

HERITAGE IMPACT ASSESSMENT RELATING TO PROPOSED ALTERATIONS
TO THE COACH HOUSE, ALDENHAM PARK, MORVILLE, BRIDGNORTH,
SHROPSHIRE, WV16 4RN

Aldenham Park sometimes known as Aldenham Hall comprises an outstanding imposing detached three storey Grade II* Listed building of great architectural and historic merit. Entrance from the Bridgnorth to Shrewsbury road is via a swept, majestic pair of wrought iron gates. These with their rusticated stone piers are Grade II Listed and feature at their heads a rampant lion with an escutcheon or shield, upon which the family coat of arms was decorated. A long driveway between an avenue of majestic lime trees leads up to the front elevation of The Hall. This bears on the side wall an Acton family crest. The gates are early eighteenth century and The Hall is a Grade II* Listed building with reference to the Acton family after whom settlements near Ludlow are named. The origins of the imposing house of ashlar finish are thought to have originated in the seventeenth century. The Hall is served by a separate gravel drive at the front and by a similar courtyard at the rear. The Hall has been altered at the front in the nineteenth century in classical style. It has a central front doorway with Doric Columns.

On the west elevation the stonework is more random, being built of local Wenlock limestone set in hydraulic lime mortar.

A service drive diverts around the west elevation and into the rear service courtyard and area where a chapel stood. This burnt down and was a neglected area.

Off the access drive a further drive spurs further to the left and leads to the original stable block serving the house. In 1959 in the somewhat neglected state the estate was sold to the applicants' father, who thereafter dedicated his family to repairing and restoring the many listed and historic buildings. Such was the quality of the work on buildings that Full Planning Permission and Listed Building Consent was given by Shropshire Council in 2014 to build two cottage-style houses to blend with existing ones.

The applicant's parents obtained Planning Permission in 1954 to convert and extend the stable block, which is offset from the principal Listed building and separated by the drive. To the south of the existing and proposed garden areas at the front of The Coach House there is another service drive leading round to the rear courtyard behind a line of four cottages owned by the applicant's daughter who lives with her family in The Hall. There are approximately 12 hectares of parkland surrounding The Hall, which are listed.

In 1954 Aldenham Park stable block was described as "typical Georgian stables, red brick, centre arch opening, pediment and cupola". It was listed in 1970. It is noted in historical references that Mr. Christopher Thompson undertook a major restoration project encompassing the several, historic buildings. The main stable block is an original structure and has single storey extensions in red brick and tile on east and west elevations. Full Planning Permission and Listed Building Consent were granted in October 1985 for a single storey, rear extension to form a laundry, larder, cloakroom and stove. Whilst of merit it is now proposed to demolish this rear extension to upgrade and improve the accommodation.

The applicant, like her father wishes to maintain and improve this attractive and historic house. As shown on the proposed plans it is felt that small, two storey, side extensions in matching roof pitches and materials (small, clay, tiles) and red brick in matching lime mortar will blend well. Fenestration will match existing with fine glazing bars and double glazing. The existing conservatory of painted timber construction is requiring extensive repair and suffering from wet rot. It is proposed to remove it and build a small, two storey extension to balance that proposed at the eastern end. A tiled (and solar panelled) roof is proposed to sit behind a repaired wall to match existing brickwork.

In order to link access from the rear of the property an arched alley is proposed with a security gate. This will allow the owners to walk around their rear elevation in safety. As a suitable architectural feature at the end of the swimming pool wall, it is proposed to build a Gazebo or Garden Room.

On the rear elevation it is proposed to build two, two storey towers to match plus a rear porch all in matching style.

All extensions will be subservient to the main original building. The outstanding historic features will all be retained, including the cupola and pediment, plus fanlights, deep, small pane, front windows and all masonry and roof coverings, except where extensions are shown. Like for like clay tiles, facing brick and lime mortar will be used (or reused where possible).

Existing and proposed tree and shrub planting will keep the views of the two, main listed buildings screened from each other. Each property will be able to be read and by enhancing The Coach House the estate can be efficiently maintained. It is an outstanding estate much admired locally and of great historic value, so it should be maintained. There are many cottages on the estate, which provide homes for local people and assist the local economy.

[Redacted signature]

15th April 2024

FR.I.C.S.