

CONSERVATION AREA APPRAISAL



BUCKNELL

Designated 10TH FEBRUARY 1994

PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

BUCKNELL CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

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

1.0 THE EXTENT OF BUCKNELL CONSERVATION AREA.

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

2.0 THE DESIGNATION OF BUCKNELL CONSERVATION AREA

- 2.1 Bucknell 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 BUCKNELL

- 3.1 Bucknell is referred to in the Domesday Book as Buckenhale or Buckenhill; the name could mean Bucca's Hill or Buck-Hill from 'bucc', the old English for male deer. At the time of the Domesday Survey there may have been two holdings at Bucknell, though this is not certain.
- 3.2 At this time (1086) the Shropshire/Herefordshire county boundary divided the settlement. It remained this way until an act was passed in 1554-55, which allowed the transfer of the whole of Bucknell into the County of Shropshire.
- 3.3 The Norman magnate Roger de Montgomery (Earl of Shrewsbury) held the village from the King, at the time he held over 90% of the lordships and manors of Shropshire in Chief. His under-tenant was Ralph de Mortimer who held Bucknell amongst his 123 manors.
- 3.4 The manor was of two hides; though it was waste in 1086, land for 6 ploughs and 1 league of woodland are listed.
- 3.5 The main holding was held by Alwy before the Norman Conquest and by Ralph de Mortimer's tenant the Norman landowner Helgot who lived at Castle Holdgate – between Much Wenlock and Ludlow - in 1086.

The smaller holding was held by Aelmer before the Norman Conquest and by the tenant of Roger of Montgomery, William Pandolf. It was of 0.25 hides, and was waste both before the Conquest and in 1086. By 1221 both holdings were united under Gilbert de Bucknell.

- 3.6 The original dwellings of the settlement were built close to the river so they had easy access to water and they depended on water from the river and wells until the 1920's when water was piped into the village from a spring above Chapel Lawn.
- 3.7 The houses at the lower end of the village were very susceptible to flooding and this continued until the village ford was walled in the 1950's.
- 3.8 The population of the village in 1811 was 226. By the end of the Century it had risen to 546. Most of the male population were connected with agriculture or timber. The population of Bucknell Parish in 1991, despite having considerably more dwellings, was 589 and in 2001 it was 642 in 294 dwellings.

4.0 THE CHARACTERISTICS OF THE BUCKNELL CONSERVATION AREA

Introduction

- 4.1 Bucknell is a village that has retained services that other villages have lost. The range of services include a general store, newsagent, butcher, post office, garage, 2 public houses, school, village hall, station on the British Rail Central Wales Line and an Anglican church.
- 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
Areas for Change and Restraint

Setting

- 4.3 Bucknell in the Parish of the same name is located on the banks of the river Redlake between Bucknell Hill and Coxall Knoll. It is within 600 metres of the River Teme and is close to the borders with Wales and Herefordshire and is set within the Shropshire Hills Area of Outstanding Natural Beauty.

Archaeological Significance

- 4.4 The archaeological significance of the area is illustrated by the motte of the Norman castle in the village and the earthworks on Coxall Knoll. These earthworks are the remains of a large Iron Age fort settlement; the story is that this is the site (along with other possible sites!) of the last great battle between the Romans and the British led by Caractacus.
- 4.5 The following are classed as monuments in the Bucknell Conservation

