
15 York Street
Clitheroe
Lancashire

A
Heritage Impact Assessment
of
Reinstating of a Gate

October 2022
Mercian Heritage Series No.2016

**15 York Street
Clitheroe
Lancashire
NGR: SD 745 420**

**A
Heritage Impact Assessment
on the
Reinstating of Yard Gates**



**October 2022
Mercian Heritage Series 2016**

**15 York Street
Clitheroe
Lancashire**
NGR: SD 745 420

Contents

1. Introduction	3
2. National Planning Policy Framework Guidance	5
3. Notes on Heritage Impact Assessments	6
4. The Setting	10
5. Outline Description	11
6. The Cartway	13
7. Discussion	15
8. The Proposals	16
9. Heritage Impact Assessment	17
10. Conclusions	17
11. Appendix I: Sample Photographs	19
12. Appendix II: Listing Details	21
13. References	22

**15 York Street
Clitheroe
Lancashire
NGR: SD 745 420**

Summary

There are proposals being developed for the reinstatement of gates to the cartway entrance through Nos.15 and 17 York Street, part of a Grade II listed terrace in Clitheroe, Lancashire.

This report has been produced under the guidelines of the National Planning Policy Framework to assess the potential heritage impact of the proposals on the listed building or on any adjacent heritage assets. It is not concerned with other planning matters. It concludes that the proposals are considered to be well-planned and proportionate and there will be no harm, substantial or less than substantial, to the character, setting or significance of the listed buildings or to any adjacent heritage assets. Consequently, neither Sections 66 or 72 of the 1990 Planning Act nor paragraphs 201-3 of the NPPF would be engaged.

1. Introduction

There are proposals to reinstate gates to the cartway through Nos.15 and 17 York Street, Clitheroe, part of a terrace probably dating to the early-19th century. The building is Grade II listed and in a conservation area. This Consultancy was commissioned to assess the significance building as well as the potential heritage impact of the proposals on it and on any adjacent heritage assets. The remit does not extend to any other planning matters.

1.1 Report Format

The report format is quite simple. After this brief introduction, there are short sections on the requirements of NPPF (Section 2) and Heritage Impact Assessments (Section 3). These are followed by an outline of the setting and history of the site (Section 4). Section 5 is an outline description of the building, Section 6 a description of the cartway and Section 7 is a discussion. Section 8 outlines the proposals and Section 9 is a heritage impact assessment. Section 10 is a conclusion, Section 11 an Appendix with relevant photographs in the vicinity, Section 12 a second Appendix with a copy of the listing details, and Section 13 a list of the references used for this report.

