



# Wrockwardine Conservation Area Appraisal

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## And Management Proposals

[Draft review of the architectural and streetscape character of Wrockwardine Conservation Area and proposed draft management proposals for public consultation Summer 2015]

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# **1     INTRODUCTION**

## **1.1 Designation**

Conservation Areas were first designated in England and Wales under the Civic Amenities Act 1967. Following subsequent revisions, the principle Act concerning the designation of Conservation Areas is currently the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

Conservation Areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. They are special areas where the buildings and the spaces around them interact to form distinctly recognisable areas of quality and interest.

Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create a sense of place. It is the character rather than simply the buildings that Conservation Areas status seeks to protect.

## **1.2 The purpose of the appraisal**

The Wrockwardine Conservation Area is an area of special architectural and historic interest, which was designated in April 1999. It contains 24 listed and 1 locally listed buildings and a number of Tree Preservation Orders. The map in Appendix 1 identifies the Conservation Area boundary and also identifies all the listed buildings within the boundary.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that all Conservation Areas are reviewed periodically. A Conservation Area Appraisal examines the main aspects of character or appearance that contribute to the special interest and quality of the area. This document is meant to compliment the approved policies for Conservation Areas contained within the Telford and Wrekin Local Plan.

The purpose of this document is to:

- Identify and justify the special character of the area
- Identify elements that are worthy of retention or enhancement
- Identify elements that detract from the character
- Enable review of the existing conservation area boundary
- Act as a framework for the control of development
- Allow proposals to be put forward for enhancement and development opportunities
- Consider options for strengthening design controls.



*(View of Wrockwardine Church – 2015)*

## **2. PLANNING CONTEXT**

### **2.1 Planning restrictions within Conservation Areas**

In Conservation Areas, the development and natural evolution of communities is not prevented from taking place, there is simply a more careful and widespread consideration of certain aspects of change within the planning process. The demolition of any structure or significant part of a structure may require planning permission under the Planning (Listed Building and Conservation Areas) Act 1990. . Works to trees and hedges over a certain size are also controlled through the planning process and removal or certain work requires a formal Notice.

### **2.2 National Planning and Local Plan Policies:**

#### **National Planning Policy Framework**

The National Planning Policy Framework came into force in March 2012 replacing PPS5. The Local Authority has a duty to protect Conservation Areas under the National Planning Policy Framework (NPPF). Under the NPPF Conservation Areas are '*designated heritage assets*' and the policies affecting the historic environment (Chapter 12) are applicable where appropriate.

#### **Telford and Wrekin Core Strategy**

Telford and Wrekin Core Strategy was adopted in December 2007 and is due for review from 2016 onwards. Core Strategy Policy CS 14 Cultural, Historic and Built Environment and CS 15 Urban Design are both particularly relevant to the setting and management of the historic environment.

The Core Strategy can be accessed on line via the Councils website [[www.telford.gov.uk](http://www.telford.gov.uk)] or can be viewed at Wellington Civic Offices.

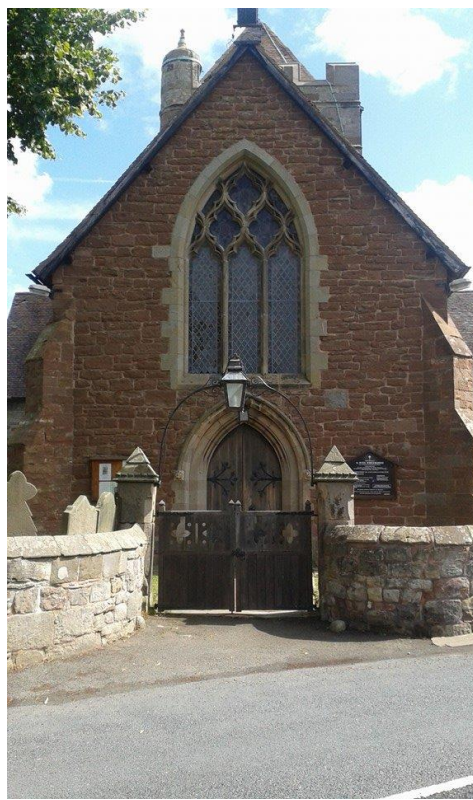
### **Wrekin Local Plan**

Local Plan Policies HE1 to HE13 in the Wrekin Local Plan (saved policies) are specifically related to Conservation Areas and will affect the determination of any planning application within the Conservation Area or in the surrounding area. In addition there are further policies affecting listed buildings and archaeological areas.

The Wrekin Local Plan can be accessed on line via the Councils website [[www.telford.gov.uk](http://www.telford.gov.uk)] or can be viewed at Wellington Civic Offices.

### **Emerging Local Plan**

The Telford & Wrekin Local Plan is due to be subject to an Examination in Public during 2016. The document is at a stage where it carries some weight in the determination of applications. When the final Plan is fully adopted (expected December 2016) these emerging policies will replace the former Wrekin Local Plan and Core Strategy. The emerging document can be found at [www.telford.gov.uk/LocalPlan](http://www.telford.gov.uk/LocalPlan) or can be viewed in Wellington Civic Offices.