Area: -

- Motte castle 30m south of The Old Farm
(A good example of a Norman motte castle overlooking a crossing point of the River Redlake.
Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD – Motte
The monument includes the remains of a small motte castle situated on the north bank of the River Redlake, in close proximity to Bucknell parish church and a river crossing point. It includes an earthen mound, or motte, which is oval in plan and measures 22m east to west by 20m north to south and standing up to 4.3m high. The summit of the motte is eroded and slumped giving a rounded profile and measures 8m east to west by 6m north to south. The southern side of the mound has been cut into to allow the construction of a farm building that has now been removed. A stone lined icehouse 1.3m high and 6m deep has been built into the NNW side of the mound and is included in the scheduling. A fragment of the surrounding ditch is visible as an earthwork for a short length on the northeast side of the mound, here it is 3m wide and 0.3m deep. The ditch continues around the remaining sides of the motte as a buried feature of similar width, except in the north west quarter where the foundation cut of the adjacent farmhouse will have destroyed the ditch)
- The Old Farmhouse (Grade II Listing)
(17th Century - 1600 AD to 1699 AD
A one-storey with attic farmhouse of the early 17th Century incorporating parts of a 15th or 16th Century building with later additions and alterations, it has been extensively renovated)
- Icehouse immediately to the southeast of The Old Farmhouse (Included in the Scheduling of the Norman Motte Castle)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
An icehouse of probably the early 19th Century in roughly coursed limestone rubble. The segmental headed entrance to the tunnel is blocked at the far end. It is covered by an earth mound, which was originally probably circular in plan, and is now truncated on the south side with a rubble revetment wall)
- Barn, cart entrance and loose box approx. 40m west of The Old Farmhouse (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A barn, cart entrance and loose box of the late 17th Century with later alterations. Constructed of weatherboarded timber frame on a roughly coursed limestone rubble plinth, it has a corrugated iron roof that is hipped to the north. There is a slightly later 2-bay storage loft and loose box at right angles to the east on the north side and a 5-bay former threshing barn to the south, which flanks the cart entrance to the farmyard. The cart entrance has a blocked 17th Century segmental-headed doorway. The range forms one side of a farmstead, grouped around a square courtyard with the farmhouse to the east)
- Old School House and attached outbuilding (Grade II Listing)
(17th Century to 20th Century (post-WW2) - 1600 AD to 1999 AD

A 2-storey farmhouse, which was latterly a school and shop, and is now divided into 2 cottages, was built in the early 17th Century with later additions and alterations)

- Barn immediately to the east of the Old School House (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 2-level barn of the mid 17th Century with later alterations, it has a corrugated iron-clad timber frame on a rubblestone plinth with weatherboarding directly below the eaves to the front and above the tie beam to the right gable end and a corrugated iron roof)
- The Mill
(Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD
Situated between the footpath and the river Redlake is a disused sawmill, it is possible that it occupied the site of the original corn mill associated with the motte)
- Weir Cottage (Grade II Listing)
(17th Century - 1600 AD to 1699 AD
A one-storey and attic cottage of the early 17th Century with later additions and alterations. It is of timber frame construction with rendered infill on a rubblestone plinth and has a reed thatched roof that is hipped to the left)
- Weir House (Grade II Listing)
(Early 19th Century to 20th Century (post-WW2) - 1800 AD to 1999 AD
A 2-storey and attic house of the early 19th Century that incorporates parts of an earlier building with later additions and alterations. It is constructed of pebbledashed limestone rubble with a steep-pitched hipped slate roof with deep eaves to the main range and a hipped plain tile roof to the earlier rear range. The earliest part is the range at right angles to the rear on the right and is probably of the 17th Century; the main range of 3 bays with a late 19th Century addition is slightly set back to the left)
- The Willows (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A 2-storey house, which is now partly used as a post office, with a 14th or 15th Century core with later additions and alterations, it was considerably remodelled c. 1920. It is of roughcast brick and timber frame of cruck construction with a rendered brick addition and a slate roof. The original plan was probably an open-hall house of 3 cruck-framed bays; floored over in the 17th Century with the eaves raised and considerably altered circa 1920)
- Barn approx. 20m south of The Willows (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A barn of the late 17th Century with later alterations that is constructed in weatherboarded timber frame on a uncoursed limestone rubble plinth with a corrugated iron roof and double doors to the left and right with 3 doors to the centre)
- Bucknell Cottage (Grade II Listing)
(17th Century to 20th Century (post-WW2) - 1600 AD to 1999 AD

A one-storey and attic farmhouse, which was extended to form 3 cottages, and is now one house, it is of probably the early 17th Century, was extended in the 18th and 19th Century and remodelled in early 19th Century cottage style, then further extended circa 1910 and considerably altered in the late 20th Century. Of roughcast timber frame, brick and rubblestone and roughly coursed limestone rubble construction, with machine tile roofs having replaced the original thatch in the late 20th Century. The cottage was originally the local residence of the Sitwell family, Lords of the Manor)