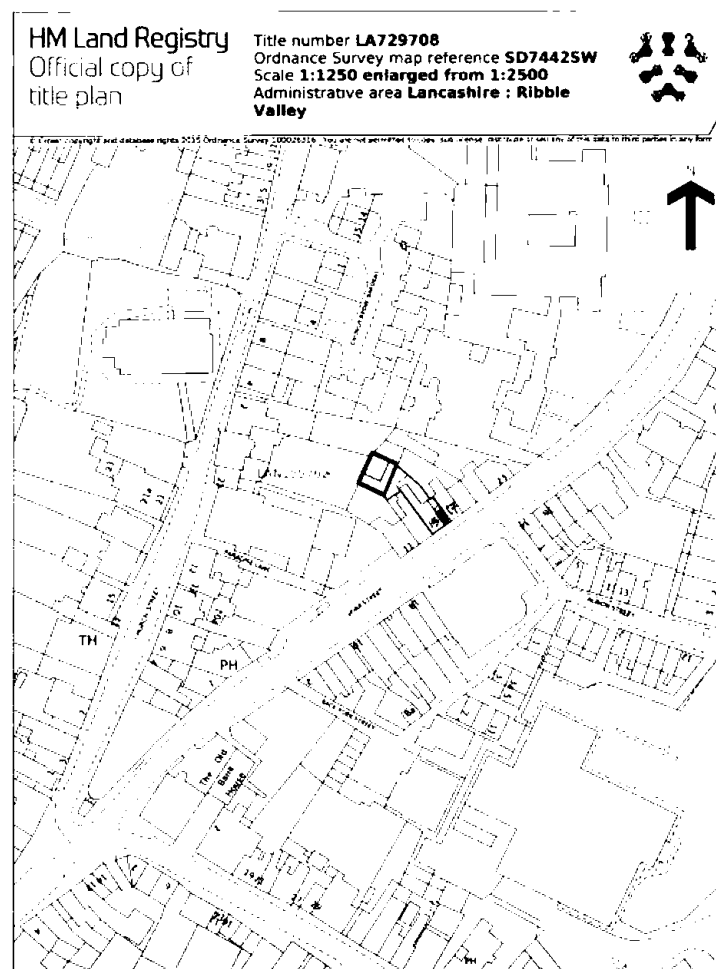
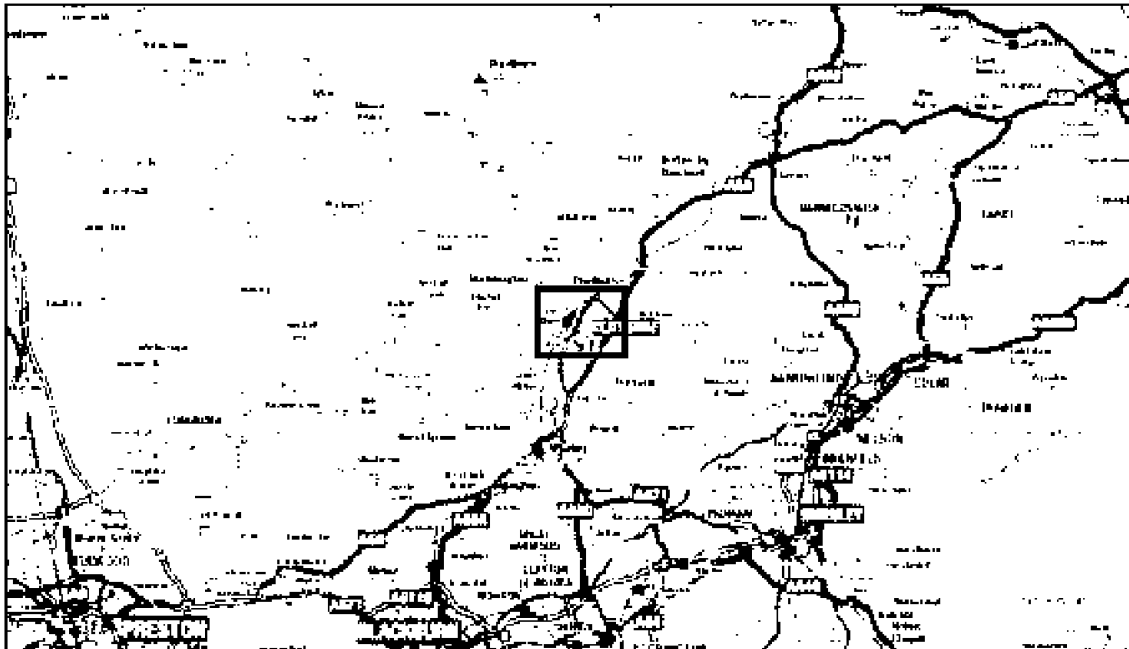


Fig.1: Location Plan..
(Ordnance Survey Open Data/Land Registry)

2. Legislation and the National Planning Policy Framework Guidelines

2.1 The National Planning Policy Framework

Planning law relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 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 and states that:

*‘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

Section 72 of the same Act states that, in relation to conservation areas:

*‘with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.*²

Government guidelines regarding the listed buildings and conservation areas legislation in the 1990 Planning Act changed twice in two years, resulting in the introduction of a new *précis* of planning guidance published in March 2012 – the *National Planning Policy Framework* (NPPF) – which replaced all other separate *Planning Policy Guidelines* and *Planning Policy Statements*.³ A revised version was published in July 2018, another in February 2019 and yet another in July 2021⁴. The glossary of the NPPF described ‘heritage assets’:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

The main relevant paragraph in the NPPF states that local planning authorities should require applicants:

*‘...to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposals on their significance’.*⁵

3. Heritage Impact Assessments

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

² *Ibid.* section 72

³ Department for Communities & Local Government, 2012, *National Planning Policy Framework*.

⁴ Ministry of Housing, Communities & Local Government, 2018, *National Planning Policy Framework*.

⁵ *Op. cit.*, para. 189

3.1 General Introduction

The purpose of a heritage impact assessment (HIA) is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

The nature of the heritage assets and the potential impact upon them through development are both very varied. The heritage assets include both designated heritage assets – such as listed buildings, scheduled ancient monuments and conservation area – and non-designated heritage assets, a rather uncomfortable and sometimes subjective category that includes locally listed buildings, field systems, buried archaeological remains and views.

