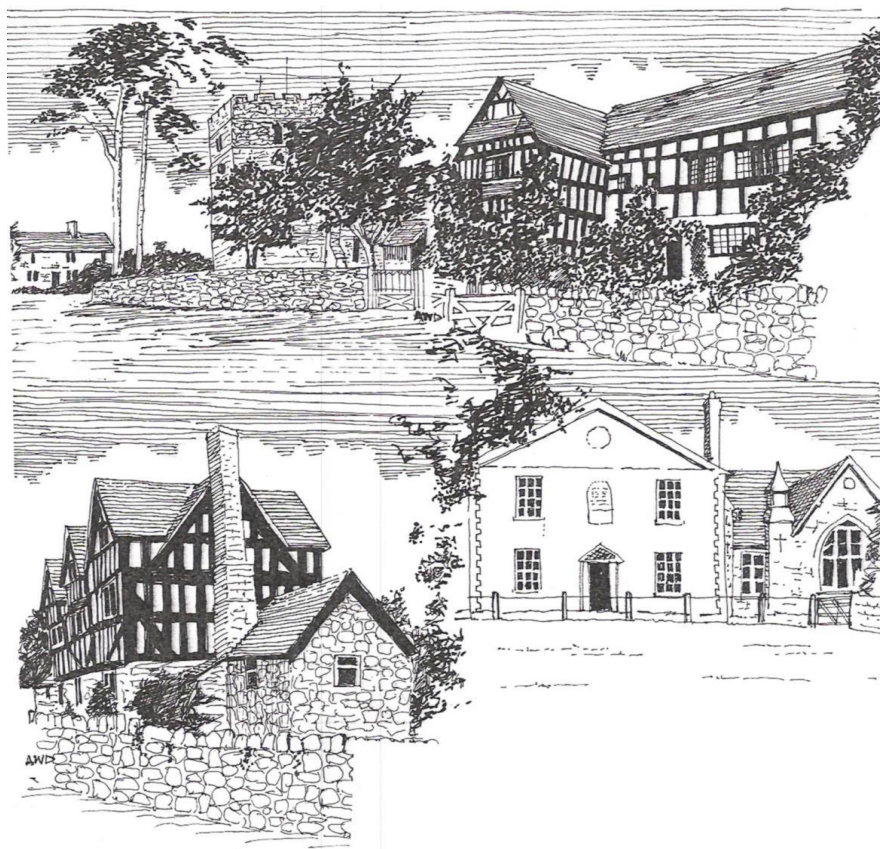


CONSERVATION AREA APPRAISAL



RUSHBURY

DESIGNATED MARCH 1986



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

RUSHBURY CONSERVATION AREA

STATEMENT

CONTENTS

1. EXTENT OF CONSERVATION AREA
2. DESIGNATION OF CONSERVATION AREA
3. HISTORY
4. CHARACTERISTICS
5. THE LEGAL FRAMEWORK
6. PLANNING POLICY GUIDANCE 15
7. GUIDANCE ON POLICY CRITERIA
8. OTHER CRITERIA

APPENDIX

1. PLAN OF THE CONSERVATION AREA

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

1.0 THE EXTENT OF RUSHBURY CONSERVATION AREA.

- 1.1 The Rushbury Conservation Area includes the whole of the village of Rushbury from the packhorse bridge to Manor Farm and their environs as illustrated in the Rushbury Conservation Area Plan.

2.0 THE DESIGNATION OF RUSHBURY CONSERVATION AREA

- 2.1 Rushbury Conservation Area was designated as a Conservation Area by South Shropshire District Council in March 1986 in accordance with Section 277 (1) of the Town and Country Planning Act, 1971.
- 2.2 From 24th August 1990 the statutory provisions for the designation, preservation and enhancement of Conservation Areas are contained in Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990. From the same date the statutory provisions for the control of development in Conservation Areas is contained in that Act and in the Town and Country Planning Act 1990.

