

Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



The Mount

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.

The Mount Conservation Area was designated in 1997, forming an extension to the Town Centre Conservation Area along the course of the original London to Holyhead road. The area, shown on the map in Appendix 3, comprises a narrow strip of land and continues for about two thirds of a mile from Frankwell in the east to Shelton Lane in the west. The area has not previously been the subject of a detailed Conservation Area Appraisal.

This Appraisal of the The Mount 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.

ORIGINS AND DEVELOPMENT

An Ancient Route for Trade and Pilgrimage

From medieval times Shrewsbury formed the political, commercial and religious centre for an enormous region extending far beyond Shropshire's border into Wales. The routes linking Shrewsbury with the border towns of Oswestry, Welshpool and Newtown were important from very early on in terms of trade and the movement of people and goods. Shrewsbury Abbey was also a significant destination for pilgrims on their way to the shrine of St Winefride, a 7th Century Celtic Christian whose relics were moved to Shrewsbury from Gwytherin in Flintshire by the 'Black Monks' in 1138.

Le Croswey and St Cadogan's Chapel

"Le Croswey" is the name recorded in 1295 for The Mount and from the earliest times this ancient thoroughfare was closely associated with the Welsh St Cadogan. A cross stood somewhere near the turnpike and in 1542 there is a record of "...sixpence for wine being given to the Lord President's chaplain for preaching at Cadogan's Cross on Roagtion Day". The Cross is mentioned in the Chronicles of Myddle as being the site of illicit weddings. There was also a chapel dedicated to Cadogan, possibly built as a slipper chapel from which pilgrims would complete the final mile to Shrewsbury Abbey barefoot.

The tradition of pilgrimage ended abruptly with the Dissolution of the monasteries in 1536 when the shrine was mutilated. In the third year of Edward VI's reign (1550), the chapel was reported as falling into lay hands. By 1604 it was "still remaining though in a ruinous state of repair". It was then patched up by the corporation as a pest-house in the great plague which raged for a year in Shrewsbury, killing 667 people. The exact site of the chapel has never been pinpointed, though it may well have been located in the vicinity of the existing Cadogan House.

The course of the old Welsh Road can still be traced out in several places as it passes through The Mount area, following as level a course as possible. Firstly along Frankwell in the east, then Barracks Lane, marking the southern boundary of the Conservation Area, and on to Shelton Roughs in the west. Featherbed Lane originally formed the continuation of the Oswestry road towards Bicton,

