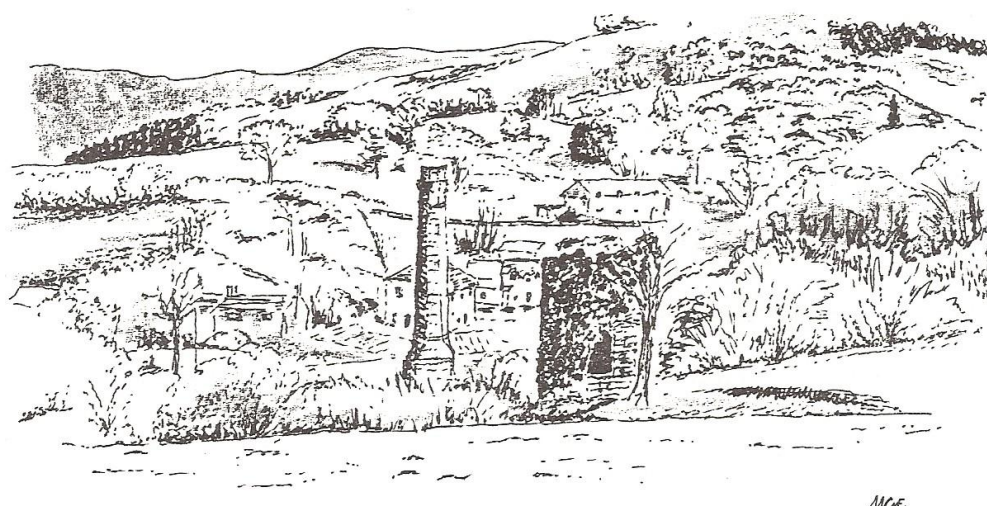


CONSERVATION AREA APPRAISAL



TANKERVILLE

DESIGNATED OCTOBER 1995



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

TANKERVILLE CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

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

1.0 THE EXTENT OF TANKERVILLE MINE CONSERVATION AREA

- 1.1 The Tankerville Mine Conservation Area consists of part of the hamlet of Tankerville and its immediate environs as illustrated in the Tankerville Mine Conservation Area Plan.

2.0 THE DESIGNATION OF TANKERVILLE MINE CONSERVATION AREA

- 2.1 Tankerville Mine Conservation Area was designated as a conservation area by South Shropshire Council in October 1995 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

3.0 THE HISTORY OF TANKERVILLE MINE

- 3.1 Tankerville is part of the southwest Shropshire metalliferous mining area that centres on Shelve. The orefield was based on a 5 mile radius of Shelve. Although the area was mined from Roman times, it was most intensively exploited from the late 18th to the 19th Centuries. The area was once one of the most productive in the country.
- 3.2 Deposits of lead ore are generally found in vertical faults in the rock strata. In the Tankerville area, the mineral deposits are located in one particular stratum of rock, the Mytton Beds which consist of hard flag stone and grit stone over 1000 feet thick. The veins generally have a southwest to northeast alignment.
- 3.3 Mining had taken place in Tankerville since the early 19th Century. It concentrated on the working of a small pipe vein and was worked by means of a crosscut from the boat level and a small shaft. The mine, however, was not vigorously exploited.
- 3.4 In the 1860's the property changed ownership and a local man, Heighway Jones, was able to discover its potential and exploit its value. By the installation of a pumping and drawing engine above the shaft and sinking a shaft 74 fathoms below the adit level, one of the richest deposits in Shropshire was discovered. It dipped about 40 degrees to the vertical in a southwest direction. It varied in thickness from 40 to 140 feet wide. Its discovery led to the creation of Tankerville Mine.
- 3.5 At first the extraction of the ore from this rich source was restricted by the way it was brought to the surface. When working at its maximum capacity only 50 tons per month could be extracted while it was estimated that something of the order of six times that amount (300 tons) could be achieved if improvements were made. Such improvements included the sinking of a new shaft and the fitting at the surface of winding and crushing engines together with new dressing floor facilities. In 1870 a joint stock company was formed known as the Tankerville Mining Company to exploit its potential.

