



Conservation & Design
North Shropshire
District Council

Baschurch

Conservation Area Appraisal
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Baschurch Centre Conservation Area Appraisal

Conservation Areas

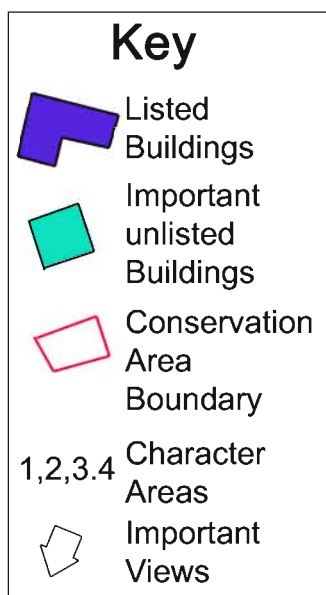
In February 2008 three areas of Baschurch were designated Conservation Areas;



Baschurch Station
Conservation Area

Baschurch Centre
Conservation Area

Prescott
Conservation Area

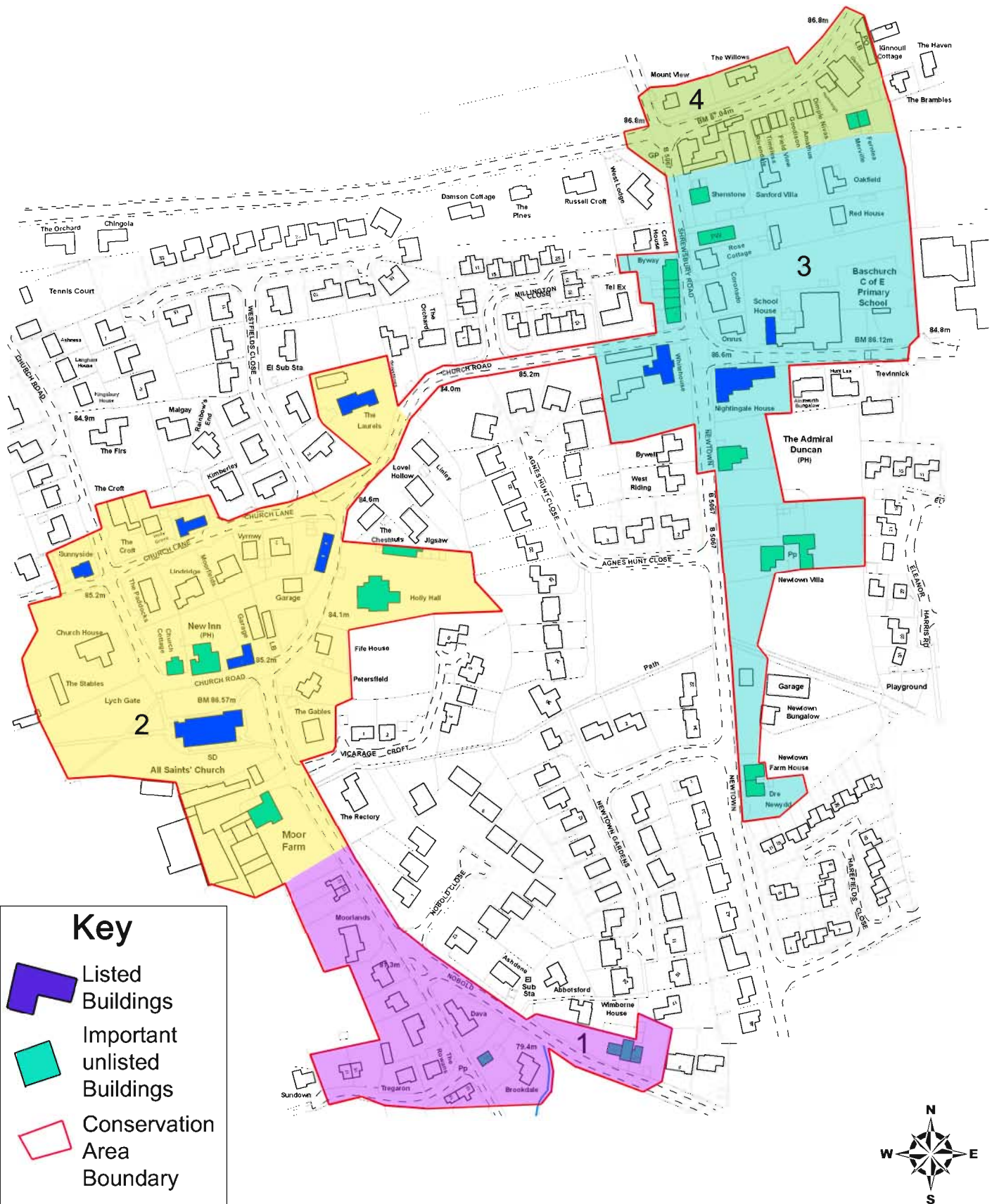


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Baschurch Centre Conservation Area Appraisal

Character Areas



1,2,3,4 Character Areas

Important Views

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1.0 Introduction: The conservation area, what it means, its purpose and designation and scope of the appraisal.

