

Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



Mountfields

July 2006

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INTRODUCTION

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to determine which parts of their area are **“areas of special architectural interest, the character of which it is desirable to preserve or enhance, and shall designate those areas as Conservation Areas.”**

Having designated the Conservation Area, the Local Authority has a statutory duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications. It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area.

The Appraisal takes the form of written text and an appraisal map. In both respects, every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

The Mountfields Conservation Area forms part of the Shrewsbury Conservation Area and was designated in March 1981 along with the New Street area of Frankwell and Cherry Orchard. Mountfields itself covers an area of 25.54 hectares. The Conservation Area is shown on the Map - Appendix 3.

This Appraisal of the Mountfields Conservation Area follows its review in 2005 by Shrewsbury and Atcham Borough Council and explains what its designation means for those who live and work in the area.

LOCATION AND POPULATION

Mountfields occupies an area immediately north west of Shrewsbury Town Centre, and is bounded by Frankwell and a square-shaped loop of the River Severn. The area adjoins a further Conservation Area at The Mount. The aerial photograph on page 2 shows Mountfields in relation to the Frankwell and New Street and The Mount Conservation Areas.

The population of Mountfields, taken on an estimate from the 2001 census, is around 660.



ORIGINS AND DEVELOPMENT

Before 1800

Prior to the 19th Century, Mountfields provided convenient agricultural land close to the town of Shrewsbury and was cultivated by the people of the 'Little Borough' of Frankwell. Frankwell was already an extensive ribbon development well beyond the town's defences as early as the 15th Century and the Mountfields area then consisted of orchards and allotments to the rear of long narrow plots. This arrangement is clearly shown on John Rocque's map of 1746. There were very few buildings within Mountfields besides the houses on Frankwell and their outbuildings.



The oldest surviving houses in Mountfields are to be found along the former course of Nettles Lane, where Whitehorse Passage meets Mount Street. 17-21 Mount Street are typical terraced cottages of circa 1600 (above). Although the present ornée appearance of the buildings reflects 19th Century taste, the essential form of the earlier buildings is clearly evident. This was the home of the Drinkwater family who owned much of the surrounding land, including that on which St George's Church was built.

The Court House (below) is a large detached house just south of these cottages and dates from the late 17th Century. The steep hipped roof with overhanging eaves and some of the original sash windows with 12 panes are characteristic of the Restoration era.



Nettles Lane

A narrow road called Nettles Lane provided access to the orchards, pasture and vegetable gardens between Frankwell and the River Severn to the north. Its name perhaps indicates the neglected and semi-wild state of the land at that time. The original course of Nettles Lane followed what is now Whitehorse Passage, Mount Street and St George's Street, and returned to The Old Welsh Road (now The Mount) along Hermitage Walk (above). Consequently, between the 1830s and 1950s Nettles Lane did not exist at all. The Lane was revived in the post war period as a rear access road to the properties on Frankwell, obliterating the plots that used to run back as far as Olive Cottages and well into the existing grounds of 11 Mount Street.



Of the late 18th Century are 11a-15 Mount Street, situated between the Court House and the aforementioned cottages. The northern half of Number 15 is possibly slightly earlier and may incorporate an older cottage similar to Number



17. It is of two diminutive storeys to the street but a much taller two and a half storeys to the rear. Numbers 11a - 15 (southern half) are of two and a half storeys to front and back and are an excellent example of late Georgian semi-detached housing, retaining original sash windows and doorcases. Number 15 is now divided into flats.

The Mount

A much larger brick house was built around 1800 adjacent to the old Welsh Road on the western fringe of Mountfields, and is in fact the house to which the area owes its name. The Mount (below) is essentially a country house on the edge of Shrewsbury, built within its own grounds complete with service buildings, and now internationally famous as the birthplace and childhood home of the naturalist Charles Darwin. His father, Dr. Robert Darwin, had married into the Wedgwood family and was able to purchase a large piece of land with the handsome dowry that accompanied his wife's hand in marriage.

