



**PROPOSED NEW DWELLING
TO THE SOUTH OF DULAS HOUSE,
CUSOP DINGLE**

**CUSOP DINGLE
HEREFORDSHIRE, HR3 5RD**

**ASSESSMENT OF THE IMPACT ON
HERITAGE ASSETS**



March 2025

Edward Holland

**© Holland Heritage
www.hollandheritage.co.uk**

CONTENTS

Introduction	Pg. 2
Identifying the Relevant Heritage Assets	Pg. 4
Analysing the Heritage Setting	Pg. 6
Description of the development site and the nature of the proposed change	Pg. 10
Evaluation of the potential Impact on the Setting and Significance of the Heritage Assets	Pg. 12
Relevant Planning Policy and Guidance	Pg. 19
Appendix – Listed Building Designation Entry	Pg. 21

1.0 Introduction

1.1 Authorship

This heritage report is written by Edward Holland, Director of Holland Heritage. It was commissioned on 10th April 2024 by Alan Heeks, the owner of the site.

1.2 Copyright

This document has been prepared for the stated purpose and should not be used for any other purpose without the prior written consent of Holland Heritage and the client. We accept no responsibility or liability for the consequences of this document being used for a purpose other than that for which it was commissioned. Illustrations supplied or sourced for this document are credited accordingly and all others are copyright Holland Heritage. All rights are reserved, and no part of this document may be otherwise reproduced or published in any form or by any means without the prior permission of the copyright holder.

1.3 Location

The site is situated at NGR SO 2347 4183 and borders Cusop Dingle approximately 425m south of the junction with the B4348 leading west into Hay-on-Wye.



Figure 1 Aerial view of Cusop Dingle (annotated with red dot to locate the proposed development site which is the subject of this report) © www.gridreferencefinder.com

1.3 Methodology and Purpose

1.3.1 The purpose of this report is to understand the heritage and its significance and vulnerabilities and to assess the impact of the proposed development on the setting of designated heritage assets. The assessment process follows the guidance set out by Historic England in '*Conservation Principles, Policies and Guidance*' (2008 - as updated by the revised consultation draft issued in November 2017) and '*The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3*' (2017). The assessment also follows the requirements of the National Planning Policy Framework (revised in December 2024). These documents all underline the importance of understanding the heritage asset before carrying out changes.

1.3.2 This analysis of heritage setting and impact is intended to inform the design process and to assist decision makers.

1.3.3 This report is proportionate to the proposed scheme and is based upon a site survey on 7th May 2024, on desk-based and archival research, and on liaison with the design team.

2.0 Identifying the relevant heritage assets

2.1 The first stage in an assessment of potential impact on a heritage setting is to identify the study area and the heritage assets that need to be considered. The study area is that to which the proposed development can reasonably be related and that which is capable of experiencing heritage impact. Within and adjacent to this study area are the following **Listed Buildings**:

Listed Building Name	Approximate metres from proposed development	Grade	Historic England Ref:
Dulais	30m to north	II	1168017
Redwing	300m to south	II	1099514

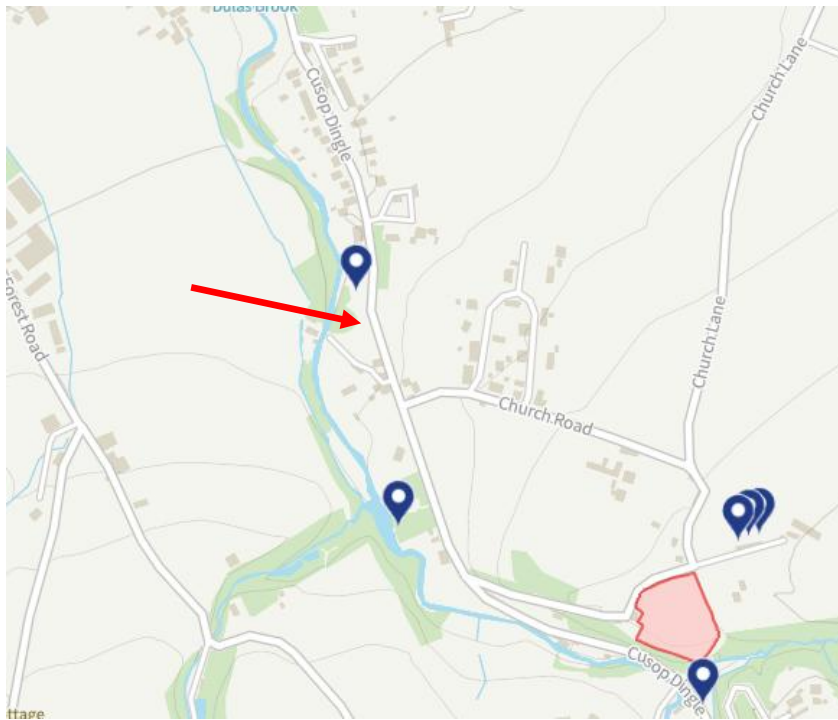


Figure 2 Map of heritage designations in and around the study area © Historic England (annotated with red arrow to locate the proposed development site)

