

CONSERVATION AREA APPRAISAL



BEDSTONE

Designated 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

BEDSTONE CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

BEDSTONE CONSERVATION AREA

1.0 THE EXTENT OF BEDSTONE CONSERVATION AREA.

- 1.1 The Bedstone Conservation Area consists of part of the village of Bedstone and its immediate environs illustrated on the Bedstone Conservation Area Plan.

2.0 THE DESIGNATION OF BEDSTONE CONSERVATION AREA

- 2.1 Bedstone 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 BEDSTONE

- 3.1 The settlement is referred to in the Domesday Book as Betietetune and its name derives from the settlement (tun) belonging to Bedgeat.
- 3.2 Many of the cottages of the village are still part of the Ripley Estate, the Ripley family left in 1903 though they still own the estate. The village once had an estate wheelwright, blacksmith and sawyard.

4.0 THE CHARACTERISTICS OF THE BEDSTONE CONSERVATION AREA

Introduction

- 4.1 Bedstone is an attractive village set among trees. Its services include a church, village hall and a Post Office and tuck shop. The village school established in 1750 closed in 1947. Bedstone Court is a college and during term time the population of Bedstone is greatly multiplied.
- 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 Bedstone in the parish of the same name is situated on the lower slopes of Bedstone Hill; part of the settlement is within the Area of Outstanding Natural Beauty.

Archaeological Significance

- 4.4 There are two scheduled ancient monuments close to Bedstone. They are Castle Ditches earthwork at Bedstone Hill and a round barrow north of the village. There are also several crop marks, enclosures, and finds of flint in the fields around the village.

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

- Nos 1 & 2
(Terraced House recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- No 3
(Cottage recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- No 4 (Grade II Listing)
(17th Century to 20th Century (post-WW2) - 1600 AD to 1999 AD
A cottage of the mid 17th Century with later additions and alterations; it is a one storey with attic timber framed building that is rendered to the front on a rubblestone plinth with a machine tile roof)
- Nos 7 & 8 (Red House) (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A farmhouse that is now divided into 2 cottages of the early to mid 17th Century with later additions and alterations, including dated repairs or remodelling of 1819, 1854 and 1916, and extended to the right in the early to mid 20th Century. It is a one storey and attic timber framed building with rendered wattle and daub infill (roughcast to the front) on a rubblestone plinth, higher to left and continued to the left gable end, and with a slate roof)
- Nos 9 & 10
(House recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- No 11
(House recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- Nos 12 & 13 (Grade II Listing)
(17th Century to Late 19th Century - 1600 AD to 1899 AD)

A cottage, now divided into 2, of the mid 17th Century with later additions and alterations. It is a timber framed building with rendered infill on a rubblestone plinth, roughly coursed limestone rubble to each end, and a reed thatch roof. Forms a picturesque group with the Church of St Mary opposite)

- Nos 14 & 15
(Terraced House recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture)
- No 16 (Post office)
(House recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture)
- No 17
(House recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture)
- Church of St Mary (Grade II* Listing)
(A 12th Century parish church
Medieval to Late 19th century - 1066 AD to 1899 AD)
- Orchard House
(House recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture)
- Bedstone Court (Bedstone College Main Building) (Grade II Listing)
(A school, formerly a country house, built in 1881
Late 19th Century - 1867 AD to 1899 AD)
- Balustrade and steps approx. 10m to south of south front of Bedstone Court (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
A balustrade and steps of circa 1881 by Thomas Harris for Sir Henry Ripley; in terracotta on a chamfered red brick base with stone steps, it is approximately 40m in length with a short flight of steps towards the east end. Ball finials and scalloped urns with lion heads to the corners surmount the vase-shaped balusters with rusticated piers. Included for group value)
- Bedstone Court Lodge (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
An entrance lodge built circa 1881 by Thomas Harris for Sir Henry Ripley, and extended in the mid 20th Century. A 2-storey planted timber frame building with rendered infill, it has a machine tile roof)
- Gate piers, gates and railings immediately to the south of Bedstone Court Lodge (Grade II Listing)
(A 16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD
Gate piers, gates and railings of circa 1881 by Thomas Harris for Sir Henry Ripley. The gate piers are square in section with flush angle quoins and moulded plinths and capping, surmounted by flat-topped finials. The elaborately decorated railings on the low curving brick walls terminate in inner gate piers, comprising of elaborately worked iron cages surmounted by miniature gilded ball finials)