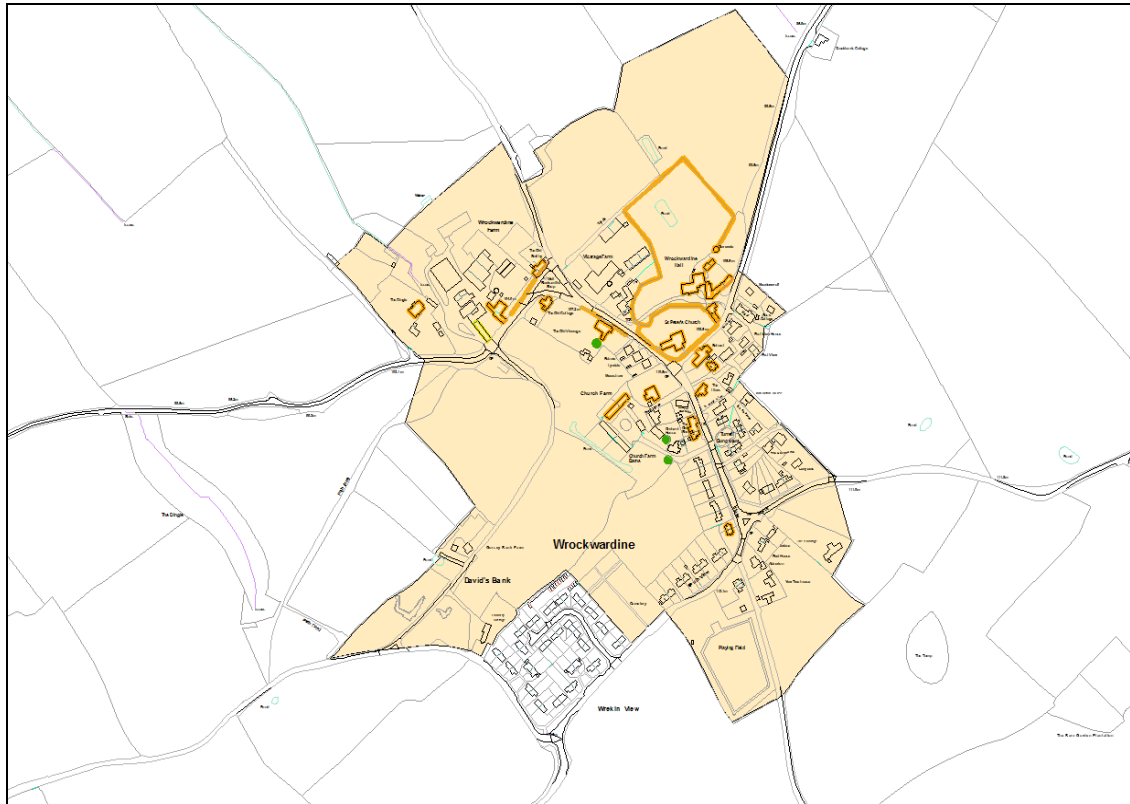
### 3. LOCATION AND HISTORICAL CONTEXT

#### 3.1 Location

Wrockwardine is located approximately 1.6 miles to the West of Wellington Centre and 8 miles to the East of Shrewsbury. The village lies within Wrockwardine Parish Council area. The Conservation Area covers almost the extent of the village. The main Shrewsbury to Birmingham rail line runs to the North of the site and the large expanse of Leaton Quarry runs towards the south-western border. The setting is highly pastoral in all other respects.



(Wrockwardine 2010)



(Wrockwardine Conservation Area 2014)

### 3.2 Historical Context

The name Wrockwardine comes from the Old English and means ‘Enclosed settlement by The Wrekin’ (Gelling, 1990, p329-30). Wrockwardine is first mentioned in the Domesday Survey of 1086. At the time of the Norman Conquest, Wrockwardine was a royal manor that had been held by Edward the Confessor. It was a large manor of 5 (taxable) hides in extent, and with seven outliers (Admaston, Allscot, Leaton, Burcot, Ness (or Nash), Cluddeley, and Walcot). At the time of the Domesday Survey, the manor was held in demesne by Roger of Montgomery, Earl of Shrewsbury. The manor also had a mill, valued at 12s. There were 4 ploughs in lordship, and 13 villagers, 4 smallholders, a priest, and a rider had a further 12 ploughs between them. 8 ploughmen are also listed in the manor. The manor was reasonably prosperous – it had paid £6 13s 8d in tax in King Edwards time, and by 1086 it was paying £12 10s. And Earl Roger had also granted the church to Shrewsbury Abbey with a hide of land valued at a further 5s and woodland a league long by half a league wide. (Thorn & Thorn, 1986, 4,1,1 and notes)

St Peter’s Church itself (HER 13013) is a large sandstone church of mainly late 12th- to early 13th-century date, and probably stands on the site of the Domesday church. The church is of a cruciform plan with a nave, chancel, north and south transepts, a crossing tower and chapels on the north and south sides of the chancel. The crossing tower is of 12th-century date with the upper part dating to the 14th century. St Peter’s Church was seized by Parliamentary troops in 1645-6 for its

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commanding view over the surrounding landscape, and more particularly, towards High Ercall.

