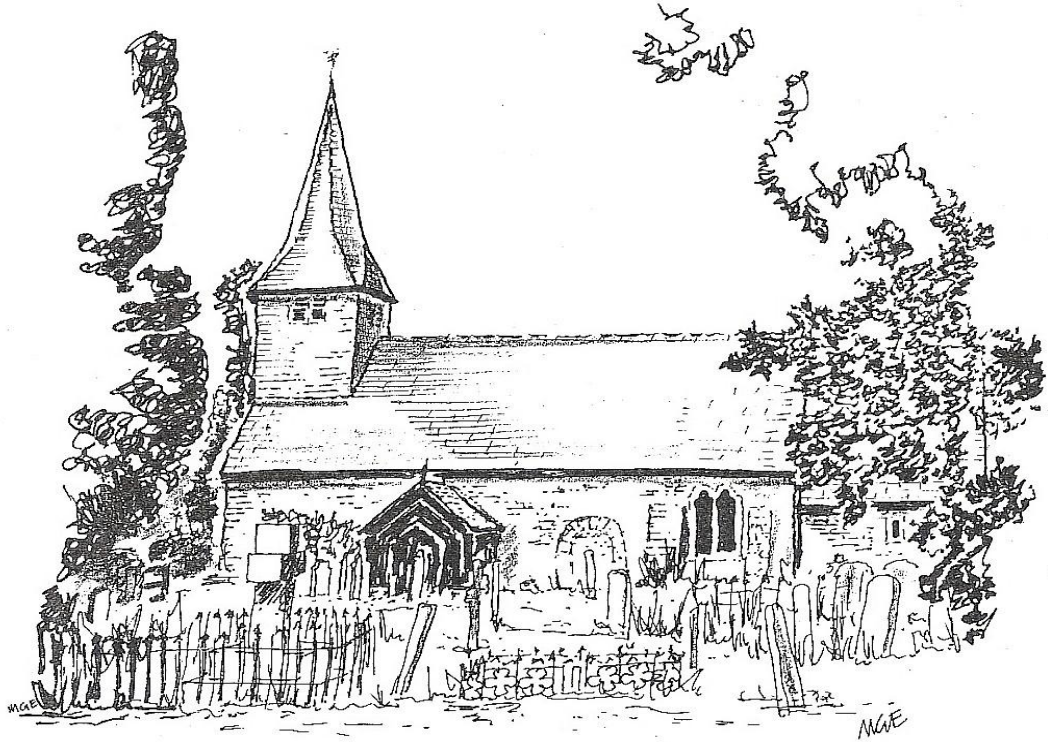


CONSERVATION AREA APPRAISAL



ASHFORD BOWDLER
DESIGNATED 10th FEBRUARY 1994



ASHFORD BOWDLER CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

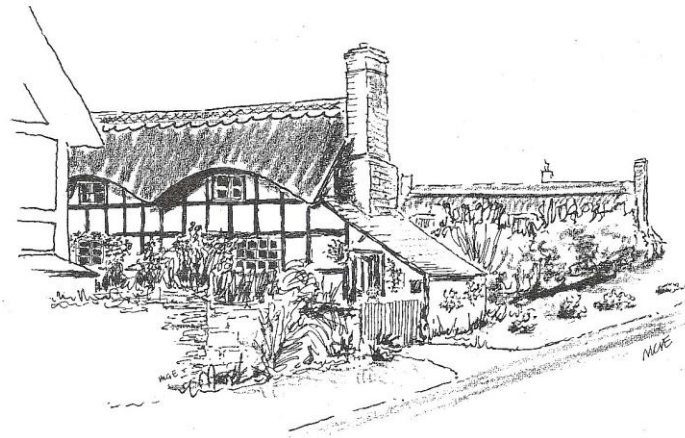
ASHFORD BOWDLER CONSERVATION AREA

1.0 THE EXTENT OF ASHFORD BOWDLER CONSERVATION AREA.

- 1.1 The Ashford Bowdler Conservation Area consists of all of the village of Ashford Bowdler and its immediate environs as illustrated on the Ashford Bowdler Conservation Area Plan.

2.0 THE DESIGNATION OF ASHFORD BOWDLER CONSERVATION AREA

- 2.1 Ashford Bowdler Conservation Area was designated as a conservation area by South Shropshire District Council on the 10th February 1994, in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.



