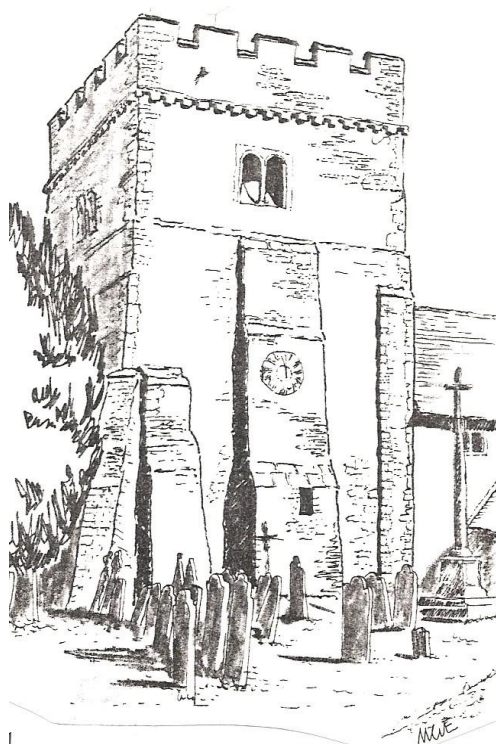


CONSERVATION AREA APPRAISAL



LYDBURY NORTH

DESIGNATED 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

LYDBURY NORTH 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

LYDBURY NORTH CONSERVATION AREA

1.0 THE EXTENT OF LYDBURY NORTH CONSERVATION AREA.

- 1.1 The Lydbury North Conservation Area consists of most of the village of Lydbury North and its immediate environs as illustrated in the Lydbury North Conservation Area Plan.

2.0 THE DESIGNATION OF LYDBURY NORTH CONSERVATION AREA

- 2.1 Lydbury North 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 LYDBURY NORTH

- 3.1 The name of the village means 'the fort on the slope'. Traces of defensive earthworks, probably dating to the 9th Century, have been found.
- 3.2 Lydbury North was already a flourishing small market town when the now much larger Bishop's Castle was first founded in the 12th Century.
- 3.3 Lydbury North is mentioned in the Domesday Book and the oldest surviving building dates from the 12th Century.

4.0 THE CHARACTERISTICS OF THE LYDBURY NORTH CONSERVATION AREA

Introduction

- 4.1 Lydbury North is situated in a comparatively flat area of land in an agricultural setting. The church forms a dominant feature and the buildings and roads revolve around it. The village consists of a group of about 95 dwellings and has its own school, post office, shop and a public house.
- 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 The village of Lydbury North in the parish of the same name is located on the B4385, 3 miles from Bishop's Castle, between Walcot Park and Oakeley Mynd. It lies within the Area of Outstanding Natural Beauty.

Archaeological Significance

- 4.4 The archaeological significance of the area is illustrated by the number of ancient monuments in the locality, which include Bury Ditches camp; Billings Ring, a camp or settlement; Acton Bank round barrow, probably a burial mound and the fortification Lower Down castle mound.

- 4.5 The following are classed as monuments in the Lydbury North Conservation Area: -

- Powis Arms, Lydbury North (Grade II Listing)
(18th Century to mid 19th Century - 1700 AD to 1866 AD
Shown on the OS map as New Inn, it was built in the 18th Century and largely rebuilt in the mid 19th Century. A 2-storey building constructed in coursed limestone rubble with a hipped slate roof with catslide over the wing to the west)
- Church of St Michael and All Angels (Grade I Listing)
(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD
A parish church of the early (nave) and late (chancel and tower) 12th Century)
- Chest tomb, Church of St Michael and All Angels (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A ashlar chest tomb of the mid to late 18th Century with a stepped base, sunken panels, shaped quarter-baluster corners, and a moulded cornice. The inscription is illegible)
- The Firs, Lydbury North (Grade II Listing)
(17th Century to Late 19th Century - 1600 AD to 1899 AD
A 1.5 storey house of circa 1600 with mid to late 19th Century remodelling. It is of timber frame construction with painted brick nogging, stuccoed to the south, and with a slate roof with catslide over a partial outshut to the rear)
- No 26 and No 28 (Brook House) (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A house that was latterly two, but is now one dwelling, of c.1600 with 19th Century partial refacing and 19th and 20th Century alterations and additions. It is of timber frame construction with rendered infill panels to the south, a slate hung gable-end to the west, and a coursed limestone rubble lean-to at the rear. The roof has 20th Century green concrete interlocking tiles)