2.2 Other designated heritage assets such as the Cusop Castle Ringwork **Scheduled Monument** (HE Ref: 1017253) are over 500m from the site and therefore considered to be well outside the area of potential impact.

2.3 There are no **Registered Historic Parks and Gardens**, nor is the area a designated **Conservation Area**.



2.4 Across the border, beyond the west bank of the Cusop Dingle there are no designated heritage assets.

2.5 Herefordshire Council does not publish a list of **non-designated heritage assets** so there is no record of items within the study area that are not statutorily listed but judged to be of local interest. However, Upper Dulas would meet the criteria for consideration as a non-designated heritage asset. It lies approximately 75m south of the proposed site and has a dressed stone, late-Georgian, north front facing towards it. It has further ranges to the rear that are of whitewashed stone. The **Historic Environment Record** (HER) records Upper Dulas under the reference SMR 4805 and states that the main part of the house "is pre-Elizabethan with Georgian and Victorian additions". The HER also identifies the The Old Rectory, Cusop, approximately 200m east of the proposed development site.

3.0 Analysing the Heritage Setting

3.1 Having identified the heritage assets in the study area, the next stage is to analyse them in order to understand how they relate to one another and how the proposed development site contributes to the character and significance of their setting. It evaluates how these particular heritage assets are understood, appreciated and experienced and describes their heritage values.

3.2 The primary heritage asset is the detached dwelling known as Dulas House or Dulais. This is a tall stone house of largely late-Georgian character with distinctive small-pane sash windows to the front. The list description states it is mid-18th century with early 19th century additions. It is set back from the road and has a double-pile cross-wing to the rear. The house is approximately 20m from the boundary wall at the north end of the proposed development site. To the north of the house is a contemporary lofted stable and coach house with distinctive roundel to the central gable. Beyond that are utilitarian corrugated sheeted sheds. On the opposite side of the road there are drives up to a house set well back and largely hidden by mature trees and hedges.

3.3 To the south of Dulas House is the open land on which the new house is proposed. Cartographic evidence shows that the land was once a quarry, and indeed this is evident from the topography of the site as seen today. The Tithe Apportionment shows that the majority of the site (numbered 94) was in use as a Garden, Orchard and Quarry in 1840 and it records the land as being in the ownership and occupation of William Lloyd. To have this mixed use confirms what the visual evidence indicates, namely that the quarried area was small. On the Tithe Map, the north-east corner of the site is shown (numbered 93) separately enclosed as a garden and in the same ownership and occupancy. William Lloyd also owned the house to the south (now known as Upper Dulas) though it was tenanted to a Reverend Phillips. Dulas to the north was in wholly separate ownership and occupancy. Mid-19th century accounts of visitors valuing the “pleasant retreat” and “quiet seclusion” at Dulas suggest there was little or no quarrying at that time.