3.0 THE HISTORY OF ASHFORD BOWDLER

- 3.1 The name Ashford may relate to the site of the ford and a great Ash tree that once stood by the river. Local tradition, however, suggests that the name stems from "asses-ford" and refers to the packhorses used on the old trade route from the West Midlands to Wales. The suffix Bowdler is from Henry de Boulers, an early mediaeval Lord of the Manor.
- 3.2 At the time of Domesday (1086) Ashford Bowdler and Ashford Carbonell were referred to as Esseford. The manor of Esseford was held by Osbern Fitz Richard of Richard's Castle. Before 1086 the Saxon Ledi held the Manor. It contained 2 hides that paid tax; land for 4 ploughs; 1 frenchman and 4 villagers had ploughs; and a mill. The Manor lay in Culverstone Hundred and was the only one held by the Barons of Richard's Castle.
- 3.3 In 1284 the Vill of Ashford was held by Richard de Boulers. According to the Hearth tax of 1672 the leading inhabitants were Walter Bagot, John Cheese and William Cupper. The names reoccur throughout the rolls up to 1774.
- 3.4 In 1672 Ashford Bowdler had 20 hearths compared to Ashford Carbonell's 12.

In later times the number of properties in Ashford Carbonell far exceeds those in Ashford Bowdler.

- 3.5 Captain Edward Hall of Lord Ancranis Dragoons built Ashford Hall. The family's memorials can be found in St. Andrew's Church.

4.0 THE CHARACTERISTICS OF THE ASHFORD BOWDLER CONSERVATION AREA

Introduction

- 4.1 Ashford Bowdler is a small mainly farming community in the Teme Valley. It has no services except for the Church. It is an agricultural village with 2 farmhouses, a variety of farm buildings and a number of houses and cottages.
- 4.2 A character appraisal of the village has been carried out and the main findings are set out under the following headings: -

Setting

Archaeological Significance

Architectural and Historic Quality

Street Scene

Key Buildings

Materials

Natural Features

Negative Factors



Setting

- 4.3 The village of Ashford Bowdler is located in the parish of the same name adjoining the River Teme, some 3 miles below its confluence with the River Corve at Ludlow and is one of several settlements that are located in the Teme river valley. Just over the river is the village of Ashford Carbonell, which until the 1920s was in the same parish.
- 4.4 Ashford Bowdler is set amid low-lying rich agricultural land, which is used for both dairying and arable farming. To the north is the main market town of Ludlow and to the northeast the Titterstone Clee forms a dramatic backcloth to the village. Its position next to the meandering River Teme adds to the scenic quality and character of Ashford Bowdler.

Archaeological Significance

- 4.5 While there are no scheduled Ancient Monuments within Ashford Bowdler, the village itself is located on an ancient trackway, which is of archaeological importance. Several of the buildings listed as being of special architectural or historic interest are also of archaeological importance.
- 4.6 There is evidence that the Priory at Bromfield established a dependent chapel at Ashford Bowdler. The first foundations may have been laid in the 12th Century under the aegis of Bromfield. Later in 1211 the Norman Church is thought to have been founded on the site.
- 4.7 The following are classed as monuments in the Ashford Bowdler Conservation Area: -
- Church of St Andrew (Grade II Listing)
(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD
A church of the 12th and 15th Century, which was restored in 1846, 1904 and 1907)
 - Group of 5 Memorials approx 2m south of Church of St Andrew (Grade II Listing)
(Unknown date
A group of 5 ashlar headstones of the early to mid 18th Century:
The Dillow headstone to the north-west is a rectangular slab set horizontally with 3 linked inscribed panels each surmounted by a linked raised ornamental carved panel with a motif featuring a skull. It commemorates John Dillow d.1729, Elizabeth wife of John Dillow d.1717, Elizabeth daughter of John Dillow, also Sam Dillow d.1736.
The unknown headstone to the southwest is a rectangular slab set vertically with a plain inscribed panel below a raised ornament. The dedication is unknown, d.1794.
The Taylor Memorial to the northeast is a headstone with 2 linked inscribed panels each with a segmental head. It commemorates Thomas Taylor d.1728 and Elizabeth Taylor d.1724.
The Chambers Memorial to the east is a headstone with 2 linked inscribed panels with an ornament over and a carved head with a pair of cherub figureheads in the centre. It commemorates Richard Chambers d.1761, Hannah the wife of Richard Chambers d.1769.
The Challoner Memorial to the southeast is a headstone with an Inset inscribed panel bordered with a simple flower-head pattern with a carved half-round head with wheel decoration flanked by ornamented cylinders. It commemorates Thomas Challoner d.1727)
 - Memorial to Elizabeth Bright 8m south of chancel of Church of St Andrew (Grade II Listing)
Unknown date
This ashlar chest tomb of the early 19th Century has a plain flat lid, plain inscribed side panels and corner piers, and a simple chamfered plinth. It commemorates Elizabeth wife of George Bright d.1818)
 - Memorial to Samuel Cheese 11m south of chancel of Church of St Andrew (Grade II Listing)