3.0 THE HISTORY OF THE RUSHBURY CONSERVATION AREA

- 3.1 Alwine (Aelwin), a free man, held the manor of Rushbury in 1066. In 1086 Roger of Montgomery the Earl of Shrewsbury, held Rushbury in chief and Roger de Lacy held it of him. Earl Roger's son Robert of Bellême forfeited the lordship in 1102, and the Lacys' estate became a tenancy in chief that descended to their coheirs the Verduns, overlords until at least 1335, and the Mortimers. By 1348, however, Roger de Mortimer (restored as Earl of March 1354) held the whole of Rushbury and the overlordship remained with the Earldom of March at least until 1425, when the last Mortimer earl died leaving Richard, Duke of York as his heir. In 1455 the manor was said to be held of the heir of Edward Russell and in 1465 and 1467 of Edmund Russell, possibly under a trust created by an earlier duke of York.
- 3.2 In 1485 the manor was forfeited to the Crown on the attainder of Francis, Viscount Lovel and in 1488 Henry VII granted it in tail male¹ to his uncle and councillor John, Viscount Welles (d.s.p. 1499), however by 1497 it seems to have belonged to Henry, Duke of York, who as Henry VIII in 1514 granted Rushbury in tail male to Thomas Howard, the newly created Duke of Norfolk (d. 1524). In 1533 Norfolk's son and heir Thomas exchanged Rushbury and other manors for estates in Surrey and Sussex with Sir John Dudley, later Lord Lisle and Earl of Warwick. In 1549 Warwick exchanged Rushbury with Nicholas Heath, Bishop of Worcester, in right of his see, and the freehold and inheritance of the manorial rights then descended with those of Holdgate until 1861.

¹ 'Fee tail'. Estates in fee tail were deliberately limited to descend only to specified people. They were 'entailed'. The most usual fee tail was 'tail male'. This limited the descent to the legitimate male heirs 'of the body' of the owner, i.e. sons and grandsons of the owner's marriage.

- 3.3 In 1548 Warwick had leased Rushbury and other properties to Bishop Heath's brother William for 200 years. Heath assigned his lease in 1552 to Henry Cressett (d. 1563), who left his interest to his nephew Richard Cressett (d. 1601) of Upton Cressett. Richard in turn left the property to Edward, grandson of Thomas Cressett of the Coates (in Holdgate), and thereafter, until 1861, the lease descended with Cound manor. In 1861 the lessee, the Revd. Henry Thursby-Pelham, bought the freehold from the Ecclesiastical Commissioners and subsequently sold the manor, probably to the Staffordshire ironmaster W. H. Sparrow (d. 1867), whose son Arthur, of Church Preen, owned it in 1868. On Arthur's death in 1898 the manor passed to his youngest son A. B. H. Sparrow (from 1899 Hanbury-Sparrow) who died in 1936 leaving it to his son Lt.-Col. A. A. H. Hanbury-Sparrow (fl. 1952). By 1949 C. E. Edwards owned the major portion of the Sparrows' former Rushbury estate, which he was then, and in 1951, offering for sale.
- 3.4 The road southeast from Rushbury village over Wenlock Edge was known in 1580 as Rowman Lane. There is no reason to think it Roman, nor need the road past Stanway or the packhorse bridge over Eaton brook on the way from Rushbury to Eaton be so considered, however evidence of Roman occupation has been found near the church.
- 3.5 Rushbury had the most arable land of the four Domesday manors wholly or mainly in the medieval parish. In 1086 it had two plough teams in demesne worked by 4 servi², while 1 villanus³, 2 bordars⁴, and 3 radmen⁵ worked five more.
- 3.6 Also in 1086 a mill was recorded at Rushbury. There were two water mills, perhaps under one roof, in 1717 but only one in 1737 and 1741; it stood south of the village but had gone by 1841.
- 3.7 In 1283 the lord of Rushbury was granted a Thursday market and a three-day fair on the eve, feast, and morrow of St. Margaret the Virgin (19-21 July), however here is no evidence that either market or fair was ever held.
- 3.8 Expansion of farming throughout the parish in the 12th Century is probably indicated by the existence of old assarts⁶ at Rushbury in the mid 13th Century.
- 3.9 There was a schoolmaster in Rushbury in 1756. In 1820 Dr. Benjamin Wainwright, son of Richard Wainwright of Upper Stanway, left capital to build a parochial school and teacher's house and endowed a master, a sewing mistress, and a Sunday school master. The master was to teach nine poor children from Rushbury parish and three from Eaton-under-Heywood parish, and the Sunday school master was to teach children from Rushbury and adjoining parishes. In 1821 there was a teacher's house and schoolroom on a piece of rented glebe; a sewing mistress was paid £5 a year, a

² Serfs or Slaves

³ Field hand / a feudal tenant

⁴ A person ranking below villeins and above serfs in the social hierarchy of a manor, holding just enough land to feed a family (about 5 acres) and required to provide labour on the demesne on specified days of the week.

