
Cedar Hall Gresford

Wrexham Maelor (ex-Denbighshire)

An
Heritage Impact Assessment
of
Proposed Alterations
to the
Stables

July 2021

Mercian Heritage Series No.1753

**Cedar Hall Stables
Gresford
Wrexham Maelor (ex-Denbighshire)
NGR: SJ 344 550**

**A
Heritage Impact Assessment
on the
Proposed Development of the Stables**

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Summary

Proposals have been made for the conversion of the redundant former Stables of Cedar Hall – the former vicarage – to residential use. The house and stables were built around 1850 and are separately Grade II listed. 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. 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.

1. Introduction

1.1 General

Proposals have been made for the conversion of the redundant former Stables of Cedar Hall – the former vicarage – in Gresford, near Wrexham. The house and Stables are contemporary, being built on a greenfield site in 1850; they were separately listed Grade II in 1996. 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 building and any other designated or undesignated heritage assets adjacent to the site.

1.2 Report Format

The report format is straightforward. After this introductory section is an outline relevant planning guidance (Sections 2), followed by an outline history of the site (Section 3). Section 4 is an outline description of the various components of the site, Section 5 a discussion, and Section 6 a short heritage statement. Section 6 outlines the proposals, Section 7 is a heritage impact assessment of the proposals, and Section 8 is a short conclusion; Section 9 is an Appendix with reduced version of the survey plans.

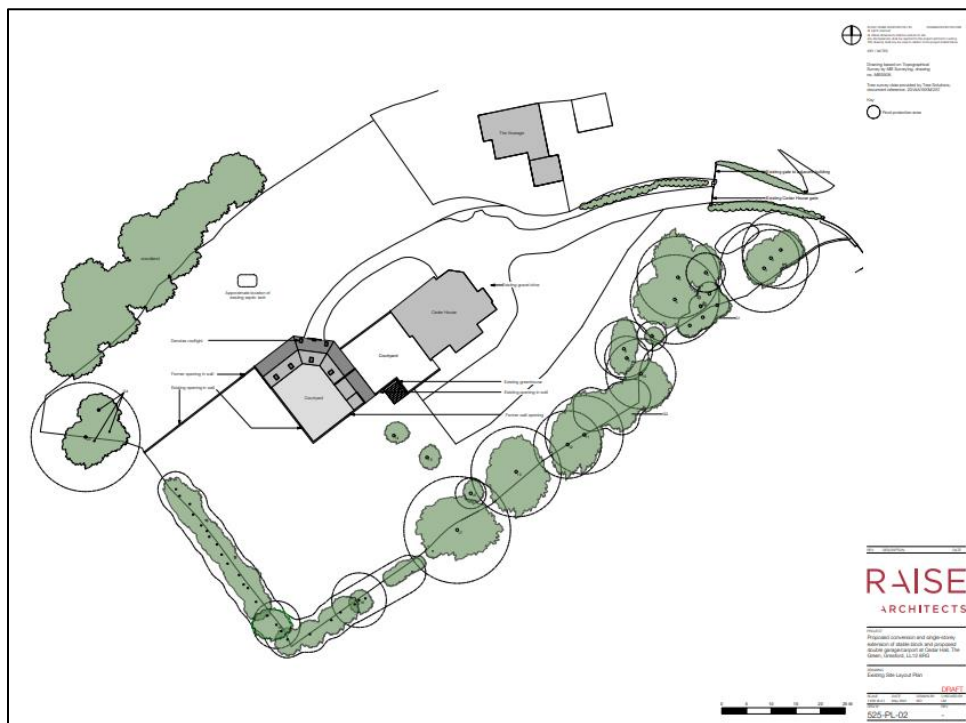
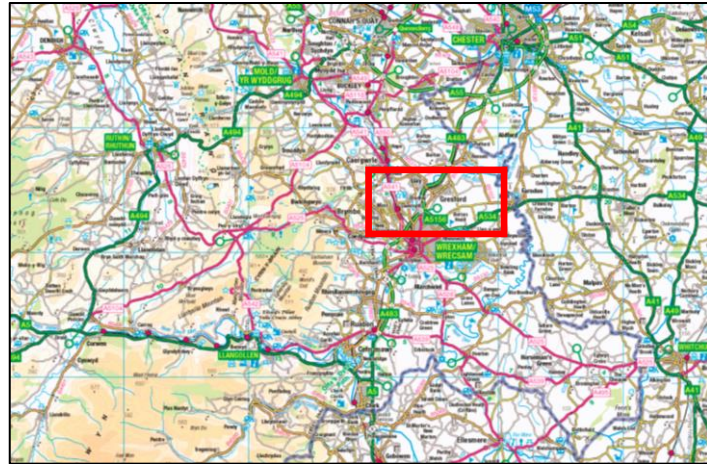


Fig.1: Location and site plan.
(OS Open Data & Raise Architects)

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 in its 10th 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 (10) 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’.

In relation to conservation areas, the PPW states that:

6.1.14: *‘There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised....’*

6.1.15 *‘There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds’.*

and

6.1.16 *‘Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area’s character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area’.*

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.’

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

3.1 Gresford

Gresford lies just to the north of Wrexham, in north-east Wales. The name is probably of Old English origin – meaning the ‘grass ford’ – presumably a crossing of the River Alyn; there have been attempts to cymrize the name and to suggest it is in fact derived from Old Welsh from ‘croesffordd’ – the ‘the cross-roads’.²

However, the earliest written form is *Gretford* in the Domesday Survey of 1086 - when it was listed in the Cheshire folios; this also indicated that the township been held by a freeman called Thorth at the time of the Conquest – which suggests Saxon occupation at that time. The settlement is written as *Gresford* in a deed of 1273.

