

CONSERVATION AREA APPRAISAL



MUNSLOW

DESIGNATED 16TH DECEMBER 1993



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

MUNSLOW CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

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

1.0 THE EXTENT OF MUNSLOW CONSERVATION AREA.

- 1.1 The Munslow Conservation Area consists of a large part of the village of Munslow in the Parish of Munslow and its immediate environs as illustrated in the Munslow Conservation Area Plan.

2.0 THE DESIGNATION OF MUNSLOW CONSERVATION AREA

- 2.1 Munslow Conservation Area was designated as a conservation area by South Shropshire Council on the 16th December 1993 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.



3.0 THE HISTORY OF MUNSLOW

- 3.1 The name Munslow probably means 'Mundel's burial mound' or Munse-hlaw, which in Old English is burial mound. Originally there was a Norman motte and bailey castle at Munslow, but it was obliterated during the 18th Century.
- 3.2 Munslow is not referred to in the Domesday Book as such, but is likely to be included in the manor of Aston or Estune. Its Saxon tenant was Elmund.
- 3.3 The church, which was originally sited in the adjoining village of Aston Munslow, was moved to Munslow in approximately 1115. In the time of Henry I, Munslow became head of a new hundred.
- 3.4 By 1255 Munslow had been subinfeudated, when the terre tenants were John de Chandurs, Nicholas Seymour, and Ermyntude, a daughter of John Hertwell, son of John Hertwell, who was the late terre tenant of Aston. They held Munslow of William de Venables, a mesne lord whose tenure was evidently resumed by the chief lord before 1285.
- 3.5 By 1428 William Burley (d. 1458), son of John Burley, who was tenant in chief of the manor, was in sole possession and Munslow passed to his daughters, Elizabeth who was the wife of Sir Thomas Trussell, and Joan who was married to Sir Thomas Lyttelton. The Trussells' share descended with Acton Trussell (Staffs.) until 1552 when John de Vere, earl of Oxford, sold his moiety of

Munslow manor to John Stringfellow. In 1553 Stringfellow sold it to John Littleton, rector. After Lady Lyttleton's death in 1504 her moiety passed to her son Sir William Lyttleton of Frankley and by 1556 John, the grandson of Sir William, held it. His cousin John Littleton, who was the owner of the other moiety, acquired it and on his death in 1560 his son Thomas (d. 1622) inherited the whole manor.

- 3.6 From Thomas it descended, presumably through his son Sir Adam and Sir Adam's son Sir Thomas Littleton or Poyntz, to Sir Thomas Littleton, son of the last named, who was speaker of the Commons from 1698 to 1700. In 1706 he sold Munslow to his cousin Sir Littleton Powys, who was succeeded by his grandnephew Thomas Powys whose son Thomas in 1772 sold the lordship of the manor, without the manorial estate to Robert, Lord Clive. The Revd. R. N. Pemberton of Millichope Park bought it in 1842 from Lord Clive's descendant and heir Edward Herbert, earl of Powis, and Munslow manor then descended with the Millichope Park estate.

4.0 THE CHARACTERISTICS OF THE MUNSLow CONSERVATION AREA

Introduction

- 4.1 Munslow is one of the main villages in the Corvedale with a limited range of services that include a church, post office, public house and repairs garage. It is mainly an agricultural village with three farmhouses and a variety of farm buildings, together with a number of houses and cottages.
- 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
Negative Factors

Setting

- 4.3 The village of Munslow is located in the Parish of the same name on the dip slope of the Wenlock Edge escarpment where the river valley, draining from Hope Dale, enters the larger, broader valley of the Corvedale. It is one of several such settlements that are located along the road (B4368) that divides the Dale from the slopes to the west, where the limestone and rich valley soil meet.

Archaeological Significance

- 4.4 While there are no designated ancient monuments in Munslow itself, there are a number of unscheduled sites that are of archaeological importance. These include the site of the former Norman castle in the centre of the village, the site of St. Michael's church, the Miller House and the Crown Inn.
- 4.5 The following are classed as monuments in the Munslow Conservation Area: -

- Munslow Farmhouse (Grade II Listing)

(17th Century to Early 20th Century (pre WW1) - 1650 AD? to 1913 AD
This is a 2-storey and attic farmhouse, which is now a house. Its right-hand wing is of the late 17th Century and it has 18th Century additions. It is of brick construction with floor bands, coursed stone rubble and has hipped and gabled plain tiled roofs. The upper parlour in the earlier wing retains some panelling and a series of 17th Century painted cloth hangings, which are perhaps Flemish. Munslow Farm once belonged to the Littleton family)

