

Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



Acton Burnell

July 2006



CONTENTS

• Introduction	2
• Location and Population	2
• The Origins and Development of Acton Burnell	3
• Form and Layout of the Village	4
• Archaeological Significance and Potential	5
• Architectural and Historic Qualities of the Village	6
Contribution made by listed buildings	6
Prevailing materials and local details	11
Contribution made by key unlisted buildings	12
General features and other characteristics	13
• Map 1: Principal Features of Interest in Acton Burnell	7
• Character of Setting and Topography	15
Contribution of green spaces to the setting	15
Significance of spaces	16
Contribution made by trees	17
The extent of loss, intrusion or damage	17
• Neutral areas and opportunities for enhancement	18
Landscape proposals	18
Redundant buildings	18
• Appendix 1: General Information	19
Statutory Policies relating to Acton Burnell	19
Implications of Conservation Area status	20
Implications of new development	20
Article 4 Directions	21
Protection of Trees	21
Grants for Conservation	21
The Role of the Public	21
Design advice and guidance	22
• Appendix 2: Listed Buildings in Acton Burnell Conservation Area	23
• Appendix 3: Map of Acton Burnell Conservation Area	24



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.

Acton Burnell Conservation Area was designated on 15 February 1977 and covers an area of 42.9 hectares (106 acres). 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 Acton Burnell 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

Acton Burnell is an attractive village situated about 7 miles south east of Shrewsbury. It lies on rising ground where the Shropshire Plain meets the outlying fingers of parallel hills that include Wenlock Edge, Hoar Edge and the Lawley. Park Wood, immediately south east of the settlement, reaches a height of 771 feet and forms a fine wooded backdrop to the village. Acton Burnell is on the edge of the Shropshire Hills Area of Outstanding Natural Beauty.

The population of Acton Burnell is about 356 (2001 Census).



ORIGINS AND DEVELOPMENT

Pre-Conquest origins

The first settlement in the vicinity of present day Acton Burnell was probably late Saxon as might be deduced from the name "Acton" (Actune in Domesday).

A section of Watling Street, the Roman road running between Wroxeter and London, passes to the north west of the village. Two portions of a road and a bridge abutment have been excavated. The curious way in which the modern road, having followed the dead straight line of Watling Street for several miles, suddenly deviates in a series of sharp bends towards the village, indicates the passing importance of Watling Street as a regional through route. The road still followed its ancient course in 1764 when it was turnpiked, but by 1808 it had become a country lane and has been long disused.

Medieval Development

From a study of field names and boundaries there is evidence to suggest that in the 13th Century Acton Burnell lay to the west of Lynall Brook, nearer to Watling Street than its present site. It is thought that the move to its present position occurred subsequent to the building of the Castle and Church.

The village derives much of its historic significance from Robert Burnell, Chaplain and Secretary to Edward I, who later became Lord Chancellor and Bishop of Bath and Wells. It was he who built Acton Burnell Castle, which rather than being a castle in the traditional sense, is more a fortified manor house. This is the earliest example of a house of this kind in England, a fact which makes it quite remarkable. Licence to crenellate was obtained in

1284. Similarities between the Church of St Mary (pictured below) and certain details found at Wells Cathedral Chapter House suggest that Bishop Burnell initiated the construction of the Church, probably between 1260-70.

To the east of the Castle stand the two gable end walls of a 157-foot long stone building known as the Parliament Barn. During a visit to the area, King Edward I is believed to have held a parliament in this building, possibly the first in English history at which the commons were properly represented.



17th Century to Present

Acton Burnell Hall (below) lies to the north west of the Parliament Barn. Some of the exterior dates from 1811 although the interior was rebuilt after a disastrous fire in 1914. Acton Burnell was instrumental to the re-introduction of monasticism to England during the late 18th Century. At the outbreak of the French Revolution in 1792 the English Benedictine congregation at Douai was disbanded and the monks imprisoned, where they remained for nearly two years. In March, 1795, they were allowed to proceed to England where an asylum was supplied by Sir Edward Smythe, fifth Baronet and a former pupil, who lent his Shropshire seat of Acton Burnell to his old masters for use as



a monastery and school. The monks relocated to their present home near Bristol in 1814.

