

Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



Astley

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 or historic 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.

Astley Conservation Area was designated on 05 February 1988, and extended on July 10, 2006. It covers an area of 25.8 hectares. The Conservation Area is bounded by the solid green line indicated on the Map (Appendix 3) and comprises all of the dwellings in the village. For the most part the boundaries run along existing fences, watercourses, walls or other property boundaries.

This appraisal of the Astley 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

Astley is located approximately five miles north east of Shrewsbury and lies between the A49 and the A53 in the centre of the Parish of Astley.

The northern Parish boundary adjoins that of North Shropshire District Council. The western boundary follows the Shrewsbury to Crewe railway. The southern and eastern boundaries do not follow any major physical features. The Conservation Area is concentrated around the Church of St Mary and adjacent cottages and converted farm buildings.

The population of Astley is about 116 (2001 census).



ORIGINS AND DEVELOPMENT

Pre-Conquest origins

The village of "Hesleie" was mentioned in the Domesday survey of 1086 as part of the Baschurch Hundred. There is no mention of a church foundation and Astley then would have consisted of a manor, smallholding and associated dwellings.

Medieval Development

The Church of St Mary dates back to the 12th Century and was partly rebuilt in the 15th or 16th Century. Much of the existing nave and chancel was rebuilt in 1883, however some of the original masonry survives. The blocked south doorway is stylistically similar to work at Haughmond Abbey whose regular canons probably served the Parish prior to the Dissolution in 1538. The tower and probably the vestry were added in 1837.

Post - Medieval Development



There are a number of houses of interest in the village in close proximity to the Church, the oldest being Church House (pictured above). The timber framed portion of the building dates to the early 17th Century while the rendered part is an extension added during the mid to late 19th Century.

Church Farmhouse (top right) is thought to be 18th Century but may in fact be earlier. It is an attractive building with an arched window at first floor level. Three dormer windows were reinstated on the



front elevation during the 1980s. The Firs (below) is a mid-late 18th Century farmhouse to the south of Church House. It is a typical brick house of its date in Shropshire. Astley House (bottom photo) is set slightly apart from the village. The house is late 18th Century but was remodelled in the Grecian manner during the Regency period.



There are several 19th Century houses in the village and also a terrace of model cottages (top left page 4). Together with the associated agricultural curtilage, these buildings constitute the historic



core of Astley, which remains substantially intact in spite of unsympathetic infill development to the east side of the village.

To the north east of the village is the large late Victorian Rectory (lower left) and Overmoor, a villa in the Domestic Revival style of 1898.



Astley House (center photo) occupies the south western portion of the Conservation Area and the village effectively wraps round to the north and west of the ornamental grounds. The house is endowed with a generous setting that lends a measure of refinement to the village as well as fine aspects of the house itself. To the north east of the village, the former Vicarage and the brick villa known as Overmoor are set in spacious grounds with many fine mature trees as pictured in the bottom photo.



FORM AND LAYOUT

Astley is a compact settlement centred on the small Parish Church of St Mary. The core of the village has developed along the road running from Hadnall to Upton Magna, though several lanes branch out towards nearby farms or granges giving rise to a nucleated rather than linear arrangement. Formerly the road that continues southwards to Upper Astley and on to Shrewsbury was part of the route to Haughmond Abbey (now part of the Shropshire Way). The Augustinian canons from that foundation helped to administer the Parish prior to its Dissolution in 1538.

The main circuit of lanes at the centre of Astley provides a strong sense of enclosure, something that has been sustained by more recent infill development in the form of detached housing. The



character of the latter is generally unsympathetic though its impact is mitigated by an abundance of trees and shrubs to the front of the properties. Elsewhere, Astley consists of houses and outbuildings lining the main thoroughfares. The back-gardens of the majority of houses in the village adjoin the surrounding countryside and are usually separated from the fields by traditionally laid hedges. This is a characteristic feature of the village.



The routes followed by the roads were not engineered but use the relief of the land to establish the most convenient course. This has resulted in an organic configuration of roads that yield a rich diversity of vistas. Old farmbuildings, outhouses or boundary walls of brick or stone often define the edges of roads within the village.

The village is bound to the east by a small watercourse that drains into the River Severn via Sunderton Pool. An irrigation channel marks the southern boundary of the Conservation Area.

ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

The chief archaeological interest in Astley is the area of the churchyard and the site of the Church itself. The extent of the original Norman Church remains uncertain, although elements of the 12th Century building have been incorporated within the largely rebuilt 19th Century Church. There is little archaeological potential in the surrounding churchyard area since it is a consecrated burial ground and has been since the mid 12th Century. Prior to the Norman Conquest, the site may have been used by Saxon settlers for religious purposes although no evidence for this has emerged thus far. Further interpretation of what is known could be applied to the site.

Several of the older houses in Astley, such as Church House and Church Farmhouse, are also of archaeological interest and warrant further investigation to establish their original extent and function.



ARCHITECTURAL AND HISTORIC QUALITIES

Astley is a good example of a small rural village whose form, layout and overall size, well established by the early 17th Century, remain largely unchanged.



moulding to the head of the arch. This is in the late Romanesque style and typical of work carried out at Haughmond Abbey during the latter half of the 12th Century. Much of the south wall of the nave and chancel is contemporary with the south doorway although the windows were renewed during the 15th or 16th Century. The rest of the Church is largely 19th Century with the tower added in 1837 and the nave and chancel restored (especially on the north side) in 1883.

The Church tower forms a handsome focal point to the vistas along the roads at the centre of the village. This is emphasised by its comparative isolation, standing as it does within its own small churchyard enclosure.

Astley House

Astley House (below) is an interesting example of a small 18th Century country house set within its own ornamental grounds and remodelled during the early 19th Century.



Contribution made by Listed Buildings

The buildings of greatest architectural and historic significance in the village are the Church of St Mary and Astley House.

Church of St Mary

The Church of St Mary was established in the first hundred years after the Norman Conquest. The blocked south doorway (below) is the finest feature of the building with a continuous crenellated



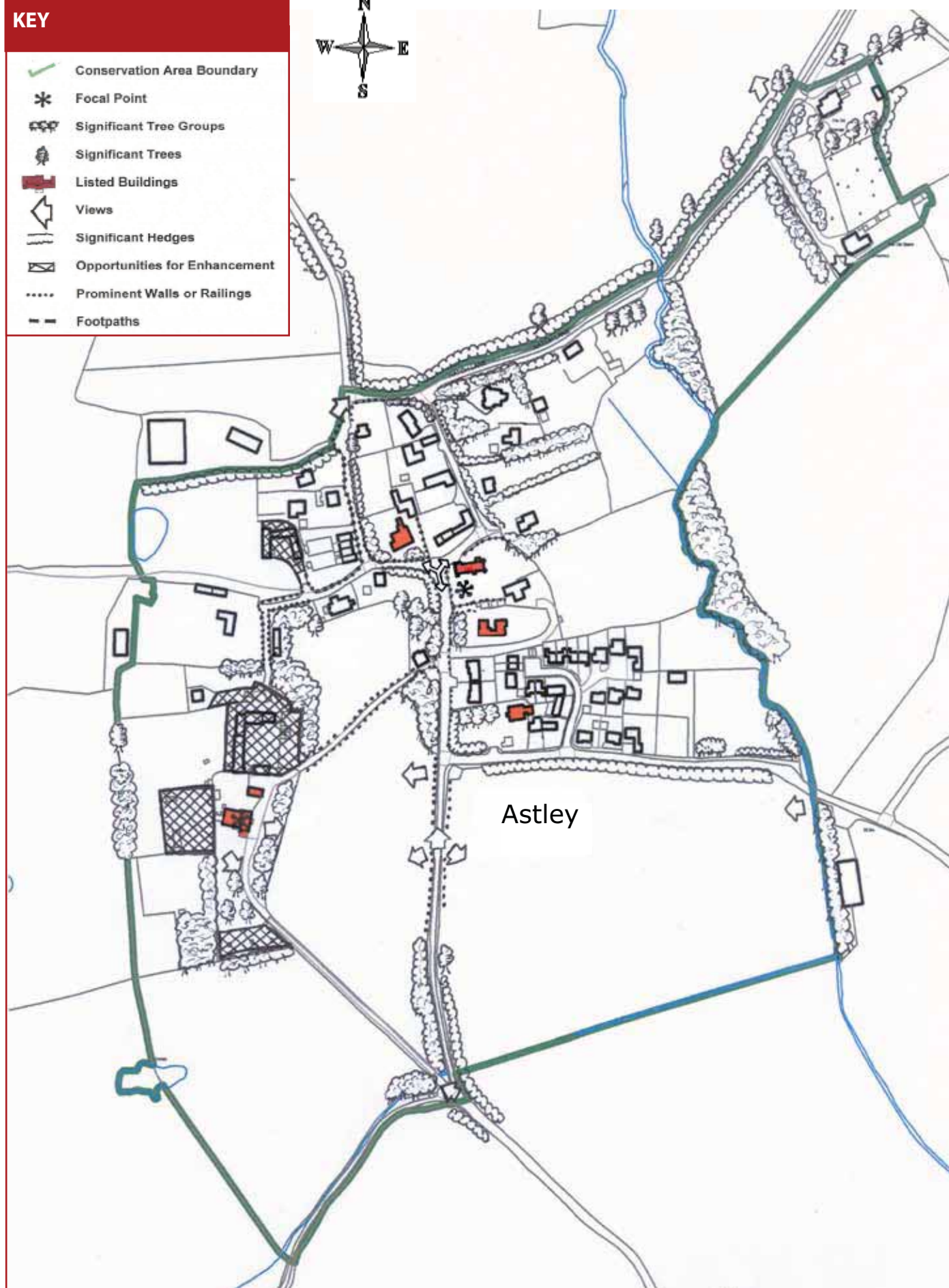
This is a prestigious, socially ambitious house. The main part of the building is in the form of a temple, with pedimented return elevations and pairs of giant Corinthian pilasters to the upper storeys. The coach house flanking the main building is also in the style of a Greek Doric temple with a recessed portico. The nearby monument to George IV, formerly the Prince Regent, reveals the inspiration for these Classical 19th Century adaptations.



