

**Higher Lanes Bank Farm
Iscoyd
Flint
(Wrexham Maelor)
NGR: SJ 484 431**

**A
Heritage Impact Statement
on
Proposed Development**

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Summary

There are proposals for changes to parts of the farmhouse and adjacent former Piggery range on Higher Lane Banks Farm in Iscoyd, in Flint. Under the guidelines of Planning Policy Wales, this Consultancy was commissioned to produce an assessment of the impact on the listed building and on any other heritage assets adjacent to it – as well as the conservation area. The report is not concerned with any other planning matters. It concludes that overall the scheme is well-considered and proportionate and will result in little or no harm to the significance of the listed buildings or any adjacent heritage assets.

Crynodeb

Mae cynigion ar gyfer newidiadau i rannau o'r ffermdy a chyn-amrediad Piggery gerllaw ar Fferm Banciau Lôn Uwch yn Iscoyd, yn Y Fflint. O dan ganllawiau Polisi Cynllunio Cymru, comisiynwyd yr Ymgynghoriaeth hon i lunio asesiad o'r effaith ar yr adeilad rhestredig ac ar unrhyw asedau treftadaeth eraill cyfagos - yn ogystal â'r ardal gadwraeth. Nid yw'r adroddiad yn ymwneud ag unrhyw faterion cynllunio eraill. Daw i'r casgliad bod y cynllun yn gyffredinol yn cael ei ystyried a'i gymesur ac y bydd yn arwain at fawr ddim niwed neu ddim niwed i arwyddocâd yr adeiladau rhestredig neu unrhyw asedau treftadaeth cyfagos.

1. Introduction

1.1 General

Proposals are being developed for changes to a rear lean-to to the farmhouse of Higher Lanes Bank Farm and to a former and now redundant piggery range; both are Grade II listed – the latter as part of a complex of farm structures.

This report has been commissioned, under the guidelines of *Planning Policy Wales*, to assess the heritage impact of the proposals on the character, setting or significance of the listed buildings, the conservation area, and any other designated or undesignated heritage assets adjacent to the site.

