

CONSERVATION AREA APPRAISAL



STREFFORD

DESIGNATED 12 JULY 1990



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

**STREFFORD CONSERVATION AREA
STATEMENT**

CONTENTS

1. EXTENT OF CONSERVATION AREA
2. DESIGNATION OF CONSERVATION AREA
3. HISTORY
4. CHARACTERISTICS
5. THE LEGAL FRAMEWORK
6. PLANNING POLICY GUIDANCE 15
7. GUIDANCE ON POLICY CRITERIA
8. OTHER CRITERIA

APPENDIX

1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

STREFFORD CONSERVATION AREA

1.0 THE EXTENT OF STREFFORD CONSERVATION AREA

- 1.1 The Strefford Conservation Area consists of the whole of the hamlet of Strefford in the Parish of Wistanstow and its immediate environs as illustrated in the Strefford Conservation Area Plan.

2.0 THE DESIGNATION OF STREFFORD CONSERVATION AREA

- 2.1 Strefford Conservation Area was designated as a conservation area by South Shropshire District Council on the 12th July 1990 in accordance with the provisions of Section 277 of the Town and Country Planning Act 1971.
- 2.2 From 24th August 1990 the statutory provisions for the designation, preservation and enhancement of Conservation Areas are contained in Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990. From the same date the statutory provisions for the control of development in Conservation Areas is contained in that Act and in the Town and Country Planning Act 1990.



3.0 THE HISTORY OF STREFFORD

- 3.1 The small hamlet of Strefford lies in the Parish of Wistanstow close to the confluence of Quinny Brook at Byne Brook.
- 3.2 The Concise Oxford Dictionary of Place Names gives the meaning of Strefford as "ford where a Roman road crosses the river". The location of the settlement is clearly related to the availability of a water supply and a suitable river crossing. The Roman road, Watling Street, which connected the Roman towns of Kenchester (Hereford) and Wroxeter via the military camp at Leintwardine, bypasses Strefford at a distance of about 1 kilometre to the west. The minor Roman road that branched southeast from Watling Street at Marshbrook crossed Quinny Brook at the ford, which is still in use today before running south to Dinchope and Norton.
- 3.3 The Domesday Book gives Strefford as a manor of some 100 hectares of farmland not connected with Wistanstow, which was a manor formerly in the hands of the Abbey of St. Alkmund's.

- 3.4 There is no evidence that a church was ever built at Strefford and thus the hamlet became and has remained an outlier of Wistanstow village 1 kilometre to the west.
- 3.5 The survival of three 17th Century cottages and a settlement pattern including a “manor house” and a single “manor farm” would seem to indicate that Strefford has not varied much in size throughout its history. This is borne out by mediaeval documentary references and the Hearth Tax of 1672, which shows that there were 8 dwellings in the settlement at that time.
- 3.6 It seems likely that the village street, which runs northeast and southwest was originally part of a road running from Felhampton and the north, on the line of the Roman road, perhaps to Halford in the south via Berrymill. Since the construction of the turnpike road (A49) this local road has declined into disuse and near obscurity.

4.0 THE CHARACTERISTICS OF THE STREFFORD CONSERVATION AREA

- 4.1 Strefford is a farming settlement consisting of a large farm complex with a sizeable late Victorian or Edwardian farmhouse (Strefford Hall), a large house (Strefford House) and a number of other houses and cottages.
- 4.2 Between the hamlet and Quinny Brook is an open meadow. It appears that the confluence of Quinny Brook and Byne Brook may at one time been at the southern end of this meadow. More recently Quinny Brook was diverted on the eastern side of the road to the ford to join Byne Brook above the ford. In modern times Quinny Brook has been diverted to join Byne Brook about 500 metres to the east. In order to retain the visual separation of the settlement from Quinny Brook it is important that an open area of meadow is retained.
- 4.3 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

Setting

- 4.4 The approach to Strefford is down a narrow lane from the A49 to the northwest. The visual separation of the built-up area of the settlement from the bustle of the A49 is an important feature of the Conservation Area. To retain this sense of visual separation it is important that there is no new building allowed along the access lane.

Archaeological Significance

- 4.5 The following are classed as monuments in the Strefford Conservation Area: -

- The Cottage (Grade II Listing)

(17th Century house)

- Malt Cottage (Grade II Listing)
(Early 18th Century house and malt house)
- Ford Cottage (Grade II Listing)
(17th Century house)
- Pumphouse approx. 15m southwest of No 2 (No 2 not included)
(Grade II Listing)
(A pump house of post-medieval date.
16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
A mid 19th Century parish pumphouse (disused), it is of dressed rubble sandstone construction with a pyramidal plain tile roof with lead finial. Forms part of a group in Strefford)
- Strefford Cottages (Grade II Listing)
(House, now 2 houses, 17th and 19th Century)
- Milestone at NGR SO 442 858 Strefford (Grade II Listing)
(A milestone of post-medieval date.
16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
Early to mid 19th Century. Sandstone. Approx. 0. 5m above ground; cambered head. Inscribed: "Ludlow / Cross / X")