MAP 1: PRINCIPAL FEATURES OF INTEREST IN ASTLEY

KEY

-  Conservation Area Boundary
-  Focal Point
-  Significant Tree Groups
-  Significant Trees
-  Listed Buildings
-  Views
-  Significant Hedges
-  Opportunities for Enhancement
-  Prominent Walls or Railings
-  Footpaths





Other Listed Buildings

The remaining listed buildings within Astley include Church House (bottom photo), Church Farmhouse and the Firs Farmhouse. They are quite closely grouped at the centre of the village to the north and south of the Church. Each makes an important contribution to the character of the village and each is visible from the public highway. Church House is the oldest house in the village and is predominantly of early 17th Century timber frame construction. Together with Church Farmhouse, Church House creates a fine picturesque setting for the Church of St Mary at the village centre.



Astley House is the most prominent building in the village when approached from the south and east and forms a grand architectural focal point within the landscaped setting. The building was intended to be appreciated in isolation, separate from the rest of the village and the various farm buildings that stand to the north of the house.

The Firs Farmhouse (above) is a short distance to the south and prominently sited on the corner of the junction with the road to Bings Heath. It is a handsome brick farmhouse with a symmetrical frontage of three bays and two storeys, dated 1760.

The exterior was restored in the late 1990s. However, the arcaded screen wall linking the coach house (shown above) to the main house has been partially demolished. There are a number of timber framed barns and outbuildings to the north of the property.



Prevailing Materials and Local Details

In villages throughout Shropshire locally available materials have determined the main method of construction, and the main architectural features. Apart from the general use of timber and local clay bricks, in Astley this meant the use of the locally quarried Grinshill sandstone that ranges in colour from grey, through yellow to a vivid red. Many of the boundary walls in the village are of this stone as is the Church, though in the latter we find the more finely grained grey variety.



Grinshill stone lends itself well to large ashlar block construction and this can be seen in many of the walls and outbuildings. Dry rubblestone walling can also be found in the revetments to the northern approach to Astley House.



Grinshill stone remains a widely sought after building material and several quarries operate in the area. There is also a good supply of stone available from dismantled or derelict buildings and walls.

There is no predominant method of construction, though brick is the favoured building material in the village as far as the houses are concerned. Stone, brick and timber-frame are all to be found and co-exist quite happily, especially among some of the older agricultural complexes.