- Church of St Mary (Grade II Listing)
(Medieval to Late 19th Century - 1066 AD to 1899 AD
A Parish church of the 12th and early 14th Century, it was considerably restored and partly rebuilt in 1870)
- Matthews memorial, Church of St Mary (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A limestone pedestal tomb of circa 1771, it has a square section with a moulded plinth and capping and is surmounted by a fluted urn-shaped finial. The slightly recessed inscription panel on the north side commemorates Thomas Matthews (died 1771) and his wife, Ann (died 1762). There are further inscriptions on the south and east sides to other members of the Matthews family)
- Church Cottage (Building of Special Architectural or Historic Interest)
(A one-storey and attic cottage probably of the 17th Century that was extended in the late 18th or 19th Century with later alterations. It is of rendered timber frame construction and brick addition on a rendered plinth with a slate roof. The original 2-cell plan was extended to the right in the late 18th or 19th Century)
- The Hall (formerly known as Bucknell Hall Farmhouse) (Grade II Listing)
(Early 19th Century to 20th Century (post-WW2) - 1800 AD to 1999 AD
Shown on the OS map as Bucknell Hall, this 2-storey farmhouse is of the early 19th Century with later alterations and is constructed in red brick with a hipped slate roof with integral end stacks to the left and right)
- Yew Tree Cottage (Grade II Listing)
(17th Century - 1600 AD to 1699 AD
A 2-storey cottage of the early 17th Century with later additions and alterations. It is timber framed with rendered infill on a rubblestone plinth and has a slate roof)
- A findspot of probable neolithic date
(Neolithic - 4000 BC? to 2351 BC?
A petit tranchet derivative arrowhead (broken) of dark grey flint and borer of black flint with white chalk cortex. Ex Knighton School collection)

Architectural and Historic Quality

- 4.6 The dominant building of the Conservation Area is the church. Several of the buildings are listed as being of special architectural or historic interest (see above) and they contribute a great deal to the special character of Bucknell. The Conservation Area includes other buildings that, although not listed, make an important contribution to the settlements townscape character.



Street Scene

- 4.7 Bucknells character stems from the way the historic buildings are loosely grouped around to the church. The spaces created between buildings are as important to the character of the village as the buildings themselves. Particularly important are the areas adjoining The Hall, the Causeway and the area in front of Weir Cottage.

Key Buildings

- 4.8 The **Church of St Mary** was built in the 12th and early 14th Century and was considerably restored and partly rebuilt in 1870 at a cost of £2,000. It is constructed in roughly coursed limestone rubble with ashlar dressings, the slate roofs have ornamental ceramic cresting and foliated iron crosses to the gables. The nave with the western bell turret and spire, the chancel, the north aisle, the organ chamber/vestry and the south porch were largely rebuilt in 1870 in Early English style. The bell turret is constructed of oak shingles surmounted by a slated spire with a brass weathercock. There are shuttered openings to the belfry and a clock by Bezant of Hereford under the gabled canopy on the south side. The south side of the nave has two late 19th Century windows with bar tracery to the right of a contemporary gabled porch and a single broad cusped lancet to the left. The west wall has two late 19th Century stepped buttresses flanking a window with bar tracery, a hoodmould and head-stops. The 1870 lean-to north aisle has paired broad trefoil-headed lancets to the right and a window with bar tracery in the gable breaking eaves to the left. The west window has 2 lights with plain bar tracery. The lower vestry to the east has a pointed north doorway and a segmental-headed 3-light east window. The chancel has a blocked single-chamfered pointed south doorway, which is of probably the early 14th Century and a roughly contemporary window of 2 broad cinquefoil-headed lights above to the right. The late 19th Century 3-light east window has bar tracery, a hoodmould and head-stops. The interior has an archbraced collar beam roof in 5 bays to the nave with 3 sets of purlins and 2 tiers of quatrefoil windbraces, probably of the 15th Century but considerably restored in the late 19th Century, and four 19th Century heads to each side. A moulded tie beam to the third truss from the east and a 19th Century braced timber structure support the bell turret in the western bay; there is a similar roof in the 3 bays to the chancel. 3 bays of the nave arcade have circular piers and stiff-leaf carving to the capitals with similar Transitional-style carving to the responds and to the corbelled responds of the pointed

