

Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and
Developers



Cardington

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.

Cardington Conservation Area was designated on 15 February 1977 and covers an area of 6.9 hectares (17.13 acres). The Conservation Area is bounded by the solid green line on the designation Map (Appendix 3) and comprises the majority of dwellings in the village. For the most part the boundaries run along existing fences, walls or other property boundaries.

This appraisal of the Cardington 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

Cardington is a small, compact village, very attractively situated in a bowl between the hills of the Caer Caradoc range immediately west and south and the long profile of Wenlock Edge some three miles to the east. Shrewsbury is twelve miles distant to the north.

The village is a haphazard arrangement of buildings grouped either individually or in small terraces along an intricate network of lanes centred on the Parish Church. Interspersed with the domestic buildings are several interesting barns, some of which are still used for agricultural purposes.

Cardington acts as a focal point for a very scattered rural community and contains several basic facilities essential to life in the village and the surrounding area. The village and the countryside around form part of the designated Shropshire Hills Area of Outstanding Natural Beauty.

The population of Cardington is about 110 (2001 census).



Above: The Cardington Plateau from the west.



THE ORIGINS AND DEVELOPMENT OF CARDINGTON

Earthworks, trackways and archaeological finds indicate that people once lived and fought among the hills centred on Caer Caradoc camp during the pre-historic period. It has been said that this might have been the area in which the ancient Briton warrior Caractacus made a stand against the Romans. Some curious mounds at Court House are thought to be of possible Roman origin.

The circle-like enclosure of the Parish Church has led to speculation that the Church is sited on an ancient henge monument. Certainly, the village is a logical site for early settlement, being the focal point for the surrounding hills.

Willstone Hill (left) and Caer Caradoc (right) west of Cardington



The characteristic “ington” ending indicates that it was in Saxon times that the Parish and Manor were founded, although each covered different areas and were not consolidated until after the Norman

Conquest. In the Domesday Book the village is referred to as “Cardintine under the Fief of Rainwald Vicecomes” and it is mentioned that there were 11 leagues of woodland. Soon after that date the area had associations with the Fitzalans, ancestors of the Earls of Arundel who gave Cardington and Lydley Hayes (or deer park) to the military order of Knights Templars in about 1120. The order was suppressed in 1308 and the lands involved reverted to the original donors.

Subsequent history is largely based on several important families living within the Parish, some of whom initiated charities for the education of the young or provision of food for the poor. One example is the Old Free School which still stands next to the churchyard and was provided from a bequest in the Will of William Hall in 1740 for the building of a schoolhouse and the maintenance of the schoolmaster.

The principal building of note in the village is the Parish Church of St James, the nave dating from the Norman period and the chancel from about 1300. The fine timber porch is dated 1639.

Amongst the remaining buildings of interest mention should also be made of The Old Vicarage, Nos. 16 and 17 ‘The Barracks’ (so called because the building once housed the garrison attached to Plaish Hall), The Maltsters Tap and The Royal Oak Public House, which claims to be the oldest in the county.

Below: Caer Caradoc from Cardington



FORM AND LAYOUT

The village grew up around the 11th Century Church of St James, which stands within a large and roughly circular churchyard. The present building probably replaced a small Saxon church. It is suggested that the site was an ancient 'henge' monument of the sort that characterised the pagan religion in pre-Roman Britain. Consequently there has probably been a settlement at Cardington since that time.

Five hard topped lanes currently converge on the churchyard, however as many as ten track-ways radiate from the village out to the fields and towards the surrounding villages and hamlets. Many of the obsolete lanes can still be traced along footpaths or are still in use as farm tracks. These ancient track-ways established the layout of the village and determined the position and size of the plots along and between the roads. The routes were not engineered but used the relief of the land to establish the most convenient course. This has resulted in a wonderfully random pattern of roads; broad, narrow, straight and winding within the village, giving rise to a rich diversity of vistas.