Contribution made by Key Unlisted Buildings

The contribution made by key unlisted buildings is significant because they maintain homogeneity within the village. This has been achieved through the use of local building materials, i.e. brick, Grinshill stone, hand-made tiles and Welsh slate. The unlisted buildings that contribute to the special character of the village include: Rose Cottage, 1-4 Model Cottages, Linden Cottage, Nos. 1 & 3 Astley Court, The Grove, Astley Lodge, Oak House (formerly known as Meadsbrook House) and the Hawthorns.

partial use or have become redundant such as the stable, barns and cartshed to the north of Astley House. Farm complexes provide compact outlines that would be difficult to reproduce in a modern building and ought to be retained wherever possible.



There are several ranges of agricultural buildings in the village that combine brick and stone to good effect. Some of these traditional farm buildings have been or are in the process of being converted to residential use, thus avoiding the creation of unsightly gaps in the village. The old Drift House and The Byre are such examples. Others remain in

General Features and Other Characteristics

Frequently recurring architectural features within the village include gabled dormer windows, usually set flush with the front wall and breaking through the eaves to form a half attic storey (as illustrated right). Sash windows are the predominant means of fenestration to many of the older houses though some original Victorian casement windows do occur.



The outbuildings to The Firs are characterised by random diminishing slate roofs, a method of covering that has been successfully applied to a modern brick garage, helping to integrate the new structure within the historic complex (bottom left).



Acting as the unifying elements of all the varying built forms are the brown tiled roofs and the use of stone boundary walls to the front of the properties. Many of these boundaries meet the highway without a pavement, though a narrow grass verge is also typical. Walls are often augmented by hedges.

Apart from the metalling of the lanes there is little to suggest the passing of a horse-drawn age. Houses front directly onto the roadway and buildings are sited often on the very corner of a lane so as to close a vista effectively and, on passing, reveal a completely new aspect of the village. Additional interest is provided by subtle changes in level along each of the lanes as they head downhill away from the village. The complete absence of pavements, extraneous road markings and traffic signs, and the variation of width and alignment of carriageways all contribute to a sense of repose and a slower pace of life. The approaches to the village are all similar in that the lanes are hemmed in by steep banks and traditionally laid deciduous hedges that are closely cropped.



CHARACTER OF SETTING AND TOPOGRAPHY



Contribution made by green spaces to the setting

Astley lies at the heart of the Shropshire plain amid the gently undulating countryside that is characteristic of the land north of the River Severn. There are no distinctive geographical features in the immediate vicinity, though the stream to the east provides a shallow dip in the topography and affords some vantage across the rural hinterland to the north, east and south. The open spaces on the fringes of the village are therefore crucial to the character of these views. As outlined in local policy HE8, the Council will seek to preserve important views and areas of open space that are significant in relation to the setting of the Conservation Area. These along with other features of interest are indicated on Map 1 on page 7.

Significance of spaces

The open spaces within the Conservation Area include the churchyard, the grounds to Astley House and the fields adjacent to the north, east and south of the village. These areas of undeveloped land are crucial to the setting of the village and many of the buildings within the Conservation Area. Astley has always been of a very modest size and scale and the open spaces identified above help to preserve this characteristic of the village.



Contribution of trees



The importance of trees, hedges and shrubs within the Conservation Area should not be overlooked. Whether for their aesthetic value such as foliage, fruit or shape or for practical reasons (for example providing shade, shelter, screening, enclosure or privacy) the use of flora helps to enhance and thus create a pleasant neighbourhood. Trees, hedges and shrubs that contribute to the character of the area are identified on Map 1.



Trees and green spaces make a significant contribution to the character and appearance of Astley. In particular the ornamental grounds to Astley House make a profound impact on the village both in terms of the large area of undeveloped land used to create a pastoral setting for the house and the extensive arboretum at the south west corner of the Conservation Area. The latter comprises a large number of mature specimen trees, particularly Pines, Redwoods, and Evergreen Conifers.



At the southern end of the arboretum are the overgrown remnants of a fine Japanese Garden, probably dating to the mid 19th Century. This area includes a large number of Maple trees of different varieties as well as Atlas Cedar and Chilean Pine (Monkey Puzzle). The water garden, long since dried up, consists of an intricate network of ponds, dwarf bridges and stone water channels.





To the west of Astley House and within the parkland setting to the east may be found a significant number of broadleaf trees of traditional varieties: Oak, Lime, Horse Chestnut, Beech and Sycamore.