Woodland has been an enduring feature of the parish landscape. Originally the area formed part of the Long Forest of South Shropshire. Substantial clearances reduced the woodland during Norman times when Acton Burnell Hill became a Haye or Deer Park, which in 1805 contained 248 acres, and survives as a park to date. The road running eastwards from the crossroads now ends at the entrance to the Hall. It originally continued towards Acton Pigott but the section running in front of the Hall was closed in 1815 when the park was extended northwards and a new road to Acton Pigott was laid out to the north of the village.

In the present village, which stands at the crossroads east of Lynall Brook, the pattern of settlement appears to have changed little since the 17th Century. Apart from 10 Council houses on the Pitchford road, the existing houses are nearly all 17th or 18th Century stone cottages.

to the old poorhouse near Lynall Brook. The adjoining house, now the Village Shop, was, until the 1970s, the Stag's Head Inn. A row of cottages opposite (Nos. 19-22, pictured below) incorporates



a 17th Century timber-framed house with a central chimneystack. The former Church of England School, built in 1815, stands on the south side of the road at the west end of the village. The Mill that stood on Lynall Brook near the School went out of use soon after 1856. All that remains is the weir and water wheel channel.

FORM AND LAYOUT



Acton Burnell Farm and Home Farm are the only remaining farmhouses in the village. They are of timber-framed construction but both were subsequently cased in brick. The Rectory, The Warren and Village Hall, formerly a Roman Catholic School, are among the houses that stand on the south of the road between the crossroads and the Hall.

On the north side of the crossroads a brick cased house was the village smithy until the early 19th Century. By 1845 the business had been transferred

Since the late 18th Century the village has developed along the cruciform network of roads that were established soon after 1764 when Watling Street was turnpiked. The Conservation Area stretches from the modern village in the west along what was formerly the road to Acton Pigott. This proceeded eastwards to the north of the Church of St Mary and through the grounds of the Hall. The road was diverted to the north of the village in 1815, but the essential form of the settlement reflects the earlier arrangement with an interesting medley of houses to the south side of the old Acton Pigott road. The Conservation Area also encloses some of the park and ornamental grounds to the Hall. Many of the trees were established by Benedictine Monks during the first years of the 19th Century.

The pattern of settlement within the village is linear rather than closed and compact. The exception to this is in the vicinity of the crossroads at the centre of the modern village, where the compact terraces and larger detached houses fronting directly onto the highway convey a sense of enclosure.



at the main crossroads yields a rich diversity of views. For the most part the roads are flanked by raised pavements, the outer edges of which are defined by stone front walls or railed enclosures to the earlier properties.

The village is bound to the west by the Lynall Brook and to the east and south by the ornamental grounds to Acton Burnell Hall (now Concord College).

ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL



The village is also characterised by houses and outbuildings lining the main thoroughfares. The back-gardens of the majority of houses in Acton Burnell adjoin the surrounding countryside and are usually separated from the fields by traditionally laid hedges. This feature of the village is an essential characteristic.

The routes followed by the roads are largely engineered as opposed to an organic pattern of development. The result is a late 18th Century planned configuration of streets that open up long vistas and perspectives. The vantage point gained

The chief archaeological interest in Acton Burnell is the extensive Scheduled Ancient Monument site at the heart of the Conservation Area comprising the Castle, Parliament Barn and the Hall. The site is of international importance and its historic and architectural interest is certainly of the first order. The Church of St Mary is technically excluded from the site, but from an archaeological perspective forms an integral part of the complex. At the time of construction the Church effectively served as an ancillary chapel to the fortified house (which in turn had its own private oratory).