The village is not large and really only consists of houses and farmbuildings lining the roads around the churchyard. The back-gardens of the majority of houses in Cardington adjoin the surrounding countryside and are usually separated from the fields by traditionally laid hedges. This feature of the village is an essential characteristic.

ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

Of chief archaeological interest in Cardington is the area of the churchyard and the supposed site of an ancient 'henge' monument. There is little potential in the site since it is a consecrated burial ground and has been for over 1,000 years. Prior to the Norman Conquest, the site was likely to have been used by the Saxons as a burial ground also. However, further interpretation of what is known could be applied to the site.

Several of the older houses in Cardington, such as the Maltsters Tap and the Barracks, parts of which are 14th Century, are also of archaeological interest and warrant further investigation to establish their original extent and function. To the south of the Old Vicarage there is also evidence of medieval field cultivation in the form of crop markings.

Left: Open countryside to the east of Vicarage Lane.



ARCHITECTURAL AND HISTORIC QUALITIES



Contribution Made By Listed Buildings

Cardington is a superb example of a small rural village whose form, layout and overall size was already well established by the 14th Century and which remains largely unchanged. There are several buildings that date from before 1600 including 'The Barracks', the Maltsters Tap (of c.1580, pictured top) and its associated Longhouse. Several other buildings belong to the early 17th Century including Manor Farm, Grove Farm, the Royal Oak (centre top) and also the timber framed barns that are common throughout the village. The old Free School (lower centre) is an early example of a brick building in this part of rural Shropshire. The remaining listed buildings and most of the unlisted cottages date from between the early 18th and 19th Centuries, the most ambitious of which is the Old Vicarage (bottom left) on the western fringe of the village. The latter was built c.1814-15 and is an accomplished piece of domestic design from the Regency period.

Cardington also contains one anomaly in Brook House. The former is an improvised rebuild of a 16th Century building that includes several timber framed elements, such as the decorated porch dated 1574, but which is mostly constructed in local stone. It is an early 20th Century import to the village, whose successful assimilation is reinforced by the fact that at one time the building was thought to be of special local interest and was temporarily listed.

The Church of St James



One of the most important buildings in the village is the Church of St James (grade I). In plan it is

typical of the simplest of churches from the Norman period, consisting of a short rectangular nave with a squat west tower. A chancel was added c.1300 in the form of a simple continuation of the nave. The linear character of the building is carried into the strong west tower, which rises in three stages and is crowned by an embattled parapet. The top or belfry stage was added in the 14th Century. The dedication to St James the Apostle, elder brother of St John the Evangelist, is probably derived from Cardington's connection with the Knights Templar military order who held the Parish from about 1120 up to their suppression in 1308. The Knights were closely associated with the 12th Century crusades and their patron was St James the Great. The Apostle's relics accompanied the crusaders on horseback from Santiago de Compostela in north western Spain to the Holy Land and returned to Santiago where they remain.

The Church stands in a large walled enclosure, ensuring that it has plenty of space in which to dominate the village. The tower in particular forms a prominent feature from nearly all parts of the Conservation Area and the handsome trees that enhance its setting help to make it Cardington's visual centrepiece.

Prevailing Materials and Local Details



In villages throughout Shropshire the main method of construction, and the main architectural features, have been determined by locally available materials. Apart from the general use of oak in Cardington, this meant the use of the yellow-grey Hoar Edge gritstone, quarried from the nearby Sharpstones or carted from Hoar Edge itself. A poorer and less widely used stone is taken from nearer Enchmarsh, but this is darker, sometimes mauve, with a tendency to shale. Although the local quarry is no

longer worked there is a supply of stone available from dismantled or derelict buildings and walls.

In Cardington there is little evidence of coursed or dressed masonry to be found. The Old Free School is an example, but as this is principally of brick construction, it is not typical of the village. The



most frequent use of stone is as a random, roughly shaped wall, sometimes brought to courses, with small window openings using timber lintels, or brick on edge segmented arches. Reveals and corners are undressed, roughly cut blocks.

