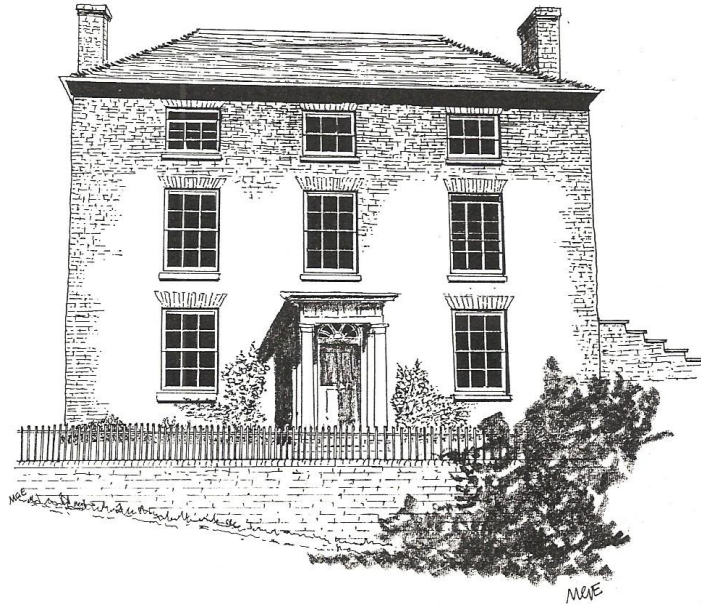


CONSERVATION AREA APPRAISAL



BORASTON

Designated 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

BORASTON 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

BORASTON CONSERVATION AREA

1.0 THE EXTENT OF BORASTON CONSERVATION AREA.

- 1.1 The Boraston Conservation Area consists of most of the village of Boraston and its immediate environs, as illustrated on the Boraston Conservation Area Plan.

2.0 THE DESIGNATION OF BORASTON CONSERVATION AREA

- 2.1 Boraston Conservation Area was designated 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.



3.0 THE HISTORY OF BORASTON

- 3.1 The small village of Boraston is located in the parish of the same name near to the Corn Brook which flows into the River Teme some 2 miles from its confluence with the River Rea. It is situated on the lower slopes of the Clee Hill on rich soils where agriculture is dominant landuse.
- 3.2 The name Boraston or “Bursten” possibly means a settlement of the “gebur” or peasant. Alternatively it has been suggested that ‘Boraston’ originated as “East tun” that is ‘east settlement’ with the prefix ‘Bor’ from ‘burh’ meaning fort added to distinguish it from Aston Court.
- 3.3 At the time of Domesday (1086) the settlement belonged to the manor of Burford and was referred to as “Bureston”.

4.0 THE CHARACTERISTICS OF THE BORASTON CONSERVATION AREA

Introduction

- 4.1 The initial impression of Boraston is of a working agricultural community centred around the 3 farms that are spread throughout the village. It has no services except for a church and a commercial vehicle/repairs garage.

- 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

Setting

- 4.3 Boraston is a small farming community near to the border with Hereford and Worcester. To the north of Boraston lies Titterstone Cleve and its lower slopes form a backcloth to the village. The location of the village near to the Corn Brook and set amid undulating countryside is one of the attractive features of Boraston.

Archaeological Significance

- 4.4 While there are no scheduled ancient monuments in the conservation area, there are a number of archaeological sites that are of importance. These include all of the buildings listed as being of special architectural or historic interest together with Boraston Mill to the east of the village.

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

- Myddle House Farmhouse (Grade II* Listing)
(A farmhouse of probable post medieval date
16th Century to Early 20th Century (pre WW1) - 1550 AD? to 1913 AD)
- Lower House Farmhouse (Grade II* Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 2-storey with attic farmhouse of the late 16th Century, it is of painted timber-frame construction with painted rendered and painted brick infill panels on a stone rubble plinth with a brick cross-wing, extensions and a plain-tile roof)
- K6 Telephone Kiosk 45m north of Lower House Farmhouse (Grade II Listing)
(World War I to Post 1914 - 1914 AD to 2050 AD
Telephone kiosk, Type K6. Sir Giles Gilbert Scott designed it in 1935.
Cast-iron square kiosk with a domed roof and unperforated crowns to the top panels and margin glazing to the windows and doors)
- Rose Cottage (Grade II Listing)
(16th Century to 17th Century - 1500 AD to 1699 AD
A single storey plus attic farmhouse that is now a house of the early 17th Century with a 19th Century extension and 20th Century alterations. It is of painted timber frame construction with painted rendered and painted brick infill panels, painted brick and plain-tile hipped and gabled roofs)
- Parish Church (Grade II Listing)
(A parish church of medieval to post-medieval date)

Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD)

- Boraston House (Grade II Listing)
(18th Century to Post 1914 - 1750 AD? to 2050 AD)
A 3-storey house of the late 18th Century with 20th Century restoration and extension constructed in brick with dentil course eaves and a plain-tiled hipped and gabled roof. There is a projecting brick eaves stack at each side with an integral brick stack to the rear gable)
- Boraston Court (Grade II Listing)
(A farmhouse of 18th Century date
Late 18th Century - 1767 AD to 1799 AD)
- Barn and Hop kilns to the northeast of Boraston Court (Grade II Listing)
(Late 18th Century - 1767 AD to 1799 AD)
A barn with attached hop kilns of the late 18th Century constructed in brick with dentil course eaves and a plain tile roof. The 5-bay range is aligned eastwest, with the kilns forming the end cross-wing. Included for group value)
- Barn and cowhouse to the southeast of Boraston Court (Grade II Listing)
(18th Century to Late 18th Century - 1726 AD to 1775 AD
(A barn and agricultural outbuildings of the mid to late 18th Century in brick construction with dentil course eaves and a plain-tile roof. The 3-bay barn is aligned eastwest with the granary and cowhouse forming the cross wing to the rear)
- Nos.1 and 2 Court Cottages (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD
(A pair of attached cottages of the 17th Century with 19th Century rear extensions. They are of painted timber-frame construction with painted render infill panels on a stone rubble plinth, buff brick and red brick rear wings and an old plain tile roof. The 2 bay front range has twin gabled brick rear extensions, with No 1 occupying the left half and No 2 the right half)

Architectural and Historic Quality

- 4.6 Like many villages in South Shropshire it is not so much the contribution of the individual buildings of special historic or architectural interest but the grouping of the buildings in the local vernacular style that determines its character.



- 4.7 Of the buildings listed as being of special architectural or historic interest, the church is the dominant building in the village. Its dedication is unknown. Its pyramidal roof and stone structure are very striking and it occupies a prominent position and is readily visible.
- 4.8 Further down the lane lies Boraston Court, which is of historic importance, and also occupies a very dominant position. It is of much interest as it is surrounded by several redbrick traditional farm buildings among which are oasthouses and a threshing barn.
- 4.9 Alongside the redbrick of Boraston Court and its complex of farm buildings are Boraston Court Cottages. These are a pair of simple 17th Century cottages and their “black and white” appearance is quite striking in a part of the village that is dominated by red brick.
- 4.10 Myddle House is another building that is a major feature of Boraston; this building very much adds to and creates the sense of the place in this part of the village.
- 4.11 Lower House Farm, opposite, is a building of special architectural and historic interest and is probably late 16th Century. It is constructed of timber framing and brick and is L-shaped on plan. It has a distinctive coupled Elizabethan chimney.

Street Scene

- 4.12 At the centre of the village is a small triangular area of land that has a definite sense of space. It is enclosed by the loose grouping of the buildings around it. The grouping of mostly redbrick buildings and the space between is a particular feature and is very much part of Boraston’s character. This sense of place together with the twists and curves of the network of lanes creates a sequence of interesting views. The sequence of views, the spaces between the buildings and the position of the key buildings such as the church, Boraston Court and Myddle House contribute a great deal to the attractiveness of the village. Opposite the church Boraston House is a major building in the street scene. Its redbrick Georgian style with Tuscan flat-topped porch makes it a very attractive building. The dominance of Boraston Church and the position of Boraston Court and Myddle House punctuate the views of the village and the lych gate to the church is an attractive feature of the street scene.

Key Buildings

- 4.13 The **Parish Church** was built in the 13th Century and was renewed and enlarged in 1884-1887 by Henry Curzon. It is of stone rubble with ashlar dressing to the nave, ashlar to the chancel and the lower stage of the tower, with the upper stage of the tower weather-boarded. The roof has plain tiles with a shingled broach spire. The chancel has a late 19th Century hipped apsidal east end with a projecting raised gable end with a verge rafter on carved brackets, and an east window of twin lancets surmounted by a vesica window. There are Early English style lancets to the canted walls and the south wall. The late 19th Century vestry has a hipped tiled roof and the door and 3-light mullion window have plain chamfered jambs with rounded tops; the ashlar ridge chimney has an octagonal shaft.
The north wall of the nave has 3 restored cusped lancets and a blocked plain Norman north doorway. On the south wall is a restored cusped lancet to the right and two 19th Century flat-headed windows with cusped ogee tracery. There are vestiges of a blocked Norman south doorway.