(Unknown date)

A ashlar headstone of the early to mid 18th Century with a double inscribed panel and carved head above enriched face above each panel. It commemorates Samuel Cheese d.1736 and Anne, his wife, d.1739)

- Memorial to William Wordsworth 1m south of Nave of Church of St Andrew (Grade II Listing)
(Unknown date)
This chest tomb of the late 18th Century has a plain rectangular ashlar lid with a bead and scotia edge mould set on a 4-course high red brick plinth. It commemorates William Wordsworth d.1787)
- Church House including service wings (Grade II Listing)
(Late 18th Century to mid 19th Century - 1785 AD? to 1850 AD?)
A house of c1785 to the early 19th Century of painted brick construction with a coggled brick course under deep eaves with a hipped slate roof)
- No 10 Linden Lea (Grade II Listing)
(17th Century to early 20th Century (pre WW1) - 1600 AD to 1913 AD)
Originally 2 houses and now one house, Linden Lea is of the 17th Century with a 20th Century extension. It is a single storey and attic timber-frame building with painted render infill panels and a thatched roof. The brick gable-end stack is now encased by the painted render and painted brick extension, which has a tiled roof)
- No 7 (Grade II Listing)
(17th Century to early 20th Century (pre WW1) - 1600 AD to 1913 AD)
A 17th Century house of timber-frame construction with brick infill on a stone rubble plinth with a thatched roof. The stepped brick detached gable-end stack has a coggled brick cap, and the opposite gable end has a small brick detached stack. The 2-framed bays have 19th and 20th Century extensions at each end)
- The Old Vicarage and stone wall attached to south (Grade II Listing)
(Unknown date)
A vicarage, now a house, of circa early 18th Century with a later 18th Century extension and 19th Century alterations, it was extended circa 1994. The front to the garden (south) has 3 bays with 2 bays of square framing to the left and a brick bay to the right. The framed bays are underbuilt with brick at ground-floor level. The plain-tile roof has gables with ornamental bargeboards and finials.
The wall to the south is a garden wall of rubble stone with flat ashlar sandstone coping. It forms an important constituent of the village street)
- No 5 Spring Cottage (Grade II Listing)
(17th Century to early 20th Century (pre WW1) - 1600 AD to 1913 AD)
Originally 2 houses, now one house incorporating No. 4, this single storey and attic building is dated circa 1583 and has a 17th Century extension. It is of timber-frame construction with painted brick infill on a stone rubble plinth, and has a thatched roof. The stone stepped gable-end stack has a brick upper shaft, and there is a stepped brick chimney to the rear)
- No 6 (Grade II Listing)

(Unknown date)

A 17th Century single storey and attic house of timber-frame construction with painted brick infill panels, 20th Century painted brick extensions and a thatched roof. The central brick ridge chimney has a coggled brick oversailing course at the cap)

- Brick built drain
(Early 19th Century to early 20th Century (pre WW1) - 1800 AD to 1913 AD
This brick flume (brick lined water channel) is approximately 50m in length, carrying water from a culvert under the railway line. Probably intended to prevent back cutting of the channel, undermining the track bed. An unusual example of railway architecture)
- Grove Farmhouse (Grade II Listing)
(16th Century to late 18th Century - 1550 AD? to 1799 AD?
This farmhouse is of the late 16th or early 17th Century, with an early or mid 18th Century extension and a late 18th Century range)
- Outbuilding to southwest of Grove Farmhouse (Grade II Listing)
(Unknown date
Originally stables and cartshed, now byre and store, these 18th Century buildings are of brick construction with full-height inset panels to the sides and rear, dentil course eaves, and a hipped tile roof)
- Manor House including 2 service ranges (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD? to 1913 AD
A 17th Century house with its core forming a cross wing with the late 17th Century main range with 18th Century remodelling and extension)
- Old Yew Tree Farmhouse (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD? to 1913 AD
This farmhouse, which is now a house, has a 17th Century front range, an early 18th Century main range and a 20th Century extension. It is of painted timber-frame construction with painted brick infill on a painted stone plinth, with brick to the rear and a brick main range with plain-tiled roofs. The brick coped gables to the rear have projecting gable end chimneys)