1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to determine which parts of their area are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Designation is the principal means by which local authorities apply conservation policies to a particular area. It introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve and enhance all the aspects of character or appearance that define the special interest of an area.

1.1.2 Conservation area appraisals are an important part of the process of enhancing and conserving the character and appearance of designated areas. They also play a role in making informed and sustainable decisions about the future of the area.

1.1.3 The first conservation areas were created in 1967, and there are now over 8000 in England.

1.1.4 It is the quality and interest of areas, rather than individual buildings, which is the prime consideration in identifying conservation areas. The historic layout of property boundaries and thoroughfares and the particular mix of uses, materials, scaling and detailing on buildings, that add to the special appearance.

1.2 Baschurch conservation area was designated in February 2008, simultaneously with Baschurch Station and Prescott conservation areas. The map on Page 3 shows Baschurch and details the three conservation areas. The scope of this appraisal will entail the history, context and development of Baschurch Centre and conclude evaluated character areas. The appraisal will also offer the opportunity to reassess the designated area and to evaluate and record its special interest.



2.0 Planning Policy framework

2.1 Local Policies

The Adopted North Shropshire District Council Local Plan (2000-2011) contains detailed policies relating to Listed Buildings and Conservation Areas. In particular, the policies detailed in Chapter 5 'The Historic Environment' are applied to development in or affecting conservation areas, and planning decisions will be determined with consideration given to them. For this reason, anyone considering making an application for consent within a conservation area should consult these policies. The Local Plan is available from North Shropshire District Council offices or online at www.northshropshiredc.gov.uk. Pre-application advice can also be sought from Conservation & Design Officers.

Relevant conservation area policies in NSDC's Local Plan:

- C2 – Applications for Listed Buildings and Conservation Areas
- C5 – Demolition of Listed Buildings and in Conservation Areas
- L6 – Tree Preservation

2.2 Regional Policies

Broad policies relating to the consideration of Listed Buildings and Conservation Areas are detailed in the Adopted Shropshire and Telford & Wrekin joint Structure Plan (1996-2011).

2.3 National Policies

Planning Policy Guidance Note 15 (PPG15) – Planning and the Historic Environment, should be consulted.

3.0 Summary of Special Interest

3.1 The key features which make a positive contribution to the special interest of the area are as follows:

- The medieval and Georgian settlements
- The quality and range of buildings (listed and un-listed)
- Strong understanding of two historic separate settlements
- New modern developments between settlements
- Diverse use of traditional materials
- Clear context and history of area.



4.0 Assessing Special Interest

4.1 Location and Context

The attractive historic village of Baschurch is located within the district of North Shropshire, 14 miles North West of the county town of Shrewsbury. The 2001 census showed the population to be 1475, however there will be a definite increase with the new housing developments.

Baschurch lies at the south of its own large parish and to the west of the district, bordering the Oswestry and Shrewsbury Districts.

Baschurch Centre comprises of two areas, one around the church and the other around the crossroads to the east. Modern housing development is mixed between the historic settlements.

4.2 General Character and plan form

The three main routes in to Baschurch vary; the south enters through Prescott, a separate conservation area. Prescott is an array of modern housing mixed in with many historic buildings which range from timber frame to Victorian brick farmhouses. A reoccurring sandstone wall encloses many properties and at some intervals has been rebuilt into modern developments.

The eastern gateway passes through Baschurch Station conservation area; this area encompasses the 19th century station buildings and the adjacent railway terraced housing. Upon entering the west you pass open fields to the north with modern housing developments to the south, concealing the historic settlements, including the grade II* All Saints Church.

4.3 Landscape setting

Baschurch lies at a height of between 80m and 90m OD in a shallow valley feeding into the River Perry to the south west. The soils are deep well drained coarse typical brown earths, the underlying geology consists of Triassic Reddish brown mudstone rocks.

