

CONSERVATION AREA APPRAISAL



HOPESAY

DESIGNATED 16TH DECEMBER 1993



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

HOPESAY 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

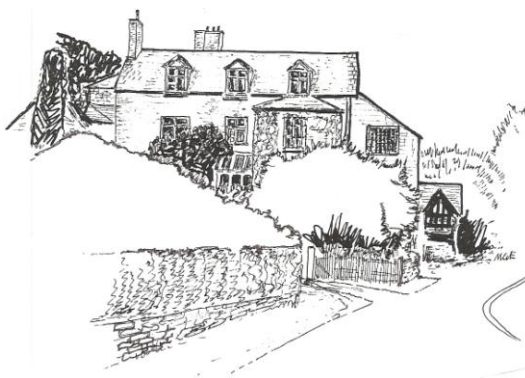
HOPESAY CONSERVATION AREA

1.0 THE EXTENT OF HOPESAY CONSERVATION AREA.

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

2.0 THE DESIGNATION OF HOPESAY CONSERVATION AREA

- 2.1 Hopesay Conservation Area was designated as a conservation area by South Shropshire Council on the 16th December 1993 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and conservation Areas) Act, 1990.



3.0 THE HISTORY OF HOPESAY

- 3.1 Hopesay is the village from which the parish of Hopesay takes its name and consists of a group of about 14 dwellings
- 3.2 The name of the settlement is thought to derive from “Hop” meaning valley and “Say” from the de Say family. Pilot de Say held Hopesay, according to the Domesday Book 1086.
- 3.3 Hopesay was an important Norman manor and had several attached “vills”, separately mentioned in the Domesday Book. Later it came under the Barony of Clun.

4.0 THE CHARACTERISTICS OF THE HOPESAY CONSERVATION AREA

Introduction

- 4.1 Hopesay is an unspoilt settlement with very little modern development. Apart from the Church of St. Mary, the village has no facilities.
- 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 Hopesay is situated in a picturesque valley between Burrow Hill and Hopesay Hill and the area lies within the Shropshire Hills Area of Outstanding Natural Beauty.

Archaeological Significance

- 4.4 A feature of the area is the presence of large Victorian houses in their own grounds. Many of the village dwellings of the brick and render were likely to have been occupied by people employed in these houses and gardens.

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

- Hopesay Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A farmhouse of probably the 17th Century, remodelled mid 18th Century with later additions and alterations)
- K6 Telephone Kiosk at Hopesay Farm (13th List of Buildings of Special Architectural or Historic Interest)
(20th Century (inter-war) - 1919 AD to 1938 AD
A 1930s telephone box that was designed by Sir Giles Gilbert Scott and made by various contractors. It is square in plan with a domed roof; unperforated crowns to the top panels and margin glazing bars to the window and door)
- The Old Farmhouse (Grade II Listing)
(Late 18th Century to Late 19th Century - 1767 AD to 1899 AD
A farmhouse, now a house, of the late 18th Century with later additions and alterations)
- The Rectory (Revised Provisional List of Buildings of Special Architectural or Historic Interest (Clun Rural District)
(17th Century - 1600 AD to 1699 AD
A late 17th Century 2-storey stone building with 3 leaded casements and tall leaded casement dormers. The shape of the house is rather spoilt by the 19th Century stone additions on 3 sides)
- Church of St Mary (Grade I Listing)
(Medieval to Late 19th century - 1066 AD to 1899 AD
A Parish church of the late 12th Century and early 13th Century that was restored c. 1880)

Architectural and Historic Quality

- 4.6 The Iron Age fort overlooking the settlement on Burrow Hill illustrates the archaeological significance of the area, as do the remains of an Iron Age settlement to the north on Wart Hill.

Street Scene

- 4.7 Several buildings within the village are set in large grounds with mature planting, with the Rectory being a particularly fine example. Others include the well maintained landscaping of Fairfield, Fir Lodge and the Old Post Office. These areas and other open spaces are an important part of the character of Hopesay and should be retained. There is comparatively little traffic using the unclassified road through the village.