⁵ Tenants who, anciently at least, owed riding services for their lands, acting as messengers and officials around a lord's estates.

⁶ A piece of land cleared of trees and bushes, and fitted for cultivation; a clearing.

Sunday school teacher £5, and the master had £20 for teaching day and Sunday schools; he also took private pupils. In 1869-70 the school had 76 pupils, 12 of whom were taught free. In 1873 the school was enlarged to accommodate 113, later reduced to 92. The building was again improved in 1889 and 1911 but had no separate infant room before 1930.

Even for a rural school attendance was exceptionally irregular until the 1920s, averaging 55 in 1885, 75 in 1905, and 93 in 1913, overcrowding caused children under five to be excluded in 1913. In 1915 almost all pupils over 12 had left for work.



- 3.10 Dr. Wainwright, besides his bequest for a school, also left money in 1820 to build and endow almshouses for two widows on the same plot as the school. In the 19th Century the widows each received £2 and coals. The two roomed almshouses were last occupied c. 1875. Under a Scheme of 1893 the rector rented them as a parish reading room for 5s a year.
- 3.11 Rushbury village, in 1840 a small settlement away from major roads, did not grow in the next Century and a half. Rushbury station, south of the village, was opened in 1867 when in the same year the Wenlock Railway Co.'s line from Buildwas to Craven Arms started. The station closed in 1951.

4.0 THE CHARACTERISTICS OF THE RUSHBURY CONSERVATION AREA

- 4.1 The village of Rushbury is small, consisting of some 8 dwellings together with various outbuildings. One of its main attributes is its compact layout. The small winding road that passes through the centre of the village reflects the underlying topography as it ascends and descends the small hill on which Rushbury is located.
- 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
Key Buildings
Materials
Natural Features

Setting

- 4.3 Rushbury lies to the north of Wenlock Edge in Ape Dale between the scarp edge and Hope Bowdler Hill. The village itself is located on a small hill with Eaton Brook and Heath Brook flowing past on its north and south sides. The setting of the village is an integral part of its character and the surrounding topography contributes a great deal to Rushbury's quality as a Conservation Area. Indeed, the undulating nature of the topography, the steep scarp slope to the south and the Caer Caradoc Hills to the northwest, have produced many fine views and landscapes.

Archaeological Significance

- 4.4 The following are classed as monuments in the Rushbury Conservation Area: -

- Church of St Peter (Grade II* Listing)
(Late Saxon to Medieval - 800 AD to 1499 AD)
- Memorial 2m South of chancel of Church of St. Peter (Grade II Listing)
(Early 19th Century - 1800 AD to 1832 AD)
Flat fluted edged lid, plain panels, horizontally fluted corner piers and plain plinth recessed below panels. Commemorates Sarah, wife of George Webster, also commemorates George Webster. Included for group value)
- Memorial 2m West of tower of Church of St. Peter (Grade II Listing)
(Early 19th Century - 1800 AD to 1832 AD)
Ashlar, lid with moulded edges, raised inscribed side panels with inset corners, fluted corner piers and chamfered plinth recessed below panels. Originally painted white with black lettering. Commemorates Richard Cleeton d.1824, and Richard Cleeton d.1882)
- A sundial of 19th to 20th Century date.
(Early 19th Century to Early 20th Century (pre WW1) - 1800 AD to 1913 AD)
The shaft of a churchyard cross at St Peter's Church. The so-called cross is in fact a sundial. Twenty shillings is recorded as having been paid for a sundial in 1824)
- K6 Telephone Kiosk south of churchyard of Church of St Peter
(Grade II Listing)
(20th century (inter-war) to 21st century - 1935 AD to 2050 AD)
Telephone kiosk, type K6, designed in 1935 by Sir Giles Gilbert Scott. Made in cast-iron, it is square in shape with a domed roof and unperforated crowns to the top panels and margin glazing to windows and door)
- Church of England Primary School (formerly listed as Rushbury School)
(Grade II Listing)
(Early 19th Century to Early 20th Century (pre WW1) - 1821 AD to 1913 AD)
- Mill Close
(Medieval - 1066 AD to 1499 AD)

