

# CONSERVATION AREA APPRAISAL



**PRIESTWESTON**

**DESIGNATED 10<sup>TH</sup> FEBRUARY 1994**



**PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990**

**PRIESTWESTON 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**

## **PRIESTWESTON CONSERVATION AREA**

### **1.0 THE EXTENT OF PRIESTWESTON CONSERVATION AREA**

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

### **2.0 THE DESIGNATION OF PRIESTWESTON CONSERVATION AREA**

- 2.1 Priestweston Conservation Area was designated as a conservation area by South Shropshire Council on the 10<sup>th</sup> 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 PRIESTWESTON**

- 3.1 Priestweston is in the civil parish of Chirbury with Brompton. It is served by the Church of Holy Trinity, which is located at Middleton. The ecclesiastical parish of Middleton was created in 1845 out of parts of Chirbury and Churchstoke (Powys).
- 3.2 The name drives from the Old English West-tun or west of another, the settlement owned by a priest or priests.

### **4.0 THE CHARACTERISTICS OF THE PRIESTWESTON CONSERVATION AREA**

#### **Introduction**

- 4.1 Priestweston is a small settlement of approximately 20 dwellings. It still retains a public house. The village did have another public house, a post office and a Methodist chapel, which have now closed.
- 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 Priestweston is located on the side of Corndon Hill close to the border with Wales. Part of the village is within the Shropshire Hills Area of Outstanding Natural Beauty.

### **Archaeological Significance**

- 4.4 The archaeological significance of the area is illustrated by the scheduled ancient monuments, a moated site near Little Weston and Mitchells Fold stone circle, a 90ft. circle of 8 standing stones.
- 4.5 The following are classed as monuments in the Priestweston Conservation Area: -
- Brook House (Grade II Listing)  
 (16th Century to Early 20th Century (pre WW1) - 1500 AD to 1913 AD  
 A farmhouse of probably the early 18th Century with later additions and alterations)
  - The Old Post Office (Grade II Listing)  
 (17th Century - 1600 AD to 1699 AD  
 Shown on OS map as Red Lion Inn. A house, that was latterly an inn then a post office and has now reverted to domestic accommodation, of the late 17th Century with later additions and alterations)
  - Pump approx. 1m east of The Old Post Office (Grade II Listing)  
 (Early 19th Century to Late 19th Century - 1825 AD to 1899 AD  
 A painted cast-iron pump of the mid to late 19th Century with a fluted shaft that has the maker's emblem, and a pointed finial to the cap. It has a decorated spout and curved handle. Included for group value)
  - Old Smithy (Grade II Listing)  
 (Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD -  
 Farmhouse  
 Medieval - 1066 AD to 1499 AD – Hall House  
 A farmhouse, that is now a house, of the 14th or 15th Century and that was remodelled in the 17th and late 18th Century with later additions and alterations)
  - The Tin House (Grade II Listing)  
 (Medieval to Early 20th Century (pre WW1) - 1066 AD to 1913 AD  
 A farmhouse, which is now a house, of the late 15th or early 16th Century, it was considerably remodelled in the early 19th Century and has later additions and alterations)

### **Architectural and Historic Quality**

- 4.6 The Conservation Area includes the area from Brook House and continues north including the buildings on both sides of the road. The village is of a sporadic nature. Much of its character stems from its hillside setting that affords magnificent views west into Wales.
- 4.7 Four of Priestweston's buildings are listed as being of special architectural or historic interest (see above). The other buildings of Priestweston, although not listed, contribute a great deal to the character of the settlement. They include the pleasant terrace of painted stone cottages, Brook House and its adjoining barns and the former Methodist Chapel that was built in 1846 and enlarged in 1894.

### **Street Scene**

- 4.8 Since Priestweston is loose-knit in character the spaces between the buildings are very important. The space at the road junction and in front of Brook House is an example, as is the space around the Old Post Office.

