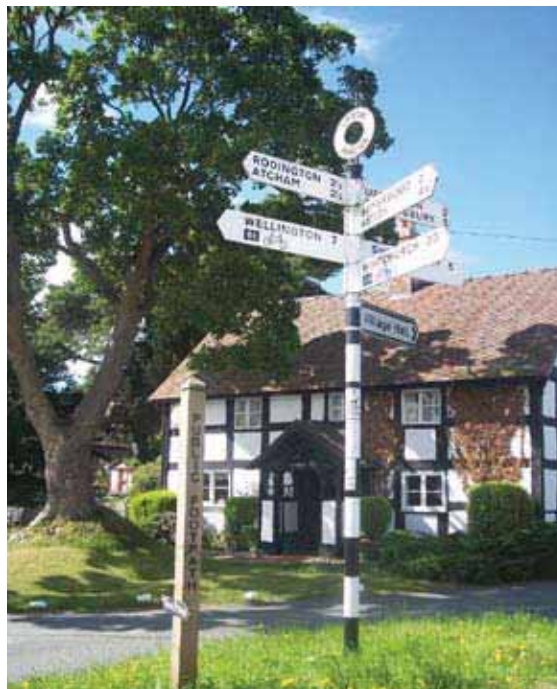


Conservation Area Appraisal

Planning Guidance for Owners, Occupiers and Developers



Upton Magna

July 2006

CONTENTS

• Introduction	2
• Location and Population	2
• The Origins and Development of Upton Magna	3
• Form and Layout of Village	5
• Archaeological Significance	6
• Map 1: Principal Features of Interest in Upton Magna	7
• Architectural and Historic Qualities of the Village	8
Contribution made by listed buildings	8
Contribution made by key unlisted buildings	10
Prevailing materials and local details	11
General features and other characteristics	13
• Character of Setting and Topography	13
Contribution made by green spaces to the setting	14
Contribution made by trees	15
• Neutral Areas and Opportunities for Enhancement	15
• Appendix 1: General Information	16
Policies relating to Upton Magna Conservation Area	16
Implications of Conservation Area Status	17
Implications of New Development within Conservation Areas	17
Article 4 Directions	18
Protection of Trees	18
Grants for Conservation	18
The Role of the Public and Design Advice and Guidance	18
• Appendix 2: Listed Buildings in Upton Magna Conservation Area	20
• Appendix 3: Map of Upton Magna Conservation Area	21



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.

Upton Magna Conservation Area was designated on March 5, 1984 and covers an area of 7.6 hectares (18.7 acres). The Conservation Area is bounded by the solid green line on the Map, Appendix 3. For the most part the boundaries run along existing fences, walls or other property boundaries.

This Appraisal of the Upton Magna 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

The settlement of Upton Magna is a small compact village situated at the base of a slope leading down from Haughmond Hill, 5 miles to the east of Shrewsbury. Roads passing through the settlement lead to Withington and Rodington to the north east, Atcham to the south and Shrewsbury, via Uffington, to the west. The village lies at the centre of its own large Parish which forms part of the Borough boundary with Telford and Wrekin to the east.

The Shropshire Union Canal, now almost completely filled in and overgrown, skirts the village and was once the scene of great activity, with barges carrying coal and foodstuffs. The Shrewsbury to Telford railway line runs almost parallel with the line of the canal, the railways having arrived in 1849.

The population of the village in 2001 was about 324.



