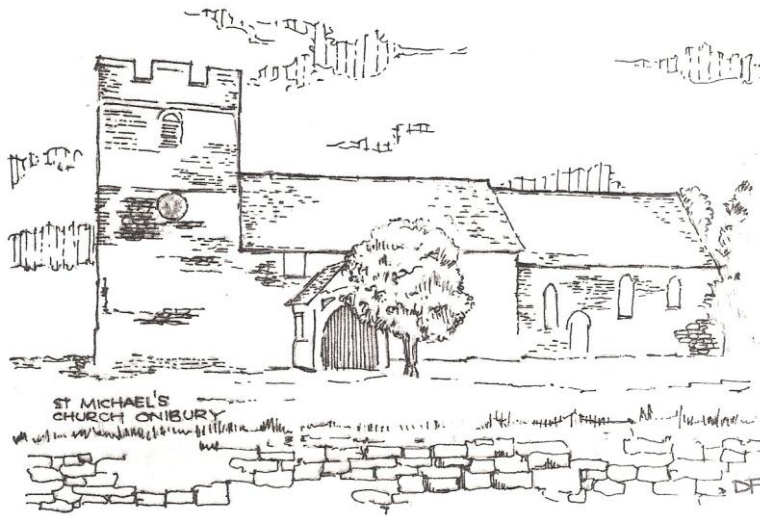


CONSERVATION AREA APPRAISAL



ONIBURY

Designated 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

ONIBURY 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

ONIBURY CONSERVATION AREA

1.0 THE EXTENT OF ONIBURY CONSERVATION AREA

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

2.0 THE DESIGNATION OF ONIBURY CONSERVATION AREA

- 2.1 Onibury 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 ONIBURY

- 3.1 The name of the village is thought to be taken from “Oni”, which refers to the river Onny and “bury” that refers to a settlement. In early documents it is referred to as “Aneberie”.
- 3.2 Onibury is referred to in Domesday as a settlement consisting of 3 hides which pay tax, 1 plough, 4 whole and 6 “half” villagers (those who held half the normal holding of the average villager), a priest and 1 cottager with 3 ploughs, 1 slave. The manor was situated in Culverstone Hundred and was held by Roger de Lacy. Before 1066 the Bishop of Hereford held the Manor.
- 3.3 The Lacy family seems to have kept possession of the Manor until the later half of the 13th Century. The Manor and the patronage of the Church were long held by the Burnel family. It was subsequently held by the Lovels, the Mainwarings and the Bakers and was acquired by Lord Craven in 1620. In previous times there was a park at Onibury but this has since been divided into 2 farms.

4.0 THE CHARACTERISTICS OF THE ONIBURY CONSERVATION AREA

Introduction

- 4.1 Onibury is one of the main villages of the rich agricultural area to the north of Ludlow and still contains a number of services and facilities. These include a church, post office and primary school. It is surrounded by land in the Allcroft Estate.
- 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 Onibury in the parish of the same name is located on the dip slope of the Wenlock Edge escarpment adjoining the river Onny. It is situated in the river valley with the rich farmland of the Corvedale extending to the east and the upland area of Wenlock Edge and View Edge to the north and northwest.
- 4.4 It is one of several small settlements that are located on the dip slope of the escarpment where the limestone and rich valley soils of the Corvedale meet.

Archaeological Significance

- 4.5 The village lies at the edge of the escarpment on which is situated Norton Camp – a large Iron Age hill fort some 2 miles north of Onibury. Norton Camp is of national importance and is a scheduled ancient monument. Within the parish some 2 miles north of Onibury are the remains of a deserted mediaeval village known as Padmore. Here can be found sunken tracks, evidence of ridge and furrow cultivation, house platforms, a fishpond and various earthworks. It appears that the house at Padmore was built upon a platform and appeared to be surrounded by a moat. Subsequent research has revealed it had the status of a Manor House. Onibury itself is also on the oldest trackway in the country that passes from Salisbury Plain through Shropshire northwest to Anglesey.
- 4.6 The following are classed as monuments in the Onibury Conservation Area: -
- Onibury House
(This 2-storey house, which is now a residential home, is of the 18th Century with 19th Century additions and is of painted brick construction with a plain tile roof. It has a 20th Century restored brick end stack to the right and a 19th Century brick stack to the left front)
 - K6 Telephone Kiosk adjacent to Post Office (Post Office not included)
(A type K6 cast iron telephone kiosk designed in 1935 by Sir Giles Gilbert Scott and made by various contractors. Square and with a domed roof, it has unperforated crowns to the top panels and margin-glazing to the windows and door)
 - No 50

