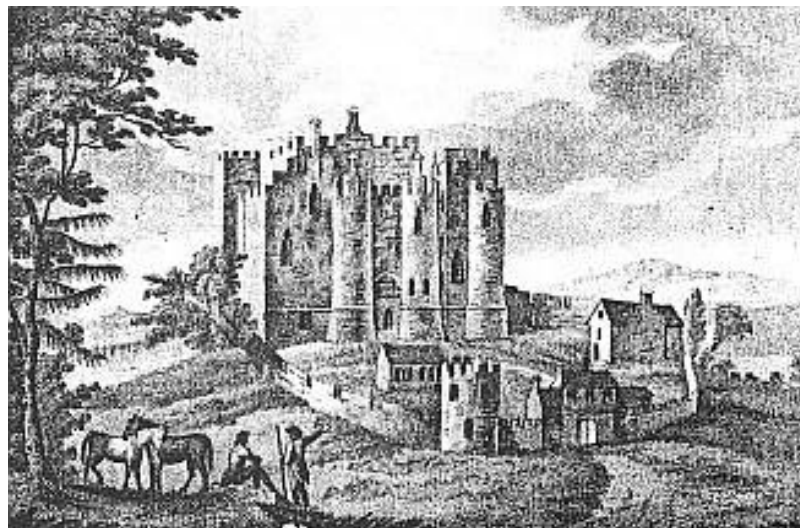


CONSERVATION AREA APPRAISAL



BISHOP'S CASTLE

DESIGNATED AUGUST 1972



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

BISHOP'S CASTLE 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 BISHOP'S CASTLE CONSERVATION AREA

1.0 THE EXTENT OF BISHOP'S CASTLE CONSERVATION AREA

- 1.1 The Bishop's Castle Conservation Area consists of the whole of Church Street, High Street, Market Square, Castle Street, Bull Lane, Bull Street, Salop Street, New Street, Harley Jenkins Street and land adjoining together with parts of Union Street, Station Street, Welch Street and the area south of the Vicarage to Woodbine Terrace as illustrated in the Bishop's Castle Conservation Area Plan.

2.0 THE DESIGNATION OF BISHOP'S CASTLE CONSERVATION AREA

- 2.1 Bishop's Castle Conservation Area was designated as a Conservation Area by Shropshire County Council on the 4th August 1972 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 BISHOP'S CASTLE

- 3.1 The history of Bishop's Castle began in about 792 AD when a Saxon landowner, Edwin Shakehead, ceded estates in the area to the Bishop of Hereford in thankfulness for being cured of palsy. The town takes its name from the castle that was built soon after the Norman Conquest in 1085 – 1100 by the Bishops of Hereford who were appointed Marcher Lords to protect the frontier of England, which was vulnerable to attacks by the Welsh.
- 3.2 The town of Bishop's Castle was established in 1127 when the Normans established a number of plantation towns in the Marches to encourage English settlement and to generate trade.
- 3.3 Records dated 1087, a year after the Domesday Book, show the first references to the castle. At this time the castle was constructed of earth and timber and was rebuilt in stone in 1167. It would have been a motte and bailey type and was located at the top of a hill that overlooked the land to the South and East. Complete refurbishment was undertaken in 1281 and the castle was maintained until 1559 when the Crown took the town, castle and surrounding lands into possession and the Bishops of Hereford were dispossessed. In 1557 the castle was described as follows: "thirteen rooms covered with lead, a tower on the outer wall on the eastern side containing a stable, and two rooms covered with tiles. There were two other rooms called 'le new buyldinge' situated on the outer wall between the building over the gate and the tower called 'le prison tower'. There was also a dovecote, a garden, a forest and a park." The castle was abandoned and by the start of the Civil War in 1645 it was ruined with most of the stone having been reused.

