

CONSERVATION AREA APPRAISAL



LUDLOW (STEVENTON)

DESIGNATED 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

LUDLOW (STEVENTON) CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990
LUDLOW (STEVENTON) CONSERVATION AREA**

1.0 THE EXTENT OF LUDLOW (STEVENTON) CONSERVATION AREA.

- 1.1 The Ludlow (Steventon) Conservation Area consists of a large part of the hamlet of Steventon and its immediate environs as illustrated in the Steventon Conservation Area Plan.

2.0 THE DESIGNATION OF LUDLOW (STEVENTON) CONSERVATION AREA

- 2.1 Ludlow (Steventon) 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 Ludlow Conservation Area, which was originally designated in May 1970 and revised in March and July 1991.

3.0 THE HISTORY OF STEVENTON

- 3.1 The name Steventon probably means the estate or hamlet associated with "Stif". The personal name, which is not recorded, would be derived from the adjective "Stif"
- 3.2 Unlike nearby Ludlow, Steventon is referred to in Domesday (1086). It lay in the Culverstone Hundred. Nicholas, son of Andrew, and William de Aldenham held 1 hide in "Stivinton" of the barony of Castle Holdgate. According to documents in the Public Records Office (1284-1431), "Steventon" was held in 2 parts from the heirs of John Fitzalan.

4.0 THE CHARACTERISTICS OF THE LUDLOW (STEVENTON) CONSERVATION AREA

Introduction

- 4.1 Steventon is one of the hamlets surrounding Ludlow on its immediate outskirts. It has no facilities. A full range of services and facilities is available in the main settlement of Ludlow some one and a half miles away. Steventon consists of mainly residential properties and includes one farm complex.
- 4.2 A character appraisal of the hamlet 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 Building
Materials
Natural Features
Negative Factors

Setting

- 4.3 The hamlet of Steventon is located in the parish of Ludford adjoining the River Teme; part of the Conservation Area also lies within the parish of Ludlow. Steventon is one of several settlements that are located in the river valley of the Teme.

Archaeological Significance

- 4.4 While there are no scheduled ancient monuments located within the Conservation Area, there is evidence of early settlements that are archaeologically important. For instance, Steventon Manor may have been built on a site of an earlier building.
- 4.5 The following are classed as monuments in the Steventon Conservation Area: -
- Steventon Manor (Grade II Listing)
(A house of the early 17th Century, of rubble construction with a plain tile roof with 3 gables to the front - see 4.14 Key Buildings)
 - Barn approx. 40m to south of Steventon Manor (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) – 1500 AD to 1913 AD
A 2-storey house, which was extended and converted to a barn, of the 17th, 18th and 19th Century. It is of stone rubble and brick construction with a plain tile roof. The 17th Century house has an 18th Century wing to the right and a 19th Century barn bay to the left)
 - Barn approx. 100m to east of Steventon Manor (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
Hay barn of the late 17th Century with 18th Century and later additions. It is of timber frame, weatherboarding, brick and stone rubble construction and has a turnerised Welsh slate roof. 9 bays long, it has 4 bays between collared queen- strut trusses over some surviving box framing and to the right are 18th Century brick bays, which are much repaired. To the left are two 19th Century timber-framed bays)

Architectural and Historic Quality

- 4.6 The Conservation Area includes the area from Casemill to Steventon Manor. It mostly consists of the buildings around the Manor and a small number of villas of well-to-do early 19th Century families as well as later infill. It also includes the River Teme and the woodland, which are described in detail in paragraph 4.16, together with a number of buildings in Temeside.
- 4.7 Some of the buildings are listed as being of special architectural or historic interest, while others, such as the early Victorian villas, the Victorian buildings in Temeside and the early 20th Century cottage are not listed but nevertheless are attractive townscape buildings.
- 4.8 No's 44 and 46 Temeside and Casemill are prominent buildings built in the early to mid 19th Century. The painted brick buildings were formerly a house, cottages and mill but now have been converted into flats and offices. The detailing of the windows in the mid 19th Century Mill is a particular feature.
- 4.9 Steventon Manor is early 17th Century in origin and built in the local stone. It is a key townscape building in the Conservation Area.

- 4.10 To the south and east of Steventon Manor are located 2 barns that are also listed as being of special architectural and historic interest. The barn to the south has 17th Century origins and is built of stone and redbrick. It has been extended and converted to residential use. The hay barn to the east is late 17th Century with 18th Century additions.
- 4.11 In total the area forms an important approach, both by road and rail, to the main town of Ludlow and is the most attractive of the towns 3 peripheral settlements. It forms the transition from countryside to affluent loosely knit suburb to the town of Ludlow itself.



Street Scene

- 4.12 The character of the Conservation Area stems from the relationship of the buildings with the natural features in the area. For instance, the setting of many of the buildings in and among the wooded areas is an important characteristic.
- 4.13 The buildings form a loose grouping of varying architectural styles. They very much add to the character of the area and there are often sizeable spaces between the buildings. Prominent 3-storey houses like No's 44 and 46 Temeside and Casemill stand out in the street scene.

Key Building

- 4.14 **Steventon Manor** is a house of the early 17th Century that is of rubble construction with a plain tile roof with three gables to the front; the end stacks have stone bases and paired spurred brick chimneys with heavy stepped caps. It is E-shaped on plan, 2 storeys high and has an attic and cellar. The 8-window range has 20th Century casements with glazing bars in 15/15 sash style. The central porch bay has a semi-circular arch giving access to a wide studded plank door in a moulded oak case with a niche and window over, and with a wood mullion 3 light lead window in the gable. This is flanked by two windows to the left, and one window in the gable to the right; flanked by, to left, 2 windows, to right 1 window and two further windows in each of the two large gable wings. The left returned side has three 20th Century casements, a mullioned light in a moulded oak frame and two similar ones to the cellar. The right returned side has two 20th Century windows and a plank door with a light, in a moulded oak frame. To the rear are three further stone buttress-stacks with one, two and three brick chimneys. Some of the windows are of the 20th Century, and there is one mullion window and one mullion and transom window with leaded lights. A blocked opening and plank door is situated under an oak lintel. The small wing to the right

has two mullion windows with leaded lights in the gable end and a plank door under the timber lintel in the left returned side.

Materials

- 4.15 The traditional building materials used in the Conservation Area are mostly redbrick and render. Old clay tiles and slates are the main roofing materials.

Natural Features

- 4.16 The Conservation Area includes the River Teme and its riversides from Casemill to Steventon Manor. These features dominate the appearance of the area and are important to the character and the setting of Ludlow. The wooded slopes are very prominent and are visually significant. The views to and from the Conservation Area across open countryside are especially noteworthy.
- 4.17 The wealth of mature trees and their arrangement in avenues along the road from Temeside to Steventon also adds considerably to the rich natural setting of the area.



Negative Factors

- 4.18 There is concern that the loose knit character of this area will be undermined if additional infill is allowed. Further development could materially intrude into the open space between the buildings and have an adverse impact on the area.
- 4.19 At 2 points pipe lines span across the River Teme. Their appearance leaves much to be desired. Any enhancement scheme for the area should be designed to reduce the adverse visual impact these structures have on the area.

Areas for Change and Restraint

- 4.20 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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