According to the eccentric antiquary John Leland writing around the 1530’s, ‘*at Gresforde is as fair a churche as Wrexham*’.³ The size and architectural quality of the mainly late-medieval church suggests that it was built to serve a significantly larger settlement than Gresford later became.

Samuel Lewis, writing in 1840, stated that:

‘...the village is delightfully situated on the western side of the road from Wrexham to Chester, near the head of a beautiful valley....the little vale of Gresford is one of the most lovely in the principality, abounding with pleasing and interesting objects, enlivened by the meanderings of the river Alyn through its meadows, and finely varied with richly wooded eminences, on one of which stands conspicuously its beautiful church, remarkable for the elegance of its architecture...’.⁴

In 1848 the railway came to the area, leading to one guide complaining that ‘*The little vale of Gresford was one of the most lovely in the principality; but the Shrewsbury and Chester Railway has invaded its tranquil retreats, and somewhat marred the picturesque charms of this locality*’.⁵

The arrival of the railways also accelerated the exploitation of the local coalfield. A major colliery was begun on the edge of the village at the start of the 20th century employing several thousand people, leading to extensive new housing to the west of the original settlement. The scene, in 1934, of one of the worst British mining disasters, the colliery closed in 1973.

Despite the industrialisation of the area in the past century or so and the expansion of nearby Wrexham, the historic core of Gresford around a green and the parish church is still distinct from those later housing developments.

² Owen, H Wyn, & Morgan, R, 2008, *Dictionary of the Place-Names of Wales*, 175

³ Smith, L Toulmin (ed.), 1964, *The Itinerary of John Leland*, Vol.III, 69

⁴ Lewis, S, 1840, *A Topographical Dictionary of Wales*, np.

⁵ Hicklin, J, 1853, *The Illustrated Hand-book of North Wales*

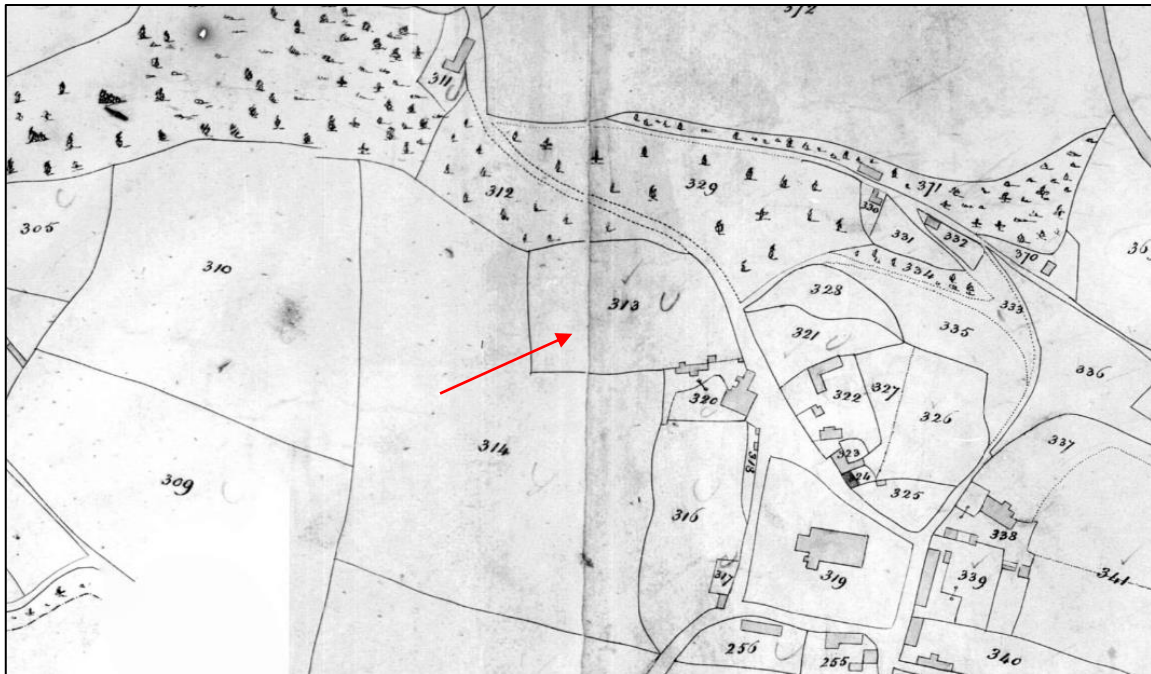


Fig.2: Extract from the 1843 tithe map, site arrowed.



Fig.3: Extract from the 1st edition 6'' Ordnance Survey map surveyed in 1872. The location of the new build associated with the scheme is arrowed; note the existence at this time of other structures against the garden wall and the fact that the house and stables were then linked by a now missing wing (see below).

3.2 Cedar Hall

In 1846 Dr Vowler Short became Bishop of St. Asaph and in the following year appointed his brother-in-law, Robert Wickham to the vacant living at Gresford; in 1854 the bishop appointed Wickham Archdeacon of St. Asaph and a canon at his cathedral – with a combined income of well over £1,000. Wickham had previously been the headteacher of one of the largest private prep schools in England, Twyford, near Winchester and appears to have already been quite wealthy.⁶

The overt nepotism of Wickham's appointment was fairly typical of the period, but Bishop Short was also considered as being fairly advanced in many ways and did much to encourage the repair of churches and the building of new schools and rectories. One of the grandest of the new rectories was that built for Wickham at Gresford, shortly after his appointment. The original vicarage was then sold off.

The new house was built within the glebe on an arable field, called Barn Field, which had previously been leased along with the adjacent Inn. The size and architectural aspiration of the new rectory probably owed more to Wickham's personal income rather than episcopal grants. The architect was Thomas Jones (c.1794-1859) of Chester and his nephew, Edward Hodgkinson (1840-1909), supervised the construction work. Jones practised mostly in north Wales and was County Surveyor of Flintshire; he specialized in Tudorbethan Gothic.