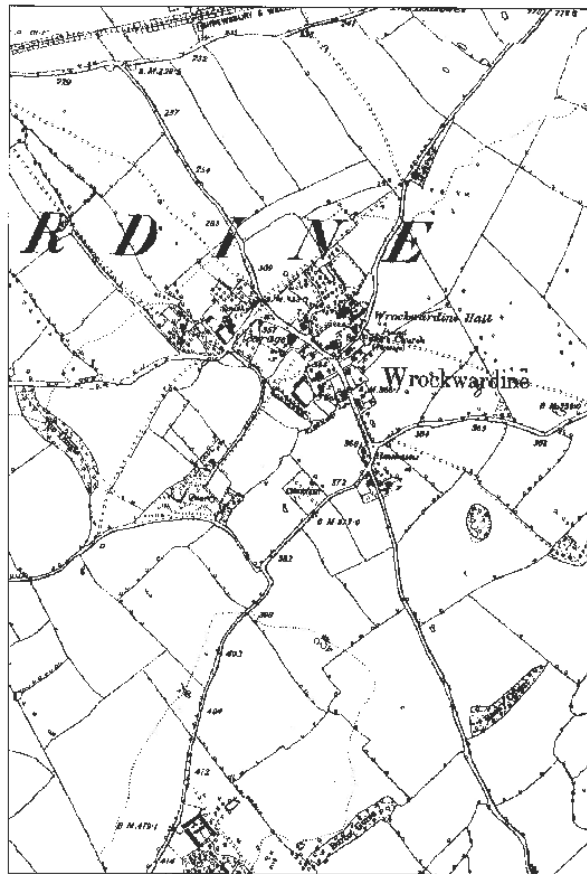
Other than the church, the earliest structures in the village date to the 17<sup>th</sup> century. The Lilacs (HER 17135) is a 16<sup>th</sup> or 17<sup>th</sup> century timber framed cottage, encased in brick in the 18<sup>th</sup> century. Wrockwardine Hall (HER 00723) is dated to 1628, though it was encased in brick and extended in the 18<sup>th</sup> century. The Old Cottage (HER 17122) and Wood Cottage (HER 13015) also date to the 17<sup>th</sup> century. The remainder of the historic housing in the village dates to the 18<sup>th</sup> and 19<sup>th</sup> centuries, and includes an almshouse (Cluddle Almshouse, HER 17118) and a former blacksmith's shop (HER 17126). A flax mill (HER 07157) is depicted on the southwest side of the village on an OS map of the 1830s, and there are also some 19<sup>th</sup> Century quarries (HER 29610) here at David's Bank.

The exact history of the Manor House in Wrockwardine is not known. However, documentary evidence suggests that it was located in Hall Yard, to the south-west of the church close to the Church Farm site, but was in a ruinous state in 1324. The fishponds that served the Manor may still be in existence behind Church Farm, and were last recorded in situ to some extent) in 1982.

The C19th saw growth of the village, with the construction of a workhouse to the west on land owned by the Tiddicross Charity, the building of schools by the Cludde family and the erection of the almshouses to the memory of Edward Cludde by members of the community. The majority of the Listed buildings in the village were also built during the C18th and C19th.

During the C20th there has been some gradual development and change within the village. Some older dwellings have been replaced with modern semi-detached housing, and a housing development of approximately 45 houses has been built to the south of the historic core. Some single dwellings have been built on the edges of the village to the east. These have not always been built of traditional materials or in a traditional style, and therefore are visually differentiated from the other dwellings. The 20<sup>th</sup> century buildings have blended into the village with varying success.

Wrockwardine has a long and ancient history and demonstrates a continuum of activity on a strategically advantageous geographical point. The potential for further archaeological finds is high. The existing historic remnants are considerable, in a village that has experienced development and change, and has always been a focus for settlement.



## 4. APPRAISAL

### 4.1 Topography and streetscape character

Wrockwardine village stands in a commanding position on high ground between the Wrekin and the north Shropshire plain surrounded with undulating countryside. The narrow roads that weave through the village are bounded by hedgerows that provide enclosure with glimpses of Orleton Park to the south and the Wrekin to the west. The landscape forms part of the 'undulating landscapes of Telford New Towns' as defined in the Council's Green Infrastructure Framework.

The approach roads each have their individual character but are generally devoid of footways and formal kerb lines; this provides the village with a rural character, which is supplemented by green spaces at road junctions, hedgerows, and trees as well as stone and mellow brick walls.

Entering the village from the North (via Station Rd/Admaston) you are presented with a clear sense of the village occupying a raised promontory overlooking the lower lying pastoral lands around Allscot, and Roddington. The village rises above the road, with the tower of the church quite prominent softened by the abundance of tree cover around the village.

Station Road is dictated by the presence of St Peter's Church following the curve of the boundaries of the Church and Wrockwardine Hall which sits immediately to the north. Imposing stone walls stand either side of Station Road enclosing the church, churchyard and the extensive grounds of Wrockwardine Hall to the west and the former school buildings to the east. The road follows the extensive boundary of Wrockwardine Hall before falling away to the north-east. The top of Station Road also provides extended views across the north Shropshire plains over to The Wrekin.

The boundary treatments here are largely field hedges, these changes on the approach to Wrockwardine where we begin to see some brick/stone walling. The first building of significance here is Wrockwardine Hall 17thC/18thC Georgian fronted large house (Listed grade II\*) and the delightful array of ancillary buildings that form the curtilage. The stacks in particular are quite visually prominent on this approach, including the Dovecot which is just about visible from the road. The boundary here is a substantial brick wall, part of which is of some age, with soft verges to the opposite side.