The degree of impact a development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's *Conservation Principles* and *Informed Conservation*, and recent material from the newly formed Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.⁶

3.2 Definition of Setting

Setting, as a concept, was clearly defined in PPS5 and was then restated in the NPPF which describe it as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

The latest version of the Historic England guidance on what constitutes setting is virtually identical to the former English Heritage guidance:

⁶ English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*; Clark, K, 2001, *Informed Conservation*

‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.’⁷

The new Historic England guidance also re-states the earlier guidance that setting is not confined entirely to visible elements and views but includes other aspects including environmental considerations and historical relationships between assets:

‘The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance’.⁸

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (GPA3) of 2017 - suggests a five-step approach.⁹

The steps are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

⁷ Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (2nd ed.), para.9

⁸ *Op.cit.*, Part 1, reiterating guidance in the PPG of the NPPF.

⁹ *Op.cit.*, para.19

3.3 Definition of Significance

The glossary of the *Planning Practice Guidance* (PPG) to the NPPF defines significance as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

These are further explained as:

- **Archaeological interest:** *as defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*
- **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The PPG also states that:

‘Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’’.¹⁰

but cautions that:

‘A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process’.¹¹

3.4 Definition of Harm

¹⁰ Planning Practice Guidance, 2014, paragraph 39

¹¹ *Ibid.*

Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – *substantial* and *less than substantial*. Paragraph 201 of the revised NPPF states that:

‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable use of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use’.*¹²

Paragraph 202 of the revised NPPF states that:

‘Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use’.

High Court rulings have emphasised the primacy of the 1990 Planning Act – and that it is up to the decision makers in the planning system to ‘*have special regard to the desirability of preserving the [listed] building or its setting*’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

The judgment was endorsed by Lord Justice Lewison at the Court of Appeal, who stated that:

*‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused’.*¹³

4. Setting

¹² Ministry of Housing, Communities & Local Government, *op. cit.*, para.201

¹³ Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383)

Clitheroe, centred on its Norman castle, is an ancient market town in the western Pennines of Lancashire. It lies in the Ribble valley between the Forests of Bowland, to the north, and Pendle, to the south.

No.15 York Street forms part of a late-18th to early-19th century three-storey terrace of more than one phase on the north side of the street leading eastwards away from the core of the town. The terrace is of locally derived rubblestone faced in render.

The terrace is clearly shown on the earliest detailed maps of the town, including the 1842 tithe map and, in more detail, on the 1:500 Ordnance Survey map surveyed in the 1840's, which clearly shows the cartway through No.15 (see Fig.2).

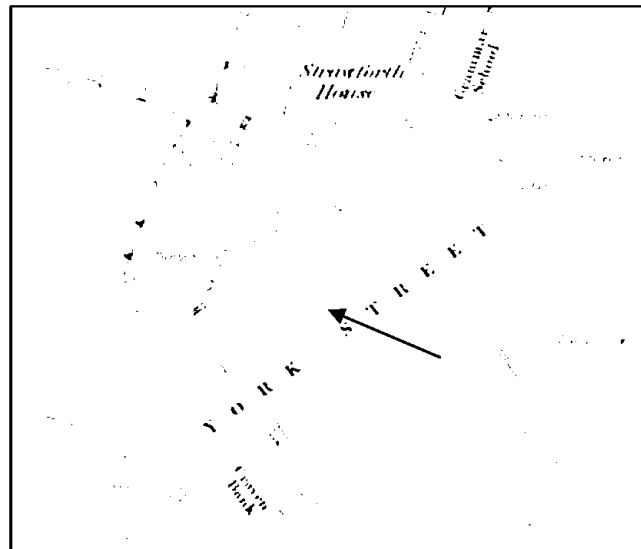


Fig.2: The 1850 revision of the 1:500 Ordnance Survey map.

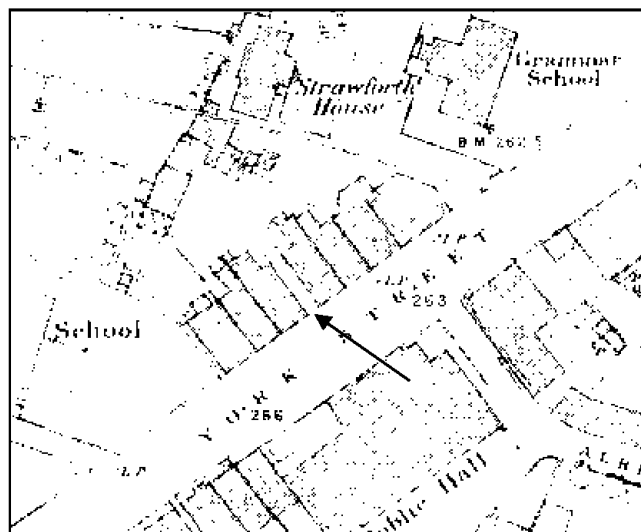


Fig.3: Extract from the 1884 revision of the 1:500 OS map.

