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ENVIRONMENTAL SERVICES



ALEX FIELD

THE CLOCK HOUSE, EDGE, MALPAS

HERITAGE IMPACT ASSESSMENT

September 2016

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HERITAGE IMPACT ASSESSMENT

September 2016

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Alex Field to prepare a Heritage Impact Assessment for the Clock House, Malpas (NGR: SJ 49441 49930) in support of a planning application and listed building consent for the redevelopment of the building for residential use. The statement consists of a desk-based consultation of sources relating to the historic development of the area and its architectural history and a site visit.

This Heritage Impact Assessment is designed to show the impact on the heritage significance of upstanding heritage assets, but especially the direct and indirect impacts on the Clock House.

The overall heritage impact of the redevelopment on the grade II listed Clock House, is considered to be major, as significant key features will be changed. Therefore, appropriate mitigation and alterations of the proposed plan will be necessary.

It has been found that the impact on the heritage significance of the 11 heritage assets within the 1km search radius will be none.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology thanks Howard Greenwood for commissioning the project and Alex Field who arranged the project.

The site visit and documentary research was undertaken by Ariane Buschmann.

The report was written by Ariane Buschmann and the figures were produced by Adrian Bailey and Helen Phillips. Richard Newman managed the project and edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 WAA was commissioned by Alex Field to prepare a Heritage Impact Assessment for the Clock House, Malpas, in support of a planning application and listed building consent for the proposed redevelopment of the building for residential use (16/02259/LBC). The site was originated as a carriage house, stables and ostler's quarters for Edge House. It is currently functioning as storehouse and garage. The redevelopment comprises the creation of several bedrooms, living room areas and a large dining and kitchen area with a small extension building.

1.2 The purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of upstanding heritage assets, but especially of the Clock House. More specifically, it will look at the direct impacts on the building, and the direct impacts on the surrounding heritage assets.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon the assets.

1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional' (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

1.3.3 The NPPF advises that local planning authorities should look for opportunities for new

development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).

1.4 Local Planning Policies

- 1.4.1 The Cheshire West and Chester Local Plan (Part One) Strategic Policies was adopted at a meeting of Full Council on 29 January 2015. The relevant policy in regard to the historic environment is policy ENV 5 (Cheshire West and Chester Council 2015, 92):
- 1.4.2 The Local Plan seeks to protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets and their settings. *“Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance”* (CWCC 2015, 92).
- 1.4.3 The degree of protection of a heritage asset, such as a building, monument, site, place, structure, area or landscape, depends on its heritage status. *“Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported”* (CWCC 2015, 92).
- 1.4.4 It further states that *“development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted”* (CWCC 2015, 93). Consent may be given a minimal level of enabling development, which may secure a building's future in an appropriate viable use.
- 1.4.5 The policy outlines the importance of managing development with respect to all heritage assets. Only in exceptional circumstances where a developer can demonstrate that the need for the development clearly outweighs the need to retain a particular feature and where appropriate mitigation and/or compensatory measures can be provided will permission be granted (Cheshire West and Chester Council 2015, 93).

3 METHODOLOGY

3.1 Introduction

3.1.1 The preparation of the Heritage Impact Assessment has been undertaken in accordance with guidance recommended by English Heritage and prepared by Bassetlaw District Council (2011). Note is also taken of the English Heritage guidance on understanding place (2010 and 2011) and on the setting of heritage assets (2012).

3.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit.

3.2 Documentary sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of the site. Much of the information in the Archaeological Assessment was derived from literature resources and historic maps.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

3.3 Site Visit

2.3.1 The site and its environs were visited on the 2nd September 2016. Access was unrestricted.

3.3.2 The study area was inspected to:

- examine the impact on the setting of the Clock House of the development proposals for a residential use redevelopment
- examine the impact of the redevelopment of the stables for residential use on the setting of the Clock House.

2.4 Impact assessment tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (appendix 2). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Reporting

2.5.1 A final bound copy of the report will be deposited with the HER at Cheshire County Council's offices in Chester, where viewing will be made available on request.

2.5.2 Wardell Armstrong Archaeology support the Online Access to the Index of archaeological investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong Archaeology, as a part of this national scheme.

2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Assessment are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

4 DESCRIPTION

4.1 Location, Topography and Geology

4.1.1 The grade II listed Clock House was formerly part of the property of Edge House, Whitchurch Road, Malpas. It lies within the small township of Edge in the parish of Malpas. Edge House is a large farm house that was in existence by at least the early 19th century (see 4.5.8). The site is situated in a rural area, just to the south-west of Whitchurch Road towards Hampton Heath. It is surrounded by fields and some clusters of buildings.

4.1.2 The bedrock geology consist of siltstone, mudstone and sandstone of the Tarporley Siltstone Formation. The superficial deposit comprises diamicton from the Devensian Till (BGS).

4.2 Historic Landscape Characterisation

4.2.1 The site is situated within Area B of the 13 areas defined by the Cheshire Historic Landscape Characterisation (2007, 73). This area corresponds to some of the most densely populated and agriculturally developed countryside in the Cheshire at the time of the Domesday survey. The area contains a relative wealth, and combined with the proximity to the Welsh border and the strategic importance of the Dee, there is a large number of medieval castles in this area. This also coincides with the location of many of the main Anglo-Saxon estates.

4.2.2 The landscape is mostly flat and is defined by the Cheshire Sandstone Ridge to the east, and the river Dee and Welsh border to the west. The area contains a high density of medieval town field systems, aratral boundaries and ridge and furrow. Settlements are largely nucleated (Cheshire 2007, 73).

4.2.3 The origin of the ancient fields systems here is largely unknown and the woodland recorded at the time of the Domesday survey is very low. It is possible that by the late medieval period much of the landscape, away from the estuarine marshes, was enclosed. Townships would have only contained fragments of formerly more extensive heaths and commons, to which only place names now relate (Cheshire 2007, 74).