ORIGINS AND DEVELOPMENT

1752



1843



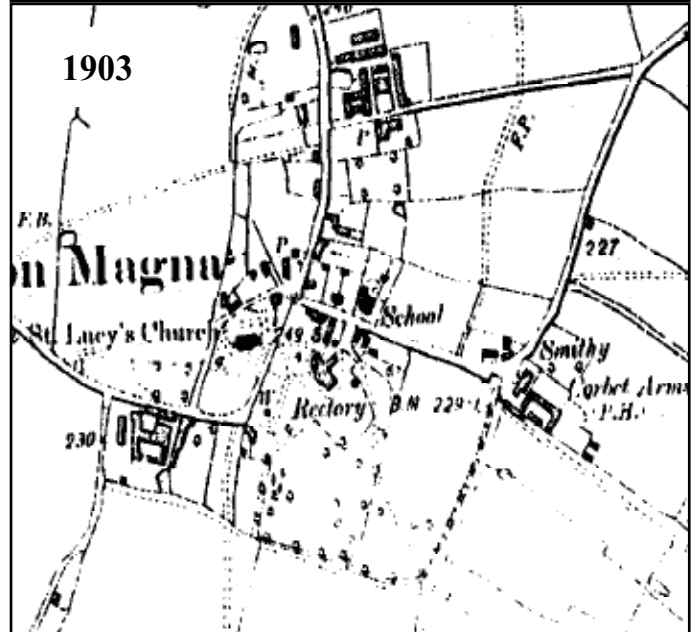
1970



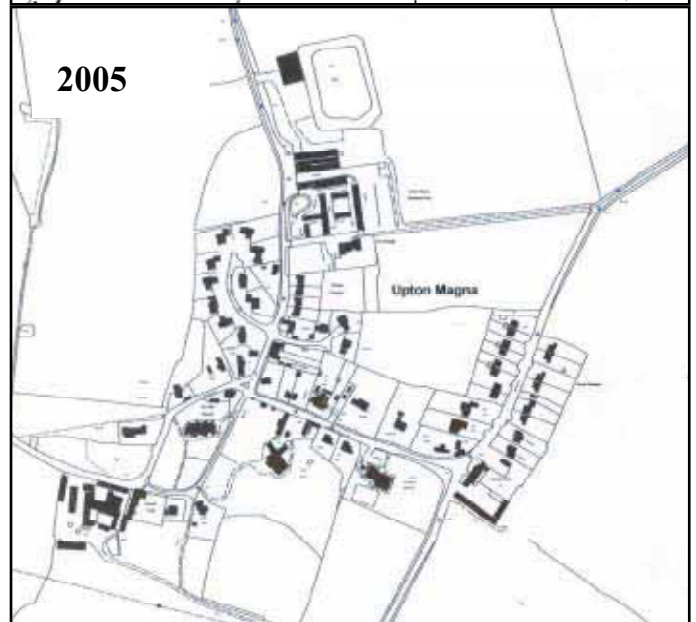
1808



1903



2005



Settlement Origins

It is believed that there was a settlement at or near Upton Magna before, during and after Roman occupation. Upton Magna is recorded as a considerable manor in 1086. The ancient link between Wroxeter and Upton Magna is almost definitely pre-Saxon, as the ancient Parish boundaries between the Severn and Tern rivers and the Wrekin have a regularity that suggests at one stage they may have formed one large unit. It is, however, not possible to make a firm assertion on this point.

The first settlement on the site of the present day village was probably Saxon, as might be deduced from the name "Upton" or "Uptune", meaning upper, upper farm or enclosure. The Domesday book records that when Earl Roger de Montgomery divided the rich manors of the Recordin Hundred among his barons, he allotted the largest share to his sheriff, named Warin. Upton was the largest of the 10 manors to be bestowed on one individual, hence the name Magna was added, giving the village the name Upton Magna.

Upton Magna was one of the most important of Earl Roger's manors, and was held under him by Rainald de Baileul, Sheriff of Shropshire. Rainald's predecessor had been Warin the Bald, who is said to have given the tithes of Upton to the Earl's newly found Abbey of Shrewsbury. Rainald was apparently a warrior of note among the Normans for the part he took in the Crusade against the Moors in Spain in 1118. He was probably succeeded by Hugh, son of Warin and later by Alan fitz Flaad, the ancestor of the Fitz Alans. William fitz Alan, his son, was the founder of Haughmond Abbey, which stood in the manor of Upton, and so established a long association between Upton Magna and most of the religious houses in Shropshire.

Settlement Development

The essential settlement pattern of Upton Magna is a reflection of the ad hoc development of the village between the early 14th and 19th Centuries. This was possibly due to the absence of a resident lord of the manor. The only lasting evidence of early manorial influence is the 12th Century Church of St Lucia.

From its appearance and layout, the village seems to have been established around the Church of St Lucia and the adjacent crossroads where the roads from Haughton and Astley, Uffington and Atcham converge. The village then appears to have developed along two main axes, north/south and east/west. Its historic core is where these routes meet north east of the Parish Church. Most of the houses in the village centre date from the late 16th and 17th Centuries, although Cruck Cottage (bottom photo) contains timbers dated to 1269.



There were no important families in the Upton Magna area until the 19th Century and therefore very few high status houses before then. Agriculture was always the main activity in the area; until the middle of the 20th Century, Upton Magna was supported

by 10 farms, based in the Parish, and employing the majority of men. Today, Upton Magna sits within the Sundorne Estate which has been in the Corbet family since the Norman Conquest. In former years the Estate was much bigger, but over the last 90 years it has remained much the same size, currently running to approximately 4000 acres surrounding Upton Magna.

As well as agriculture, the area was also an important base for early industrial activity. The Tern Valley was a key area for ironworking. Recent work has uncovered a number of late 17th and early 18th Century iron forges at Upton Magna, Tern and Withington. Today there is little left of Upton Magna's former canal or of the industries it supported. For many years the canal has been drained and disused, and a signpost to Upton Forge does little to remind one of the importance of the site. However, it was here that some of the massive chain links were cast for the Menai Bridge which spans the straits between the North Wales coast and Anglesey.

More modern development has filled gaps along the two main routes in the village and also at its eastern edge, particularly during the 20th Century. Since 1948 the Sundorne Estate has sold off building plots in the village which has created about 20 houses. The Council also took Estate land and built 16 units of accommodation, and the Church has sold three plots for development. Therefore, over the last 50 years, nearly 40 units of accommodation have been built in the village. Recently the Upton Magna Business Park has utilised the former agricultural buildings to The Grange for office space for small businesses.