(A 2-storey house of the late 16th or early 17th and 19th Century, of timber-frame construction)

- No 51
(A single-storey and attic house of the late 16th or early 17th Century, of timber-frame construction)
- No's 52 and 53 (Formerly known as No.52)
(A house of the 17th or 18th Century, of roughcast timber-frame construction)
- Church of St Michael (Grade II* Listing)
(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD
A parish church of the 14th Century that was restored in 1903 by Detmar Blow, it consists of west tower, nave, chancel and south porch, is constructed of sandstone rubble, and has a Welsh slate roof)
- Sundial outside porch of Church of St Michael (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A sundial of the 18th Century in brass, stone and cement, it has a vase-shaped pillar with a moulded base. The dial is by Harper & Son, Salop)
- Onibury Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 2-storey farmhouse of the 19th Century, which is constructed in dressed sandstone rubble and has a hipped Welsh slate roof and rubble end stacks)
- Barn approx. 20m to north-northwest of Onibury Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A single-storey and loft barn of the mid 19th Century or earlier, it is constructed in sandstone rubble, timber-frame and weatherboarding, and has a plain tile roof)
- Granary and store approx. 30m to north of Onibury Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A granary, sheds and storage buildings of the mid 19th Century constructed in sandstone rubble, and with hipped plain tile roofs. Part of a fine complex of farm buildings)
- Barn approx. 20m to northwest of Onibury Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A barn of the mid 19th Century with possibly earlier origins, constructed in sandstone rubble, timber-frame and weatherboarding, and with plain tile roofs. Part of a fine complex of farm buildings)

Architectural and Historic Quality

- 4.7 Part of the character of Onibury stems from its position adjoining the river Onny. The river divides the village into two and forms an attractive natural feature. It may well be that the origin of Onibury itself relates to its position as a crossing

point across the river. When the railway was built in the late 1840's the line was part of the Shrewsbury and Hereford railway, then later it became part of the London, North Western and Great Western Railways. It was the building of the railway that reinforced the division between one part of the village and the other.

- 4.8 While much of the character of Onibury relates to the spatial relationship between one building and another and the widespread use of stone, there are several key buildings that make an outstanding contribution to its character. With the exception of St. Michael's Church these are relatively small-scale domestic buildings, and two of them in particular stand out because of their thatched roofs, which in the South Shropshire context is the exception rather than the rule.



- 4.9 The lych gate to the church is also a very attractive feature built mainly of timber framing with stone slates.

Street Scene

- 4.10 To a large extent the character of the village derives from the grouping of the buildings along the lane that passes through Onibury. These combine together to form a definite sense of place and it is the relatively compact grouping of the buildings, which contribute to the attractiveness of the village. In visual terms St. Michael's Church is the most important building in the village and dominates the street scene

Key Buildings

- 4.11 Part of **St. Michael's Church** dates from the 12th Century and it seems probable that a church existed on the site in Saxon times. St. Michael's consists of a west tower, nave and chancel and south porch and is of sandstone rubble construction with a Welsh slate roof. Detmar Blow restored it in 1903. The nave has a 2-light window with trefoil-headed tracery under a square hoodmould, and the chancel has plain lancets, lattice-leaded lights and a blocked south doorway under a pointed hoodmould. To the south is a plain 3-light lancet with 19th Century glass. The gallery has a 2-light casement and the battlemented tower with the clock has leaded lights. On a point of detail, the clock was presented in 1905 to the church as a memento of the christening of John Russell of nearby Stokesay Court. It is an attractive feature and in good condition. The 20th Century south door is under a span-arch lintel in the timber-framed porch with cusped braces, roughcast plaster, vertical plank panels, and cusped bargeboards. Inside the church is evidence of queen post roof trusses. The Norman chancel arch has pellet and dogtooth ornament to the imposts and there is a piscina. The pulpit has a linen fold design. Various tablets include one to Dorothea Pytt, d.

1657, with a small brass in a rustic Renaissance-style stone surround with ball-finials, and a cast-iron grave slab with arms dedicated to Richard Walker, d. 1666 and Mary Walker, d. 1673. Other tablets commemorate Thomas Holland, d. 1679 and Elizabeth Allat, d. 1781.