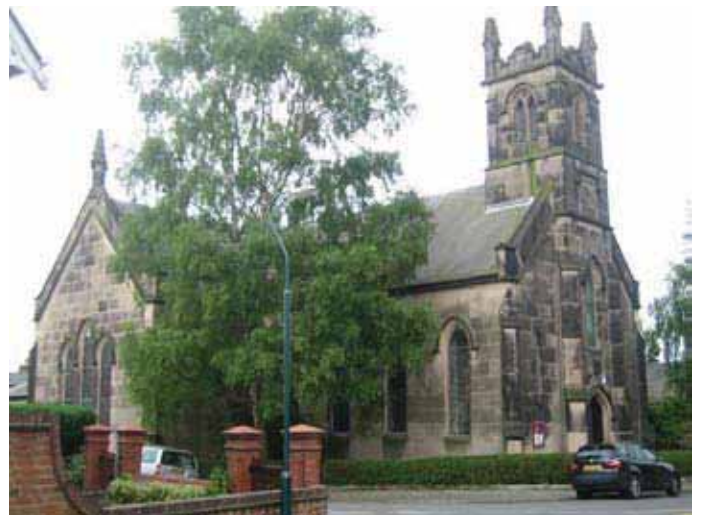


The property originally included all the land north of Hermitage Walk and west of Drinkwater Street (what is now the Darwin Gardens cul-de-sac) and possessed in its hey-day the finest collection of rare trees and exotic shrubs in Shrewsbury.

The greenhouse was said to have contained a banana tree. Two extremely fine hybrid oaks, probably planted by Dr Robert Darwin himself, screen the front of the building from public view. The estate was sold after the death of Miss Susan Darwin in 1865 for a considerable sum and became government offices in 1921.

Early 19th Century

By 1830, the population of the 'Little Borough' was large enough to warrant the construction of a chapel of ease in the Parish of St Chad's on land given for this purpose by the Drinkwater family. The local architect Edward Haycock completed St George's Church in 1832. Haycock was also responsible for several important public buildings in Shrewsbury including the Music Hall, The Infirmary and Lord Hill's Column. The Church contains some fine stained glass from the workshop of David Evans of Shrewsbury.



The existing road layout in Mountfields was also established at this time and the intervening land was divided into plots for the purpose of providing new housing. Little had been erected by the 1830s, although 'Ashleigh', in Hunter Street (formerly Havelock Road), and the short terrace of houses in Hermitage Walk, date from the late 1700s.



The pattern of development was characteristic of mid 19th Century expansion in Shrewsbury with the various plots being developed by speculative builders in a piecemeal fashion, much as it was in Belle Vue around the same time. It was usual for the corner plots to be developed first with the main section of the street being filled in later, after having originally been set aside to accommodate large private gardens. This blueprint has resulted in a considerable variety of building styles and materials as well as a great diversity in the form of the houses. Groups of irregular terraces, semi-detached and detached properties are to be found adjacent to each other in no particular order. The effect is consistently picturesque and has altered very little since 1900, by which time most of the houses had been erected, with the exception of those along Longner Street and Alma Street.

FORM AND LAYOUT

The streets of Mountfields are arranged in a staggered grid pattern with Drinkwater Street, Mount Street and Hunter Street running parallel to each other. Shorter link roads such as St George's Street, Darwin Street, Alma Street and Longner Street run perpendicular.



By 1881 some of the most characteristic terraces had been established, notably 1-4 (above) and 5-8 (top, page 7) St George's Street, which in spite of their consecutive numbers are not adjacent to each other. Consequently the Edwardian semi-detached houses between them are named rather



than numbered, a characteristic that corroborates the sporadic pattern of plot development described above. Other good early Victorian terraces include 10-14 Darwin Street (Sabrina Place, below), Hatfield Terrace and Providence Row.

Darwin Gardens (below) represents the final stage of the development of new roads in the Mountfields area, and dates from the 1930s. Morris & Company erected the houses for the executives of its Shrewbury-based company. Numbers 1-13 are an attractive group of semi-detached houses in dark brown brick with plain tile roofs. The original crittall windows have moulded brick dripstones and the doorways are in the form of a Tudor arch.