- 3.4 In 1249 a Royal Charter for a weekly market and an annual fair was granted, they are both still very popular, with a Friday market in the town hall and a May Fair in the playing fields.
- 3.5 The town was granted its borough charter by Queen Elizabeth I in 1573. The town badge bears the date 1609 and shows a stylised picture of the castle.
- 3.6 In the 1600s, the town hall was constructed as a new administrative centre, a court and possibly a prison.
- 3.7 Although Bishop's Castle was never a large centre of population, it returned 2 members of parliament until 1832. The small electorate made it feasible for vested interests to indulge in lavish expenditure to sway the voters. In 1802 it is recorded that the successful candidates spent £6515 3s 4d for entertainment in local public houses, £1285 for ribbons, £511 for a band, £107 17s 6d for the strewing of flowers and £31 10s for five strongarm men from Bridgnorth. The electorate was about 200.
- 3.8 The town had a railway between 1865 and 1935. This was originally meant to go from Craven Arms to Montgomery with a branch line from Lydham to Bishop's Castle, unfortunately the money ran out half way and the scheme only reached Lydham with engines having to reverse direction to complete the journey to Bishop's Castle. It played an important role in the lives of the cattle market, traders and townsfolk but never made any money and in 1866 was placed in the hands of the receivers who amazingly kept the line operating with minimal expenditure using second and third hand rolling stock until 1935.
- 3.9 Bishop's Castle was the smallest urban borough in England until it lost this distinction in 1967.

4.0 THE CHARACTERISTICS OF THE BISHOP'S CASTLE CONSERVATION AREA

Introduction

- 4.1 Although Bishop's Castle has a more urban appearance than many of the other small towns of Shropshire, it is still a rural market centre where regular cattle and sheep auctions are held and with a farmers' market in the Town Hall. It is a lively modern town where the economy is mainly dependent on agriculture and service industries. Facilities include a primary and secondary school, a 34-bed hospital, dentist and doctors. The population is currently 1521.
- 4.2 A character appraisal of the town 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
Detailing

Setting

- 4.3 The landscape around Bishop's Castle is characterised by green hills and dramatic rock outcrops and the area has some of the most beautiful river valleys in the country. It is located about 8km (5 miles) north of Clun, 29km (18 miles) southwest of Shrewsbury, 40km (25 miles) west of Bridgnorth and 13km (8 miles) southeast of Montgomery across the Welsh border in Powys.

Archaeological Significance

4. 4 The following are classed as monuments in the Bishop's Castle Conservation Area: -

- Quarry, Castle Green
- The Castle (Scheduled Monument)
- Open space, west part of former castle
- Summerhouse at SO32348913 (Grade II Listing)
- 2 Castle Square
- Tenement plots west part of the former castle
- Glencoe, Castle Street
- 1 Castle Street
- 3 Castle Street
- 5 Castle Street
- 7 Castle Street
- 11 Castle Street
- 13 Castle Street
- 15 Castle Street
- 17 Castle Street
- 19 Castle Street
- 21 Castle Street
- 23 Castle Street
- Tenement plots north and south of Bull Lane
- 1 Bull Lane
- 5 Bull Lane
- 7 Bull Lane
- 6 & 8 Bull Lane
- 9 Bull Lane
- 11 Bull Lane
- 12 Bull Lane
- 13 Bull Lane
- 15 Bull Lane
- 17 Bull Lane
- The Mount, Bull Lane
- Claremont, Bull Lane
- The Old Surgery, Bull Lane
- High Trees, Bull Lane
- The Old Schoolhouse (formerly listed as 'Prospect House'), Bull Lane (Grade II Listing)
- 1 Bull Street (Grade II Listing)
- 3 Bull Street
- 3a Bull Street
- 5 Bull Street
- 7 & 9 Bull Street
- Workshop attached to New Ridge, Bull Street

- Hill Ridge, Bull Street
- Barn adjoining Hill Ridge to northeast, Bull Street (Grade II Listing)
- Powis Coat of Arms in aedicule on site of demolished Old Market Hall, Bull Street (Grade II Listing)
- Gaynor Pottery, Salop Street
- House next to Gaynors Pottery, Salop Street
- 3 Salop Street (Grade II Listing)
- 5 Salop Street (Grade II Listing)
- 6 Salop Street
- 'Prospect', Salop Street
- Fish & Chip Shop, Salop Street
- Three Tuns Inn, Salop Street (Grade II Listing)
- Brewery and adjoining store to southeast of the Three Tuns Inn, Salop Street (Grade II Listing)
- Coachhouse wing linking the brewery to the Three Tuns Inn, Salop Street (Grade II Listing)
- Hill View, Salop Street
- Bishop's Castle Printing Co., Salop Street
- Tenement plots south of Welsh Street
- Black Lion, 1 Welsh Street (Grade II Listing)
- 2 Welsh Street inc forecourt railings (Grade II Listing)
- Werneth House and forecourt railings, 3 Welsh Street (Grade II Listing)
- 4 & 6 Welsh Street (Grade II Listing)
- 5 Welsh Street
- 7 Welsh Street
- 8 Welsh Street (Grade II Listing)
- Oakley View, 9 Welsh Street
- 10 Welsh Street
- 11 Welsh Street
- 12 Welsh Street
- Edstone, 13 Welsh Street
- 14 Welsh Street
- Dalkeith, 15 Welsh Street
- 16 Welsh Street
- 17 Welsh Street
- 18 Welsh Street
- 'Old Dairy' next to 18 Welsh Street
- 19 Welsh Street
- The Malt House, 20 Welsh Street (Grade II Listing)
- Former Malthouse adj No. 20 to the west (Grade II Listing)
- Barn next to Malt House, Welsh Street
- 21 Welsh Street
- 23 Welsh Street (Formerly listed as No. 23 'The Laurels') (Grade II Listing)
- 25 Welsh Street
- Ashton Cottage, 27 Welsh Street and 29 - 43 (odd), Welsh Street (Grade II Listing)
- Market Place
- Market place extension
- House next to Printing Shop, Market Square (East Side)