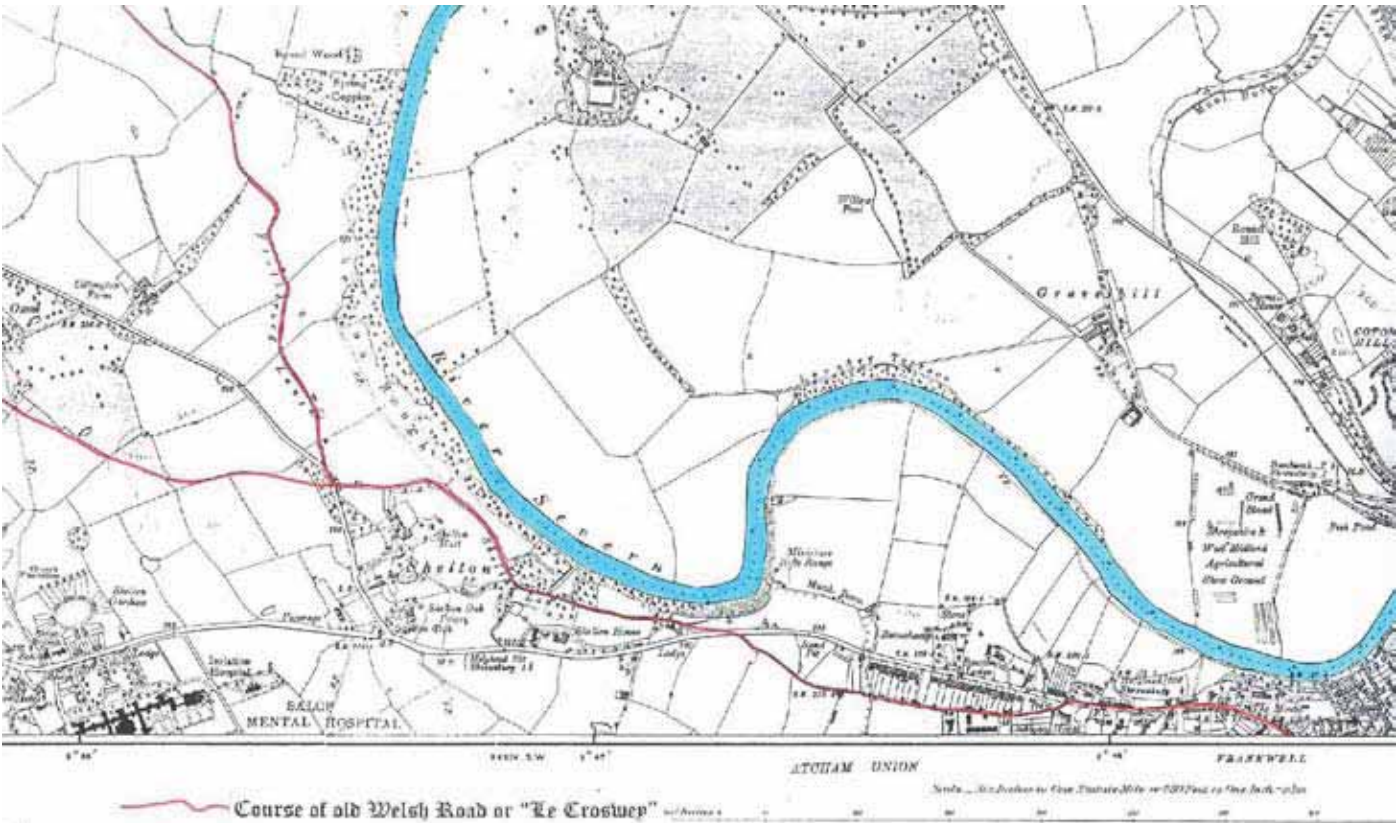


whilst the Welshpool route forked in the direction of Calcott, Preston Montford and Ford. This is shown on the map below.

The Mount and The Civil War

During the Civil War, Shrewsbury was a Royalist stronghold and in 1644 Lord Capel was given the task of making the defences of the town impregnable. To this end he made Frankwell “a strong place”. He built Cadogan’s Fort on the site of No. 6 The Mount, overlooking the river at the point where the road from Wales came into town. Guns were placed in Cadogan’s Fort, and when the Roundhead forces took the Castle on 21st February 1644, Lord Capel’s force held out for some hours

The course of the old Welsh Road



in the ensuing battle. There are still traces of what may have been a gun emplacement in the form of coarse sandstone blocks under the Mount House.