- Long Thatch (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A cottage of circa 1500 with 17th and 20th Century alterations, it is of timber frame construction with rendered infill panels, a painted stone plinth, and thatched roof)
- No 10 and No 11 (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
Two one-room cottages of the late 18th and early 19th Century, constructed in rendered timber frame to the right and limewashed limestone rubble to the left, with a graded slate roof, and an outhouse to left)
- No 23 (Tudor Cottage) and No 24, Lydbury North (Grade II Listing)
(16th Century to 20th Century (post-WW2) - 1500 AD to 1999 AD
A house, which was latterly a workhouse and is now 2 houses, of the late 16th Century with 19th Century partial refacing and 20th Century additions to the left and the rear. It is of timber frame construction, partly rendered, with 19th Century painted coursed limestone refacing to the left, a graded slate roof, and a one-storey lean-to to the left. The entrance to No. 24 is at the rear)

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

- Lydbury House
- Outbuildings at Powis Inn
- No 19 Lydbury North
- No 25 Lydbury North
- No 27 Lydbury North
- No's 29 & 30 Lydbury North
- No 31 Lydbury North

Architectural and Historic Quality

- 4.7 The conservation area includes other buildings, mainly 19th Century or before that, which although not listed, make an important contribution to the settlement's townscape character. Plowden Cottage, Lydbury North English Centre and Lydbury House the school, dated 1840, and the buildings which stretch north are all worthy of recognition.

Street Scene

- 4.8 The conservation area of Lydbury North includes the properties alongside the B4385 and the properties that adjoin the minor road, which runs north from the B4385. There is no continuous frontage. The special characteristics of the village derive from the relationship between the buildings and the landscaped open spaces, for example The Lydbury English Centre, Plowden Cottage, Lydbury House and The Cottage. Another important characteristic is the overall impression of the buildings being of traditional scale, shape and proportions. The church forms a focal point in the village.

