

CONSERVATION AREA APPRAISAL



HOPE BAGOT

DESIGNATED 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

HOPE BAGOT CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

HOPE BAGOT CONSERVATION AREA

1.0 THE EXTENT OF HOPE BAGOT CONSERVATION AREA.

- 1.1 The Hope Bagot Conservation Area consists of part of the village of Hope Bagot and its immediate environs as illustrated in the Hope Bagot Conservation Area Plan.

2.0 THE DESIGNATION OF HOPE BAGOT CONSERVATION AREA

- 2.1 Hope Bagot Conservation Area was designated as a conservation area by South Shropshire Council on the 10th February 1994 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and conservation Areas) Act, 1990.



3.0 THE HISTORY OF HOPE BAGOT

- 3.1 Hope Bagot is situated in a narrow valley that has been created by Stoke Brook, which flows through this small village. It may well be that the origins of the village relate to its location near to Stoke Brook.
- 3.3 It is one of several small rural settlements on the southern slopes of the Titterstone Clee that are “spring line” settlements.
- 3.4 The name of the village is thought to be derived from the name “hop” meaning valley and the personal name of Bagot. “Bagot” is a corruption of Baghard and in the Middle Ages (1242) Robert Baghard held the manor from Roger de Mortimer. Baghard is evidently a French family name.
- 3.5 The remains of Iron Age settlement have been found in the general area. To the north of the village lies the Iron Age Hill Fort at Titterstone Clee and to the west Caynham Camp.
- 3.6 The manor is not mentioned in Domesday and was referred to as part of Caynham. It was held by the Baghard family, which gave the village its distinctive name. It was in the hundred of Overs and 1255 Robert Baghard held one hide in Hope under Sir Roger de Mortimer. The manor was added to the franchise of Cleobury Mortimer in 1265 and so came within the hundred of Stottesdon. In 1640 John Robinson was Lord of the Manor and later he together with William

Bradley and William Fragleton sold land at Hope Bagot to Joseph Wood. In 1740 this land was transferred to Richard Colley and in the deed there is a possible reference to Hope Court.

4.0 THE CHARACTERISTICS OF THE HOPE BAGOT CONSERVATION AREA

Introduction

- 4.1 Hope Bagot is a small village 6 miles to the east of Ludlow, which has a limited range of services. These include a church and village hall. The village also contains a former mill, Rectory and a well.
- 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
Negative Factors

Setting

- 4.3 The village of Hope Bagot is within the parish of the same name and is located on the southern slopes of Clee Hill on the Old Red Sandstone plateau. This part of the Clee Hills landscape slopes gently towards the lower lying River Teme. The plateau is cut by a number of narrow river valleys and by a series of small brooks that drain the slopes below Clee Hill. Above the village Titterstone Clee rises dramatically and is clearly visible above the ranges of hills in South Shropshire.

Archaeological Significance

- 4.4 There are no scheduled ancient monuments within the village but there are a number of buildings of archaeological importance. These include Hope Court and the mill. To the north of the village at Gorstley there are the remains of a building of archaeological interest that could possibly be a former nunnery.
- 4.5 The following are classed as monuments in the Hope Bagot Conservation Area: -
- Hope Villa (Grade II Listing)
(18th Century to Early 20th Century (pre WW1) - 1750 AD to 1913 AD
A house of the late 18th / early 19th Century, of brick construction with stone rubble to the right side and rear, a hipped slate roof, and a plain-tiled gabled rear range)
 - Rectory including stable block (Grade II Listing)
Late 18th Century - 1767 AD to 1799 AD
A house of the late 18th / early 19th Century, of brick construction with stone rubble rear walls, hipped and gabled slate roofs, and a brick and tile stable block)