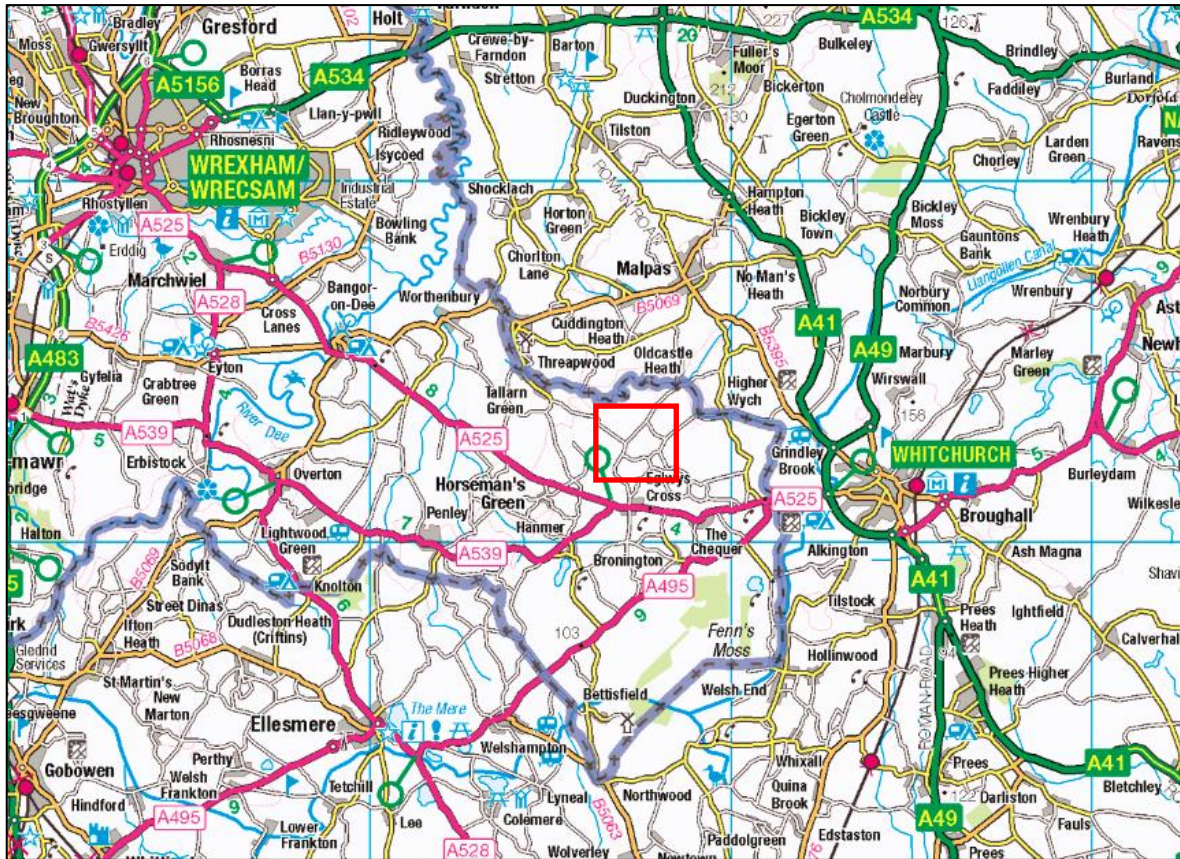


Fig.1: Location and site plan.
(OS Open Data)

2. General Planning Guidance

The Historic Environment (Wales) Act 2016 received the Royal Assent in March 2016, with some of its provisions coming into force in May of the same year. The main planning laws are enshrined in the Planning (Listed Buildings and Conservation Areas) Act of 1990. Section 66 of the Act deals with the responsibilities of local planning authorities – the decision makers - when dealing with planning applications that could impact on heritage assets. The first part of Section 66 states:

*‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.*¹

The main planning guidance for Wales is now set out in *Planning Policy Wales*, originally issued in 2002 and now already in its 11th iteration. Chapter 6 deals with the historic environment. It states in paragraph 6.1.5:

‘The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life’.

and in paragraph 6.1.13:

‘Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed’.

Paragraph 6.1.10 states:

‘There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses’.

¹ Planning (Listed Buildings and Conservation Areas) Act 1990 c.9 section 66 (1), 41

However, Paragraph 6.1.11 recognises that in many cases adaptive re-use will be the only option available in order to retain and preserve a heritage asset, stating:

‘For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building’s survival or provide it with a sound economic future’.

Earlier versions of PPW re-introduced the concept of ‘Undesignated historic assets’ – adapted the English system’s ‘non-designated heritage assets’ first outlined in PPS5 and repeated in the NPPF. In the latest version (11) of PPW these are now referred to (in para 6.1.29) as ‘Historic assets of special local importance’:

‘planning authorities may develop lists of historic assets of special local interest, that do not have statutory protection, but that make an important contribution to local distinctiveness and have the potential to contribute to public knowledge’.

The potential impact of any changes to heritage assets needs to be assessed during the development of the proposals for such changes; Cadw, the national heritage body in Wales, have produced guidance on the production of such heritage assessments – *Heritage Impact Assessments in Wales* (2017) – which outlines what information is required. It:

‘should take into account sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate both to the significance of the historic asset and to the degree of change proposed.’

Allied to the PPW, the Welsh Government produced, in 2017, TAN24 – *Technical Advice Note 24: The Historic Environment*. Section 5.13 states that:

‘When determining a listed building consent application, the local planning authority should consider the following issues:

- *The importance and grade of the building and its intrinsic architectural or historic interest;*
- *The physical features of the building which justify its listing and contribute to its significance (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building’s inclusion on the list;*
- *The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene;*
- *The impact of the proposed works on the significance of the building;*

- *The extent to which the proposed works would bring substantial community benefits, for example by contributing to the area's economy or the enhancement of the local environment.'*

Section 5.14 adds:

'Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building...'

In May 2017 Cadw produced two relevant 'best practice guidance' notes. In *Managing Change to Listed Buildings in Wales*, Section 4.5 states:

'New work or alteration may sometimes be necessary or appropriate to keep a historic building in long-term viable use or to give it a new lease of life. You must be able to explain why the work is needed and provide sufficient information to explain the impact of your proposal on the significance of the building. The quality of design and execution should enhance the aesthetic value of the building and its setting, and additions should not dominate. Any new work should also respect the performance characteristics of the building. The choice of appropriate materials and craftsmanship is crucial. The need for quality in new work applies at every level, from small interventions in a historic room to major new buildings or developments'.