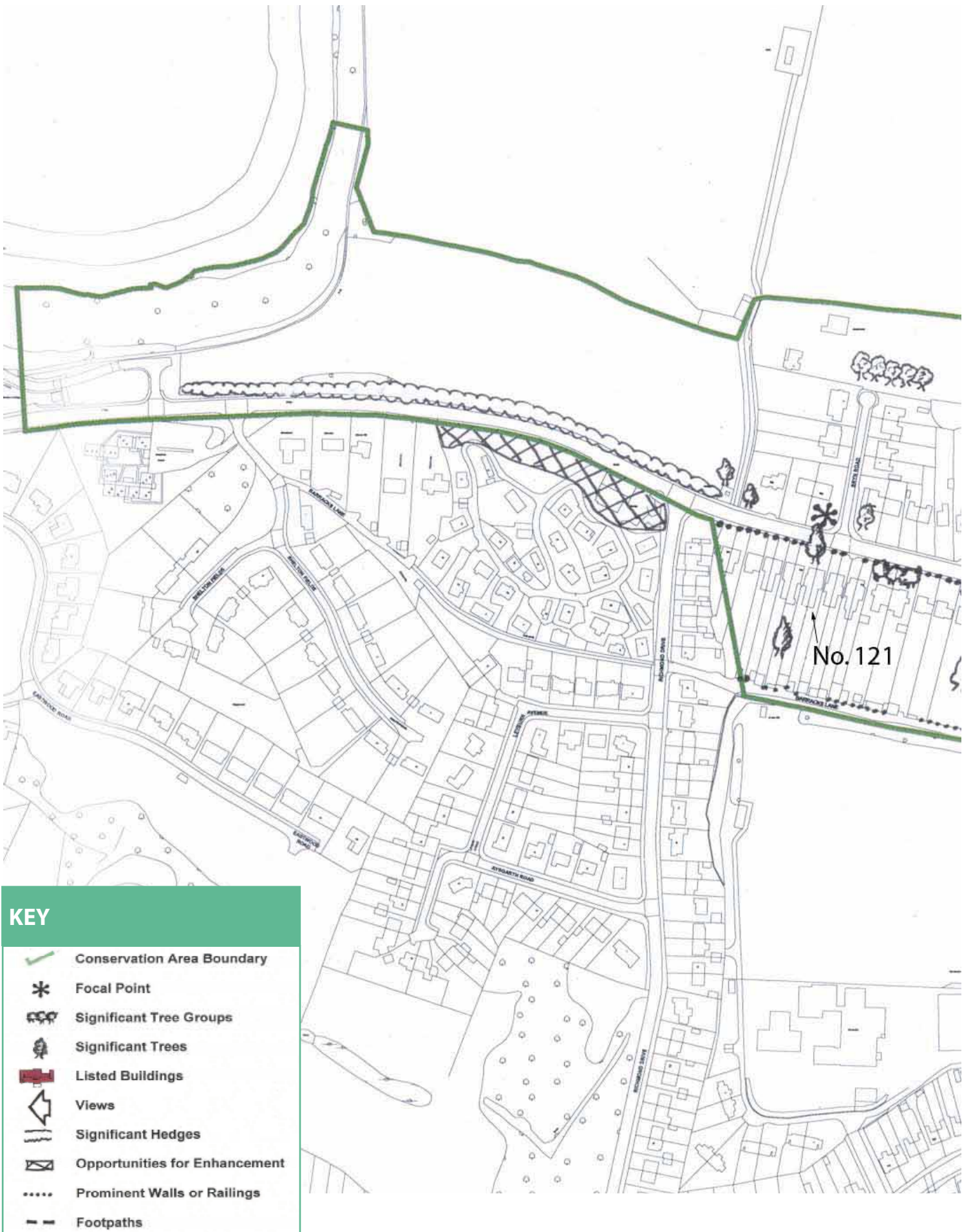
Modernisation of the Transport System

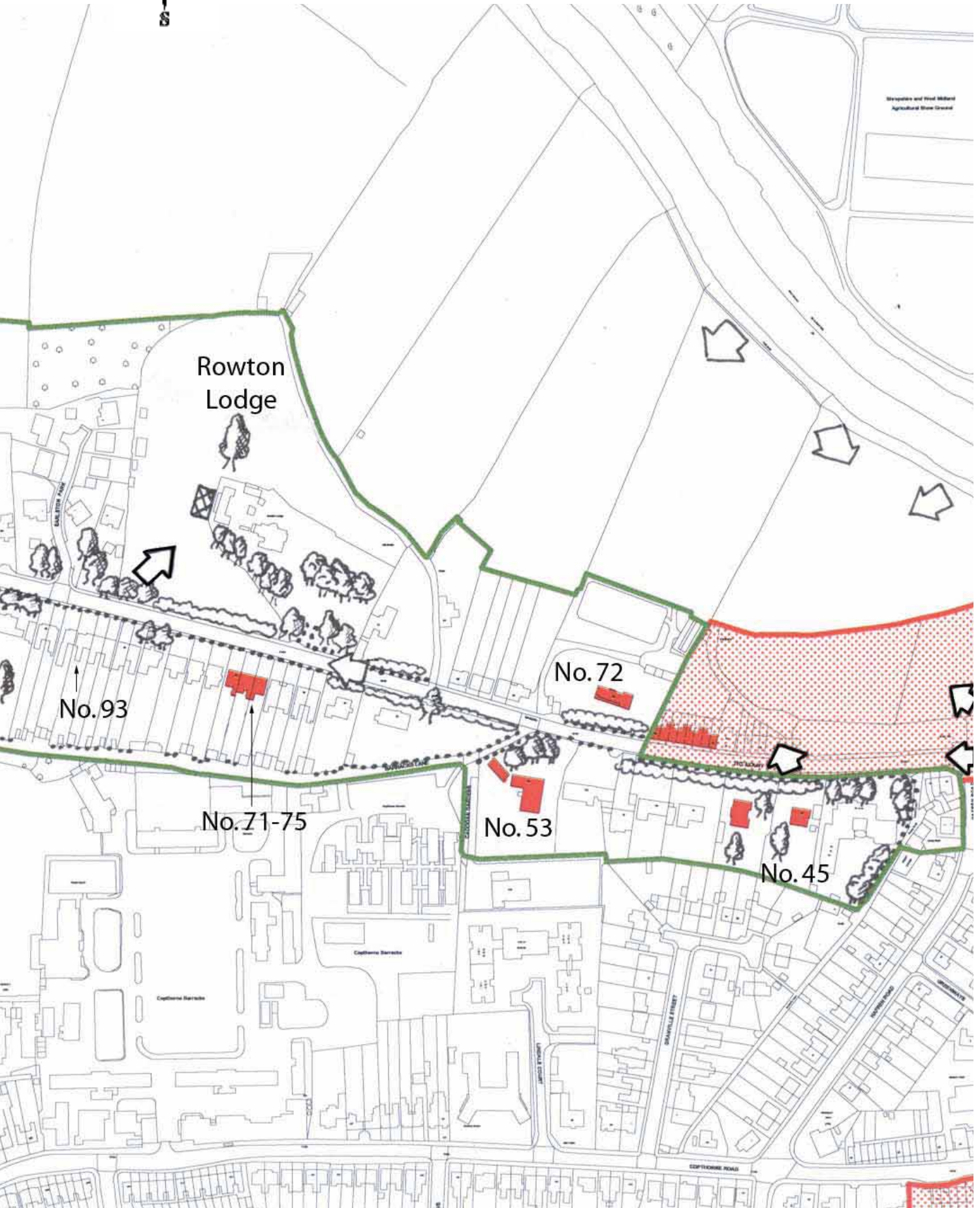
The route through The Mount was of national importance in the early days of mass long distance travel. The old Welshpool/Oswestry road was turnpiked in 1758 under an Act of Parliament. It was around this time that the Dee estuary began to silt up and boats could no longer use Chester as the embarkation port for Ireland. Coaches ran instead from Shrewsbury to Holyhead, travelling through Oswestry and Llangollen, and staying overnight in Conwy. The first advertisement for this run appeared in the Shrewsbury press in 1803. Irish immigrants bound for the industrial heartlands and the Capital would have comprised much of the traffic.