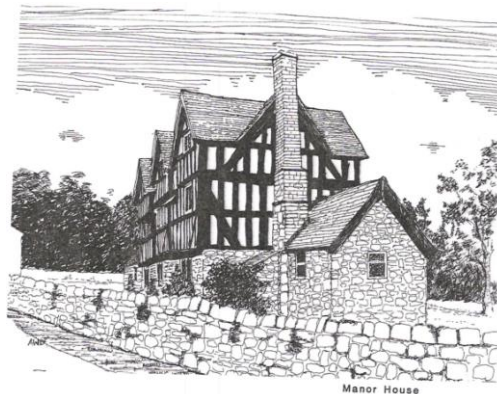
A mill is recorded at Rushbury in the Domesday Survey. The field name Mill Close recorded in 1841-6 at Rushbury may mark the site of the medieval mill)

- No 3, Rushbury (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD
Forms a group with Nos 1&2 and is included for group value)
- Rushbury Manor Nos 1 and 2 (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
- Church Farmhouse (Grade II Listing)
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD
Farmhouse, now a house)
- Motte in Bury Field (Rushbury Castle) (Scheduled Monument)
(A well-preserved example of a Norman motte (earthwork castle), which is of particular interest because of its proximity to St Peter's Church, a Saxon foundation.
Medieval - 1066 AD to 1499 AD
The monument includes the earthwork and buried remains of a motte castle, situated to the north east of St Peter's Church. The castle mound occupies sloping ground, falling away in all directions except to the southwest. The mound is oval in plan, approximately 44m by 58m at its base and about 38m by 48m across its top. The eastern part is steep-sided and stands up to 4m high. In order to create a flat top the southwestern portion of the mound has only been slightly raised, about 0.5m, above the level of the surrounding ground. A ditch, averaging 5m wide, surrounds the mound. It is most evident on the western and northern sides where it is bounded by a counters carped bank, about 8m wide. Much of the rest of the ditch has been filled in, but will survive as a buried feature. The southeastern portion of this ditch has been substantially modified by modern landscaping, and as a consequence is not included in the scheduling. The counters carped bank has been truncated by the creation of a pond to the northeast and farm buildings to the southwest. There are a number of features which are excluded from the scheduling: these are the concrete base of the former hen house built on top of the motte, the water trough, all fences, gates and a stile although the ground beneath all these features is included)
- Manor Farmhouse (Grade II Listing)
(Early 19th Century to Early 20th Century (pre WW1) - 1800 AD to 1913 AD)
- Stables immediately southwest of Manor Farmhouse (Grade II Listing)
(18th Century - 1700 AD to 1799 AD
Combined granary, stables and cartshed, now stables and cartshed.
Forms a group with Manor House and included for group value)
- Packhorse bridge south of St Peter's Church (Grade II Listing)
(Post Medieval - 1500 AD to 1913 AD
Small 17th Century packhorse bridge, now a footbridge over Eaton Brook. Of rubble stone and ashlar construction, it has a single segmental arch of

dressed stone voussoirs replaced in the centre of the arch by rubble stone set on edge. There is no parapet. It is approximately 1.5m across and has a span of approximately 4m. A field bridge only: no road or gravelled pathway)

Architectural and Historic Quality

- 4.5 Probably the most noticeable feature of the village is the picturesque black and white timber frame buildings. The two main buildings, Church Farmhouse and Rushbury Manor, are fine examples of 16th and 17th Century architecture and contribute a great deal to the character of the area.



Street Scene

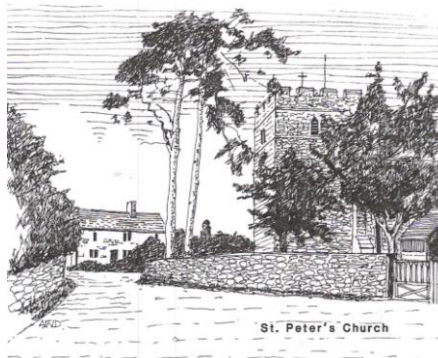
- 4.6 The disposition of the buildings to the road and the spaces between the buildings are the key to the attractiveness and charm of Rushbury's character. As the road twists and turns the buildings and their changing effects can be appreciated from different viewpoints.