- The Castle Hotel, Market Square (Grade II Listing)
- House next to Printing Shop, Market Square
- 2 Market Square (Grade II Listing)
- 7 Market Square
- 12 Market Square (Grade II Listing)
- 13 & 15 Market Square (Grade II Listing)
- 14 Market Square (Grade II Listing)
- 17 Market Square and outbuilding adj to west (Grade II Listing)
- 18 Market Square (Grade II Listing)
(see PRN 13452 for 1985 Listing which combines No's 16 and 18)
- 20 Market Square (Grade II Listing)
- House adj to 20 Market Square
- Warehouse adj to 20 Market Square
- Wellfield House, Market Square
- Warehouse on west side of Market Square
- 'Life Style', Market Square
- 5/6 Yarborough House, Market Square
- Old Bank House, Market Square (Grade II Listing)
- 2 Union Street (Grade II Listing)
- 3 Union Street
- 4 Union Street
- 5 Union Street
- Pound Cottage, 7 Union Street
- The Cottage, 8 Union Street
- 9 Union Street
- 10 Union Street
- 11 Union Street
- 12 Union Street
- Hendra, 14 Union Street
- Hillington, 15 Union Street
- Hill Grove, 17 Union Street
- 19 Union Street
- 22-28 Union Street
- 32 Union Street
- 34 Union Street
- 36 Union Street
- 42 Union Street
- 44 Union Street
- The Bungalow, Union Street
- The Gables, Union Street
- Oakdene, Harley Jenkins Street
- Stocks and Whipping Post, High Street
- The Town Hall, High Street (Grade II* Listing)
- 1 High Street
- 2 High Street
- 3/5 High Street
- Midland Bank, 4 High Street
- Stone Cottage behind Midland Bank, High Street
- 6/8 High Street
- 7 High Street
- 10 High Street
- 11 High Street

- 13 High Street
- Barclays Bank, 14 High Street
- 15 & 17 High Street (Grade II Listing)
- 18/20 High street
- 19-23 (odd) High Street (Grade II Listing)
- 22 High Street
- 24 High Street
- 25 High Street (Grade II Listing)
- 26 High Street (Grade II Listing)
- Outbuilding r/o 26 High Street
- 27 High Street (Grade II Listing)
- 28 High Street inc. stores and garage to rear (Grade II Listing)
- 29 High Street (Grade II Listing)
- The Vaults, 30 High Street (Grade II Listing)
- 31 High Street (Grade II Listing)
- The Porch House, 33 & 35 High Street (Grade II* Listing)
- 34/36 High Street
- 37 High Street (Grade II Listing)
- 38 High Street (Grade II Listing)
- 39 High Street (Grade II Listing)
- 40 High Street (Grade II Listing)
- House on Crutches and No. 41 High Street (west side) (Grade II* Listing)
- Library off High Street
- Tenement plots west and east of High Street
- Tenement plots east of Church Street
- The Six Bells and former stables to rear, 1 Church Street – (Grade II Listing)
- 2/4 Church Street
- 3 Church Street
- Norton House, 5 Church Street (Grade II Listing)
- The Lymes, 6 Church Street
- 7 The Old Brick Guest House, Church Street (Grade II Listing)
- White Gates, 8 & 10 Church Street (Grade II Listing)
- Copal Cottage, 9 Church Street
- 12 & 14 Church Street (Grade II Listing)
- 11-15 Church Street
- 16 & 18 Church Street (Grade II Listing)
- 20 Church Street
- 22 Church Street
- 23 Church Street
- 24 Church Street
- 25 & 27 Church Street (Grade II Listing)
- Harp House, 26 Church Street (Grade II Listing)
- Malt House, Harp Yard, Church Street (Grade II Listing)
- The Boars Head Inn, 28 Church Street (Grade II Listing)
- Boars Head – Outbuilding, 28 Church Street
- 29 Church Street (Grade II Listing)
- 30 Church Street & Building between 30 & 32 Church Street
- 32 Church Street
- 33 Church Street
- 34/38 Church Street