The occasional half-timbered elevation merges with the stonework with great effect and is a good foil to the masonry. There are several fine timber-frame barns in the village, whose loss would create unsightly gaps and whose compact outlines would be difficult to replace in a modern building. Certain individual buildings have been limewashed or rendered and whilst this adds visual relief, the practice, if increased, might detract from the coherence given to the village by the widespread use of stone.

Other architectural features of note are the large gable end chimney stacks such as are found on "Shoreham" (top left p7), the series of hand water pumps around the village, and the almost





Contribution Made By Key Unlisted Buildings

The contribution made by key unlisted buildings is significant in that they maintain homogeneity within the village through the use of local building materials such as Hoar Edge grit stone and hand made clay tiles. The number of unlisted buildings that contribute positively to the character of the Conservation Area is also significant, particularly on the western side of the village. The vicinity of

the Old Vicarage and the lane that leads to it is especially characteristic and epitomises the best vernacular features of Cardington.



The houses are small in scale; terraced cottages to the south side of the lane, with small window openings and timber casements with glazing bars. Dormer windows, a stepped roofline and irregular eave levels all help to give this part of the village its distinctive feel.



The doorcases too are of a type that is found throughout the village and consist of plain timber surrounds with a shallow gable or open pediment set on moulded brackets.

The Schoolmaster's House next to the former Old Free School was perhaps the model for this.



Larger cottages, such as New Inn House and Nos. 5-8 are set back behind low front walls with splendid little gateways of wrought iron between piers with moulded pyramidal caps.

Holly & Stone Cottages is an interesting semi-detached house of 1857 in snecked grit-stone. It

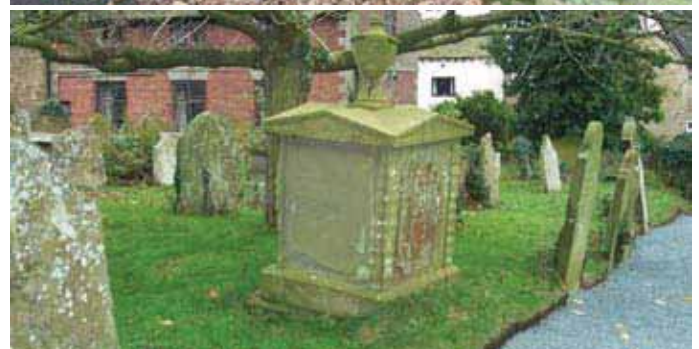


has round arch doorways with raised keystones. The building also has typical stone lintels, splayed and with incised keystones.



A typical Cardington wall of Hoar Edge grit stone with a continuous coping of "cocks and hens" encloses the churchyard.

There are several entrances to the area and all have simple timber gates. The stepped entrance on the east side (shown below) is particularly characteristic; recessed within a tight convex reveal to provide access from the sunken lane running between the Royal Oak and the Church. There are also many fine chest tombs in the churchyard, six of which are listed, as well as some good quality railed enclosures to the north of the Church.





The range of stables and barn to Grove Farm (bottom left) is typical, presenting a stone gable with timbered hatch to the road in combination with weather-boarded side elevations.

Other outbuildings are integral to the roadside wall and were erected in the form of small stables or lean-to cartsheds (such as those to Brook House). Such buildings provide much of the definition to the streetscape in Cardington and inform the course of the road along well-established lines. The former coach house to the Maltsters Tap (below) is another excellent example of this building type.



Brook House (below), as noted, was formerly listed, but this was rescinded when it came to light that the building is in fact a contrived 'old house', erected during the 1920s. Nonetheless the design is highly effective and demonstrates how local materials can be used to introduce new buildings into an established setting with sensitivity.

