

Lord Hill Hotel, Shrewsbury

Heritage Impact Assessment (setting)

SY Homes





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Hampton Heritage Design & Consultancy Ltd

Hampton House

28 Hampton Road

Oswestry

SY11 1SJ

Email Address: HamptonHeritageLtd@gmail.com

Phone: 07856 371936

Web: hamptonheritageltd.com

Hampton Heritage Design & Consultancy LTD is a company registered in England and Wales Company No. 12834937



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SUMMARY

This Heritage Impact Assessment has followed Historic England guidance to assess the potential effects of a proposed residential development within the Abbey Foregate special character area of Shrewsbury Town Conservation Area. The results indicate that five listed buildings and the conservation area would cross the threshold for less than substantial harm according to the National Planning Policy Framework. Determination of the application should therefore weigh the public benefits of the scheme against the potential harm to heritage assets.

1.0 INTRODUCTION

1.1 Purpose of report

This Heritage Impact Assessment has been commissioned by SY Homes following pre-application advice from the Conservation Officer which raised the need to assess the potential impact from the proposed development on the Abbey Foregate Special Character Area of Shrewsbury Town Conservation Area, and also on the listed buildings within the surroundings of the Lord Hill Hotel development. The assessment is required to comply with national planning policy and to act as a supporting statement for the planning application.

1.2 Planning background

Planning permission was consented in June 2021:

21/02161/FUL *Conversion and change of use of existing hotel to 3 residential units following demolition of recent additions and part demolition of rear buildings to allow construction access, reconfiguration of vehicular and pedestrian accesses, landscaping and including works to Listed Building Lord Hill Hotel Abbey Foregate Shrewsbury SY2 6AX*

As a supporting statement to the application for the consented scheme, a Heritage Impact Assessment (HIA) was submitted which focused on the Grade II Lord Hill Hotel frontage listed building and its immediate surroundings¹. That study undertook a thorough baseline survey and presentation of the historic background for the existing buildings and the land plot on which they stand, and presented an assessment of the impacts from demolition of the modern parts of the hotel as well as the retention and renovation of the historic listed building.

Its conclusions were that modern additions to the rear of the hotel had adversely affected the listed building, and their removal would help enhance the heritage significance of it “Overall the proposals aim to remove modern anachronistic features from the site and introduce a new build sympathetic in size, scale and form to the Grade II Listed building and the environs of the site” (section 8.3). The introduction of underground car parking and landscaping were considered an improvement on the existing surface arrangements, whilst returning the site to its original residential use would better reflect the historic character of the area. In addition, “... although considerable ground disturbance will take place in the area of new build and the car park, this area is considered to have little or no archaeological potential” (section 8.7).

Planning application 19/04202/OUT awaits determination, subject to a section 106 agreement. This application includes residential development to the rear of the listed building. The proposed development will comprise construction of 44 apartments in two blocks, both of four storeys, with associated parking, amenity areas and

¹ Castlering Archaeology November 2019 *Development at The Lord Hill Hotel, Abbey Foregate, Shrewsbury, Shropshire, SJ5044 1218* Report 699

landscaping to the rear (south) of the Lord Hill listed building, following demolition of the modern buildings in this area, including Wrekin Lodge. The topography of the site helps accommodate these blocks so that their height will not exceed that of the Lord Hill listed building.

To the east of the site recent residential development has been permitted at Chaddeslode House and gardens (planning ref: 18/01820/FUL and 18/01821/LBC). This development included change to a grade II listed building and its setting.

1.3 Location and land use

The site lies to the south of Abbey Foregate, with the Bage Way underpass to Monksmoor forming its western side, Chaddeslode House residences to the east, and the Rea Brook Valley Local Nature Reserve to the south (Drawing 1). Its post code is SY2 6AX and national grid reference SJ50441218.

The site includes the Lord Hill Hotel, the frontage of which is set back from Abbey Foregate and presents a two-storey Georgian brick building. Modern additions are also visible at the frontage but there are very large extensions to the rear, which are not sympathetic to the historic frontage. To the immediate south of these large modern hotel buildings lies a car park with another modern 3-storey accommodation block (Wrekin Lodge) located along the southern boundary.

1.4 Geological and Topographical background

The hard geology of the site is on purple and brown mudstones labelled as Keele Beds (1978 British Geological Survey map 152 (1:50,000 scale)). The superficial geology comprises sand and gravel from river terrace deposits. The site has an elevation of c.61m AOD at its north-western corner on the Abbey Foregate street frontage, but falls to c.53m AOD at its south-eastern corner.

