

CONSERVATION AREA APPRAISAL



EDGTON

Designated 16TH DECEMBER 1993



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

EDGTON CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

EDGTON CONSERVATION AREA

1.0 THE EXTENT OF EDGTON CONSERVATION AREA.

- 1.1 The Edgton Conservation Area consists of part of the village of Edgton and its immediate environs as illustrated in the Edgton Conservation Area Plan.

2.0 THE DESIGNATION OF EDGTON CONSERVATION AREA

- 2.1 Edgton Conservation Area was designated as a conservation area by South Shropshire Council on the 16th December 1993 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.



3.0 THE HISTORY OF EDGTON

- 3.1 Edgton is the village from which the parish of Edgton takes its name. The name Edgton is thought to mean a settlement on “hill with an edge or brow” or as it was founded in the reign of King Offa in defence of Offa’s Dyke by Edgar the translation is more likely ‘Edgar’s town’
- 3.2 Six footpaths and five roads converge in this location, an indication that in the past the settlement was locally important. The Saxon church is situated on the edge of the village so as to allow travellers to find refuge without disturbing the inhabitants at night.
- 3.3 The road which runs close to the village at Edgton Cross has a 19th Century milestone indicating London – 154 miles, Bishop’s Castle – 5 miles. There are other similar milestones along this length of road, which was obviously an important route in the past.
- 3.4 Edgton at one time belonged to the ancient monastery of Wenlock Priory. It remained linked with the Sandford family from 1322-1812. In 1812 the Reverend Humphrey Sandford purchased the advowson of Edgton with the great and small tithes and glebe land for £235, so Edgton has only been a separate parish from that date.
- 3.5 The Parish Church of St. Michael has early 13th Century origins, but was largely rebuilt in its present form in 1895-96 when the Reverend Morgan Jones was Vicar.

4.0 THE CHARACTERISTICS OF THE EDGTON CONSERVATION AREA

Introduction

- 4.1 Edgton is a small village in an agricultural setting and has contained three farms. It now has approximately 20 dwellings and has few services. The village public house 'The Gate Hangs Well', the school and the shop have long since closed. At present, the old school is the home of a pottery.
- 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 Edgton is situated within the Shropshire Hills Area of Outstanding Natural Beauty, approximately 2 miles east of Lydbury North, 4 miles west of Craven Arms station, and 5 miles southeast of Bishop's Castle. The land is divided between arable and pasture, with a considerable proportion of woodland.

Archaeological Significance

- 4.4 The archaeological significance of the area is illustrated by the 'Castle Ring', a scheduled ancient monument to the east of Edgton, and the course of an ancient road, an unscheduled monument which runs close to the village.
- 4.5 The following are classed as monuments in the Edgton Conservation Area: -
- Church of St Michael (Grade II Listing)
(Medieval to Late 19th Century - 1066 AD to 1899 AD
A Chapel-of-ease, which is now the parish church, of the early 13th Century)
 - Sundial approx. 2m southwest of nave of Church of St Michael
(Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A limestone sundial consisting of a circular column with a moulded plinth and capping on a rectangular chamfered base. The brass gnomon has the royal coat of arms of George II and the date 1749 inscribed)
 - Pedestal tomb approx. 6m southwest of nave of Church of St Michael
(Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A pedestal tomb of probably the late 18th Century in limestone ashlar, it has a moulded plinth and capping with semi-circular corner pier, a rectangular base and urn-shaped finial. The inscription on the west side is illegible)

- Manor Farmhouse (Grade II Listing)
(17th Century to 20th Century (post-WW2) - 1600 AD to 1999 AD)
A farmhouse, which is now a house, of the late 17th Century and possibly incorporating parts of an earlier building, it was extended in the late 18th Century with later additions and alterations. It is a 2-storey building with a cellar beneath the north range, which is the earliest part, and is constructed in uncoursed limestone rubble with occasional red brick dressings and painted brick, probably replacing timber frame, to the gable end of the north range. It has a plain tile roof. The ranges to the east and west are later additions and probably date from the 18th Century)
- Church Farmhouse (Grade II* Listing)
(16th Century to Late 18th Century - 1500 AD to 1799 AD)
A farmhouse and attached former malthouse of the late 16th Century, it was extended and remodelled in the early 18th Century with later additions and alterations)
- Barn approx. 5m southeast of Church Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
A barn of the mid 17th Century with later alterations, it is of weatherboarded timber frame construction on a rubblestone plinth and has a corrugated iron roof. It has 2 levels and 6 doorways with eaves hatches to the left and right and a flat-roofed hatch breaking the eaves to the right of centre)
- Cowhouse approx. 10m southwest of Church Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
A cowhouse, with a hayloft above, of the late 17th Century with later alterations, it is of weatherboarded timber frame construction on a rubblestone plinth and has a corrugated iron roof. It has a single doorway to the farmyard side; the central doorway is approached by external lateral stone steps to the side flanking the road with doorways to the left and right)
- The House on the Green (formerly listed as 11&12 The Green)
(17th Century to 20th Century (post-WW2) - 1600 AD to 1999 AD)
A one storey and attic cottage of the mid 17th Century with later additions and alterations, it is of timber frame construction on a rubblestone plinth with rendered infill and has a plain tile roof. It was latterly divided and has now been returned to one dwelling)
- Edgton Farmhouse (Grade II Listing)
(17th Century to Early 19th Century - 1600 AD to 1832 AD)
A farmhouse of the mid 17th Century, it was extended in the late 18th or early 19th Century with later additions and alterations)
- Villa Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
A farmhouse of the early to mid 17th Century, it was extended in the mid 18th and late 19th Century and has later additions and alterations. It is of timber frame construction with rendered infill with the mid 18th Century part on a high regularly coursed limestone block plinth, and has painted

