

Heritage Note on Brockley Cottage

Patshull Road Albrighton Shropshire.

On behalf of Boningale Developments Limited.

Gail Stoten BA (Hons) PG Cert Res MCIfA FSA.

Date: September 2026 | Pegasus Ref: P24-O594

LPA Ref: 24/O2108/OUT



1. Introduction

- 1.1. This note provides an assessment of significance, setting and impact for Brockley Cottage, which has been identified as a non-designated heritage asset by a Third Party, Ms Sharon Barker, during the Inquiry.
- 1.2. Brockley Cottage was not identified as a non-designated heritage asset during Heritage Assessment works which accompanied the planning application, nor in consultation responses on Built Heritage. Brockley Cottage is not recorded on the Shropshire Historic Environments Record.
- 1.3. It is agreed common ground with Shropshire Council that no heritage assets other than the Boningale Conservation Area and Lea Hall and Barn would be harmed by the proposed development.
- 1.4. It has been suggested by Ms Barker that Brockley Cottage dates to the 1600s, and that the asset would be harmed through change to its wider landscape setting. Its significance, setting and any impact to its heritage significance are considered below.
- 1.5. This note has been informed by a site visit in September 2026, reference to the Historic Environments Record and reference to historic maps.

Legislation, Planning Policy and Methodology

- 1.6. Details of the heritage legislation and planning policies which are considered relevant to this Planning Appeal are provided at **Appendix 1 and 2** of my Statement on Heritage.

2. Assessment

- 2.1. Brockley Cottage is a red brick structure (Plate 1), which comprises a house of two bays with a central doorway facing onto Cross Road, with flanking perpendicular wing to the south-west which appears to be later and altered, with a lower parallel wing to the north-east which is now a separate dwelling.



Plate 1 Looking west to Brockley Cottage on Cross Road

Historic Development

- 2.2. Built form is depicted in the location of Brockley Cottage on the 1814 Ordnance Survey map (Plate 2) and the Albrighton Tithe Map of 1845 (Plate 3), although the latter source is not clear.



Plate 2 Extract from the Ordnance Survey mapping of 1814



Plate 3 Extract from the Tithe Map of 1845

- 2.3. The Tithe Apportionment records the plot (602) as containing *House, Garden, Barn, Stable and Croft*, with the associated landholding limited to the small field to the north-west (600), which was recorded as *Croft*. Hence, at this time, the cottage appeared to relate to a small croft landholding.
- 2.4. Ordnance Survey mapping of 1881 shows the arrangement of the cottage flanked by other elements, most likely the barn and stables (Plate 4).