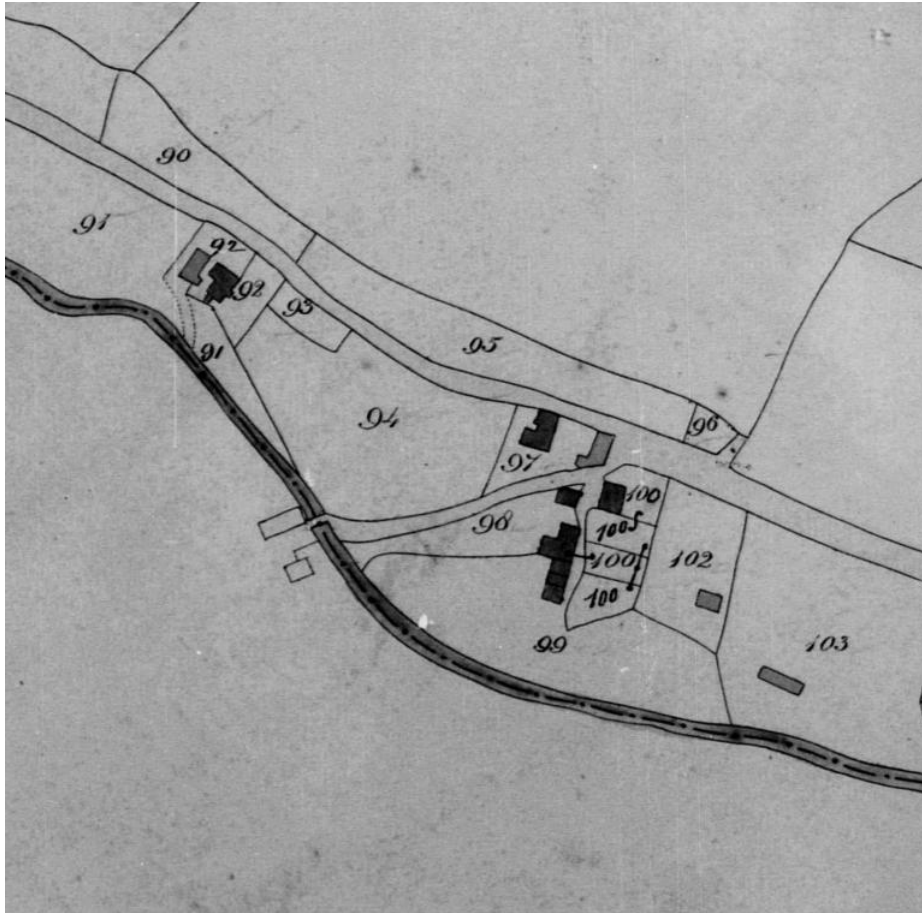


Figure 3 Extract from Cusop Parish Tithe Map © Herefordshire County Archives

3.4 The First Edition Ordnance Survey (Herefordshire Sheet XXX.SE, published in 1888) shows only an orchard while the Second Edition OS (Brecknockshire Sheet XV11.SE, published in 1905) is also marked *Old Quarry* and identifies the curved scar of the former quarry. The reference to *Old Quarry* is curiously absent from the 1929 (Brecknockshire sheet XVII.12) and 1943 (Brecknockshire sheet XVII.SE) OS maps, which may indicate it was so long out of use that by then it appeared grassed over. The footbridge is marked on all the OS maps and the early 20th century Parish Council records show long-standing concern over its condition and safety. There are other quarries recorded in Cusop Parish but there are no records specifically relating to the former quarry at this site. Accordingly, those people shown as Quarryman or Quarryworker in the Census records may not necessarily have worked at this quarry. The Woolhope Naturalist Field Club archive records 59 quarries in Herefordshire but makes no reference to this one at Cusop Dingle. The product of this research indicates that the quarry on the proposed development site is not in itself of heritage significance and that its precise period of operation cannot be determined.



Figure 4 Detail from First Edition Ordnance Survey published in 1888 (reproduced with the permission of the National Library of Scotland)



Figure 5 Detail from Second Edition Ordnance Survey published in 1905 (reproduced with the permission of the National Library of Scotland)

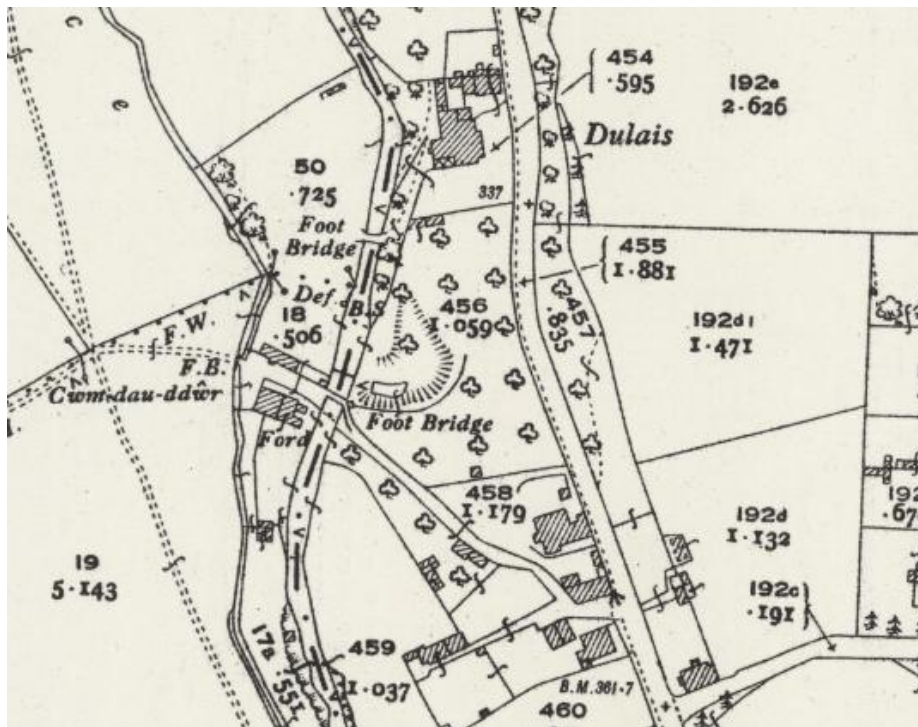


Figure 6 Detail from Ordnance Survey published in 1929 (reproduced with the permission of the National Library of Scotland)