- Garden House 50m south-southeast of the Rectory (Grade II Listing)
(Mid 19th Century to Early 20th Century (pre WW1) - 1850 AD? to 1913 AD)
A garden house of the mid 19th Century that was formerly used as a Sunday school, it is of brick construction on a moulded brick plinth and has a plain tile roof with a ornamental ridge)
- Upper House (Grade II Listing)
(16th Century to 17th Century - 1500 AD to 1699 AD)
A house of the 17th Century with 19th Century alterations, it is of painted timber frame construction with painted brick infill at the first floor, a rubble stone ground floor and gable end, and plain-tile roofs with bargeboards. It has one integral and one projecting 19th Century brick gable-end stack)
- Church of St John the Baptist (Grade I Listing)
(Medieval - 1066 AD to 1499 AD)
Parish Church of the 12th, 13th, 14th and 17th Century. It was restored 1868 and 1911)
- Memorial to J Walker 1m south of porch of Church of St. John the Baptist (Grade II Listing)
(18th Century - 1700 AD to 1725 AD)
A ashlar headstone of the early 18th Century. It is a rectangular slab set vertically and has a double ogee shaped top with foliate decoration over the plain inscribed panel. It commemorates Jane Walker d.1728)
- Memorial to Thomas Giles 10m south of Church of St. John the Baptist (Grade II Listing)
(18th Century - 1700 AD to 1725 AD)
A ashlar headstone of the early 18th Century. It is a rectangular slab set vertically and has two inscribed panels with a central decoration at the head featuring a motif of clasped hands, and a double ogee- and wave-moulded shaped top. It commemorates Thomas Giles d.1739 and his wife d.1728)
- Memorial to Clara Giles 12m south of Church of St. John the Baptist (Grade II Listing)
(18th Century - 1700 AD to 1725 AD)
A ashlar headstone of the early 18th Century, it is a rectangular slab set horizontally, has a carved top and a twin tablet with a panel with inscription running continuously across both. It has a double pattern of face decoration at the head featuring heart and laurel leaf motifs and commemorates Clara and William, wife and son of Benjamin Giles, d.1714)

4.6 The following are recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture): -

- Rose Cottage at Hope Villa
- Mill Cottage
- Brook Cottage

Architectural and Historic Quality

- 4.7 There are 3 buildings in the conservation area that are listed as being of special architectural or historic interest. These are St. John the Baptist Church, Hope Villa and the gazebo in the gardens of the Rectory. All three buildings play a key part in the appearance and character of Hope Bagot where the church in particular is prominent. In addition however, there are several buildings in the local vernacular style, which also contribute a great deal to the composition of the village. There are also small-scale elements, such as the lychgate to the church, the well (reputedly a holy well) within the churchyard and the bridge over the brook, that contribute much to the overall atmosphere of the village. By the Old Rectory there is the Jubilee Spout, which was dedicated in 1891.



- 4.8 Hope Villa is a large imposing 3-storey brick house built in the late 18th Century or early 19th Century. To a large degree it lies hidden behind the wealth of vegetation and shrubbery at this end of the village. It in many ways forms an element of surprise and the narrow lane approach past the Rectory gives an impressive view of the building.
- 4.9 The gazebo in the garden of the Rectory is a small 19th Century building consisting of 4 gabled sections that meet at the centre. The building is said to have been used as a small Sunday school.
- 4.10 In addition to the buildings of special architectural or historic interest, there are several buildings in the village built in the local vernacular style, which form an integral part of its character. The Rectory itself is a 2-storey brick building built in the 19th Century that adds to the street scene and the stone boundary wall adjoining the property is also an important characteristic of the village. The former mill now referred to as Mill Cottage is also an important element in the street scene with its stone structure, clay tiled roof and brick extension. Its shape and structure is unique in the village and together with the gushing stream that flows through its grounds is a very attractive feature. Tucked behind the Mill Cottage is Upper House, a 17th Century timber framed cottage set at right angles to the lane. Its concealed position, its relationship to Mill Cottage and the use of “black and white” timber framing adds a great deal to the townscape quality of this part of Hope Bagot. A bridleway passes over the bridge and between the two buildings.
- 4.11 Brook Cottage, the White House and the adjoining old farm buildings contribute to the character of the village although they are sited some 100 metres away

from the main core of Hope Bagot. Nevertheless they form part of the loose grouping of buildings in the village and are an attractive feature.

Street Scene

- 4.12 Much of the character of this small village stems from its setting in a steep sided valley on the lower slopes of Titterstone Clee. The small narrow lane that passes up through the village twists its way up around the church where the slope rises steeply to the west. On the east side of the lane the change in slope is not so marked and is heavily wooded in the vicinity of the Rectory.
- 4.13 While the buildings in the village of Hope Bagot do not adjoin each other, they form a loose knot group that is reinforced by the stone boundary walls and hedgerows that act as a unifying element linking the buildings together. This constitutes the main character of the village. The conifers in the grounds of the Rectory together with the other mature trees form an important part of the attractiveness of Hope Bagot.
- 4.14 The Church of St. John the Baptist makes an outstanding contribution to the street scene. Its 13th Century tower with batter walls dominates the views of the village. Its circular shaped churchyard is also of interest together with its fine old yew tree.
- 4.15 The sense of space created by buildings between the church, Mill Cottage and Upper House is very evident and needs to be conserved.

