

CONSERVATION AREA APPRAISAL



ALL STRETTON

DESIGNATED 3rd MARCH 2005



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

ALL STRETTON CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990
ALL STRETTON CONSERVATION AREA

1.0 THE EXTENT OF ALL STRETTON CONSERVATION AREA.

- 1.1 The All Stretton Conservation Area consists of the older part of the village of All Stretton and its immediate environs as illustrated in the All Stretton Conservation Area Plan.

2.0 THE DESIGNATION OF ALL STRETTON CONSERVATION AREA

- 2.1 All Stretton Conservation Area was designated as a conservation area by South Shropshire District Council on the 3rd March 2005 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and conservation Areas) Act, 1990.

3.0 THE HISTORY OF ALL STRETTON

- 3.1 The village of All Stretton is located in the parish of Church Stretton about 1 ½ miles north of the market town of Church Stretton. The village main street was the turnpike between Ludlow and Shrewsbury in the 18th and 19th Centuries - the old milestones still exist at both northern and southern ends of the village.
- 3.2 The important drover's route down Batch Valley from the Long Mynd has influenced the development of the village throughout its history.
- 3.3 The prefix 'All' is explained by a reference in 1262, rendering it as "Alured", which hints at the existence of a mediaeval local landowner in all likelihood named Alfred.
- 3.4 The census returns for 1841 show All Stretton as a busy, self-sufficient village. Many of the householders were agricultural labourers, their duties unspecified, and there were also mole-catchers, sawyers, a gardener, a drover and a colt trainer. There were two shopkeepers, two shoemakers, three tailors, two blacksmiths, two wheelwrights, a cooper and a rope-maker. There were many carpenters and joiners and one bricklayer. The more unusual occupations included two hawkers, a dealer in skins and a collier. Two maltsters lived and worked in the village and there were two inns and two alehouses.
- 3.5 The next major development was the coming of the Shrewsbury and Hereford railway that opened in 1852 and the village had a station halt until 1958. The nearest station now is in Church Stretton some 1 1/2 miles away

4.0 THE CHARACTERISTICS OF THE ALL STRETTON CONSERVATION AREA

Introduction

- 4.1 All Stretton is situated in a designated Area of Outstanding Natural Beauty. The village lies in a picturesque valley and few places can have such a setting between the Longmynd on the west with "Castle Hill" overshadowing the village to the north and to the east Caer Caradoc with its distinctive rock formation and

Iron Age hill camp. Sources of local employment are The Yew Tree Inn, Stretton Hall and the Village Shop; there are no industrial premises but a number of home-based businesses including web site mail ordering, graphic design, a specialist travel company and several Bed and Breakfast establishments. Local services are generally catered for in Church Stretton.

- 4.2 A character appraisal of the village has been carried out and the main findings are set out under the following headings

Setting
Archaeological Significance
Architectural and Historic Quality
Street Scene/Grouping of Buildings
Key Buildings
Materials
Details
Natural Features/Views/Trees

Setting

- 4.3 The setting is deeply rural and the surrounding land, both valley bottom and hillside, is devoted to grazing, especially sheep but also some cattle and a few horses. Although there is no working farm in the main part of the conservation area there are farms on the periphery, and the surrounding fields are rented out for grazing.

Archaeological Significance

- 4.4 There are no scheduled Ancient Monuments within All Stretton. The earliest remaining evidence of human occupation is the earthworks on Castle Hill, which was a small defended settlement of Iron Age date; a Bronze Age dagger was found on the site in 1936.

- 4.5 The following are classed as monuments in the All Stretton Conservation Area: -

- The Manor House (Grade II Listing)
(17th Century to early 20th Century (pre WW1) - 1600 AD to 1913 AD
A farmhouse of c1600, then a maltings and then a lodging house, it was restored as a house in the 1920s – see 4.15 Key Buildings)
- Seven Stars Inn, Main Road, Halfway House (Grade II Listing)
(Late 19th Century - 1870 AD
This public house of c1870 is a now extremely rare example of a rural beer-house, which retains its single public room intact. It is a 2-storey painted brick building with a Welsh slate roof. The single public room is entered directly from the front entrance and has a red tiled floor and a pair of high-back settles, the backs of which define a corridor running to a plank door leading to private accommodation. The settles are secured to the ceiling by iron bars and there is a fixed bench seat under the window. The fire surround is of c.1925)
- Yew Tree Inn Public House, Shrewsbury Road (Grade II Listing)
(16th Century to 17th Century - 1500 AD to 1699 AD
A public house of the 17th Century with early 18th Century alterations and later additions, it is of painted timber frame construction with painted

rendered infill panels, roughcast render and plain-tile roofs with integral brick ridge chimneys – see 4.14 Key Buildings)