5. Outline Description

The street façade of the three storey terrace as a whole has a degree of architectural aspiration in its attempt to suggest a cohesive single composition, its roughcast finish with moulded cornices and plain pilaster strips, rusticated quoins and neat surrounds to sashed windows vertically aligned with a degree of symmetry as the terrace drops down the hill eastwards. The houses were thus not simple worker's cottages but the homes of the more well-to-do.

They have been altered; several of the present balanced sashes, for example, of later-19th or 20th century plate-glass horned replacements for the original multi-paned unhorned sashes that would originally have been fitted – of which there are some surviving or replicated examples elsewhere, including in No.15 – and several doorways have been altered. The rear elevations are, typically, much cruder and of bare rubblestone; on this side the differences in phases of the terrace are more evident – though there is still an element of symmetry.

No.15 is a property towards the centre of the terrace and between its ground floor and that of No.17 to the right is the cartway through to the rear yard shared by the several properties in the terrace. Nos.15 and 17 share a more or less symmetrical front elevation of three bays – the central bay with the cartway and windows above. Immediately to either side of the cartway – between it and the ground floor windows – are the entrances into the two houses.

The odd element on the façade is a pilaster strip running up from the left hand side of the cartway. The rear elevation of Nos.15 and 17 also has a degree of symmetry centred on the cartway, though additional windows have been added. To the rear are single-storey outriggers that have, in turn, been extended.



Pl.1: Nos.11-23 (odd) York Street from the south, No.15 arrowed.



Pl.2: The street front of No.15, to the left of the cartway through the building.



Pl.3: The rear or yard elevation of Nos.15-17.

6. The Cartway

The cartway runs through the ground-floor of the terrace and was the only access to the irregularly shaped rear yard behind the central properties within it. Several outbuildings are shown on old mapping on the perimeter of the yard, though the precise functions of these are unclear – though stabling is one possibility, as are washhouses and privies.

The front entrance of the cartway, flanked by the front doors of the adjacent properties, has a painted stone surround with a depressed four-centred head and an internal rebate. The rear entrance is much cruder, beneath a plain lintel. The side walls of the passage have the remains of a stone 'dado' and the rubblestone on the eastern side is rendered beneath it. The ceiling is flat and plastered.

Fixed to the inwards sides of the jambs of the front stone surround on both sides – but not set into the rebate – are top and bottom wrought-iron pintles or hinge hooks that would have taken a pair of gates. Only the stub of the bottom hinge on the left-hand side of the opening survives; curiously, the lower hinge on the right-hand side appears to be fixed by an iron plate fixed to the flank of the jamb.



Pl.3: The front entrance to the cartway – note pintle hooks on both jambs.



Pl.4: The internal reveal of the gateway entrance, showing rebate.



Pl.5: The rear entrance to the cartway.

7. Discussion

There is no doubt that there was a pair of gates at the front end of the cartway through the terrace, as would have been quite usual when it was built. The evidence suggests that there could have been two phases of gates – the original ones possibly full height and utilising the rebate on the inner face. However, the surviving pintles in the jambs indicate that the last set of gates did not utilise the rebate at all.

It is suggested that the original intention for gates – if fitted – was for a pair of full-height gates, possibly of timber, that closed into the internal rebates. There is, however, no indication of the location of the pintles for these gates, which would have been set inside the jambs.

The surviving pintles relate to a pair of tall gates hung from jamb to jamb and which did not close into the rebate. It seems highly unlikely that these would have been of timber as their only ‘closing’ would have been where the two leaves met in the centre and there would necessarily been gaps around the sides creating an odd visual effect as well as resulting in less available width once the gates swung open.

It seems far more likely that the gates were of iron – wrought or cast – and better capable of self-support and security without the need for rebate or separate frame. Such gates can be seen throughout the town and the region and offered both security, transparency and durability. Both cast and wrought iron had become relatively cheap by the end of the 18th century and were extensively used throughout the 19th century for railings and gates for quite humble properties lower down the social scale than this terrace. The character of the ironwork and plating of the pintles suggest the early-mid 19th century. It is possible that the gates were removed as part of the salvage scheme during the Second World War.