3.5 In terms of heritage significance, Dulas House is the primary interest and this is reflected in the fact that it is the only listed building within the realistic setting of the site. The other listed building identified at 2.1, namely Redwing, is too far away from the proposed development site to be affected in any material way. Accordingly understanding of heritage significance focuses on Dulas and Upper Dulas and the cottages to the west on the opposite bank of the river. Dulas House is a well-preserved example of a late-Georgian house, with its main elevation contributing positively to the street scene. Notwithstanding its evident historic character, it is typical of buildings of that period in this region. It has evidential value but in itself this is of relatively low significance. Its historical association with the artist Thomas Lindsay is of interest but his primary work was in London and he lived here only at the end of his life so the contribution to the building's historical significance is limited. It has definite aesthetic value in its contribution to the streetscene but it has no specific communal value other than that local people are bound to be aware of it. Accordingly, the overall level of heritage significance is moderate. Upper Dulas is not listed and has been more altered but notwithstanding that, it has some of each of the heritage values.

4.0 Description of the Development Site and the Nature of the Proposed Change

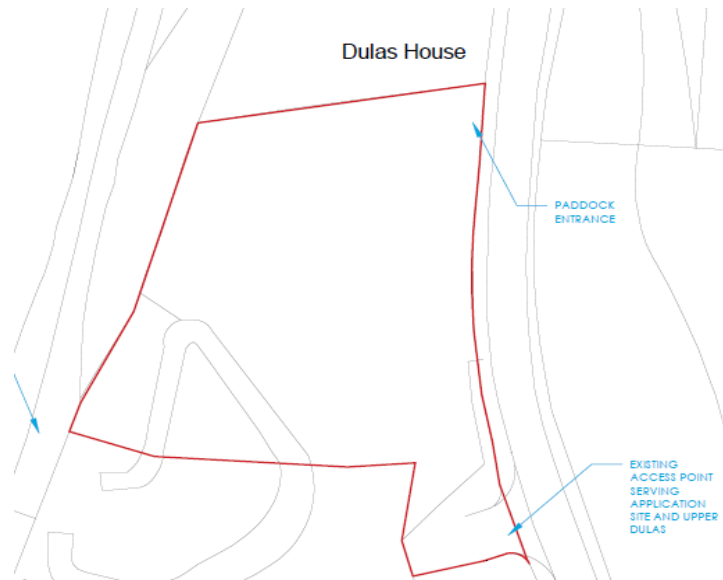


Figure 7 Existing Block Plan © C02 Architects



Figures 8 and 9 Site as Existing



4.1 The proposed development site lies to the south of Dulas House and to the west of the road known as Cusop Dingle, to which it is bordered by a local stone wall. It is a grassed plot of land of mixed levels being built up to the east and falls away steeply to the west down to the Dulas Brook. The southern end of the site is planted with fruit trees and, at the northern end, is a stone boundary wall. The site itself has no heritage assets though it retains physical scarring of having been once quarried. The river is the national boundary and the opposite bank is within the Bannau Brycheiniog National Park.

4.2 The proposal is to create a semi-underground house inspired by a passion for the writings and culture of J R R Tolkien, whose mother's family was from nearby Worcestershire. In this regard the proposed new dwelling would be unusual, but also little seen, in keeping with the culture of the Hobbits. As now proposed, in this revised scheme informed by an assessment of heritage significance and vulnerability, the greater part of the house would be built into the bank.