Brook House forms a picturesque group on the corner of the Willstone road turning. The complex includes a dovecote, stable, cartshed and outhouses all built in Hoar Edge grit stone, apart from the recycled timber framing, and roofed in Harnage slate. The latter is unusual in Cardington, however the material is certainly local and very successful as an aesthetic device.

Other typical buildings in Cardington include Brookside (top), Nos. 11-14, Rose Cottage, Brook Cottage and Church Cottage, though mention should also be made of the many curtilage structures or outbuildings that are found throughout the village.



CHARACTER OF SETTING AND TOPOGRAPHY

Cardington is situated in a picturesque hollow between several imposing hills that provide a most attractive outline to the horizon. To the west is Caer Caradoc (1,506 ft) and to the south runs a chain of lesser hills that includes Cardington Hill,



Willstone Hill and Hope Bowdler Hill. The latter reaches almost 1,400 feet. To the north are the long streaky ridges of Yell Bank, Hoar Edge and The Lawley while to the east the land gently sweeps down to Ape Dale as far as the great Wenlock Edge escarpment. Cardington itself is well above the 650 foot contour and its plateau setting has served as a natural centre of human habitation for more than two millennia. The area around Cardington is part of the Shropshire Hills Area of Outstanding Natural Beauty.

Contribution Made By Green Spaces to the Setting of Cardington

In spite of being a small and compact settlement, the Cardington Conservation Area includes many valuable green spaces that help to define the character of the village. These include the large churchyard, the belt of open land on the east side where the ground falls away to a watercourse, the grazing paddocks to the south and west of the Maltsters Tap and also the land to the south west of the Old Vicarage. All four areas are integral to the character of the Conservation Area because they help to maintain the soft boundary that exists

between village and countryside. These areas of undeveloped land permit excellent views both in and out of the Conservation Area because they allow the countryside to penetrate and break up the pattern of the settlement. The chief views are indicated on Map 1 on page 11.

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.