- Cloverley, Farm Lane (Grade II Listing)
(18th Century to early 20th Century (pre WW1) - 1750 AD to 1913 AD
A 2-storey house, formerly 2 houses, of the late 18th Century. Constructed in brick, stone rubble and painted render, it has plain-tile roofs, a central brick ridge stack to the lower left-hand house and an integral gable-end stack to the right-hand house. The front of the left-hand house has two 2-light casements with brick segmental arched openings at the ground floor and a central door; the first-floor has two 2-light casements. The right-hand house has two first-floor 2-light casements; the ground floor has a 20th Century glazed door to the left and a 2-light casement to the right, both are under brick segmental arched openings. At the rear is rubble stone to the higher house, and brick to the lower with a single casement at the first-floor level. The interior reputedly has unhewn timber roof trusses. It was at one time the home of Hesba Stretton (pseudonym of Sarah Smith 1832-1911) who wrote 'Jessica's First Prayer' and 'Children of Colverley')
- Old Hall Farmhouse, Star Lane (Grade II Listing)
(17th Century to early 20th Century (pre WW1) - 1600 AD to 1913 AD
A farmhouse of c1600 with later alterations)
- 1603, All Stretton (Grade II Listing)
(17th Century to early 20th Century (pre WW1) - 1603 AD to 1913 AD – House
Mid 19th Century to early 20th Century (pre WW1) - 1850 AD? to 1913 AD – Congregational Chapel
A single storey and attic house, which was used as a Congregational Church in the late 19th Century, it is dated 1603 and has painted square-panelled timber framing 3 panels high with painted infill panels. The plain-tile roof has 20th Century roof lights and an integral 20th Century brick ridge and eaves chimneys. The south front has three 20th Century 2-light casements and a single casement, a straight tension brace to the left, a painted raised fleurs-de-lys motif and the date '1603' in infill panels to the right. The west gable end has two tension braces at the ground floor and a central 20th Century projecting oriel window, a straight tie beam, and two 20th Century 2-light casements set in vertical struts of the gable truss with collar and twin raking struts over. The north side has a tension brace to the right, a boarded front door, and a painted 17th Century projecting face-fixed mullion window with a moulded sill to the left. The east gable end has a single 2-light casement set in the vertical struts with collar and twin raking struts over and a straight tie beam. The ground level is covered by a later lean-to end extension)

Architectural and Historic Quality

- 4.6 All Stretton has grown slowly over the centuries and this is reflected in the variety of buildings. This slow growth has continued and even the newer houses are in varied styles and the village has not been overrun with inappropriate and unsympathetic additions. In general the new buildings merge well into the landscape and most if not all have created gardens /landscape features that reinforce the attractiveness and character of the conservation area.

- 4.7 There are several old buildings in the village dating from the 16th Century onwards. Many of the smaller and generally older dwellings have been extended to suit growing families who wished to stay in the settlement.
- 4.8 The variety and style of housing is considerable with homes built according to need and materials available. There are timber-framed houses, stone and brick ones, old and new, large and small. Steeply pitched dormer windows are to be found on many of the properties in the village, such as No's 1-3, The Row.
- 4.9 Rock features in many of the older properties, particularly for boundary walls, this mostly coming from the Buxton Quarry in The Batch, a Geological SSSI. A few of the older cottages are also constructed from this rock. 'Rock Cottage' on the Shrewsbury Road is of local stone construction and built onto one of the many rocky outcrops to be found on the western side of the valley.
- 4.10 The Village Hall was opened in 1953 and there was little new development until the late 1960's when The Grove House, an asylum caring for the sick and elderly, was demolished and eight houses built within its grounds. Since then there has only been gradual in-fill, a few houses but mostly bungalows with a mix of styles and only one new house built (on the southern margin of the village) within the last ten years.

Street Scene/Grouping of Buildings

- 4.11 The character of the conservation area is very much influenced by the street scene i.e. the way the buildings are grouped loosely together and the sequence of views that this creates. This is very much the case when entering the village from the north and the curve in the road at the Post office/shop adds to this sense of place and sequence of views. While the traditional architecture of the buildings in this part of the village are very important it is the space between the buildings and the backcloth of trees and scenery which give All Stretton its distinctive quality and atmosphere. It is quite apparent that even the newer buildings in the village have been absorbed into the landscape. Rather than appearing as strident new buildings they have nestled into the landscape and appear to have successfully merged in with the village scene.