The 1851 census lists Robert Wickham, then aged 48, together with his wife Jane, two daughters, Elizabeth and Laura, a groom, and four house servants including a cook. The household appears to have remained fairly static. Bishop Short, incidentally, evidently remained close to Wickham after he retired and was staying at Gresford Vicarage when he died, aged 83, in 1872. Robert Wickham remained vicar of Gresford and lived at the vicarage until his death at the end of 1880 aged 78.

Old mapping of that period shows that the present house was once slightly larger, with one rear wing extending as far as the now separate stable court and coach house range; similarly, the mapping indicates a narrow range along the south-eastern side of the stable court as well as buildings against the inner face of the north-western wall of the walled garden area beyond the stable court – and a detached building within that area and a larger one just outside (see Fig.3).

Apart from the loss of those elements in the mid-20th century the property appears to have been relatively little altered, although the setting was changed by the construction during the same period of a large detached property in the former gardens immediately to the north of the house – significantly reducing the once spacious aspect at the entrance into the grounds.

⁶ Wickham's descendants continued to have connections with the school, several becoming headmasters, until the mid-20th century.

4. Description

4.1 Setting

The Stables lie to the rear, or south, of the former vicarage – now Cedar Hall. The house is a deliberately asymmetric two-storey composition built of dark red brick with ashlar detailing in a vaguely Tudorbethan style with coped stone gables and tall decorative chimneys.

Windows are mainly timber cross-mullioned sashes set within openings with stone lintels and sills. The entrance is set in a canted section at the north-western corner of the building and set behind a three-bay ashlar loggia with four-centred arched heads; above the entrance is the only window with ashlar quoins.

To the rear of the house is a rear courtyard overlooked by the two gabled rear wings – its layout and character now significantly changed due to the demolition of a former link block along the west side of the yard that butted against the adjacent stable court.



Pl.1: Cedar Hall from the north, with the entrance to the Stables in the distance to the right.



Pl.2: The Stables (right) from the west, with the rear of the house to the left.



Pl.3: The stable court from the south, with the house beyond.

The location of the stable court was clearly deliberately set a little to the north-west of the alignment of the house and its rear yard so that the canted angled entrance into the stables was visible from the entrance to the house – and its angle echoed the angled loggia of that entrance.

The Stables are formed of two main sections – a two-storey canted ‘L-shaped’ portion incorporated the main coach entrance into the yard, and a single storey extension against its south-eastern gable end.

These two sections form the north-west and north-eastern sides of the stable yard, the other two sides formed by tall brick walls. For convenience, in this report these will be considered as the west and north wings of the Stables respectively, and all other compass points considered accordingly. Further to the south is a grassed area bounded on one side by a continuation of the west wall of the west wing of the stables, with another wall at right-angles to it.



Pl.4: The entrance to the Stables.

4.2 The Buildings

4.2.1 The Main Section

4.2.1.01 The Exterior

The Stables are built of not particularly regular hand-made brownish-red bricks. On the principal external elevations to north and west these are laid to an English bond (of alternating courses of stretchers and headers) but on the other elevations the bond is a less regular and less well laid English Garden Wall bond (with three or more rows of stretchers between each row of headers). At the wall heads are simple projecting eaves detailing.

The main cartway entrance into the stables is in the canted north-western angle of the complex. This has a four-centred brick-arched head; in the jambs are stone pintle blocks for the strap hinges of the pair of plank doors. To either side of the opening are tall windows with segmental arched brick heads and multi-paned fixed glazing. Above the opening is a raised gable with stone coping topped by a brick chimney.

The flanking outer wall of the west wing of the Stables is plain apart from a single taking-in doorway at attic level. The outer wall of north wing is difficult to assess because of overgrowth, but seems also to have been plain – although part of the scar of the former linking range to the house is evident. The end gables of both of the wings are plain. The northern one is abutted by the lower extension to the east.

The yard elevation of the canted entrance section contains the virtually full-width inner doorway, which has a four-centred brick arched head but no doors. The left, the inner wall of the west range has a primary doorway and window opening on the ground floor, each with a plain segmental arched brick head. The door has a plain plank door and the window a three-light mullioned timber casement. Above the window is a smaller one, also with segmental arched head, now blocked in brick.

The yard elevation of the north wing is dominated by the broad coach opening; this has a timber lintel above double ledged and braced plank doors. Above is a taking-in doorway to the loft with a strap-hung plank door.

4.2.1.02 The Roof

The roof follows the canted footprint of the Stables with coped gables at either end; the outer slopes of the roof are hipped on either side of the angled entrance section. The roof covering is of slate with ceramic bonnet tiles; there are roof-lights on both outer and inner roof slopes.

The section of roof over the west wing is structurally of two bays, with an intermediate king-post truss; there is a single bay over the shorter north range and over the entranceway. The truss and the brick cross walls flanking the entrance support a single tier of purlins supporting the common rafters. Some of the roof timbers are re-used.



Pl.5: The inner elevations of the stable court.



Pl.6: The roof over the west wing of the Stables.