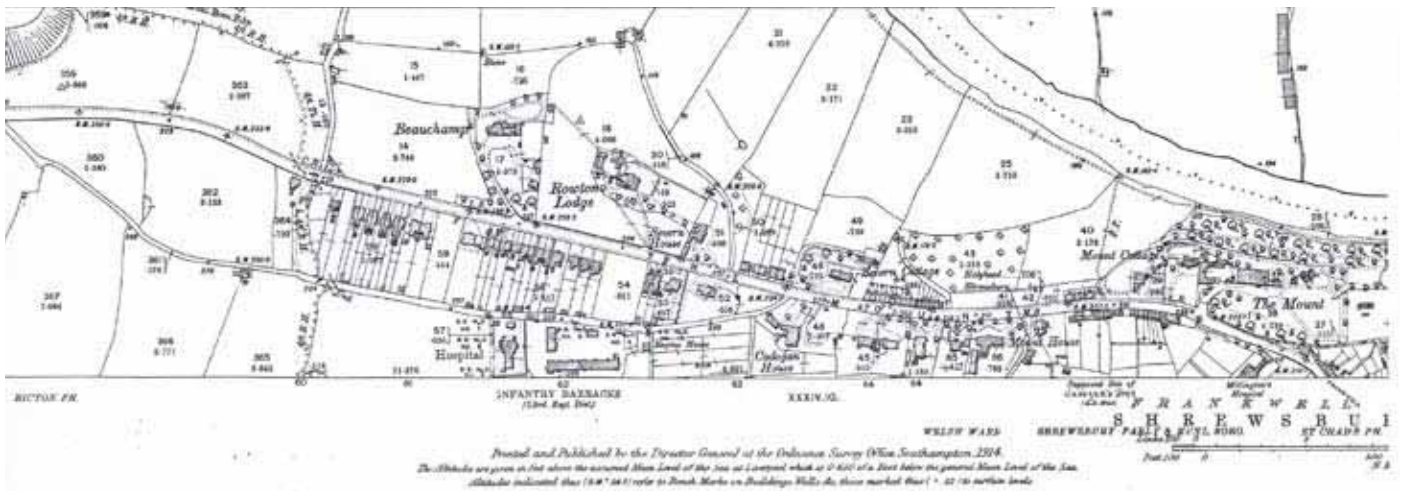
At a meeting at the Guildhall in the same year (1803), the tolls for “The Mount gate leading to ‘Pool and Oswestry” were advertised for auction. The price, to include Montford Bridge Check Gate, was suggested as £660.

The entire route between Shrewsbury and Holyhead was improved at great expense by the Holyhead Road Commission between 1815 and 1832. The engineer for these works was Thomas Telford and

MAP 1: PRINCIPAL FEATURES OF INTEREST IN THE MOUNT







Ordnance Survey Map of 1902

he laid a new road along The Mount during a period of several years from 1827. This thoroughfare was wider and straighter than the earlier road, forming the handsome elevated promontory we see today.