ARCHITECTURAL AND HISTORIC QUALITIES OF THE VILLAGE

Acton Burnell essentially consists of a historic complex of international significance adjacent to a late 17th Century village that was remodelled during the early 19th Century as part of general improvements made to a large country estate.

Contribution Made by Listed Buildings

The buildings of greatest architectural significance in the village are the Church of St Mary and Acton Burnell Castle. Both are of the late 13th Century and are consummate examples of the evolved Early English Gothic style.

Rigorous preservation of the Scheduled site will ensure that the most important part of the village continues to yield invaluable information regarding Acton Burnell's medieval history and development. Further investigation may help to establish the original extent and function of the remaining buildings and perhaps also the buried remains of intermediate structures within the complex that have yet to be detected.

To the east of Home Farm are the remains of medieval ridge and furrow fields. These should be well preserved so long as the land continues to be given over to grazing pasture rather than arable cultivation.



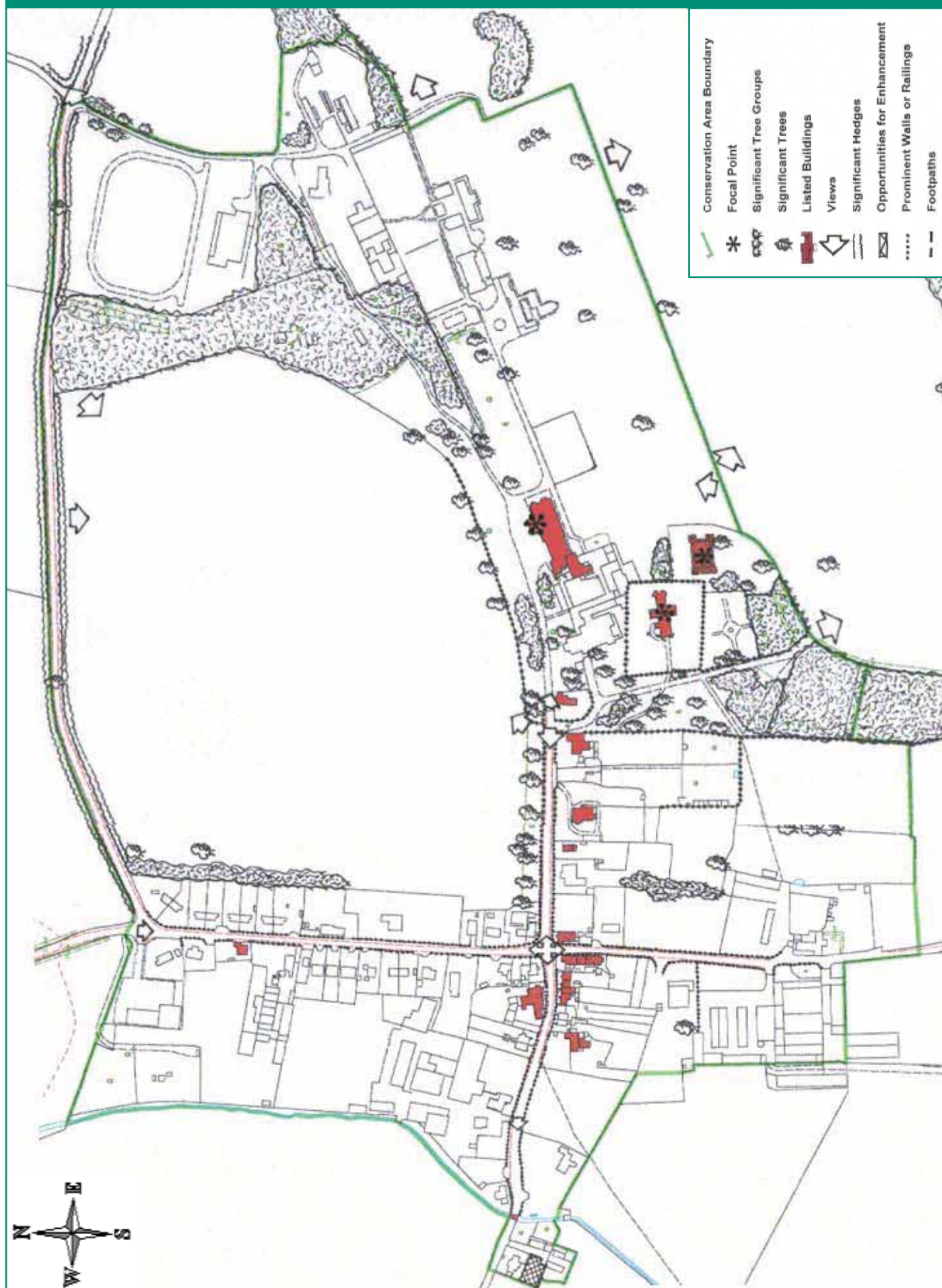
Church of St Mary

Nikolaus Pevsner described the form and detail of the building as 'fashionable' and 'up-to date' (The Buildings of England: Shropshire), indeed the Church is stylistically very similar to work carried out at Wells Cathedral only a few years previously, namely the chapter stair. The Hall and Chapel to

The site of the original Saxon settlement of Actune has never been firmly established though it is believed to have lain to the west of Lynall Brook, nearer to Watling Street than its present site. During the late 13th Century the village moved to its present position following the construction of the Castle and Church. An exploratory investigation may yield useful information about the pre-Conquest origins of the village.



MAP 1: PRINCIPAL FEATURES OF INTEREST IN ACTON BURNELL





the Bishop's Palace at Wells were erected under the patronage of Robert Burnell. It is perhaps not surprising that Burnell chose such a refined and dignified structure when it came to furnishing his family home in Shropshire with a place of worship.