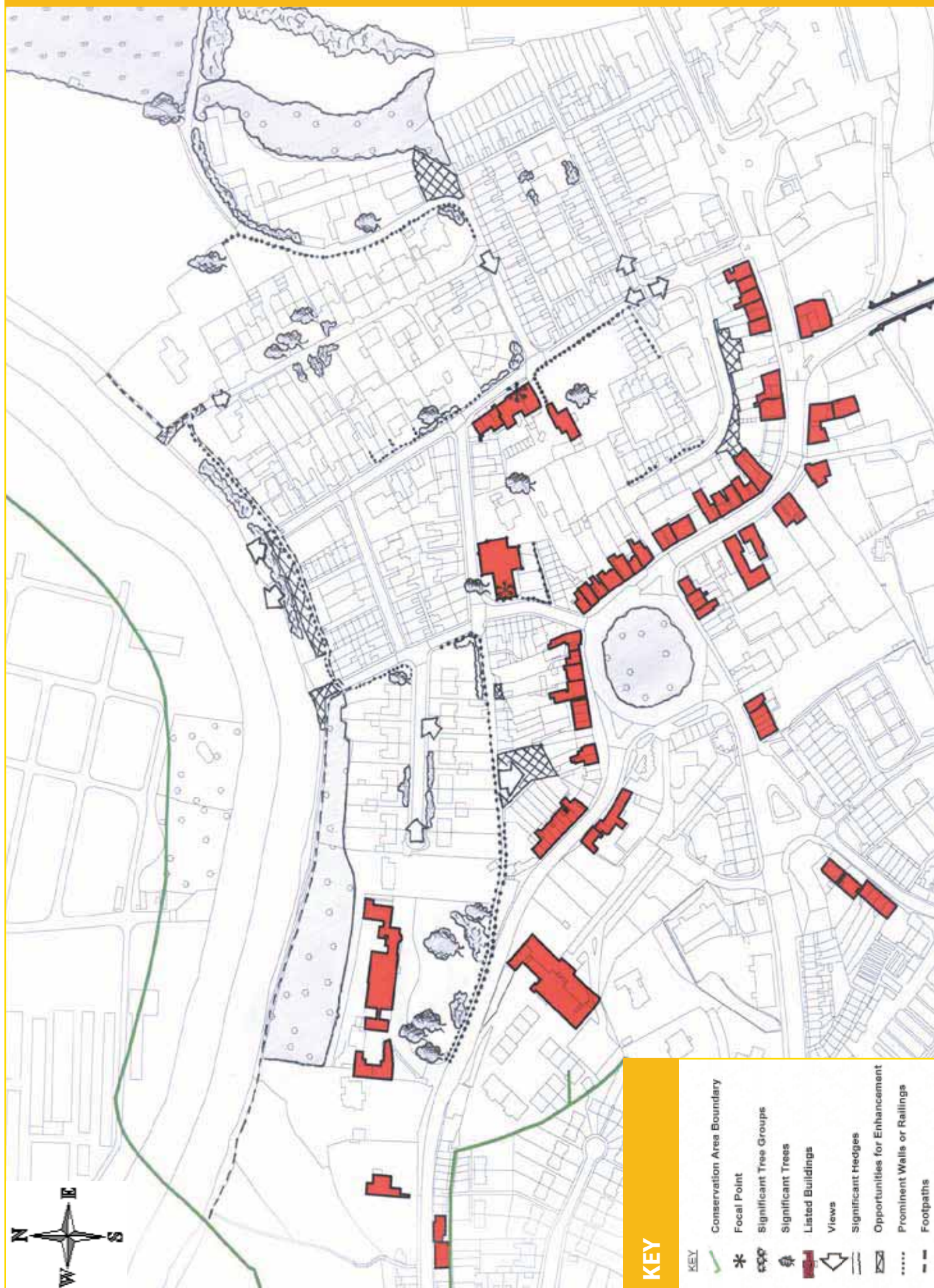
The houses on Longner Street belong mainly to the First World War era (post 1914), although Number 14 (below) dates to before 1881 and is marked on the Ordnance Survey Map of that year as Woodford House. Later still are the houses on the south side of Alma Street, which are good examples of 1920s terraced housing.



Recent Changes

The first generation of houses in the area of Whitehorse Passage, Severn Square and Hunter Street were demolished and replaced during the years following 1970. This included a terrace of

MAP 1: PRINCIPAL FEATURES OF INTEREST IN MOUNTFIELDS



model cottages erected in the 1870s (now the site of the short stay car park at Frankwell), as well as larger houses on the east side of Hunter Street. The character of Hunter Street in particular has changed significantly. The large detached houses on the east side were replaced by closely grouped semi-detached houses and blocks of flats during the 1970s and 80s. Severn Lodge, at the top end of Hunter Street, remains as an example of the sort of detached housing that preceded the existing dwellings.

ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

Of principal archaeological interest in Mountfields are the former plots to the rear of Numbers 102 and 140 Frankwell. Many of these were extensively built up from the late 15th Century and would have sustained a wide variety of uses on a pre-industrial scale. The Frankwell area was well known for its fellmongers, tanneries, smithies, coopers' yards and several small scale iron-foundries and breweries (The Old Fellmongers Hall, to the rear of Number 4 Frankwell, is shown below). Given the nature of their activity, many of the outbuildings in these plots would have been temporary structures, mostly of timber. Substantial evidence of what formerly took place here likely remains in situ. There is virtually nothing left of the original plots to these properties, though an idea of their extent can be gleaned from the boundaries of 85-90 and 93-101 Frankwell, which survive intact.



There is significant archaeological interest and potential in the area to the north and east of The Mount. Dr Robert Darwin, the father of Charles Darwin, devoted a large part of his time during the 19th Century to creating a garden, and was influenced by the scholarship and horticultural

interest of his son, who shared his father's passion for botany. It was reputed to have been the finest garden of its day in Shrewsbury and included many tender and exotic plant species. Structurally, the remains of a stone retaining wall with an embattled parapet and a large subterranean ice house (shown below) are all that survive.