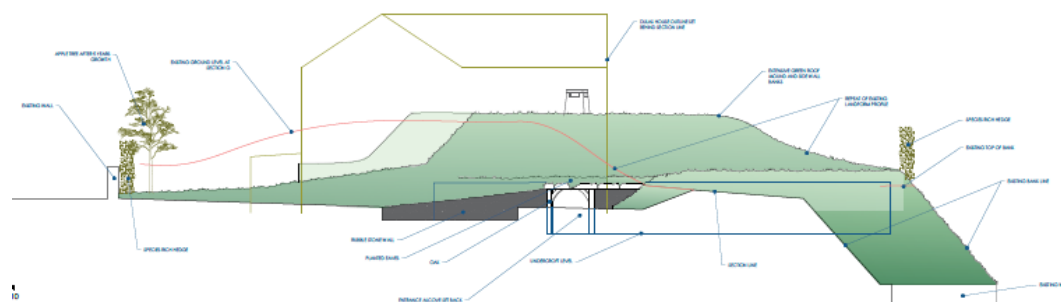
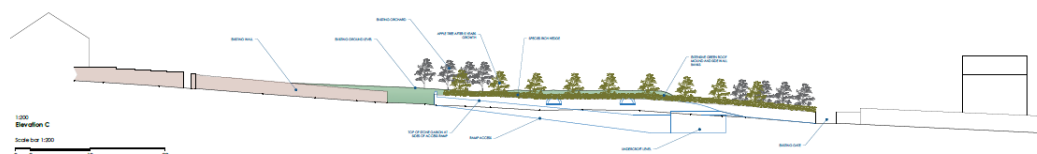


Figure 10 and 11 Proposed Elevations - looking north (above) showing outline of Dulas House and looking west from road (below) © C02 Architects



4.3 The proposed elevation drawing at figure 9 illustrates (the red line) the height and position of the existing raised ground, due south of Dulas House and close to the road. The elevation drawing shows the raised area would shift west to accommodate the proposed house, set back from, rather than in-line with, Dulas House. It shows that the land height nearest to the road would drop significantly and the highest point created to its west would be only marginally greater than the existing highest point. The proposed elevation drawing at figure 10 further illustrates the objective of building the house into the bank rather than on top of it

5.0 Evaluation of potential Impact on the Setting and Significance of the Heritage Assets

5.1 The nearest heritage asset is the building to the north known as Dulas House and Grade II listed as Dulais. The site is within the Cusop Settlement Boundary. Upper Dulas to the south is not listed but it could be judged to be a non-designated heritage asset as it is included in the Historic Environment Record.

5.2 The design drawings show that the new three-bedroom building will be substantially concealed beneath the grassy bank and, although the contours of this will change in creation of the dwelling, it will not result in intrusive development on the site. This approach is in notable contrast to the more typical form of above ground development of new houses. The design indicates that, along the line of the quarry scar, it would have a westerly elevation looking towards the Dulas Brook. It also shows a hobbit-style doorway at the northern end.

5.3 The name for the proposed new dwelling is Deephallow which reaffirms the Tolkien inspiration. Deephallow is the name he gave to the village built on the banks of the mythical River Brandywine.

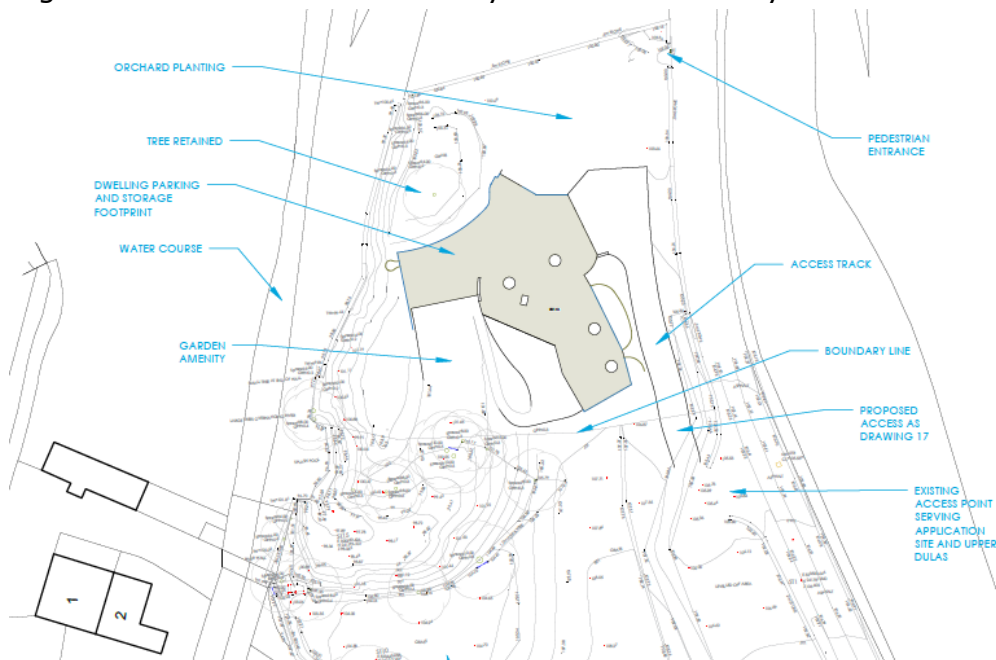


Figure 12 Proposed Site Plan © C02 Architects

5.4 The stone boundary wall that pleasingly characterises the view along Cusop Dingle will remain unchanged. The proposed access uses an existing opening in the wall and associated hard landscaping relating