Key Buildings

- 4.7 The church occupying a central position in the village is readily identified with Rushbury and can be regarded as the anchor building in the settlement. The Rectory and the two large timber frame farmhouses, because of their location and architecture, are buildings of major townscape importance, whilst the smaller domestic cottages together with the school are of value as a group.
- 4.8 **The Church of St. Peter**, so known by circa 1740, is of rubble with freestone dressings and comprises an undivided chancel and nave, south porch, south vestry, and west tower. The oldest fabric, herringbone work, which is possibly Saxon, occurs in the lowest courses of the western ends of the north and south nave walls. Inserted through that fabric in the north wall is a tall narrow doorway of probably the 12th Century with a plain tympanum. About 1200 a new chancel, as long as the nave, was added and a tower of almost the same width, a south doorway was also inserted. The chancel is defined by an external chamfer and a sill-level stringcourse, which appears both internally and externally. A central south door that was later blocked and was lit by a triple lancet east window entered it. There were probably once four lancets to both the north and south. There is evidence of alterations between the 13th Century and the 19th. In the chancel the stringcourse is broken internally twice on both the north and south walls; the western break may have been for a chancel screen, the eastern for a wooden screen or partition defining a small sacristy or processional path, alternatively they may mark the ends of facing pews. A 'Lady chancel' mentioned in 1676 may have been a part of the nave once occupied by a guild altar. In 1789 a two-light window, probably late medieval and replacing a lancet, lit the west

end of the south side of the chancel. The tower was crenellated, perhaps in the 15th Century; pinnacles at the four corners were eroded by 1789. Also 15th-Century was the south porch, which was much restored later. The nave and chancel roofs are late medieval but were embellished in 17th Century style during the 19th Century.

In 1793 the church contained some 'modern' windows and the archdeacon considered all 'unsuitable in form and some whimsical'. Two of the windows, east and west of the south door, were tall, round-headed, and of two lights. Seats in 1793 comprised 29 'irregular' pews in the nave, and two in the chancel. Under the belfry a table on a raised platform and surrounded by benches served as a sort of gallery.



The church was restored in 1855-6, with the cost being met by subscriptions, a rate, and a grant from the Hereford Diocesan Church Building Society. William Hill of Smethcott executed the rector's plans and he was also responsible for carving and installing all the new woodwork. The main work comprised building a south vestry that was accessible through the unblocked priest's door and a new south porch, replacing all windows later than circa 1200 with ones in 13th Century style. The north doorway was reopened, the top stage of the tower was rebuilt and seven large buttresses added, also the ground around the church was lowered. Internally the roof was restored, new benches were installed that incorporated 17th and 18th Century panelling, some carved with pew owners' names or initials, and new altar rails, pulpit, reading desk, oak chancel arch, and reredos introduced. The church was retiled with Minton tiles in the chancel and new stained glass by Horwood Bros. of Mells (Somerset) was put in the east window. In 1890 glass by John Hardman & Co. was put in two windows.

There were only minor changes later on. A screen was introduced into the tower arch in 1912, and in 1932 the chancel was refloored in marble and the pulpit, altar rails, and choir stalls were slightly altered.

The tub font is Norman, its elaborate cover 19th Century. The 17th Century chest was bought in 1950. Painted heraldic shields attached to the chancel roof were made in 1985, being copies of ones there in 1840 but lost by 1955.

- 4.9 **The Church of England Primary School** is dated 1821 and has a late 19th Century extension. It is a two storey building of stone rubble with brick dressings and raised quoins now roughcast to the front, and brick to the later single storey extension. It has graduated slate roofs that are hipped to the north wing and the later extension has a partly patterned tiled roof. There are integral brick eaves chimneys to the sides. The southwest front has 8/8 sashes that flank a central doorway on the ground storey with a gabled rustic porch and, on the upper storey, flank a round-headed recess containing an inscribed panel and dated 1821. The gable has a blind oculus. The left return side is covered by a small hipped extension with opposing front and back single multi-paned casements. A

plain boarded door is on the side. The right side is covered by a tall late 19th Century brick single storey extension with opposing single tall pointed windows in the front and back gables and with a bell-turret to the front. There are 3 2-light casements at the upper storey at the rear, with multi-pane casements flanking 2 central doors (one now brick-blocked) at ground-floor level and a circular window in the gable end.