Within the village itself, a large clump of Scots Pines defines the entrance to Astley Lodge and the carriage driveway, and elsewhere interesting individual specimens may be found. Of note is the large Eucalyptus tree south west of The Grove and a good screen of Copper Beech to the front of Oak House (photo top right).

In the north east corner of the Conservation Area are the grounds to the former Vicarage and Overmoor. Coniferous planting dating to the mid 19th Century include two fine Wellingtonia trees, Scots Pines and a Lime avenue (pictured above). Black or Corsican Pines can also be found within these grounds.



The Extent of Loss, Intrusion or Damage

Intrusion in the form of new development within the Conservation Area has been confined to infill sites. This development has taken the form of new housing, much of which is unsympathetic to the character of the village and fails to incorporate local building materials or any elements of the vernacular style. The detached houses on the lane running north from the Church are a typical example. This has effected some abstracted loss in terms of the special character of the Conservation Area, although no physical loss or damage to historic fabric has arisen since designation in 1988.

NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT

The neutral areas within the Conservation Area include the fields to the east of the village and south of the road heading east towards Bings Heath. The northerly Conservation Area boundary was redefined in 2006 and moved south as far as the hedgerow to the northern side of Hatch Lane linking the village with the old Vicarage. Any development adjacent to the Conservation Area would be subject to the same degree of scrutiny and control as development within it. The walled garden area to the west of Astley House is also included together with the adjoining enclosures and grazing pasture. These fields include many mature trees to the hedgerows dating from the 19th Century re-landscaping of the grounds to Astley House.

Some of the agricultural buildings adjacent to Astley House and to the west of Model Cottages constitute opportunities for enhancement. Conversion to residential use is currently being pursued in the case of the latter. Generally speaking, preference should be given to retaining these structures in an agricultural use. This is justified in order to avoid the possibility of over-population and excessive traffic within the historic core of the settlement. The conversion of traditional buildings within the Conservation Area should be considered as sympathetically as possible.



The character of any new housing within the Conservation Area should endeavour to be sympathetic to the historic context. This could be achieved through the use of local materials and the incorporation of elements of the vernacular building styles and motifs.



Landscape Proposals



The setting and character of Astley may be improved through the execution of environmental works to various features within the Conservation Area. Foremost amongst these is the traditional iron perimeter fencing to the grounds of Astley House. Much of this fencing also encloses the approach drives. Its restoration or replacement would yield a significant enhancement to the Conservation Area.



Within the ornamental grounds of Astley House are the remains of a fine Japanese Garden with a stone lily pond, pictured below. It is one of a very few in Shropshire. The restoration of this early Victorian feature would ensure the survival of an element of the Conservation Area that is of genuine historic interest.



Cast-iron road signs dating from the early 20th Century furnish the principal junction in the village. The traditional cast-iron finger posts with embossed lettering are of significant interest and should be retained.

Redundant Buildings



There is currently a residual problem in the Astley Conservation Area regarding redundant buildings. These include the farm complex to the north of Astley House which comprises a full complement of traditional farm buildings: stable, barn/cowshed, granary, cartshed and pigsties. Further domestic curtilage to the west of Astley House that is in need of significant improvement includes the walled garden and adjacent garden buildings and summerhouse. The former village school has been converted into a residence.



APPENDIX 1: GENERAL INFORMATION

POLICIES FOR ASTLEY 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 appearance of Astley.

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 Astley.
- 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 Astley. 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 village such as stone boundary walls, the absence of pavements or road markings, decorative railings and entranceways, street furniture, cast-iron finger posts, 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 natural stone for external walls and boundaries.
- 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 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 these policies.

The character and appearance of the village of Astley could be affected detrimentally by development taking place in the surrounding countryside immediately next to the edge of the village. This area of related open space is essential to the setting of the village. 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 the village and landscape setting is maintained.

Implications of 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

The character of Astley Conservation Area is little changed since its initial designation in 1988. Its historic buildings and spaces continue to prevail and there has been little to no obtrusive development. The following measures have been proposed in order to help preserve and enhance its special character.

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.

Protection of 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:

- 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 Areas 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 Astley's 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.

Design Advice and Guidance

Shropshire Council is always happy to give information, advice and guidance on the care of Conservation Areas.