The maps on page 3 show the development of the village from the mid 18th Century and demonstrate the evolution of the village. Although the maps are drawn in different styles and degrees of accuracy they clearly show how the village buildings were originally found around the Church, Church Farm, Grange Farm and the Corbet Arms Public House. By the end of the 19th Century, development had joined the farms together and started to spread towards the Corbet Arms, which it reached by the 1940s. Since that time the development has spread up Pelham Road and most recently to the north west of the village at Frank Crosse Drive.

FORM AND LAYOUT



The historic character of Upton Magna is principally residential, although the presence of green space within the Conservation Area, and the longer view to open farmland, creates an informal semi-rural quality. The vernacular form and traditions of Upton Magna's historic buildings contribute to this character. This comes largely from the prominent contribution of the farm complexes and thatched cottages, the integral relationship of key spaces, mature trees and hedgerows in the streetscape, as well as the overall situation of the settlement within a rolling farmland setting. The landscape contributes significantly to views into, through, and out of the village. The combination of these elements creates an area of particular special interest.



All approach roads are dominated by the view of the impressive perpendicular tower of the Church of St Lucia (above), one of only two churches dedicated to the saint in this country.

The pattern of settlement is more linear and branching rather than closed and compact. The

churchyard at the centre of the village is surrounded on two sides by roads, although the generous spacing of individual houses relieves any real sense of enclosure. Although the properties in the village vary in age and style, the average plot size is roughly the same at 0.13 hectares. There is little difference between the older and newer properties, all having large mature gardens and the majority enjoying off-street parking.

The vast majority of the buildings within the Conservation Area sit parallel to the street. The buildings are generally set back from the road, with gardens at the front of the properties separating them from the street. Some of the older properties, found in the centre of the village near the Church, are directly beside the road with no garden acting as a buffer.

The village is also characterised by a linear pattern of houses and outbuildings fronting onto the main thoroughfares. The back gardens of the majority of houses in Upton Magna adjoin directly onto the surrounding countryside and are usually separated from the fields by traditionally laid hedges. This feature of the village is an essential characteristic.

Within the village, relatively few buildings exceed two storeys. A recent survey revealed that around 60% of the properties are detached houses with 35% being semi detached. There are no examples of terraced housing and there are no bungalows in the village. Overall, the modest scale of building, coupled with the flat topography, means that the sky dominates in most views. The scale of residential buildings also means that the Church is visually prominent within the village.

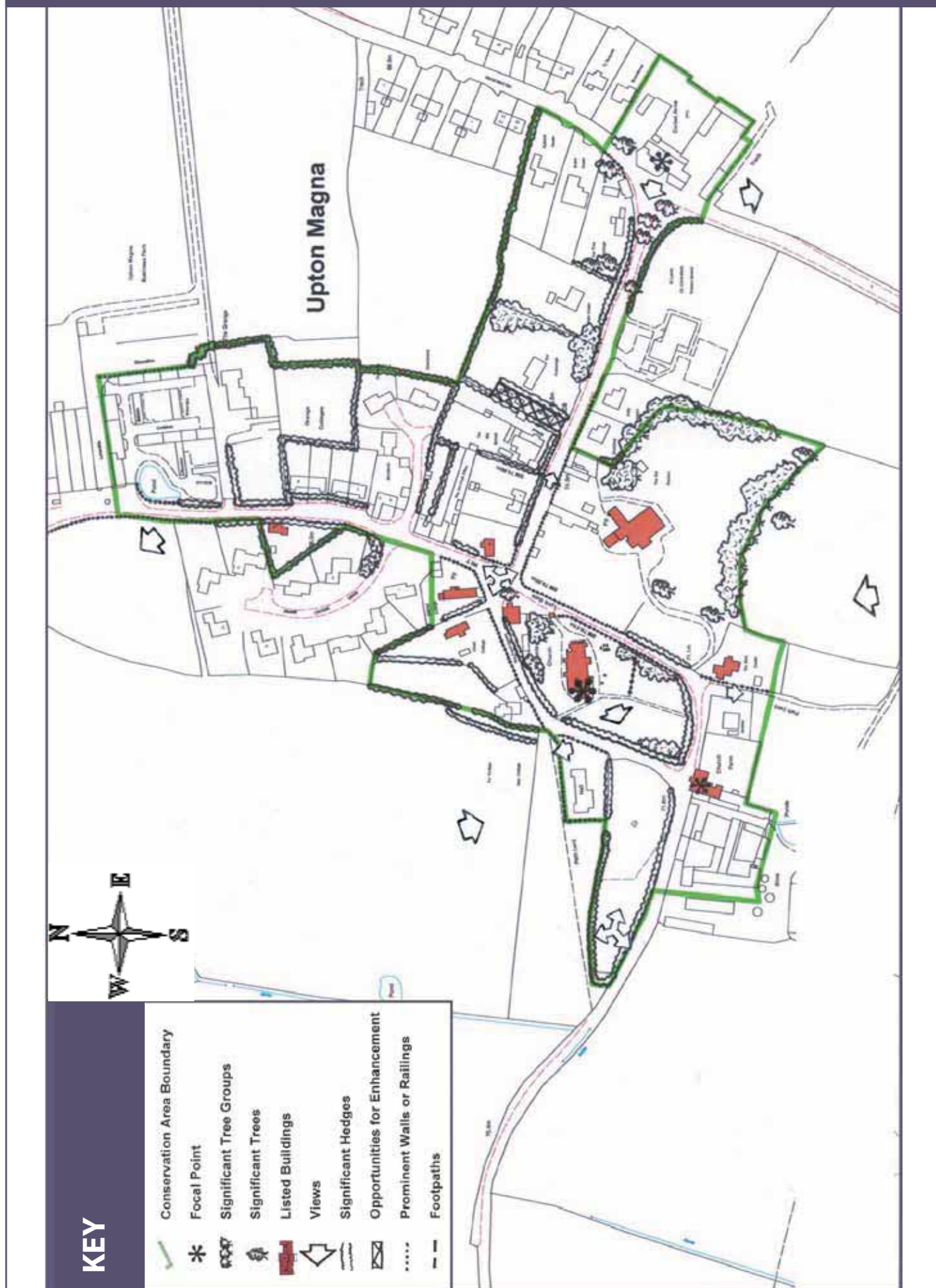
Until the 19th Century, Upton Magna would have been regarded as a poor parish, with few wealthy families, and this is reflected in the buildings, the largest of which are the farmhouses located on the edge of the village – the Grange, Church Farm and later The Old Rectory. The modest nature of the village is readily apparent in the architecture of its buildings. Of the pre-19th Century buildings, no individual building has any real architectural pretension; even the Church has a very organic feel due to its variety of building phases and materials. The majority of the other cottages are timber framed, and some are thatched. 19th Century buildings are mostly of brick with slate roofs and tend to be more ostentatious than their earlier vernacular neighbours. Some of the more recent 20th Century developments do not sit so easily with their neighbours as the building materials have not been sympathetically chosen.

ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL

The main archaeological interest in Upton Magna is the area of the churchyard and the site of the Church itself. Prior to the Norman conquest, the site may have been used by Saxon settlers for religious purposes, although no evidence for this has emerged thus far. Further interpretation of what is known could be applied to this site.



MAP 1: PRINCIPAL FEATURES OF INTEREST IN UPTON MAGNA



Several of the older houses in Upton Magna, such as Cruck Cottage, Walnut Cottage, The Porch House and The Corner House are also of archaeological interest and warrant further investigation to establish their original extent and function.

Furthermore, little obvious traces of the sites of the iron forges at Upton Magna remains, but intensive fieldwork there and around other possible valley sites could be advantageous.

ARCHTECTURAL AND HISTORIC QUALITIES OF THE VILLAGE

This appraisal identifies those buildings, views, and key features that are considered essential to the special character or appearance of the Upton Magna Conservation Area. In addition to listed buildings, it also includes unlisted buildings of particular individual or group value. This is not to undermine the value of other buildings or structures that reflect the historic development of the village.

The special interest of the Upton Magna Conservation Area is derived from the intrinsic quality of its historic buildings. Many of these are situated in key landmark positions with the streetscape, and have an integral relationship with a series of spaces of varied and distinctive character.

Contribution Made By Listed Buildings

There are 14 statutorily listed buildings and structures in the village, all of which date mainly from the 16th and 17th Centuries. They include the Church of St Lucia, listed grade II*, with the remainder listed grade II (see page 20 for full list).

Church of St Lucia

Situated on elevated ground on the southern periphery of the settlement is the Parish Church of St Lucia. Founded at least as early as the 12th Century, there is still architectural evidence in the form of four round-headed windows that the chancel and probably the nave date back to the Norman period. Windows were also inserted in the 13th and 14th Centuries. The western tower



was rebuilt in 1475 and is an excellent example of late Perpendicular architecture. Its present form and appearance reflect the substantial restoration undertaken by the architect G E Street in 1856. At this time the east end of the chancel was rebuilt, a vestry and aisle were added on the north side, the south porch was rebuilt and buttresses were added in various parts.

Constructed in dressed red and grey sandstone with additions in rock faced grey sandstone, the Church makes a particularly important contribution to the character of the village due both to its intrinsic architectural interest and its prominent location within the settlement. It is set back from the road, which surrounds it at a lower level, and has a detached but powerful quality.



The churchyard itself also contains structures of interest. A group of six chest tombs and a pair of pedestal tombs are all listed and date from the late 18th or early 19th Centuries.

The Old Rectory

To the east of the Church is the Old Rectory, now a private residence. Built in the second half of the 19th Century for Reverend Corbet by G E Street, who was responsible for the Church repairs and restoration at this time, it is a substantial and prestigious brick building within the village context. The building features patterned brick work, sham timber framing, angle buttresses and half-hipped roofs. These features are typical of Street's personal version of the architectural fashion of his time. Although the building is set back from the main road and is screened by mature trees and brick and stone walls in a fine landscape setting, it is nevertheless of intrinsic architectural and historic value to the character and grain of the settlement.



Associated with the Old Rectory are a number of stone, brick and timber outbuildings, recently converted to holiday lets, which sit at right angles to the road. These small scale buildings, the high adjacent walls and mature overhanging trees are visually prominent in the streetscene and create real interest in this part of the Conservation Area.