### **Key Buildings**

- 4.9 **Brook House** is a one-storey and attic farmhouse of probably the early 18th Century with later additions and alterations. It is constructed in uncoursed limestone rubble and has a graded slate roof. The original 2-cell plan had a bay added to the right in the early 19th Century. The fenestration to the left and right of the gabled timber porch with boarded inner and outer doors consists of a late 19th Century metal casement to the left and a 20th Century casement to the right, both with inserted stone lintels. Gabled eaves dormers are directly above and another to the right, also with a metal casement, above a subsidiary door. On the left is a large integral end stack with dripstones, and a 19th Century red brick ridge stack (possibly formerly an end stack) is situated on the right. Two of the main ground-floor rooms have chamfered spine beams and joists and a partly infilled inglenook fireplace to the left.
- 4.10 The **Old Post Office** is shown on the OS map as the Red Lion Inn. This one storey and attic house, which was latterly an inn and then a post office, has now reverted to domestic accommodation again. Built in the late 17th Century with later additions and alterations, it is constructed in limewashed uncoursed limestone rubble and has a graded slate roof. Three late 19th Century casements are at the ground floor and gabled half-dormers with metal casements are situated directly above. Two boarded doors alternate with the ground-floor windows, the right door has a glazed panel inserted and is now behind a late 20th Century brick and glass porch (not of special architectural interest). There is an external end stack to the left and an internal end stack to the right; both have red brick shafts and toothed capping. A short, probably contemporary, range is at right angles to the rear on the left.
- 4.11 The **Old Smithy** was a farmhouse and is now a house that is the oldest remaining building in Priestweston. It dates from the 14th or 15th Century and was remodelled in the 17th and late 18th Century with later additions and alterations. It is a 2-storey building constructed in uncoursed limestone rubble and rendered to the front and gable ends. The slate roof is graded to the front. The original plan was an open hall of probably of 3 cruck-framed bays, it was floored over in the 17th Century and the eaves were raised in the late 18th Century. The fenestration is of the late 20th Century, with 3 casements directly below the eaves to the first floor, one to the left and one to the centre on the ground floor with a contemporary 6-panel door to the right. The external end

stack to the left has a 20th Century rendered lean-to abutting, The interior has 2 deep-chamfered spine beams with flat heavy joists to the main ground-floor room and there are two inglenook fireplaces with chamfered wooden lintels beneath the ridge stack. One true cruck truss with cambered collar is exposed to the first bay from the left and one cruck blade is visible to the second bay.

- 4.12 The **Tin House** is of the late 15th or early 16th Century and was considerably remodelled in the early 19th Century with later additions and alterations, and is also known as Nessmynydd. It is timber framed with rendered infill on a rubblestone plinth, the left-hand part is of early 19th Century red brick with roughly coursed limestone rubble to the gable end, and it has corrugated iron cladding to the rear. The slate roof has an internal red brick end stack to the right and 2 external end stacks to the left. The original plan probably consisted of a 2-bay cross-wing, which was aligned north south with the now demolished hall-range to the east. The gables of the cross-wing were removed so that the former tie beams are now wall plates of the present house, and a 19th Century addition was built on the site of the former hall range. The framing is exposed only to the right side of the house and part of the right gable end. There are mid 19th Century casements on each floor to the left, the lower one has a segmental head. The right side has a late 20th Century three-light mullion window on each floor, with the lower one being in the position of the original window. Also of the 20th Century is the lean-to porch to the centre with a boarded door. The interior has the timber frame exposed to the former cross-wing and close studding to the external walls and square panels to the cross wall. Upstairs the principal rafters of the former central truss survive to show the cross-wing was originally aligned north south. There is also a wall post with mortices at the junction of the cross-wing and presumed former hall range.

### **Materials**

- 4.13 Priestweston is predominantly a limestone settlement with roofing materials of slate.

### **Natural Features**

- 4.14 The hedges and trees within and around the village add to its setting and their retention is particularly important. Because the ground levels rise to the east, these hedges are situated on top of stone retaining walls and banks; this is a feature of the settlement.

### **Negative Features**

- 4.15 The overhead lines in the village detract from its character and their removal would enhance the area.



## **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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