chancel arch, which has a hoodmould with foliated label-stops. The painted legend "LORD I HAVE LOVED THE HABITATION OF THY HOUSE AND THE PLACE WHERE THYNE HONOUR DWELLETH" is over the arcade and "WORSHIP THE LORD WITH HOLY WORSHIP" over the chancel arch. The restored pointed recess in the north wall of the chancel is probably for an Easter sepulchre. The tub-shaped Saxo-Norman font has a flat carving of irregular interlaced cords with a bearded human head on the east side and has a 19th Century Transitional-style plinth and base. The communion table is partly of the 17th Century. The other fittings and furnishings including the pews, altar rails and the stone pulpit are mainly circa 1870. There are encaustic tiles and late 19th Century stained glass in several windows including the east window, which is dated 1870. The north side of the north aisle has wall memorials to Harriet Sitwell (died 1827) and Anne Sitwell (died 1842). Three late 18th Century and early 19th Century benefactors' boards are at the west end of the church, one is dated 1838 and another 1839. A chest in the choir vestry is inscribed "WW 1807".

- 4.9 The **Old School House** is a 2-storey farmhouse that was latterly a school and a shop and is now divided into 2 cottages. Built in the early 17th Century to provide education for those who could pay for it, it remained a school until the present school was built in 1865 when it then became a bakery and shop before becoming a private dwelling. The building is of timber frame construction with rendered and painted brick infill, partly roughcast and part weatherboarded and has slate roofs. The L-plan consists of a long hall range that is aligned north south, with a single-bay cross-wing, which is also gabled to the south, projecting at the south end. The framing is exposed to the west side of the hall range, there are square panels to the left of the stack with 4 from cill to wall-plate and partly replaced by painted brick to the ground floor. The vertical posts to the first floor to the right of the stack are close-set with large irregular square panels below. Five 20th Century casements are directly below the eaves to the left of the stack, one to the left and 4 grouped together to the right and five 20th Century windows to the ground floor. The prominent gabled half-dormer to the right of the stack has a late 19th Century casement at the centre with a small leaded casement directly below the eaves and there is a late 20th Century casement to the ground floor. The red brick ridge stack to the right of the centre has a lean-to rubblestone bread oven directly below. On the east side is a 2-storey lean-to that formerly had external wooden steps but is now clad with 20th Century weatherboarding. The twin gables to the road have bay windows that were the former shop fronts to the left and right of a 19th Century half-glazed door under a bracketed gabled hood.
- 4.10 **Bucknell Cottage** was originally the local residence of the Sitwell family, Lords of the Manor. It is a farmhouse that was extended to form 3 cottages, but is now one house. Built in probably the early 17th Century, it was extended in the 18th and 19th Century and then remodelled in early 19th Century cottage style. Further extensions were carried out circa 1910 and it was considerably altered in the late 20th Century. It is of roughcast timber frame construction with brick and rubblestone and roughly coursed limestone rubble, machine tiles replaced the thatched roof in the late 1950's. The main range has 5 gabled eaves dormers of varying size and height to the front, with the second and third from the left with 19th Century leaded lights and the remainder with 20th Century casements. There is a 3-light 19th Century casement to the far left on the ground floor with late 20th Century casements to the left of centre and to the right and a 19th Century quatrefoil-shaped window with leaded lights to the far right. The rear

elevation and projecting wings have early 19th Century Gothic casements and doors with several 20th Century doors and windows in imitative style.