A large glass house and conservatory stood on the site of 9 Darwin Gardens, and a large circular feature, possibly a rose pergola or parterre garden, existed on the site of Numbers 2 and 3 of the same road. The presence of terracing and other landscape features in the remaining undeveloped part of the garden should be recorded for the benefit of a possible future restoration. The identification and recording of existing trees or shrubs planted during the period of Darwin's tenure should also be undertaken.

ARCHITECTURAL AND HISTORIC QUALITIES OF MOUNTFIELDS

The Mountfields Conservation Area is a fine example of a 19th Century suburb because it has developed more or less continuously from the early 1800s onwards. The Mountfields area has not suffered any serious loss or redevelopment during the 20th Century.

The historic importance of the area is closely linked to the development of a typical provincial market town like Shrewsbury from the time of the Industrial Revolution onwards. Architectural evidence is able to convey a great deal about both the social conditions and aspirations of its builders and there are good examples of domestic architecture ranging in date from circa 1700 to the 1930s.

Listed Buildings, Prevailing Materials and Local Details

The predominant building material in the Mountfields area is brick of various kinds. The late Georgian houses are of the common hand-made reds that are to be found throughout Shrewsbury. Architectural details from this era tend to be simple and include relieving arches, classical doorcases with fan overlights and moulded timber eaves. 11a-15 Mount Street (below) is a good example of this.



Window sills are usually of painted stone and lintels are expressed as finely gauged flat arches of rubbed brick, a feature of 'Ashleigh' in Hunter Street. Solid stone lintels are characteristic of the mid 1800s as evidenced at Numbers 15, 17 and 19 Hunter Street as well as 3 Hermitage Walk (left). Darwin Terrace, Hatfield Terrace, Providence Row and 2-8 Drinkwater Street (below) are all very similar in their use of plain brick, stone lintels and round arch door openings.



The grandest house in the area, The Mount, erected by Dr Robert Darwin, is a typical Regency design of red brick, with symmetrical elevations of two and a half storeys as well as a handsome classical stone porch in the Roman Doric order. While the exterior is rather plain, the house does contain some fine plasterwork interiors to the ground floor as well as an interesting cantilevered stone stair with cast-iron balusters.



The only stone building in the area is the Church of St. George (above), built in 1832 by Edward Haycock. It is an example of pre-revival gothic and is therefore somewhat unlearned in its articulation of elements such as parapets, pinnacles and window mouldings. It is proportioned as a classical building but employs lancet windows and rudimentary tracery for effect as well as a tower and bellcote above the entrance. The building is in scale with its surroundings and forms a successful focus for the views along Drinkwater Street and St George's Street as well as the view from Frankwell.

Contribution Made by Key Unlisted Buildings

The houses of the mid-Victorian period (1875 onwards) introduced considerable variety both in terms of architecture and materials. Numbers 5-8 St George's Street (pictured top left page 11) are an evocation of the gothic almshouse with their Tudor-arch doorways and square window openings. The steep gables have cusped barge-boards, and cast-iron diamond glazing bars to the window casements enhance its distinctive character. The



integral front walls enclose cottage gardens and are of pressed red brick with strong gate piers.

Numbers 1-4 St George's Street (below) are faced in blue engineering bricks and revert to timber sash windows with painted stone sills and lintels. The low front walls originally supported iron railings. On the opposite side of the street (Numbers 9-12, bottom) is an Arts & Crafts terrace from the Edwardian period. This is characterised by plain tile roofs, moulded brick courses, mock timbering and the subtle use of asymmetry.



Sabrina Place and Sabrina Terrace on Darwin Street are back to back but present the same interesting façade of rusticated ashlar stone to the ground floor and blue brick to the second storey. Uneven angle quoins and stone window surrounds consisting of Doric pilasters supporting an entablature, some of which have raised and fielded panels, lend further interest. The chimneys also have uneven stone quoins with blue brick faces.



The Edwardian housing is virtually all in pressed Ruabon brick, though some of the detached properties, such as No. 22 Mount Street (below) are quite elaborate in their detailing, use of mock timbering and timber balustrades.



Other Characteristic Features

Mountfields comprises a splendid archive of period details encompassing a broad range of styles. These are best expressed in typical features such as doorcases, windows, chimneys, front walls, piers and railings, and street furniture. A selection of some of the most interesting examples is illustrated here and on page 13.





CHARACTER OF SETTING AND TOPOGRAPHY

Mountfields is well defined to the east and north by a loop of the River Severn. To the south Mountfields is bounded by Frankwell which runs westwards to The Mount. The land in Mountfields slopes upwards to the west forming the tip of the elevated spur of land or shelf that defines the course of the River Severn between Shrewsbury and Leaton.