Key Buildings

- 4.12 There are a number of individual / key buildings which stand out and which contribute a lot to the character of the village. While some of these are listed in their own right as being of architectural or historic importance there are others, which because of their design, use of local materials and position in the village are no less important.
- 4.13 **St. Michael's Church** is an attractive building of 1902, built on the side of the hill above the B4370. "The Church in All Stretton" is now a Local Ecumenical Partnership (LEP) church after the congregation of St. Michael invited the congregation of The United Reformed Chapel on the Row to use their building when the chapel was in need of extensive restoration in 1984. The co-operation between the two churches subsequently grew and in 1994 a formal coming together as an LEP was initiated. The United Reformed Chapel has been converted and is now called 'Chapel End'. The building itself with its black and white timber frame is very much part of All Stretton and adds to the character of the village.



- 4.14 **The Yew Tree Inn** is an example of a box-framed house that was possibly originally built as an alehouse. Apart from its obvious importance socially it is an important building in the street scene and is one of the hubs in this community. Built in the 17th Century with early 18th Century alterations and later additions, it is a painted timber frame 2-storey construction with painted rendered infill panels and roughcast render. The plain-tile roofs have integral brick ridge chimneys. The L-shape on plan is formed from the long and short parallel ranges each with a lean-to and flat-roofed extensions. The north front of the short range is a 2-storey, 2-window range of 3/3 sashes at the first floor and 6/6 sashes at ground level. There is a central projecting entrance porch. The north wall of the long range to the right has square framing with 20th Century casements and single-storey flat-roofed extensions. The east side with its twin gables has first-floor casements and projecting canted oriel windows at ground level, all with diagonal leaded lights. A later lean-to and flat-roofed extensions cover most of the south side of the long range. The west gable has a square panelled timber frame with tension and arch braces, and a gable truss of straight tie beam, twin collars with vertical struts between and twin raking struts above.

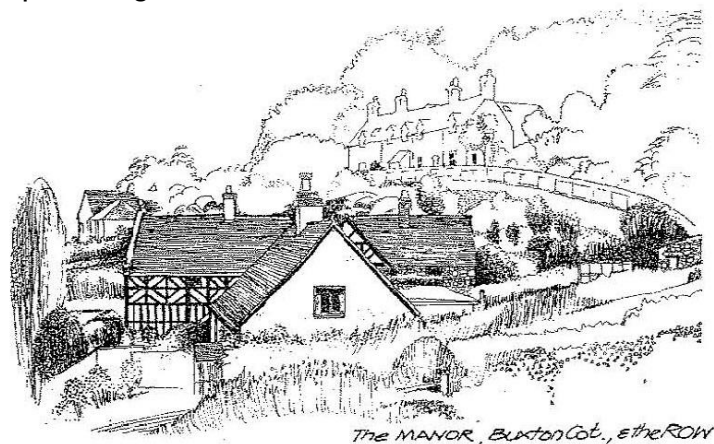


The Yew Tree Inn

- 4.15 Originally a farmhouse built in c1600, the **Manor House** was a maltings and then a lodging house before it was restored as a house in the 1920s, and it was then that it became known as the Manor House. It is of painted timber frame

construction with painted infill panels, painted render with one bay of painted imitation timber frame and unpainted rubble stone. The plain-tile roofs have a parapeted east gable and 2 brick ridge stacks with 20th Century profiled shafts. The 2-storey building is roughly L-shaped on plan with a 3-bay main range and a 3-bay cross wing with later extension wings. The north side has the gable-end of the cross wing in its centre, the main range is to the left, and a rubble stone extension wing is situated to the right. The heavily restored square framing with diagonal ornamental bracing forms a lozenge pattern at the first floor with close studding with a middle rail at ground-floor level. This pattern is repeated on the left return side of the projecting gable. The gable-end has a jettied first floor with a bressumer supported with curved brackets. The gable truss consists of cambered tie beam, collar with vertical struts with diagonal patterned bracing below and twin raking struts over. The restored casement windows with leaded lights are of the 20th Century. The rendered brick east gable has a parapet surmounted by 3 ornamental ball finials. There are 20th Century lattice casement windows and additions to the rear.

Interior: The north gable room has a reset carved overmantel dated 1623 and reset carved panelling.