4.3 Significance of the building

4.3.1 The Clock House is a grade II listed building. It was listed in 1983 (Ref.: 1330618). The building is described as followed by Historic England:

4.3.2 *'Former carriage house, stables and ostler's quarters (now garage and storage), early C19. Brick with hipped slate roof, tile ridge. Eaves dentils. 3 bays with central pedimented gable with stone cornice, containing clock face. Double carriage doors with arched head, below blank semi-circular fanlight in segmental stone surround with dropped keystone with moulded head. Replaced semi-circular window with fan glazing bars to hayloft above, in former opening. Similar keystone and impost blocks to base of surround, which is otherwise brick. 2 storey side bays; each have arched head brick windows, with replaced leading in Gothic 2-light timber windows and similar keystones. Left bay has 5 fielded panel doors with 1 panel containing replaced glazing in a rectangular moulded doorcase, under brick arched head with stone keystone. Right bay has altered carriage doors. Central open cupola. Interior: Stabling with patterned set flooring, iron hayrack and Ruabon brick mangers. Timber loose-box partitions.'*

4.4 Conservation Area

4.4.1 The 1km search radius cuts into the Edge Conservation Area, to the north of the site. However, there is no intervisibility, thus the setting of the conservation area will not be impacted upon by the proposed redevelopment of the site.

4.5 Archaeological and historical background

4.5.1 **Introduction:** this historical background is compiled mostly from secondary sources and from records consulted during the desk-based assessment. It is intended only as a summary of historical developments around the study area. References to the Historic Environment Record (HER) and National Heritage List (NHL) are included where relevant.

4.5.2 **Prehistory:** no prehistoric activity is known for the site or within the 1km search radius.

4.5.3 **Roman:** several Roman artefacts have been found in the area of Malpas. This includes a Roman bow brooch (HER 7827) and Roman glass beads (HER 7828). Furthermore, a Roman road is known to run through the parish of Maplas (CFWI 1990).

4.5.4 **Early Medieval:** Malpas, a town and parish, comprising 25 townships, is situated in a mostly agricultural area 15 miles from Chester, and was once located in the Hundred of Broxton. Its name derives from 'malus passus', bad or difficult pass (Kelly's Directory 1892). It is located not only close to a Roman road, but also a small, Norman castle is known in the area. The castle is associated with Hugh Lupus, Earl of Chester, and remains of the keep adjoin the churchyard (Vision of Britain). Before the conquest, the

town was known as 'Depenbech' (Ormerod 1882, 594). Old Hall Heys (HER 1012101), a small moated homestead possibly dates from the 13th to 14th century. It was held by the Dods of Edge from the 16th century onwards. It is a scheduled monument, but it lays 0.8km from the Clock House.

- 4.5.5 **Medieval/post Medieval:** Malpas was a medieval borough, with regular fairs and markets. However, even by the 16th century, the town consisted of only four roads and very few buildings (Ormerod 1882, 592). Malpas was greatly affected by a plague in the 17th century. Several farmsteads and cottages survived from this time period, such as the early 17th century Ashton Cross Farmhouse (HER 1105662) and the Brassay's Cottage from the mid-17th century. An archaeological evaluation by L-P Archaeology in 2007 in Hampton Heath found a post-medieval ditch with post-medieval pottery sherds (ECH4378).
- 4.5.6 **Modern:** The population of Malpas slowly increased during the late 18th and early 19th century, and in 1841, there were 231 houses and 1022 inhabitants in the parish of Malpas. In the 19th century, the main landowners were the Marquise Cholomondeley, T.T. Drake, Mr George Done, Mr Thomas Taylor, John Welsh Esq, Walter Large Esq, Mrs Tomlinson, Mr Richard Batterbee, Mr Barlow, Mr Bennett, Mr Thomas Moyle and Mr Stevenson.
- 4.5.7 Edge, a township in the Whitchurch poor law union, is located 2 miles north from Malpas. In the 19th century, Rev. Charles Wolley-Dod was chief landowner and resided at the Hall, an ancient mansion standing in a park of 200 acres, which was the residence of the Dod family for several generations (Kelly 1896).
- 4.5.8 **The Clock House:** The tithe map from 1839 (Figure 4) names a Mrs Margaret Smith as the owner of Edge House, including the Clock House, and the surrounding properties (<http://maps.cheshire.gov.uk/tithemaps/Search.aspx>). Overall, 40 properties are listed in her name, with the greater part rented out to several people. Edge House, however, was inhabited by her. It is described as a 'house, outbuildings, yard, garden, barn, croft and plantation'. The site consisted of one rectangular house at the south-east corner, three outbuildings to the north-west, including the Clock House, and a slightly L-shaped barn to the north. The rectangular, north-west to south-east aligned building of the Clock House was used as carriage house, stables and ostler's quarters.
- 4.5.9 By 1874 (Figure 5), a narrow, north to south extension had been built at the south-east corner of the Clock House, and a small pond had been established to the south-west of the building. A glasshouse had been attached to the south-west elevation of

the building between 1898 and 1909 (Figure 6 and 7). All traces of the glass house were removed before the building extension pre-dating 1972 (Figure 8). The small pond to the south-west of the building had been reduced in size by 1898. Furthermore, by that point, the small outbuilding to the north-west of the site had been removed and a south-west to north-east aligned stable block had been erected. By 1972, the small pond to the south-west of the site was converted into a garden area.