The northern part of this flood prone area is screened from the rest of Mountfields by a steep wooded bank and may be accessed via a gently sloping lane leading off the end of Alma Street. This was formerly known as Shippy Lane and was introduced for the benefit of the men who worked the boats along Barge Gutter. This man-made canal has long been obsolete and is now simply a shallow trough with several boggy ponds along it. There was formerly a small Inn adjacent to Barge Gutter and the walls of an old stable building survive. The old meadows between Shippy Lane and Barge Gutter now have a fairly dense covering of Birch, Poplar, Ash and Willow scrub as well as some mature Oak trees.

Contribution Made by Green Spaces to the Setting

Significant green spaces are to be found in the Conservation Area in connection with the land adjacent to the River Severn, particularly to the east of Longner Street and Alma Street. This area was formerly known as the Goose Land due to its tendency to flood several times a year. The southern part of this is now used as a recreation ground and serves as an ideal foreground for the view towards Shrewsbury Castle and Coton Hill, whose jumble of houses with steep river gardens provide plenty of interest.



The considerable stone wall to the west side of Shippy Lane (top left page 15) was erected to retain the land on the east side of Hunter Street. The large, roughly square sandstone blocks may have come from what was available following the demolition of St George's Bridge between Frankwell Quay and Mardol during the 19th Century.

The remaining green space is a narrow strip of privately owned land adjacent to a public footpath. This is the steep river bank formerly known as The Black Boards to the north of the Darwin





street area and which is accessed by stone steps at the end of Drinkwater Street (Eel Head), Hatfield Terrace, Mount Street and Hunter Street (photo below). The land has been managed into terraced gardens and has a general covering of shrubs and small trees.



Contribution Made by Trees

The houses and gardens of Mountfields are interspersed with a good variety of typical broadleaf and evergreen trees. Of particular note are several old Yew trees in what would have been the edge of Dr Robert Darwin's garden (now 9 Darwin Gardens). These have a significant impact on the character of Hermitage Walk. Yews may also be found along Longner Street (below) to the front of Number 14 (Woodford House). The greatest concentration of mature trees is found in Hunter Street with Sycamores and a large Scots Pine as well as an excellent Fig tree. Yew topiary to the front of 17-19 Hunter Street is also a characteristic and enhancing feature.



Significance of Spaces in the Built Up Area

The streets of the Mountfields area are characterised by a strong sense of enclosure, made consistent through the close knit quality of its buildings. The only part of the Conservation Area where this subsides to any degree is in the vicinity of St George's Church. The Church is free standing within its own miniature churchyard, and enclosed to the south by handsome cast-iron railings. It occupies the most prominent site in the area, on the corner of Drinkwater Street and St George's Street, though the setting remains suitably intimate and small in scale owing to the presence of terraces on three sides of the Church.

Where there are a greater number of semi-detached properties, such as along Hunter Street or Darwin Gardens, the change in character from confined and well integrated to loose and fragmented is very pronounced, particularly along Hunter Street.



Other notable specimens include a superb Magnolia to the front of Mount Street, a venerable Walnut tree laden with fruit in autumn to the rear of 11-15 Mount Street and the aforementioned hybrid Oaks to the front garden of Darwin's house. The latter are massive in form and provide a considerable expanse of greenery for much of the year.

NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT



The irregularly shaped paddock to the west of the houses on Hermitage Walk (below) is an area of undeveloped land that should be assessed in more detail for its overall contribution as an open space in the Conservation Area. This open space currently allows for interesting views towards the town centre and of the rear of the historic properties along Frankwell (Numbers 77-91). The present use of the land as an allotment/paddock is well suited with some historical precedence. Possible future development of the site should be carefully controlled and have regard to the sensitive character of this part of the Conservation Area.



A second neutral area between Nettles Lane and the grounds of the Court House was recently developed for new housing (Llewellyn Place, shown below), and a relocated tyre depot formerly on Frankwell Quay. Both developments have been designed with elements that reflect the character of the Conservation Area.



APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO THE MOUNTFIELDS CONSERVATION AREA

The broad objectives of the Local Planning Authority for the Conservation Area will be to safeguard and where possible add to and enhance the basic character and visual appearance of Mountfields. In particular it will:

- Endeavour to safeguard those buildings and structures statutorily listed as being of Special Architectural or Historic Interest.
- In the control of new development, have special regard to the external appearance, scale and siting of the new building so as to ensure a continuity of local building. Proposals likely to have a material effect on the character of the area will be published and representations made to the Borough planning authority will be considered when determining the application.
- Preserve important views and vistas within, into and out of the Conservation Area including vistas and views outside the boundary of the Conservation Area or adjacent to and affecting the setting of Mountfields.
- Encourage the renovation, retention and reuse of any dilapidated or empty buildings or damaged walls that make a contribution to the maintenance of the visual unity, sense of enclosure and basic character of Mountfields. Wherever practical the re-use of sympathetic second-hand building materials will be encouraged.
- Seek the retention of and endeavour to safeguard those special features of the Conservation Area such as stone and brick boundary walls, items of street furniture, decorative brickwork, railings and entrance ways, fenestration, porches, and other features of interest. The close juxtaposition of buildings to highways, small access courtyards and entrance roads are also prevalent and help to provide an informal, small-scale layout amongst the buildings.

- Seek the retention of and endeavour to safeguard important hedgerows, trees and open spaces within the Conservation Area.
- Promote the maintenance of the existing fine stock of trees and shrubs by the making of Tree Preservation Orders where appropriate and encourage the planting of new specimens where losses occur.
- As and where possible and in co-operation with the statutory bodies concerned, endeavour to secure the removal of unsightly overhead wires and supporting structures.

The Local Planning Authority when considering any proposal within the area will actively encourage:

- The correct use of brick or natural stone for boundary walls.
- The use of pitched roofs in extensions to existing pitched roof buildings.
- Careful study and analysis of existing buildings; their form, materials, scale and treatment of openings and detailing of fenestration, so that new building work can be designed to match and complement its surroundings.
- The careful siting and positioning of new buildings of the correct scale and grouping so as to prevent new development seeming obtrusive or suburban in character.

In addition to the foregoing, the Local Planning Authority will, when it thinks it necessary, seek approval of the Secretary of State for the Environment to bring under control particular classes of development otherwise permitted by the Town and Country Planning General Permitted Development Order 1995 (see section on Article 4 Directions below).

The Local Planning Authority will not grant planning permission in respect of an outline application unless satisfied that the development proposed will be of the requisite standard. The powers available under the Town and Country Planning (Control of Advertisements) Regulations 1990 (and subsequent amendments) will be used as necessary to prevent the display of inappropriate advertisements.

The Borough Planning Authority will welcome the co-operation of the Parish Council, local Associations and members of the public in implementing the foregoing policies.

The character and appearance of Mountfields could be affected detrimentally by development taking place in the surrounding countryside immediately next to the edge of the area. This area of related open space is essential to the setting of Mountfields and to Shrewsbury itself. The way in which this land flows simply to the outer buildings provides an important contrast and should be safeguarded. Accordingly the Borough Planning Authority will endeavour to ensure that the existing relationship between Mountfields and its landscape setting is maintained.

Implications for Conservation Area Status

Designation as a Conservation Area has the following implications:

Conservation Area status does give additional planning protection from unsympathetic development which might otherwise spoil an area's special character. From a planning point of view this designation means that there is a duty placed on the Council to preserve or enhance the special character and appearance of each Conservation Area and its setting. In practice, this means that all development proposals are extremely carefully considered to ensure that every scheme either improves the existing situation, or at least make it no worse. Proposals which would spoil the special character will be resisted. Therefore, the scale of a proposal, the quality of its design, and the suitability of its materials will all be important issues in the consideration of any development scheme. These additional controls, which operate in conjunction with ordinary planning restrictions, are summarised as follows:

- The demolition of certain buildings, walls, fences and structures within Conservation Areas requires the submission of a formal application for Conservation Area Consent to the Borough Council.
- The range of "Permitted Development Rights" (which allow certain works and alterations to properties without the need for Planning Permission) is more limited within Conservation

Areas. Hence, planning applications can be required for things like extensions, satellite dishes, dormer windows, and outbuildings where ordinarily they would not be necessary

- Similarly, applications for Advertisement Consent can also be necessary for signs which might not otherwise need formal approval.
- Planning permission is required to change the exterior of buildings with either stone, artificial stone, timber, plastic or tiles.
- Owners are required to give at least 6 weeks notice in writing to the Borough Council of any intention to cut down, lop or top any tree with a trunk over 75 mm in diameter (measured at a height of 1.5 m above ground level). A criminal offence would result if such notice is not given.

As the planning legislation is constantly being revised and updated, you are advised to contact Shrewsbury and Atcham Borough Council to establish whether your proposals require formal approval. In fact, it is strongly recommended that pre-application advice is first sought, to avoid unnecessary time and expense in producing unacceptable plans.

Implications of New Development within Conservation Areas

As every development must either preserve or enhance the appearance and character of a Conservation Area, the Local Planning Authority will only permit new development that:

- achieves a high standard of design sympathetic with the character of the area
- is compatible with the scale, mass and form of adjacent buildings and their settings
- uses appropriate materials
- includes appropriate, good quality landscaping that compliments the area
- does not result in the loss of important open spaces or features of interest, and
- does not impinge upon views, into, out of, and within the Conservation Area.