to the access to Upper Dulas. The decision to do this avoids the impact of creating a new vehicular entrance further north and it enables the existing gated entrance close to Dulas House to be a pedestrian entrance as existing. The proposed groundworks will ensure that the parking area would be concealed behind the wall with no visual impact on the existing open green nature of the site resulting from its hard surface contrasting with the grass bank and trees.



Figure 13 View north along Cusop Dingle

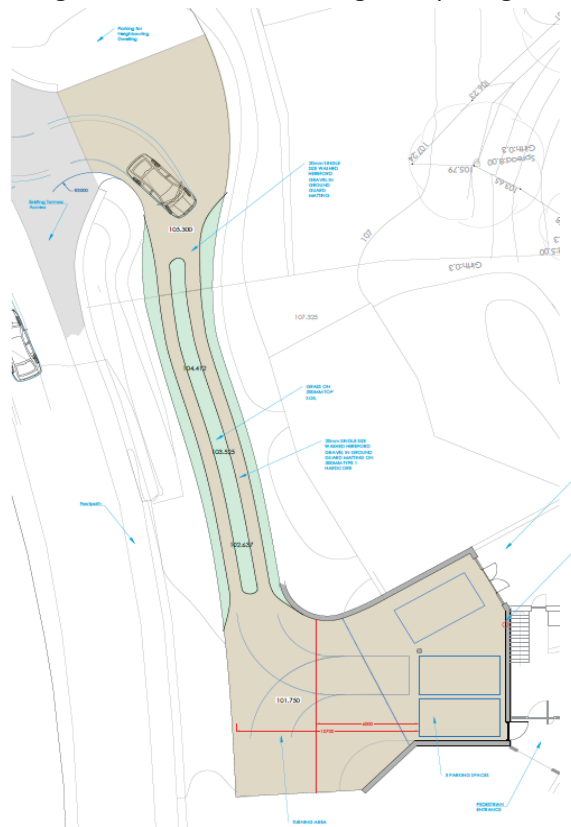


Figure 14 Proposed access and parking © C02 Architects

5.5 The Landscape Plan below shows how the edge behind the roadside boundary wall would be lined with silver birch trees and a species-rich hedgerow, enhancing the existing green character of the land between Dulas House and Upper Dulas. At the northern end closest to Dulas House it shows the proposed planting of fruit trees in keeping with the historical evidence for an orchard on part of the site. This image also shows the westerly aspect of the main elevation which clearly faces away from Dulas House and would not be seen from it. Some circular skylights are shown but these would visually diffuse into the landscape and are justified to provide adequate light to the largely underground house. Similarly the rubble stone chimney stack is discreet and justified.



Figure 15 Landscape Plan modelling of how the site would appear © C02 Architects

5.6 The Landscape Plan also evidences how the view into the site from the other side of the Dulais Brook to the west would be screened by the introduction of 2m high species-rich hedgerow. The Green Infrastructure Statement provides specific details of the proposed species. Accordingly, there will be no adverse impact on views south-east from the land across the Brook from Dulas House. This area was brought into the same ownership in the 19th century and is shown on the First Edition Ordnance Survey as formally laid out gardens, although their current character and appearance is modern.

5.7 It has been noted that the raised area would shift west to accommodate the proposed house and be set back from, rather than in-line with, Dulas House. It shows that the land height nearest to the road would drop significantly and the highest point created to its west would be only marginally greater than the existing highest point. In assessing the landscape impact of making this change it is important to note that the existing land is made up and is assumed to be spoil from the quarry. Accordingly, there would be no significant archaeological implication and no loss of ancient topography.

5.8 There is limited use of above-ground elevations and those that are shown use natural materials that can be locally sourced. To the east (figure 16) are oak framed dormers and a wall faced in vertical logs, leading down to the entrance to the undercroft parking. The wood will weather to a silver grey and blend sensitively with the setting resulting in no adverse impact. Figure 17 shows how the roof-height of this elevation will be almost entirely below the wall and so a view into the site from the road would not experience anything that would indicate a house – the dormers and parking entrance would be entirely concealed.

