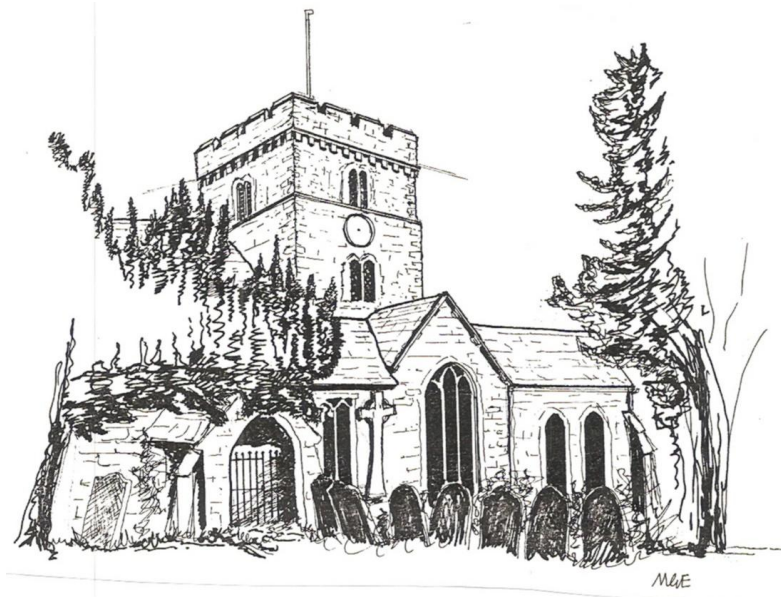


CONSERVATION AREA APPRAISAL



STANTON LACY

DESIGNATED 16TH DECEMBER 1993



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

STANTON LACY CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

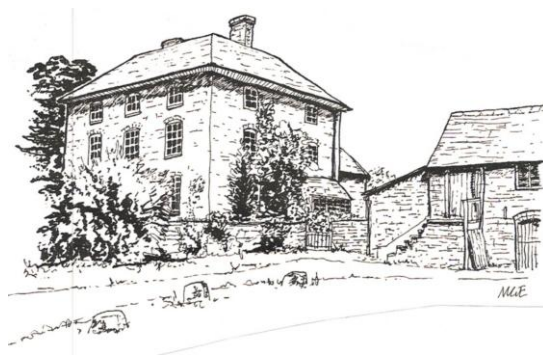
STANTON LACY CONSERVATION AREA

1.0 THE EXTENT OF STANTON LACY CONSERVATION AREA.

- 1.1 The Stanton Lacy Conservation Area consists of a large part of the village of Stanton Lacy in the Parish of Stanton Lacy and its immediate environs as illustrated in the Stanton Lacy Conservation Area Plan.

2.0 THE DESIGNATION OF STANTON LACY CONSERVATION AREA

- 2.1 Stanton Lacy 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 STANTON LACY

- 3.1 The name Stanton probably means “settlement on stony ground”. It was an Anglo Saxon settlement of some considerable size and was originally referred to as ‘Stanton’. The suffix “Lacy” was added in Norman times when the de Lacys became the new Lords of the Manor.
- 3.2 At the time of Domesday (1086), there were 67 villagers, 28 smiths, 4 cottagers and 5 smallholders and their families, 28 slaves and 2 mills. In terms of importance, Stanton Lacy far exceeded that of Ludlow. However, as Ludlow grew, Stanton declined relatively in importance and the new town became the centre of trade for the area. Up until the 19th Century, Ludlow Castle was included in the parish of Stanton Lacy.