Telford's improvements included the creation of a cutting from Frankwell up to the Mount immediately north of Millington's Hospital (shown in the photo below right). This took several years to dig and involved the demolition of at least one significant old house. The milestone marked by Mount House is the first of 106 between Shrewsbury and Holyhead, installed under Telford's direction at a cost of five guineas each in 1828. It remains in situ (see photo page 3).

FORM AND LAYOUT

It is unlikely that anything substantial would have existed in the area now known as The Mount prior to 1800. There has been a house on the hill since 1759 - now Mount House (No. 6)), but how much of the present house dates from that time is difficult to judge.

In 1790 John Whitehurst, a barge owner from Bridgnorth, purchased three houses on The Mount in the vicinity of Hafren Road and his son purchased additional land in 1807. The latter is believed to have speculated with developments on The Mount (Numbers 8-18) and also Copthorne Road (Whitehurst Terrace). The former development dates from 1812 though these houses have been so much altered that little of their original character is evident.

In 1813 there was an important sale at the Talbot Inn, Shrewsbury, "between four and six in the afternoon... eight parcels of land adjoining the turnpike road

from Shrewsbury to Bicton...admirably calculated for building residences for genteel families, and commanding most extensive views over the Severn and beyond Berwick House..."

William Acherley, a dealer from Mardol, successfully bid for three of the eight lots in this sale. This comprised the land on the south side – between Hafren Road and Barracks Lane, on which he built three houses during the 1820s (Numbers 45, 47 and probably also 53 (Cadogan House). Each was "approached by neat carriage drives and the grounds tastefully laid out". Acherley also built Severn Cottage, now 72, The Beeches.

Telford's new road, under construction between 1815 and 1832, therefore opened up fresh opportunities for development on these lands. The site had the advantage of being on the edge of town and yet within convenient access of the centre. This made it an ideal location for the suburban 'villa' style of house as well as speculative residential development designed to entice the up and coming middle classes. This became the prevailing pattern of building from the date of the road's completion



ARCHITECTURAL AND HISTORIC QUALITIES

Examples of Regency Architecture



The most substantial property of the 1820s era is Cadogan House (No. 53, pictured above). When advertised as 'To Let', it was described as "newly built and suitable for a genteel family". The building is sited at the junction of Barracks Lane with the new road. This large Regency dwelling is a good example of its type, with symmetrical fronts of brick and a handsome sandstone porch in the Grecian manner. Like earlier houses of c.1800 closer to the town centre, such as Mount House and The Mount (the birthplace of Charles Darwin), the building does not face the street. Instead it is set back amid spacious grounds and concealed behind a high garden wall for reasons of privacy and security. Even well policed highways remained a popular hideout for outlaws well into the 1800s.



Subsequent houses of the 1820s and 1830s were built in a similar fashion, including Numbers 41-51, 72 and 86. Most of these properties were large enough to justify a range of service buildings that included a coach house. The latter would have



been considered essential for a large residence adjacent to one of the most fashionable and important coaching roads of the 19th Century. Good examples of coach houses are to be found at 53, 45, 86 (photo bottom left) and 72, although at the latter address the 'trap-house' was incorporated within the main house.

In contrast to these mansion-like residences, 56-70 The Mount (Cadogan Place, shown below) forms a refreshingly common place terrace of eight two and a half storey houses. Fronting directly onto the road they are more urban in character, exhibiting typical early 19th Century doorcases with semicircular fanlights and broken pediments. These were built shortly after 1817 when John Whitehurst II succeeded to his father's estate. He resided in one of these houses whilst his own house, Number 43, was being erected during the 1820s.



Domain of Exclusivity

By the mid 19th Century, The Mount was considered a very fashionable area of Shrewsbury in which to live. Its reputation as the most scenic approach into the town ahead of half a dozen alternative routes through equally affluent areas remains justified and largely intact.

The Mount's desirable character is epitomised by the large houses on the north side of the road. These were positioned in order to exploit the fine prospect across a broad sweep of the River Severn, to which the ground falls away sharply. Beyond the river the topography is studded with interest.

Some of these houses are similar to small country residences, the finest being Rowton Lodge (pictured top right), a Regency villa best appreciated from the footpath by the River Severn. The house occupies a miniature parkland setting and is completely screened from the road by clumps of mature trees.