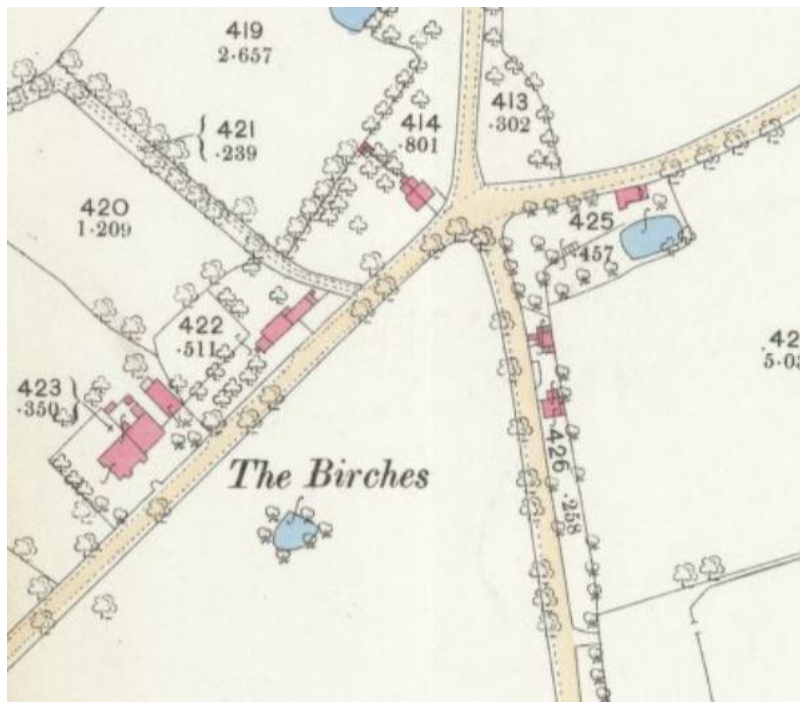


Plate 4 Extract from the Ordnance Survey mapping of 1881

- 2.5. The date at which the south-western element was rebuilt/extended is not clear from mapping or photographic sources.
- 2.6. The two documents which Ms Barker refers to in her Appeal Submission (The Ellerdine Partnership Heritage Statement of 2021 and the Mid West Planning Design and Access Statement of 2026) provide no analysis of date and significance of Brockley Cottage beyond noting that it has been identified as a non-designated heritage asset by Shropshire Council, and that it is depicted on Ordnance Survey mapping of the late 19th century.
- 2.7. Overall, Brockley Cottage appears to have originated as a roadside cottage and smallholding associated with land to the north. Looking at the proportions, arrangement and fenestration of the south-eastern facade, a later 18th-century date is considered most likely, although if the building has been re-fronted, it could have earlier origins.

Current Situation

- 2.8. Brockley Cottage is in separate ownership to the north-eastern flanking element, which is now a separate residence.
- 2.9. Reference to recent planning applications shows that Brockley Cottage has a reduced landholding in relation to the historic area, sitting in an approximately square garden plot.
- 2.10. The cottage lies close to Cross Road, with a small front garden setting it back slightly from the road behind a significant hedge (Plate 5). The main garden areas lie to the south-west, west and north-west.



Plate 5 Looking west to Brockley Cottage from Cross Road

- 2.11. To the north-east lies the adjoining structure which is now a separate dwelling, with modern residences beyond, with further residences to the south-west.
- 2.12. To the north-west of the garden plot lies agricultural land, which also lies to the south-east, beyond Cross Road and another hedgerow.
- 2.13. Views from the asset are anticipated to mainly be to its own curtilage, with some glimpsed views to Cross Road beyond and adjacent dwellings.
- 2.14. Views from the south suggest very limited intervisibility with the land to the south (Plate 6, Plate 7).



Plate 6 Looking north-west to Brockley Cottage from within the site



Plate 7 Looking west towards Brockley Cottage

Significance including Setting

- 2.15. Taking the above into account, as a small cottage of most likely 18th-century date but potentially earlier which has no particular architectural distinction or known historic associations, Brockley Cottage is considered to comprise a non-designated heritage asset of relatively modest value.
- 2.16. Its significance is primarily derived from its physical form, which has modest historic illustrative interest as a 18th-century roadside smallholding dwelling, and very modest architectural interest.
- 2.17. Setting contributes to the significance of the asset but to a lesser degree. Those elements of the setting which contribute to its significance comprise:
- Its garden plot, from where it is best appreciated, and which had functional associations.
 - The formerly associated land to the north-west, which was part of the smallholding, as recorded in the middle of the 19th century.
 - Cross Road, which it appears to have historically fronted on to, albeit it is now largely divided from the route by a large hedge.
- 2.18. The site lies beyond these areas. It was not historically associated with the asset functionally and has very limited intervisibility with the asset today. There may be a sense of undeveloped land beyond Cross Road, engendered by the undeveloped nature of the part of the site to the immediate south-east of the asset, but considering the absence of association and limited intervisibility, this contribution would be very minor.

Impact

- 2.19. The illustrative masterplan shows a set back of development south-east of Cross Road, which will retain a sense of undeveloped land south-east of the road.



Plate 8 Extract from the Illustrative Masterplan

- 2.20. Whilst the detailed design of the scheme would be subject to a reserved matters application, it is anticipated that the proposed development could be delivered without harming the heritage significance of Brockley Cottage.

3. Summary and Conclusions

- 3.1. Following a consideration of the significance and setting of Brockley Cottage, it is considered that the proposed development could be delivered without causing harm to the significance of the asset, which itself is of modest significance as a non-designated heritage asset.

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