4.0 THE CHARACTERISTICS OF THE STANTON LACY CONSERVATION AREA

Introduction

- 4.1 Stanton Lacy is a small farming community in the Corvedale and has a limited range of services that include a church, sub post office and a craft workshop (former primary school). It has a village hall that is located outside of the village. It is an agricultural village with two farmhouses and a variety of farm buildings, together with 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 Stanton Lacy is located in the parish of the same name adjoining the River Corve, some three miles above its confluence with the River Teme at Ludlow. It is situated in the Corvedale on the rich valley soils where agriculture is the dominant land use.
- 4.4 The village is set amid that rich agricultural land that is intensively farmed. Many of the fields in the area have been amalgamated to create extensive areas, both for dairying and arable uses. The Hope, part of the well-defined escarpment of the Clee Hills plateau forms the backcloth of the village to the east. To the north, there are views across the rich farmland to the distant Wenlock Edge. To the southeast, the rich farmland extends out across to the wooded hills of Mortimer Forest.
- 4.5 It is one of several settlements that are located in the Corvedale which adjoin the River Corve or its tributaries.

Archaeological Significance

- 4.6 Stanton Lacy is ringed with enclosures that show up as crop marks, one of which may be of Roman origin. Hence, the village may have early origins. The church, although altered, is typical of a Saxon Minster with many Saxon features.
- 4.7 Within the parish there is a Norman motte and bailey castle that is a scheduled ancient monument (Ref. No. 181). However, this is sited some 300 yards east of the village of Culmington, rather than adjoining Stanton Lacy village.
- 4.8 The following are classed as monuments in the Stanton Lacy Conservation Area: -
- Church of St Peter (Grade I Listing)
(Late Saxon to Medieval - 800 AD to 1499 AD
Parish Church of Saxon and later origin – see 4.16 Key Building)
 - St Peters Churchyard
(A enclosure of unknown date
St Peters Church sits in a streamside churchyard around which there are traces of what seem to be a rampart. The crest on the south side is some 2-3m above the encircling roadway and the other half may have been destroyed by the great farm to the north)
 - Church Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 3-storey and cellar farmhouse of the early 19th Century, of brick construction with a steeply pitched hipped plain tile roof)

- Barns to southwest of Church Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
These barns, stables and stock-sheds of the 17th, 18th and 19th Century are of timber-frame construction with weatherboarding on a sandstone rubble base, and have plain tile roofs. 18th and 19th Century brick wings are situated to the north)
- No 3
(Originally 2 houses, now one house, of the 17th Century. It is a 2-storey timber-frame and plaster building with painted brick and rubble panels, a cedar shingle roof and a brick ridge stack)
- No 4
(A 2-storey house of the 17th Century with later additions, it is of timber-frame and painted brick construction, has a plain tile roof and a brick end stack)

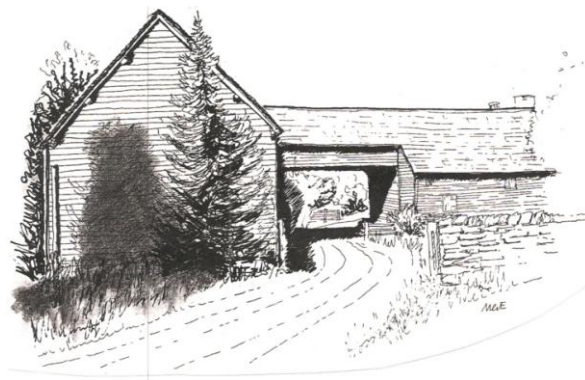
4.9 The following are recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture)

- The Manor House, No's 1 and 2 (2-storey, attic and cellar house, now 2 dwellings, 18th Century front to a probably earlier core)
- Post office
- Manor Farm
- Agricultural Buildings at Manor Farm (Stable and Cartshed)
- No 1
- Outbuildings to Vicarage (Barn)

Architectural and Historic Quality

- 4.10 St. Peter's Church is by far the dominant building in the village and its Saxon stonework in the nave walls is clearly visible. Its central tower and the west-facing wall of the nave immediately strike you as you enter the village over Stanton Lacy Bridge. In the north wall, there is a blocked Saxon door with a cross above. Although it is now partly occupied by Church Farm, there is some evidence that the Saxon church once stood in a circular churchyard, a feature which once may have been common but which rarely survives.
- 4.11 No. 5 Stanton Lacy is a simple timber framed cottage adjoining the lane and, like the church, is located on the north side of the village. The prominence of this building and the adjoining building (No. 4) very much influence the appearance of the village. Their black and white timber framing and shingle/clay tile roofs are very striking.
- 4.12 To the south side of the lane, there are no buildings listed as being of special architectural or historic interest and yet the buildings here are of much local importance in making the village so attractive. The use of stonework, mellow red brick, timber framing and roughcast in these buildings adds to the variety and interest of Stanton Lacy.
- 4.13 There are 5 listed buildings within the Conservation Area, 3 of which are easily visible and contribute a great deal to the 'street scene' of the village. Church Farm and the timber framed barns to the south of Church Farm are not so readily

accessible but, nevertheless, glimpses of both these historic buildings can be obtained.



