

CONSERVATION AREA APPRAISAL



LUDLOW (GALDEFORD)

DESIGNATED 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

LUDLOW (GALDEFORD) 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

LUDLOW (GALDEFORD) CONSERVATION AREA

1.0 THE EXTENT OF LUDLOW (GALDEFORD) CONSERVATION AREA.

- 1.1 The Ludlow (Galdeford) Conservation Area consists of part of the market town of Ludlow and its immediate environs as illustrated in the Galdeford Conservation Area Plan.

2.0 THE DESIGNATION OF LUDLOW (GALDEFORD) CONSERVATION AREA

- 2.1 Ludlow (Galdeford) Conservation Area was designated as a conservation area by South Shropshire Council on the 10th February 1994 in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990. It adjoins the Ludlow Conservation Area which was originally designated in May 1970 and revised in March and July 1991.



3.0 THE HISTORY OF GALDEFORD

- 3.1 The street probably takes its name from the ford across a small stream at its lower end, the prefix 'galde' probably meaning pigs. The street follows the line of a suggested very ancient trackway and it later became the main road out of Ludlow to Worcester and London.
- 3.2 The street was burgaged at an early date, with properties running approximately north and south. One of the burgages on the northern sides has the southeastern side of Upper Galdeford as its boundary. Rentals and title deeds from the second half of the 13th Century show that ownership of some properties went back at least two generations from that time. The position of the parish boundary on early maps of Ludlow suggests that on the north the burgage series extended only just over half way down Lower Galdeford but on the south it reached as far as Weeping Cross Lane. Most of the northern burgages were two perches (i.e. 33') wide but the southern series was more irregular, especially towards the west, where the property pattern was distorted when the town wall and ditch were superimposed upon an earlier burgage pattern during the 13th Century.
- 3.3 In 1256 the burgages on the eastern part of the southern side of Lower Galdeford were made available by the manorial lord to the Austin Friars, who built a friary there. To accommodate the friars, the ancient right of way along what had once been the parish boundary between Stanton Lacy and Ludford was diverted in 1284, forming the present Friar's Walk with its 135 degree angled bend. The site

of the friary is now divided between a public car park, owned by South Shropshire District Council and land owned by West Mercia Police Authority.

- 3.4 The burgages west of Friar's Walk on both the south and north sides of Lower Galdeford had the same kind of tenurial history as those elsewhere in the historic town. On the eastern side the end burgages amalgamated to form larger plots that were used for agricultural purposes including two barns and other farm buildings on the site of what is now the Bishop Mascall Centre. This last property and a number of others – three on the north side, five on the southern side – became the property of the Palmers Guild and thus passed to Ludlow Borough Corporation in 1552, who retained the freeholds until they were all sold in the 1840's. The property at the western end of the south side was the town ditch but was later leased to tenants as a demesne Corporation property.
- 3.5 The tenurial history of many of these properties, especially those belonging to the Palmers Guild and the Corporation, can be traced back to the Middle Ages. By 1619 the ownership of every property is known, as are the names and occupations of most of the tenants. Lower Galdeford was then a street of modest social standing, occupied largely by craftsmen and their families, especially cloth and leather workers, with a number of smallholders. The damage suffered by the suburb in the Civil War was well documented when many houses were burnt, including the large house on the site of the Austin Friary, which had been built by the powerful Townshend family in the mid 16th Century.
- 3.6 The recovery of the area in the years after 1660 was slow, in accord with Ludlow's declined economic fortunes, but most of the plots had houses or farm buildings on them by about 1700. There was more building in the 18th Century, with increasing development in the 19th Century. By this time the area was characterised by its small houses and cottages, with back developments along a number of the narrow plots. There was also scope for entrepreneurial housing developments, as in the late 19th Century at Warrington Gardens. In the lower part of the street, one or two larger houses were built, as at Springfield Lodge, and for a short period the former friary site was used as the town's smithfield. Another major development was that of the town's National School in 1855 on the former Corporation site adjoining Friars Walk.
- 3.7 During the 20th Century, especially after 1945, the area has been mutilated in a number of ways, but in some parts of the street the survival rate of old buildings and original property boundaries has been high. On the north side four burgages were amalgamated in the 1960's to provide housing at what are now No's 28-42, while further down the road another Council development, Springfield Close, replaced Springfield House and its gardens. On the south side, Packer Close was developed behind what was once No's 109-113, while No's 85-91 were demolished to provide entry to the premises of E Walters (Ludlow) Limited. When E Walters moved its headquarters from Ludlow to Leominster in 1997, the area was given over to housing and a new estate, Friars Garden, was built in 1998/99.

