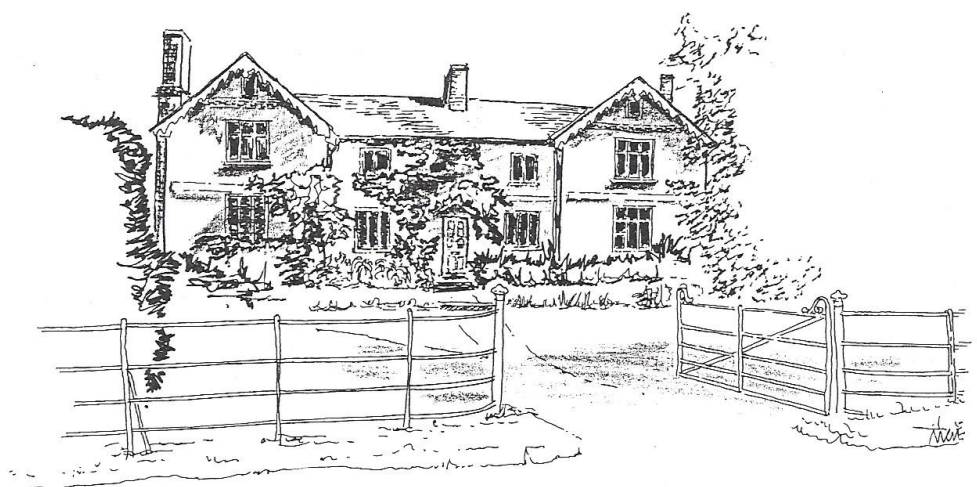


CONSERVATION AREA APPRAISAL



ASHFORD CARBONELL

DESIGNATED 10th FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

ASHFORD CARBONELL CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

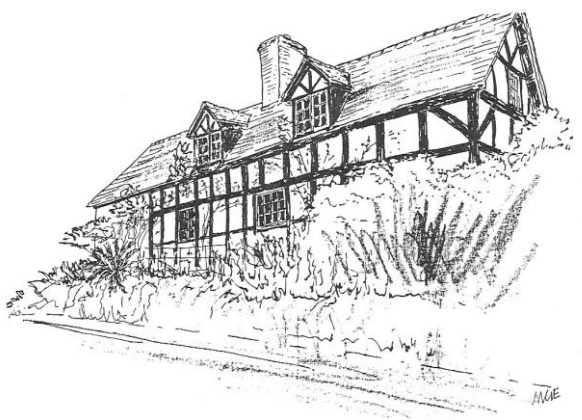
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990
ASHFORD CARBONELL CONSERVATION AREA**

1.0 THE EXTENT OF ASHFORD CARBONELL CONSERVATION AREA.

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

2.0 THE DESIGNATION OF ASHFORD CARBONELL CONSERVATION AREA

- 2.1 Ashford Carbonell Conservation Area was designated as a conservation area by South Shropshire Council on the 10th February 1994, in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.



3.0 THE HISTORY OF ASHFORD CARBONELL

- 3.1 The name Ashford may relate to the site of the ford and a great Ash tree that once stood by the river. Local tradition, however, suggests that the name stems from “asses-ford” and refers to the packhorses used on the old trade route from the West Midlands to Wales. The suffix “Carbonell” is possibly derived from William Carbunell Norman Lord of the Manor though there are several sources from which the name could have originated.
- 3.2 At the time of Domesday (1086) Ashford Bowdler and Ashford Carbonell were referred to as Esseford. The manor of Esseford was held by Osbern Fitz Richard of Richard’s Castle. Before 1086 the Saxon Ledi held the Manor. It contained hides, which paid tax; land for 4 ploughs; 1 frenchman and 4 villagers had ploughs and a mill. The Manor lay in Culverstone Hundred and was the only one held by the Barons of Richard’s Castle.
- 3.3 The Church of St. Mary is mainly Norman with later work.
- 3.4 The village used to be on the coaching road from Worcester through Little Hereford to Ludlow.