Pl.6: By the late-19th century iron railings and gates were an integral part of even quite humble housing in the town, such as these properties in Pimlico Road.

8. The Proposals

Proposals have been developed to reintroduce wrought-iron gates to the entrance to the cartway, partly to improve security and also to restore a missing element of the historical appearance of the listed building.

The new gates will of a style sympathetic with the date and status of the listed terrace. Their construction will be different – consisting of a single opening leaf incorporating a smaller pedestrian gateway – but still appear to be a traditional pair of gates. The proposals are shown below:

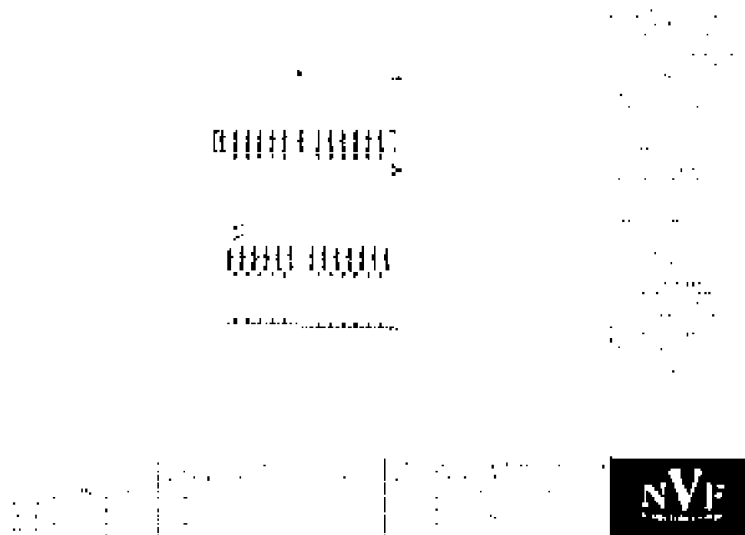


Fig.4: The proposed front elevation with the new gates.



Fig.5: Proposed plan of the new gates.

9. Heritage Impact Assessment

The terrace is a Grade II listed building, adjacent to other listed buildings and within the town's conservation area. However, it is considered that the proposed gates will result in no harm to any of these designated heritage assets.

The opening to the cartway was clearly designed to have gates – as indicated by the full internal rebate. The surviving pintles on the inwards flanks of the jambs show that a later set of gates existed that did not utilise the rebate. For the reasons outlined above it is suggested that this set of gates was of iron.

The design of the earlier iron gates is unknown, but typically would have been of two tiers of stick balusters or spindles within an integral outer frame; the lower tier of balusters were usually set closer apart to further deter entrance and the upper tier would often be topped by finials of 'spear tip' design for the same reason. Both of these design features became quite standard even when security was not such an important issue.

The proposed gates – unusually to be hand-crafted in wrought iron rather than of the mass-produced mild-steel variety which is far more common – are considered to enhance the appearance of the listed building, the adjacent heritage assets, and the general character of the conservation area.

Iron, in the form of railings and gates, is an obviously important part of the material palette of the conservation area and when used well enhances it. Where the few wooden gates exist, they tend to be on older properties and to also be set well into their openings, closing on the internal rebates. There are some poor examples of inappropriate mild-steel designed gates in the town but when even modern gates are well designed and located they enhance the streetscape.

10. Conclusions

For the reasons outlined above the proposed gates to the cartway between Nos.15 and 17 York Street are considered to be appropriate in their scale, style and material palette and will, through reinstating a lost element of the façade, enhance the appearance, character and significance of the listed building – as well as the conservation area in general. Therefore neither Sections 66 or 72 of the 1990 Planning act nor Paragraphs 201-3 of the National Planning Policy Framework would be engaged.

In the recent past, planning guidance has recognised that change to historic buildings and their settings is part of their history and significance and that buildings are not and should not be fossilised.

The prospect of change, even to listed buildings, is anticipated in the government's *National Planning Policy Framework*, but was more clearly expressed in earlier guidance from 1996, *Planning Policy Guideline No.15* (PPG 15).

That document stated – in relation to listed buildings that:

‘Many listed buildings can sustain some 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 some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.’