Continuing along we come to the church and churchyard, the other principle significant structure here, the sandstone Church of St. Peter (Listed grade I) The churchyard is bounded by stone walls containing numerous mature trees, including yew and deciduous trees. The church itself is thought to be of Saxon origin having an unusual cruciform layout. The generous Churchyard compliments the setting of the church and creates a sense of openness. Here there are strongly defined stone wall boundaries to the church and the listed Old School House, with its characteristic faux Gothic appearance, opposite (listed Grade II).

With the exception of Wrockwardine Hall the buildings here are generally of a modest scale and are set back from the road with varying degrees of garden. There are no road fronting premises. Buildings are typically brick and tile.

From the church, the main road through the village slopes downwards in a north-westerly direction passing The Old Vicarage leading to Blacksmiths Lane. Roadside boundaries are again a mixture of mature hedgerows and tall red brick and stone walling with soft verges and a general absence of harsh kerbing.

At the entrance to Blacksmith's Lane the churchyard wall follows the curve of the road to the pillared gate which frames a prominent sandstone gabled entrance with a large tracery window.

The boundary opposite the Church/Old School House is occupied by Church Farm (Grade II) which is largely obscured from road front view by a substantial wall and hedge above. The traditionally styled finger post here is a focal point on approach from Station Rd.

The Old Vicarage (Grade II) presents against prevailing form by being a road fronting property. This is a fine substantial Georgian fronted 18thC building with prominent box framed sashes. Again, the majority of buildings here, apart from the 'grand houses' are of a modest size, including the nearby Vicarage Farmhouse (Grade II) and The Old Cottage (Grade II)

The junction of Blacksmith's Lane contains a village green with war memorial consisting of a large boulder from the nearby Leaton Quarry. This part of the village is an excellent vantage point for views across Wellington; over to The Wrekin. Blacksmith Cottage is nestled within a backdrop of mature trees that provides a picture card setting – the views of the cottage are distinctive and worthy of protection as a single vista.

To the west of Blacksmith's Lane and on the edge of the Conservation Area stands the Wrockwardine Farm complex which features a substantial Victorian red brick farm house and associated outbuildings enclosed by brick walls. The main dwelling is elevated from the farmland to the rear; allowing the farmhouse to take advantage of the extensive views over the North Shropshire plains. Here we return largely to soft verges and hedges, with the odd brick and stone wall mixed in.

Returning to the junction by the Church, as the name implies, The Avenue consists of an avenue of limes that have been pollarded and require some maintenance. These trees are almost an iconic feature of The Avenue. These trees are interspersed between residential properties that branch off from 'The Avenue' including the Church Farm buildings, the faux Gothic detailing of the Old Post Office (Grade II) and the Cludde Almshouse, built circa 1841 (Grade II), south of The Avenue. This avenue is important as it directs the eye towards the Church which sits prominently at the junction with Station Road.

Here we see a subtle change in buildings characteristic, leaving behind some of the more historic 'large houses' of the old village core and settling into a pattern of modest detached or semi-detached garden fronted dwellings. The dwellings are scattered in layout, with varying angles to the road. The historical elements being characterised as cottage style with dormer detailing. There are a number of rough back lanes here that run off from the main road which contain scatters of cottages of similar traditional appearance. We also begin to see the presence of post war development that dominates the character of the village to the south and south west.

Wrekin View to the south of the village contains high hedgerows topped by occasional mature trees that form a vertical feature and accentuates the linear route into the village. From here there is a key view over to the Wrekin (hence the name), particularly so from the open area of the recreation/play park. Drummery Lane to the south leads from Orleton Park and drops down in to the village providing glimpses of the village, in particular the Church on the approach. This lane forms a narrow and twisting highway into the village, which is accentuated by tall mature hedgerows and mature trees abutting the highway.

Overall, the presence of mature trees, established hedgerows and characteristic red brick and stone walls are highly important to the setting of Wrockwardine and contribute to creating enclosure and intimacy to the village. St Peter's Church is situated in one of the most prominent parts of the village and is visible from all approach roads; from Blacksmiths Lane to the north-west, Drummer Lane to the south, Station Road to the east and The Avenue, the main arterial route through the village. The characteristic of the roads and lanes is of a naturally evolved

streetscape (with the exception of The Avenue), giving snatched views and vistas. Together with the rolling nature of the countryside and the man-made features, including walls and historic structures, the natural landscape helps give the village an almost medieval structure and character and such features should, where possible, be protected and enhanced.



#### **4.2 Landscape setting and key views**

There are not many open spaces within the core of conservation area, and those which are present are poorly connected. However, the overall character of the village and views into and out of the conservation area are greatly enhanced by the surrounding countryside. One area of open views is the back lane that runs from Wrockwardine Farmhouse to the north, round the south west fringe of the village to link up with the road to Leaton. This road is little more than a track but affords the only distance views contained within the village itself. The vista of the Church Farm house and ancillary buildings serves to re-enforce that more rural quality of this landscape. The road here is clearly a hedged country lane.