- Farm building range approx. 25m northeast of Munslow Farmhouse (Grade II Listing)
(An 18th Century farm building range of barn, cattle shed and stable with granary over, built of red brick and coursed rubble stone with plain-tile roofs)
- Crown Inn (Grade II Listing)
(18th Century to Early 20th Century (pre WW1) - 1750 AD? to 1913 AD
A Public House that was formerly a Hundred House, of the mid 18th Century, with an earlier, probably 17th Century, core)
- The Chains and outbuilding to southwest (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD
A house and linked outbuildings of the early 17th Century, of stone rubble construction with timber-framed gables and an old tile and concrete interlocking tile roof. In 1607 William Baldwyn of Elsie (d. c. 1614) sold this house to Thomas Varnolds, in whose family it remained until the early 19th Century)
- The Bakery (Grade II Listing)
(Mid 19th Century to Late 19th Century - 1850 AD to 1899 AD
A 2-storey and attic house, which is now a house and shop, of the mid 19th Century. It is of painted red brick construction, rendered to the side, has a plain tile roof with bargeboards, and a central brick stack. Forms a group with other buildings in Munslow and is included for group value)
- Miller House (Grade II Listing)
(Early 19th to Early 20th Century (pre WW1) - 1800 AD to 1913 AD
A house of the early 19th Century, which is constructed in coursed squared stone to the front and stone rubble to the remainder)
- Church of St Michael (Grade II Listing)
(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD
A church of the 12th, 13th and 15th Century that was restored in 1868-70)
- Memorial 8m south of nave of Church of St. Michael (Grade II Listing)
(Late 18th Century - 1767 AD to 1799 AD
(A raised ashlar slab tomb of the late 18th Century with a brick plinth. The inscribed slab has moulded edges and is set on 4 courses of brick. It commemorates the Rev. W. Read who died in 1771. Francis William Read was Rector of Munslow 1749-61)
- Memorial 2m south of porch of Church of St. Michael (Grade II Listing)
(18th Century to Late 18th Century - 1726 AD to 1775 AD

A ashlar headstone of the mid 18th Century with a carved top and a fleur-de-lys raised border. It commemorates John, son of Thomas and Sarah Child, who died 1747. There is a later inscription on the reverse side (1819)

- The Old Parsonage (Grade II Listing)
(Early 19th to Early 20th Century (pre WW1) - 1800 AD to 1913 AD
This former rectory, which is now a house, is of the late 18th Century with later 19th Century alterations. It is of ashlar construction with coursed stone rubble and a brick rear wing, a hipped slate roof and 2 lateral ridge stacks)

Architectural and Historic Quality

- 4.6 Besides the listed buildings, there are a number of traditionally built properties that are part of the character of the village. Many of these were built before the early 19th Century and ought to be listed. Apart from their intrinsic qualities, they add greatly to the grouping of the buildings in the village. Perhaps the most important of the individual buildings that are listed is the Church of St. Michael, which dominates the northern part of the village. The Old Parsonage immediately to the west of the church is early 19th Century and it contains two pairs of Ionic columns and a pediment. It has a hipped slate roof.
- 4.7 Just off the main road and to the north of Streamside is the Miller House. Again, because of its position, it is a large imposing building constructed in local stone. It dates from the early 19th Century and dominates this part of the village.
- 4.8 Munslow Farmhouse, the adjoining barns, the Chains and the Bakery link together to the south of the main road to form a group. These listed buildings, mostly constructed of stonework with clay tile roofs, are an integral part of the character of the village.
- 4.9 The Crown Inn dominates the street scene as you enter the village from the west. Its height and scale and striking white painted brick façade make it an important building from a townscape point of view. It was formerly a Hundred House and its mid 18th Century brick façade conceals its earlier timber frame that is visible from inside the building.

Street Scene

- 4.10 The close-knit character of the historic buildings set close up along the main road (B4368) and the space created in the vicinity of the square at Munslow, contributes a great deal to the attractiveness of the village. Buildings such as Munslow Farm and The Chains, as well as the small cottages at Streamside, contribute to the townscape. It is the continuous street scene in this part of the village from which a large part of its character derives.
- 4.11 The layout of the village is of particular interest. The way the lane goes around the old village green, on which Malt House Cottage and Rock Cottage are situated, adds to its attractiveness. Presumably, this was the original site of the Norman motte and bailey castle. The topography is also important, as the lane leading past Miller House climbs steeply and St. Michael's Church can first be glimpsed around by Rock Cottages. There are important views of the surrounding countryside on both sides of the lane leading to the church. Important vistas can also be gained adjoining the Old Parsonage and looking over the Corvedale from Millichope Cottage.