- 3.6 By 1874 a new shaft (known as Watson's) had been completed and the vein opened to a depth of 190 fathoms below adit. Ultimately it was deepened and became the deepest shaft in the Shropshire orefield reaching a depth of over 1500ft. A 32 inch engine was installed at the surface for pumping and winding. Also at the 74 fathom crosscut underground a Fowler Engine was installed. It had a special chimney, 1,140 ft. long to take its smoke to the surface.
- 3.7 While the new company was successful in the early 1870's, by 1878 it was operating at a loss. The combination of falling prices and rising costs largely contributed to the liquidation of the Tankerville Mining Company. Particular problems were caused by inflows of water into the mine.
- 3.8 In 1879 plans were drawn up to create the biggest lead mine in the country in this area of South Shropshire. Although the new company had run out of funds within two years, a further effort to raise capital enabled Watson's shaft to be deepened to 244 fathoms. As a consequence richer ore bodies were discovered. Yet ore prices never regained their original levels and still continued to fall. As a result of the declining commercial market mining ceased at Tankerville in 1884.

4.0 THE CHARACTERISTICS OF THE TANKERVILLE CONSERVATION AREA

Introduction

- 4.1 Tankerville is a small hamlet and consists of a number of buildings that were originally associated with the mine workings. It also includes Tankerville Farm, a holiday establishment and residential properties. It contains no services.

Archaeological Significance

- 4.2 The extensive remains of the lead mining and processing activities at Tankerville form one of the most impressive and significant enclaves within the ore field. It reflects the importance of lead mining in the 19th Century and its impact on the landscape in this part of South Shropshire. It is very much part of the historic environment of the District.
- 4.3 The following are classed as monuments in the Tankerville Conservation Area: -
 - Tankerville lead mine (Scheduled Monument)
(Early 19th Century to Early 20th Century (pre WW1) – 1800 AD to 1913 AD
Tankerville lead mine is regarded as one of the finest surviving 19th Century mining complexes in Shropshire. The site is well documented and some of the surviving features are unique to Shropshire)
 - Oven Pipe Shaft
(Mid 19th Century to Late 19th Century - 1850 AD to 1870 AD
This shaft, sunk in the 1850s, is the earliest shaft at Tankerville lead mine)
 - Oven Pipe engine house (Scheduled Monument and Grade II Listing)
(Mid 19th Century to Late 19th Century - 1850 AD? to 1884 AD?
The remains of a building, which contained ore raising and drainage machinery for the older shaft.
The rubblestone engine house is a relatively small structure measuring approximately 4m by 3m. Its south gable wall is thicker than the other

walls and is believed to have served as the bob wall on which the balance beam of the engine pivoted. The beam engine that worked the original Oven Pipe, or Old Engine, shaft was described as 'a small colliery engine' which, in turn, raised the ore, worked the roller crushers, and drained the mine. The pit for the valve gear is thought to lie at the southern end of the building and, although it has been infilled, it will survive as a buried feature)

- Oven Pipe engine house chimney (Scheduled Monument and Grade II Listing)
(Mid 19th Century to Late 19th Century - 1850 AD to 1884 AD)
To the west of the Oven Pipe engine house is the stump of a masonry chimney that is built of roughly coursed rubble and is slightly tapered. It stands approximately 5m high. It is believed to have been associated with a boiler house that served the engine house but is no longer visible on the ground surface. Map evidence indicates that it was located between the chimney and the engine house, and it will survive as a buried feature)
- Octagonal chimney (Scheduled Monument and Grade II Listing)
(Late 19th Century - 1874 AD? to 1884 AD)
A well preserved chimney associated with the boiler house serving engine houses for Watson's Shaft)
- Watson's Shaft (Scheduled Monument)
(Late 19th Century - 1870 AD to 1884 AD)
This shaft, sunk in 1870, forms part of one of the finest 19th Century mining complexes in Shropshire)
- Winding engine house (Scheduled Monument)
(Late 19th Century - 1870 AD to 1884 AD)
The remains of the earlier engine house associated with Watson's Shaft. Following the sinking of Watson's shaft in the western part of the site, a 32" steam engine was installed at the shaft head. It is thought to have been housed in a building to the east of the shaft which is shown on photographs of the mine, dated c1874, as a structure with a hipped roof. There is now little surface evidence for this structure, apart from its western gable wall and the western ends of its two side walls, but the rest of the walls will survive as buried features. The engine was installed for both pumping and winding, but as the shaft was further deepened it was found to be incapable of draining the workings efficiently. By the autumn of 1875 a new engine house was being constructed adjacent to Watson's shaft to house a 40" Cornish steam engine which began pumping the following August)
- Cornish engine house (Scheduled Monument and Grade II Listing)
(Late 19th Century - 1875 AD to 1884 AD)
The remains of a building housing powerful pumping gear for the very deep Watson's Shaft, it was the last major structure to be built at the mine. The increasing problems with drainage as the shaft was deepened led to the decision to install an engine specifically for pumping the mine workings whilst the existing steam engine was retained for winding. The engine house is built of roughly coursed local Tankerville shale and measures 8.3m by 6.1m. It originally had three main storeys and a basement pit in the western portion of the building. Three of its walls are 0.82m thick whilst