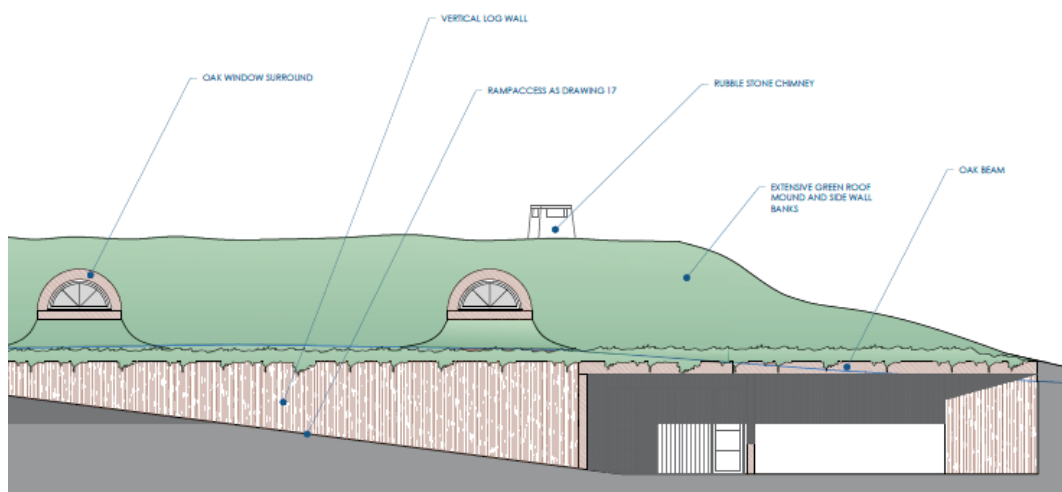


Figure 16 Proposed east elevation © C02 Architects

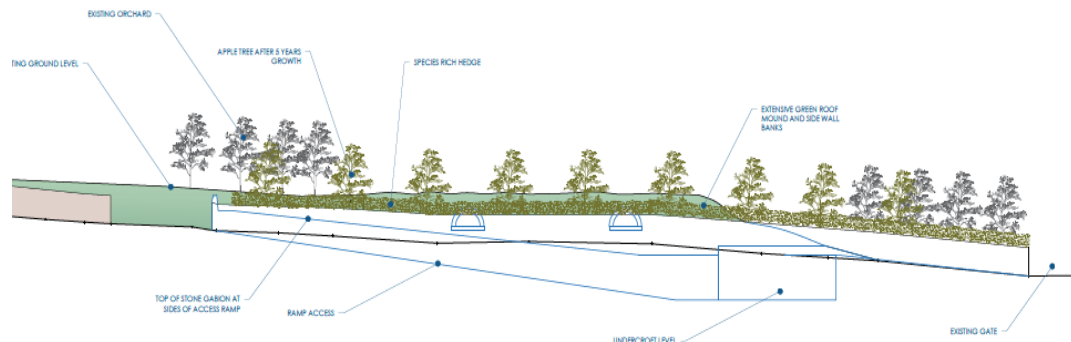


Figure 17 Proposed east elevation modelled to show how it would be experienced from the road © C02 Architects

5.9 The primary source of light into the house comes from the south-west elevation (figure 18) where the design shows distinctive, almost circular, windows within an expressed oak frame. There is also further use of vertical log walls to reflect the surrounding trees. The appearance of these windows is highly individual and unparalleled by traditional buildings within the neighbourhood but that does not cause any adverse impact. It is important to note that this elevation is not an experienced part of the setting of Dulas House. Additionally, the inspiration for the design of the building has its own interest and architectural quality.

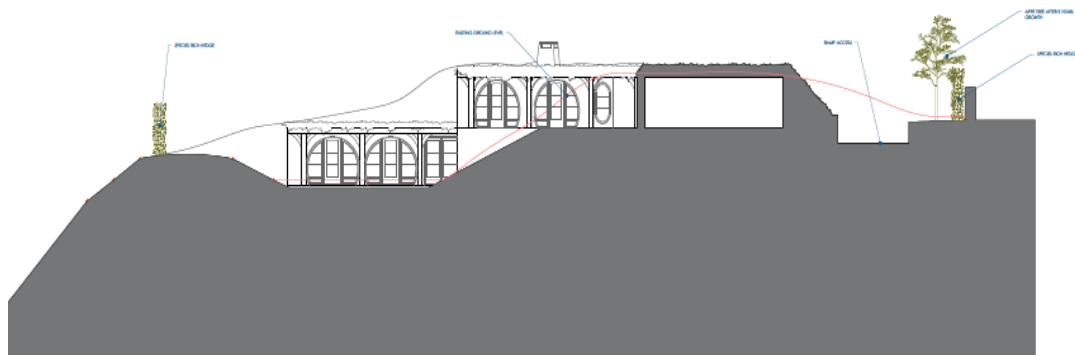


Figure 18 Proposed west elevation © C02 Architects

5.10 There would also be no adverse impact on the setting of Upper Dulas which is approximately 75m from the proposed new house and, on account of the existing boundaries, is experienced as a distinctly separate building. The main views of it would remain unchanged.



