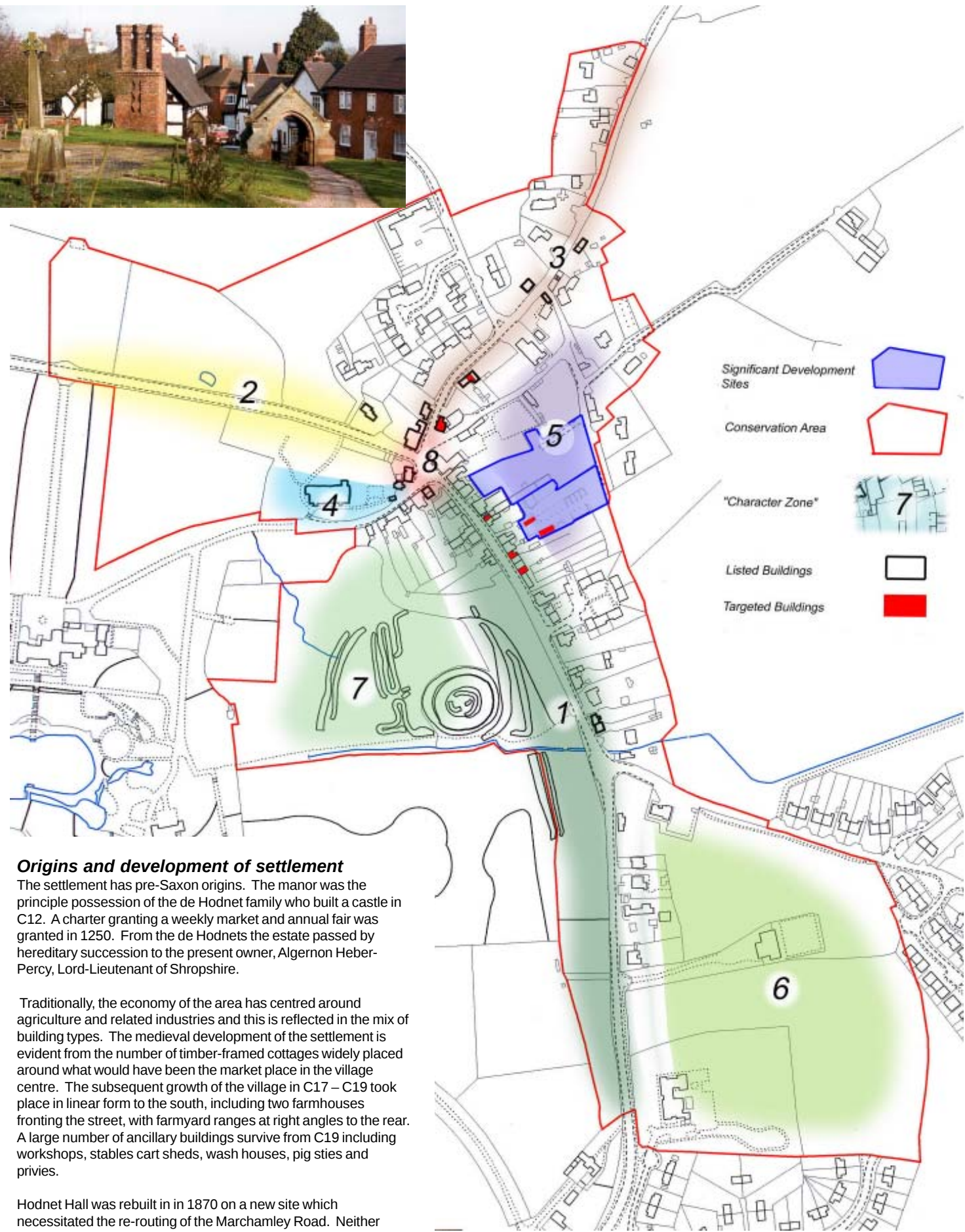


HODNET CONSERVATION AREA - SUMMARY CHARACTER APPRAISAL



Origins and development of settlement
The settlement has pre-Saxon origins. The manor was the principle possession of the de Hodnet family who built a castle in C12. A charter granting a weekly market and annual fair was granted in 1250. From the de Hodnets the estate passed by hereditary succession to the present owner, Algernon Heber-Percy, Lord-Lieutenant of Shropshire.

Traditionally, the economy of the area has centred around agriculture and related industries and this is reflected in the mix of building types. The medieval development of the settlement is evident from the number of timber-framed cottages widely placed around what would have been the market place in the village centre. The subsequent growth of the village in C17 – C19 took place in linear form to the south, including two farmhouses fronting the street, with farmyard ranges at right angles to the rear. A large number of ancillary buildings survive from C19 including workshops, stables cart sheds, wash houses, pig sties and privies.

Hodnet Hall was rebuilt in 1870 on a new site which necessitated the re-routing of the Marchamley Road. Neither Hodnet Hall nor the site of its predecessor lie within the Conservation Area. However, the estate (which includes much of the village) has been of particular importance to the economy of Hodnet since the medieval period and today the house and gardens are an important tourist attraction.

Designated August 1977 Population c.550

Areas of distinctive character

Area 1: Shrewsbury Street: Sandstone estate wall leads from edge of settlement to village centre. Gradual transition from open countryside to built-up village centre. Sense of enclosure provided by increasing density of roadside development, woodland strip, and curve in road. Occasional gaps between properties give glimpses of gardens, yard and building ranges. Heavy traffic has ceased since opening of Hodnet by-pass.

Area 8: Village Centre: Village centre opens out quite suddenly and unexpectedly to reveal black and white houses which “seem arranged so as to afford the best views wherever one comes from”. Potential for reinstating focal feature in former market place and traditional paving materials now that road by-passed.

Area 4: Church Street and churchyard: Entered from former market place. Group of cottages and shops with mixture of timber frame and brick buildings. Serpentine building line and roof lines interrupted by chimney and gables add visual interest. Opposite, diagonal siting of house and lych gate creates a sequence of spaces leading to churchyard. Street winds enticingly on to stone gateway to Hodnet Hall Gardens with canopy of mature parkland trees and steps leading to the tranquil churchyard.

Area 2: Whitchurch Road (A442): View of church tower as village approached from open countryside. The transition from open countryside/parkland to village centre is sudden and dramatic.

Area 3: Drayton Road: NE outskirts characterised by scattered brick and timber-framed houses set back from roadside with front gardens and mature trees. Approaching village centre development is more concentrated and the Church tower rises above roofs and trees. The village centre is concealed until the last moment by the bend in the road. Bear Hotel car park conspicuous and of poor visual quality.

Area 5: Smithy and Abbot’s Way: Distinctly rural character with quiet short lanes, high banks and hedges. Views of open countryside to E partially obscured by scrubby woodland. Scattered stone, brick and rendered dwellings, outbuildings and derelict farm buildings. Development pressure in this area. Application for renewal of planning permission for 10 dwellings recently refused.

Area 6: Football and recreation ground: Outside th village core with striking views of the abrupt boundary between settlement and open countryside. Adjacent C20 housing developments give this area a suburban character.

Area 7: Castle Hill: On edge of parkland, castle earthworks overgrown with trees. Accessible wooded area contains mature deciduous trees and conifers with drifts of snowdrops in Spring. Significant visual contribution to character of Area 1.

Traditional building materials

Red/grey sandstone; orange/red brick; clay tiles, many C19 with cloaked verges; good survival of traditional timber doors and windows.



Redundant farm and outbuildings