4.6 Heritage assets and previous archaeological works

4.6.1 Within a 1km search radius, there are 12 heritage assets, including the grade II listed Clock House (Asset 12). There are a further four grade II listed buildings, the mid-19th century Higher Hall Farm House (Asset 7), the Bank from the late 17th century (Asset 8), the early 17th century Ashton Cross Farmhouse (Asset 9), Brassay's Contract Cottage dating from mid-17th century (Asset 10) and the 18th century Round House (Asset 11). There is one scheduled monument, the medieval Old Hall Heys Moat (Asset 1). The remaining heritage assets include Edge Park (Asset 2), Severn Vyrnwy Aqueduct (Asset 3), a Methodist Chapel (Asset 4) and two findspots (Assets 5 and 6).

4.6.2 No previous archaeological work has been undertaken within the site. However, several archaeological interventions and surveys have been undertaken at Old Hall Heys. During the construction of several pipelines in 1937 (ECH3187), an excavation was undertaken at this site, but nothing was found. Rick Turner undertook a field-survey of the moated site for Cheshire County Council in 1986 (ECH2713). This was followed by a survey of the site during the Monument Protection Programme (MPP) in 1989 (ECH1501).

4.6.3 In 2005, a watching brief by Giffords Consulting Engineers at Hampton Heat (ECH4341) revealed no significant archaeological deposits, structures or artefacts. L-P Archaeology undertook an evaluation with trial trenching in 2007 at JPCS Hampton Heath, and found a post-medieval ditch with post-medieval pottery sherds (ECH4378).

4.7 The character of the redevelopment

4.7.1 The redevelopment will broadly comprise the conversion of the ground floor into a reception area, living room and kitchen-dining area, with a modern extension at the south-west corner. This will replace the large, modern indoor swimming pool area. Modern glass windows are proposed for the north-east facing elevation doorways, although the five fielded panel door with one panel containing replaced glazing in a rectangular moulded door-case will be reset in the central doorway. A new doorway

is planned in the eastern section of the south-west facing elevation, by taking down the level of the sill of the existing window to floor level. It is proposed to move the staircase from the easternmost stable room to the central room.

- 4.7.2 For the first floor level it is proposed to create three bedrooms and a large bathroom. This would require the removal of the existing ceiling in the easternmost and central room, and the insertion of a window at the south-west elevation of the central room.
- 4.7.3 Furthermore it is proposed to remove the single story storage structure at the south-east of the building to create a detached property.

5 SITE VISIT

5.1.1 A site visit was undertaken on the 2nd September 2016. All spaces of the site were accessible. The site is situated in a rural area, just to the south-west of Whitchurch Road towards Hampton Heath. The site is enclosed by a modern brick wall to the west and south-west, and a hedge row to the south and south-east, the main building to the east and a courtyard to the north. A pond is situated to the south-east of the site, and with the exception of a few building clusters, the site is surrounded by pasture and arable fields.

5.2 Exterior

5.2.1 The building is in a good and well-kept condition. It is built in red brick in a Flemish bond, with a slate tiled north-west to south-east aligned hipped roof. All elevations contain corbelled brickwork along the roof line. The building is abutted by a small structure to the south-east and a modern extension containing a pool to the south-west. A landscaped garden with a small pond is located to the south-west.

5.2.2 The building presents several historical, and architecturally significant features. It is three bays wide with the central section containing a pedimented gable with stone cornice and a clock face. This is framed by a lead glazed, timber framed and round arched window on each side. The two double timber doors within the north-east elevation are later insertions. A modern steel staircase to the first floor has been added at the north-west elevation, leading to a modern inserted glazed doorway.

5.3 Interior

5.3.1 Each floor contains three rooms. At ground floor level they are all accessible via a doorway in the north-east elevation. The first floor is accessible via an interior staircase in the easternmost room and a modern, steel staircase at the exterior of the north-west facing elevation.

5.3.2 The easternmost ground floor room was once a stable and is now in use as a storage room. It contains black, fishbone design set flooring (Plate 5) with drainage channels. The room contains timber loose box partitions and an iron hayrack and a Ruabon brick manger. The central and westernmost room are interconnected via a small timber framed doorway. They are both plain rooms with no visible historic features.

5.3.3 While the ceiling of the westernmost first floor has been taken up to expose the full roof height, the ceiling of the easternmost and central room are still very low. The central room ceiling is partially opened for the clock work. A blocked off window is

visible at the north-west elevation of the central room.



Plate 1: North-east facing elevation with clock face



Plate 2: Detail door, to be retained at other position



Plate 3: detail cupola/ridge turret, date 1975



Plate 4: South-west facing elevation, with modern pool extension



Plate 5: fishbone tile flooring in easternmost ground floor room



Plate 6: ground floor easternmost room, detail manger



Plate 7: ground floor easternmost room, detail staircase



Plate 8: clockwork in central first floor room



Plate 9: exposed roof timbers in westernmost first floor room



Plate 10: general view around Clock House



Plate 11: stables to the north-west of building



Plate 12: Extension shed partially to be demolished

6 DISCUSSION

6.1 Heritage Statement

6.1.1 The Clock House is a heritage asset of district or county (Higher) significance (appendix 1, table 1). The evidential value of the building relates to its historic fabric and setting, in that it retains several of its early 19th century fittings and features. The clockwork, while currently not in use, is still operative. It is connected with a bell in the small cupola on top of the roof. The ground floor stable contains several historic and archaeologically significant features, such as the original black tile flooring and the timber staircase. The ground floor room is a key feature in the listing, as it is the only interior space described.

6.1.2 Some modern changes are apparent within the structure, which have slightly negatively impacted upon the historical integrity of the building's fabric. Its aesthetic and archaeological significance as a very well preserved example of an early 19th century farm building, however, is still retained.

6.2 Magnitude of impact on heritage assets

6.2.1 The impact of the redevelopment proposals on the heritage asset of the Clock House (Asset 12) would result in a change to many key historic features. The magnitude of impact therefore would be substantial (appendix 1, table 2).

6.2.2 The impact of the redevelopment proposals on the 11 heritage assets within the 1km search radius will be indirect, as there is limited or no intervisibility between the site and the heritage assets. The magnitude of impact will be no change (appendix 1, table 2).