Views are restricted from within the conservation area as the building lines are compact and adjoin the road, this adds to its formalisation within an otherwise open rural landscape.

All Saints church lies within and dominates the medieval core. It is located on top of a ridge which forms views over open farmland to the south west. The red sandstone construction looks on to the surrounding dwellings within the village. The tower can be seen throughout, including points outside the conservation area.



5.0 Historic development and archaeology

5.1 Early History

5.1.2 The Berth

'The Berth' situated one mile north outside of the conservation area provides evidence of human settlement or activity dating from the Roman, Saxon and Medieval periods in this area. 'The berth' a pre-Anglo-Saxon earth fort, possibly the site of Pengwern, the Hall of the Welsh Prince Cynddylan. Cynddylan was killed in the 7th century and buried in the 'eglwysseu bassa' the 'churches of bassa' – now Baschurch. Finds include a bronze water clock and a 6th century bronze cauldron.

5.1.2 The Church

A church at Baschurch is mentioned in the Domesday Book, it was only one of 18 found recorded in the county. There is a possibility that it may have existed in the middle Anglo-Saxon period, in the position where All Saints now lies. Although the present church contains no evidence of a Saxon date, the earliest portions are Norman.

The red sandstone church has a 13th century tower, which survived the wrath of the Welsh who burned the church down in 1404. Later works to the south were undertaken in 1615 and Thomas Telford undertook some restorative work in 1790. Early dates exist on the font: 1681 and some monuments within the grounds; 1615.

5.1.3 Newtown

In the 13th century a borough, Newtown, was founded by the Abbot of Shrewsbury. Evidence in John Rocques 1752 Map of 'Balchurch' shows Baschurch's Newtown, which was built to provide new amenities such as a school and the Wesleyan church built in 1878. This area has still a strong sense of character and forms character area 3 on the conservation area map.

5.2 Post Medieval history

The surviving medieval buildings suggest that the early settlements may have contracted and focussed around the church in the 15th, 16th and 17th centuries and then expanded again into the Newtown in the 18th century.

In the 19th century the Shrewsbury and Chester section of the Great Western Railway passed just to the North of the village and Baschurch station was built where the line crossed the old road to Marton.

In the last 25 years rapid development of farmland surrounding Newtown and Prescott has resulted in new estates of detached and semi detached housing bringing together the sense of one large village.



5.3 Form and layout of the village

Baschurch's physical character derives from its relationship with the 13th century Church of All Saints, which stands proud and on higher ground in the middle of the medieval settlement.

Baschurch has become one large village due to the radical developments in the separate settlements over time; still apparent is a strong sense of character in the separate areas.

The historic dwellings located within the historic settlements are well spread and located along the main routes in the centre of the village. They follow the historic plan form which has since been altered and adapted to suit the new developments. These historic dwellings are similar in character and appearance and are typical of the styles and materials apparent in the mediaeval period.

The area around the Church, Nobold and the crossroads at Newtown remains strongly linked to its historical rural surroundings. Open land cuts into the core and open spaces and gaps between the buildings here allow views out on to the countryside. This provides the important links of the village and its surroundings. The rural setting of the village adds to its character and form.

5.4 Archaeological significance and potential

As described in section 5.1.2 'The Berth' has enhanced the significance and impact of the settlements within Baschurch. The records of human activity between the 7-9th centuries and the relationship to the church adds appreciation to the character. Excavations here in 1962 provided evidence for three distinct phases of occupation spanning the middle to late Iron Age and Roman periods.

Other archaeological remains found within Baschurch provide evidence of human activity from at least the Neolithic period. The majority of the remains are of Iron Age or Roman date.

5.5 Architectural and historic qualities of the village

The clear historical development enables the understanding of architectural styles within Baschurch Centre. Timber framing provides evidence of early residence and the varying brick building styles shows the development from the 17th century to present day.



5.6 Contribution made by listed buildings

5.6.1 All Saints Church

The grade II* All Saints Parish Church has 12th, 13th, 14th and 15th century details. It was largely restored in 1790 by Thomas Telford and again in 1885 by George H. Birch. The dressed red sandstone structure with a slate roof stands in front and above other historic building which contributes to the character of this area:



5.6.2 No. 7 Church Road

The timber frame cottage dates from the 16th century and is one of few dwellings in the area partly constructed with a cruck frame. The attractive cottage sits opposite the prominent Sandstone Grade II* All Saints Church. Its setting, with the unlisted important buildings to its left add to the architectural quality of character area 2.