- 39/41 Church Street
- 43 Church Street (Grade II Listing)
- 45 Church Street (Grade II Listing)
- Woosnam's, 46 Church Street
- 47 Church Street (Grade II Listing)
- Kings Head Inn and outbuildings to rear, 48 Church Street (Grade II Listing)
- 50 & 52 Church Street (Grade II Listing)
- 53-57 (odd) Church Street and Rudge House (Grade II Listing)
- 54 and 56 Church Street (Grade II Listing)
- 55 Church Street
- 58 Church Street (Grade II Listing)
- 60 Church Street
- 62 Church Street (Grade II Listing)
- 63 Church Street (Grade II Listing)
- 64 Church Street (Grade II Listing)
- 65/67 Church Street
- 66 Church Street
- 68 Church Street
- 69/71 Church Street
- 70 Church Street
- 72 Church Street
- Post Office, 74 Church Street
- Old School, Church Street
- Tenement plots west of Church Street
- Church of St John The Baptist (Grade II* Listing)
- Churchyard
- Wall and gateway approx 14m south of Chancel of Church of St John the Baptist (Grade II Listing)
- Group of 3 chest tombs, Church of St John the Baptist (Grade II Listing)
- Medlicott Memorial, Church of St John the Baptist (Grade II Listing)
- Drew Memorial, Church of St John the Baptist (Grade II Listing)
- Toldervey tomb, Church of St John the Baptist (Grade II Listing)
- Wollaston tomb, Church of St John the Baptist (Grade II Listing)
- Group of 3 pedestal tombs to Hughes and Home Families, Church of St John the Baptist (Grade II Listing)
- Thomas Memorial, Church of St John the Baptist (Grade II Listing)
- Grave of Unknown African 'I.D.' (perhaps John Davies), Church of St John the Baptist (Grade II Listing)
- The Vicarage (Grade II Listing)
- Church Barn, adjacent to the Old Vicarage (Grade II Listing)
- Tenement plots south of churchyard

Architectural and Historic Quality

- 4.5. The layout of Bishop's Castle in the present day shows that when the town was originally established in 1127, it was made up of 46 burghage plots either side of the line between the castle and the church and separated by a few small lanes which have developed into Church Street, Union Street and Station Street. The gridiron layout of the small narrow streets provides the basis for the way the buildings are grouped together and the space that is created.

- 4.6 For 800 years the Welsh drovers brought cattle, sheep and even geese along the Kerry ridgeway to the market at Bishop's Castle and a number of inns provided refreshment and accommodation. Real ale has been brewed in Bishop's Castle since at least 1642 when the Three Tuns Inn, situated at the top of the town was granted its licence. Beside the Three Tuns is a Grade II listed Victorian four-storey tower brewery, which is a rare survivor of a rural workshop brewery (see photo).



Street Scene

- 4.7 As indicated in the paragraph above, the original layout of the town in the 12th century provides the foundation for much of its character. The compactness of the buildings tightly grouped together create a continuous street façade which is very attractive along the main streets in the town. The grouping of the buildings and their relationship with one another creates a definite sense of place and sense of enclosure. Bishop's Castle's main street is called High Street, which rises quite steeply with a gradient of 1 in 6. The grouping of the buildings here, which are mostly vernacular in style and 2 storeys high, is very pleasing and the change in level adds greatly to its character. The way the buildings are built hard up against the road and the almost uninterrupted street facades are very much part of the identity of the town. There are a number of cross passageways leading off the main street into quieter more secluded lanes and areas. This reflects the original burgage plots and is a distinctive feature of the conservation area. Examples include the passageways off Church Street and High Street such as to Chapel Lane and the public car park off Station Road. The creation of an island of buildings at the top of High Street form a very interesting piece of townscape and in part reflects the boundaries of the former Castle. The curve of Market Street leading into Welsh Street creates a series of views and street sequences which add greatly to the atmosphere of the town creating the feeling that you are passing from one space to another. The tightly packed buildings crammed next to one another hard up along the narrow streets in this part of the town creates a definite sense of place and identity. In this part of the town there are a series of well-defined places, which have a distinctive character of their own. For instance off Market Street there is the cobbled area around the House on Crutches -see photo- and off Salop Street and Bull Lane is the Square that is

another pedestrian area. The narrowness of the streets in this part of Bishops Castle area is a particular feature.