Other Listed Buildings

The buildings that loosely encircle the churchyard area are drawn together by trees and vegetation and create a strongly defined space, which nevertheless has an informal character. One such building is the Gatehouse, pictured on page 2, which has been replanned from two cottages, and has two fine original clustered chimney stacks and a Victorian copy set astride the roof. Later alterations have been tastefully carried out.

Another important listed building in the historic core of Upton Magna, from a visual point of view, is Church Farm House (below). This property occupies a prominent site on the outside of a bend of the road leading to Uffington. It is a late 16th Century timber framed building with painted brick and plaster infill. It features a five bay front, with closely spaced diagonal bracing to the second storey. The framing is now only visible on the front elevation as the property was partially rebuilt and extended in red brick in the early 19th Century.



In the village there are six timber framed cottages or houses of the 16th and 17th Centuries, and all are of interest. Primarily grouped around the Church, most have retained their vernacular form and materials including exposed timber frame and thatch. Characteristic of other timber framed structures in the County, however, the original wattle and daub panels between the timber elements on some of the cottages has been replaced by mellow red brickwork, and is often painted white with black timbers. There are a number of buildings that exemplify this predominant style. The Porch House (below) is a mid 17th Century two storey timber framed building with painted brick nogging and a plain tile roof. It has a baffle entry plan of two framed bays, with a central brick ridge stack. Of particular interest is the 19th Century rustic gabled porch.





No. 8 Upton Magna (above) is another example of a late 17th Century cottage with a 20th Century addition. It also has square panelled timber framing with red brick nogging. The roof would originally have been thatched but was changed to the current tile some years ago. As is common with buildings of this period in the village, it lies close to the road with the majority of its garden and parking to the side and the rear of the property.

The informal siting of these buildings adds significantly to the visual interest and richness of the streetscene. They comprise a significant group of buildings with similar vernacular style yet with very distinct forms, building lines, orientation and plot sizes. This enables the buildings to be appreciated both individually as well as in relation to each other as part of a significant group.



Walnut Cottage (above) is another listed building of note. It is a 17th Century building with 20th Century alterations. Also timber framed with rendered brick and block nogging, it has a long thatched roof, and the hipped end projects into the street, creating a sharp bend in the road. The building acts as a focal point for visitors entering the village centre from the west and adds incident and anticipation to views of this group of timber framed cottages and houses.

Some of the older buildings have been altered over time to accommodate changes in their use or to reflect changing architectural fashions. An example of this is Church Farmhouse, where the timber frame is exposed on two sides, with later brick walling reflecting the contemporary rejection of exposed timber framing in preference for brick and tile.

Contribution Made By Key Unlisted Buildings

There are a number of unlisted buildings in the village that contribute positively to the special character of the Conservation Area. These buildings, dating mainly from the 19th and 20th Centuries have been built along the two main axes which run through Upton Magna. They reflect the expansion of the village and generally reinforce the historic settlement pattern.



The Grange and connected farm buildings (above) are a small group of buildings to the north east of the Conservation Area, where the road north exits the village. The Grange is a large 2 storey brick built farmhouse with sash windows. The former Grange farm buildings have been sympathetically converted to a number of mixed uses but most notably as dwellings, workshops, a village store, post office and teashop. Together they create a cohesive vernacular grouping. The red brick boundary wall is of architectural interest as it creates a visual link between this group of buildings. The long wall also creates anticipation of the group, particularly when approached from the south.

There are other distinctive, contrasting buildings that contribute to the rich variety that characterises the Conservation Area. In particular, the road

between the Parish Church and the Corbet Arms Public House is punctuated by some particularly prominent buildings. Of particular note is the Old School.



Opened on October 6th, 1858 the new schoolhouse (above) was designed by Mr S Pountney Smith of Shrewsbury. Built from brick and stone, a large piece of ground was given by D R Corbet to accomodate the school, school masters house, and a large laundry. There were two entrances - one for girls, the other for boys, into a spacious school room, forty feet long, well lit by gothic windows at each end. Over the boys' porch there is a bell turret which adds to the appearance of the whole building.



Similar in scale, the Corbet Arms Public House (above) and the Old Post Office (above right) are large 3 storey, old tile roofed buildings adjoining the main village core. Their position, forward of the line of more modern developments elsewhere in the village, also makes them prominent in the streetscene.



The village smithy stands opposite the school playing fields, under a spreading chestnut tree. This modest timber clad building is a rare survivor and a significant link to the light industrial activity in the area. Other significant buildings within the Conservation Area include Yew Tree Cottage, Near and Far Cottage and Nos 1 and 2 Upton Magna.

Prevailing Materials and Local Details



In villages throughout Shropshire the predominant method of construction, and the main architectural features, have been determined by locally available materials. In Upton Magna, the prevalent traditional building materials are timber frame with a painted brick or rendered wattle and daub infill and red brickwork in English or Flemish bond. Roofing materials include tile, thatch and slate. There is some use of decorative bargeboards and heavy timber eaves cornices. Timber or leaded casement windows are prevalent. Many of the historic buildings have large chimneystacks.