5.6.3 No 8 & 9 Church Road

These 17th century cottages were originally built as one large dwelling. The timber frame construction once had a thatch roof but was replaced in the late 1990s with slate. Its close building line and prominent junction position dominates Church Road and Church Lane



5.6.4 Sunnyside

Another attractive timber framed property which sits within the medieval core of Baschurch. Originally served as a farmhouse before the surrounding land was developed. The exposed brickwork to the southern elevation contributes a new element to the architectural and historic interest to character area 2.



5.6.5 The Hollies

The partly cruck framed construction of the Hollies provides evidence of its 15th century existence. The farmhouse which served agricultural purpose only a small distance away from Sunnyside has similarly been surrounded by modern housing developments. The quiet iconic location on Church Lane dominates and enhances the historic interest of this area.



5.6.6 The Laurels

This later 17th century farmhouse once sat within a large amount of open countryside.

The unpainted brick infill panels and sandstone plinth differs this timber frame dwelling to others in this area. The dominant position on the corner of Church Road indicates the character upon entry from Newtown.



5.6.7 The White House

This well proportioned large fine house although positioned back from the main road dominates this area in Newtown. The brick construction and stark stuccoed front façade sits opposite a junction on Shrewsbury Road. This adds to its powerful existence, along with its height and deep projecting verges.



5.6.8 Nightingale House

Plans are underway for the development of the famous first open air hospital for cripples founded by the noble Dame Agnes Hunt.

Its red brick construction on an ashlar chamfered plinth under a slate roof contributes to the historic character of 'Newtown'.



5.6.9 School House

The converted grade II School House adjoins the Victorian Baschurch Primary School building. The School House has been converted into a dwelling and is of early 18th century red sandstone ashlar construction. The building style differs to the other brick buildings in Newtown but is a fine example of the materials used at the nearby Baschurch Station area.





5.7 Contribution made by key unlisted buildings

The contribution made by key unlisted buildings is significant in Baschurch as they help to establish homogeneity within the village through the use of traditional fenestration and local building materials. Unfortunately the impact of these buildings have been undermined in some cases through the introduction of inappropriate UPVC doors or windows. Many of these buildings provide historical evidence for: previous industrial sites including farm workers cottages and farmhouses, the typography of the landscape, and the original settlement sizes. The development growth can be clearly identified from their locations.

- 5.7.1 21, 22 and 23 Nobold
- 5.7.2 Moor Farmhouse, Nobold
- 5.7.3 New Inn, Church Road
- 5.7.4 Church Cottage, Church Road
- 5.7.5 Newtown Farmhouse & Dre Newydd
- 5.7.6 The Admiral Duncan, Newtown
- 5.7.7 1, 2, 3 & 4 Newtown
- 5.7.8 Methodist Chapel, Newtown
- 5.7.9 Shenstone, Newtown



6.0 Spatial Analysis

Baschurch Centre conservation area has been split into four character areas, the definition of which are examined and described below. All four character areas have a mix of building styles and materials but each have separate elements which differ them from each other.

The outskirts of the conservation area boundary is mainly surrounded by tall hedging and tight building lines, however, to the north at the crossroads on Shrewsbury Road there is a vista over open countryside. Also to the south upon entering Nobold there is an open aspect over agricultural land which fortunately has been saved from development. This open area also determines a clear divide to the west between the 'Central' Baschurch area and Prescott. Open views are existent to the rear of properties which at some points allows aspects between buildings.

Evident in the buildings already noted (listed and important unlisted buildings) are the prevalent local and traditional building materials. Sandstone is a re-occurring local building material and links the buildings in the different areas including Prescott and The Station.

As noted in the listed building section many of the timber framed dwellings formally served as an agricultural residencies. This clearly explains the land use and typography of areas in Baschurch before any further building work was undertaken.



