

CONSERVATION AREA APPRAISAL



CHENEY LONGVILLE

DESIGNATED DECEMBER 1982



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

CHENEY LONGVILLE CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

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

1.0 THE EXTENT OF CHENEY LONGVILLE CONSERVATION AREA

- 1.1 The Cheney Longville Conservation Area consists of the whole of the village of Cheney Longville from Castle Farm to Cheney Longville House and their immediate environs as illustrated in the Cheney Longville Conservation Area Plan.

2.0 THE DESIGNATION OF CHENEY LONGVILLE CONSERVATION AREA

- 2.1 Cheney Longville Conservation Area was designated as a Conservation Area by South Shropshire District Council in December 1982 in accordance with the provisions of 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 CHENEY LONGVILLE

- 3.1 In 1087 Cheney Longville or Langfeld as it was then called, was owned by Shrewsbury Abbey until Siward, son of Ethelgar, a wealthy Saxon and founder of St. Peter's Church, surrendered all his claims on this in return for a life-grant of Cheney Longville.
- 3.2 From the early 14th Century the manor of Longville (meaning long open land) was owned by the Cheney family and became Cheney Longville when Roger de Cheney gave his name to the village around 1395. Also at this time Richard II granted Roger de Cheney a licence to crenellate his house possibly due to the unrest in the area at that time.
- 3.3 The property passed to the Plowdens who bought the manor in 1682 for £1,375 and it was subsequently sold to William Beddoes, whose descendents still own it, in 1745.

4.0 THE CHARACTERISTICS OF THE CHENEY LONGVILLE CONSERVATION AREA

Introduction

- 4.1 Cheney Longville is a small settlement within an agricultural setting. It contains no facilities and relies on Wistanstow and Craven Arms for its local services.
- 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 Features

Setting

- 4.3 Cheney Longville is located in the parish of Wistanstow approximately 2 miles to the northwest of the market town of Craven Arms and 8 miles from Ludlow. It lies in the Shropshire Hills Area of Outstanding Natural Beauty.



Archaeological Significance

- 4.4 The following are classed as monuments in the Cheney Longville Conservation Area: -
- The tannery at Castle Farm (Scheduled Monument)
(10th Century to late 19th Century – 1700 AD to 1899 AD
An 18th Century leather production site that had its tanning pits set into the old moat of the medieval manor)
 - Castle Farm Moat (Scheduled Monument)
(Medieval to Early 20th Century – 1066 AD to 1913 AD
The Cheneys' medieval moated manor site for Longville, this site contains earthwork remains of the moat, ponds and a large dam, as well as several fine 14th to 17th Century farm buildings that are still in use)
 - Cheney Longville ringwork (Scheduled Monument)
(Medieval to Early 20th Century – 1066 AD to 1913 AD)

A medieval fortification, probably constructed in the 11th or early 12th Century, which may have been replaced by the moated manor of Cheney Longville 200m to the southwest)

- Blossom Cottage (formerly listed as Garden Cottage) (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
A single storey and attic 17th Century house of timber frame and plaster construction over rubble sandstone, with a plain tile roof and brick ridge stack. It has two 19th Century gabled dormers over a battened plank door with a light that is flanked by a 19th Century 2-light casement and 20th Century light. The right returned side has a 20th Century casement to the gable and at the rear is a 19th Century light under a simple hood, a 20th Century casement, and plank double doors)
- Castle Farmhouse including attached outbuildings (formerly listed as Cheney Longville Castle) (Grade II* Listing)
(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD)
A farmhouse and attached outbuildings of the 17th Century with earlier, possibly 14th Century, origins. - see 4.10 Key Buildings)
- Range approx. 20m southeast of Castle Farmhouse (formerly listed as Cheney Longville Castle) (Grade II* Listing)
(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD)
A 2-storey farm building, which was formerly part of the castle, and is probably of the 14th Century with later alterations. Constructed in sandstone rubble, it has a plain tile roof. There are various lights and openings, including a chamfered ashlar doorway and timber-frame and weatherboarded panel, over openings in oak frames, and a span-arch chamfered pointed arch with a plank door. At the rear are 3- and 4-light mullioned windows in chamfered ashlar surrounds under relieving arches, ventilation holes and a light to the gable. The lean-to to the left front is under a catslide roof)