its bob wall, facing the shaft, is approximately 1.15m thick. The machine bed for the engine cylinder remains visible within the engine house, though partly buried under debris, and is of good quality stone. A series of empty beam sockets in the external wall of its north wall indicates that a single storey structure was, at some stage, erected against this side of the engine house)

- **Boiler house for Watson's Shaft (Scheduled Monument)**
(Late 19th Century - 1870 AD to 1884 AD)
The remains of a boiler house serving engine houses for Watson's Shaft. The traces of the demolished boiler house are fragmentary. It is known that it used an existing revetment wall to the west as one of its walls, within which are the stubs of returning walls)
- **Balance bob tunnel (Scheduled Monument)**
(Late 19th Century - 1870 AD to 1884 AD)
The remains of a stone tunnel containing part of the pumping mechanism for Watson's Shaft.
The weight of the pumping rods in the [i.e. Watson's] shaft was counterbalanced by a balance bob (a heavy weight moving up and down within a bob pit). The balance bob tunnel is situated between the eastern side of Watson's shaft and the west wall of the engine house and is a tall, stone-lined and brick-vaulted tunnel)
- **Crushing floor (Scheduled Monument)**
(Mid 19th Century to Late 19th Century - 1850 AD to 1884 AD)
The remains of the area in which lead ore was crushed.
The crushing floor is a raised area, defined to the north, west and east by retaining walls which continue to the north of Watson's shaft. Its western revetment wall, north of the Cornish engine, is curved and it is thought that there was an access track or road leading to the engine house immediately to the west of the wall. Photographic evidence indicates that two sheds or shelters covered the southern half of the crushing floor and some powered processes are believed to have occurred here. The compact crushing and dressing floors are considered to be unique to Shropshire and are rare nationally)
- **Dressing floor (Scheduled Monument)**
(Mid 19th Century to Late 19th Century - 1850 AD to 1884 AD)
The remains of the area in which lead ore was processed.
Immediately to the east and below the level of the crushing floor is the site of the lower dressing floor. Documentary records indicate that new machinery, including machine jiggers, classifiers and round buddles, had been installed here by the autumn of 1877, and buried deposits associated with several of these features are believed to survive beneath the ground surface. The compact crushing and dressing floors are considered to be unique to Shropshire and are rare nationally)
- **Site of ore hoppers (Scheduled Monument)**
(Late 19th Century - 1870 AD to 1884 AD)
The remains of structures in which the initial breaking up of lead ore took place.
Immediately to the south of the Cornish engine house are the standing remains of the ore hoppers. The ore was deposited at the ore hopper level

and broken up into sufficiently small pieces to go through the grills of the hopper gratings. The ore hoppers have been partly built into the adjacent hillside with a masonry revetment wall along their eastern side. There are six hoppers in all, each with stone-lined sloping sides, narrowing to a square opening within the revetment wall at the level of the crushing floor situated to the east. The ore hoppers are considered to be unique to Shropshire and are rare nationally)