4.0 THE CHARACTERISTICS OF THE GALDEFORD CONSERVATION AREA

Introduction

- 4.1 Galdeford is located to the east of Ludlow's Town Centre. It is mainly in residential use but also includes a number of small scale retail and commercial uses. The Bishop Mascall Centre is also within the Conservation Area and is

used for a range of community activities. To the south is located the Friars Garden estate on what was once the premises of one of Ludlow's major employers, E Walters (Ludlow) Limited, the clothing manufacturer. To the north lie the premises of British Telecom.

- 4.2 A character appraisal of the Conservation Area 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
Negative Factors



Setting

- 4.3 The Galdeford area is an historic suburb of Ludlow. Lower Galdeford is an almost straight street running between the eastern end of Tower Street (the former site of Galdeford Gate) and the northern end of Weeping Cross Lane.

Archaeological Significance

- 4.4 While there are no scheduled ancient monuments located within the Conservation Area, there is evidence of early settlement that is archaeologically important. It forms one of the eleven archaeological identity areas that have been highlighted in a study undertaken by Shropshire County Council in 1985.
- 4.5 The town walls run to the north and south of the junction of Tower Street with Lower and Upper Galdeford at which point stood Galdeford Gate that housed the town gaol. Although the burgages of Lower and Upper Galdeford were laid out by 1254, they could in fact predate the town walls and therefore would not have been planned as an extra-mural suburb.
- 4.6 The importance of the area relates to the presence of early and late features of the mediaeval town.
- 4.7 The following are classed as monuments in the Galdeford Conservation Area: -

- Smithfield Inn, Lower Galdeford (Grade II Listing)

(A house, which is now an inn, of the early 19th Century of painted brick construction with a Welsh slate roof – see 4.14 Key Buildings)

- No's 65 and 66, Lower Galdeford (Grade II Listing)
(Two 18th Century cottages of painted brick construction with a plain tile roof – see 4.15 Key Buildings)
- Tenement plots south of Lower Galdeford
(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD
Documentary Evidence, Conjectural Evidence
M.R.G. Conzen identified the area as part of a late 12th Century plan unit, a suburban development. Tenement plot component defined by Lower Galdeford, Friars Walk, and town defences (SA1177) and identified boundary with Augustinian Friary (a modern property boundary). There was considerable destruction of houses in Galdeford during the Civil War)
- Timber yard, south side Lower Galdeford
(Post Medieval - 1500 AD to 1913 AD
A timber yard of post-medieval date
Timber yard shown on OS map 1886)
- A pound of post-medieval date
(Post Medieval - 1500 AD to 1913 AD
Documentary Evidence
The common pound of the town is described in a lease of 1764 as being situated on the south side of Upper Galdeford)
- Possible Pre-urban Settlement at Galdeford
(Late Saxon to Medieval - 800 AD to 1499 AD
A possible area of late Saxon or early medieval settlement, predating the town of Ludlow
There may have been a pre-urban settlement at Galdeford in an area that later became a medieval suburb)
- No's 3 and 4 Friars Walk (Grade II Listing)
(Two 3-storey houses of the late 18th/early 19th Century of brick construction with a plain tile roof, brick end stacks and a central ridge stack. 4-window range of 4/8 sashes in broad cases under segmental arches with 4/8 sashes over. The entrance to No 4 has a 6-panel door under a moulded flat hood on plain consoles and is flanked by 8/8 sashes; No 3 has two 8/8 sashes. There are two 2-light casements with single glazing bars at the rear. The left returned side has a restored small 1/1 sliding sash, and the right returned side has a 20th Century casement to the 3rd floor. The entrance to the left has a 20th Century half-glazed door, in parallel case with an overlight with glazing bars under a moulded flat hood on plain pilasters)

Architectural and Historic Quality

- 4.8 The Conservation Area includes many of the buildings in Lower Galdeford, which drops obliquely down a slope from a height of 106 metres above ordnance datum at Tower Street to 89 metres at the lower end.