6.3 Assessment of impact

6.3.1 For the grade II listed Clock House (Asset 12), a substantial magnitude of impact on a heritage asset of district or county (higher) significance equates with major impact on heritage significance (appendix 1, table 3). Whilst the alterations will consider the historic heritage of the building, they will greatly affect the historic fabric on the interior and change several key historic elements of the building. Main areas of concern are the alteration of the timber doorways at the north-eastern frontage with full glazed windows, the alterations concerning the stable room, the change of floor level and ceilings and the modern extension to the south-west.

The stable block to the west of the Clock House is a modern, late 20th century addition. It is situated at the position of a previous structure. Alterations of this structure may

impact on possible below ground archaeology. Its impact on the setting of the Clock House is limited, as it already is a modern structure and no major alterations in regard to its size are planned.

6.4 **Mitigation strategy**

6.4.1 As the overall effect of the redevelopment proposals on the heritage asset of the Clock House is of a major impact, appropriate mitigation is likely to be required by the local planning authority. The historic fabric affected by the alteration has been identified in Appendix 3.

6.4.2 A major impact on overall heritage significance could mean that the application as it stands may not be agreed.

6.4.3 As the interior of the stable room is specifically mentioned in the listing description of the building, its features should be preserved as much as possible. To retain the flooring, but also install sufficient insulation, it may be recommended to remove and number each tile, raise the floor and reset the tiles in the same position. If any damage to the flooring can be avoided, a raised floor covering the space may be possible. The staircase appears to be contemporary with the building, thus its removal represent a significant negative impact on the integrity of the historic fabric. In mitigation it may be worth considering using this room as the entrance space rather than as a living room. All new fittings and fixtures should be applied appropriately, with consideration to the historic building, reflecting its character and age. The removal or relocation of historic fittings should be avoided where possible. The manger, whilst a fixed asset, is a redundant and portable feature. Consequently, it should be possible to move it to another location within the building, thus referencing the buildings past use as stables, but not inconveniencing future usage.

6.4.4 The change in floor level of the upper floor, while impacting on historic fabric, can be seen as a minor impact on the building, thus only low level mitigation such as a photographic recording or watching brief may be necessary.

6.4.5 The removal of the low ceiling in the easternmost first floor room is necessary in order to use the room for anything other than storage. The full height ceiling would then match the appearance of the westernmost room.

6.4.6 The proposed extension to the south-west of the building is smaller than the current uPVC structure that it will replace. The replacement of the uPVC structure will be beneficial with regard to the overall external appearance of the Clock House,

nevertheless consideration should be given to use of more suitable construction materials, such as red brick and slate, to ensure the new extension is more sympathetic with the existing main building. This could be achieved with a mono-pitched roof, as seen at the outbuilding to the east of the structure. The view of the extension, however, would be largely obscured by the modern boundary wall, and thus the extension would not have a negative visual effect on the appreciation of the Clock House.

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content/uploads/2013/06/HTS_Arch_Assess_Malpas.pdf](http://www.cheshirearchaeology.org.uk/wp-content/uploads/2013/06/HTS_Arch_Assess_Malpas.pdf)

<http://forebears.io/england/cheshire/malpas/edge>

<http://www.visionofbritain.org.uk/place/1429>

<http://www.visionofbritain.org.uk/descriptions/724830>

<http://maps.cheshire.gov.uk/tithemaps/Search.aspx>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1: Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets.	World Heritage Site (NPPF s132).	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138).
National	Statutorily designated heritage assets.	Scheduled monuments, Grade I and II* Listed Buildings (NPPF s132).	Avoid negative impact.
National	Non-statutorily designated heritage assets.	Registered Battlefields, Grade I and II* Registered Parks and Gardens (NPPF s132).	Avoid negative impact.
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138).	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139).	Avoid negative impact.
District or County (Higher)	Statutorily designated heritage assets.	Grade II Listed Buildings (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Higher)	Non-statutorily designated heritage assets.	Conservation area (NPPF s127), Grade II Registered Park and Garden (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Lesser)	Non-designated heritage assets within a national park or AONB.	Any extant heritage assets (NPPF s115).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Heritage assets placed on a local planning authority list (NPPG).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Any area of potential listed in a local plan (NPPG).	Limit negative impact and mitigate.
Local	Non-designated heritage assets.	Any extant heritage assets outside of a national park or AONB.	Mitigate.
Negligible	Non-designated heritage assets.	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value.	No action.

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: TABLE OF HERITAGE ASSETS

The following table lists all the heritage assets as recorded in the Historic Environment Record, on the National Heritage List and noted from historic mapping within a 1km radius of the proposed development area.

Site No.	PRN	Site Name	Description	Grid Ref	Significance/ Impact on Heritage Significance
1	HER 1680	OLD HALL HEYS MOATED SITE	Scheduled Monument Ridge and Furrow, Moat, Fishpond	Centred 349300,349100	National/No Impact
2	HER 1774/2	EDGE PARK	18 th and 19 th century parkland, Garden, Lanscape Park, Garden Terrace, Walled Garden	Centred 348000, 350300	Local /No Impact
3	HER 2655/0/0	SEVERN VYRNWY AQUEDUCT	Post medieval aqueduct Documentary evidence	Centred 350000,366000	Local/ No Impact
4	HER 7218	METHODIST CHAPEL	Primitive Methodist chapel in Hampton heath documentary evidence	349900,349800	Local/ No Impact
5	HER 7827	ROMAN BOW BROOCH	Findspot Roman Bow Brooch at Edge	349000,350000	Negligible/ No Impact
6	HER 7828	ROMAN GLASS BEAD	Findspot Roman Glass Bead at Hampton	350000,350000	Negligible/ No Impact
7	HER 1104854	HIGHER HALL FARMHOUSE	Grade II listed building 1845 farmhouse on site of earlier building	349250,350370	District or County (Higher)/ No Impact
8	HER 1104869	THE BANK	Grade II listed building Late 17 th century cottage	348590,350330	District or County (Higher)/ No Impact
9	HER 1105662	ASHTON CROSS FARMHOUSE	Grade II listed building Early 17 th century farmhouse with 19 th century alterations	350140,349690	District or County (Higher)/ No Impact
10	HER 1129971	BRASSEY'S CONTRACT COTTAGE	Grade II listed building Mid-17 th century cottage	348640,350400	District or County (Higher)/ No Impact
11	HER 1129971	THE ROUND HOUSE	Grade II listed building Early 19 th century farmhouse on mid-18 th century core	349790,350020	District or County (Higher)/ No Impact
12	HER 1330618	THE CLOCK HOUSE	Grade II listed building Mid-19 th century outbuilding to Edge House	349430,349930	District or County (Higher)/ Substantial impact