The Church is of a modest scale and very much a chapel (with no provision for a tower), but its cruciform plan ensured that it was liturgically complete and enriched in the latest permutation of the gothic style c.1270. This is characterised by slim lancet windows, grouped offsets to the wall buttresses and graceful geometric tracery. The short square tower in the north east re-entrant angle was added in 1886-7 to provide a vestry and belfry. It was designed to be as inconspicuous as possible and to that extent it is largely successful.

The Church has a fine setting within a railed enclosure that is screened from the Hall and School by Yews, Cedars and Conifers.

Castle and Parliament Barn

The Church of St Mary is seen very much in conjunction with the Castle, whose compact outline of four projecting angle towers offers a striking statement of wealth and status in this quiet corner of England. The astute plan and elevations of Bishop Burnell's dwelling are something of an enigma, being neither a traditionally moated castle

(with curtain wall to the inner bailey and keep) nor a simple manor house with incidental fortifications.

The result is as innovative as it is sophisticated and provides a very early prototype of the tower houses occasionally found in 14th Century England (e.g. Langley Castle in Northumberland). Like the nearby Church it is of red and grey sandstone and characterised by a refined treatment of the window and door openings and tracery. The proliferation of the cusped motif suggests that the Castle is stylistically more advanced than the Church (i.e. more Decorated than Early English) and was likely erected after the Church was completed in 1270, probably after 1284.





The Parliament Barn consists now only of its stone gable ends, but these are massive and far enough apart to give a powerful impression of a once mighty structure. Clearly the roof was very high and most of the side elevations would have consisted of

a substantial roof with low stone walls below. The fragmentary remains stand marooned within a great expanse of lawn – a suitably evocative setting.

The Hall (Concord College)

Although the Hall has been much altered and added to during the course of its history, it retains its early Greek Revival exterior. This was originally designed by the London architect John Tasker for Sir Joseph Edward Smythe in 1814 and includes the fine Ionic portico in Grinshill stone. F.W. Foster added the pilasters and canted bay windows to the main elevations after the disastrous fire of 1914. To the rear of the Hall, a Roman Catholic Chapel was added during the early 19th Century and enlarged during the 1840s by Charles Hansom, son of the innovative and prolific architect J. A Hansom.