Given the domestic scale and simple vernacular architecture of the buildings in the Conservation Area, historic joinery, such as sash or casement windows, doors and door hoods, are often the features that define the appearance of properties. Although some buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited. Early brickwork, as a material of status, is used distinctively to infill the timber framing of houses and for buildings of intended grandeur such as The Old Rectory. Many of the older properties in the village are cruck-framed, with the use of bricks between a timber frame.

Decorated roof ridges with the use of patterned tiles is another unusual feature which can mostly be seen on the older houses with steeply pitched roofs found towards the centre of the village.



General Features and Other Characteristics

The Lychgate, twenty metres to the north east of the Church, is another addition by G E Street and is a distinctive feature of the Conservation Area. Constructed in 1856, and listed grade II, its grey sandstone ashlar walls complement the Church and churchyard and creates anticipation of the Church, which partially hidden by trees, is gradually revealed.



Several older walls survive within the Conservation Area and contribute to the historic grain of the settlement. Examples include the extensive brick boundary wall to The Old Vicarage and the low stone wall enclosing the churchyard. Many of the houses within the village have stone or red brick walls running along their boundaries and are topped with a varying amount of vegetation. The most common boundary treatments in the village, however, are hedges and timber picket fencing.

The large mature hedges add character to properties within the village, as well as providing privacy to the residents. In any future development of the village, the use of similar boundaries will be essential for continuity.



CHARACTER OF SETTING AND TOPOGRAPHY

Fine views are given to the south toward the Wrekin with Haughmond Hill immediately north of the settlement forming a fine wooded backdrop to the village. The village is situated on sloping ground within the Shropshire Plain presenting a great expanse of agricultural land watered by the River Severn. The soil is varied, from gravel to stiff clay, subsoil, and clay. The countryside is typified by open arable use of large regular fields.



Contribution Made by Spaces to the Setting

The open spaces within the Conservation Area are key determinants of the character of the village of Upton Magna. Both the Church and the Old Rectory retain their original context within large and formal open spaces to the south and south-east respectively. The garden of the Old Rectory contributes to the open space and augments the wealth of trees around the Church. The open areas of the Church allows extensive vistas throughout the surrounding countryside.

Woodland occupies only a small percentage of this area, existing in small copses and belts of trees, predominantly covering Haughmond Hill. The hedgerows are low with few hedgerow trees and neighbouring villages are scattered and infrequent.

Upton Magna is distinguished from the surrounding landscape, which has a larger coverage of woodlands and hedgerows than the latter. The immediate setting to the Conservation Area enables views both inward and outward, from vantage points at Haughmond Hill to the north and Berwick Bridge to the south. The contribution of the open land, which surrounds the settlement, cannot be underestimated. The fields, pastureland and wooded clumps which surround Upton Magna are key in views into, through and out of the Conservation Area. These spaces provide context and setting to the vernacular buildings.



The space newly formed by and including the pond to the north of the village is one of two public spaces where contribution to the special character of the Conservation Area is very important, the other being the Corbet Arms crossroads. The pond is enclosed by a group of significant historic buildings and represents an important public meeting place in the village, unhindered by passing traffic.



The small area of green and open space at the main crossroads is enclosed by a group of significant historic buildings. This space enables the historic development of the village to be fully appreciated and provides glimpses along the four roads which permeate from its centre.

The village hall and grounds, to the east of the Church, represent an important open space as well as providing an important setting to the Church. The field also continues to be used for events within the community.



Contribution Made by Trees

Individual and groups of mature trees are an essential component of the character of the Conservation Area, and this is evident in both intimate views



along the roads, and from longer vistas over the settlement. The typical tree cover is broadleaved with Lime, Horse Chestnut and Sycamore the predominant species. A few conifers are present, including some Yew trees, most notably in the churchyard. Two large Yew trees are on the boundary

of Yew Tree Cottage and are predominant in both directions along the main road. Important tree groups can be found at the Old Rectory which includes Oak, Ash, Beech, Maple, Horse Chestnut and Sycamores. Smaller ornamental broadleaf and conifer trees are also present in gardens. They include Leylandii and Lawson Cypress.

The roadside trees, especially outside the entrance to the village smithy and the Corbet Arms, often provide almost a natural arch of foliage over the road. This is a very positive feature especially in summer and autumn. The verges by the single-track roads leading out of this attractive village are generally hedge-lined, but with few smaller hedgerow trees in evidence. The contribution to the character of the Conservation Area by individual hedgerows should not be underestimated and

their significance is implicit in the Appraisal. Only the Old Rectory has a formal gateway and flanking walls whilst the neat gardens and hedges in front of many of the properties are positive features.



NEUTRAL AREAS AND OPPORTUNITIES FOR ENHANCEMENT

In common with many local villages, the telephone poles and the wires they support are quite intrusive. This is especially the case in Upton Magna where they run across areas of open land. Ideally these should be run underground, though it is recognised that in such a small village, the cost may be prohibitive. The position of the Borough Council in respect to overhead wires is noted below in Appendix 1 - Policies.