1.5 Historical background

The previous HIA has succinctly described the historical context for Abbey Foregate *“Lord Hill lies within the suburb of Abbey Foregate, on the south side of the street of the same name. Abbey Foregate is the historic artery leading into the town from the east, passing through the land once occupied by the medieval abbey, running towards the English Bridge over the River Severn, which separates the historic core of the town from the suburb. The suburb was occupied in Saxon times and in the post-Conquest period Roger de Montgomerie, Earl of Shrewsbury, founded the Abbey there in c.1083. In medieval times, the western end of the Foregate was developed around the Abbey precincts, while settlement further east appears to date to the later medieval to post-medieval period”* (section 5.1).

The medieval and post-medieval mill leat from Rea Brook ran along the southern boundary of the property, and survives as an earthwork today. By 1842 the Tithe Apportionment recorded a single substantial dwelling with lodge fronting on to Abbey Foregate, occupied by Mary Williams. John Wood’s map of 1838 and the tithe map of 1842 (Figures 1 and 2) show a series of relatively narrow properties running south from Abbey Foregate, which probably reflect much earlier ownership boundaries from the medieval period, perhaps relating to the open field system and cultivation plots. Mary Williams’ house and gardens are larger than neighbouring strips and indicate two plots that have been combined to form this property. By this period the eastern approach to the town along Abbey Foregate had been built up with imposing residences, and the road served as part of Thomas Telford’s coach route from London to Holyhead.

In the 1860s the narrow property to the west of the house and garden was bought by the Potteries, Shrewsbury and North Wales Railway, and a loop constructed for a rail connection between Abbey Foregate station and Belvedere, to meet the Shrewsbury to Wellington line (Castlering HIA section 5.9). This project necessitated a tunnel being excavated beneath Abbey Foregate, and so a deep cutting was created on the western side of the Lord Hill Hotel property.

During the 1880s the house became known as The Shrubbery and was occupied by a prominent Shrewsbury trader, John Bagnall, and from 1891 by another well known local trader, Alfred Attfield.

The house and garden remained largely unchanged until it became a hotel in 1963-4 “A two-storey wing was added to the east side of the house c.1963/4; kitchens were built in the early 1970s; conservatories added to the front of the building sometime after January 1989 and the side in the 1990s. In 1984 the detached property known as Wrekin Lodge was added to the rear of the site” (Castlering HIA section 5.13). In the 1980s the redundant railway on the west side of the property was utilised to construct a new inner bypass road, Bage Way, and a new bridge was constructed over it for Abbey Foregate. This resulted in the aesthetically displeasing arrangement for a vertical brick revetment all along the western boundary to the Lord Hill Hotel complex, and the associated noise and fumes from the bypass road impacting the site.

1.6 Legislation and Policy framework

1.6.1 Legislation

The legislative terms of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) are applicable in considering the impact of the proposal on the character, significance and setting of the listed building. Additionally, as the property is within the Shrewsbury Conservation Area, and more specifically within the ‘Abbey Foregate Special Character Area’ special regard to Section 72 of the Act is also required in terms of the extent to which this proposal would preserve or enhance the character or appearance of the Conservation Area.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development or works that affect a listed building to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It is also a duty, with regard to applications within conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Importantly, however, the concept of the setting of a conservation area is not enshrined in the legislation and does not attract the weight of statutory protection.²

Statutory protection in respect of Listed buildings is provided under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990), as follows:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the

² <https://www.legislation.gov.uk/ukpga/1990/9/contents>

Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Statutory protection for Conservation Areas is provided in Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act (1990), as follows:

...with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.6.2 National Policy

In the NPPF (2021), Chapter 16 deals with the conservation and enhancement of the historic environment. In this section of the NPPF, *“...when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”* (Paragraph 199).