Architectural and Historic Quality

- 4.8 The main impression of Ashford Bowdler is that of an unspoilt village where, except for 1 dwelling, no post war development has taken place. The village remains almost untouched since the later 19th Century. Apart from the railway, which was built during the 1850s and divides the village in two, Ashford Bowdler remains remarkably intact.
- 4.9 Having remained largely unchanged since the 1850s the character of the village is enhanced by its seclusion. The small winding lane that passes over the level crossing to the southern end of the village terminates at Church House, hence there is no through traffic at all and the 12 or so dwellings generate very little traffic.

- 4.10 This picturesque village with its series of black and white cottages therefore remains a small rural backwater in very secluded and tranquil surroundings. This contributes a great deal to its character.

Street Scene

- 4.11 The buildings are loosely grouped about the lane, which enters Ashford Bowdler. Interestingly many of these are at right angles to the road and this contributes to the attractiveness of the village. In addition almost all of the buildings are listed as being of special architectural or historic interest and their quality adds to the sense of place in the village.
- 4.12 In particular the grouping of the 3 black and white timber framed cottages with thatched roofs opposite the Old Vicarage is striking and gives the village an almost chocolate box appearance. These buildings generally date from the 17th Century and No's. 5, 6 and 7 contain "eye-brow" dormers. Together with their well-kept gardens the buildings contribute much to the street scene.
- 4.13 To the west side of the village is situated another 17th Century black and white timber framed building referred to as Old Yew Tree Farmhouse. Its distinctive appearance adds greatly to this part of the village. Opposite is the 3 storey redbrick farmhouse known as The Grove, which dominates the street scene. The Manor House is also 3 storeys in height and dates from the late 18th Century. Like the Grove opposite it stands out in the street scene. These two redbrick buildings are very much the major townscape buildings in this part of Ashford Bowdler.
- 4.14 To the east of the village lie Church House and St. Andrew's Church. Both buildings are concealed from the general view by the wealth of trees in this part of the village. This adds interest to the street scene and in particular provides a fine backcloth to Church House. This building dates from the late 18th Century and its painted brick and hipped slate roof contrasts with St. Andrew's Church opposite.
- 4.15 The Church itself is situated by the River Teme and was probably founded around 1211. Similar to a number of other small churches in South Shropshire, it has a broached spire with oak shingles and rubblestone structure. It is a small picturesque church that adds much to the character of the village and is mainly Norman. There are blocked Norman arches in the north and south walls. The Church underwent restoration in the 1840s and extensive renovation in 1904-7. The entire chancel was rebuilt in 1907 after collapsing into the river beneath.

Key Buildings

- 4.16 The **Church of St Andrew** was built in the 12th and 15th Century, and restored in 1846, 1904 and 1907. It is of sandstone rubble construction with ashlar dressings, the slate roof has a verge and bargeboards. The wooden turret and spire are clad with wood shingles. The chancel was rebuilt in 1907 incorporating Norman style lancets on each side and a Decorated-style east window of three cusped lancets with a rose window over. The north vestry extension is of the early 20th Century. The nave has restored opposing north and south windows of restored twin cusped lancets. A 19th Century 2-centred arched window is situated to the north, with rubble blocked Norman doorways to the north and south walls. A trefoil is situated over the Decorated-style west window of twin cusped lancets. The 15th Century 2-centred-arched south door has an early 20th Century slate-roofed gabled south porch. The bell-turret was remodelled in 1846

to create a broach-spire from the needle-spire, and louvred bell-openings. The trussed rafter roof of the chancel and the chancel arch are of the early 20th Century. The nave has a plastered ceiling, a piscina on the south wall, and mid 19th Century box pews with panelling from older pews forming the dado and pulpit. Monuments include 5 mid 18th Century to early 19th Century armorial tablets to the Green family including a tablet with cornice and urn to Thomas Green (died 1825) by Sam Stead of Ludlow and a tablet with urns and obelisk to Johnathan Green (died 1792) by Stephens of Worcester. There are 4 mid 18th Century armorial tablets to the Hall family and a notable memorial to Thomas Bourke Ricketts (died 1864) with genealogical information filling the main slab and 3 additional slabs under. When renovation works to the retaining wall near to the church were carried out in 2003 three burials of Christian individuals were uncovered and 19th and 20th Century burials were shown to be present in the southwestern area of the churchyard.