- Tankerville Cottages
(Mid 19th Century to Late 19th Century - 1850 AD to 1875 AD
A terrace formerly probably containing workshops and stables associated with Tankerville lead mine)
- Tankerville Lodge
(Early 19th Century to Late 19th Century - 1800 AD? to 1899 AD?
A group of buildings possibly associated with Tankerville lead mine)
- Mine office (Tankerville Farmhouse)
(Late 19th Century - 1871 AD to 1884 AD – Office
Late 19th Century to Post 1914 - 1884 AD to 2050 AD – Farmhouse
The administrative centre of Tankerville lead mine, this building was converted into a farmhouse after the mine's closure in the late 19th Century)
- Lower reservoir (Scheduled Monument)
(Mid 19th Century to Late 19th Century - 1850 AD to 1884 AD
One of two reservoirs supplying water for ore processing.
Many of the dressing processes required a good water supply and the level below the crushing floor, which is also occupied by the original Watson's shaft engine house and the boiler house, is situated immediately below the dam of the mine's lower reservoir. It is a rectangular, stone-lined reservoir and there are traces of a sluice at the eastern end of its masonry dam)
- Upper reservoir
(Mid 19th Century to Late 19th Century - 1850 AD to 1884 AD
One of two reservoirs supplying water for ore processing)
- New Shaft
(Late 19th Century - 1879 AD to 1884 AD
This shaft, sunk in 1879, forms part of one of the finest 19th Century mining complexes in Shropshire)

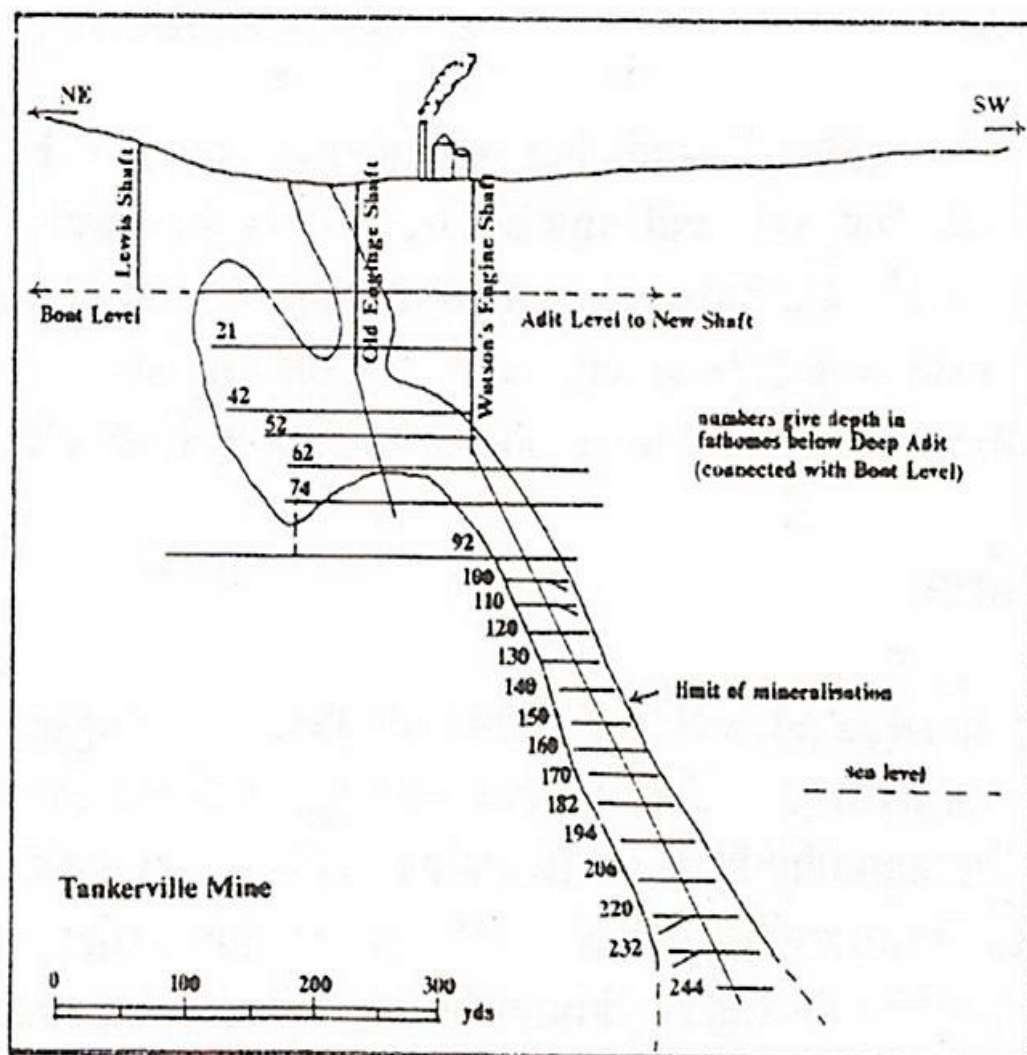
Source: Shropshire County Council Sites and Monument Records