- The view into the village from the north along from Station Rd Admaston: The rising prominence of the village from the surrounding fields gives a clear sense of the topographical layout of the village and gives appropriate prominence to the view of the Grade I listed church.
- The view along Blacksmith's Lane towards the Old Smithy with the low lying pastoral land towards Alscott etc.: re-enforces the pastoral nature of the village as oppose to the surrounding urban developments
- The view over to the Wrekin from the Wrekin View area/play park: This presents a clear uninterrupted view of this iconic Shropshire landmark

- The view along the Avenue in both directions but principally along to the Church: The setting here is key to the character of central Wrockwardine, re-enforcing the role that green infrastructure plays within the village. The retention of the limes trees is a key to this characteristic. The general view over the Alscott/plains area should be protected in respect of setting for views in and out of the village.



## **5. Archaeology and Historic Environment**

Although there is a backdrop of find spots and cropmarks indicating prehistoric and Roman activity and settlement around Wrockwardine, none of this evidence comes from the village itself or more specifically from the Conservation Area. The village stands about 1km to the north of Watling Street (Shropshire Historic Environment Record [HER] No 00099), the London to Wroxeter Roman road.

Preliminary searches of the Victoria County History and documents held at the Shropshire Records Office have indicated that Wrockwardine is of ancient Saxon origin ('Worgina'). (It is possible that it is also the site of Pengwern, the sub-Roman centre of Powys destroyed by the Mercians in c.660). It was certainly a Royal manor and caput of the Saxon Hundred, to which it gave its name. The present name comes from the Cambro-British word Wrch, meaning 'that which is high or round'. 'Wrockwardine' means 'village under the Wrekin'.

In 1999 an archaeological evaluation was undertaken by Archaeological Investigations Ltd on land adjacent to Church Farm, Wrockwardine in response to development proposals for the site (HER ref. ESA4899). A single trench was excavated on the site with a mechanical excavator under archaeological supervision. No archaeological features or deposits were identified. (Vyce, 1999). In March 2009 a watching brief was carried out by Shropshire Council Archaeology Service on drainage works at St Peter's Church, Wrockwardine (HER ref. ESA6320). No significant archaeological features or deposits were encountered in the monitored works. (Hannaford, 2009)

The Sites and Monuments Record (SMR) for Shropshire, held by the County Council in Shrewsbury, has a number of entries for Wrockwardine village, in addition to the Listed buildings, including:

1. SA 009994: Possible medieval deserted settlement (Nash). The identified field is ploughed and there were no apparent earthworks in the surrounding fields. A medieval township, where there was a farm in the later C17 and a single barn in 1839, but now completely deserted.
2. SA 02909: Medieval Manor House fishpond. Fishpond immediately SW of the C18 Church Farm. The field in between the two is called "Hall Yard" on the Tithe Map, and said in c1650 to be the site of the old Manor House. The shift from this site to that of Wrockwardine Hall probably occurred in the 1620s. The farmer reports hitting large foundations in the area. Fishpond in poor state, largely infilled, and has sewage pumped into it. In the 1830s the fishpond was c100m in length. A second more amorphous fishpond lies to the Se of the long pond. Both are shown on OS 6in 1970.
3. SA 07157: (Site of) C19 Flax Mill. From documentary evidence. Exact location unknown, (although fields to west are named 'Flaxons' on early C19th tithe map).

The general absence, so far, of significant archaeology would seem to suggest that the pastoral surrounds of Wrockwardine have been so for some time. No Scheduled Ancient Monuments are located in the Conservation Area nor within the immediate vicinity of the Conservation Area.



## **6. Conservation Area Management Proposals**

### **6.1 The purpose of the Management Plan**

The purpose of the Management Plan is to complement and re-enforce local and national government policies regarding the preservation of historic fabric and character. The proposals set down in the Management Plan are intended to preserve and enhance the character and appearance of the Conservation Area and to assist with managing change in and around the boundary. This plan should be considered in conjunction with the conservation Area Appraisal.

### **6.2 Boundary changes**

There are no proposed boundary changes to Wrockwardine Conservation Area under this review

### **6.3 Decision making**

All Council departments involved in decisions affecting change within the Conservation Area should understand the significance of conservation area designation and work cooperatively in a team approach to ensure that development decisions are appropriate for the historic context and will not damage the character of the Conservation Area and those decisions are consistent.

## **7. MANAGEMENT PROPOSALS**

### **7.1 Dwellings and subdivision of plots**

There are roughly 85 dwellings in the current conservation area boundary in Wrockwardine. They create the dominant character of the conservation area, that being garden plots with detached or semi detached properties, set back from the road by varying degrees. Boundary treatments being brick/stone walls and mature hedges, trees and planting. To the north character is largely 18<sup>th</sup> and 19<sup>th</sup> Century with a mixture of more post war development to the south/south west.

The preservation of the character of the properties is central to the preservation of the character of the conservation area. Where buildings are listed, legal controls exist to prevent inappropriate change in both design and materials. Any works that will result in a material change to the appearance or fabric of the building will require Listed Building Consent, this applies to the building entire, front and back and to fixtures and fittings on the interior. Advice should always be sought from the Council's Conservation Officer before any works are carried out.

Where properties are not listed, certain permitted development rights are allowed, these can include door and window replacements for example. (Full details of permitted development can be obtained from Telford and Wrekin Planning Department on 01952 380380). In such cases we rely on the goodwill of residents to ensure appropriate change in design and materials. The Conservation Department can provide advice on design and materials appropriate for the conservation area. Currently most unlisted dwellings have continued to maintain the quality of their design and contribute positively to the conservation area. The Council will use its available powers to ensure that inappropriate change does not occur. These include the removal of permitted development rights under an Article 4 Direction (see section 7.7).