- 4.17 **Church House** dates from circa 1785 to the early 19th Century. It is of painted brick construction with a cogged brick course under deep eaves with a hipped slate roof, has part projecting eaves chimneys and integral gable end chimneys to the rear wings. The 3-storey rectangular main block has 2 parallel 2-storey rear wings. The 3-window facade of 6/6 sashes has 8/8 sashes at ground level and 3/3 sashes at the second floor level. The sashes have a fluted architrave and cornice and a stone cill. The central 4-centred arch doorway has a glazed door with gothic-style glazing-bars. To the right of the left-hand return side is a projecting 2-storey semi-circular bay with a conical slate roof, and a 6/6 sash window over glazed doors with sidelights with surrounds as for the front with additional pendant serrated cornice boards. A 8/8 sash is situated to the left at ground level. To the right at the rear is a 6/6 sash with a 3/3 second floor sash, and at the ground floor is a pair of 3-light glazed doors with a toplight over with fluted architraves and a pendant panelled cornice board. To the centre is a flat roofed first floor outshot with a 6/6 sash as for the front, now partially open at ground level with a glazed door as for the front door. The south service wing masks the left part. The right-hand return side has a 6/6 sash to the right in a brick segmental-arch opening and a 3/3 sash over at the second floor level. The ground floor is masked by a 20th Century flat-roofed extension. The original features of the interiors are generally complete. The former carriageway arches are still evident amidst the 20th Century fenestration of the 18th Century south service wing; the interior has 17th Century joists and a bridging beam. The service wing to the north has an 18th Century core to the 19th Century altered 2-storey wing. The 3-window range facing northwest has a 3/6 sash to the left with a doorcase under with an open-bed pediment canopy set on brackets.
- 4.18 **Grove Farmhouse** is of the late 16th or early 17th Century, with an early or mid 18th Century extension and a late 18th Century range. It is of irregular linear three-phase development with the earliest phase being the construction of the painted timber-frame with painted render infill panels on a rubble stone plinth, 18th Century brick cross-wings, and a plain-tile roof. The later phases consist of brick with dentil course eaves and plain gabled and hipped roofs, and projecting brick eaves chimneys. The earliest phase to the right (east) from the street is 2-storey, attic and cellar to the brick cross-wings, a twin gabled front with 3-light casements to the left gable and 2-light casements to the attics. The right return side has, to the left, a single mullion and transom window with casements and to the right the timber-framed gable end of the 16th/17th Century range, square-framing 3-panels high with jowled posts and leaded-light casements, a double trenched purlin roof, and a single 2-light attic casement. There is also square-

framing 3-panels high at the rear with two mullion windows with later transoms and iron casements, some with leaded-lights, a tiled-gabled dormer window with a 2-light casement, and a mullioned 4-light cellar window. The central phase is the 2-storey range facing the street linking the earliest and later range, with a 2-window range of 8/8 sashes in elliptical-arched openings, and multipane casements at the ground floor. A 6-panel entrance door to the left is under a projecting tiled gabled porch. At the rear is a ground floor mullion and transom window with leaded lights in iron casements in a segmental-arched opening. The main 18th Century range to the west is a 3-storey and cellar range with a formal facade to the left return side facing west. It has three 6/6 sashes with gauged brick lintels with the central one extended down to the porch by a wood panel, and 3/3 sashes to the attic. There are 2 Venetian windows to the ground storey with 4/4:6/6:4/4 sashes and Gothic style glazing-bars to the centre heads, a central semi-circular flat-roofed brick projecting entrance-bay, the 6-panelled entrance door with a fanlight with gothic style glazing-bars set in the stone doorcase with plain pilasters and entablature, and flanking 4/4 sashes with gauged brick lintels. The return side facing north has a two storey height canted bay window with a hipped slate roof, three 6/6 sashes at each storey and a 3/3 attic sash with a gauged brick lintel.