- 4.10 **No 3** is a 17th Century single storey plus attic house of painted timber frame construction with painted rendered infill panels on a brick plinth and with a plain-tile roof. The integral gable end stacks have 20th Century brick shafts. The street front with restored square framing 3 panels high has two 20th Century 2-light casements formerly multi-paned but now plain glazed and two gabled dormers with 20th Century 2-light casements. A plain-boarded door is under the tiled gabled canopy to the left. The painted rubble gable end, which is partly covered by a tiled lean-to extension, is to the left with a square-framed gable end to the right. A 20th Century extension covers the rear. It forms a group with Nos 1 and 2.
- 4.11 **Rushbury Manor Nos 1 and 2** built in the 16th Century was initially a single house, then 2 houses, but was restored as one house in about 1966. It is a two storey plus attic painted timber frame building with painted rendered infill panels, stone rubble ground floor to front and a rear plinth, the 20th Century wood casements have lattice leaded glazing throughout. The roofs have plain tiles with plain bargeboards. There are projecting stone rubble end stacks with brick shafts, the one to the left is large with ashlar quoins and a cornice to the stack and base to the shafts. The street front has 3 symmetrical gables. There is close-studded framing with a middle rail and steeply angled tension braces, raised attic gables with a close-studded tier below the gable truss of a straight tie beam, vertical struts, collar and twin vertical struts. Each storey has casements in each main bay and a plain boarded front door to left. The raised gables at the rear mirror the front but with 2 end gables only, square framing 2 panels high with the third tier below the gable trusses is similar to the front with close studding at the ground floor with a middle rail and tension braces. The sides are partly covered by the projecting stacks and single-storey gabled extensions, the north side is close-studded with 2 tension braces at the first-storey level and with principals at the attic gable, the south side is square-framed with a casement.
- 4.12 **Church Farmhouse**, this 17th Century farmhouse, which is now a house, has a painted timber frame with painted rendered and painted brick infill panels and stone rubble with ashlar dressings. The roofs are plain tile. The projecting tiled stepped stone stack has ashlar dressings and a later brick shaft, 2 integral gable end stacks also have brick shafts. The building is T-shaped on the plan of the main range and cross wing, with a lower range to the east parallel to the main range. It is of 2 storeys and single storey and attic construction. The street front (west) with the main range to the right has square framing 3 panels high at the first storey with leaded casements over the stone rubble ground floor with a plain-boarded door. The rebuilt gable end to the right return is of painted stone rubble, square-framed to the rear. The cross wing gable end to the left has square framing with casements at each storey covered by projecting tiled weatherings with hipped returns to the side. The cross wing front (north) has square framing 4 panels high with a brick underbuilt plinth and casements at each storey. The 19th Century boarded central front entrance door is covered by a bracketed hood with an added tiled lean-to canopy and projecting stone stack to the right. To the left is a gable end of parallel range with square framing 3 panels high with straight

arched braces, a gable truss of cambered tie beam, vertical struts, collar and twin vertical struts and a casement at each storey. There is square framing with arched braces to the return sides.



- 4.13 **Manor Farmhouse** was built in the early 19th Century and is of red brick construction with gauged brick slightly cambered lintels. It has a plain-tile roof and partly projecting brick gable end stacks. The street front is a 3-storey, 3-window range of 8/8 sashes with 4/4 sashes at the top storey and a tiled gabled brick porch at the centre with a 20th Century panelled door. The right side has the main range to the left with a central projecting stack and a 6/6 sash at the ground floor; the right return side has a 6/6 first-floor sash with a 3/3 sash over and a hipped tiled brick porch covering the back door. The rear wing to the right has an 8/8 sash with a 4/4 sash over and a wood casement at the ground floor with a brick segmental arch.

Materials

- 4.14 The use of traditional building materials such as stone and redbrick are evident in Rushbury and can be seen for example in the stonewalls around the church and the brickwork in the cottage opposite. The Old Rectory also illustrates the use of traditional stone together with St. Peter's Church and the early 19th Century school building.

Natural Features

- 4.15 There are several groups of trees that enhance the village, particularly in the Rectory garden and in the churchyard, though there appear to be no trees of individual merit that could be pinpointed.

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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Sources:

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