Development pressure within the conservation area is relatively limited at present. The Council does not believe there is much scope for the subdivision of plots within the Conservation Area due to the relatively modest plots sizes of most dwellings. The larger houses at the core of the Conservation Area should retained as is, subdivision of plots will generally be resisted where it is deemed to have a detrimental effect on the setting of the Listed Building/Conservation Area.

#### **7.1.1 Alterations to Existing Buildings**

- Listed Buildings:

Listed Building Consent is required for alterations or changes to a Listed building (internal, external, or to a building within the curtilage of the Listed building) that affect it's character or appearance. Further information and advice is available from the Conservation Section of Telford & Wrekin Council.

- Unlisted Buildings:

Traditional but unlisted buildings are usually a vital component of the character of the Conservation Area. Seemingly small but inappropriate alterations to features such as windows and doors on such buildings can easily damage the appearance of the Conservation Area.

- Good Practice – Repairs and Minor Alterations to Traditional Buildings:
  - Repair rather than wholesale replacement of traditional windows and doors is often the better and cheaper alternative. Draughty and ill-fitting windows and doors frequently only need stripping of accumulated paint layers. Secondary glazing and draught proofing are more effective in reducing noise and draughts than sealed unit double glazing.
  - Traditional window designs make a great contribution to the character of traditional buildings and should be replicated when new windows are installed. New casement windows should be of the flush rebated casement type, not modern storm casements. Top hung night vents and large sheets of fixed glazing are rarely appropriate.
  - Modern Georgian style doors with integral fanlights have no historical basis and should be avoided.
  - Traditional joinery materials should be retained. Timber windows and doors are generally appropriate and modern substitutes such as PVCu are not generally appropriate unless manufactured by specialist manufacturers.
  - Paint is the traditional finish to external softwood joinery. Wood stains are a modern introduction. European hardwoods such as oak were usually left unfinished to weather naturally.
  - Repointing of stone or brickwork should always be undertaken with great care, as the visual character of a building or a boundary wall can be destroyed by ill advised work. Hard cement rich mortars and raised ribbon pointing should be avoided. Bagged mortar joints are the traditional finish.
  - Stone or brick walling should not be painted as this can lead to damage of the walling material as well as resulting in dramatic visual alteration.
  - Boundary treatments, such as brick walls and native hedging which are characteristic of the area should be retained. Coniferous hedging, and timber panel fencing can often be out of place in such traditional settings and should be discouraged.

## **7.2 Highways/boundary treatments**

The Conservation Area Appraisal clearly identifies the presence of stone and brick boundary walls as being a key feature to the character of the conservation area together with the common use of hedges and mature planting. The Council will use its available powers to ensure that such boundaries are maintained and preserved. It

will resist any applications involving demolition or partial demolition of any wall within the conservation area. This includes the creation of new vehicular access or widening of existing accesses to accommodate vehicles. The use of close board fencing is a modern feature and is considered to undermine the quality of the setting of the Conservation Area

### **7.3 Trees and green spaces**

There are several Tree Preservation Orders within the area boundary at The Old Vicarage and around the Church Farm complex, all works to trees including felling, lopping and topping, within conservation areas are subject to control. Formal notice of any such works within the Conservation Area should be made in writing to The Council. The Council will resist any application to remove trees within the Conservation Area unless it can be demonstrated that the tree is unsafe or in poor condition.

Despite the rural setting and the surrounding open countryside, there are relatively a few green open spaces within the conservation area (with the exception of the back lane to the rear of Church Farm, this is partly due to the tightly drawn boundary.

### **7.4 Public realm**

Public realm refers to those items within the Conservation Area that do not constitute buildings, such as road signage and street furniture. Due to the nature of the conservation area, fronting a highway, there is little space for street furniture that which is present is relatively unobtrusive.

### **7.5 Services**

Where services such as gas or electricity meters, intruder alarms, air conditioning and extraction facilities are introduced to properties they should be confined to the rear where at all possible to avoid unsightly intrusions and clutter on frontages. Where this is not possible services should be located and designed sensitively to cause minimum intrusion. This is particularly so with satellite dishes which should not be placed prominently on the street frontage.

### **7.6 Vacancy and Building Maintenance**

Vacancy is not a significant issue in Wrockwardine.

#### **Maintenance**

The Council will encourage and offer advice to owners and tenants on appropriate levels of maintenance; this will be available on the conservation page of the Council's web site and in hard copy by request. Lack of appropriate maintenance is the single biggest threat to the character and/or survival of period buildings in the Conservation Area. Maintenance is a necessary fact, and cost, of property ownership or tenancy and cannot and should not be avoided. A regular schedule of maintenance should be

drawn up; the Council can advise owners and tenants on drawing up an appropriate maintenance schedule and advice on building repairs.

Properties within Wrockwardine Conservation Area are generally well maintained, however, it has been noticed that modern materials are creeping in to period properties. Modern materials, principally uPVC windows, doors, fascia boards and rainwater goods, are often perceived as 'maintenance free' and therefore are an appealing alternative to traditional materials for many homeowners. However, plastic architectural elements often fail to replicate traditional styles and generally have a detrimental effect on the character of period properties. There is no substitute for the quality of traditional designs and materials.