4.2.1.03 The Interior

The Ground Floor

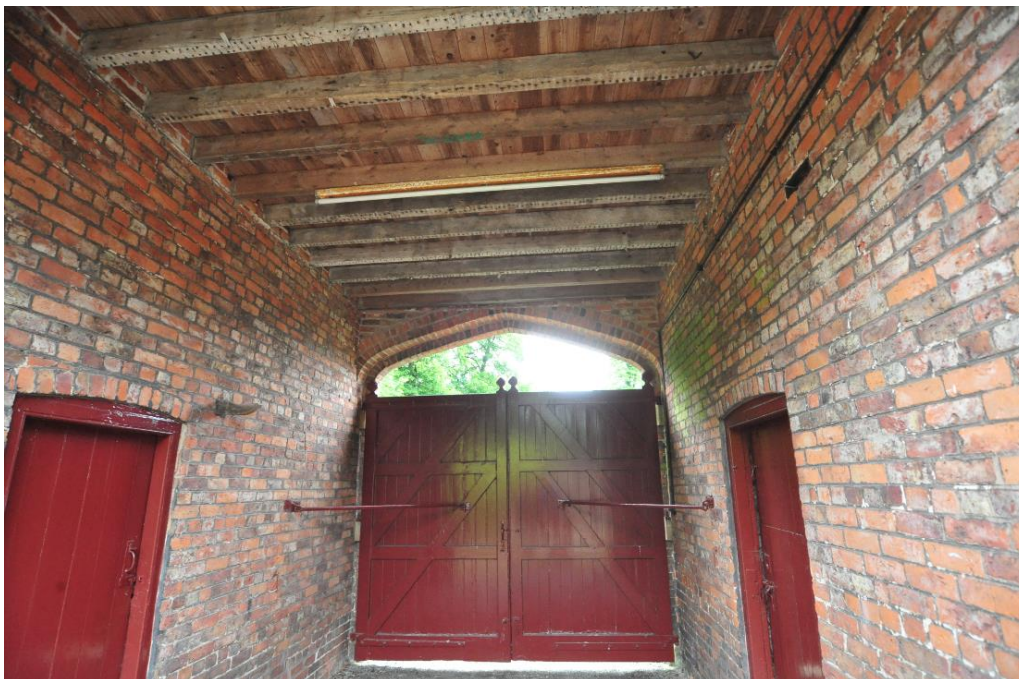
The entrance carriageway through the Stable's north-western corner is rectangular in plan and has bare brick walls; it once had a lath-and-plastered ceiling but that has been removed exposing the common joists of the loft floor. There are doorways with plank doors on either side leading into small virtually triangular spaces between the carriageway and the adjacent rectangular spaces in the wings to either side, lit by the windows flanking the entrance.

The eastern one has a cobbled floor, plastered walls and ceiling. In one corner is a small raised manger as well as a tethering ring beneath the scar of an iron corner hayrack and this space was presumably some form of loose box. The western space has a quarry tiled floor, in very poor condition, and plastered walls and ceiling. In one corner is a simple but well-proportioned stone chimney piece. This was presumably the groom's room.

The north wing contained the tall coach house on the ground floor; this has a cobbled floor and plain-plastered walls and ceiling. The west wing contains the stables and retains a set of four stalls. The stalls have cast-iron end columns and 'swan's neck' top-rails, with vertical plank dividers. The floor is brick paved and the walls plastered. The first floor structure has been renewed and is contemporary with a set of timber steps at the southern end of the wing.

The Loft

There is a loft over the whole range, open to the roof and lit by rooflights. The floor level is varied, because of the different heights of the spaces on the ground floor. The individual spaces are separated by brick cross walls rising to the purlin level, with central openings in between.



Pl.7: The carriageway entrance.



Pl.8: The groom's office fireplace.



Pl.9: The stabling in the ground floor of the west wing.

4.2.2 The Single Storey Section

The eastern single-storey section attached to the east gable of the north wing has, on the north side facing the rear yard of the house, two doorways with segmental head, the western one being a wider opening with a head of two rings of brick. The other doorway has just a single ring of headers and contains a plank door. To its left is a tall but narrow window opening with segmental arched head and fixed multi-paned glazing.

On the stable yard side immediately next to the gable end of the two storey portion of the north wing is the open-fronted cart shed section, topped by a coped half gable and, to the left of that, a rebuilt lean-to brick shed at the north-eastern corner of the yard.

The roof over the western portion is dual pitch; its northern slope is continued to the end of the range. On the yard side this half of the roof ends in a coped half gable, as the lean-to beyond is significantly lower. Above it is a raised spine wall.



Pl.10: The north wall of the single storey portion of the stable court.



Pl.11: The single storey section from the south.



Pl.12: The inner face of the eastern stable yard wall.

4.2.3 The Yard Walls

The yard walls forming the east and south walls of the stable court are contemporary with the stable buildings. They are built of the same type of brick, laid to an even looser English Garden Wall bond and topped by a plain stone coping.

Towards the northern end of the east wall is a blocked doorway with a segmental arched head. On the west, or yard, face is clear evidence of limewash, buttress remnants and some joist pockets associated with the missing east range shown on the old mapping.

In the south wall is a doorway with a crude flat-arched brick head; there is further evidence of former structures built against it. There is no break between the brickwork of this wall and that of the south gable end of the west wing of the Stables.



Pl.13: The south side of the south stable yard wall.

4.2.4 The Garden Wall

The tall brick garden wall continues the alignment of the west wall of the west wing of the Stables but is not contiguous with it; instead, there is a clear vertical break between the two – the garden all butting against the wing. Towards the southern end of the wall is a doorway with segmental arched head – with a vertical construction break just to the north of it.

Towards the northern end of the wall, but only obvious on the east side, is a blocked opening or recess beneath a segmental arched head. There are also traces in limewash indicating the location of structures built against the wall and shown on the old mapping.



Pl.14: The eastern face of the western garden wall; note evidence for earlier structure built against this side of the wall in the past and the blocked former doorway (arrowed).

5. Discussion & Heritage Statement

Both Cedar House and its former Stables were separately listed Grade II in 1996 and are thus both of national, as opposed to regional, significance. The Stables were built in 1850 built at the same time as, and to serve, the Rev. Wickham's new vicarage – now Cedar House. The two were built as a single composition, with the design of the Stables a diluted version of the Tudorbethan design of the house. The link was emphasised by the use of an angled entrance to the Stables echoing the angled entrance to the house itself – the entrance to the Stables thus being visible from anyone approaching the entrance to the house. This is also the reason why the brickwork of that elevation is of better quality than the rest.