- 4.9 On the east side of Galdeford the back development of Pynfold Gardens and the long terrace of houses in the form of Warrington Gardens at right angles to Lower Galdeford adds interest and is a noteworthy feature in the townscape.
- 4.10 The Conservation Area includes Friars Walk, which enables access for pedestrians from Lower Galdeford to Old Street. This footpath creates much interest and gives a view of buildings that would otherwise be concealed. The walls on both sides of Friars Walk are included within the Conservation Area. Its historic significance is mentioned in paragraph 3.3.
- 4.11 The Conservation Area includes No's 65 and 66, two well preserved 18th Century cottages that were listed in 1989, as well as a number of other 18th and early 19th Century cottages, some of which are of considerable architectural interest. A major complex is that of the Bishop Mascall Centre, the core of which are the National School buildings of 1855 and later. This is a rare survival of a working class area in an historic market town that includes very substantial and rare survivals of 17th, 18th and 19th Century artisan buildings.

Street Scene

- 4.12 Much of the character of Galdeford stems from the way in which the historic buildings are grouped tightly next to one another. This forms a continuous street frontage on both sides of the street, which is of considerable architectural interest. The buildings are mostly 2 storey in height but also include a number of 3 storey buildings. The resulting variation in height of the buildings and the slope up to Tower Street creates an attractive street scene.
- 4.13 The slope up to Tower Street and the dominance of St. Lawrence's church tower that rises above the buildings is especially important. A sequence of views is created as the town centre is approached.



Key Buildings

- 4.14 The **Smithfield Inn, Lower Galdeford** was built in the early 19th Century and was originally a house before becoming an inn. L-shaped on plan, it is a 2-storey and cellar building of painted brick construction with a Welsh slate roof and a brick end stack to the rear. The 3-window range has 6/6 sashes and there are brick gable parapets. The entrance to the centre right has a 20th Century half glazed door under a moulded wood flat hood on plain pilasters. To the left and right are two 6/6 sashes under grooved stucco lintels. The left returned side has a 2-light casement under a brick lintel, over a 2-light casement under a segmental arch. The wing to the rear has a hipped Welsh slate roof and central brick stack, a 20th Century 6-panel door under a segmental arch, and a 4-light window with stone mullions and scrolled pediment over.

- 4.15 **No's 65 and 66, Lower Galdeford** are single storey and attic cottages of the 18th Century constructed in painted brick with a plain tile roof, a brick ridge stack and a stack to the rear. The central entrances are flanked by 2-light casements under segmental arches. There are 2 gable dormers and one 20th Century box dormer with casements. The left returned side has a 20th Century blocked light to the gable.

Materials

- 4.16 The traditional building materials used in the Conservation Area are roughcast and red brick. Only in the case of the Bishop Mascall Centre has stone been used. Old clay tiles and Welsh slate are the main roofing materials.

Natural Features

- 4.17 There are very few natural features worthy of note, the exception being the mature trees within the curtilage of the Bishop Mascall Centre.

Negative Factors

- 4.18 One of the main factors that detracts from the character and appearance of the Conservation Area is the amount of traffic at certain times during the day. This gives rise to a number of problems that can be summarised as: -

- Conflict between pedestrian and vehicular traffic
- Adverse impact on historic buildings and setting
- Adverse impact on commercial activity
- Reduced accessibility; and
- Reduced parking

- 4.19 Generally traffic movements arise from 3 separate components. These are: -

- Traffic movements generated by residents
- Traffic movements that are generated by tourists whose visits vary in length
- Traffic generated by commerce in the town centre

- 4.20 Various alternative options relating to the management of traffic have and are being considered to reduce the amount of vehicular traffic in the town centre. A Traffic Study was undertaken in Ludlow in October 1990 on behalf of the Ludlow Traffic Management Group. A feasibility study for a new road between Station Drive and Weeping Cross Lane was carried out in 1992.

- 4.21 There a number of developments within and adjoining the Conservation Area whose appearance and design leaves much to be desired. Any enhancement scheme should aim to improve and enhance the appearance of these buildings in the street scene.

Areas of Change and Restraint

- 4.22 The Conservation Area lies within the limit to development of the village as defined by Policy S1 of the South Shropshire Local Plan (Adopted April 2005).

Suitable sites within this limit could be developed, providing the development can satisfy the other policies of the plan.



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.

Historic Environment Team
Shropshire Council
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

01743 252586
Historic.environment@shropshire.gov.uk

Updated 2012

Source: Shropshire Council Sites and Monument Records