Architectural and Historic Quality

- 4.6 There are four listed buildings in Strefford. Ford Cottage is a simple 17th Century timber frame cottage with painted plaster nogging consisting of one storey plus attic. The Cottage is a 17th Century T-shaped structure in timber frame and plaster. Strefford Cottages are a pair of 17th Century timber framed cottages with later alterations including the addition of a 19th Century stone rubble extension. Malt Cottage is an early 18th Century former malt house built of uncoursed stone rubble. The building is dated variously 1740 and 1757.
- 4.7 The northeast end of the village is No. 1 Strefford, a cottage that is dated 1736 and which, if it genuinely is of this date, has been much altered since. Other buildings in the Conservation Area are of 19th Century date and three recent dwellings, two of brick and one of reconstructed stone. Strefford Hall Farm has a number of modern farm buildings but those fronting the village street maintain the traditional architectural flavour of the village, despite their large scale.

Street Scene

- 4.8 Almost all the residential property fronts on to the village street. Some of it is set close up to the highway boundary while other buildings are set well back from it. This makes for a particularly varied series of spaces that are unified by the stone boundary walls that run the whole length of the village street on both sides.

Key Buildings

- 4.9 **The Cottage** is a 17th Century single-storey plus attic house of timber frame and plaster construction. The plain tile roof is 19th Century with two ridge stacks, restored in the 20th Century. To the left is a plank door flanked by 19th Century two-light casements, with a large timber-framed dormer containing a 19th Century two-light casement over. A similar casement is to the right, under a chamfered bressummer, with a similar casement to the gable over a chamfered

jettied tie beam. On the right returned side are two late 19th Century dormers, and there is a single-storey wing to the rear.

- 4.10 **Malt Cottage** was built in the early 18th Century as a malt house and is a single-storey plus attic building in dressed sandstone rubble with plain tile roofs that have an altered slated rear pitch. The single window range consists of a 20th Century mullion and transom window under a stone hood and a 19th Century gables dormer with a 20th Century two-light casement. There is a tablet inscribed "W. B. 1740, M. F. M. 1757". The entrance in the left returned side is a 20th Century glazed door with a plain overlight. The advanced late 18th or early 19th Century three-storey wing to the right has various inserted lights and entrances. There are three ventilation openings to the second floor, also a hoist opening, a plank door; rubble end stack and brick panels to the rear. The interior has a stop-chamfered ceiling beam, an inglenook fireplace and a graduated flagstone floor. The malthouse contains a pulley system and trapdoors.
- 4.11 **Ford Cottage** is a 17th Century single-storey plus attic building of timber frame and plaster construction with a plain tile roof and a brick stack to the right front. It has a three-window range with 19th Century two and three-light casements under simple 20th Century wood hoods, a timber-framed dormer with a 19th Century three-light casement under a chamfered plate to the centre left and two 20th Century box-dormers with the one to the right over a rendered 20th Century bay.
- 4.12 **Strefford Cottages** was originally one house, now two houses, built in the 17th Century of timber frame and plaster construction with a 19th Century sandstone rubble cross wing. It is a two-storey building with a plain tile roof, a rubble stack with a brick shaft to the cross wing and a brick ridge stack to the left. The four-window range has three 19th Century two-light casements and a larger window with a casement and a simple wood hood to the 19th Century cross wing. The plank door is under a simple metal cambered hood with a 19th Century three-light casement and 20th Century casements to the left, on the right is a 20th Century plank door in an altered opening under a similar hood. The right returned side has a 19th Century two-light casement under a simple wood hood over a 20th Century window. The left returned side has 20th Century casements, stick framing to the ground floor and a collared truss.

Materials

- 4.13 The early construction in Strefford is in the main timber framing with plaster or uncoursed stone rubble, and tiled roofs. The more recent buildings are in brick or reconstructed stone.

Natural Features

- 4.14 On the western side of the settlement there is an area of woodland and parkland that contains many fine specimen trees. This area functions as an important backdrop to the settlement when seen from the rising ground of Wenlock Edge to the east and is an attractive foreground feature of the settlement when viewed from the A49 and the approach from the west.

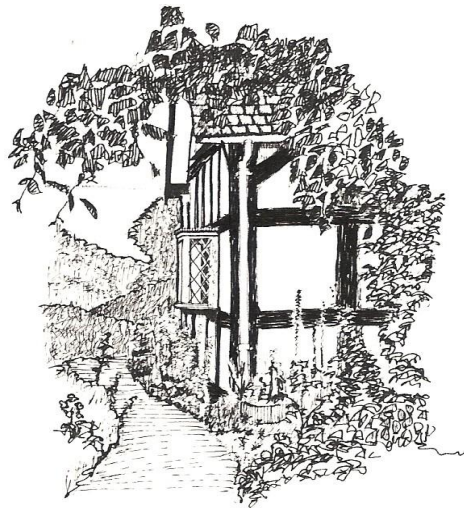
5.0 THE LEGAL FRAMEWORK

- 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.

Historic Environment Team
Shropshire Council
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

01743 252586
Historic.environment@shropshire.gov.uk

Revised June 2008

Updated 2012

Source:
Shropshire Council Sites and Monument Records