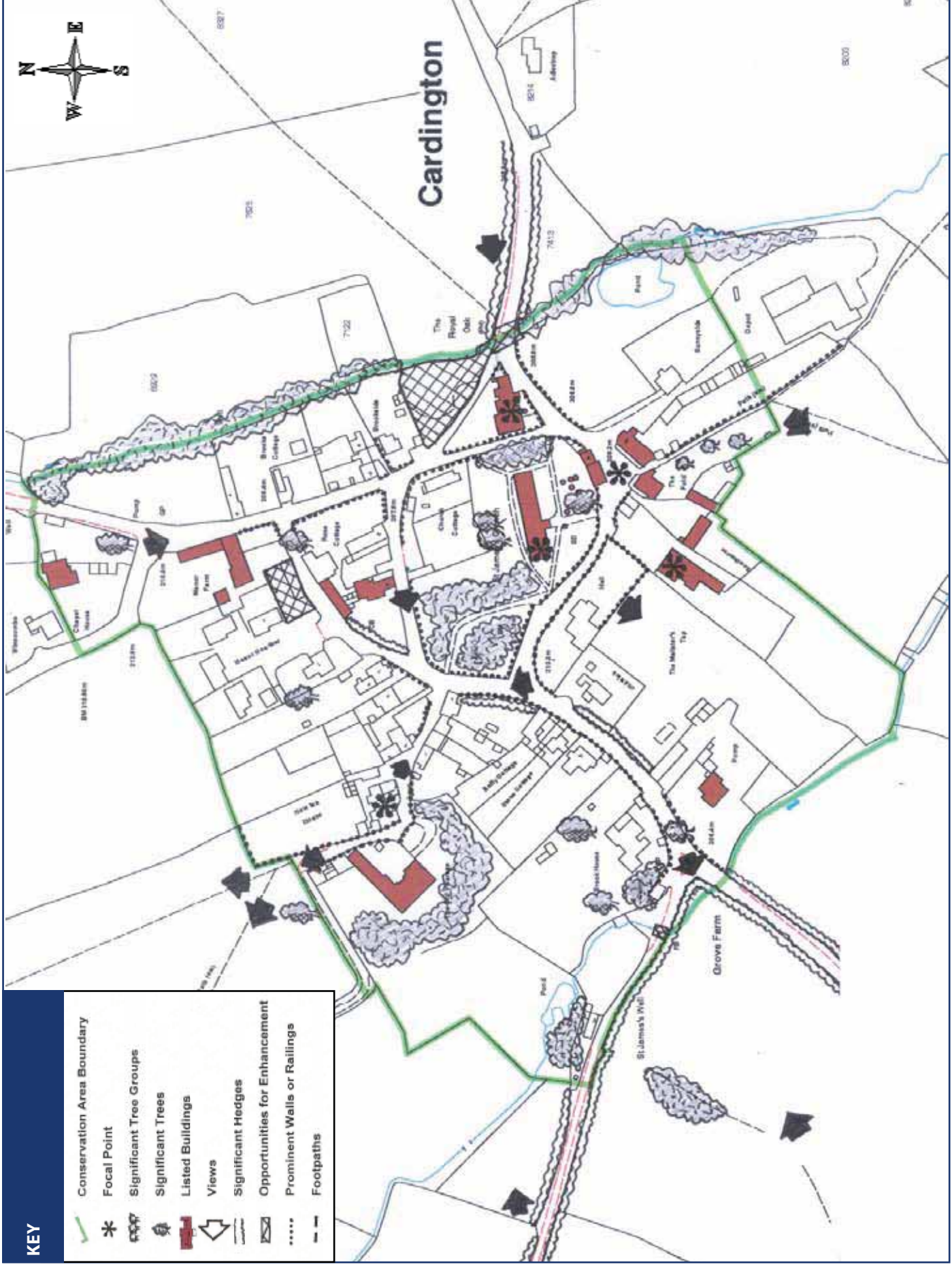


Significance of Spaces

Within the Conservation Area the chief public spaces are the churchyard, the village hall car park and the car park east of the Royal Oak Public House. The most important of these is undoubtedly the churchyard, but the car parks provide useful amenity facilities for visitors to the village and the surrounding area. The churchyard is crucial to the setting of both Church and village and is particularly well treed with many good quality specimens. The impact of the trees is discussed in more detail below.



MAP 1: PRINCIPAL FEATURES OF INTEREST IN CARDINGTON



Contribution Made By Trees

The contribution made by trees within the Conservation Area is most significant, not least because the surrounding upland is relatively devoid of trees. Large individual specimens and handsome groups can be found throughout the village, though several groups are especially noteworthy.



A dense cluster of ancient Yew trees dominates the western third of the churchyard, providing a yearlong backdrop of dark green, almost black foliage. To the east of the Church are several Sycamores and there is another large Sycamore adjacent to the south entrance to the churchyard. The main path to the south porch proceeds along a short avenue of Cherry trees whose diminutive scale complements the setting very well. The churchyard also contains three large Beech trees, a Monkey Puzzle tree, a superb Horse Chestnut and several Lawson Cypresses.



There is another important group of Beeches, Yews and Oaks in the grounds of the Old Vicarage. These trees are now full size and help to give this part of

Cardington its shady aspect. Other notable groups include a cluster of Conifers north of No. 25 on Willstone Lane as well as the long belt of Willows and Poplars on the banks of the brook that marks the eastern boundary of the Conservation Area.



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.

The Extent of Loss, Intrusion or Damage

Intrusion in the form of new development within the Conservation Area has been confined to the area west of Manor Farm. This development has taken the form of new housing which is quite sympathetic to the character of the village. The buildings incorporate local building materials as well as token elements of the vernacular style,

thereby averting any noticeable loss in terms of the special character of the Conservation Area.



Some physical loss or damage to historic fabric has arisen since designation in 1977 in the form of UPVC windows replacing original timber casements. On a positive note, the collapsed barn to the north of Manor Farm was successfully rebuilt in 2002-03, incorporating much of the original fabric and all of the timber trusses.

NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT

Landscape Proposals

The setting and character of Cardington may be improved through the execution of environmental works to various features within the Conservation Area. These include the ford on the Willstone road, shown below and above right, where tarmac has been smeared over the granite sets, which in turn have been depleted.



The small footbridge adjacent to the ford and also the road bridge on the Gretton Road could also be significantly improved by introducing more suitable handrails and posts. The present concrete post and steel tube railing is out of character with the rest of the Conservation Area.

The car park to the Royal Oak may be improved by an alternative and much clearer boundary on the road side. This could be in the form of a hedge or grit-stone wall. The present post and rail fence is insufficient and does little to define the road edge.

Redundant Buildings

A number of redundant agricultural buildings may be found adjacent to the public highway in Cardington. Steps taken to repair these structures would also help to enhance the appearance of the Conservation Area.



APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO CARDINGTON 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 Cardington. 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 Cardington.
- 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 Cardington. 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, porches, hand water pumps 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 Hoar Edge gritstone for external walls .
- The use of pitched roofs covered 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 the Parish Council, local Associations

and members of the public in implementing these policies.

The character and appearance of the village of Cardington could be affected detrimentally by development taking place in the surrounding countryside immediately next to the edge of the village. This area of related open space is essential to the setting of the village. The way in which this land flows simply to the outer buildings provides an important contrast and should be safeguarded. Accordingly the Borough planning authority will endeavour to ensure that the existing relationship between the village and landscape setting is maintained.

Implications of Conservation Area Status

Designation as a Conservation Area has the following implications:

Conservation Area status does give additional planning protection from unsympathetic development which might otherwise spoil an area's special character. From a planning point of view this designation means that there is a duty placed on the Council to preserve or enhance the special character and appearance of each Conservation Area and its setting. In practice, this means that all development proposals are extremely carefully considered to ensure that every scheme either improves the existing situation, or at least make it no worse. Proposals which would spoil the special character will be resisted. Therefore, the scale of a proposal, the quality of its design, and the suitability of its materials will all be important issues in the consideration of any development scheme. These additional controls, which operate in conjunction with ordinary planning restrictions, are summarised as follows:

- The demolition of certain buildings, walls, fences and structures within Conservation Areas requires the submission of a formal application for Conservation Area Consent to the Borough Council.
- The range of "Permitted Development Rights" (which allow certain works and alterations to properties without the need for Planning Permission) is more limited within Conservation Areas. Hence, planning applications can be required for things like extensions, satellite dishes, dormer windows, and outbuildings where ordinarily they would not be necessary.

- Similarly, applications for Advertisement Consent can also be necessary for signs which might not otherwise need formal approval.
- Planning permission is required to change the exterior of buildings with either stone, artificial stone, timber, plastic or tiles.
- Owners are required to give at least 6 weeks notice in writing to the Borough Council of any intention to cut down, lop or top any tree with a trunk over 75 mm in diameter (measured at a height of 1.5 m above ground level). A criminal offence would result if such notice is not given.

As the planning legislation is constantly being revised and updated, you are advised to contact Shrewsbury and Atcham Borough Council to establish whether your proposals require formal approval. In fact, it is strongly recommended that pre-application advice is first sought, to avoid unnecessary time and expense in producing unacceptable plans.

Implications of New Development within Conservation Areas

As every development must either preserve or enhance the appearance and character of a Conservation Area, the local planning authority will only permit new development that:

- achieves a high standard of design sympathetic with the character of the area
- is compatible with the scale, mass and form of adjacent buildings and their settings
- uses appropriate materials
- includes appropriate, good quality landscaping that compliments the area
- does not result in the loss of important open spaces or features of interest, and
- does not impinge upon views, into, out of, and within the Conservation Area.

Article 4 Directions

The character of Cardington 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 Grant scheme is operated by the Council to support the kind of works that concur with this objective.