- 4.8 While it is the grouping of the buildings that gives the town its composition, inevitably there are key buildings that stand out and which add to the overall appearance. The Church of St John the Baptist, situated at the bottom end of Church Street, is a focal point of the town scene with the Town Hall dominating High Street. Just to the north of the Town Hall is the site of the castle, now occupied by the Castle Hotel, while immediately to the west of the Town Hall is the 'House on Crutches' whose alleyway with a variety of cobbling techniques forms a picturesque grouping with Nos. 13 and 15, Market Square. Not only does the floorscape of cobbles introduce a distinctive feature but also the sizeable oak handrails are a reminder of the steepness of the street in this part of the conservation area.

Key Buildings

- 4.9 Situated on the site of the castle's outer bailey is the **Castle Hotel**, which was a coaching inn when it was built in 1719 and is believed to have been constructed, like many local houses, from materials salvaged from the fortress.
- 4.10 The **Church of St. John the Baptist** was built in 1219 but only the tower has remained of the original building while virtually the entire nave was rebuilt in the 1860s after a long period of dereliction. There is good Victorian stained glass in the church. The tower has a unique one-handed clock that was recently restored and houses a peal of six bells, which mostly date from the 18th Century.



- 4.11 The **Town Hall** dominates the High Street and is a handsome brick building that dates from 1765. Apart from its intrinsic qualities as a building of architectural and historic interest (Grade II*) it is a key building in the townscape of the town. It punctuates the street scene –in particular the view up Church Street and High Street. It provides the end stop to the street and its dominance is reinforced by its elevation. The detailing of the cupola also adds greatly to its attractiveness.
- 4.12 The **House on Crutches** is one of the older houses in Bishop's Castle, having been built between 1610 and 1630 (see photo below). The upper floors of this building are supported on wooden posts so that a public path passes beneath the upper floor. The Old Castle Land Trust purchased the house in 1985 when it was

nearly derelict and it was converted into a local history museum, which opened in 1993.



Materials

- 4.13 The traditional building materials used in Bishop's Castle include stone, red brick and timber framing. The widespread use of welsh grey slate on the roofs is clear to see but occasionally stone slates have also been used for instance on the House on Crutches, the Porch House and the Church. The overall impression is the use of traditional materials in the conservation area with very little use of modern materials and this is one of the main reasons why the town continues to retain its character.
- 4.14 Many local houses are believed to have been built from materials salvaged from the castle. A number of large ornate timbers are to be found around the town that are out of all proportion to the size and stature of the buildings. A short section of wall on land owned by the Old Castle Land Trust in Castle Street is all that can be seen of the castle today, however several houses situated around The Square also incorporate hidden parts of the original stone structure.

Detailing

- 4.15 In several parts of the town there are elements of detailing that very much contribute to the character of the town. These vary from the individual paintwork to No Salop Street and in the Square -see photo below- to the Cupola on the Town Hall to the Earl of Powis 's Coat of Arms in the Square.



Negative Factors

- 4.16 The main negative factor has been the movement of traffic along the main streets and the chaotic on street parking along the main streets. The pinch point at the top of the town where High Street goes into a single carriageway and the steep gradient at this point hasn't made the traffic situation any easier. However after widespread public consultation traffic management measures have been introduced which have eased the conflict between pedestrians and vehicular traffic.
- 4.17 The traffic generated by the sheep and cattle market also poses problems on market days but given the importance of agriculture in the area and the fact that the livestock market is part of the Town's character then its relocation elsewhere is not being promoted.
- 4.18 Other elements that are not in keeping with the conservation area are: -
- Overhead lines in Castle Street
 - Co-Op sign in Church Street
 - Building in need of renovation in Welsh Street

Areas for Change and Restraint

- 4.19 The Conservation Area lies within the limit to development of the village as defined by Policy S1 of the South Shropshire Local Plan (Adopted April 2005). Suitable sites within this limit could be developed, providing the development can satisfy the other policies of the plan.

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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