Where a property is listed the owner has a legal responsibility to maintain their property to a basic level and the Council may enforce this if it deems it necessary. For unlisted buildings the Council has the power to serve a Section 215 Notice or for untidy buildings (see section 7.11 Enforcement). These powers can be enforced where the degree of disrepair is deemed to be detrimental to the character of the Conservation Area or the building itself.

#### **7.7 Article 4 Direction**

Best practice guidance from the management of conservation areas, produced by English Heritage, requires consideration of the use of Article 4 Directions to remove permitted development rights from dwelling houses fronting a highway. Such directions should only be used as a last resort, where agreement with residents to use appropriate materials and designs cannot be sustained. At present it is not necessary to implement such a measure as inappropriate change is not a serious issue in the area and the properties are generally well maintained and preserved. In particular the retention of existing boundaries of brick/stone walls and hedges is a key consideration as it contributes heavily to the characteristic of the local area. At present the use of fencing of any types is relatively limited but the use of should be wholly resisted for the detrimental affect it has on the character both visually and as a consequence of the loss of any traditional boundary treatment.

During the life of the plan this particular area (generally five years) this factor will be closely monitored to ensure that such harm is limited. As will other elements currently allowed under Permitted Development Rights such as works to windows, doors, porches, chimneys, roofing materials, exterior finishes, creation of an access onto unclassified roads, and extensions and alterations to dwellings. Where demonstrable harm can be shown through inappropriate permitted development the Council can use its available powers to apply such a Direction. In such a case residents will be notified in writing.

#### **7.8 Buildings of Local Interest**

Buildings of local interest are protected currently under both the saved policies within the Wrekin Local Plan and within Core Strategy 15; this level of protection remains in the merging Telford & Wrekin Local Plan. Demolition or partial demolition of these

properties will be resisted, as will any alteration that is deemed to be detrimental to the character of the building.

There are currently no recommendations for additions to the Local List. The Council is always happy to receive any request for properties to be considered for inclusion, this should be done in writing with any supporting evidence. A copy of the Local List entries for Wrockwardine is available to view at the Councils offices in Wellington Civic Offices.

### **7.9 Opportunities for Enhancement**

Wrockwardine represents a well maintained Conservation Area, there are no vacancy issues and even where modern development has occurred it has not necessarily been to the detriment of the conservation area. Therefore there are no 'problem areas' within the current boundary. Opportunities for enhancement will be actively monitored over the life of the Management Plan.

### **7.10 New Development**

Generally speaking Conservation Area designation does not prevent development within the boundaries or the fringes of the site. The designation merely identifies that there may be constraints to development that may require better quality design and materials and a lower density that reflects the prevailing local form. As with any designated Heritage Asset, development should not compete with the Asset and must always remain subservient in scope where possible.

High density development within Wrockwardine should be generally resisted. The constraints of the site, such as it's relatively un-spoilt character and the importance of the views into, out of and within the village mean that any major development could be regarded as potentially harmful to the setting of the Conservation Area.

### **7.11 Enforcement**

#### **Principle Powers**

In addition to the planning policies referred to previously, the Local Planning Authority has at its disposal a number of powers available under the Planning Acts to ensure that issues affecting the historic environment are proactively managed. The principle powers available include;

Amenity of Land Notice (Section 215 Town and Country Planning Act 1990)

Urgent Works Notice – Listed Buildings (Section 54 Planning (Listed Buildings and Conservation Areas) Act 1990)

Urgent Works Notice – Unlisted Buildings (Section 76 Planning (Listed Building and Conservation Areas) Act 1990)

Repairs Notice (Section 48 Planning (Listed Building and Conservation Areas) Act 1990)

Compulsory Purchase Order (Section 47 Planning (Listed Building and Conservation Areas) Act 1990)

Planning Enforcement Notice (Section 172 Town and Country Planning Act 1990)

Listed Building Enforcement Notice (Section 9 Planning (Listed Building and Conservation Areas) Act 1990)

Conservation Area Enforcement Notice (Section 38 Planning (Listed Building and Conservation Areas) Act 1990)

Note: Where appropriate the LPA will see to recover costs from the owner in relation to works carried out to the property.