Key Buildings

- 4.16 The **Church of St John the Baptist** is the mainly Norman parish church that was restored in 1868 and 1911. It is of rubble stone construction with ashlar dressings and rendered rubble and a plain tile roof. The small 2-stage west tower with batter walls and a pyramidal roof is probably of the 13th Century. It has a small flat-headed lancet to the west and a cusped lancet to the south. The fine Norman chancel arch has 2 orders of chevron mouldings and similar patterns on bands of capitals extending across the face of the east wall of the nave; the roof is perhaps of the 17th Century. The south porch was restored in the 14th Century using original timbering. The east window of the chancel has 2 lights with a restored Decorated-style flat head and the north wall has a 12th Century round-headed lancet with a chevron incised head and sill. The south wall has a lancet and a cusped lancet, both of which are of the 13th Century. The north wall of the nave has a 12th Century round-headed lancet with a bead surround. The late 13th Century 2-light plate-tracery window of the south wall has an internally lobed roundel under a rere arch with a retable below. There is also a 20th Century restored lancet. The round-arched south doorway has roll moulding on abaci and cushion capitals and quadrant pilasters and a chevron ornament on the outer abacus and capital. The tympanum is plain with a shouldered soffit. The internal arch has vestigial chevron carvings. The south porch is a tiled gabled porch with 14th Century arch-braced trusses that are reputed to be from a repositioned lych-gate.
- Interior: The heavy font is Norman, a plain short tapered tub on a round base. The pulpit is Jacobean, very simple with a single arch and sunk panel. The chancel has an early 20th Century oak barrel-vaulted ceiling that covers the earlier roof. The 14th Century cusped lancet is set in a low rere arch housing a pillar piscina and stepped sedilia. The 12th Century chancel arch was formerly recessed on abaci and cushion capitals on quadrant pilasters, with chevron carving on the outer arch, saltire crosses on the abaci and an attached

stringcourse running across the return walls. The nave has a 3 bay double trenched-purlin roof with 2 trusses and straight windbraces at the upper tier. There is a memorial tablet to Benjamin Giles who died in 1795.

- 4.17 **Rectory** (including stable block and garden house) is a house of the late 18th and early 19th Century of brick construction with stone rubble rear walls and brick end stacks. The slate roofs are hipped and gabled. The L-shaped plan consists of the main front range with a rear cross wing. The south front is a 2-storey, 4-window range and the main wall has 6/6 sashes with brick segmental-arched lintels at the ground floor. The range is interrupted with a later projecting 2-storey entrance bay with one 2/2 sash with a stepped hoodmould at the first floor, over a bracketed flat canopy and restored panelled door. The brick coped gable has octagonal brick finial blocks. The brick and tile stable block is to the right. The 2-storey west side of the rear wing has a 2-window range of 6/6 sashes with brick segmental-arched lintels at the ground floor. The **Garden House** was formerly used as a Sunday school. Built in the mid 19th Century, it is of brick construction on a moulded brick plinth and has a plain tile roof with an ornamental ridge. A brick chimney with an octagonal shaft part projects from one gable end. The Lancet windows on 2 sides are all set in chamfered brick reveals. The windows are glazed with cast-iron Gothic style enriched window frames and a pointed head boarded door is set in raised brick surround.
- 4.18 **Hope Villa** is a house of the late 18th and early 19th Century of brick construction with a stone rubble right side and rear. It has a hipped slate roof, with a plain-tiled gabled rear range. There are 2 brick end stacks on each side, with those to the rear each with a pair of diagonal shafts. The front is a 3-storey range with a 2-storey rear extension range. The front has a 3-window range of 6/6 sashes with 3/3 sashes at the second floor, all with brick segmental arches. The plain central doorway has panelled reveals and a pair of 20th Century glazed doors with toplights, all covered with a later rustic style projecting gabled porch. A 3 gabled and 4-window mid 19th Century extension range projects from the stone rear wall of the front range. The 2-light casements have brick segmental arches and metal perimeter glazing bars, with two 20th Century replacement casements at the ground floor. The central brick projecting gable at the first floor is supported on brick piers over a boarded back door with a glazed panel.

Materials

- 4.19 The main traditional building materials that have been used in Hope Bagot are stone, redbrick and timber framing.
- 4.20 The use of local stone to build boundary walls is an important feature and this is most evident adjoining the Rectory and Brook Cottage.

Natural Features

- 4.21 The brook with its two stone bridges running through the small village very much adds to its character.
- 4.22 Apart from the heavily wooded area adjoining the Rectory the natural vegetation in the village is a marked feature. The hedgerows adjoining the church and on the west side of the lane are very much part of the character of Hope Bagot and create a very lush setting.

Negative Factors

- 4.23 There are few features that detract from the appearance of the village although the design of the village hall leaves a lot to be desired.

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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