- Cheney Longville House and attached outbuilding range (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD)
This 2-storey and attic house is of the 17th Century with alterations and additions dated 1767, and further later alterations including those dated 1952. It is of dressed stone construction, with the rear partly rendered and whitewashed, and has tile roofs and various stacks. The irregular

fenestration includes 3-light casements to the left gable and a canted bay to the ground floor right. The recessed centre has a single storey entrance section with datestone "1952". Above are moulded stone stringcourses along the sides of the wings and across the centre. The left gable has a datestone "DTL 1767". The left end is a 2-window range of 3-light casements and a bay with a central pediment dormer with lunette window. The roof to the rear of this wing is hipped. The rear has irregular fenestration, with some of the 20th Century, and includes a gable to the left, a large timber-framed dormer to the centre right and an external stack to the far right. The right end includes a leaded cross-window and it has a 20th Century first floor link to the outbuilding range.

Interior: The hall has a large open fireplace with bressumer and the hall passage has dado panelling and panelled doors. The drawing room has full height mid 18th Century raised and fielded panelling. The staircase hall has plastered crossbeams and the staircase has turned balusters and a ramped handrail. The first floor has retained the heavy, mostly plastered, bridging beams with deep chamfers. The attic has a roof truss of heavy scantling by a timber-framed dormer and the heavy roof structure with through purlins of the wing dated 1767 includes a re-used moulded beam dated 1683.

The outbuilding range, which is now partly domestic accommodation, is also 17th/early 18th Century with walls of square panel timber framing and coursed rubblestone)

- Jasmine Cottage (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
These 2-storey late 18th Century houses are of stone rubble construction, which is whitewashed to the front, and have a 20th Century plain tile roof with brick end stacks (20th Century to the right). The 3-window range has a central 2-light casement under a stone flat hood on iron brackets, a 2-light casement to the right, and 3-light casements to the far left and right. The left return has a stone rubble buttress stack with eroded tablet, over a 19th Century lean-to. At the rear are 2-light casements)
- Lower House Farmhouse and attached range (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 18th Century 2-storey farmhouse of sandstone rubble construction with a plain tile roof, and brick ridge and end stacks. The 3-window range has 19th Century mullion and transom casements. The entrance to the centre right is a part-glazed 6-panel door under a simple 20th Century open porch, to the right is one, and to the left are two similar casements. The advanced range to the right has a stone-coped gable to the road, the stone to the gable is inscribed: "F.M.M. 1751". It is of rubble construction, with a plain tile roof. The windows are of the 18th or 19th Century, and the door and shuttered opening are under a single brick segmental arch)
- Barn attached to Lower House Farmhouse (formerly listed as Barns to west of Lower House Farmhouse) (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 18th Century barn of stone rubble construction with timber-frame and weatherboarding. It has a corrugated iron roof and various openings and entrances)
- Barn approx. 10m to west of Lower House Farmhouse (Grade II Listing)

(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 17th Century timber-frame construction with weatherboarding on sandstone saddle stones, a plain tile roof and various openings and entrances to the rear. It is an unusual type of barn in this area)

- Barn approx. 20m northeast of Lower House Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 4-bay 17th Century timber-frame barn with weatherboarding and a corrugated iron roof. The interior has square-panel framing of heavy scantling and a queen post and queen strut roof with two tiers of purlins)
- Stock barn and attached wagon-shed at Lower House Farm (formerly listed as Barns to west of Lower House Farmhouse) (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A single storey and loft stock barn and wagon-shed, dated 1810, of stone rubble construction with a plain tile roof. The attached 2-bay wagon shed to the west has a rubble dividing wall with lath and plaster over the truss. The tablet to the gable is inscribed: "TJB 1810". Part of a farmstead group)
- K6 Telephone Kiosk approx. 20m east of Pumphouse (Grade II Listing)
(World War I to Post 1914 - 1914 AD to 2050 AD
The type K6 telephone kiosk was designed in 1935 by Sir Giles Gilbert Scott and made by various contractors. The cast-iron. square kiosk has a domed roof and unperforated crowns to the top panels and margin glazing to the windows and door)
- The Cottage and Brook Cottage (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
Two 2-storey houses of the 18th Century with roughcast walls, a plain tile roof, and brick stacks to the rear. The 3-window range has 3-light casements and, to right, a 2-light casement to both floors. Brook cottage to the right has a plank door under a simple porch. On left end are further casements and the entrance to The Cottage)