brick additions and slate roofs. The basic L-plan comprises the 17th Century gabled range projecting to the right with a long range to the left and a lower 19th Century addition to the left of the long range)

- Lower House Farmhouse and attached cowhouse (Grade II Listing)
(17th Century - 1600 AD to 1699 AD)
A farmhouse of the early 17th Century with later additions and alterations. The cowhouse is of the late 17th Century and is attached to the right)
- Nos 5 and 6 (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
A 2-storey building, which was latterly divided into a public house and a shop and is now 2 dwellings, of the mid 17th Century with the eaves raised in the late 18th or 19th Century and later additions and alterations. It is of roughcast and rendered timber frame, rubblestone and red brick construction and has a slate roof)

Architectural and Historic Quality

- 4.6 The traditional character of the nucleus of the village remains unspoilt. Many of the buildings within Edgton are listed as being of special architectural or historic interest. The village is comparatively compact, being built around three farms and the church.
- 4.7 Number 2 Edgton, although it is not listed, is a well maintained painted limestone and brick cottage and worthy of mention. The former school, built in 1872 by Edward Haycock junior of Shrewsbury, is a completely different style with its red brick with yellow and blue brick detailing. This however complements the character of the settlement, which is otherwise mainly stone and timber framing.



Street Scene

- 4.8 The change in level of the main lane adds to the character of the village. The way in which the buildings are grouped together around the circular site in the centre of Edgton is important. The site is the remains of a protected enclosure dating from the Iron Age when the cattle would be penned at night for protection. This area creates a sense of enclosure.

Key Buildings

- 4.9 The **Church of St Michael** was a chapel-of-ease and became the parish church in 1812 when the impropriate¹ tithes² of the Rev. H. Sandford were commuted for

¹ **Impropriation**, a term from English Ecclesiastical Law, refers to taking the profits from the sale of church property and placing them in the care of a layman or lay corporation for care and distribution.

£235. Before then the chapel was considered merely an appendage to Clun church and since 1236 had belonged to Wenlock Priory. The church is of the early 13th Century, but was largely rebuilt in 1895-6 when the Rev. Morgan Jones was Vicar. Before this time the church had fallen into disrepair and Rev. Jones spent £250 of his own money with a contribution of £50 from the Ecclesiastical Commission for the work. He had new windows and doors installed and most of the interior was changed, but some Jacobean woodwork dating from 1631 was retained along with the 12th Century stone font to which a moulded plinth was added.

The church is constructed in roughly coursed limestone rubble with angle quoins and regularly coursed and dressed sandstone to the west wall, and has a machine tile roof with ornamental cresting and coped verges on carved stone kneelers. It consists of a nave and chancel with a west bellcote and northeast vestry. The south side has broad 19th Century lancets to the left and right with a small 13th Century lancet, which was possibly reset, to the right of centre. The north side has two low broad pointed windows, right in position of the infilled doorway. A contemporary lancet is above the 13th Century single-chamfered pointed west doorway with imposts and a hoodmould; the restored nail-studded plank door with internal strap hinges is probably of the 17th Century. The gabled bellcote of the late 19th Century has twin pointed openings housing the bells. The 2-light Decorated-style east window is also of the late 19th Century. The lean-to vestry has a broad lancet on the east side.

Interior: The collar beam roof in 6 bays is of c. 1895. Reused 17th Century panelling with a variety of motifs including vines, acorns, and floral and geometric patterns has been incorporated in the high box pews. On the south side are the following two superscribed texts to the pew backs: "REPENT AND BELIEVE THE GOSPEL. MB. 1631" and "(P) OSSESSE YOUR SOULES WITH PATIENCE AGAINST THIS WICKED WO (RLD)" and one on the north side " POWRE OUT YOUR PRAYERS WITH REVERENCE TO THE LORD". There is a Jacobean chair to the north of the altar and a 19th Century wall cupboard to the southeast corner of the chancel. All other fittings and furnishings, including the pulpit and the choir stalls, are of 1895/6 or later. To the north of the altar is a wall memorial dedicated to Thomas Bird of Brunslow (died 1664) and his wife, Alice, erected by their grandson Thomas, that consists of fluted Ionic columns with carved volutes and a segmental pediment broken by a cartouche and a cherub's head below the inscription. A 18th Century hatchment is directly above it and another is to the right. 18th Century grave slabs that probably were formerly on the floor are fixed to the splays of the 13th Century south lancet and to the nave walls. Two plain early 19th Century wall memorials are on the north side of the nave.