- 4.16 **Old Hall Farmhouse** dates from c1600 and has later alterations. It is of painted timber frame construction with painted brick infill panels and some painted imitation timber frame, the rear is cement rendered. The plain-tile roofs have overhanging verges, a central stone ridge stack with triple square brick shafts, and a rendered brick integral eaves stack. The 2-storey building is T-shaped on plan with a 3-bay main range and a 2-bay cross wing. The northeast front has the main range to the left and a cross wing to the right. The main range has 3 framed bays of square framing 2 panels high over a first-floor girding beam, and rectangular panelling below 2 panels high. A straight tension brace is situated to the left. The first floor has three 2-light casements, the central 19th Century door is under a lean-to tiled porch and to the right is a 3-light casement. The left-hand return gable is cement rendered with a single casement. The cross wing gable-end truss consists of cambered tie beam and collar with 6 vertical struts below and twin swept raking struts above, and a jettied chamfered bressumer is set on simple ogee-curved brackets with close studded framing on each floor which incorporates at each corner post on each floor a straight tension and arch brace forming a diagonal pattern. A 2-light wood casement is at the first floor and a original face-fixed mullion window at the ground floor. Diagonal tension and arch bracing with close studded framing is repeated on the short left-hand return side and the 2-bay long right-hand return side. The rear side of the main range and the end gable of the cross wing is covered with cement render and has 20th Century mostly metal casements.



Materials

- 4.17 The traditional building materials used in All Stretton include stone, red brick and timber framing.
- 4.18 Stretton shale has been used extensively in buildings and boundary walls – much of it no doubt from the now-disused quarry in the Batch. The ‘washing steps’ in the centre of the village show another example of the use of the local stone. It is highly desirable that these uses of stone be protected for the future.
- 4.19 An example of the use of the local soft red brick can be seen in ‘The Steps’, a former malt house that also has some interesting architectural details (see section on details below).

Details

- 4.20 Details such as the steps to the Malthouse –see photo below –and the high stonewalls in the centre of the village (also see paragraph above) provide elements which are distinctive and very attractive. Other distinctive details include the old wooden bus shelter and the pub sign.



The Malthouse

Natural Features/Views /Trees

- 4.21 The village is surrounded by a landscape of considerable natural beauty. The

open moorland and rough grassland of the Long Mynd (a very extensive moorland plateau which rises to 516m) provides a natural habitat for a wide variety of species of plant and wildlife. This vast track of land, owned by the National Trust, is one of the largest sites of Special Scientific Interest in the country and it extends to the margins of the village. The Caradoc range of hills dominates views to the east from the village. Also of note is Caer Caradoc 459m with its mixture of ancient woodland, upland grasslands and rock outcrops. Despite the fact that much of the upland is of poor quality (Grade 4 & 5 land) it is in agricultural use, for the most part grazing sheep. The views into and out of the village are particularly important and need to be conserved - see photo below.



- 4.22 Trees form an important part of the village and add to the street scene. There are a number of fine individual specimens –see photo below –and the natural elements of shrubs and trees are very much part of All Stretton’s street scene and character which make the village so attractive.
- 4.23 The settlement is largely on Stretton shale and this rock often outcrops and has only a thin soil covering in gardens on the hill slope. Alluvial soil and boulder clay washed down from the Mynd, by contrast, provides fertile ground. The Batch valley is one of the longest of the former glacial meltwater channels that penetrate the Mynd.
- 4.24 Two brooks pass through the village. One comes down the Batch, passes under the B5477 to meet up by the children’s playground, the other meandering across the valley having come from north of Church Stretton. Combining they become Cound Brook and ultimately flow into the Severn

5.0 THE LEGAL FRAMEWORK

- 5.1 Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as “...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. This is a strictly applied definition and should not be confused with Areas of Outstanding Natural Beauty or other designated areas.
- 5.2 Conservation areas are designated by Local Planning Authorities, usually after public consultation, although this is not a legal requirement.

The Effect of Conservation Area Status

The consequences of designation as a conservation area are as follows:

- 5.3 The Local Planning Authority is under a duty “from time to time” to publish and consult on proposals to preserve and enhance conservation areas.
- 5.4 In dealing with planning applications in conservation areas, the Local Planning Authority is required to “pay special attention” to the desirability of preserving or enhancing the character or appearance of the area. This means that there is a higher standard of design required in conservation areas than elsewhere.
- 5.5 Outline planning applications will not normally be entertained.
- 5.6 Planning applications in conservation areas must be advertised as prescribed by Regulations.
- 5.7 It is an **offence** to demolish a building or structure in a conservation area without the consent of the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.8 English Heritage has the power to make grants or loans for preservation or enhancement, although none are currently available.
- 5.9 It is an **offence** to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks notice to the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.10 Permitted development and the right to display advertisements are more limited than elsewhere.
- 5.11 Telecommunications operators have more onerous obligations placed on them.

