HERITAGE STATEMENT

RIDWARE HALL WADE LANE HILL RIDWARE STAFFORDSHIRE WS15 3RF

This statement forms part of a planning & listed buildings application for the erection of a single storey stable block to adhere with planning guidelines

Ridware Hall is a three storey Georgian Grade II listed property built in 1790 and extended in 1820.

1. **Introduction**
	1. This Heritage Statement has been prepared to support an application for Listed Building Consent and Full Planning Permission for the erection of a timber construction stable block within the wooded area of Ridware Hall, off the paddock.
2. **Proposal**
	1. Planning permission is sought for elements 1) a double stable on metal skids, 2) a single stable on metal skids & 3) a hay loft with integrated tack room.
	2. The proposed stable block will sit on a 11.8-metre x 11.2-metre concrete pad within the clearing adjacent to the paddock, accessed via a five-bar gate.
	3. The maximum height of the structures will be 3 metre in height.
3. **Identifying the heritage Asset**
	1. Ridware Hall is a Grade II listed and dates from 1790 Listing NGR  SK0793517693
	2. The description of the listing:

House, and coach house and stables. Late C18. Red brick (Flemish bond); hipped slate roof; brick ridge stacks. Aligned east-west facing west, with coach house and stable block attached to the north-east corner by a short length of wall and aligned north-south facing west.

West front: two storeys with plinth, first floor band and moulded eaves cornice. Three window front; glazing bar sashes with gauged brick heads; enlarged early C20 stair window to first floor centre. Central flat roofed Tuscan porch with glazed doors inside. Low two storey, two bay mid C19 service wing attached to the left with segmental-headed casements to the ground floor and six-pane sashes to the first floor.

Set-back to the left and attached to the house by a short brick wall is the coach house and stable block: two storeys; five bays, glazing bar casements with segmental heads. Coach house doors to the left beneath a wide segmental arch. Two boarded doors to left and right of centre with segmental heads leading to stables and tack room.

Interior: elaborate C18 over mantle to one of the fireplaces with Corinthian columns. Late C18 staircase with wreathed handrail. The stable and loose box fittings survive.

* 1. The property was listed on the 27th of February 1964, however by the time the property was acquired by the applicants in 2012 a number of the interior features mentioned in the listing had been removed and the coach house was partially derelict. The property has recently (last ten years) benefited from restoration works internally and externally, in keeping with the property and the Coach House has been converted into a four-bedroom cottage.
	2. Externally the house retains all the features including sliding wooden single glazed sash windows and entrance through the portico.
	3. Internally the house has benefited from the removal of plywood cladding to restore the staircase with wreathed handrail. There is little in the way of historical interest in the house due to previous restorations taken place in the 1930s and then 1970s by previous owners, including the replacement of feature fireplaces with 1930’s tiled fireplaced. These have subsequently been removed after consultation with Debbie Boffin – Senior Conservation Officer Lichfield District Council at the time.
	4. Historically Ridware Hall (previously Upper House) was built as a two-storey shooting box with substantial cellars for the kitchen, wine cellars and food storage. Conforming with the fashion of the 1820’s the house was remodelled into a three-storey property, with the addition of the annex, a two-storey building that became the kitchen and servants’ quarters along with the rooms of the third floor of the house.
1. **Assessment of impact and mitigation**
	1. Ridware Hall has a large, wooded area of the garden that runs north to south on the perimeter of the grounds which today are just under three acres in size. A large proportion of the grounds is covered by a mixture of sycamore, oak and ash. Where the woods meet the paddock there is a five-bar gate accessing a 12-metre x 12-metre opening. The opening is obscured from the Ridware Hall by a bank of holly and well-established sycamores and oak trees
2. **Justification for the proposed development**

Ridware Hall originally had stables and a coach house. This was converted into a cottage in 2014 under planning applications 13/00138/FUL & 13/0139/FUL as assessable accommodation for our late parents. At the time we had no reason to believe that we would find ourselves caring for horses, but that all changed when two young stallion cobs arrived on Church Lane, unbridled, and looking worse for wear. There was no one interested in taking the ponies on and the Blue Cross and RSPCA did not have space to accommodate them. The only option was to destroy them if nobody claimed them as their own. The horses were rounded up and put into our neighbour’s field awaiting the arrival of their owners. After the required 7 days the applicants agreed to utilise the paddock and take on the two stallions. (stating ‘How hard can it be’ famous last word!)

We purchased a couple of field shelters, and the rest is history.
Currently the field shelters are in the paddock and in full view from Ridware Hall and from neighbouring fields which are used by local residents for recreational purposes. We would like to create a courtyard within the wooded area where there is a clearing suitable for the stables and hay loft with integrated tack room. The location of the proposed courtyard is completely obscured by a holly bank, sycamore and oak trees and will not be visible from Ridware Hall or adjoining fields.

Under TPO 20/1009/TPO we removed a couple of dead Sycamores and a Pine tree in the proposed area for the stables. This has created space where we can locate the stables without detrimental effect to the root systems of the surrounding trees. We will also plant additional holly along the fence line to further reduce visibility of the stables. In addition, there is an existing sewerage system that we can utilise for any liquid waste from the stables to avoid risk of contamination to the soil. A local farmer has also agreed to remove horse manure and bedding as and when required from the stable area.

Finally moving the field shelters into the wooded area will free up additional paddock for grazing and help with the overall welfare of the two horses.

1. **Conclusions**
	1. It is considered that the proposed stable block is sensibly designed proportioned and respects the setting of Ridware Hall and the obscuring of the stables from view from the house.
	2. Moving the stables into the woods will improve the outlook of the hall and increase the amount of grazing on offer
	3. The proposals are considered to have a positive impact on Ridware Hall and the surround area and views from public footpaths by removing the stables from view
	4. The concrete bed for the stables and yard will not adversely affect the local area and existing trees and bushes. Unfortunately, we continue to suffer from Ash die back with half a dozen trees showing early stages of die back. These will eventually be replaced (upon TPO approval) with the hardier ash trees to maintain the character of the wooded area

19th August 2022

Roy Edwards