Except for the introduction of a fine chamber organ, the church as it is today has changed very little since 1895. The organ, which was brought from a rectory in Northamptonshire, was built in 1839 by Joseph Walker and was installed in St. Michael in 1927.

- 4.10 **Edgton Farm** is a farmhouse of the mid 17th Century that was extended in the late 18th or early 19th Century and has later additions and alterations. The 2-storey 17th Century part is of timber frame construction with painted brick infill on a high rubblestone plinth and with a plain tile roof, and the 2-storey and attic addition is of regularly coursed and uncoursed limestone rubble and has a dentilled eaves cornice. The upper storey of the front has been rebuilt in late 19th Century red brick, and it has a machine tile roof. The building is L-shaped on plan

² A **tithe** (from Old English *teogopa* "tenth") is a one-tenth part of something, paid as a (usually) voluntary contribution or as a tax or levy, usually to support a Jewish or Christian religious organization.

with the 17th Century range at right angles to the rear on the left. The framing consists of square panels, 3 from cill to the wall plate. The casements on the ground and first floors to the right are of the 20th Century as is the gabled stone porch. The 18th /19th Century addition has a 2-window front with late 19th Century segmental-headed casements and contemporary gabled half-dormers. The integral end stack to the right has a red brick shaft and there is also a tall integral stack with a red brick shaft to the rear at the junction with the 17th Century range.

- 4.11 **Church Farmhouse** and the attached former malthouse are of the late 16th Century, and the farmhouse was extended and remodelled in the early 18th Century with later additions and alterations. The building is constructed in regularly coursed and dressed limestone block facing to a rubble core to the cross wing, with uncoursed rubble exposed to the rear gable, and regularly coursed and dressed rubble to the long range. It is also partly timber framed, roughcast and weatherboarded to the front of the long range, and has machine tile and corrugated iron roofs. It is a basic L-shape on plan with the gabled cross-wing projecting to the rear on the right and 2 gables projecting to the rear of the long range with various rubblestone lean-tos attached. The lower malthouse is attached to the gable end of the long range. The farmhouse has casements of the early 20th Century, one on each floor to the cross-wing and to the long range, with a first-floor window breaking the eaves. The entrance to the left of the cross-wing has a flat-roofed stone porch over a 6-panel door, which has glazed top panels, in a fluted wood surround. The partly illegible datestone is inscribed "SL/J/-7--" above the first-floor window to the gable. A former integral end stack with dripstone and red brick top is at the junction with the continuation of the malthouse to the higher range, and a prominent rendered ridge stack is situated to the centre of the cross-wing. The malthouse has a plank door on the first floor, which is approached by external lateral stone steps with small hatches to the ground floor and below the eaves. The lower range has a plank door to the right with a small hatch immediately to the left, and a small ridge stack. The apex of the gable projecting to the rear has decorative cusped quatrefoil framing that is probably of the late 16th Century, and a leaded casement to the first floor. The back wall and part of the front wall to the higher range of the malthouse is timber framed with square panels with wattle and daub infill. The higher range is on 3 levels with a collar and tie beam roof in 2 bays and the large stack of the house visible to the right. The lower range has a well-preserved vaulted red brick kiln, complete with furnace, to the ground floor and a drying floor with perforated tiles above.
- 4.12 **Lower House Farm** is a one-storey and attic farmhouse of the early 17th Century with later additions and alterations. It is of timber frame construction with painted brick, woven and rendered infill, and is roughcast to the right of the front on a rubblestone plinth. It has a slate roof. The framing consists of square panels, 3 from cill to wall-plate, with short straight tension braces, and collar and tie beam end trusses with projecting double-purlin ends, that to the right obscured by slate hanging, and to the left with V-struts from the collar. The prominent timber framed gabled eaves dormer, which is weatherboarded to the apex, has original scrolled brackets and a 19th Century three-light casement. 19th Century casements are directly below and to the left with a 20th Century casement and a flat-roofed eaves dormer to the right of the entrance. This has a boarded door with a glazed top panel under a 20th Century open gabled porch. A axial red brick ridge stack is situated directly above and an external rubblestone end stack with red brick top to the left. A late 17th Century cowhouse is attached

to the right. It is of weatherboarded timber frame on a rubblestone plinth and has a slate roof. The main entrance to the rear is through the stable door approached by external lateral stone steps. Flanking eaves hatches with the cart entrance are to the far left. The renewed vertical posts of the framing are visible.

Materials

- 4.13 The buildings in Edgton are predominantly constructed of stone and timber frame with slate roofs.

Natural Features

- 4.14 The importance of the natural features of the village must be recognised as an integral part of its character. Features, such as the mature trees, hedges and historic boundaries should be retained wherever possible.
- 4.15 The natural stonewalls are also a special feature of the village; their retention is important.

Negative Factors

- 4.16 Some of the agricultural buildings in and around the village are of modern materials and are generally alien to this relatively unspoilt village. Although there is room for improvement, particularly in the centre of Edgton, it must be remembered however, that the rural area is a working environment and villages such as Edgton are working communities.

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.

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Sources: Shropshire County Council Site and Monument Records
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