And Section 4.7 added:

'Sometimes, buildings cease to be useful for their original purpose and new uses may be necessary to secure their long-term viability. This is particularly true of redundant farm buildings, industrial buildings, places of worship or large houses, for example. Change of use will almost invariably result in loss of historical form, fabric or detail, such as internal fittings, but these losses should be kept to the minimum necessary so that the original use can still be legible'.

In *Managing Listed Buildings at Risk in Wales*, Section 4.2 states:

'Beneficial use funds the long-term maintenance of a listed building, either directly or indirectly. Taking action to keep a building in beneficial use, or to secure a new use if necessary, is vital'.

An earlier Cadw guidance document, *Conservation Principles*, of 2011, provides a more succinct, pragmatic and useful summary of the issues of conservation and its core principle (para.1.1) recognises that:

‘Changes in the historic environment are inevitable. This can be the result of decay caused by natural processes, damage caused by wear and tear of use, and the need to respond to social, cultural, economic and technological changes’ (para.1.1).

Furthermore, it states that *‘conservation is the careful management of change’* (para.1.2).

3. Setting & Outline History

Higher Lanes Bank Farm – not to be confused with Higher Lanes Farm nearby – lies in the parish of Iscoyd. This is within a projecting portion of the historic Welsh county of Flint, very close to the modern border with England – the nearest town being Whitchurch, just over that boundary. It is a post-glacial undulating landscape, well-watered and with an abundance of ponds often formed from ‘kettle holes’ and the site lies above the valley of a tributary of the Iscoyd Brook.

Historically this area was a part of the ‘Maelor Saesnag’ which was once within the English kingdom of Mercia by the 8th century CE and on the eastern side of the definitive Offa’s Dyke, which would account for the many place-names derived from Saxon in the area instead of from Welsh – such as Bronington, just to the south.

The farm lay in the extensive estate belonging to Iscoyd Park, which had been acquired by the Hanmer family in the 18th century. The early history of the farm is unclear but it certainly existed by the early-19th century. The tithe map of 1838 shows the farmstead at that time to be bisected by the lane, with most of the buildings on the north-western side.

At this time the land was part of the extensive holdings of Sir John Hanmer but the farm was leased by Charles Birch, who farmed over 157 acres. The site was described as being ‘house, outbuildings yard gardens and croft’.

It is likely that the older two-storey barn on the north side of the site was then standing – as it has some timber-framed elements on the north-eastern side - but probably few of the other existing buildings other than the former farmhouse; however, the tithe map evidence is not clear enough to properly identify the structures.

In 1843 Philip Lake Godsal, a coach builder from Cheltenham, bought Iscoyd Park and just over 200 acres of land; Philip William Godsal inherited in 1858 and expanded the size of the estate to nearly 900 acres prior to his death in 1896 and rebuilt several of the farmhouses and farmsteads in the process.

The Ordnance Survey mapping of 1873-4 seems to show two of the surviving ranges on the farmstead – the two-storey north barn, probably stabling with feed lofts over, and the long single-storey western range known to have been used at one time for pigs that joins the taller building at an angle and runs southwards towards the farmhouse. There was, of course, no new farmhouse at this date. By this time the lane had been straightened and diverted around the north-west side of the farmstead.

The farmhouse of Higher Lanes Bank Farm is one of the buildings that was built by Philip William Godsal. Lying at the south-western corner close to the present access off the lane, it is dated 1876 and the datestone also bears the initials ‘PWG’; the earlier farmhouse was converted to agricultural use. It is not clear when the eastern range was built – but it is shown on the 1897 revision of the 6” OS mapping so is presumably the work of Godsal. However, the development of the farm was incremental rather than a full reordering to create a model estate farm.

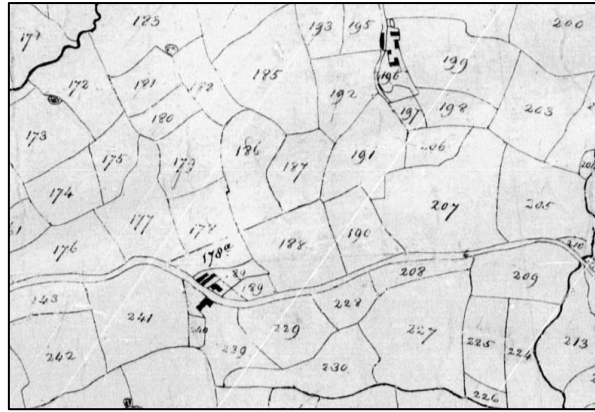


Fig.2: Extract from the 1838 tithe map.