- 4.12 **Onibury House**, which is now a residential home, dates from the later part of the 18th Century and has 19th Century additions. It is a 2-storey building of painted brick with a plain tile roof. The brick end stack to the right was restored in the 20th Century, and the brick stack to the left front is of the 19th Century. The 6/6 sashes with cambered heads in moulded cases are also of the 19th Century, and the casements under brick segmental arches to the left are 20th Century. The entrance to the centre left has a panelled door in a 19th Century gabled porch with scrolled bargeboards and to the right are 2 similar 18th Century sashes under deep brick segmental arches. All the gables have pierced moulded and scrolled bargeboards. There are 2 canted bays to the ground floor, and the 19th Century wing to the left has 6/6 sashes to the ground and first floor.
- 4.13 **No's. 52 and 53 Onibury** were formerly known as No. 52 and are at one end of the conservation area. The building is of stone and timber frame construction with a thatched roof and dominates the street scene in this part of the village. It was probably built in the 18th Century and is a single storey plus attic building with a single-window range. The 3-light casement in a moulded case is of the 19th Century while the eyebrow dormer has a 20th Century 2-light casement. Also of the 20th Century is the rubble gabled porch with its plain tile roof and leaded sidelights. There is a rubble lean-to to the right and the left returned side has a late 19th Century 2-light casement in a quoined blue brick case with a segmental arch.
- 4.14 Almost opposite, **No. 51** is not so visible when viewed from Onibury House but is of considerable character and importance in the street scene. It is probably later 16th Century and is built of timber framing and plaster. This single-storey and attic building also has a thatched roof together with a massive stone chimney. The plank door with light is of the 19th Century, and the eyebrow dormer has a 19th Century 2-light casement. The rubble wing to the left is of the 18th Century as is the 3-light casement with old glass. The left returned side has a 19th Century plank door in a simple architrave with a 2-light casement over. The right returned side is timber-frame and plaster over rubble.
- 4.15 **No. 50 Onibury**, which is mainly 17th Century with 19th Century additions, is located further along the lane in this part of the village, and is also timber framed with a stone wing added later. It has a clay tile roof with the gable to the right and a restored stone ridge stack with a brick chimney. The jetty to the eaves is shallow with a moulded bressumer on projecting wall plates on curved brackets. A 3-light casement on a prominent moulded sill with a central moulded console is of the 20th Century as is the 3-light casement in a reduced opening to the ground floor under a stop-moulded bressumer on scrolled consoles. The 19th Century rubble wing to the left has a 2-light casement with 20th Century glazing, while the 2-light casement to the gable is 19th Century. The right returned side has a 19th Century plank door and a 2-light casement, and there is a 19th Century plank door in a chamfered frame at the rear.

Materials

- 4.16 While a variety of traditional building materials have been used in Onibury, the use of local stone and to a lesser extent timber framing is very striking. Old clay

tiles and slates are the predominant roofing material. Redbrick has been used in a number of the buildings such as the post office and the school and has been used in the affordable housing scheme that adjoins the proposed Conservation Area.

- 4.17 The use of local stone is a striking feature in the boundary walls of many of the buildings in this part of Onibury. It is a feature that needs to be protected and is especially evident adjoining No's 52 and 53, Onibury House and St. Michael's Church. They are an important element in the street scene in Onibury.

Natural Features

- 4.18 The location of the village near to the river Onny on one side and on the lower slopes of the Wenlock Edge escarpment add much to its character. The view of the gentle slope up to the woodland to the east of the village is striking. The woodland forms a fine backcloth to the village. In addition to its setting, in parts of Onibury mature trees and hedgerows contribute to the natural setting of the village and provide a pleasing contrast to the widespread use of stone. The areas adjoining No's 50, 52 and 53 Onibury are an example of this. The trees adjacent to the primary school and the magnificent conifer in the churchyard graphically illustrate another example of the importance of trees in the street scene.

Negative Factors

- 4.19 Much of the village is unspoilt and much of its character stems from the fact it is a quiet agricultural village. However, there are several modern agricultural buildings whose design and scale detracts from the appearance of the village. Any enhancement scheme needs to address this problem. There are a variety of options and these include the removal of the buildings, suitable screening or the use of different materials.

5.0 THE LEGAL FRAMEWORK

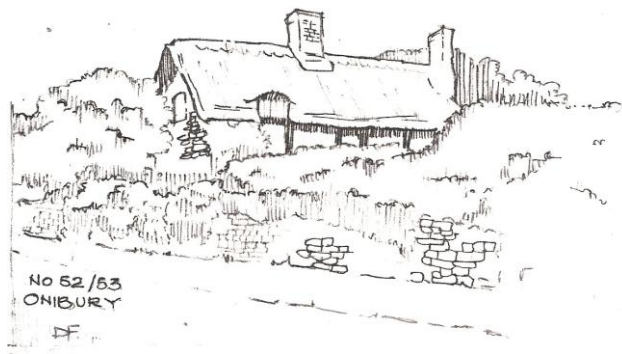
- 5.1 Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as "...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". This is a strictly applied definition and should not be confused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