposed to control include:

- installation of new windows and doors;
- alterations to the roof, including changing the roof materials and installing rooflights;
- building a porch;
- the erection of sheds and other outbuildings;
- creating an access onto the road;
- building a hard standing;
- the erection or alteration of gates, fences or walls;
- painting the exterior of a building.

It is proposed that the restrictions will only relate to development visible from a public highway (this includes a footpath). It will not affect commercial properties or houses that are in use as flats (i.e. in “multiple occupation”), which are already controlled more rigorously as they have far fewer “permitted development” rights than family houses.

### **Monitoring and review.**

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- An evaluation of changes that have taken place in the conservation area, ideally by means of an updated photographic record;

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- An assessment of whether the various recommendations detailed in this document have been acted upon, including opportunities for enhancement;
  - A building condition survey;
  - The production of a short report detailing the findings of the survey and any necessary action;
  - Publicity and advertising.

## **Bibliography**

Nikolaus Pevsner, *The Buildings of England: Yorkshire West Riding*, 1967 (second edition, revised by Enid Radcliffe).

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Ordnance Survey map of 1850