The design of the Stables has some limited architectural merit but is not by a major architect and as stabling the interior arrangements were clearly compromised by the plan form. Its main significance, as outlined in the listing details, is '*as a good example of a mid C19 stable block which retains some original features*' and it evidently contributes to the setting of the former vicarage – especially as the two were once physically linked.

By the start of the 20th century the Stables would have effectively become redundant as motor vehicles replaced the coach and horse. The coach house section was converted to a garage and the stable section seems simply to have been abandoned.

The external shell of the Stables and the character stable court have been relatively little altered since it was first built, apart from the loss of the link to the house, the range against the southern side of the yard, and its general domestication. Some openings have also been blocked. The other changes are the roof lights.

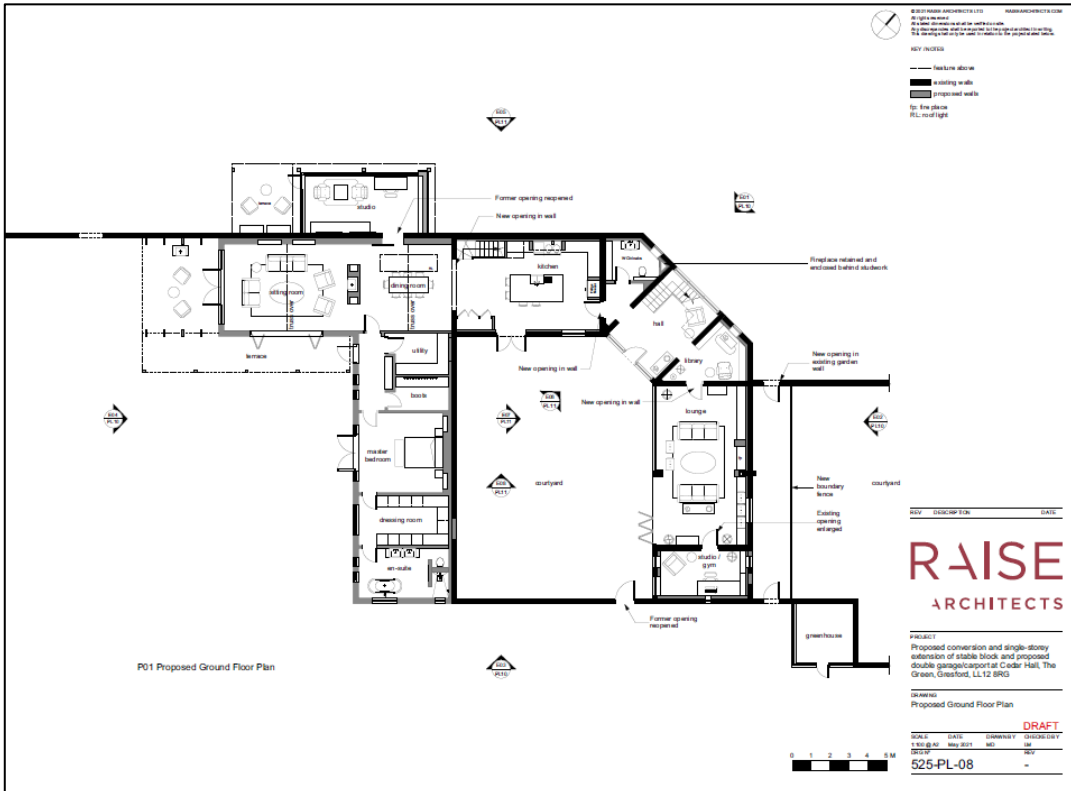
The main changes have been internal, with the changes to the interior of the former coach house section, the re-flooring of the stables section and other modifications. Many of these changes were the result of later-20th century work, as noted in the listing details when the building was listed in 1996 which stated that '*the buildings show signs of alteration and were restored in the late C20*'.

6. The Proposals

The Stables have been largely redundant for many years, used only for *ad hoc* storage associated with the house. The buildings have been maintained with some repairs clearly required to the attic floor in particular. However, without any viable use the buildings are in danger of disuse and, potentially, lack of long term maintenance.

Proposals have been developed for the adaptive reuse of the existing buildings as a dwelling. The appearance of the exterior will be retained and most changes are to be internal, though respecting much of the basic plan form. Existing or former openings are to be reused in the scheme.

Given the limited available footprint within the existing footprint, two small single storey additions are planned within the partly walled garden area to the south of the stable yard. These are to be arranged in an 'L-shaped' footprint with one range along the inside of the western wall and a second on the south side of the south wall of the stable yard. In addition, a small addition is intended on the north side of the west wall.



Figs.4 and 5: The proposed ground (bottom) and top floor plans.

7. Heritage Impact Assessment

7.1 Impact on the Listed Building

7.1.1 Physical Impact

The physical impact on the listed building is mainly confined to the interior. There will be some minor changes to the exterior, mainly associated with the re-ordering of existing openings. For example, the main entranceways to the carriageway are to be infilled with glazing and taking-in doorways at loft level will be glazed – their shutters retained in the ‘open’ position.

The large doorway of the coach house section will be glazed as well and on the east side of the west wing the existing doorway will be glazed and the existing window converted to French windows by lowering the sill; the blocked window above is to be re-opened. In order to provide additional light to the proposed bedrooms on the loft level, round ‘pitching eyes’ are to be introduced in the coped gables.

The internal changes retain the basic plan form but do involve the introduction of a handful of doorways; the main impact is the opening out of the ground floor portions of the gable ends. The existing loft floors will be lowered carefully to create a uniform upper floor. The other loss will be the long-redundant stable stallage – and although that is to be regretted it is also inevitable in most domestic conversions simply because retention of such stallage makes the logical re-use of the building impractical. There could be a way of retaining one of more of the stall dividers within the remodelled building, but that would be a bonus.