- The Dower House (formerly listed as Cheney Longville Farmhouse) (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
This 18th Century 2-storey farmhouse, which is now a house, has roughcast walls, a slate roof and brick stacks to the rear. It is H-shaped on plan. The 3-window range has 8/8 sashes under grooved stucco lintels

and moulded stone eaves. The central entrance has a half-glazed panelled door under a wood flat hood on roman Doric columns and pilasters. It is flanked by similar sashes and lintels and has painted stone quoins. The left returned side has a tier of similar sashes. The wing has a tier of mullion and transom casements, with a tier of 10/10 sashes to the cross-wing. The right returned side has a mullion and transom window to the gable of the cross-wing)

- The Villa (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 2-storey house of the early 17th Century, which was remodelled c1766, and extended in the early 19th Century. It has roughcast rubble walls, plain tile roofs, a brick end stack, and a brick lateral stack to the rear. The 3-window range has 20th Century casements in lined reveals. The entrance to the right has a plank door under a porch hood on consoles with a light to the left, and a small 19th Century canted bay window under a plain tile pentice roof. The wing to the right has a lower roofline with a 19th Century half-dormer over a 3-light casement, a brick end stack and rubble outshut. The left returned side is of painted stone rubble and has a similar bay window with brick riser. The tablet to the gable is inscribed: "S.E.S 1766")
- Upper House Farm Cottage and Upper House Farmhouse
(Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
This was originally a single storey and attic farmhouse, and now 2 houses, with walls that are 19th Century roughcast on a 17th Century timber-frame. The plain tile roof has a central gable that is flanked by large gabled dormers and a rubble ridge stack with a brick chimney to the right returned side. The entrance to the centre right consists of a 19th Century half-glazed panelled door in a simple 20th Century open porch, to the left is a 19th Century 3-light casement, with a similar casement to the gable. To the right are 19th Century 2-light casements to the ground floor and dormer. To the left is a recessed bay with a plank door under a simple 20th Century open porch and, to left, 2-light casements to the ground floor and jettied dormer. The left returned side has a 17th Century timber-frame with brick infill. At the rear is a rubble lean-to under a catslide roof)

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

- House next to Cheney Longville Farmhouse
- The Green
- Pig Sties attached to Blossom Cottage
- Agricultural buildings (Barn, Stable & Granary) at Upper House Farm
- House between 14895 and track to Farm Cottage
- Farm Cottage
- Agricultural buildings (Barn & Cowstalls) in front of Farm cottage
- Nr Folk in the Road
- Agricultural buildings (Granary, Barn, Cowstalls & Threshing Barn) at Longville House
- TF and Stone House adj Longville House



- 4.5 Tanning operations were carried out in Cheney Longville from the 18th Century onwards and the buildings associated with this are situated to the southwest of the moated site of Cheney Longville Manor and within the moat ditch several small ponds that are separated by stone retaining walls have been laid out. During the preparation processes of the leather production the hides would have been steeped in vegetable solutions containing tannin and washed here.
- 4.6 The site of the medieval moated manor that dates from at least the 14th Century or possibly earlier, contains earthwork remains of the moat, ponds and a large dam in addition to several fine 14th to 17th Century farm buildings that are still in use.
- 4.7 The Cheney Longville ringwork is traditionally a Civil War earthwork that was raised against Cheney Longville Castle. It lies to the northwest of Cheney Longville on high ground overlooking the village and comprises a ditch and bank about 1.5m high that encloses a central area of approximately 35m across. The ringworks interior is slightly raised above surrounding ground level with some irregularities that suggest the presence of buried buildings. The outer ditch is up to 3m deep and 5m wide on the south, west and north sides but has been considerably altered by a road on the north and northeast sides and by a cottage built on the southeast side. Entrances to the site through the bank are located on the north and south sides, however they are not considered to be original. The ringwork is thought to have been constructed in the 11th or 12th Century and may have been replaced by the moated castle site 150m to the southwest.