Key Buildings

- 4.8 **Hopesay Farmhouse** is a 2-storey farmhouse of probably the 17th Century that had its eaves raised and was partly remodelled in the mid 18th Century with later additions and alterations. It is of timber frame construction with rendered infill on a high painted brick plinth and has a slate roof. The rear range is rendered and roughcast, and the gable end is of early 20th Century red brick with uncoursed limestone rubble to the gable ends and the rear of the main range. It is L-shaped on plan with a gabled range projecting to the rear on the right and to the rear of the main range is a 19th Century two-storey lean-to, the ground floor of which was formerly a dairy. The framing consists of one square panel above the high plinth with a Darrow rectangular panel to the raising of the eaves. 3 late 20th Century wide rectangular casements are directly below the eaves and contemporary casements are to the left and the right of the boarded door that is immediately to the left of centre on the ground floor. The interior is noted as having a timber framed cross wall (square panels) to the right of the entrance and deep-chamfered spine beams to the ground-floor rooms of the main range. These rooms have large stone inglenook fireplaces with chamfered wooden lintels, the ones on the left being segmental. The plank door in the back wall of the left room leads to the dairy, and a plank door with pointed strap hinges in the back wall of the right room leads to the rear range.
- 4.9 **The Old Farmhouse**, which is now a house, is of the late 18th Century with later additions and alterations. It is of rendered uncoursed limestone rubble construction on a chamfered plinth with stone angle quoins, and has a double-span slate roof with coped verges on carved stone kneelers. A 2-storey and attic building, it has a moulded eaves cornice to the front and a brick dentilled eaves cornice to the rear. The 19th Century three-light casements have segmental-headed stone surrounds. The late 19th Century gabled eaves dormers flank a central pediment with coped verges and a lunette window. The central entrance consists of a stone plain pilastered doorcase with reeding above a Gothic-traceried rectangular overlight, and 3 semi-circular stone steps approach the 19th Century half-glazed door. The cellar that is situated to the right has a plank door to the plinth where the ground drops. The splayed single-storey 19th Century painted brick addition to the rear has a plain tile roof.
- 4.10 The **Church of St Mary** is of the late 12th and early 13th Century and was restored in c. 1880. It is of uncoursed limestone rubble construction with ashlar dressings and has machine tile roofs, with those to the chancel and organ chamber having coped verges on carved stone kneelers. The tower is low and squat and heavily buttressed, with those to the south-east and north-west angles probably original, while the south-west ones are of the 14th or 15th Century and the remainder of the 17th Century or later. There are narrow rectangular openings on the north and west sides. The double-pyramidal top is of the 17th Century, and the roughcast belfry has paired louvred openings on the north, south and west, while pointed openings flank the clock on the east side. The south side of the nave has a broad cusped 19th Century lancet to the west, which is followed by a mid 14th Century restored window of 2 cusped lights with

an elongated quatrefoil above, a similar 19th Century window to the east is of slightly squatter proportions. The gabled porch may be 17th Century but was heavily restored in the 19th Century. There is a Tudor arch to the outer tie beam but the rest of the roof structure looks 19th Century: the rubblestone outer walls may replace the timber frame. The wrought-iron gates are of the mid 19th Century and 2 early 19th Century memorials are fixed to the east wall. The late 12th Century round-headed south doorway has one order of shafts and roll moulding over a plain tympanum with leaf decoration to the left capital and a scalloped capital to the right. The nail-studded plank door is probably of the 17th Century. 2 Decorated-style 19th Century windows are to the east of the porch with the north side having a broad single-chamfered lancet of c. 1280 to the east and a 19th Century lancet is immediately to the west of the 20th Century rubblestone lean-to to the left of centre. A late 12th or early 13th Century lancet is situated to the west with a 19th Century broad cusped lancet above to the right. The chancel has a 2-light cusped window with an elongated quatrefoil to the head (c. 1350) to the left, and a west light with a blocked rectangular low side window beneath. The single-chamfered round-headed doorway is of the late 12th Century with a contemporary lancet above and another taller lancet to the right. The 3-light 19th Century east window with reticulated tracery has a medieval hoodmould and head-stops. The north wall has 2 lancets of c. 1200. The cabled 19th Century organ chamber projecting to the north has lancets in the north and west walls and an external stack to the north.