Overall it is considered that these proposals will have a limited impact on the external fabric of the Stables, and that the proposed internal changes are well considered and necessary for the adaptive reuse of the building.

7.1.2 Impact on Setting

The proposals will result in no impact on the setting of the Stables as viewed from the north and north-west as the new build sections are to the south within the walled garden area. The tall walls will effectively screen all but the roof tops of the low single-storey new build within the garden area in views from the west and from within the stable yard itself.

The tall walls of the south and east side of the stable yard define the dimensions and enclosed nature of the yard and contributes to the significance of the setting of the listed building as a component in a planned complex of individual spaces – the rear yard of the main house; the stable yard; and the partly walled garden.

It is considered that the proposed new build element respects that aspect of the present setting of the building, especially as the impact on the interior of the stable yard is confined to remodelling of existing openings rather than to its integrity as a designed and confined space.

Similarly, the lack of significant change to the north and west sides of the Stables means that the spatial and visual relationships between the former vicarage and its stable court as seen from the significant views of approach from the north are also little altered.

The western garden wall to the south of the stable yard would be considered to be curtilage listed, and one of the new single storey ranges is to be built against its eastern side. As noted above (Section 4.2) the old mapping and the existing archaeological evidence shows that there were buildings against this side of the wall – though further to the south than the one proposed; nevertheless there is clear precedent for structures against this wall.

The only element of the proposal to break out from the enclosures of the stable yard or walled garden is the small flat-roofed glazed studio, accessed by the re-opening of a blocked doorway through the wall. Whilst there is no precedent for such a structure abutting this side of the wall, there is for a larger detached structure in close proximity.

7.1.3 Heritage Assessment

Overall it is considered that there whilst there would be a degree of change to the listed building through these proposals, there would be little or no harm as defined by the PPW or the 1990 Planning Act. The general character of the building is retained and its most significant elements – the external shell and its relationship with the former vicarage – are conserved.

7.2 Impact on Adjacent Heritage Assets

The Stables are in a fairly secluded site away from the centre of the village and the cluster of listed buildings and undesignated heritage assets round the listed parish church – one of the finest later medieval churches in Wales - on the Green. There are no views, reciprocal or otherwise, between these heritage assets and the Stables.

Consequently, the only designated heritage asset that could be impacted by these proposals is Cedar Hall – the former vicarage for which the Stables were built. The house is briefly described above, as is its historical and spatial relationship with the Stables.

The key contribution that the Stables makes to the significance of the setting of Cedar Hall is in its role as a primary component within the planned compartmentalised complex of the house, stables and gardens.

The least altered aspect of this is in the views on the approach to the house from the north, in which the Stables can be seen in the distance echoing the overall Tudorbethan style of the house and the canted main entrance to the property. This element will not change greatly, except for the glazing of the main carriageway entrance into the Stables.

The visual impact to the rear of the house looking across its rear yard towards the Stables and the part walled garden area will be limited. It is also an area that was considerably altered by the demolition of the former link wing between the house and the stable, and of the former eastern range in the stable yard. The tall southern wall of the stable yard also effectively screens the proposed single storey new build within the former part walled garden.