4.0 THE CHARACTERISTICS OF THE ASHFORD CARBONELL CONSERVATION AREA

Introduction

- 4.1 Ashford Carbonell is a small community in the Teme Valley. It has a number of services and these include a church, primary school, village hall and a village cricket field. Agriculture forms the main source of employment in the village. There are 3 farmhouses, a variety of farm buildings and a relatively large number of houses and cottages in the Conservation Area.
- 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 Ashford Carbonell is located in the parish of the same name adjoining the River Teme, some 3 miles below its confluence with the River Corve at Ludlow. It is situated on low-lying rich valley soils where agriculture is the dominant use. It is one of several settlements that are located in the river valley of the Teme. Just over the river is the village of Ashford Bowdler, which until the early 20th Century was in the same parish.

Archaeological Significance

- 4.4 There are no scheduled Ancient Monuments within Ashford Carbonell but as in the case of Ashford Bowdler, the village is located near to an ancient trackway, which is of archaeological importance (see paragraph 3.1 above). Many of the buildings listed as being of special architectural or historic interest are archaeologically important. To the south of the village in the vicinity of Dumblehole Farm there is evidence of a deserted mediaeval village and the bridge, Weir and the Mill, which lie outside the conservation area, are of considerable interest.
- 4.5 The following are classed as monuments in the Ashford Carbonell Conservation Area: -
- Candlelight Cottage (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD
Originally three cottages, now one cottage, of the 17th and 18th Century with a 20th Century rear extension. A single storey and attic building of 2 timber-frame bays on a stone rubble plinth, and a stone rubble walled bay. It has a thatched roof and thatched dormers with casements in each bay)
 - Ashford Court (Grade II Listing)
(18th Century to Late 18th Century - 1750 AD? to 1799 AD?
A manor house of the late 18th Century of brick construction on an ashlar plinth with a hipped slate roof. See 'Key Building' – para. 4...)

- Stable block to southeast of Ashford Court (Grade II Listing)
These stables are a 2-storey former coach-house range with single-storey stable wings of brick construction with a hipped slate roof)
- Kitchen Garden walls and greenhouses to southwest of Ashford Court (Grade II Listing)
(Unknown date)
Brick walls with ashlar coping and 2 greenhouses of the late 18th and 19th Century. The walls run 80 metres southwest away from Ashford Court with a bend, and return 60 metres to the north enclosing approximately 2000 square metres of former kitchen garden and incorporate segmental arched doorways and 2 greenhouses attached to the walls. Included for group value with Ashford Court and the stable block to the southeast)
- Ashford Carbonel
(Medieval - 1066 AD to 1499 AD)
This site represents a shifted village of medieval date, ridge and furrow of medieval date, an open field of medieval date.
A possible deserted settlement. Some earthworks in the field in front of Ashford Court, the fields that contain them are part of the park surrounding the Court and as such have probably been considerably damaged. A hollow way of slight proportions runs approximately northeast/southwest across the field. To the north of this is a ridge and furrow while to the south very slight platforms can be seen. Across the drive to Ashford Court the field has a slight ridge and furrow)
- The Lodge (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD)
A 2-storey lodge of the 17th Century with 18th Century alterations, it has a painted timber-framed first floor underbuilt with stone rubble, and a low pitch slate roof with a projecting verge with bargeboards. The plan of four framed bays with a dividing stone cross wall indicates two former separate units. The single-storey extension to the rear is of the 20th Century)
- Plowsters (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1550 AD? to 1913 AD)
A house of the late 16th and 17th Century, it was remodelled the late 18th Century. It is of painted brick construction with a timber-frame rear gable and a slate roof with 19th Century ornamental serrated bargeboards and fascia to the front)
- Stables approx 5m south of Plowsters (Grade II Listing)
(Unknown date)
Stables with hayloft of the 18th Century, it is a brick and painted brick 2-storey building with a weatherboarded timber-frame, and a corrugated-iron sheet roof. Included for group value with Plowsters)
- Barn approx 3m north of Plowsters (Grade II Listing)
(Unknown date)
A threshing barn and cider mill with domestic accommodation over, now outbuildings used for storage, of the 17th Century with 18th Century rebuilding. It is a timber-framed building, clad with weatherboard, has some

brick and render infill, and is set on a stone rubble plinth. The slate roof is on raised and partly overhanging eaves)