#### **7.11 Monitoring and Review**

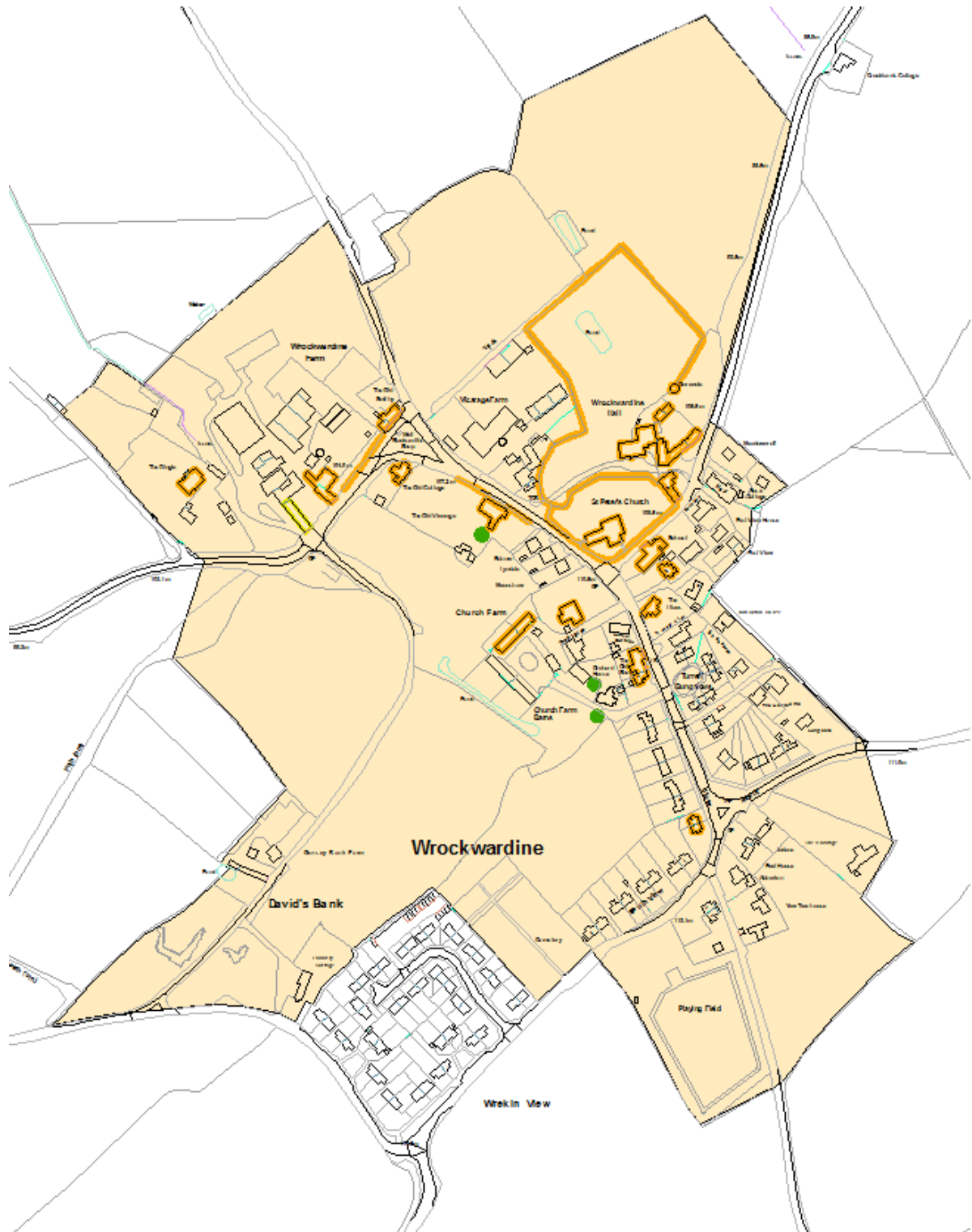
Best practice set out by English Heritage in “Guidance on the Management of Conservation Areas” (2007) requires a regular review of all Conservation Area Appraisals and the creation and regular review of Conservation Area Management Plans. This review is to take place on a 5 year rolling program for all 7 of Telford and Wrekin Conservation Areas.

It is intended that the Wrockwardine Conservation Area Management Plan will be adopted by The Council.

This Management Plan is applicable to the entire conservation area both within its current boundaries and within any future changes to the boundary within the life of this document. There are currently no proposals to extend the boundary.

Any proposed boundary changes and any Article 4 Directions will be subject to separate public consultation if the changes are deemed appropriate.

**Appendix 1: Map of Wrockwardine Conservation Area showing Listed Building (orange), Local Interest Buildings (yellow) & Tree Preservation Orders (green)**



**Appendix 2: List of Buildings of Architectural or Historic Interest (Listed Buildings) as defined in the 19<sup>th</sup> List of Buildings of Special Architectural or Historic Interest 1983 within Wrockwardine Conservation Area.**

Full entries and descriptions for Listed Buildings in Wrockwardine Conservation Area are available to view by appointment at Wellington Civic Offices or can be found via the National Heritage List (English Heritage): [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Cludde Almshouses	Grade II
Post Office and Stores	Grade II
Church Farmhouse	Grade II
Barn and stable range to west of Church Farmhouse	Grade II
The Old Vicarage	Grade II
Garden walls adjoining NW and SE of the Old Vicarage	Grade II
The Old Cottage	Grade II
The Dingle	Grade II
Wrockwardine Farmhouse	Grade II
Garden wall immediately NE of Wrockwardine Farmhouse	Grade II
No.26 The Blacksmith's Shop	Grade II
Church of St. Peter	Grade I
Sundial in churchyard SW of Church of St. Peter	Grade II
Churchyard boundary wall	Grade II
Wrockwardine Hall	Grade II*
Stables immediately NE of Wrockwardine Hall	Grade II
Stables adjoining E of Wrockwardine Hall	Grade II
Barn, stables and cart shed range E of Wrockwardine Hall	Grade II
Dovecote NE of Wrockwardine Hall	Grade II
Garden boundary wall to NW of Wrockwardine Hall	Grade II
Wrockwardine Cottage incl outbuildings adjoining S	Grade II
School and School Master's House	Grade II
No.14 Wrockwardine	Grade II
The Lilacs	Grade II