Street Scene

- 4.14 From Stanton Lacy Bridge, the initial impression of the village is of a working farming community with Church Farm and St. Peter's Church appearing out of the trees. The position of the church and the churchyard s dominate the layout of the village. The buildings are set back from the lane passing through the village. They form a loose knit group and create a sense of place in this part of the village. Most of the buildings face directly onto the lane, though there are a few at right angles.
- 4.15 The twists and curve of the lane from the bridge to Manor Farm creates a series of interesting views that are very much part of the character of the village. The sequence of the views, the spaces between the buildings and the position of St. Peter's Church and No. 3 Stanton Lacy contribute to the sense of enclosure. No. 3 Stanton Lacy in particular 'punctuates' the view along the lane. Like many of the conservation areas in South Shropshire, it is not so much the contribution of individual historic buildings that form the character of the village, but the grouping of the buildings built in the local vernacular style.

Key Building

- 4.16 The **Church of St Peter** is of the 11th to 14th Century and consists of a nave, chancel, north transept, south aisle, crossing tower and was originally cruciform. It is of rubble and dressed sandstone construction with ashlar detailing and has plain tile roofs. T H Wyatt restored it in c.1850. In the outer south wall of the chancel are two external canopied recesses with arches with moulded canopies and 5-foil decoration, under which are two much-worn full-length figures of the Lacy family (13th / 14th Century). Two similar but less ornamented arches with slabs are under the outside wall of the south aisle. The nave and north transept are of c. 1050, the tower is of the Early English period (c. 1190 – 1250), the south aisle is 14th Century and the porch is of the 19th Century. The east and west walls of the north transept and the north wall of the nave display pilaster strips in Saxon long-and-short work and in the north wall is a blocked Saxon doorway with coved impost-blocks and a roll moulded hoodmould on long-and-short pilasters. The tablet above it has a raised cross and enriched pilaster corbel. Interior: The nave arcade is of the 14th Century; there is a piscina with a small ogee-headed canopy and a 14th Century octagonal font. Memorials include a brass to Thomas Atkinson, 1657; a tablet with arms and cherubs probably to John Thyne Armiger, 1717; a tablet to Elizabeth Swanne, 1613; and a tablet to Samuel Newborough, 1718. There are carved wood figures in the chancel arch.

Materials

- 4.17 The traditional building materials used in Stanton Lacy include stone, red brick, timber framing, rough-cast and shiplap boarding.
- 4.18 The use of stone boundary walls in Stanton Lacy is a particular characteristic of the village, which is an important unifying element that links the village together. It is used for the most part on both sides of the lane throughout the Conservation Area adjoining the church, the Old Vicarage and the Manor House.

Natural Features

- 4.19 The location of the village adjoining the River Corve and set amid low lying rich agricultural land is one of the attractive features of Stanton Lacy. In addition to its setting, the wealth of mature trees also contribute to the 'natural' setting of the village. The mixture of conifers and broad leaf species in the grounds of the Old Vicarage and the yew trees in St. Peter's Churchyard in particular, illustrate the importance of these natural features in the village.

Negative Factors

- 4.20 While much of the character of Stanton Lacy stems from the fact it is a quiet, mostly unspoilt, agricultural village, the design and scale of some of the modern farm buildings adjoining the Conservation Area leaves a lot to be desired. These buildings require enhancement.
- 4.21 The most appropriate approach would be to introduce a suitable form of natural screening by landscaping these areas and thereby minimising the visual impact of these modern farm buildings.

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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