Architectural and Historic Quality

- 4.8 Stone-built cottages are typical of the buildings that make up Cheney Longville with a few exceptions such as the timber framed and weatherboarded barns of Lower House Farmhouse. There are a number of listed buildings with Castle Farmhouse, which was formerly known as Cheney Longville Castle (see 4.10 Key Buildings), being the oldest with possibly 14th Century origins. The village probably started to develop at the same time with burgage plots running at right angles to the main street, however it did not flourish and has remained quite small.



Recent barn conversions have incorporated some original features such as staddle stones into the designs of the buildings.

Street Scene

- 4.9 The settlement is linear and runs along a wide lane with lawned 'pavements'. A stream runs along the south side of this lane and each house has its own little bridge across it.



Key Buildings

- 4.10 **Castle Farmhouse** and its attached outbuildings (formerly listed as Cheney Longville Castle) are Grade II* listed buildings of the 17th Century with earlier, possibly 14th Century, origins. It has been described as a fortified manor house, however it has lost its fortified character.

It is a 2-storey, attic and cellar building of sandstone rubble construction with a plain tile roof, a massive canted and stepped rubble buttress stack with a brick chimney to the west gable, and a stepped rubble stack with a brick chimney to the east gable. The 3-window range has a central late 18th Century or early 19th Century 2-light casement with a similar 3-light casement to the right, and to the left is a 3-light mullion and transom light with canted casement. There are three timber-framed gabled dormers with metal casements and leaded lights, under shallow jettied trusses, with the one to the right dated 1677. The ground floor has two casements and to the left is a mullion and transom leaded light with a central casement. The left returned side has two ashlar lights to the cellars.

At the rear facing the courtyard is a early 19th Century verandah on four stone Tuscan columns, over two late 19th Century casements in moulded wood architraves, and a 20th Century part-glazed door and overlight.

The wing to the right rear has a 2-light casement over a cross-window with metal casement, and a brick end stack.

There is a further wing with a semi-dormer over the ashlar segmental arch of the carriageway, the barred and shuttered opening over two possibly medieval openings with coved ashlar reveals and traces of relieving arches, ventilation holes, battered plinth, and a lean-to.



The gable of the returned side has a wood mullion light with a stone sill. At the rear of the range to the west is a rubble buttress stack, and 19th Century barred lights in chamfered ashlar cases. The courtyard front of the rear wing has various lights and openings, with stone steps to the granary, three medieval pointed arches and a 19th Century arch, chamfered ashlar lights, and a blocked 14th Century mullion window with a hoodmould. There is also a lean-to with a cider-mill.

Castle Farm is a mixed livestock and arable farm that also provides holiday accommodation.



Materials

- 4.11 The hill to the west of Cheney Longville has been extensively quarried and at least one of the quarries has produced roofing for local use, the Cheney Longville Flags. Although it is not known over how big an area these stone slates were used, a few are in the immediate vicinity of Cheney Longville.

The houses are in the main of stone rubble construction and have plain tile roofs. A number of barns are of timber frame construction with weatherboarding, one of them on sandstone staddle stones. Roofing material for the barns is mainly corrugated iron.



Natural Features

- 4.12 The importance of the natural features of the village must be recognised as an integral part of its character. The fine mature trees and the well-kept front gardens create a picturesque environment. Cheney Longville is a very attractive, well cared for village in a beautiful setting and the conservation of its existing character has to be paramount



Negative Factors

- 4.13 The use of modern materials in some farm buildings at Castle Farm leaves a lot to be desired, however it must be remembered that it is a working environment.

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

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Sources: Shropshire Council Sites and Monument Records
A Guide to Shropshire – Michael Raven (2005)