The lower stage of the tower has a pointed-arched south doorway with a hoodmould over. A large cinquefoil window is to the west and an Early English style lancet to the north. The upper stage of the weatherboarded timber-frame is jettied off ashlar corbels with timber bell openings on each face with ogee lintels and louvres on cusped projecting mullions. The shingle covered broach spire has sprocket eaves.

The south porch is set in an angle of the tower and the nave. The steep tiled gabled roof has bargeboards, a shingled apex to the truss with a carved tie-beam with a projecting cross set on the bracket, a cusped ogee arch set under the tie, and oak timber-framed side-walls on a high ashlar plinth.

The interior has a 2-bay chancel that consists of a single bay and an apsidal bay with a pulpit of c.1884, chancel screen and lectern. The 4-bay nave roof has 4 trusses of twin swept raking struts and one vertical strut all set below the collar, and a chamfered tie beam with plain stepped chamfer stops. The font of c. 1700 has a bowl with raised spirals with vestiges of earlier carving that is now eroded.

- 4.14 **Boraston Court** is a farmhouse of the late 18th and early 19th Century with an earlier wing at the side. Of brick construction, it has dentil course eaves, a timber-framed wing of partly brick infill panels and partly weatherboard and a hipped slate roof with brick projecting eaves stacks to the left and a central brick ridge stack. It is H-shaped in plan with an additional projecting timber-framed wing to the side.

The south front has a central 2-storey single 8/8 sash window range with a brick segmental arched lintel to the lower window and a 6-panelled entrance door to the right with a projecting flat canopy. A projecting wing is to the right-hand of the 2-storey single 8/8 sash window range with a brick segmental arch to the lower window, and a projecting wing to the left-hand of the 3-storey single-window range of 8/8 sashes with 4/4 at the second floor, all with segmental brick arches. Left return side: 3-storey 2-window range of 8/8 sashes with 4/4 at the second floor all with brick segmental arched lintels and with a central glazed panelled door. The right return side is partly covered by a single-bay timber-framed wing of square-framed panels, brick infilled to the south and with a weatherboarded gable end.

- 4.15 **Myddle House Farmhouse**, which is now a house, was built in the late 16th Century, with a rear wing added in the 17th Century and service wings in the 18th Century. It is of timber-frame construction with painted rendered and painted brick infill panels on a brick plinth and has a plain-tile roof. The 19th Century brick central ridge chimney on 16th Century diagonal shafts is below the roof pitch. It has a 3 bay front range with a 3 bay rear cross-wing and additional service wings 2 storey, cellar and attic. The front range (west) has a herringbone pattern framing at the first floor with raking-studs set between the posts; the former jettied bressumer is now underbuilt with rendered masonry at ground level. Two large metal 3-light casements with toplights are on each storey and the central 6-panelled door has upper glazed panels. The left (north) return gable of the front range has square-framing 3-panels high at the first floor jettied over the full height close-studded ground floor with a double ovolo-chamfered bressumer on three scalloped brackets, the first floor square-framing is infilled with raking-studs forming a decorative pattern, the former window opening is rendered with a double-ovolo-chamfered cill. The projecting tiled porch roof to ground level with a brick side wall to the left covering an ovolo-chamfered doorway and a plain boarded door reputed to have come from Boraston Church after an 18th Century fire. The right (south) return gable has herringbone pattern framing as for the west front at the first floor and is jettied over the close-studded

ground floor framing. The rear range side (north) wall has square-framing 4-panels high to the first floor and 3-panels high to the ground floor partly underbuilt in brick to the right. Two 19th Century 2-light casements are at first floor level with 3-light, 2-light and 20th Century windows at the ground floor. The opposite (south) side of the rear range is covered with 19th Century brick gabled and lean-to extensions. The rear wing gable end has 20th Century heavily restored square-framing 2-panels high at the first floor with a jettied first floor plain chamfered bressumer on brackets on corner posts. The ground floor is underbuilt in brick with a 20th Century casement and a 19th Century segmental-arched cellar opening. An 18th Century 2-storey painted brick service wing extension is to the left (south) and a square brick oast house with a slate roof to the far left.

Materials

- 4.16 The main traditional building materials in Boraston are redbrick, timber framing and plaster. Unlike many of the other settlements in South Shropshire very little use is made of stone. This reflects the underlying geology in the area and the similarity to villages in Hereford and Worcester County rather than Shropshire. The use of redbrick boundary walls in Boraston is a particular characteristic of the village, it is used to striking effect adjoining Boraston House and Boraston Court.

Natural Features

- 4.17 The contribution of hedgerows lining the village lane and mature trees is important as it provides a natural setting to the village. The trees adjoining Boraston Court, Myddle House and the church illustrate the importance of these natural features in the village.

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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