- Bedstone College Gatehouse
(Lodge recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- Former Stables Bedstone College
(Stable recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- Manor Farmhouse (Grade II* Listing)
(A late 14th/early 15th Century manor house
Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD)
- Building 2 Manor farm
(Hay Barn (Dutch) recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- Building 3 Manor farm
(Agricultural Building recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- Building 4 Manor farm
(Agricultural Building recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- Manor farm - Cowhouse
(Cowhouse recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))
- Manor farm – Agricultural Building
(Agricultural Building recorded in the 1981-82 South Shropshire Parishes Survey (of Vernacular Architecture))

Architectural and Historic Quality

- 4.6 Bedstone is a loose-knit settlement within an agricultural setting. Bedstone Court and its fine landscaped grounds dominate the village.
- 4.7 Bedstone Court (Bedstone College) is a building listed as being of special architectural or historic interest. It was built in 1881 by Thomas Harris for Sir Henry Ripley and is a pleasantly situated black and white Victorian mansion. The entrance lodge and adjoining gateway are also listed. Thomas Harris was the author of Victorian Architecture (1860) in which he sought to define a specifically Victorian style of architecture. In Shropshire he is best known for his design of Stokesay Court.
- 4.8 The village contains 5 other listed buildings that contribute a great deal to the special character of Bedstone. They include the oldest surviving building, the 12th Century St. Mary's Church.
- 4.9 Manor Farmhouse, originally the Manor House, dates from the late 14th or early 15th Century. Although not listed buildings, the traditional brick and stone barns to the east of the Farmhouse are interesting examples and form an important group.

Street Scene

- 4.10 Apart from the complex of buildings in the college grounds the buildings of Bedstone can be split into 3 groups. Numbers 12 and 13, listed cottages with a thatched roof, 11, the Old School House and numbers 9 and 10 form a picturesque group with the church. Red House and its adjoining barns and Rectory House and Cottage with its landscape garden add to this group.
- 4.11 The area near the Post Office numbers 14 and 15 Bedstone and the group of barns (now converted to residential use) on the approach to the village also forms an important group.
- 4.12 The third picturesque group contains the stone and timber framed numbers 1, 2 and 3 Bedstone and adjoining stone barns and number 4 Bedstone a timber framed listed building.
- 4.13 These groups of buildings add a great deal to the character of Bedstone. It must also be recognised that the green spaces between these groups contribute much to the village's character and should be retained.

Key Buildings

- 4.14 The **Church of St Mary** is the parish church, which is of the 12th Century, was repaired in 1851 and restored in 1879 by Kempson of Hereford at a cost of approx. £1,200. In roughly coursed limestone rubble with ashlar dressings, it has a timber framed bellcote, the machine tile roofs have overhanging eaves and corbelled scissor-bracing to the east gable of the chancel and west gable of the nave; iron crosses to the east gables of the nave and chancel. The bellcote is probably of the 17th Century but was extensively restored in the 19th and 20th Centuries. A brass weathercock surmounts the timber framed with oak-shingled broach spire. There are 3 pointed louvred windows to the belfry on each side. Late 19th Century windows on the north and south sides comprise 4 round-headed openings alternating with 3 similar blind arches, a small 12th Century round-headed window is to the east on the south. The west end has a late 19th Century round-headed window above a contemporary Romanesque-style doorway with chevron decoration to the arch. The chancel has a small 12th Century round-headed window on the north and a taller 19th Century round-headed window on the south end. The east wall has late 19th Century round-headed windows to the left and right and one above to the centre. A smaller round-headed window to the apex appears to incorporate some earlier (presumably 12th Century) stonework. The 19th Century lean-to shed on the north in the angle with the nave has a round-headed doorway on the east and a window on the west end. The interior has 19th Century trussed rafter roofs with scissor-bracing to the nave and chancel with a large tie beam at the west end of the nave supporting the bellcote. The low 12th Century round-headed chancel arch has plain chamfered imposts and deep splays to the 12th Century windows. The 12th Century tub-shaped font has a plain semi-circular band to the centre and lead lining. The communion table incorporating 18th Century turned balusters from former communion rails has the initials "EAM" and the date "1721" inscribed. Other fittings and furnishings are of the late 19th Century, including 4 stained glass windows by Kempe in the north wall in memory of Joseph Henry Brown, Rector of Bedstone (1878-99). The east window (c. 1879) commemorates his wife, Annie (died 1872). There are 2 plain early 19th Century wall memorials over the east side of the chancel arch.
- 4.15 **Bedstone Court (Bedstone College Main Building)** was originally a country house, and is now a school. It was built in 1881 and has had minor later additions and alterations. It is a 3-storey red brick and planted timber frame building with ashlar dressings and machine tile roofs. The complex multi-gabled plan forms a