Number 72 (below) is notable for a polygonal bay rising through three storeys in the centre of the north elevation, designed to accommodate the scenic panorama. 86 The Mount (opposite right) is of three storeys and has projecting ashlar bays on the east elevation, built for a similar purpose. This house acts as a book end to the Mount House at Number 6 The Mount, which has large Diocletian windows to the third storey looking westward (bottom right three photos).





Late Victorian and Edwardian Development

The remaining houses of interest on The Mount date from the period between 1890 and 1910. Most conspicuous are the detached and semi-detached residences from 59 to 135, sandwiched between The Mount and Barracks Lane. They form an impressive visual sequence to the south side, many being of two storeys with a generous second floor rising into the roof space, such as found at Numbers 109-129. They vary in size and height throughout, resulting in a pleasantly graded roofline as well as many picturesque groupings. All have well appointed front gardens enclosed by walls of pressed orange-red brick, the predominant building material.



The houses in this run are distinguished from each other by contrasting details in moulded brick (as on 107 The Mount, shown above), stone or timber and the free deployment of tile hanging (61, top right) with rough-cast and mock timbering (93, centre right). There is no defining architectural style, the eclecticism of the period favouring instead a blend of Queen Anne Revival (63-65), Italianate (83 and 101) and urban vernacular (131-133, bottom right).





Barracks Lane



The original course of the main road west out of Shrewsbury ran along what is now Barracks Lane. Until 1870, the road was known as "Nog-Shoppe Lane", named after the coarse cotton fabric, called nogs, which used to be washed and dried in the fields on the other side of The Mount. There are no houses here, only garages and outhouses at the end of the long gardens to Numbers 59 to 135. From around 1890 the road has served as a mews for the occupants of these houses. Of interest here is the Edwardian glasshouse to Number 107 (below).

Numbers 71-75 (pictured above) are listed grade II, and built in 1902 to the design of Frank Shayler who lived at 73 The Mount. He was an innovative local architect who experimented with various contemporary styles. The terrace combines Arts and Crafts interiors with an exterior that suggests the influence of Norman Shaw and Phillip Webb.

To the north side of The Mount, plugging the gap between Numbers 86 and 72, is another fine group of late 19th Century buildings in a more consistent Queen Anne style (photo below). Number 74 is dated 1899 and enlivened by half-timbered gables to the narrow end bays supported with S-brackets on stone corbels. Recessed porches of dressed stone and canted bays with ogee lead canopies add further interest. Shell hoods set on stubby Tuscan columns to the doors of 78-80, also known as Bongley Villa, are another distinguishing feature (top right). These houses were also the work of Frank Shayler. Number 82 combines sash windows with half timbering to a large attic gable. The gable accommodates an oriel window of miniature sashes beneath the jetty. A hipped projection faced in white roughcast adds to the composition.



To the south of Barracks Lane are the premises of Copthorne Barracks, the home of the King's Shropshire Light Infantry since 1878. The Regimental Depot moved here from London Road and the new buildings cost £50,000 to complete. The complex was enlarged in 1963 with the construction of a new regimental HQ and Education Centre adjacent to Barracks Lane.

The arrival of the Barracks had a significant influence on development in The Mount. The presence of the militia would have also been a great comfort during the political unrest of the mid 19th Century when the population was expanding exponentially on the back of the Industrial Revolution. The Barracks provided the security that was required for the development of an affluent new suburb.

OTHER CHARACTERISTIC FEATURES OF THE MOUNT

The majority of properties on The Mount are enclosed to the front by walls of brick or stone. The older properties, such as 49 to 53, incorporate boundary walls of soft red sandstone, usually dressed and laid as large ashlar blocks in regular courses, such as found in Neale's Lane. This natural material does not weather well and subsequently several sections of wall have seriously deteriorated.

Brick walls enclose the mid-19th Century houses and late Victorian properties. These are usually low set with moulded copings of brick or stone and sturdy gate piers. Hedges often augment walls (e.g. at 72 and 59-61), although metal railings feature occasionally (Numbers 74-76).



Most of the front walls of 59 through to 135 The Mount are contemporary with the houses and reflect their individuality in details such as moulded copings, open arcading and gate design.

Contribution made by green spaces to the setting



Articulated four-leaf gates characterise the entrance to 59 The Mount (top photo), while the entrance to Rowton Lodge is distinguished by white painted iron fencing, emphasising the character of the house as a suburban villa set in its own miniature parkland (shown above).