Fig.3: Extract from the 1st edition 6'' Ordnance Survey map, surveyed in 1873.

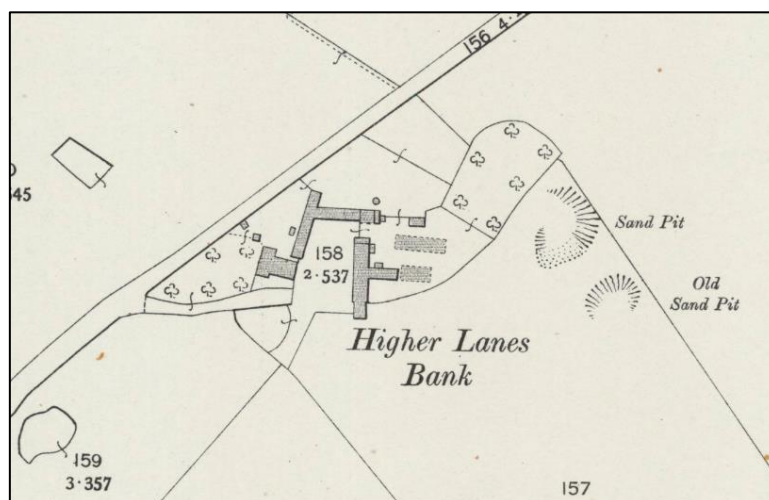


Fig.4: Extract from the 2nd edition of the 1:2500 Ordnance Survey map, revised in 1909.

4. Description

The farmstead is an irregular yard with buildings on three sides and the farmhouse at the south-western corner. The farm buildings are of several different dates – the North or Stables range probably with 18th century origins rebuilt in the early-19th century, the West Range much altered but of early-19th century remodelled in the early-mid 20th century, and the East Range probably dating to the late-19th century.

4.1 The Farmhouse

The 1876 farmhouse is a large but fairly plain building of slightly asymmetric ‘T-shaped’ plan; the top part of the ‘T’ is of two storeys with capacious attics whilst the lower ‘stem’ is of one and half storeys – though this contains the main entrance into the property.

Apart from simple segmental arched heads to the windows and their projecting sills and some moulded brick in the tall chimney stacks, the only additional decoration is in the form of some isolated *faux* timber framing in a dormer on the south side of the ‘stem’ of the ‘T’ and in the bracketed bargeboards of the steeply pitched and plain-tiled tiled roofs. The windows are a mixture of timber casements and iron-framed multi-paned fixed lights with small openers.

Attached to the north side of the lower ‘stem’ of the ‘T’ was a later tall but single-storey lean-to extension, built in brick with a roof covered in corrugated sheeting. The junction between it and the original build is evident on the late-20th century photograph (see Pl.1).



Pl.1: Late-20th century view of the farmhouse from the south-east. The junction between the original build and the later lean-to with its different coloured brick and plinth is arrowed. Further to the right is the gable end of the West Range.

4.2 The North or Shippon & Stables Range

The North or Stables Range is the oldest of the buildings on the site but appears to have been virtually rebuilt in the early-mid 19th century. There are surviving elements of timber-framing on the north elevation – with re-used timbers – but the elevations to the yard and the gables are of brick.

The yard elevation is not symmetrical, with an assortment of doorways on the ground-floor but no window openings. The original openings have segmental arched heads; those, towards the left-hand end of the elevation, appear to either be inserted or enlarged; the one nearest to the left-hand end was inserted and then blocked.

At first-floor or loft level there are, in the right-hand half, a pair of round pitching eyes with a possibly later taking-in opening in between. In the left-hand half there are two diamond pattern sets of header vents – repeated in the west gable.

The roof is plain gabled and supported on a series of fairly crude timber king-post trusses; it is covered in slate. The interior has been much altered and parts of the original first-floor or loft have been removed.