6.0 PLANNING POLICY STATEMENT 5

PPS5 is the current policy guidance on protection and enhancement of the historic environment.

Development proposals in conservation areas will need to take into account the requirements of PPS5 and in particular the extracts below.

6.1 Planning Policy Statement 5 Planning for the Historic Environment

HE10.1 Special regard should be given to such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials)

HE10.2 Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development, which makes a positive contribution to an areas character or appearance, or by development which leaves character and appearance unharmed.

- 6.2 In determining applications for proposals to which this policy guidance applies, the Council will have regard to:

Any conservation area statement or village design statement;

The quality of the design and the appropriateness of the proposed use;

The appropriateness of materials and building techniques

Reasons

- a) To ensure new development in a conservation area preserves or enhances its character and appearance and conserves its distinctive qualities;
- b) To ensure that the character or appearance of a conservation area is not adversely affected by the demolition of buildings;
- c) To conform to Policy QE5 of the West Midlands Regional Spatial Strategy;
- d) To conform to PPS5

7.0 Guidance on the policy criteria

7.1 **Special regard given to the scale, design and materials** means that new developments must blend in with the character of the area, not that individuals building styles must be copied.

- 7.2 The requirement for **demolition of buildings in conservation areas** to be part of the scheme of redevelopment is to avoid unsightly gaps occurring in street frontages.

- 7.3 There is specific **Supplementary Planning Guidance**:

- Conservation Area statements for most conservation areas
- A variety of Town and Village Design Statements

- 7.4 **Quality and appropriateness of design, materials and use** is required for all proposals in conservation areas. In considering applications for new development in Conservation Areas, the Council will generally have regard to the following criteria:

- The siting of the development must conform to the general pattern of development in the area and not dominate existing buildings or occupy part of their curtilages.
- The scale of the proposal must be in conformity with the scale of existing buildings within that part of the Conservation Area.
- The use should be one, which is appropriate to the area and will give rise to development of an appropriate scale.
- The proportions of the building and its fenestration must be in keeping with the characteristics of existing buildings in the area.
- The alignment of the proposal along its highway frontage must conform to the pattern of development in the area.
- The proposal must maintain the characteristics of the roofline of the street as regards height, shape and pitch of roof and is not be of a height, which would intrude onto the skyline from any viewpoint.
- The proposal should conform to the existing pattern of door and window openings and their detailing prevailing within the area.
- The proposal should be constructed in materials traditionally used in the Conservation Area matching exactly the colour and texture of that material.

- The proposal should retain, restore or add traditional boundary walls in stone or brick in accordance with the tradition in the Conservation Area.
- The proposal should retain existing trees and provide for the planting of new specimen trees where possible.
- The proposal should retain, and take account of traditional burgage plot layouts or other historic plot and layout forms and ancillary buildings and boundary treatments.

8.0 OTHER CRITERIA

- 8.1 As far as possible the Council aims to conserve **traditional shopfronts** by preventing their removal and discouraging unsuitable alterations. Proposals for **new shopfronts and fascias** within conservation areas will be permitted provided: -
- they complement both the architectural character and detail of the building onto which they are to be fitted.
 - they do not result in the removal of any existing separate access to upper storeys or preclude the restoration of such an access if already removed.
- 8.2 Where appropriate the Council, in consultation with the Highway Authority, will seek to introduce schemes to **rationalise traffic and pedestrian signs and other street furniture** in conservation areas in the interests of the amenity. It is recognised that obstructive traffic signs and other street furniture can create 'clutter' and form a visual intrusion that detracts from the appearance and character of the District's conservation areas. The intention of this guidance is to minimise such impacts.
- 8.3 Through the control of new development and Enhancement Schemes carried out in conjunction with the Highway Authority, the Council will ensure that **traditional paved areas** are conserved and maintained. Considerable investment has been made on many listed and non listed buildings in the conservation areas throughout the County. The purpose of this advice is to ensure that similar attention is paid to the space between the buildings in particular the traditional paved areas.

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