8. Conclusions

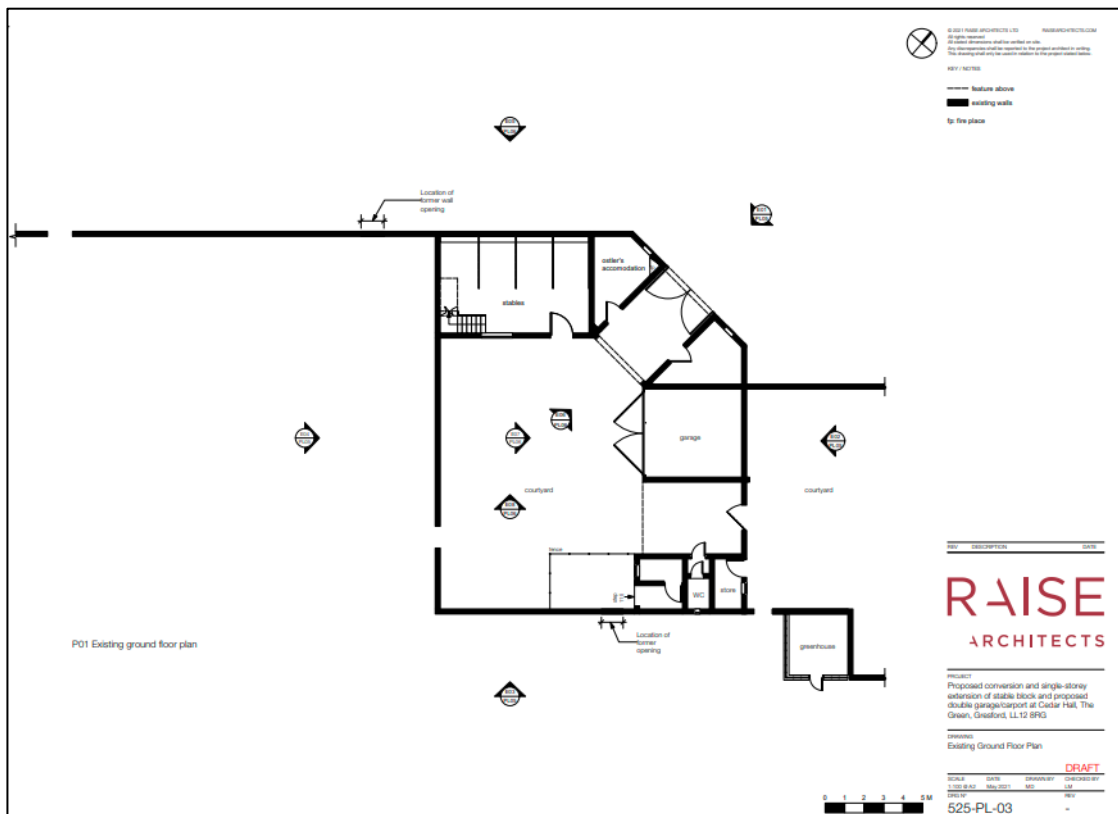
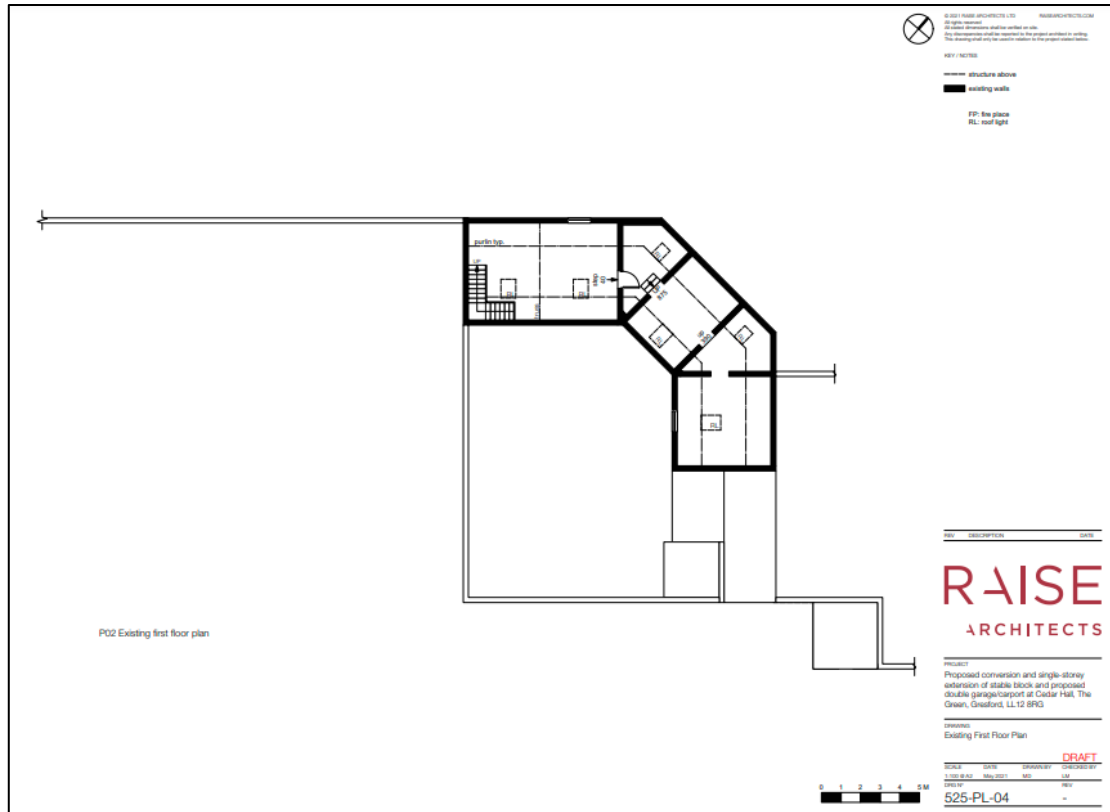
For the reasons outlined above the proposals for the redundant Stables of Cedar Hall are considered to be well-designed, sympathetic to the historic character of the building, and proportionate in their scale, massing and material palette. It is considered that any minor harm caused by the limited alterations to the standing buildings and the additions in the former part walled garden area are outweighed by the advantages of the scheme in ensuring the long-term future of the building through the creation of a new dwelling.

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:

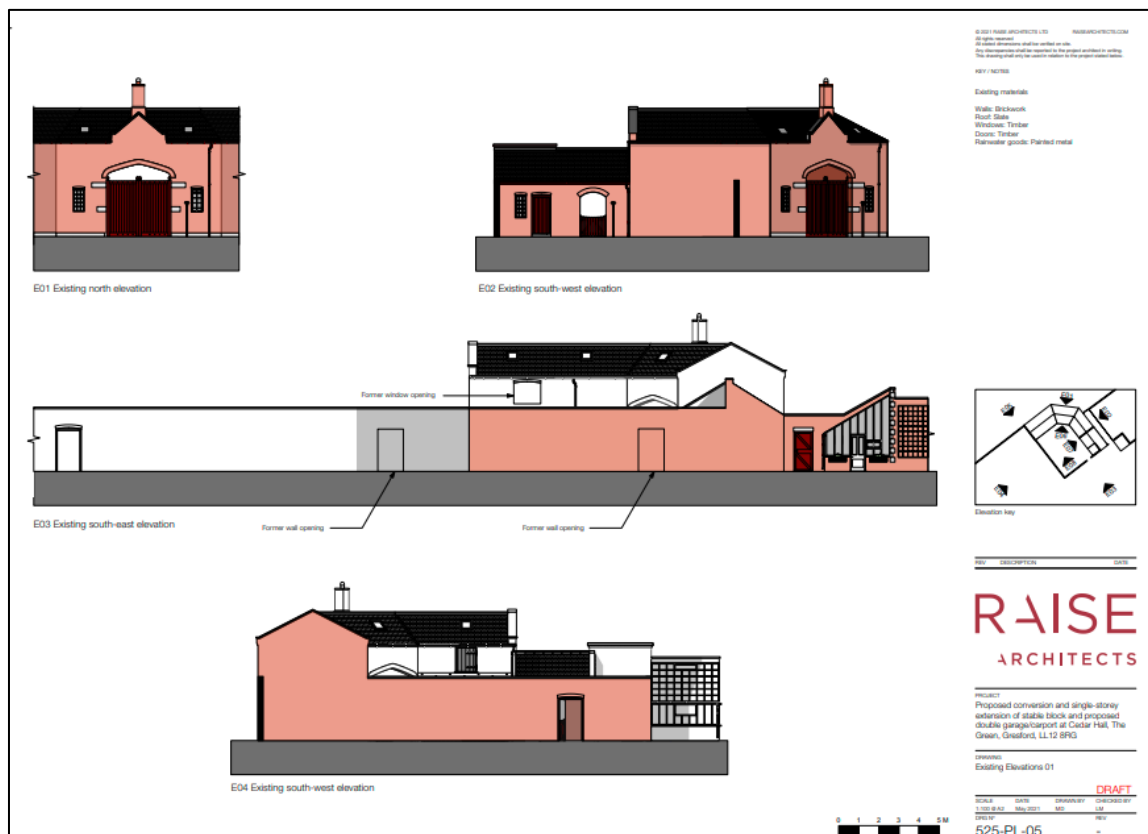
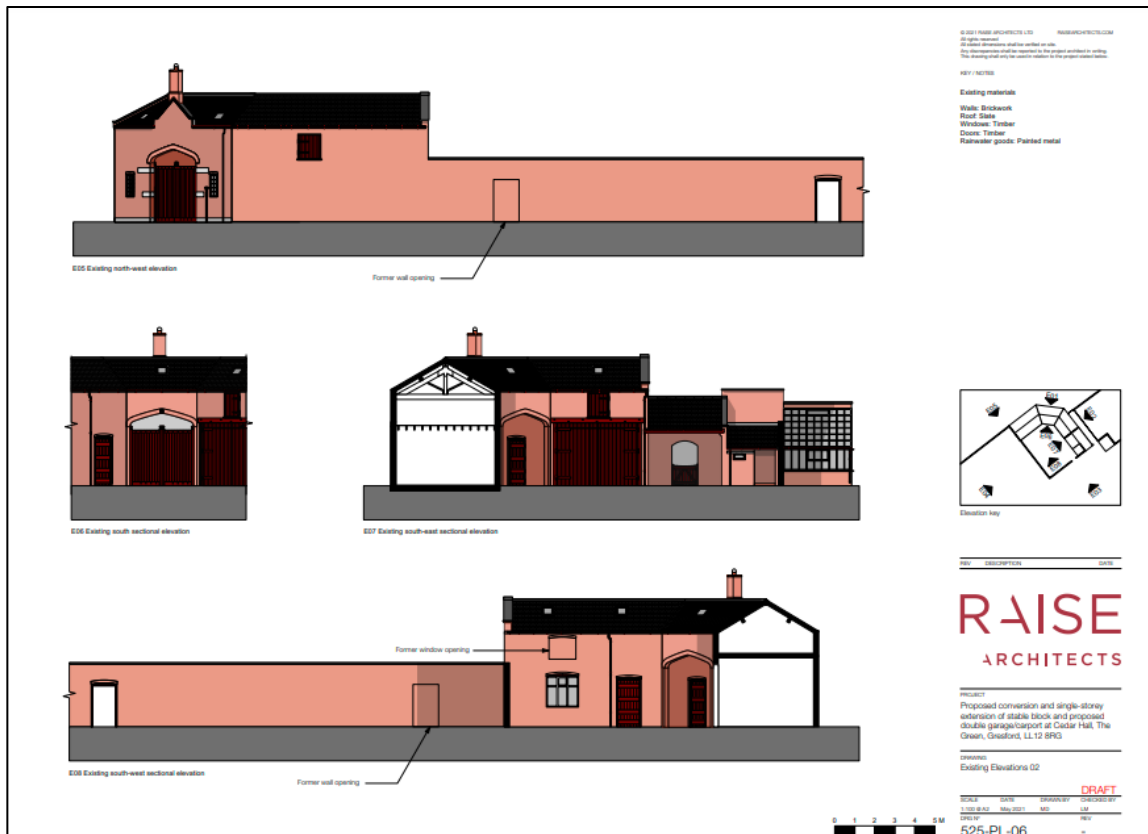
'Many listed buildings can sustain a degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of new alterations or additions,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

9. Appendix: Reduced Survey Drawings

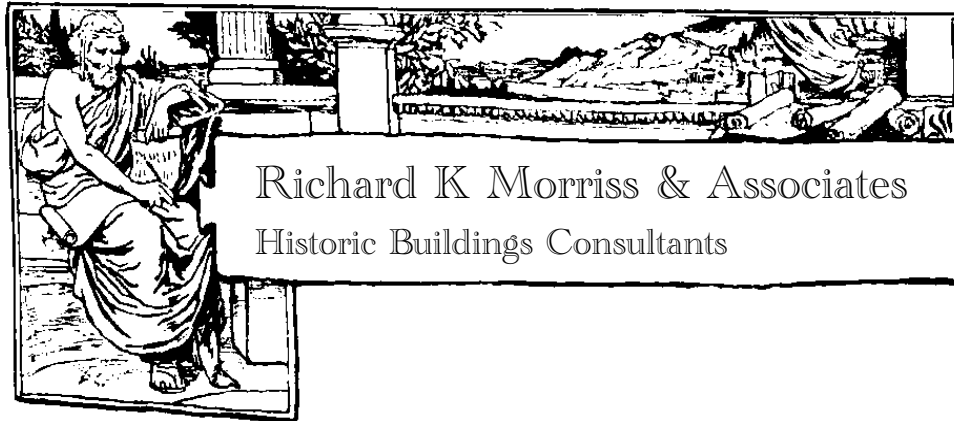
The following survey drawings are significantly reduced and included for context. They were produced by Raise Architects – the firm responsible for the proposed conversion of the property.



Figs.6 and 7: Ground floor (bottom) and first floor plans.



Figs.8 and 9: Existing elevations.



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, 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, 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, archaeological advisor to four cathedrals, occasional lecturer at Bristol and Birmingham universities, 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 team responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize.*



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