rough U-shape. It has wooden mullioned and transomed windows throughout, some with leaded lights. The entrance front has a prominent full-height projecting gable, jettied to each floor and Oriel windows to the first and second floors, the latter with elaborate plaster decoration to the top. The porch in the projecting gable is approached by a flight of 5 steps and has an elliptical centre arch with the words "DULCE DOMUS" (Sweet Home) to the lintel, flanked by round-headed arches with Ionic columns and carving to the spandrels and displaying a variety of classical and Jacobean-style motifs; there is a balustrade on the low stone walls to the front and sides. Mosaic floor. The inner panelled door has raised lozenge-shaped patterns; the half-reeded and half-fluted pilasters to the sides flank round-arched recesses. There are gables to the left and right of the projecting gable, the left with a large integral stack to the right, which has a terracotta armorial device with the Ripley family motto "DUM SPIRO SPERO" (While I breathe, I hope) superscribed. The octagonal wooden cupola to the ridge with turned balusters to the open balustrade has a lead domed cap, surmounted by a weathervane. The external end stack to the right has a tall star-shaped shaft with a miniature stone gable approximately one-third of the way up, having an armorial device with hanging garlands of fruit and the date "1881" with "BED / STONE / COU / RT" in raised lettering to an oval medallion. A tall red brick stack is to the right of the ridge to the projecting gable, which has brass sundial to apex. The south front has 7 gables with a full height canted bay between the second and third gables from the left. The balcony to the first floor has vase-shaped balusters, is partly protected by the continuous jetty of the gables above and supported by slender wooden posts with Ionic columns; it runs from the canted bay to the sixth gable from the left. Miniature twin gables cap the 2-storey projection to the right. Several rainwater heads carry the initials "HWR" and the date "1881". The rear elevation displays some planted timber frame but the majority of the gables are tile hung. On the courtyard (north) side the main feature of interest is the 2-storey canted bay projecting from a multi-light mullioned and transomed window. The main staircase in the panelled hall with a painted ceiling has sturdy vase-shaped balusters and a deeply grooved ramped handrail and plain Ionic columns, unfluted pilasters enclose those to the ends. The stained glass in the window behind (including to the canted bay) depicts labours of the months. The stained glass in the entrance hall (room to the left of the porch) shows parrots and butterflies and there is also stained glass in the upper lights of the ground-floor windows to the south range depicting figures from classical mythology, ancient history, literature and illustrative of the feminine virtues. Several rooms on this side of the house have plaster ceilings and friezes, the most notable being in the former dining room (now the library) at the west end. The entrance hall has a carving of a well with the word "FARE" over the exterior door and another carving of a well with the word "COME" over the door that leads to the main hall. There are original panelled doors and fireplaces throughout, including to the first floor. The house is known locally as a calendar house as it has 12 chimneys, 365 windows, 7 external doors and 52 rooms.