Article 4 Directions

Article 4 Directions are a means of regulating changes made to the frontages of unlisted buildings facing a public highway. This may include front walls, railings and hard landscaping as well as the façade itself. The mechanism of the Article 4 involves the removal of certain permitted development rights, such as the right to replace doors, windows or apply cement render to brickwork without planning permission.

The aim of making an Article 4 Direction is to assist in the retention or reinstatement of original features like external joinery and to promote the sympathetic replacement of damaged components. It is details such as these that are fundamental to the special character of a street or built up area. A Conservation Area Enhancement Grant scheme is operated by the Council to support the kind of works that concur with this objective.

The Borough Council has applied Article 4 Directions to the following properties in The Mountfields Conservation Area in order to preserve and enhance the special character of Mountfields:

Alma Street	1-35 (odds), 2-12 (evens)
Darwin Gardens	1-13 (consecutive)
Darwin Street	1-17 (odds), 2-14 (evens) inclusive
Darwin Terrace	1-8 inclusive
Drinkwater Street	1-8 inclusive
Hatfield Terrace	1-8 inclusive
Haughmond View	1-12 inclusive
Hermitage Walk	Nos. 3 & 5-9 (consecutive)
Hunter Street	Nos. 17, 17a (Ashleigh), 19, 21, 22 (Severn Lodge), 23 & 25-33 (odds)
Longner Street	2-14 (evens), 1-21 (odds), 24- 46 (evens), 23-31 (odds)
Meadow Cottages	6-9 inclusive
Mount Street	2-16 (evens), Nos. 18, 22, 23, 24 & 27-31 (odds), 28-48 (evens)
Providence Row	1-9 inclusive
Sabrina Terrace	Nos. 1-3 (consecutive)
St Georges Street	1-4, Vron, Ludworth, Elmsford, Douglas Villa, 5-8, 9-12 inclusive
White Horse Passage	1 and 3

Trees in Conservation Areas

The importance of trees is recognised in the Town and Country Planning Act 1990, which makes special provision for trees in Conservation Areas. Under Section 211 of the Act anyone proposing to carry out any works to trees at a property situated in a Conservation Area are required to give the Council six weeks notice of their intentions, in writing. Those who own trees that are located in a Conservation Area but covered by a Tree Preservation Order are not affected, as they are already required to obtain permission from the Local Authority before any works are carried out to their protected trees.

The notification of intent to carry out work should give the location and species of the tree/s and state exactly what works are proposed. An officer from the Local Authority will then inspect the tree/s and assess the proposal. If the tree/s have a high amenity value and the proposed work would be detrimental to the tree/s, the Council may decide to protect them with a Tree Preservation Order. If no Order is made by the time the six week period expires, however, then the Local Authority has no objection to the proposal and work may commence.

There are some exemptions from the requirement to submit a notification. Works can be carried out without prior notification to trees that are dead, dying or dangerous, and saplings or young trees with a trunk diameter of less than 75 mm when measured at 1.5 m above ground level. In the case of dead, dying or dangerous trees, however, proof that the tree was in an adverse condition may be required by the Local Authority. It is recommended that, except in emergencies, the Local Authority is given five days notice prior to carrying out the work. If there are any queries or concerns the Tree Officer will be able to assist you.

Grants for building Conservation & the Enhancement of Conservation Areas

Subject to the availability of funds, the Council can offer assistance towards the cost of repairs to Historic Buildings and works to maintain or enhance buildings within Conservation Areas. These grants are administered under Sections 57 & 58 of the planning (Listed Buildings & Conservation Areas) Act 1990 and funds are offered to offset the increased cost related to the repairs of buildings conserved to be Historic or Architectural interest. Grants are generally offered at a rate of 40% with a maximum offer of £5,000 per application. Types of projects which may be eligible are:

Design Advice and Guidance

For further advice contact the Historic Environment Team on:

Address: Historic Environment
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

01743 252586
historic.environment@shropshire.gov.uk

- The repair and restoration of Historic Buildings, features of prominent buildings, for example the roof or external joinery and also free standing structures, such as waterpumps, summerhouses, etc.
- The renewal or introduction of paving schemes and landscaping, for example around a public building.
- The replacement of existing or the erection of new items such as Parish notice boards, dovecotes, village clocks, fountains, sundials, seats, etc.

Priority will be given to properties within the Conservation Area and properties covered by Article 4 and 4(2) Directions restricting the installation and replacement of windows, doors, porches and front garden walls.