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

APPENDIX 1: GENERAL INFORMATION

POLICIES RELATING TO UPTON MAGNA 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 Upton Magna.

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 Upton Magna.
- 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 Upton Magna. 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 boundary walls, the absence of pavements or road markings, picket fences and entranceways, decorative railings, fenestration, pumps, cast iron finger post direction signs and other features of interest. The close juxtaposition of buildings to highways, small access courtyards and entrance roads are also prevalent and help to provide an informal,

small-scale layout amongst the buildings.

- Seek the retention of and endeavour to safeguard important hedgerows, trees and open spaces within the Conservation Area.
- Promote the maintenance of the existing fine stock of trees and shrubs by the making of Tree Preservation Orders where appropriate and encourage the planting of new specimens where losses occur.
- As and where possible and in co-operation with the statutory bodies concerned, endeavour to secure the removal of unsightly overhead wires and supporting structures.

The local planning authority when considering any proposal within the area will actively encourage:

- The correct use of brick, stone or timber picket fencing for boundaries.
- The use of pitched roofs in extensions to existing pitched roof buildings.
- 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 Upton Magna 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 Upton Magna Conservation Area is little changed since its initial designation in 1984. 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 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 Upton Magna'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.

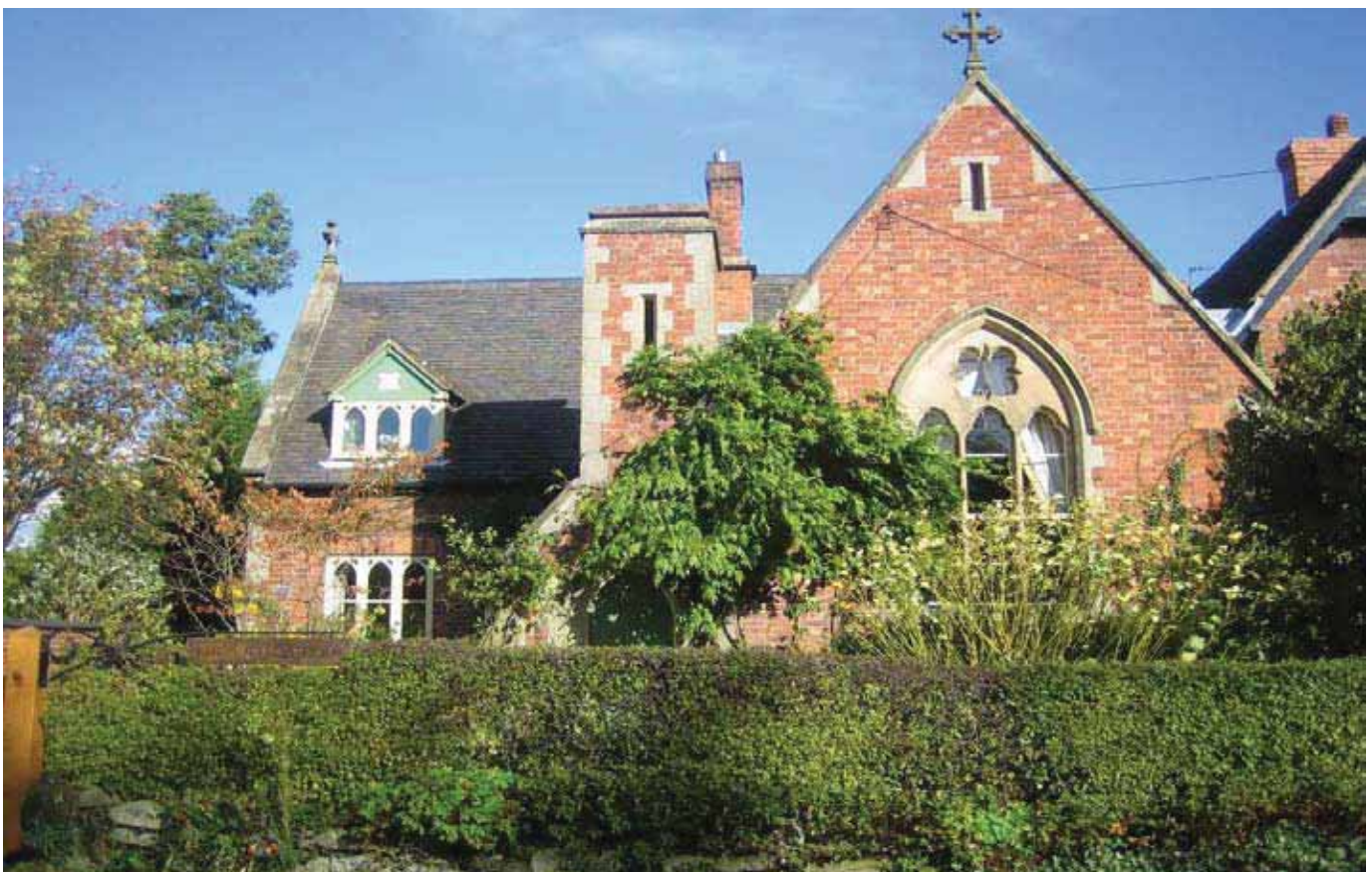
For further information contact the Historic Environment Team:

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Acknowledgements

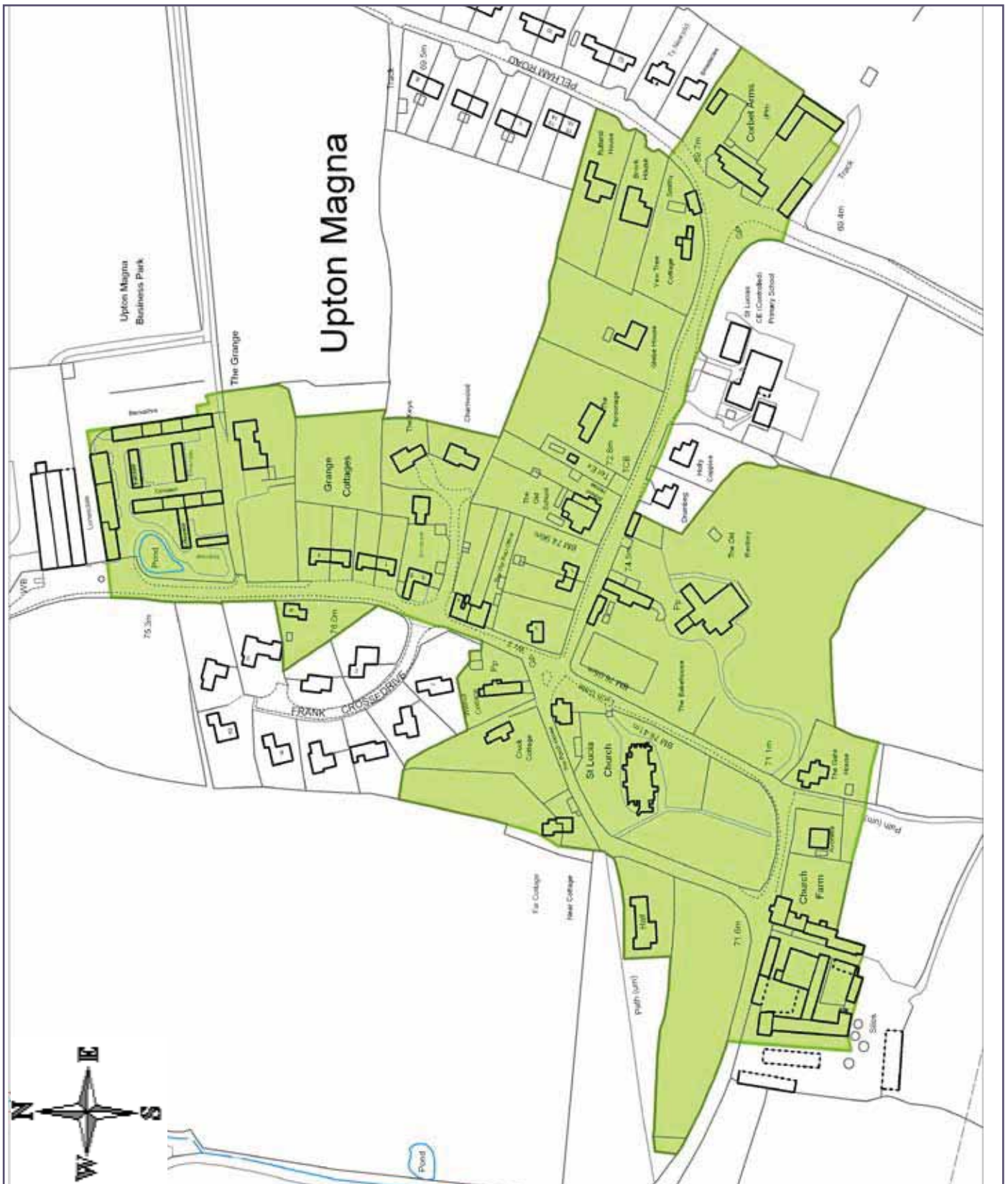
Much of the historical information contained in this document has been taken from The Shropshire Libraries series entitled 'The Parish Documents of Upton Magna', and the Victoria County History for Shropshire, Volume VIII.



APPENDIX 2: LISTED BUILDINGS IN UPTON MAGNA

Church Farmhouse	II
No 3 (The Corner House)	II
Cruck Cottage (formerly listed as No 12)	II
The Gatehouse	II
No 8 Upton Magna	II
The Old Rectory	II
Pump immediately to the north of the Old Rectory	II
The Porch House	II
Church of St Lucia (formerly listed as Church of St Lucy)	II*
Lychgate approx 20m to north east of Church of St Lucia	II
Allen memorial approx. 10m to south of nave of Church of St Lucia	II
Nevett memorial approx. 7m to south of nave of Church of St Lucia	II
Group of 6 chest tombs approx. 15m to south of chancel of St Lucia	II
Walnut Cottage	II

APPENDIX 3: MAP OF UPTON MAGNA CONSERVATION AREA



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Design Team
Conservation Area Appraisal

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