This range appears to have had stabling on the ground floor with a feed loft and possible granary on the first floor. There are no fixtures or fittings of particular note surviving within the building. It was Grade II listed on the 20th October 2005 and included in the listing are both the former Cart Hovel to the north and the Piggery (q.v.) to the south, though these are clearly not all part of the same phase.



Pl.2: Late-20th century view of the North Range or Stables, with the West Range to the left.

4.3 The West Range or Piggery

The West Range or Piggery is a long single-storey range running southwards, but at a diagonal angle, from the western end of the North Range or Stables. It clearly post-dated the early-19th century phase of the North Range or Shippon & Stable because its side walls abutted the brick-built south wall of that earlier structure, but it also pre-dates the farmhouse to the south. It is thus assumed to have been built in the mid-19th century and considerably altered in the early-mid 20th.

The front elevation to the yard appears originally to have had no proper pedestrian doorways and was mainly of plain brickwork. Doorways with very low lintels were subsequently added along with a large double doorway that utilised the wall plate as its lintel and appears to have been created for a garage.

The rear or west elevation appears to have had a large number of broad pig openings to the former yards on this side, but these were infilled in brickwork by the mid-20th century – as demonstrated by the very different bricks set in cement mortar on much of this elevation. The roof is plain gabled and covered in slate.

The interior is largely open to the roof and very low, with one room possibly associated with feed preparation – the rest used by pigs. The assumed garage section with the large doorways to the yard is obviously a later alteration. Despite being a later addition to the main early-19th century phase of the Shippon & Stable (or North) Range it is included in its Grade II listing.

4.4 The Cart Hovel

The Cart Hovel is a three-bay single-storey brick structure abutting the west end of the northern side of the North Range (or Shippon & Stable) but clearly later than it in date. It is, however, included in the Grade II listing of the older building. The range is built at the same angle as the Piggery to the south and is shown on the 1870's OS mapping. The openings face towards the west and the range, though altered, was clearly built as a cart hovel to accommodate carts, waggons and expensive farm equipment.

4.5 The Ty Bach or Outhouse

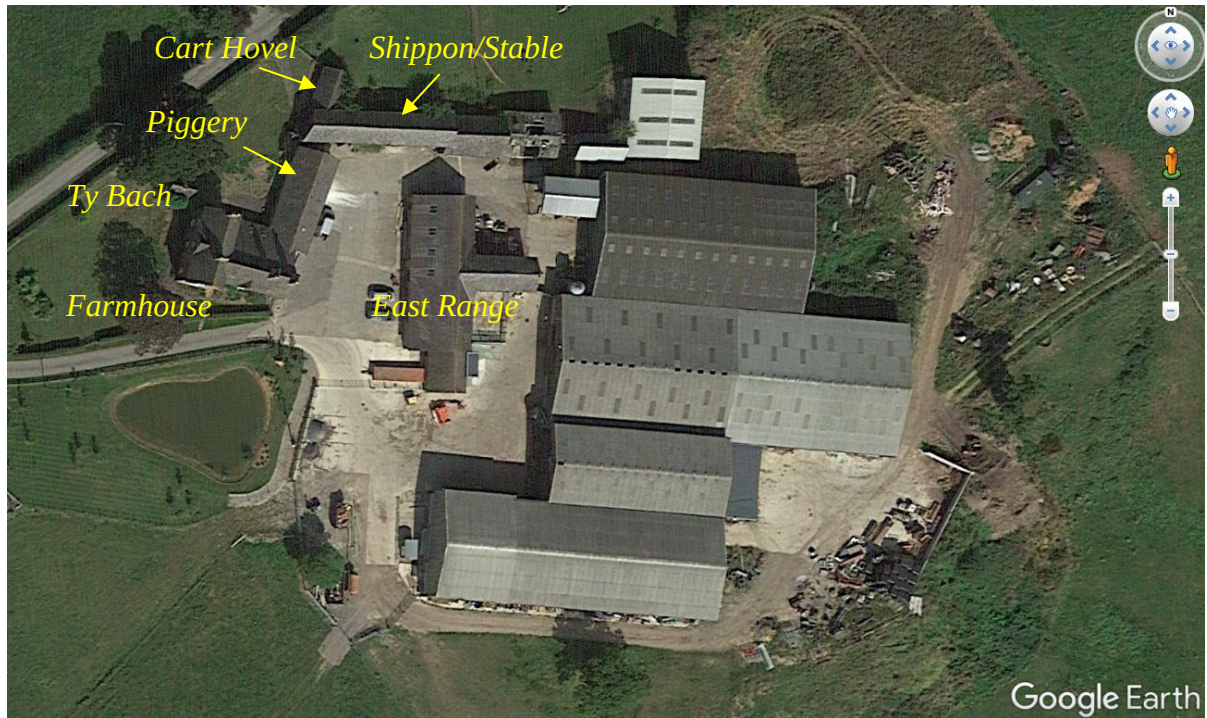
The Ty Bach or Outhouse is a small single-storey structure under a plain gabled roof in the grounds of the farmhouse, immediately to the north-west. It was also separately listed Grade II in 2005, although would clearly have been considered to be curtilage listed because of its relationship with the listed farmhouse. It presumably dates to the later-19th century.