The Hall is the most prominent building in the village when approached from the north and east and forms a grand architectural focal point within the landscaped setting. The building is best appreciated in isolation, away from the numerous school buildings that now dominate the old formal garden area. Numerous appendages to the west of the Hall are effectively screened by mature Sycamore trees and Yews when viewed from the north.



Other Listed Buildings

Most of the remaining listed buildings are situated adjacent to the old Acton Pigott road running from east to west through the village. The stylistic and material diversity of these buildings is an important aspect of the village's special character. The Hall Lodge and No. 10 (below) reflect vernacular architecture of the 17th Century with exposed timber framing and painted plaster infill panels. Also of the 17th Century are the Corner House (No. 8, pictured centre left), No. 16 and No. 1. These were rendered over and gothicised during the 19th Century remodelling of the village.



The Old Rectory, now The Principal's House (below), is dated 1714 and is of red brick with early 19th Century additions. Also of red brick is the village store (top right) that is part of a pair of houses that forms a handsome building in the vicinity of the village crossroads.



In stone are The Warren (below), set back from the approach drive to the Hall, and Nos. 14 and 15 which date to the early 19th Century.



The Old School House (below) presents an attractive early 19th Century frontage to the main road with its three pointed windows and intersecting tracery.



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 Acton Burnell this meant the use of the locally quarried Hoar Edge gritstone that is light ochre in colour. Red sandstone from nearby Pitchford is also prevalent. The high quality sandstone from which the Church and Castle are built may have come from Grinshill or Keele and this has been combined to good effect with the local gritstone.

In the village itself there is little evidence of coursed or dressed masonry. The most frequent use of stone is as a random, roughly shaped wall, with small window openings using timber lintels, or brick on edge segmental arches. Reveals and corners are usually expressed as undressed, roughly cut blocks or in brick.



Although the local quarry is no longer worked there is a supply of stone available from dismantled or derelict buildings and walls.

There is no main method of construction or favoured building material in the village. Stone, brick and timber-frame are all to be found and co-exist quite happily. Almost all the buildings have pitched roofs, and a variety of gables, eaves and ridges lend a modestly scaled domestic appearance to the village.

Half-timbering is characteristic of the village although much of it is now concealed by brickwork and subsequent building activity. The occasional half-timbered elevation is combined with render or brick infill.



Brick is occasionally used in combination with stone, but usually on its own. There is some fine brick detailing in some of the model farm buildings at Home Farm, and the general quality of brickwork to many of the houses is extremely high.



Contribution Made By Key Unlisted Buildings



as the model farm buildings at Home Farm and Denver House. Farm complexes provide compact outlines that would be difficult to reproduce in a modern building and should be retained wherever possible.



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 such as brick, stone, hand-made tiles and Welsh slate. There are also several details that recur and hence characterise many of the listed buildings, such as semi-rustic timber porches, chamfered reveals and moulded dripstones. These details can also be found on many of the unlisted buildings that contribute to the special character of the village. These include Nos. 5, 6-7, 9, 18, 23-24, 26-27, Denver House, Home Farm and Acton Burnell Farm.



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 now been converted to residential use, thus avoiding the creation of unsightly gaps in the village. The old stable adjacent to the village store is such an example. Others remain in use such



General Features and Other Characteristics



The entrance to The Warren is marked by some fine cast iron gate posts and a gate which once stood in Pitchford, at the entrance to the Hall drive. The Stag crest reveals the influence in the village of the Hall and Squire.



The introduction of rustic features during the 19th Century has given Acton Burnell the appearance of a Model Village. The most prominent aspect of this remodelling is the gabled porches in timber and the application of moulded dripstones to the window and door openings. Another feature from this period is the chamfering of jambs and heads of windows. This treatment may well have been applied as a unifying hallmark to properties belonging to the Estate.