- 4.11 **The Old Farmhouse** was built in the early 17th Century incorporating parts of a 15th or 16th Century building and has later additions and alterations. It is constructed of timber frame and roughly coursed limestone rubble and was comprehensively restored in the late 20th Century. The basic L-plan comprises a long range aligned north south with the stone dairy at right angles to the rear on the left and a parallel stone range in an angle to the rear. It is a one-storey and attic building with a 2-storeyed gable roughly to the centre of the long range. The framing consists of 3 square panels from cill to wall-plate with short straight tension braces on the gable, close-set vertical posts and middle rail to the first floor and herringbone struts to the jettied apex, interlaced decoration to the bressummer and elaborately carved corner brackets. The section to the left of the gable and the left gable end also has 3 square panels from cill to wall-plate with close-set vertical posts with the middle rail to the right. There is a mixture of square panels and close-set vertical posts to the original back wall. The prominent stone stack immediately in front of the ridge to the left of the gable has been enlarged in red brick with a moulded capping. The external end stack to the right has a red brick top.

Grouped around a square courtyard west of the farmhouse are late 17th Century barns with a cart entrance. Within the mound of the castle motte, which is immediately south east of the farmhouse, is a limestone structure used in the 19th Century as an icehouse.

- 4.12 **The Willows** is a 2-storey house that is now partly used as a post office. The core of the building is 14th or 15th Century with later additions and alterations and it was considerably remodelled circa 1920. It is of roughcast brick and timber frame of cruck construction with a rendered brick addition and has a slate roof. There are 3 early 20th Century casements directly below the eaves, 5 casements to the ground floor, 3 to the left of the 20th Century porch with a half-glazed door and 2 to the right. The gable facing the road is a c.1920 addition and has 2 segmental-headed windows on the first floor and a wide shuttered shop front to the ground floor with a segmental-headed doorway and window to the right. The interior has a massive chamfered spine beam and cross beams to the ground floor. The Jacobean overmantel to the fireplace beneath the ridge stack is said to have been brought from Bucknell Cottage.

Materials

- 4.13 The traditional building materials of Bucknell are timber frame and limestone with slate roofs. Several of the buildings have been faced with render or pebbledash.

Natural Features

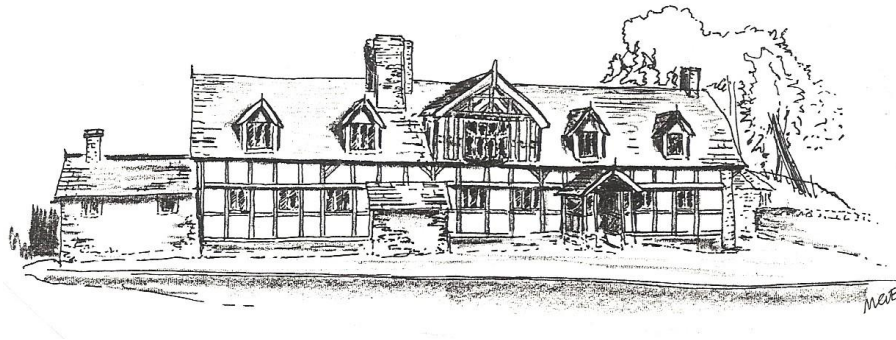
- 4.14 The obvious natural feature that contributes a great deal to the special character of Bucknell is the river Redlake that runs west to east through the Conservation Area.
- 4.15 There are also several mature trees which are important to its character, particularly around the Church and the Hall, the approach to Bucknell Cottage, the horse chestnut near Weir Cottage and the trees which line the river near Weir House and the Old School.

Negative Factors

- 4.16 There are several overhead lines in the area around the church. These detract from the character of the area. If opportunities arise these overhead lines should be removed.

Areas for Change and Restraint

- 4.17 The Conservation Area lies within the limit to development of the village as defined by Policy S1 of the South Shropshire Local Plan (Adopted April 2005). Suitable sites within this limit could be developed, providing the development can satisfy the other policies of the plan.
- 4.18 There is also an area adjoining The Old Farm and the school designated by Policy S11 of the Plan as Open Space to be retained. This is an important area of open space where development should not take place.



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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Source: Shropshire Council Sites and Monuments Records