APPENDIX 3: HISTORIC FABRIC

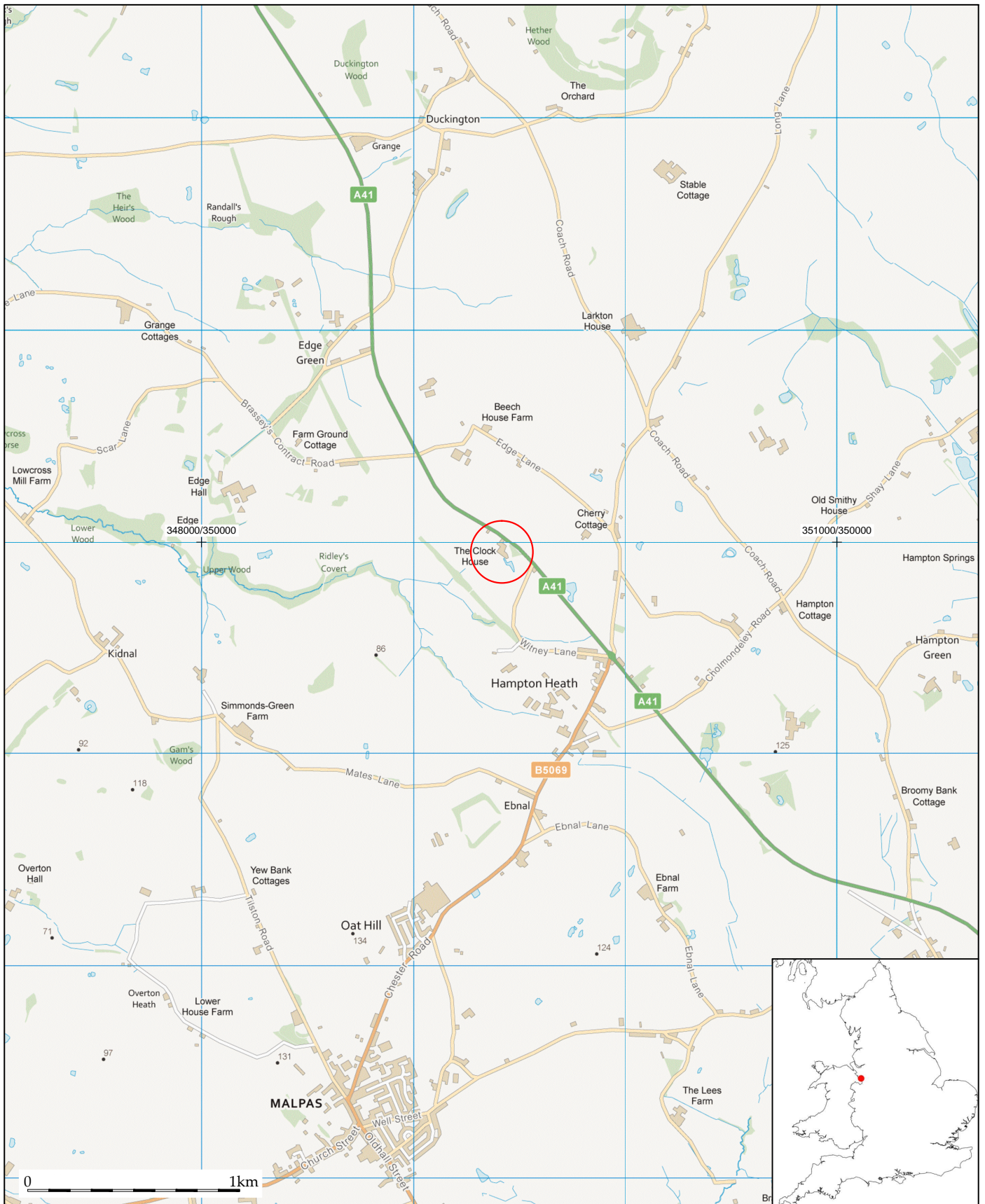
The following table lists the historic fabric affected by the alterations, their condition, proposed changes and the significance of the impact on a scale of Low, Medium or High.