CHARACTER OF SETTING AND TOPOGRAPHY

Shrewsbury's unspoilt location amid the undulating pasture of the Severn Plain is arguably best appreciated from The Mount. The area is an elevated spur of land or shelf situated on the edge of a pronounced dip formed by the River Severn since the last Ice Age. The land descends in the east and continues along Frankwell to the Welsh Bridge where the Severn is crossed.



North of The Mount, open countryside still penetrates deep into the town of Shrewsbury, yielding uninterrupted views of the surrounding landscape. There are various points along The Mount where the Berwyn Mountains can be glimpsed in the west, nudging into view between the houses and trees. To the north the heavily wooded shelves at Berwick and Leaton occupy the foreground with Harmer Hill, Grinshill and Hawkstone forming the skyline. If one leaves The Mount to explore the fields running down to the river (known as the Monk's Eye), a splendid prospect is opened up across Shrewsbury itself towards Haughmond Hill.



Contribution made by trees, hedges and shrubs



Trees

Whether enjoying the views from The Mount, looking along or back towards it from the river, one is always aware of the abundant presence of trees. The planting of handsome individual specimens along The Mount itself is one of the area's most characteristic features, giving it the quality of an urban arboretum. Wellingtonia and Deodar and Atlas Cedar are prevalent and representative of the sort of trees used to enhance the setting of suburban houses during the 19th Century.

Other notable specimen trees in the Conservation Area include Black Locust, Copper Beach, Lawson Cypress, Horse Chestnut and Sycamore.

Hedges & Shrubs

A significant proportion of the greenery on The Mount is made up of roadside hedges, small garden trees and shrubs. Hedges are predominantly of the mixed deciduous type, particularly on the north side where they act as field boundaries, e.g. on the western approach to the area and to the south of Rowton Lodge. These hedges are high and not excessively trimmed, helping to define the road as well as lending a semi-rural quality to the Conservation Area. These hedges also function as important plant, bird and wildlife corridors.

Elsewhere typical suburban hedging incorporating Privet, Holly, Yew and Box has been used in combination with low front walls to help define the roadside.

Smaller garden trees and shrubs of prominence within the Conservation Area include Stag's Horn Sumach (at 72), Magnolia (including a particularly fine specimen in front of 53 The Mount), Rhododendron, Montezuma Pine (in front of 101) and False Acacia (to the rear of 125).



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 on pages 4-5.

The extent of loss, intrusion or damage



The character of The Mount Conservation Area is little changed since its initial designation in 1997. Its historic buildings and spaces continue to prevail and there has been little to no obtrusive development. Steps may be taken in order to help preserve and enhance its special character. The reinstatement of original timber casements and sashes that have been replaced should be encouraged, especially in unlisted buildings of special interest such as Numbers 59 and 80.

OPPORTUNITIES FOR ENHANCEMENT



Landscape proposals

The setting and linear character of The Mount may be improved by the use of additional trees or hedging in the form of a natural screen to the caravan park west of Richmond Drive. Introducing more trees adjacent to the highway in this area may also help to reduce the adverse impact of the garage, an incongruous structure that is unduly prominent. The river footpath at the western edge of the Conservation Area could also be enhanced through the introduction of more appropriate and safer fencing as well as more regular maintenance.



Redundant Buildings

Various redundant agricultural and service buildings to the west of Rowton Lodge currently look unsightly. Steps taken to repair or remove these structures would also help to enhance the appearance of the Conservation Area.

APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO THE MOUNT 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 The Mount.

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 The Mount.
- 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 The Mount. 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 Mount such as stone and brick boundary walls, decorative brickwork, railings and entranceways, fenestration, porches and other features of interest. This also includes items of street furniture such as letter boxes, traditional cast-iron lamp posts and mile posts.
- 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 appropriate brick or natural stone for boundary walls.
- The use of pitched roofs with clay tiles.
- 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 local Associations and members of the public in implementing these policies.

The character and appearance of The Mount could be affected detrimentally by development taking place in the surrounding countryside immediately next to the edge of the Conservation Area. This area of related open space is essential to the setting of the suburb and to Shrewsbury itself. 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 town and the rural 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 following measures have been applied in order to help preserve and enhance the special character of the Conservation Area.

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.

In September 2006, the Borough Council confirmed that an Article 4 Direction would be applied to the following properties in The Mount Conservation Area:

Nos. 41-43, 49, 49a, 59-69 (odds), 77-101 (odds), 107-135 (odds) and 74-86 (evens), in order to preserve and enhance the special character of The Mount.

