

CONSERVATION AREA APPRAISAL



CRAVEN ARMS

Designated 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

CRAVEN ARMS CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990 CRAVEN ARMS CONSERVATION AREA

1.0 THE EXTENT OF CRAVEN ARMS CONSERVATION AREA.

- 1.1 The Craven Arms Conservation Area consists of part of the market town of Craven Arms and its immediate environs as illustrated in the Craven Arms Conservation Area Plan.

2.0 THE DESIGNATION OF CRAVEN ARMS CONSERVATION AREA

- 2.1 Craven Arms Conservation Area was designated as a conservation area by South Shropshire Council on the 10th February 1994 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. It adjoins the Newton Conservation Area that was designated a conservation area on 12th July 1990.



3.0 THE HISTORY OF CRAVEN ARMS

- 3.1 Craven Arms is one of several settlements that are located in the river valley of the Onny.
- 3.2 Watling Street to the west of the town is a fine example of a Roman Road and there are a number of sites within the vicinity that indicate the remains of a Roman settlement.
- 3.3 The name Craven Arms relates to the inn that stands at the crossroads in the town created by the construction of the new turnpike road in the 18th Century. The Earl of Craven built and named the former posting house and coaching inn near the hamlet of Newton in the early 19th Century. The Craven Arms Hotel, as it is known today, is a building listed as being of special architectural and historic interest. The Craven family originally came from Craven, Yorkshire and gained prominence when William Craven became Lord Mayor of London in 1610 and 1616.

- 3.4 There is no mention of either Newton or Craven Arms at the time of Domesday (1086) but the small hamlet of Stokesay to the south is referred to. The oldest buildings in Craven Arms are in the hamlet of Newton, which is a separate conservation area. These date from the 17th Century. The development of the town, however, did not take place until it was first established as a staging point for horse drawn carriages and more importantly as a railway town in the middle of the 19th Century.
- 3.5 The development of the railway led to the town being established as an agricultural marketing centre and a livestock centre. This in turn possibly led to the popularity of the Kerry Hill and Clun Forest breeds of sheep.

4.0 THE CHARACTERISTICS OF THE CRAVEN ARMS CONSERVATION AREA

Introduction

- 4.1 Craven Arms is the main settlement for the surrounding rural area and contains a range of services and facilities. These include a livestock market, primary school, library, shops, community halls and public houses. Manufacturing and service industries form the main employment within the town. Within the conservation area there are a relatively large number of houses (about 80), 35 shops, a primary school, a library, 2 public houses and a church.
- 4.2 A character appraisal of Craven Arms 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 market town of Craven Arms is located in the parish of the same name adjoining the River Onny approximately half a mile from its confluence with Quinny Brook. It is situated on the lower lying land of the river valley between the Wenlock Edge escarpment to the east and Hopesay Hill to the west.

Archaeological Significance

- 4.4 To the south east of the town the remains of an Iron Age hill fort can be found at Norton Camp. Its position 1000 ft. above sea level at the southern tip of Wenlock Edge no doubt secured the important trading routes around the area now known as Craven Arms. This earthwork is of national importance and is a scheduled Ancient Monument.
- 4.5 To the west of Craven Arms the remains of a Roman settlement is archaeologically of importance and is referred to in paragraph 3.2.
- 4.6 In the early 1850s the Shrewsbury to Hereford line was built followed by the Knighton line that linked Craven Arms to central Wales. Later in the 1870s the Buildwas line linking Craven Arms to the Shropshire coalfields at Coalbrookdale

was completed. Associated with the railway, the terrace houses and workshops were established.

Architectural and Historic Quality

- 4.7 The conservation area includes Market Street, Newton Street and Dale Street and was laid out in the mid to late 19th Century. It adjoins the conservation area known as Newton and is urban in character.
- 4.8 The pattern of development in this part of Craven Arms contrasts sharply with that in Newton. The buildings are almost all built of red brick with slate roofs and are built tightly next to one another. The terraces of late 19th Century buildings laid out in a grid iron is completely different to the character of Newton with its loose scatter of buildings in various forms and sizes.
- 4.9 Much of the character of this part of Craven Arms stems from the late 19th Century buildings and the way in which they are grouped together. There are no buildings listed as being of special architectural or historic interest.
- 4.10 Market Street, Dale Street and Newton Street, which were set out in a gridiron pattern and divided into building plots, illustrate the opportunities that were created by the railways in the late 19th Century. It was the principal landowner in the area, the Earl of Craven, who acted upon the possibility of developing a town here.
- 4.11 The resulting street pattern has produced a very distinctive urban townscape. Almost all of the buildings are 2 storeys in height and form continuous frontages some with small front gardens.