- 4.16 **Manor Farmhouse**, originally the Manor house and now a farmhouse, was built in the late 14th or early 15th Century, extended in the late 16th Century and partly rebuilt in 1775 with later additions and alterations. It is timber framed partly of cruck construction with rendered infill on a rubblestone plinth, regularly coursed and dressed limestone to the south front of the hall range with roughly coursed limestone rubble below the tie beam of the west wing on the north and machine tile roofs. The original plan was a long open-hall range aligned east-west with a 3-bay projecting cross on the east, however the hall range was floored over in the late 16th Century and a wing was added to the west forming the present H-plan. There is 1 storey and attic to the hall range and 2 storeys to the cross-wings with a cellar beneath the east wing. The framing of square panels has 4 from the cill to the wall-plate to the east

wing and is more irregular to the north gable and to hall range with curving tension braces to the east wing; the north gable has a slightly cambered collar and tie beam with V-struts from the collar, the south gable is rendered. The west wing has close-set vertical posts to the west side (largely renewed towards the north end). The south gable is jettied to the attic with moulded bressumer and elaborately carved corner brackets, there are herringbone bracing and twisted corner colonnettes to the first floor. The attic has a collar and tie beam end truss with projecting double-purlin ends. The ground floor of the gable and west wall is underbuilt in red brick. The north gable has a collar and tie beam end truss with V-struts from the collar. The north front of the hall range and the east wall of the east wing has irregular fenestration, there are 3 early 19th Century leaded-casements directly below the eaves to the hall range carried up above a wall-plate to form gabled eaves dormers and 4 leaded casements to the ground floor, some 20th Century in imitation. The east wing has a 17th Century four-light wooden mullioned and transomed-latticed window to the left and two 18th Century latticed cross-windows in panels of framing to the right. Two 19th Century mullioned and transomed windows flank the cross-window to the ground floor. The fenestration is more regular on the south side. The east wing has a 19th Century mullioned and transomed window to the first floor and a mid 20th Century French window to the ground floor; 19th Century gabled eaves dormers to the left and right of the hall range, the former with a 20th Century casement, directly above a 19th Century mullioned and transomed window (left) and a wide 20th Century casement (right). The boarded door with a narrow rectangular barred overhead immediately to the left of the centre has a semi-circular hood with a lozenge-shaped datestone beneath, inscribed "E/IB/1775", which probably refers to the rebuilding of this wall in stone. The west wing has a 3-light leaded casement to the first floor and a 3-light mullioned and transomed window to the ground floor. There is a large brick ridge stack with 4 attached and rebated shafts to the centre of the hall range and ridge stacks to the east and west wings at the junction with the hall range, the former with twin diamond-shaped shafts. The integral lateral stacks to the outer walls of the east and west wings have a stone base and twin diamond-shaped brick shafts. The tops of all the stacks have been rebuilt in 20th Century brown brick.

The lower gabled rubblestone outbuilding attached to the north gable of the west wing has a collar and tie beam end truss with V-struts from the collar. The main feature of the interior is the massive true cruck truss roughly to the centre of the hall range (to the east of the doorway on the south side where it has been partly cut away) resting on a huge soleplate. Each blade is sharply elbowed and broadly flanged with 7 deep grooves with a massive dovetail joint visible to the south blade on the first floor. There is a pair of archbraced principal rafters to the east of the cruck truss and similar principal rafters are visible to the east wing. The main ground-floor room (to the east of the cruck truss) has an inserted late 16th or early 17th Century deep-chamfered crossbeam ceiling with triangular-shaped joists. The other ground floor rooms also have chamfered ceiling beams. The floors to the ground floor have ceramic tiles while the first floor rooms have wide oak floorboards. The lower gabled outbuilding, which was converted to a laundry in the 19th Century, has a stone-flagged floor, a circular cast-iron sink with furnace below and a large bread oven.

Materials

- 4.17 The predominant traditional building materials are timber frame and limestone and slate roofs.
- 4.18 The stone boundary walls of the village are part of the special character and should be retained; they vary from the low retaining walls to the high wall north of Bedstone College.



Natural Features

- 4.19 The importance of the open spaces in Bedstone has already been mentioned. These spaces are enclosed by mature hedges; in parts of the village these are set on high banks, an important feature worthy of retention.
- 4.20 The settlement of Bedstone has many mature trees. The grounds of Bedstone College include some fine specimens and are of particular landscape importance.

Negative Factors

- 4.21 The overhead lines in the village detract from the visual character of the village, particularly the lines and telegraph pole near 1, 2, 3 and 4 Bedstone.

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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