The Role of the Public

Much can be achieved if everyone is aware of the advantages of Conservation Area status. Positive protection of Mountfields' attractive features and improvements in the physical and visual amenities of the area is a priority for the Borough Council. Ensuring that the process of incremental repair, decoration and maintenance continues will contribute to the quality of the environment in this area.

Acknowledgements

Much of the historical information contained in this document was provided by The Mountfields Residents Group and the archives of the Shropshire Records and Research Library, Shrewsbury.

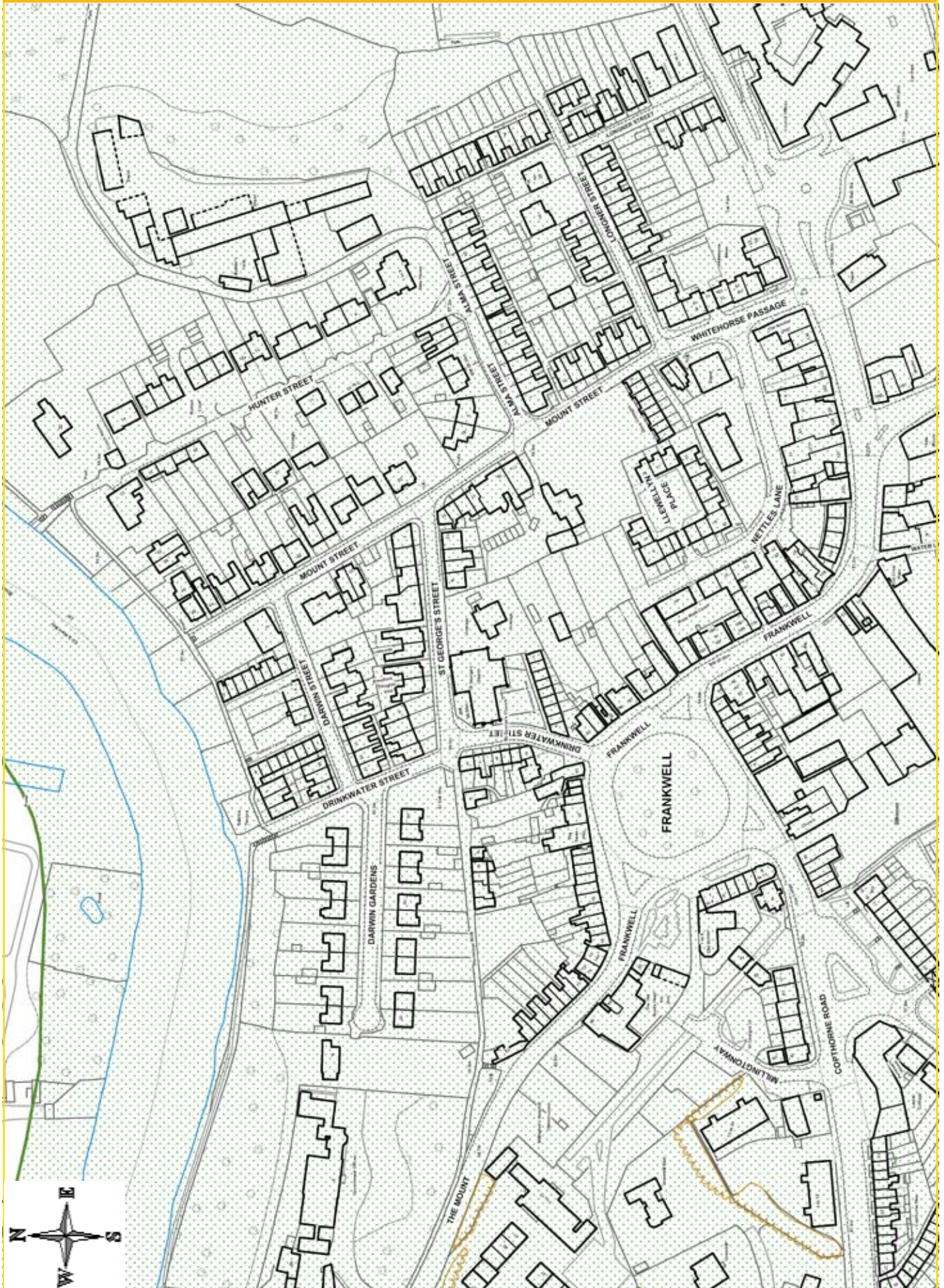


APPENDIX 2: LISTED BUILDINGS IN MOUNTFIELDS

The Mount, Frankwell	II*
Stable Block and Cottage at The Mount	II
11a - 15 Mount Street	II
17, 19 and 21 Mount Street	II
The Court House, Mount Street	II
Church of St George	II



APPENDIX 3: MAP OF THE MOUNT CONSERVATION AREA



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