The fenestration of the village is for the most part unspoiled and typical of the county as a whole. Some distinctive gothic styled windows are to be seen on the cottage at the entrance to the Hall .



The hand made clay tile roofs, stone boundary walls and consistently detailed railings act as the unifying elements of all the varying built forms to the front of the properties.

Boundary walls meet the highway with a pavement and are often topped with hedges.

Roads emerging from the village are well defined by closely-cropped traditionally laid deciduous hedges.

Other features of interest include The Croft, a 19th Century timber framed building to the rear of The Warren.



CHARACTER OF SETTING AND TOPOGRAPHY



Acton Burnell is situated at the northern edge of the parallel ranges of hills that comprise The Lawley, Hoar Edge, Yell Bank and further to the east, Wenlock Edge. To the north the undulating land gently falls away towards the Shropshire Plain and is broken by an intricate river system that forms part of the Severn basin. The surrounding area has been cultivated since the Iron Age and remains exclusively rural with the land to the north, east and west given over to arable farming and grazing pasture for sheep and cattle. The area to the south is dominated by Acton Burnell Hill, which rises to 771 feet. It is largely wooded and exploited for centuries as hunting ground and later a deer park. Today the woodland nearest the village remains part of the ornamental grounds to the Hall whilst other areas are forested commercially.

Contribution Made by Green Spaces to the Setting



Acton Burnell overlooks the Severn flood plain from sloping land at the foot of the distinctive range of hills found to the east of the Church Stretton fault line. Their scenic outline forms an attractive backdrop to the village and contrasts sharply with the rounded and more ponderous character of the Long Mynd to the west. To the north the Shropshire Plain presents a great expanse of low-lying land.

To the north east the views extend to the Wrekin that rises up beyond the River Severn, a distant outpost of the Caer Caradoc ridge to the south of the village. The open spaces on the fringes of the village are therefore crucial to the character of these views as they allow the countryside to penetrate and break up the pattern of the settlement. 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.



Significance of Spaces

The open spaces within the Conservation Area include the extensive ornamental grounds to Acton Burnell Hall, the arboretum area in the vicinity of the Church of St Mary and Roman Catholic cemetery and the grazing pasture between this area and the Ruckley road. These areas of undeveloped land are crucial to the setting of the listed buildings in the Conservation Area.



The extensive ornamental grounds to the south of the Conservation Area include large areas of open space, enhanced by belts of broadleaf trees, specimen Conifers and Redwoods and substantial broadleaf and evergreen plantations.



The green spaces are characterised by large numbers of mature trees that include a wide variety of indigenous and migrant species including Oak, Chestnut, Copper and Common Beech, Lime, Cedar, Sycamore, and various Conifers. The contribution made by these areas as green spaces is discussed below.

New housing has been effectively confined to gap sites situated on the Pitchford Road and has not encroached upon any significant open spaces since the Conservation Area was originally designated in 1977 (see section below on Extent of Loss, Intrusion and Damage).



Contribution Made by 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.



settlement and softens the outline of the village when viewed from much of the surrounding area.

Broadleaf trees are more prominent in the grounds to the Hall where they provide belts of greenery along the north side of the main drive and along the course of the former eastern approaches. These consist mostly of Sycamore, Lime, Oak and Horse Chestnut though other more exotic species, such as the Evergreen Cork Oak can also be found.

The fields and gardens between the Ruckley road and the arboretum enclosure are interspersed with mature Field Oaks, Ash, Beech, Sycamore and Black Poplar.