4.6 The East Range

The East Range is a fairly large and regularly built later-19th century multi-functional range, presumably built by the Iscoyd estate. Unlike the farmhouse, shippon-cum-stable or ty-bach, this building has not been listed. It would however presumably be considered to be an undesignated heritage asset under the guidelines of the PPW.

4.7 Modern Ranges

The main farming activities are now carried out in a series of large portal framed sheds to the east of the earlier farmstead, and the older buildings have become less and less usable for modern agricultural practices.



Pl.3: GoogleEarth © image of the farm in 2018.

5. Discussion

The farmstead of Higher Lanes Bank Farm is considered to be the product of incremental development since the 18th century, impacted by farm improvements and by the diversion of the lane from passing through it to around it in the mid-19th century.

The official Cadw listing details note that according to the 1895 Royal Commission on Land in Wales and Monmouthshire, on the Iscoyd Park estate *‘six new farmhouses, bricked and slated, and homesteads to them, have been built new entirely’*.

Whilst the farmhouse of Higher Lane Bank Farm had been clearly been built in that time by the estate, it is evident that the homestead already existed for many years and had been expanded in a more piecemeal manner.

Consequently it is not one of those that could be said to have been one of the homesteads to have been *‘built new entirely’* and thus be a typical exemplar of the estate either in date or house style.

It is also considered that even the farms on the estate that were entirely rebuilt in this period do not have a particularly distinctive house style but simply reflect the better farm practices of the period during a time of considerable agricultural improvements and, towards the end of the 19th century, a severe agricultural depression.

6. The Proposals

6.1 The Reasons for the Proposals

The proposals are mainly associated with rebuilding the presently unused and partly unusable and much altered Piggery Range, as well as extending the lean-to outbuilding with its corrugated sheeted roof attached to the rear of the house and incorporating it into the domestic accommodation.

The farmhouse has been empty for several years, mainly because it was cold, draughty and damp and unsuited to habitation. It lacked a damp-course and any form of heating other than a single Rayburn heating a single radiator. The later attached lean-to was a single-brick skin structure with a corrugated iron sheeted roof and there was no scope for introducing a boiler or heating system into the very narrow kitchen.

Part of the Piggery Range was used as a wash house but only accessed from the yard. The rest was disused, not being wide enough for vehicles or tall enough for any other use; it had been disused for about half a century and was in poor and deteriorating condition with the roof requiring urgent attention; it required a beneficial new use to ensure its survival.

6.2 The Proposed Works

The existing lean-to attached to the house will become the kitchen; it will be slightly widened and slightly raised with its lean-to roof being a cat's-slide continuation of the slope of the roof of the 'stem' of the farmhouse with a slate rather than tile roof containing three small 'conservation' type roof-lights. The front elevation of the kitchen will consist of a pair of French windows flanked by three-light timber-framed windows, the composition centred between the gable end of the front or 'foot' of the house and the rebuilt piggery range.

The brickwork will be sympathetic to the existing brickwork, reflecting the present differences between it and the earlier brickwork of the house, and the corrugated iron sheeting of the roof will be replaced in slate – these distinctions in the material palette emphasising the site narrative.

The proposals will bring this part of the house up to modern living standards, as well as enabling views across the yard for security purposes and across the gardens to enhance the beneficial use of the property. It will also enhance the thermal efficiency of the building and thus enhancing its sustainability.