Key Buildings

- 4.12 The **Church of St Michael** was dedicated by c1740 and consists of chancel with south chapel (now the vestry), nave with north aisle, west tower, and south porch. The medieval fabric of the church is stone rubble including much soft siltstone and the rebuilding by S. Pountney Smith in 1869-70 employed ashlar and included red sandstone to give an irregular chequerboard effect.

St Michael's tower is of the 12th Century, the chancel of the 12th and 13th Century, the nave is of the 13th and 15th Century, and the north aisle is 15th Century.

The chancel east window has simple tracery and a hoodmould. The north wall has a pointed window with a twin lancet and dagger to the right and a 13th Century lancet to the left, and the south wall is covered by the projecting gabled vestry with twin cusped lancets in the south gable, while the restored arched opening with a boarded door is to the left.

The north aisle of the nave has a restored pointed window with Decorated style tracery to the left; to the centre is a pointed window with twin cusped lancets and a sexfoil, and to the right are twin round-headed lancets under a stepped hoodmould. Each of the aisles' end walls has opposing pointed windows with Decorated tracery.

The south wall has a cusped lancet to the far right next to a shallow flat buttress. There are 3 central late 13th Century or early 14th Century windows. The south doorway has a chamfered arched opening with a plain hoodmould and medieval door straps on a later boarded door.

The south porch is timber-framed with 2 trusses, a single-purlin roof and wall frames consisting of a central post and a middle rail with 2 sets of 4-light cusped intersecting arched tracery over. The base cruck trusses have collars with grooved chamfers; the wall frames have projecting brackets and hollow-chamfered and billet-moulded wall plates. A hound is depicted on the carved inset on the inner truss post.

The 4-stage tower has a pointed arch with twin cusped lancets and a quatrefoil at the lower stage. 3 faces of the first stage have round-headed lancets, and the second stage has slit windows on the north and south faces. The upper stage has arched louvred bell-chamber openings with cusps on all faces except for one round-headed opening to the west face. The plain parapet is of the 18th Century. The interior walls are unplastered. The chancel has a twin-purlin roof with 2 trusses of arch-braced collars, double roll-moulded purlins and arched braces. A 13th Century lancet is on the south side opening into the vestry.

The nave has a restored 5-bay roof of arch-braced collar trusses with twin cusped raking struts over, tie beams with low cusped raking struts and 3 purlins. The double-chamfered aisle arcade of 3 bays has octagonal piers and the north aisle has an arch-braced collar and rafter roof. The round tower arch has simple chamfered abaci and an enriched hoodmould with figurative label stops.

In the 15th or early 16th Century a large rood loft, which was approached by a staircase in the south wall of the nave, was inserted and probably removed before the 17th Century. Also on the south side of the nave are 9 medieval bench-ends and seats. The 15th Century octagonal font has quatrefoil carved panels and recessed cusped lancets on the stem. Some medieval glass fragments have been reset in the south nave windows. The 16th Century glass in the north aisle window is in memoriam to Sir John Lloyd who died in 1528, and in the east aisle window it is in memoriam to Richard Schepard. The slate wall monument to William Churchman (d.1602) has a shrouded figure that is flanked by a skull and an hourglass, and there are brass plaques to Richard Baldwin who died in 1689 and his daughter Joyce who died in 1674. Two wall monuments are

by Carline of Shrewsbury, one in Greek temple style to the Rev. Richard Powell (d.1842) and the other in Gothic style to Thomas Pemberton (d.1832)

By the late 18th Century the church was in decay, especially the south, or Aston, chapel. Substantial repairs were made in 1815 and in 1839 Mrs. Wright of Aston was asked by the vestry to give up the south chapel so that it could be fitted up as a vestry room. 148 more seats, of which 133 were free, were produced in 1841 when the church was repewed with aid from the Incorporated Church Building Society and the Hereford Diocesan Church Building Society, and this gave a total of 370 sittings. The restoration of the church in 1869–70 was also grant-aided.

In 1954 a crucifix was placed above the pulpit, an aumbry was put in the north aisle in 1968, and in 1980 a Lady chapel was made in that aisle.