Architectural and Historic Quality

- 4.4 The Tankerville Conservation Area contains the remains of two engine houses, three shafts and the two chimneys and other buildings, some formerly associated with the mine. They provide a particularly evocative statement in the landscape.
- 4.5 The 'Watson' Engine House stands immediately adjacent to the deep open shaft. It is mid to late 19th Century and is a building of special architectural or historic

interest. It consists of roughly coursed limestone rubble with red brick dressings to the windows. A substantial part of the building remains. The structure is now without a roof and there was much concern about its deteriorating condition until emergency repairs funded by English Heritage, Shropshire County Council and South Shropshire District Council were carried out. This Engine House is the largest and one of the most complete still standing in the District.

- 4.6 The open shaft (the Watson shaft) immediately adjacent to the Engine House was completed in 1876. It is the deepest mineshaft ever to be created in the ore fields in this part of Shropshire. It extends down to approximately 1700 ft. (see diagram).

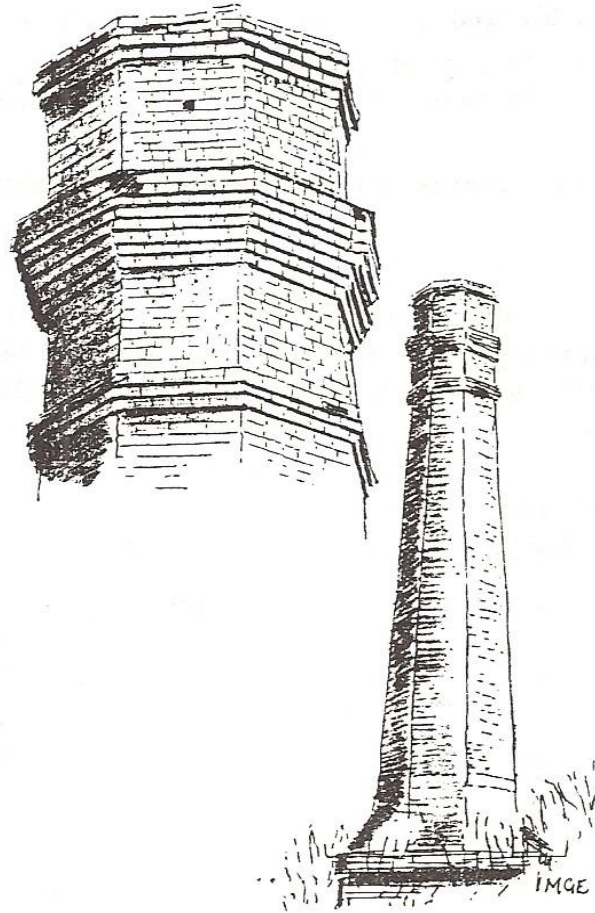


Simplified diagram of underground workings at Tankerville Mine. Figures indicated depth in fathoms below Boat Level. The pipe-like lode was discovered by cross-cuts from Old Engine Shaft, and Watson's Engine Shaft was sunk in the 1870's. Fitted with a machine kibble which could draw too the surface in two minutes it replaced an underground steam engine and boiler located in the 74 fathom level.