The contribution made by the green spaces within the Conservation Area is significant. The existing trees provide an ideal setting for the most important buildings in the village, namely the Church, Castle and Hall. The arboretum enclosure to the west of these buildings is particularly effective from the point of view of landscape and consists mainly of Cedar, Wellingtonia, Western Hemlock, Yew and Japanese Cedar. This produces a distinctive evergreen backdrop to the historic core of the

The Extent of Loss, Intrusion or Damage

The relationship of the Hall to its parkland setting and formal gardens has been eroded by a number of recent buildings, erected to accommodate the educational facilities of Concord College. These are situated some distance to the east of the Hall and



obscure the view of the Hall from that direction. Nevertheless, the impressive grouping of the Hall, Church, Barn and Castle remains substantially intact, and it is this group with its wooded approach that forms the finest space in the village.

NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT



The neutral areas within the Conservation Area include the fields east of the Ruckley road (above) and south of the Frodesley road. Some of the agricultural buildings adjacent to Home Farm (below) and Denver House constitute opportunities for enhancement. In the event of any of these buildings falling into disuse, conversion of traditional buildings should be considered as sympathetically as possible. Preference, however, should be given to retaining these structures in an agricultural use in order to avoid the possibility of over-population and excessive traffic within the historic core of the settlement.



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 Acton Burnell may be improved through the execution of environmental works to various features within the Conservation Area. These include the road signage and the pedestrian pavements. The latter would benefit from some appropriate re-surfacing work. The existing surface is an unattractive dark tarmac and should be replaced, if possible, by a tarmac or asphalt that is lighter in colour and perhaps less smooth in keeping with the rural character of the village.

Cast-iron road signs (right) could be re-introduced in order to complement those that remain at the main crossroads. The traditional cast-iron finger posts with embossed lettering are of significant interest and should be retained.



Redundant Buildings

There is currently a minor problem within the Acton Burnell Conservation Area regarding redundant buildings. Those that may be vulnerable to becoming redundant in the future are limited at present to several small outhouses and a group of agricultural buildings to the south of Denver House. Of some concern is the former poultry house to the south of The Croft (below).



APPENDIX 1: GENERAL INFORMATION

Policies Relating to the Acton Burnell 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 Acton Burnell.

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 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 Acton Burnell.
- 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 Acton Burnell. 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, fenestration, pumps, stone overmantles to windows, porches, cast iron finger post direction signs 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 boundary walls.
- The use of pitched roofs with clay tiles.
- The 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 appropriate scale and grouping 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 local 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 Acton Burnell 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 local 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 six 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 Acton Burnell Conservation Area is little changed since its initial designation in 1977. 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 Grants scheme is operated by the Council to support the kind of works that concur with this objective(see section on Grants below)

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 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 Acton Burnell's attractive features and improvements in the physical and visual amenities of the area are priorities 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**