Protection of Trees in Conservation Areas

The importance of trees is recognised in the Town and Country Planning Act 1990, which makes special provision for trees in Conservation Areas. Under Section 211 of the Act anyone proposing to carry out any works to trees at a property situated in a Conservation Area are required to give the Council six weeks notice of their intentions, in writing. Those who own trees that are located in a Conservation Area but covered by a Tree Preservation Order are not affected, as they are already required to obtain permission from the Local Authority before any works are carried out to their protected trees.

The notification of intent to carry out work should give the location and species of the tree/s and state exactly what works are proposed. An officer from the Local Authority will then inspect the tree/s and assess the proposal. If the tree/s have a high amenity value and the proposed work would be detrimental to the tree/s, the Council may decide to protect them with a Tree Preservation Order. If no Order is made by the time the six week period expires, however, then the Local Authority has no objection to the proposal and work may commence.

There are some exemptions from the requirement to submit a notification. Works can be carried out without prior notification to trees that are dead, dying or dangerous, and saplings or young trees

with a trunk diameter of less than 75 mm when measured at 1.5 m above ground level. In the case of dead, dying or dangerous trees, however, proof that the tree was in an adverse condition may be required by the Local Authority. It is recommended that, except in emergencies, the Local Authority is given five days notice prior to carrying out the work. If there are any queries or concerns the Tree Officer will be able to assist you.

Grants for building Conservation & the Enhancement of Conservation Areas

Subject to the availability of funds, the Council can offer assistance towards the cost of repairs to Historic Buildings and works to maintain or enhance buildings within Conservation Areas. These grants are administered under Sections 57 & 58 of the planning (Listed Buildings & Conservation Areas) Act 1990 and funds are offered to offset the increased cost related to the repairs of buildings conserved to be Historic or Architectural interest. Grants are generally offered at a rate of 40% with a maximum offer of £5,000 per application. Types of projects which may be eligible are:

- The repair and restoration of Historic Buildings, features of prominent buildings, for example the roof or external joinery and also free standing structures, such as waterpumps, summerhouses, etc.
- The renewal or introduction of paving schemes and landscaping, for example around a public building.
- The replacement of existing or the erection of new items such as Parish notice boards, dovecotes, village clocks, fountains, sundials, seats etc.

Priority will be given to properties within the Conservation Areas and properties covered by Article 4 and 4(2) Directions restricting the installation and replacement of windows, doors, porches and front garden walls.

The Role of the Public

Much can be achieved if everyone is aware of the advantages of Conservation Area status. Positive protection of Cardington'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 Conservation and Design team

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Acknowledgements

Much of the historical information contained in this document has been taken from the Victoria County History for Shropshire, Volume VIII.



APPENDIX 2: LISTED BUILDINGS IN CARDINGTON CONSERVATION AREA

Church of St James	I
Sundial approx. 7m to south of nave of Church of St James	II
Butler memorial approx. 8m to south of nave of Church of St James	II
Group of 5 chest tombs between approx. 10 and 15 metres to south of nave and chancel of Church of St. James	II
The Royal Oak Public House	II
Pump approx. 1m to south of The Royal Oak Public House	II
Former Free School (formerly listed as Old Free School)	II
No. 19	II
No. 20 (Shoreham)	II
The Fold	II
The Maltsters Tap (formerly listed as Fold Farm and Old Malthouse at rear of Fold Farm)	II
Barn and part of former house approx. 4m to south east of The Maltsters Tap	II
Cow house approx. 20m to south east of The Maltsters Tap	II
Grove Farmhouse	II
The Old Vicarage and Stable Cottage	II
Nos. 16 and 17 (The Barracks)	II
Barn adjoining Rose Cottage to south west	II
Manor Farmhouse and barns adjoining to the east	II
Granary and pigsties approx 5m to north west of Manor Farmhouse	II
Chapel House	II

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Conservation Area Appraisal**

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