Diagram of Shaft

Source: Extract from "The Shropshire Lead Mines" by Fred Brook and Martin Allbutt

- 4.7 The redbrick octagonal chimney to the north of the Engine House that vented the underground engine and the shaft dates from the mid to late 19th Century. It is approximately 60 feet high and like the Engine House is a prominent feature in this quiet rural landscape. During the 1870's it was at the hub of much mining activity and was surrounded by other buildings associated with the workings of the mine (see sketch from a photograph taken about 1870, overleaf)

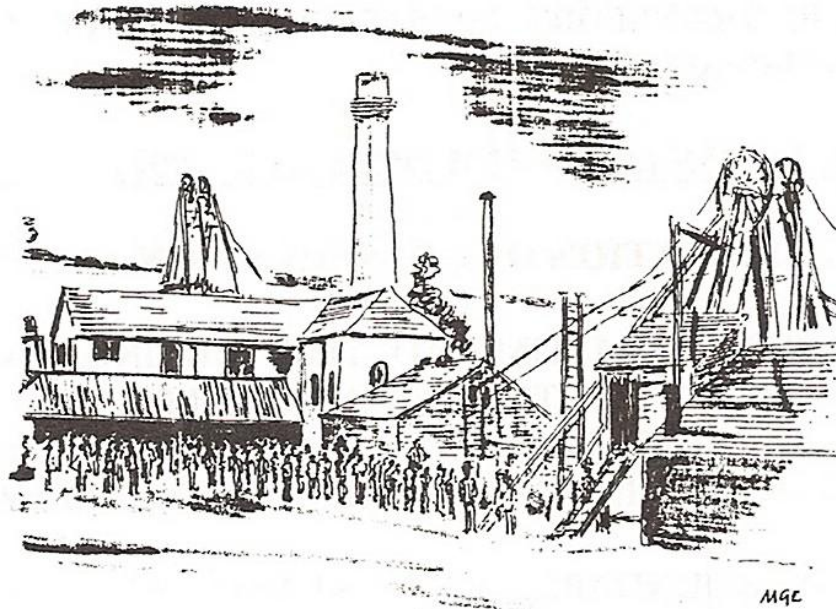


Materials

- 4.8 The chimney of redbrick and the stonework of the Engine House remain prominent within the site but there also exist beneath the vegetation cover extensive stonework structures such as ore 'hoppers' and the remains of buildings associated with the ore processing activities on the site. The timber and metal-sheeted buildings of the late 19th Century have long been cleared from the site.

Natural Features

- 4.9 The mine now is situated within a farm complex in a dingle and much of the area has become overgrown. The natural setting of the area within the Shropshire Hills Area of Outstanding Natural Beauty provides a magnificent upland setting to the remains of Tankerville Mine. However, the quiet rural atmosphere and character of Tankerville today should be seen in stark contrast to Tankerville in the 1870's. Some 130 years ago it was a hive of industrial activity and one of the main centres in the Shropshire orefields.



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.

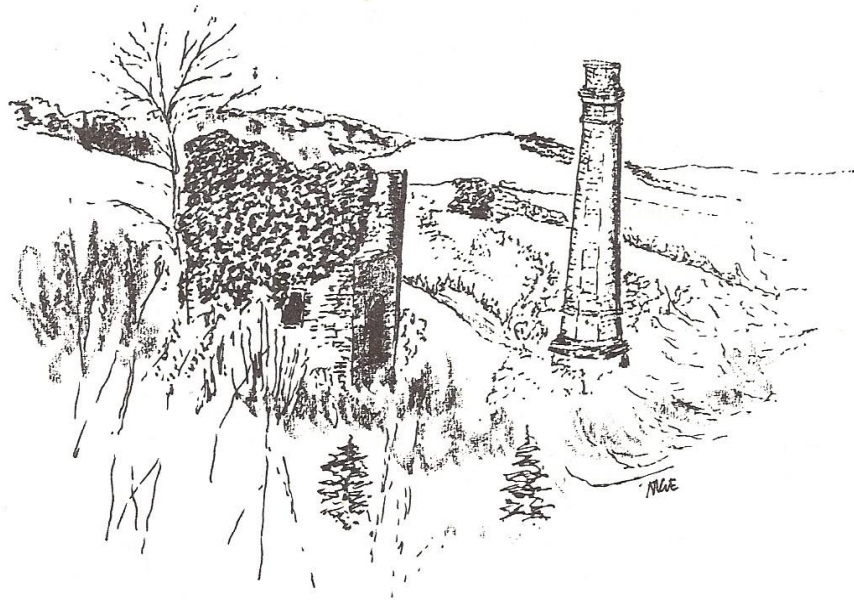
5.5 Outline planning applications will not normally be entertained.

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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The Shropshire Caving and Mining Club have also provided much valuable information.