Key Building

4.9 The **Church of St Michael and All Angels** is the focal point of the village. The nave is of the early 12th Century and the chancel and tower are of the late 12th Century. The north transept was probably rebuilt in the 14th Century, while the parapet and the south porch are probably of the 15th Century and the south transept was rebuilt in the 17th Century. The whole was restored by J T Micklethwaite in 1901-2, while the chancel was restored in 1905. The church is of coursed and uncoursed limestone rubble construction, with the nave, south porch and south transept partly roughcast in circa 1901-2, and with graded stone slate roofs. The tower consists of 3 stages with string courses and has a 12th Century pilaster buttress to the east, 17th Century central and set back buttresses with set-offs, and circa 1901 diagonal buttresses to the west, a corbel table, coped battlemented parapet, and a pyramidal cap with a weathervane and flag pole. The bell chamber openings on each face have 2 depressed-arched lights, a small central rectangular window in each stage to the west, and a small central rectangular first stage window to the south with a rare one-handed clock on the buttress above. The south side of the nave has a chamfered-arched south doorway off-centre to the left and a studded door of probably the 17th Century with fleur-de-lys hinges. The gabled porch has embellishments of circa 1901, including carved brackets supporting the carved cambered tie beam with brattishing above, the weatherboarded gable end, and wavy-edged bargeboards. The 2-bay 15th Century roof has a queen strut truss, a central arch-braced collar truss and windbraces. The side benches are probably of the 18th Century. A two-light leaded mullioned window of circa 1901 is high up to the left of the porch, with a 12th Century round-arched window situated to the right, and a segmental-arched 3-light window of probably 1901 with hoodmould to the far right. The north side has a 17th Century two-light window with Y-tracery to the left and a 12th Century round-arched window to the right. The south transept has a three-light mullioned first floor window of circa 1901 in the gable to the south and a segmental headed 3-light ground floor window of circa 1901 with a returned hoodmould. The west front has a catslide over the staircase outshut, a 2-light mullioned window to the west, and a first floor lancet and depressed-arched boarded door to the south, also a segmental-headed 2-light window of circa 1901 in the east front. The north transept has a 2-light north window, cusped lancets to the east and west and an octagonal stone stack of circa 1901-2. The south side of the chancel has a central round-arched window of the 12th Century, a trefoiled ogee-headed lancet to the left, and a window to the right with 2 ogee headed lights. The north side has three 12th Century round-arched windows. The east end has diagonal buttresses and moulded bargeboards of circa 1901 and a depressed-arched 3-light window with panelled tracery and a returned hoodmould. The blocked window to the left is of the 12th Century. Interior: The pointed tower-arch is of probably the late 12th Century and has scalloped capitals and a blocked former tower window above. The round-arch to the north (Plowden) chapel is of the 12th Century and the moulded and chamfered arch to the south (Walcot) chapel is of circa 1901-2, dying into responds with carved corbel heads of Queen Victoria and King Edward VII. There is a piscina in the north chapel and a chamfered-arched piscina and aumbry in the chancel. The 4-bay chancel roof has double purlins, windbraces, arch-braced collar trusses with V-struts above and a central queen strut truss. The 8-bay nave roof with its double purlins has cusped quatrefoil windbraces, arch-braced collar trusses, end frames with queen strut trusses, and a moulded tie beam between the fourth and fifth bays with short braces resting on brackets. The fittings include 18th Century communion rails with bulbous turned balusters, a moulded rail and central gate; 2 fluted image brackets flank the east window with rare wooden candlesticks of circa 1640. The organ and loft are situated to

the south in the chancel. The restored circa 15th Century rood screen consists of tall one-light divisions with pierced traceried panels, traceried blank panels beneath, moulded muntins with shafts, and a 20th Century battlemented frieze and cresting. A square-headed doorway in the north chapel leads to the former rood loft staircase within the wall, now blocked. The painted Ten Commandments and Creed in the tympanum above the screen are signed and dated "Charles Bright, Churchwarden, 1615"; the plain north chapel screen of circa 1500 has moulded muntins and the octagonal wooden pulpit dated 1624 has carved panels, a central carved guilloche band, gadrooned frieze, and a stone base of circa 1901-2. The box pews, which were restored in the 17th Century, have carved panels and turned knobs. The font, which is probably of the late 12th Century, consists of a round bowl in a scalloped square block with a square base and a wooden cover of 1630. The alms box to the left of the south door with clasp and lock is probably of the 17th Century, and there is also a parish chest. 2 hatchments are situated in the south transept.

Monuments:

To Johannes Ambler, dated 1627, which is a tablet in the chancel consisting of lugged architrave with a cherub's head below and a cornice with a segmental top above

To Elizabeth Walcot, dated 1654, a tablet in the south chapel consisting of lugged architrave with scrolled sides, a double segmental pediment breaking forward with a scrolled keystone, and a shield above

To Hester Bright, dated 1790, a tablet in the nave consisting of an oval plaque with crossed palms below and a half urn above

To John Bright, dated 1806, a tablet in the chancel consisting of an oval plaque with a draped urn above

Materials

- 4.10 The traditional building materials used in Lydbury North are stone and timber frame with slate roofs. Several of the buildings of the village have been faced with pebbledash.
- 4.11 The use of stone in boundary walls contributes a great deal to the appearance of the village; particular examples are around the churchyard and fronting onto the B4368.

Natural Features

- 4.12 The many fine mature trees and the high standard of landscaping create a picturesque environment especially around Lydbury House and The Cottage. The stream that runs through the conservation area also adds to this particular quality.



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