In regards to any potential impact on conservation areas, it was also made clear in one of the key High Court judgements, by Lord Bridge, related to developments within conservation areas, *South Lakeland District Council vs. Secretary of State for the Environment*, that whilst all developments within a conservation area ‘must give a high priority to the objective of preserving or enhancing the character or appearance of the area’ where a development would not have any adverse impact and met other planning requirements:

‘.... One may ask rhetorically what possible planning reason there can be for refusing to allow it. All building development must involve change and if the objective of Section 277(8) [of the 1971 Planning Act, substantially the same as Section 72(1) of the 1990 Act] were to inhibit any building development in a conservation area which was not either a development by way of reinstatement or restoration on the one hand (‘positive preservation’) or a development which positively enhanced the character or appearance of the area on the other hand, it would surely have been expressed in very different language...’¹⁴

Finally, as stated in the pioneering 2008 document, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*: ‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’.

¹⁴ 1992, *South Lakeland District Council vs. Secretary of State for the Environment*

11. Appendix I: Examples of Gates and Ironwork in the Vicinity



Pl.7: Typical strap-hung timber yard (right) and passage gates; note how these are recessed into the openings and close into the internal rebates.



Pl.8: Typical iron railings and gateway.



Pl.9: Iron gates, railings and step balustrade.



Pl.10: Modern yard gateway of mild steel and modern but appropriate design.



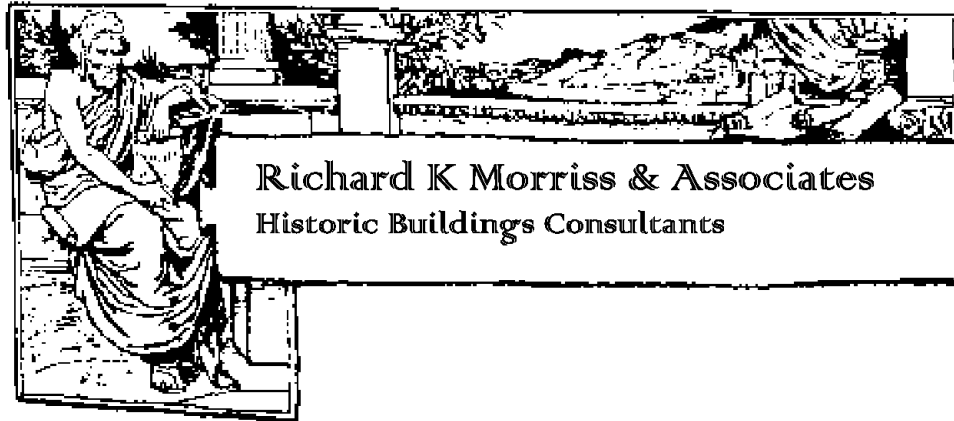
Pl.11: Inappropriate modern steel gates.

12: Appendix II: Listing Details

YORK STREET 1. 5295 (West Side) Nos 11 to 23 (odd) SD 7442 2/20 II GV 2. C18 and early C19. 3 storeys, rough rendered and rendered. Moulded eaves cornices. Rusticated quoins. No 11 has 3 windows with modern glazing above modern ground floor. Nos 13 and 15 have 1 window each on each storey, most hung sashes with glazing bars. Stone surround to doors of 4 panels and modern, beneath cornice. Rectangular fanlights. No 17 is similar, but with 2 windows to both upper floors. Arched carriage entry to left. String at 1st floor cills. No 19 as No 13, but with hung sashes with glazing bars. No 21 the same, without glazing bars, but with grooved architrave with cornice to 8-fielded door with rectangular fanlight. No 23 has 2 windows to storeys, no glazing bars. Rusticated quoins. Door of 8 fielded panels with plain pilastered doorway with entablature and cornice. Nos 11 to 23 (odd) Stanworth House and Clitheroe Royal Grammar School for Boys form a group.

13. References

- Clark, K, 2001, *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*
- Department for Communities & Local Government, 2010, *Planning Policy Statement No.5: Planning for the Historic Environment*
- Department for Communities & Local Government, 2012, *National Planning Policy Framework*
- Ekwall, E, 1970, *The Concise Dictionary of English Place-Names*
- English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*
- English Heritage, 2011a, *Seeing the History in the View: A Method for Assessing Heritage Significance Within Views*
- English Heritage, 2011b, *The Setting of Heritage Assets: English Heritage Guidance*
- Historic England, 2019, *Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)*
- Williams, A, & Martin, G H (eds.), 2002, *Domesday Book: A Complete Translation*



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 broader area appraisals, heritage impact assessments 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 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.



BROMLOW HOUSE
BROMLOW
SHROPSHIRE
SY5 0EA

rkbromlowhouse@gmail.com