Figure 19 Upper Dulas - as seen from the road



Figure 20 Upper Dulas - as currently glimpsed from the west side of the site

5.11 There would also be no impact on the setting of the 19th century traditional buildings immediately over the Brook and on the Welsh side of the boundary. The setting of these is limited by mature trees and vegetation, as well as by the evergreen hedge along the top of the bank. Accordingly views towards the site are well screened and would not be harmed by the proposed development.



Figure 21 House to the west side of the brook immediately beyond the bridge

5.12 Overall, the proposal for only one house on a site that could accommodate more and for the house to be hunkered down in the manner shown is exceptional and eliminates the potential for negative impact on the setting of the adjacent listed building. The sensitive design is highly individual bringing with it a level of architectural interest to the site. The management of the ground levels and the careful attention to landscaping would mean that the new building would be quickly absorbed into the site. The modelling shows how, from the public road there would be no material change to the way in which the open land to the south of Dulas would be experienced. There would be no impact on the setting of Dulas House. Whilst this land is visible from the first floor of Dulas House it is not part of its setting in any deliberate way. The land was never in the same ownership as Dulas House and the building was not designed to have a particular outlook across this land. The house has only one key elevation which is that facing the road. Accordingly there is no visual, architectural or historical relationship between the listed building and the proposed development site. The largely below-ground nature of the proposed building, the retention of grass and trees and the lack of perceptible increase in levels means that there is no risk that the new building could overwhelm the listed building through its mass or materials. Dulas House would acquire a new neighbour through this scheme but its special character and its heritage value would not be in any way harmed.

5.13 The design process has been iterative and has involved input on heritage impact at regular points in the project development.

6.0 Relevant Planning Policy and Guidance

6.1 Local Planning Policy (Herefordshire Council)

6.1.1 The relevant document is the Herefordshire Local Plan Core Strategy 2011-2031 which was adopted by the Council in October 2015. Core Strategy Objective No 12 is:

"to conserve, promote, utilise and enjoy our natural, built, heritage and cultural assets for the fullest benefits to the whole community by safeguarding the county's current stock of valued heritage and significant environmental assets from loss and damage, reversing negative trends, ensuring best condition and encouraging expansion, as well as appropriately managing future assets."

6.1.2 Policy SS6 – Environmental quality and local distinctiveness states:

"Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations."

6.1.3 It goes on to require that development proposals should be based upon sufficient information to determine the effect upon a range of issues including the historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings.

6.2 National Planning Guidance

6.2.1 The National Planning Policy Framework (NPPF) as revised in December 2024 is the key document in terms of national planning guidance. It underlines the importance of high-quality development and the need to ensure that they add to the overall quality of the area to preserve the heritage for future generations.

6.2.2 Section 16 is specific to the historic environment and Paragraph 207 of the NPPF states that:

"In determining applications, local planning authorities should require an applicant 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 proposal on their significance."

6.2.3 Paragraph 210 of the NPPF states that:

"In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

6.2.4 Paragraph 212 of the NPPF states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)."

6.2.5 Paragraph 213 of the NPPF states that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification."

6.2.6 In summary this heritage impact statement complies with the requirements of the NPPF in describing the significance of the relevant heritage assets and in assessing the potential impact of the proposed development on their significance.

APPENDIX

Relevant Listed Building Designation Entry

DULAIS

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1168017**

Date first listed:**16-Nov-1984**

List Entry Name:**DULAIS**

Statutory Address 1:**DULAIS**

Location

Statutory Address:**DULAIS**

The building or site itself may lie within the boundary of more than one authority.

District:**County of Herefordshire (Unitary Authority)**

Parish:**Cusop**

National Grid Reference:**SO 23471 41873**

II

House. Mid-C18 with early C19 additions. Coursed rubble, slate roof, gable-end stacks. Three storeys, 3 sash windows of 12 panes to second floor, 16 panes to first floor with wedge lintels; ground floor: square bay across whole front with flat roof, central entrance with pediment, flanked by 4 sashes with tripartite glazing. The second floor and the bay are early C19 additions.

Listing NGR: SO2347141873