Interior: The main feature of interest is the late 15th Century moulded arch-braced collar beam roof in 6 bays to the nave with 2 tiers of purlins with double-ogee moulding and 3 quatrefoil windbraces to each side. Raking cusped struts from collars form quatrefoils with the cusped principal rafters, with moulded tie beams to the centre and end trusses; the indentations for the former roof are visible on the east tie beam. Below the wall plate on either side are bands of ornamental vertical panelling with a variety of Perpendicular-tracery patterns. The panelled roof of the chancel is of the 19th Century and the double-chamfered segmental-pointed chancel arch has semi-circular responds, and moulded capitals and bases of probably c. 1200. The doorway to the tower is pointed, as is the 13th Century piscina in the chancel. The mid 19th Century gallery at the west end has a cast-iron column to the north end but retains the wooden board from its 17th Century predecessor with the superscription "BUILTE AT THE CHARGE OF EDWARD BLOOME ESQ ANNO DNI 1631". The 19th Century pews incorporate 17th Century panelling, some of which is decorative with a variety of floral and geometric motifs and dragon-like figures, from the former box pews - also used to wainscot panelling and the choir stalls. The priest's door is probably medieval and the dug-out chest by the south door has 13th Century iron-work. The wooden pulpit is of 1897 and the richly carved octagonal font is of the late 19th Century, the altar and reredos of c. 1909. The quatrefoil of the second window from the west in the south wall of the nave has stained glass fragments of late 14th Century stained glass including the coat-of-arms of Richard Fitzalan, Earl of Arundel. The east window commemorates Charles Henry Beddoes (died 1856), and there is late 19th and early 20th Century glass in the nave. The most notable monument is to Whitehall Harris (died 1751), which is a painted oval-shaped stone with an armorial device to the south side of the chancel arch. There are plain memorials in the chancel that are of the mid to late 18th Century and the nave has tablets of the mid 19th Century. George III's coat-of-arms is on the west wall with the bottom edge lettered "Daniel Bird. Tho. S. Morris. Church Wardens 1776". A framed wooden board attached to the west tie beam of the roof has painted lettering "Tho: Perks / Gave to this / Parish /

Forty Pounds ". The wrought-iron gates to the porch were probably made by John Disley in 1840 and cost £4.12s.

Materials

- 4.11 The building materials used in Hopesay include uncoursed limestone rubble, brick, timber framing and slate roofs.

Natural Features

- 4.12 The importance of the natural features of the village must be recognised as an integral part of its character, the mature trees, which are numerous, and the historic boundaries, also the stream that flows north/south on the edge of the village.
- 4.13 With such emphasis on the role of open spaces in Hopesay, the importance of boundaries, such as stonewalls constructed of local materials, is evident, particularly the continuous stonewall through the village.



5.0 THE LEGAL FRAMEWORK

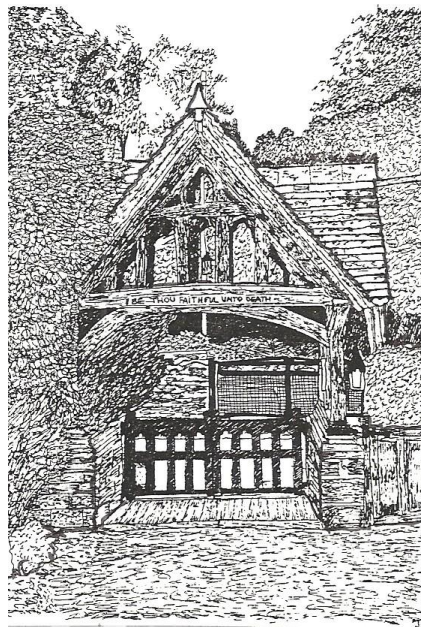
- 5.1 Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as "...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". This is a strictly applied definition and should not be confused 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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