For further information contact the Historic Environment Team:

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

**01743 252586
historic.environment@shropshire.gov.uk**

Acknowledgements

Much of the historical information contained in this document has been derived from the Victoria County History for Shropshire, Volume IV, The Shropshire Landscape by T Rowley and The Buildings of Shropshire by N Pevsner.



APPENDIX 2: LISTED BUILDINGS IN ASTLEY CONSERVATION AREA

Church of St Mary

II*

Church House

II

Church Farmhouse

II

Astley House with adjoining screen wall and coach house

II*

Kitchen garden walls and garden pavilion adjoining Astley House to west

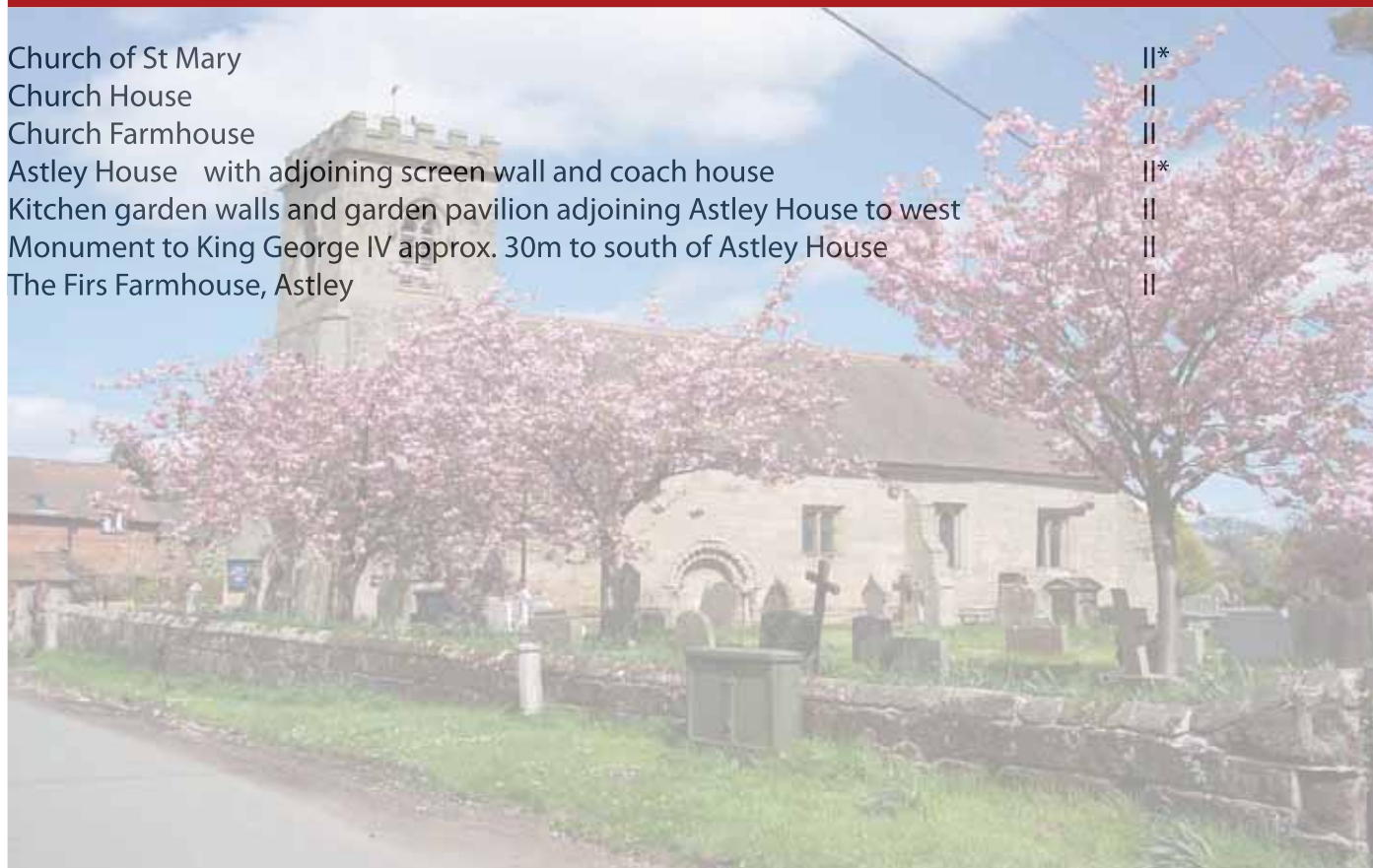
II

Monument to King George IV approx. 30m to south of Astley House

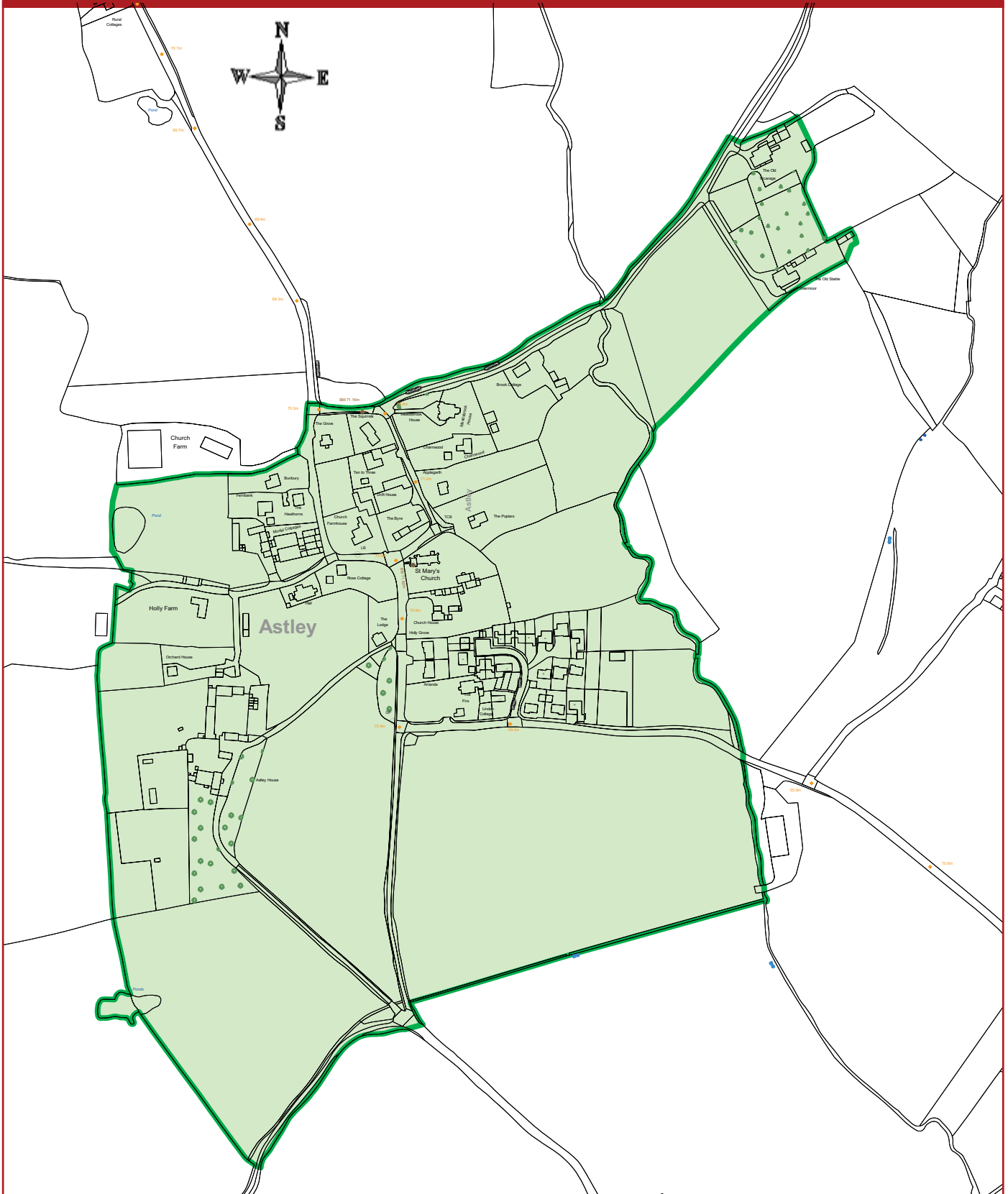
II

The Firs Farmhouse, Astley

II



APPENDIX 3: MAP OF ASTLEY CONSERVATION AREA



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