- The Butts, Huntington Lane (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD
A single storey and attic cottage of the 17th Century with a 20th Century extension, it is of timber-frame construction with painted render infill with a later painted brick bay end extension, and a plain-tile roof)
- Brook House (Grade II* Listing)
(17th Century to Early 20th Century (pre WW1) - 1677 AD to 1913 AD
This 2-storey, attic and cellar house is dated 1677 and is of painted timber frame construction on a sandstone rubble plinth with a brick gable end to the rear, and a plain-tile roof with serrated ornamented bargeboards and fascias. Its stone projecting eaves stack is enclosed by Brook Cottage and has a brick triple-stack with nibs. A brick projecting stack is at the rear gable end)
- Outbuilding approx 2m southeast of Brook House (Grade II Listing)
(16th Century to 17th Century - 1500 AD to 1699 AD
This 17th Century single storey outbuilding, which was probably a laundry and kitchen, is now a garage. It is a single-bay timber-frame building with painted render and brick infill, the remainder of brick and sandstone rubble, and has a tiled roof. It is an example of detached timber-framed service accommodation serving a timber-framed main house (Brook House). It forms a group with Brook House and is included for group value)
- Brook Cottage and attached railings to northeast (Grade II Listing)
(Unknown date
Formerly a service extension to Brook House, it is now a private house, which was rebuilt in the 19th Century of an earlier core. It is a painted brick and stone rubble, single store and attic construction with a plain-tile roof with serrated fascias and bargeboards. Attached railings and gate enclose the rear garden of Brook House for a length of approximately 10 metres to the north. Forms a group with Brook House against which it abuts to the north and is included for group value)
- Ashford Carbonell Chapel
(This site represents a nonconformist chapel of unknown date)
- Home Farmhouse (Formerly listed as 'Seedfield') (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
This 2-storey and attic farmhouse, which is now a house, is of the 17th Century with an earlier core. It is constructed of early date brick with a rubble plinth to the front and one gable, has one coursed stone rubble gable, and a partly timber-framed/partly brick rear wall. The plain-tiled roof has a single coped gable; the other gable is without coping. The projecting 17th Century brick gable-end stack has an ornamental cap and spurred shafts rising from a coggled stringcourse) It was known as Home Farmhouse until 1976, then Seedfield, and reverted to Home Farmhouse in 1993.
- Church of England Primary School and House (Grade II Listing)
A single-storey and attic school with house (dated 1872) of coursed stone rubble construction with ashlar dressings on an ashlar capped stone rubble

plinth. It has a plain-tile roof with an ornamental ridge, main gables with arch-braced apex collars and deep projecting eaves. There are two ridge and one eaves stacks of ashlar-dressed rubble with moulded ashlar caps. The building is H-shaped on plan with north and east wings extended; the house is in the north wing)



Architectural and Historic Quality

- 4.6 Ashford Carbonell is set amid rich agricultural land in the river valley of the Teme. It is rich low lying land used for both dairying and arable farming. To the north lies the main market town of Ludlow. To the north east the Titterstone Clee forms a dramatic backcloth to the village. Its position next to the meandering River Teme adds to the scenic quality and character of Ashford Carbonell.
- 4.7 The main impression of Ashford Carbonell is its well-maintained appearance. There is little or no evidence of buildings in need of repair and boundaries such as hedges, walls and fences appear to be well kept.
- 4.8 Much of the character of the village stems from its rural quality. There are a large number of attractive mature trees and shrubs together with open spaces and adjoining parkland which all contribute to its appearance. The fact that Ashford Carbonell is not on a through route and is surrounded by agricultural land adds to its quiet character and its image as a rural backwater. The view from the village of the parkland adjoining Ashford Court and the open spaces around the village hall enhance its character and adds considerable interest. The view down the main village street towards the Butts illustrates the important contribution the trees and open spaces make to the village scene.
- 4.9 Whilst the loose grouping of the buildings makes a significant contribution to the sense of place in the village, there are a number of historic buildings that stand out. Among these are several timber framed buildings such as Brook Cottage, The Butts, the lodge to Ashford Court and Candlelight Cottage. Many of these date from the 17th Century and have tiled roofs. Candlelight Cottage, however, is unique in that it has a thatched roof with 3 'eye brow' dormers, which add interest to the street scene.
- 4.10 The contribution to the street scene that the 18th Century Plowsters Cottage and Home Farmhouse make also needs to be noted. Plowsters Cottage is a 2-storey painted brick building with slate roof and attractive 19th Century ornamental bargeboards. Home Farmhouse, which is at right angles to the street and not so visible, is a highly attractive small late 16th Century house. Built of small Tudor brick and having an old clay tiled roof, it adds much to the overall appearance of this part of the village.