- 4.19 The **Manor House** has a 17th Century core forming a cross wing with the late 17th Century main range with 18th Century remodelling and extension. Of brick construction, it has a tiled roof to the cross wing, and brick dentil eaves, brick coped gables and a slate roof with integral brick chimneys to the main range. It is L shaped on plan. The facade to the road of the 3-storey main range has a 3-window range of the late 18th Century consisting of 3/6 sashes with moulded cases and no cill in brick segmental-arched openings, 6/6 sashes at the ground floor with the entrance door to the left, and 2-light metal casements to the second floor. The 5-panelled entrance door has a glazed top-panel under a projecting half-hipped tiled roofed canopy set on brackets. To the left is a 17th Century cross wing. The facade to the garden has windows as for the front except that the central windows are blocked at the first and second floors, and the ground floor entrance is set in a central bay with a 4-panelled door under a gabled slate-roofed projecting canopy set on brackets. The 3-bay 17th Century cross wing to the right has 2 storeys, an attic and a cellar. The west side has two 18th Century mullion windows with ovolo mouldings and iron glazing-bars, the ground floor opening to the right has been bricked up, The sash to the left is the same as for the main range. The gable end return to the north has late 18th Century brick segmental arch openings with mullion windows with casements at the first and attic floor level, and a 6/6 sash as for the main range at the ground floor. The gable end to the south has a 19th Century mullion window at the first and the attic floor, and a mullion and transom window at the ground floor. The east wall abuts the service wings.

The cellar of the 17th Century cross wing has chamfered bridging-beams with ogee chamfer stops, and a 17th Century boarded and ledged door with a sliding latch. The timberwork in the kitchen on the ground floor has cyma moulding with ogee chamfer-stops, and on the first floor is a deep-chamfered bridging-beam and cross-bridging-beams with ogee chamfer-stops. The attic floor has a double trenched purlin roof and an internal truss with small twin raking-struts below the collar. The service wing to the east is a 4-bay extension that incorporates wall-frames and a bridging-beam of the surviving 17th Century timber-framed bay, which is now over-roofed and was extended in the 19th Century with a roof of 3 king-post trusses. The wing houses a complete cider press and mill. The former

2-bay laundry wing to the southwest is of brick construction with a tiled roof and has a large integral brick gable end chimney to the south.

Materials

- 4.20 The traditional building materials used in Ashford Bowdler include timber framing and redbrick. Unlike other villages in South Shropshire stone has been little used in the buildings. This reflects the local vernacular style of Hereford and Worcester.
- 4.21 The use of stone boundary walls in Ashford Bowdler is a particular feature of the village which is an important element that links the buildings together. This is particularly evidence to the east of the village adjoining Nos. 4-6 and Nos. 7 and 9, Ashford Bowdler. The iron railings in front of the Grove and opposite Nos. 4-6 are also a distinctive feature of the village.

Natural Features

- 4.22 The location of Ashford Bowdler adjoining the River Teme and its position amid low-lying agricultural land is one of its attractions. In addition to its setting, the wealth of mature trees contribute to the natural setting of the village. The groups of trees for instance adjoining Grove Farmhouse and Church House are particularly important together with the mature trees in St. Andrew's churchyard.
- 4.23 The village itself obviously takes great pride in maintaining the grass verges and during the summer ensuring the various flower baskets and planters are well stocked and maintained. This adds greatly to the appearance of the village. There is also a small stream adjoining the timber framed buildings to the east of Ashford Bowdler. This feature together with the stone pathways over the stream adds considerable interest and is part of the village's character.

Negative Factors

- 4.24 In this unspoilt village there are few negative factors that detract from its appearance. The only aspect, which materially detracts from the village, is the use of blockwork in the boundary wall adjoining the Grove. If this could be replaced in a suitable material it would enhance the village.



5.0 THE LEGAL FRAMEWORK

- 5.1 Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as "...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or

enhance”. This is a strictly applied definition and should not be confused with Areas of Outstanding Natural Beauty or other designated areas.

- 5.2 Conservation areas are designated by Local Planning Authorities, usually after public consultation, although this is not a legal requirement.

The Effect of Conservation Area Status

The consequences of designation as a conservation area are as follows:

- 5.3 The Local Planning Authority is under a duty “from time to time” to publish and consult on proposals to preserve and enhance conservation areas.
- 5.4 In dealing with planning applications in conservation areas, the Local Planning Authority is required to “pay special attention” to the desirability of preserving or enhancing the character or appearance of the area. This means that there is a higher standard of design required in conservation areas than elsewhere.
- 5.5 Outline planning applications will not normally be entertained.
- 5.6 Planning applications in conservation areas must be advertised as prescribed by Regulations.
- 5.7 It is an **offence** to demolish a building or structure in a conservation area without the consent of the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.8 English Heritage has the power to make grants or loans for preservation or enhancement, although none are currently available.
- 5.9 It is an **offence** to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks notice to the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.10 Permitted development and the right to display advertisements are more limited than elsewhere.
- 5.11 Telecommunications operators have more onerous obligations placed on them.