Historic Fabric	Condition	Proposed Changes	Significance of Impact
Existing Ground floor doorways	Good, central and westernmost door later insertions	Moving the panelled door from the easternmost door to the central doorway, other doorways replaced by full height windows	medium, change in design may be considered
Slate roof	Very good	Slates assessed, possible replacing if necessary, insertion of skylights	Low
Bell tower	Very good	Timber and mechanism refurbished	Low
North-west elevation	Very good	Removal of modern staircase, doorway replaced with window and timber stud wall	Low
South-west elevation	Very good	Insertion of window at centre first floor, extending eastern ground floor window to create door Removal of extension and replacing with smaller structure	Medium, reconsidering design of extension
Shed to south-east	Good	Partial demolition	Low to medium
Stable flooring	Good	Removal, and raising of floor	High, alternative design to be considered
Stable fittings	Good	Possible removal	Medium to high, alternative design to be considered
Stable staircase	Good	Removal	High, alternative design to be considered
Central room	Good	Insertion of staircase, insertion of doorways to eastern and western room	Medium



Western room	Good	Reopening of blocked window, partial removing of wall section to interconnect room with extension	Low to medium
First floor eastern room	Very Good	Removal of ceiling	Low to medium
First floor central room	Good	Removal of ceiling, moving of clock mechanism	Medium, alternative design to be considered

APPENDIX 4: FIGURES






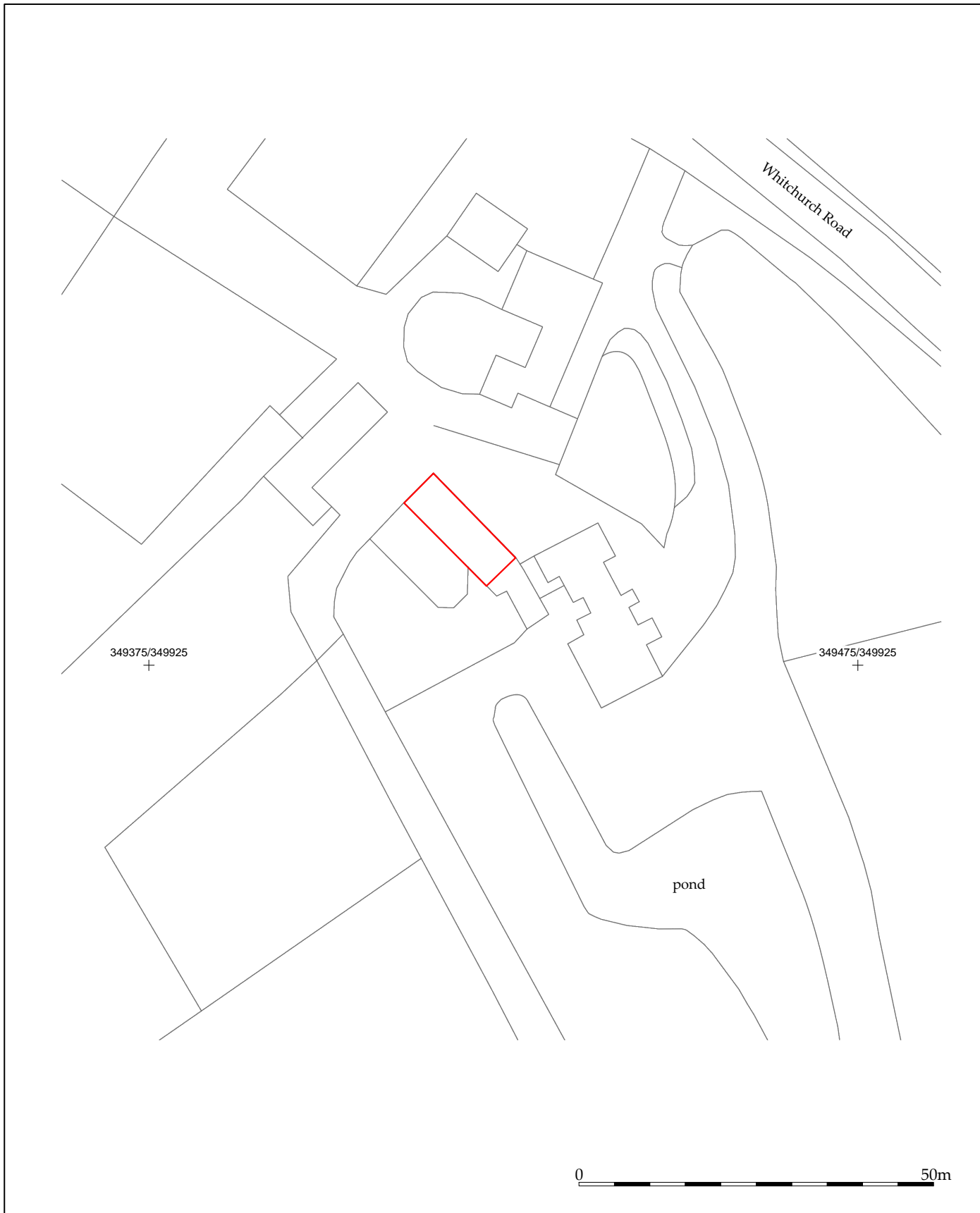
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: The Clock House, Whitchurch Road, Edge, Malpas, Cheshire</p> <p>CLIENT: Alex Field</p> <p>SCALE: 1:25,000 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: September 2016</p> <p>REPORT No: CP11866</p>	<p>KEY:</p>  Site location	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 1: Site location.