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 Area 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 The Mount'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

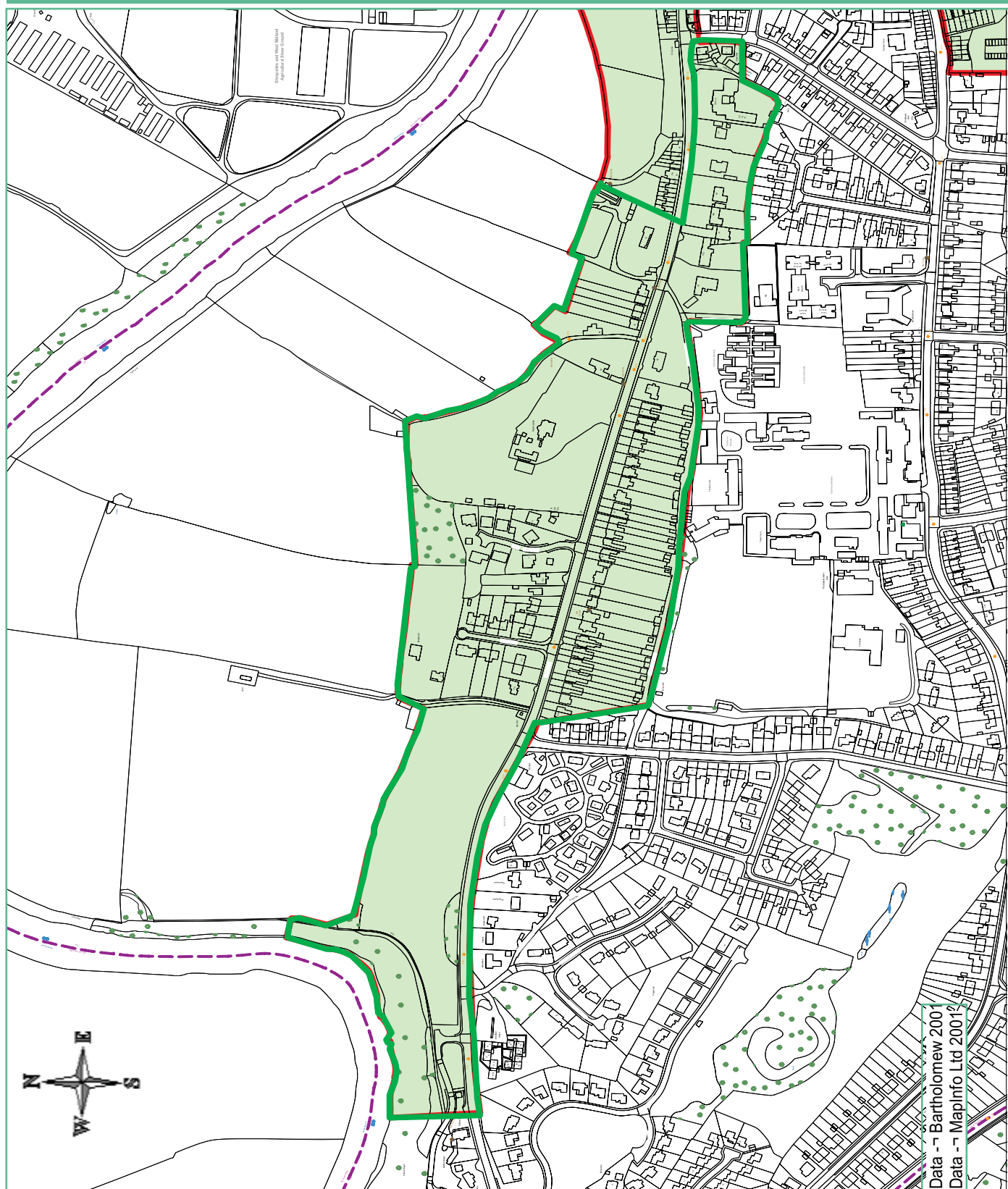
Acknowledgements

Much of the historical information contained in this document was provided by The Mount Residents' Group and the archives of Shropshire Records and Research Library, Shrewsbury.

APPENDIX 2: LISTED BUILDINGS IN THE MOUNT CONSERVATION AREA

The Mount House (No. 6 The Mount)	II
17 and 19 The Mount	II
21, 23 and 25 The Mount	II
Mile Post (to north of 35 The Mount)	II
45 The Mount (Cedar House)	II
47 The Mount (Carmel House)	II
53 The Mount (Cadogan House and Stable)	II
56-70 The Mount (consecutive)	II
71, 73 (The Red House) and 75 The Mount	II
72 The Mount	II

APPENDIX 3: MAP OF THE MOUNT CONSERVATION AREA



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