The proposals also link the house to the restored and altered Piggery Barn. The addition depth of the lean-to will not extend as far as the gable end of the rebuilt Piggery range, which is to become a combined utility room and garage; instead, and in order to provide a distinction between the two, a glazed recessed link will join the new accommodation in the adjacent ranges and provide an entrance to both. This will have a timber doorway on the rear elevation and be fully glazed on the opposite side to the garden area; it will have a pitched slated roof to accommodate service runs, etc.

The rear, or west, wall of the former Piggery will be retained as far as practicable to preserve its spatial relationship with the farmhouse – the additional width being accommodated by extending slightly into the yard area on the east.

The original much altered eastern wall will thus be demolished and replaced by a new one of matching brick with the requisite openings – two garage openings with timber doors and two three-light timber casement windows.

At the northern end the ephemeral link to the North Range (Shippon & Barn) will be removed, leaving a gap between the two – and also allowing the roof scars of the former link on the flank of the North Range to be expressed as part of the site narrative. The proposals are shown in Fig.5 below.



Fig.5: Proposals drawings (Gary Chesters).

7. Heritage Impact Assessment

7.1 Impact on the Listed Buildings

As outlined above there are three separately listed building within the farmstead – the farmhouse, the combined Shippon & Stable (including the North Range, Cart Hovel and Piggery), and the Ty Bach or outhouse in the garden of the farmhouse; all are listed Grade II.

There will be a degree of impact on the lean-to portion of the farmhouse, though this was a later poor-quality addition probably of around 1900. There will clearly be a degree of change to this part of the farmhouse through its reconstruction and slight enlargement of its footprint, but the basic relationship with the farmhouse will be preserved and it will also result in the better use of this area – and in a building better needed to the needs of the farm. The new build will also be environmentally more efficient.

As it was not a primary element of the house and has been little used in recent years because of its poor design and thermal efficiency, the changes to it are considered to be proportionate in terms of its scale, massing and material palette and will not impact on the heritage value of the listed building; the original lean-to contributes little if anything to the significance of the listed building and could be said to detract from it.

The proposed improvements to the house through the rebuilding of the lean-to, coupled with the new link to facilities within the Piggery Range that are necessary to the running of a modern farm, will make the house more attractive and more likely to be lived in, and thus more likely to be well maintained – thus ensuring its long-term future.

The main changes are to the Piggery range which is included in the listing of the Shippon and Stable despite clearly being a later addition. This range was largely rebuilt on the west side when the pig openings were infilled and has also been altered on the yard side with the creation of new openings, including those of the inserted garage. Because of the available internal height it has been effectively redundant for some time and is not in good condition.

The proposals will retain its basic relationship with the farmhouse to the south – through the use of the glazed link to emphasize the fact that the two are separate structures. The enlarged range remains at the same angle to the rest of the yard buildings – one of the important elements in the development of its plan form.

Whilst there is a necessary widening and heightening of the range to allow its new use, the scale, massing and material palette echo that of the older work; the new glazed link between it and the farmhouse is designed as an obvious, but subservient, piece of new work that is clearly read as a modern intervention into the farmstead.

The proposals will result in ensuring a ‘beneficial use’ of elements of the farmhouse and the Piggery Barn that presently do not enjoy such a use due either to their condition, their accessibility or internal footprint and height. To reiterate Section 4.7 of Cadw’s *Managing Change to Listed Buildings in Wales*, ‘Sometimes, building cease to be useful for their original purpose and new uses may be necessary to secure their long-term viability. This is particularly true of redundant farm buildings’.

The adaptive re-use of such buildings reflecting changes in agricultural techniques and the rural economy has always been a constant theme particularly in the development of farmsteads – including conversion of once-working buildings to dwellings. For example, as early as 1943, a *Country Life* article urged landowners and others ‘to consider the possibilities of converting semi-derelict farm buildings into sound and attractive dwellings’.

Overall, there will be an element in change as a result of these proposals, but such change is considered to equate to negligible harm to the character, setting or significance of the listed buildings. It is not considered that the elements that will be altered form part of the ‘special architectural or historic interest’ of the listed buildings.

The proposals are considered to meet all national and local planning policies related to heritage matters set out in Section 2 above and, above all, ‘...to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses....’ as outlined in the 1990 Planning Act and in para.6.5.9 of *Planning Policy Wales*.