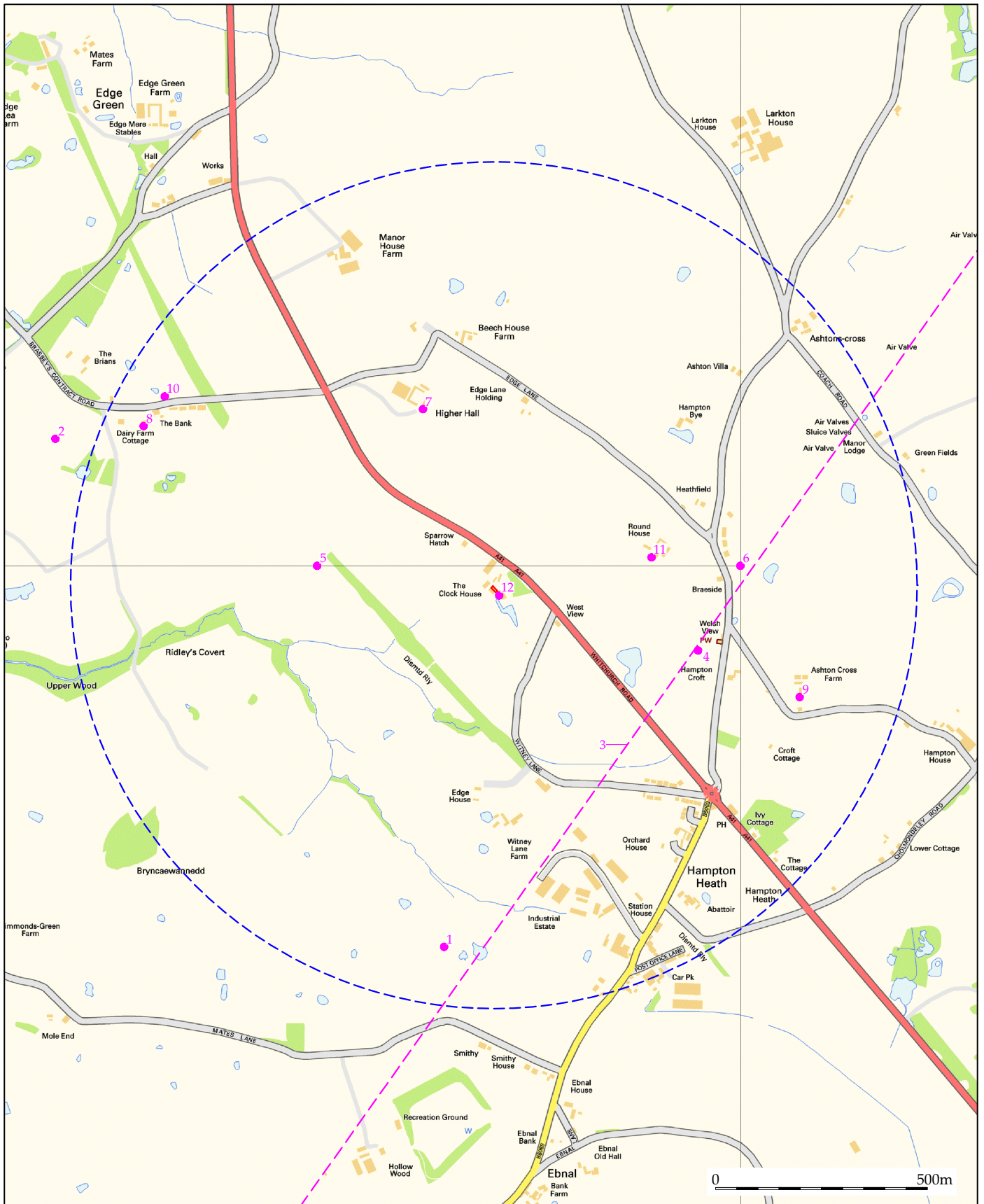
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: The Clock House, Whitchurch Road, Edge, Malpas, Cheshire</p> <p>CLIENT: Alex Field</p> <p>SCALE: 1:750 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: September 2016</p> <p>REPORT No: CP11866</p>	<p>KEY:</p>  <p>Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 2: Detailed site location.







 <p>Wardell Armstrong Archaeology 2016</p>	PROJECT:	The Clock House, Whitchurch Road, Edge, Malpas, Cheshire	KEY:  1km radius  Heritage assets
	CLIENT:	Alex Field	
	SCALE:	1:12,500 at A4	
	DRAWN BY:	AB	
	CHECKED BY:	AB	
	DATE:	September 2016	
REPORT No:	CP11866		
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Figure 3: Location of heritage assets within a 1km radius of the site.