- 4.11 Ashford Court set amid its own parkland is an integral part of the character of the village. It dates from the 18th Century and although not visible from the street its porch has 2 pairs of Tuscan columns and a heavy plain entablature. It is by any account a key building and its appearance and that of its parkland have a marked impact on the character of Ashford Carbonell.
- 4.12 As in other villages in South Shropshire, it is not just the individual impact of the buildings listed as being of special architectural or historic interest, which determines the character of Ashford Carbonell. Much of the village's character derives from the contribution of the other buildings in the village, which are not listed but are built in the local vernacular style.



Street Scene

- 4.13 There is a distinct character to the street scene in Ashford Carbonell created by the buildings on either side of the village street. The grouping of the buildings creates a sense of place and together with the natural landscaping in the village mentioned in paragraph 4.8 above makes Ashford Carbonell a very attractive village.

Key Building

- 4.14 **Ashford Court** is a late 18th Century 2-storey and attic manor house of brick construction on an ashlar plinth with a large 20th Century 2-storey brick-built extension wing to the left (south east). It has a hipped slate roof and brick ridge chimneys. The front has a 5-window range of 6/6 sashes with painted keyed-stone lintels and stone cills, and the entrance portico has 2 pairs of Tuscan columns and pilasters, and plain entablature with a parapet. The portico is enclosed with double glazed doors, sidelights and toplights. Part of the left return side is covered by a 20th Century extension and is has a 2-window range of 6/6 sashes at the exposed side to the rear. The right return side has a 3-window range of 6/6 sashes same as the front with the left window replaced with a 19th Century projecting 2-storey square bay with a parapet and cornice and with large 3-mullion and transom windows. The sash to the right at the first floor is a glazed blind window. All the windows are fitted with mechanical roller blinds. The 4-window range at the rear has 6/6 sashes as before with the left window replaced with a 19th Century projecting bay as for the bay at the side. The ground floor window in the bay is replaced by French windows and covered by a 19th Century part-glazed verandah. Again all the windows have mechanical roller blinds. The two slate roofed pedimented dormers have 3/3 sashes.

Materials

- 4.15 The traditional building materials used in Ashford Carbonell include stone, redbrick and timber framing.
- 4.16 The use of stone boundary walls in Ashford Carbonell is a particular characteristic that is an important element linking the village together. It is used by the Brook and Brookside, by the Methodist Chapel and adjoining Home Farm.

Natural Features

- 4.17 The location of the village adjoining the River Teme and set amid low lying rich agricultural land is one of the attractive features of Ashford Carbonell. In addition to its setting, the wealth of mature trees on both sides of the street contribute a great deal to the natural setting of the village. In particular the trees at the southern end of the village in the vicinity of the Butts and leading down to Dumbleholes Farm have a marked impact on the appearance of Ashford Carbonell. Like the many other examples of the trees in the Conservation Area they are very much part and parcel of its character.
- 4.18 The parkland of Ashford Court and Court Farm with its wealth of deciduous trees and open pastureland provides a pleasing and very attractive setting to the conservation area. It has for this very reason been included as it contributes so much to its visual appearance.
- 4.19 Two other woodland areas both within the conservation area also need to be mentioned for the contribution they make to the character of the village. To the west of the Pleck is a mostly coniferous plantation, which runs across towards the meandering Teme. It provides a strong visual backcloth in this part of the village. To the north of Ashford Carbonell opposite the school again there is a heavily wooded area that is part of the village's character.

Negative Factors

- 4.20 To an extent the open area of the village and the space between the buildings has been undermined by too great a scale of infill development. As a result the Council believes that sufficient development has occurred in Ashford Carbonell in recent years and that further development, even small-scale development would undermine its character.
- 4.21 While it is recognised that Ashford Carbonell is an agricultural village and needs to be a working village as well as a visually attractive village, there are some modern farm buildings whose design and scale leave a lot to be desired. Any enhancement scheme needs to address this problem. There are a variety of options and these include the removal of the buildings, suitable screening or the partitioning or recladding with different materials.

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)

H101.2 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 requested** in 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 District. 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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