6.0 PLANNING POLICY STATEMENT 5

PPS5 is the current policy guidance on protection and enhancement of the historic environment.

Development proposals in conservation areas will need to take into account the requirements of PPS5 and in particular the extracts below.

6.1 Planning Policy Statement 5 Planning for the Historic Environment

HE10.1 Special regard should be given to such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials)

HE10.2 Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development, which makes a positive contribution to an areas character or appearance, or by development which leaves character and appearance unharmed.

6.2 In determining applications for proposals to which this policy guidance applies, the Council will have regard to:

Any conservation area statement or village design statement;

The quality of the design and the appropriateness of the proposed use;

The appropriateness of materials and building techniques

Reasons

- a) To ensure new development in a conservation area preserves or enhances its character and appearance and conserves its distinctive qualities;
- b) To ensure that the character or appearance of a conservation area is not adversely affected by the demolition of buildings;
- c) To conform to Policy QE5 of the West Midlands Regional Spatial Strategy;
- d) To conform to PPS5

7.0 Guidance on the policy criteria

7.1 **Special regard given to the scale, design and materials** means that new developments must blend in with the character of the area, not that individuals building styles must be copied.

7.2 The requirement for **demolition of buildings in conservation areas** to be part of the scheme of redevelopment is to avoid unsightly gaps occurring in street frontages.

7.3 There is specific **Supplementary Planning Guidance**:

- Conservation Area statements for most conservation areas
- A variety of Town and Village Design Statements

7.4 **Quality and appropriateness of design, materials and use** is required for all proposals in conservation areas. In considering applications for new development in Conservation Areas, the Council will generally have regard to the following criteria:

- The siting of the development must conform to the general pattern of development in the area and not dominate existing buildings or occupy part of their curtilages.
- The scale of the proposal must be in conformity with the scale of existing buildings within that part of the Conservation Area.
- The use should be one, which is appropriate to the area and will give rise to development of an appropriate scale.
- The proportions of the building and its fenestration must be in keeping with the characteristics of existing buildings in the area.
- The alignment of the proposal along its highway frontage must conform to the pattern of development in the area.
- The proposal must maintain the characteristics of the roofline of the street as regards height, shape and pitch of roof and is not be of a height, which would intrude onto the skyline from any viewpoint.

- The proposal should conform to the existing pattern of door and window openings and their detailing prevailing within the area.
- The proposal should be constructed in materials traditionally used in the Conservation Area matching exactly the colour and texture of that material.
- The proposal should retain, restore or add traditional boundary walls in stone or brick in accordance with the tradition in the Conservation Area.
- The proposal should retain existing trees and provide for the planting of new specimen trees where possible.
- The proposal should retain, and take account of traditional burgage plot layouts or other historic plot and layout forms and ancillary buildings and boundary treatments.

8.0 OTHER CRITERIA

- 8.1 As far as possible the Council aims to conserve **traditional shopfronts** by preventing their removal and discouraging unsuitable alterations. Proposals for **new shopfronts and fascias** within conservation areas will be permitted provided: -
- they complement both the architectural character and detail of the building onto which they are to be fitted.
 - they do not result in the removal of any existing separate access to upper storeys or preclude the restoration of such an access if already removed.
- 8.2 Where appropriate the Council, in consultation with the Highway Authority, will seek to introduce schemes to **rationalise traffic and pedestrian signs and other street furniture** in conservation areas in the interests of the amenity. It is recognised that obstructive traffic signs and other street furniture can create 'clutter' and form a visual intrusion that detracts from the appearance and character of the District's conservation areas. The intention of this guidance is to minimise such impacts.
- 8.3 Through the control of new development and Enhancement Schemes carried out in conjunction with the Highway Authority, the Council will ensure that **traditional paved areas** are conserved and maintained. Considerable investment has been made on many listed and non listed buildings in the conservation areas throughout the County. The purpose of this advice is to ensure that similar attention is paid to the space between the buildings in particular the traditional paved areas.

Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

01743 252586

Historic.environment@shropshire.gov.uk

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