APPENDIX 2: LISTED BUILDINGS IN ACTON BURNELL CA

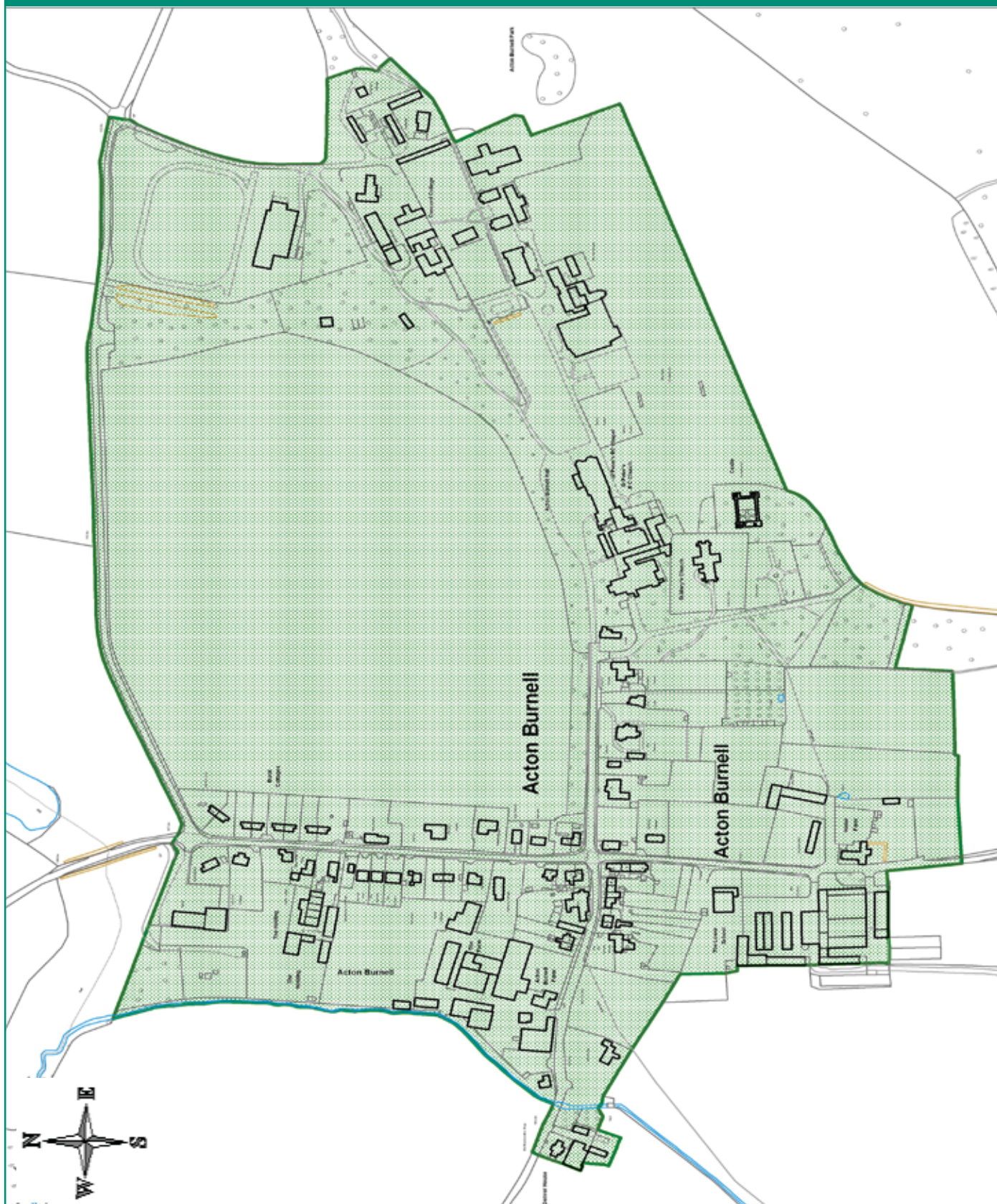
Listed Buildings

Church of St Mary	I
Former font approx. 5m to north of north porch of Church of St Mary	II
Acton Burnell Castle	I
Acton Burnell Hall (Concord College)	II*
The Lodge	II
The Principal's House	II
The Warren	II
Gate and gate piers approx. 20m to north east of The Warren	II
No 10 Acton Burnell	II
The Corner House	II
Nos. 14 and 15	II
Nos. 16 and 17 (The White House)	II
Nos. 19 – 22 (consecutive)	II
The Old School House	II
Acton Burnell Bridge	II
Acton Burnell Stores	II
No. 1 (Acton Lodge)	II

Scheduled Ancient Monuments

Acton Burnell Castle, a moated site with chamber block and tithe barn	SM27531
---	---------

APPENDIX 3: MAP OF ACTON BURNELL CONSERVATION AREA



Maps are reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Shrewsbury and Atcham Borough Council , Licence Number 100019678-2007

The Ordnance Survey mapping included within this publication is provided by Shrewsbury and Atcham Borough Council under licence from the Ordnance Survey in order to fulfil statutory duties to provide information to the public. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping for their own use.

Historic Environment Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

01743 252586

historic.environment@shropshire.gov.uk

Produced in 2008 by the SABC Conservation and
Design Team
Conservation Area Appraisal

Updated: May 2012