Street Scene

- 4.12 The impression is of a distinctive urban townscape illustrating the 19th Century urban vernacular style. The terraces of houses along Market Street, Dale Street and Newton Street create a continuous street scene and it is this strong emphasis on coherence and the creation of a hard townscape that is particularly important. Because of its design there are very few soft surfaces or elements in the street scene. There are exceptions and the location of several trees in and around the area of the library and the Stables Public House is an example. This of course contrasts with the general openness and rural character of the adjoining conservation area.

Key Buildings

- 4.13 It is the uniformity of the buildings in streets like Market Street, Newton Street and Dale Street that give this part of Craven Arms its distinctive character. Many of the buildings remain unaltered since the late 19th Century. Very few of the original windows, for instance, have changed and much of the detailing on the facades of the terraces remains unaltered such as the decorative brickwork above the door and window openings.

Materials

- 4.14 The main traditional building materials are redbrick and slate. There are however a number of terraces built of the local stone.
- 4.15 The use of redbrick boundary walls with iron railings is a particular feature in parts of the conservation area such as Newton Street.

Natural Features

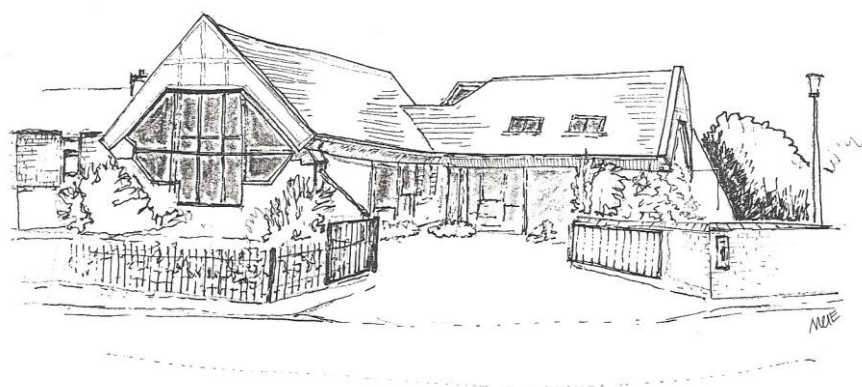
- 4.16 For the most there are few natural features worthy of note in this part of Craven Arms. There are however a number of mature trees near to the primary school and near the Stables Public House which are important elements in the street scene.

Negative Factors

- 4.17 There are a number of opportunities to enhance the street scene in Craven Arms. In the future there is a possibility that the premises of a number of commercial and industrial uses could be relocated to more suitable sites that would provide an opportunity to redevelop such sites to a high design.

Areas for Change and Restraint

- 4.18 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 GUIDANCE 15

PPG15 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 PPG15 and in particular the extracts below.

6.1 Planning Policy Guidance 15 Planning and the Historic Environment

- i. 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)
- ii. 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.
- iii. In determining Conservation Area consent for demolition special attention will be given to the desirability of preserving or enhancing the character or appearance of the area.
This should be the prime consideration in determining whether a proposal is appropriate. Account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular the wider effects of demolition on the buildings surroundings and on the conservation area as a whole.
- iv. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Where a building makes little or no such contribution consent for demolition will not be given unless there are acceptable and detailed plans for any redevelopment or site remedial works.

- v. When considering whether to extend protection to trees in conservation areas, local planning authorities should always take into account the visual, historic and amenity contribution of trees. In some instances new plantings or re-plantings may be desirable where this would be consistent with the character and appearance of the area.
- 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 PPG15

7.0 Guidance on the policy criteria

The following relates to the criteria set out in Planning Policy Guidance15 and paragraph 6.1

- 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 PPG15 requires **quality and appropriateness of design, materials and use** in 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 District. 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.

J. R. Berriman
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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.

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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

- c) To ensure new development in a conservation area preserves or enhances its character and appearance and conserves its distinctive qualities;
- d) To ensure that the character or appearance of a conservation area is not adversely affected by the demolition of buildings;
- e) To conform to Policy QE5 of the West Midlands Regional Spatial Strategy;
- f) To conform to PPS5

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