- 4.13 The **Miller House** was designed by John Smalman and built for William Wainright in the early 19th Century. It stands on the site of an earlier 'manor house' that belonged to the Lutley family and which was partly burned down in the 16th Century. The ruins were removed in c. 1799 when the new house that was to be later known as 'Miller House' was built. It is a 2-storey, attic and basement building constructed in coursed squared stone to the front and stone rubble to the remainder. The hipped slate and tiled roof has ashlar bracket corbelled eaves and hipped, tiled and gabled extension roofs. There are 3 axial brick integral eaves stacks with one of them on the extension. The southeast front is a 2-storey, 3-window range of 6/6 sashes, with a central doorcase with pilasters, brackets and an open pediment, a plain semicircular fanlight and a 6-panelled door. The single-storey garage extension to the right has a 2-light casement. The rear has a central multi-pane window at both storeys, and 3 20th Century casements in the flat-roofed dormers. A projecting gabled single-storey and attic extension wing with 20th Century casements covers the left side and the left return side has a semi-dormer over a projecting tiled gabled porch with a 6-panelled door.
- 4.14 The **Crown Inn** a public house that was built in the mid 18th Century and has an earlier, probably 17th Century, core. It was licensed in 1790 and used to be known as the 'Munslow Inn'. It is a former Hundred House, which is where the medieval manorial "Court Leet" was held; this court passed judgements and collected tithes. A plaque above the main door records the Crown Inn as a Hundred House.
- It is of painted brick construction with floor bands and a painted timber frame to the rear and the gable end. The plain-tiled roofs have brick coped parapet gables and coggled brick eaves. The southeast front is an asymmetrical 3-storey, 6-window range of segmental-arched openings, with three 8/8 sashes with moulded cases and 3 blocked windows at the upper 2 levels. The ground floor has 4 sashes of varying sizes, a plain doorway at the head of a straight flight of steps on the first floor, and a later doorway and gabled porch to the ground storey with a 4-panelled and boarded door. The lower storeys on the left return side are covered by a painted stone rubble lean-to extension with a casement in the top storey. To the left is a single-storey and attic painted brick rear gabled extension wing. The lower storey of the right return side is covered by a single-storey rubble stone extension with a projecting gabled roof and a flat roof to the rear. The top floor has a 20th Century casement and a framed truss of tie beam, vertical strut and collar to the right of the central projecting stack only. The rear is partly covered by later lean-to extensions and has a small square-framed gabled outshut at the upper-storey level. The interior has chamfered bridging beams and a large chamfered mantelbeam with a 17th Century carving featuring cockerels.

Materials

- 4.15 The traditional building materials used in Munslow are mainly the local limestone with either small clay tiles or slates. Occasionally, red brick has been used. Much of the old stonework in many cases conceals an earlier timber frame.
- 4.16 The use of stone boundary walls throughout the village is particularly striking and is an important unifying element and reinforces the impression that Munslow is essentially a stone built village. In particular the stonewalls adjoining Munslow Farm and the Old School contribute greatly to the village scene on the main road. Likewise the widespread use of stonewalls leading to the church, along by Miller House and along Park Lane makes it an important characteristic of the village.

Natural Features

- 4.17 The abundance of mature trees adjoining Allcroft Bungalow and the Old Parsonage in particular, add to the attractiveness of the village. The location of several mature conifers in the churchyard and cemetery also are visually striking. These soft elements contribute much to its character, particularly as most boundaries consist of hard (stone) surfaces with few hedgerows.
- 4.18 Similar to Aston Munslow, Munslow's origin is no doubt related to the presence of water in the village. At Streamside to the south of the village the stream can be clearly be seen. This passes beneath the main road to appear alongside the barn adjoining Munslow Farm.
- 4.19 The village is surrounded mostly by rich farmland and there are several important views from the village from which the surrounding countryside can be easily viewed and appreciated.



Negative Factors

- 4.20 There are two areas in particular that require enhancement. These are the repairs garage adjoining the Crown Inn and the carpark and telephone exchange on the opposite side of the main road to the public house.
- 4.21 The farm buildings to Munslow Farm should also be the subject of a scheme for repairs together with Corner Cottage and Malt House Cottages, which have been left to decay.

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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Sources: Shropshire County Council Sites and Monument Records
A History of the County of Shropshire: Volume 10: Munslow Hundred (part),
The Liberty and Borough of Wenlock (1998), pp. 151-167