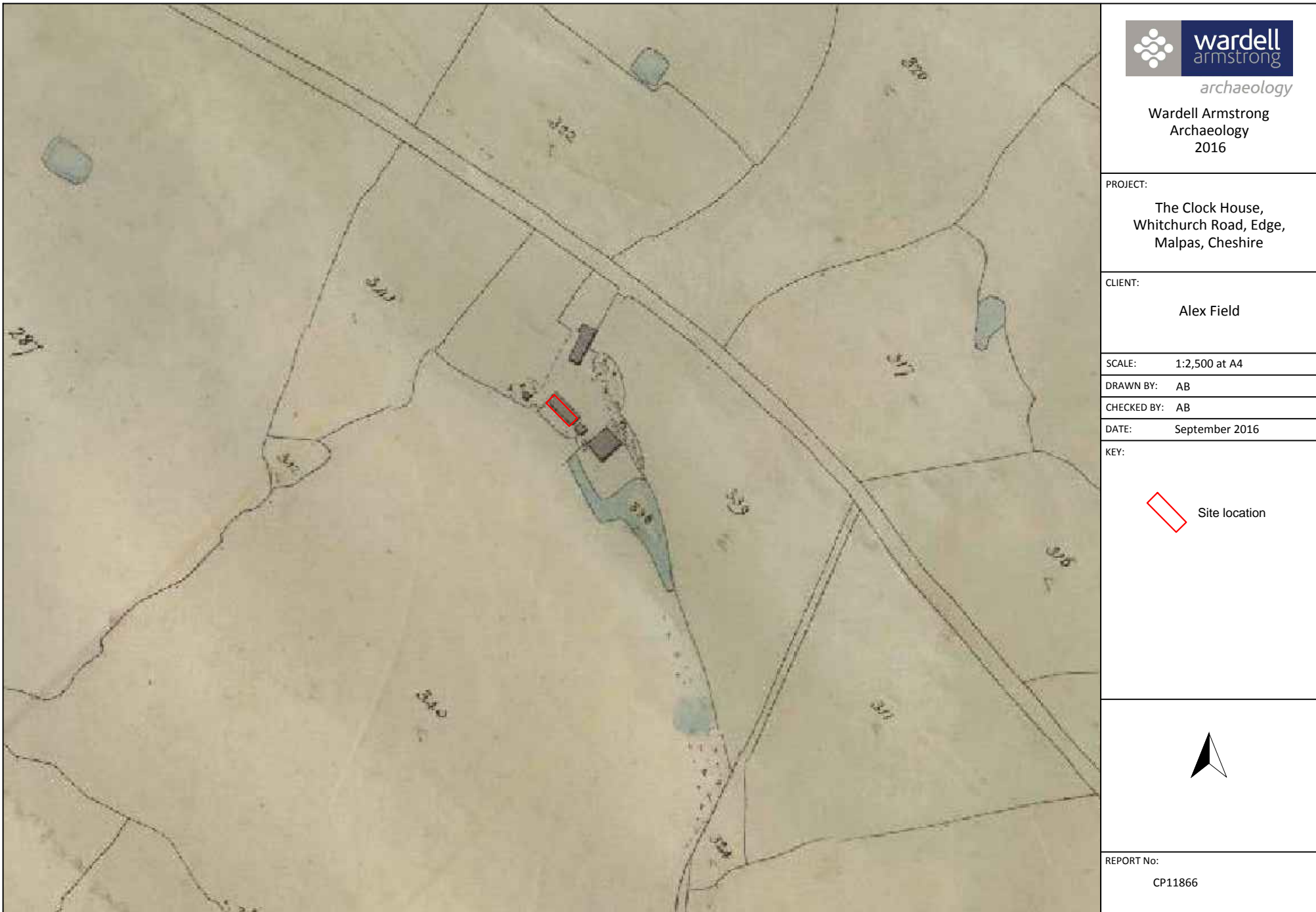


Figure 4: Tithe Map, 1839.



Figure 5: First Edition Ordnance Survey Map, 1874 (25 inches to 1 mile).

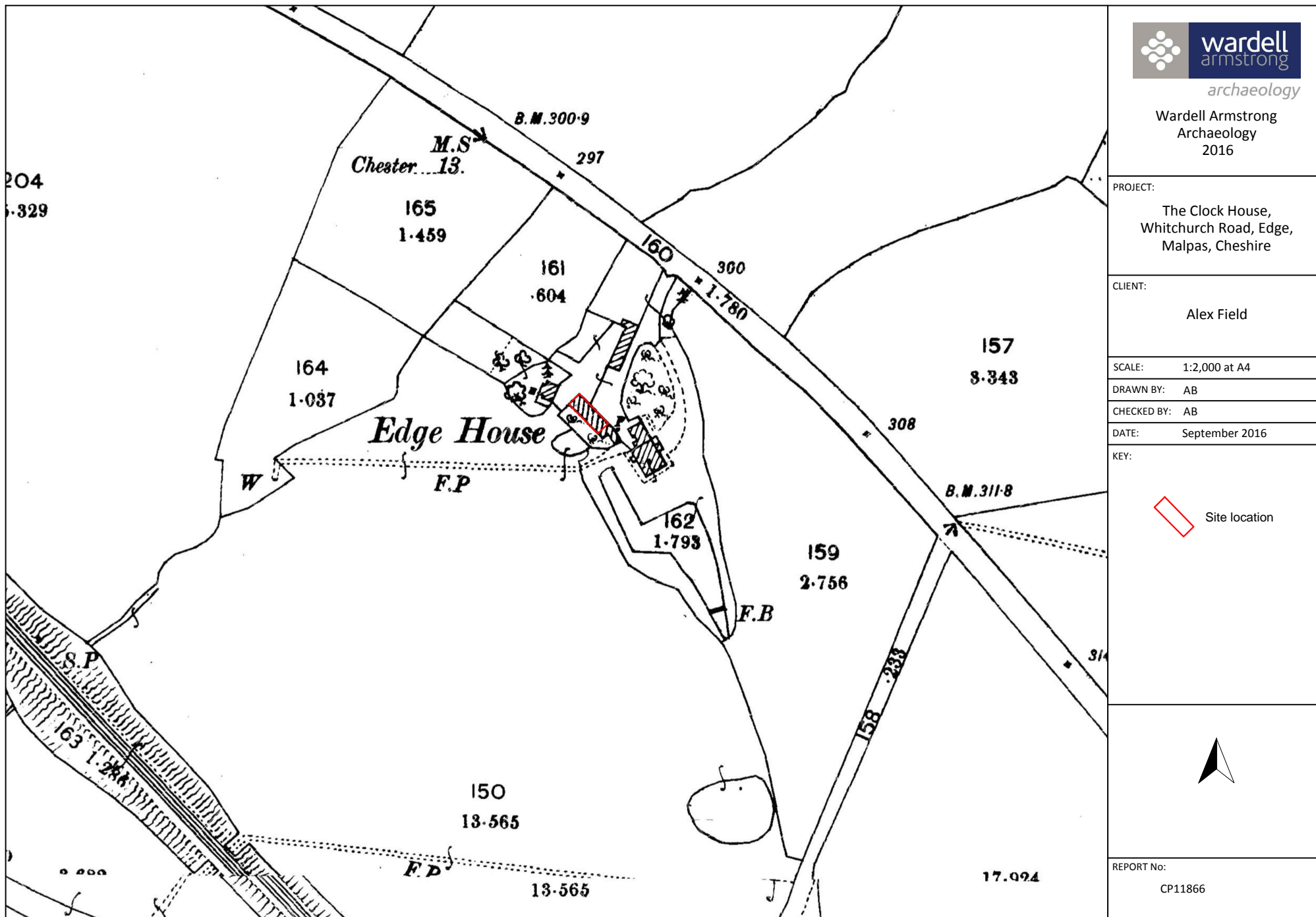


Figure 6: Second Edition Ordnance Survey Map, 1898 (25 inches to 1 mile).



Figure 7: Ordnance Survey Map, 1911 (25 inches to 1 mile).



Figure 8: Ordnance Survey Map, 1972 (25 inches to 1 mile).

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