Whilst there will be a degree of change it is considered that such change meets the requirements in Section 6.1.7 of PPW that ‘Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way’.

7.2 Impact on Adjacent Heritage Assets

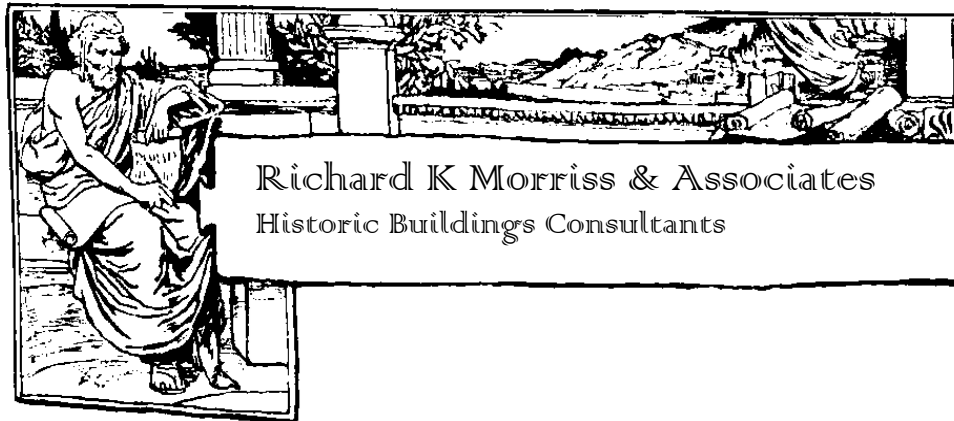
Given the location within the relatively secluded setting of the farmhouse and its grounds and the fact that there are no other listed buildings close by, it is considered that there there will be no ‘harm’ caused to the character, setting or significance of adjacent heritage assets, designated or undesignated

8. Conclusions

For the reasons outlined above the proposals are considered to be sympathetic to the historic character of the farmstead, and proportionate in terms of their scale, massing and material palette. It is considered that any minor harm caused by these proposals are to already much altered elements of the listed buildings and ones that do not contribute greatly to their significance.

Listed buildings and their settings have always evolved over time as their occupant’s aspirations evolve and such change forms part of their significance as heritage assets. This was clearly outlined in the recently superseded Welsh Office *Circular 61/96* which stated that:

‘Many listed buildings can sustain a degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted’.



The Consultancy

Richard K Morriss founded this Consultancy in 1995 after previously working for English Heritage and the Ironbridge Institute of the University of Birmingham and spending eight years as Assistant Director of the Hereford Archaeology Unit. Although Shropshire-based the Consultancy works throughout the UK on a wide variety of historic buildings for clients that include the National Trust, the Landmark Trust, English Heritage, the Crown Estates, owners, architects, local authorities, planning consultants and developers. It specialises in the archaeological and architectural analysis of historic buildings of all periods and planning advice related to them. It also undertakes heritage impact assessments and broader area appraisals and Conservation Management Plans.

*Richard Morriss is a former Member of the Institute of Field Archaeologists and of the Association of Diocesan and Cathedral Archaeologists, currently archaeological advisor to four cathedrals and author of many academic papers and of 20 books, mainly on architecture and archaeology, including *The Archaeology of Buildings* (Tempus 2000), *The Archaeology of Railways* (Tempus 1999); *Roads: Archaeology & Architecture* (Tempus 2006) and ten in the *Buildings of* series: Bath, Chester, Ludlow, Salisbury, Shrewsbury, Stratford-upon-Avon, Warwick, Winchester, Windsor, Worcester (Sutton 1993-1994). The latest work is an Historic England funded monograph on the Houses of Hereford (Oxbow 2018).*

He was a member of the project teams responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize; the restoration of the Old Market House, Shrewsbury, winner of a 2004 RIBA Conservation Award; and Llwyn Celyn, Monmouthshire, winner of the RICS Conservation Project of the Year 2019. He has also been involved in several projects that have won, or been short-listed for, other awards including those of the Georgian Group for Mostyn House, Denbigh; St. Helen's House, Derby; Radbourne Hall, Derbyshire and Cusgarne Manor, Cornwall.



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