7.0 Character analysis

7.1 Character Area 1: 'Nobold'



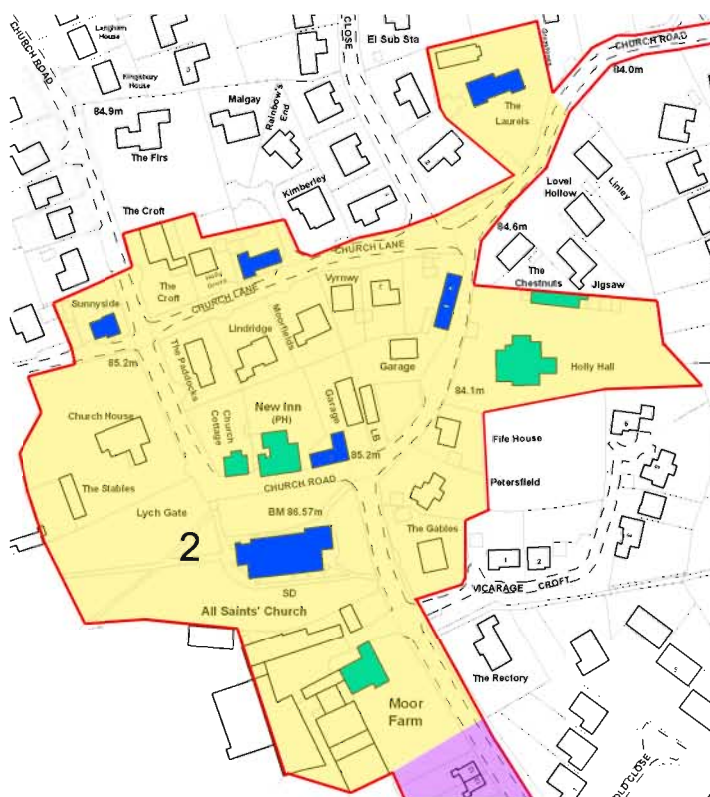
Heading in to this area from the South you pass a large open green space to the left. A tall hedge follows on and forms a sense of enclosure with a row of three 19th century brick cottages to the right. These cottages have been identified as important unlisted buildings due to their architectural and historic qualities and the use of traditional materials. The relaxed entrance to Nobold with the lack of street markings gives this area a traditional character.

Modern twentieth century dwellings take over this space as you enter further into to Nobold and are built from modern brick and set back from the roadside.

Further down heading into character area 2 a new development at Moor Farm is underway to the South West of this area. Hedge and tree lines have been cut back and the new brick dwellings here sit uncomfortably prominent on the edge of Area 1 and 2.



7.1 Character Area 2: 'Church Road and Church Lane'



Heading North East at the junction, where the road splits, is enclosed by tall hedging and trees, but with the sandstone wall still providing the thread which ties the area together and forms the boundary to 8 & 9 Church Road, which are listed.

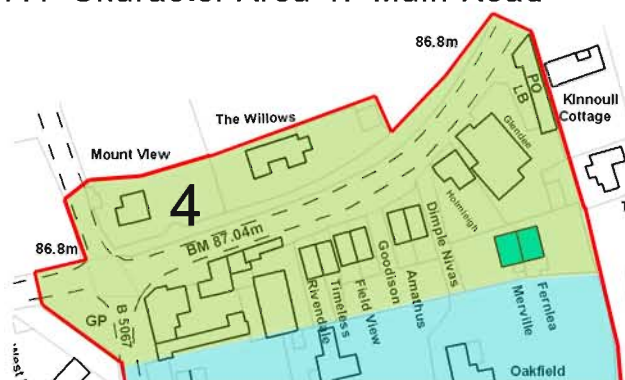
Going left into Church Lane reveals another timber framed property before reaching Church Road once again, at the Western side. From this point another timber frame listed building is visible opposite, adjacent to Whitmore Lane. On turning south towards the Church the timber lych-gate is in clear view, with the Church tower as its back-drop. Once again the Church is dominating views at this point and on passing the lych-gate the views towards open fields can be enjoyed once more over the churchyard.



'Newtown' the second of the two historic settlements in Baschurch was built from the 18th century. Its creation provided new amenities for Baschurch including the red sandstone ashlar school. The brick Wesleyan Chapel and Nightingale House (formerly a house) latterly the famous Orthopaedic Hospital which was the first open air hospital for cripples in the world, founded in 1900 by Dame Agnes Hunt. Nightingale House provides a very important social and cultural heritage link for the village which should be retained. The centre of the 'new' town is at the junction where Nightingale House sits opposite The White House and is quite open. A high wall to the south of The White House and the building line to the properties elsewhere are at the edge of the road, thus forming a strong sense of enclosure. There are many traditional materials and features still in existence here, such as cast iron railings on sandstone plinths and timber sash windows.



7.4 Character Area 4: 'Main Road'



The main road through Area 4 makes it very busy and noisy at times. It is the central shopping hub of the village and shows great community involvement. The range of styles and use of materials here contribute to the overall character and setting, in that it is varied. The views are limited due to tall hedging opposite the busy hairdresser, although to the North at the junction, opens out onto open farmland indicating that no where is very far away from open spaces. The sounds and smells here are dictated by the traffic passing and whether the fish and chip shop is open for business.