Paragraph 200 refers to the need to avoid substantial harm to designated heritage assets: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”.*

Paragraph 202 refers to the need to balance less than substantial harm to designated heritage assets: against the public benefit to be derived from the development: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

NPPF Paragraph 206 advises local planning authorities to look for opportunities for new development within Conservation Areas, which enhance or better reveal the (heritage) significance of the area: *“Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”*

NPPF Paragraph 207 states that *“Not all elements of a Conservation Area will necessarily contribute to its significance.”* It also says that *“Loss of a building (or other element) which makes a contribution to the significance of the Conservation Area should be treated as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affect and its contribution to the significance of the Conservation Area as a whole”.*

1.6.3 Local Policies

The following local policies are of most relevance. Shropshire Council’s Local Development Plan Core Strategy policies (adopted March 2011) CS6 (Sustainable Design and Development) and CS17

(Environmental Networks), as well as the SAMDEV (adopted 17/12/2015) policies MD2 (Sustainable Design), and MD13 (The Historic Environment). A summary of the most relevant details are:

- Policy CS6: To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change.
- Policy CS17: Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources.
- Policy MD2: has Seven Points which includes point Two which is of particular relevance for this assessment:

Contribute to and respect locally distinctive or valued character and existing amenity value by:

- i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
 - ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
 - iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and
 - iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.
- Policy MD13: This policy states Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by accordance to four subsequent points:
 - i. Proposals must avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
 - ii. Proposals that are likely to affect the significance of a designated or non-designated heritage asset, including its setting must include a heritage assessment and include a further visual assessment where necessary.
 - iii. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
 - iv. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

2.0 METHODOLOGY

2.1 Approach

The study area lies within an urban environment and assessment has included the site and a zone of 250m around it. The NHLE online download has been used and layered into a GIS to assist with analysis. The 250m study area was used for the purposes of obtaining a proportionate level of data, sufficient to inform the assessment of heritage potential, significance and potential impact presented in this report.

A site visit was conducted on 16th July 2021 and from this it was apparent that the topography, built environment and vegetation within this study area obscures long-distance views, and the height of the proposed new build would not stand out above the existing skyline. Therefore individual photographs of listed buildings and their setting have only been taken for those assets within 250m, and assessment of potential impacts undertaken for those in closest proximity to the proposed development. Reference has also been taken from the Townscape Visual Impact Assessment (TVIA) including the modelling the landscape architects have produced for the zone of theoretical visibility (ZTV) and visualisations.

Assessment of Heritage Significance has followed Historic England's guidance *Statements of Heritage Significance: analysing significance in Heritage Assets* (Advice Note 12, October 2019). This has used the Archaeological interest, Architectural interest, and Artistic interest to inform the assessment process, and follows a similar sequential staged process as outlined by *The Setting of Heritage Assets*.

2.2 Standards and guidance

Assessment of heritage significance has been undertaken in accordance with the industry-standard guidance provided within Historic England's *Conservation Principles* (2008). This methodology defines heritage significance as deriving from a combination of heritage 'values', chief amongst which are: evidential (archaeological) value; historic (illustrative and associative) value; aesthetic value; and communal value.

Historic England has provided guidance on Conservation Areas in Conservation Area Designation, Appraisal and Management (Historic England Advice Note 1 (v1.2) February 2016). Paragraphs 18 and 66 discuss how the special interest of conservation areas designated many years ago may become eroded, and that parts may no longer have special interest which could require boundaries being redrawn or the conservation area as a whole to be reassessed.

Historic England's Good Practice Advice in Planning: 2 Managing Decision-Taking in the Historic Environment includes (at paragraph 52) opportunities to enhance assets, their settings and local distinctiveness "*Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development*".

Settings assessment has been undertaken in accordance with the industry-standard guidance provided in Historic England's *Historic Environment Good Practice Advice in Planning, Note 3* (Second Edition): *The Setting of Heritage Assets* (2017). This guidance document promotes an iterative 'stepped' assessment methodology, which has been adhered to throughout this assessment.

Historic England has recently published new guidance for *Statements of Heritage Significance: Analysing Significance in Heritage Assets*³ as Advice Note 12, in which it also refers to impact assessment in Section 3, p17: “Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.”

This guidance suggests a staged approach to assessment:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s)
3. Understand the impact of the proposal on that significance
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
5. Look for opportunities to better reveal or enhance significance

2.3 Sources

The National Heritage List for England has been consulted. Historic mapping is included within the previous Heritage Impact Assessment (Castlering 2019) and is therefore not repeated here. The Pre-Application consultation clarified that Shropshire Council had no requirement for archaeological assessment, and so data from the Historic Environment Record has not been purchased.

³ <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

3.0 RESULTS

3.1 Baseline description

The following section summarises the heritage assets within the study area, and in accordance with Step 1 of *The Setting of Heritage Assets* it identifies which of these might be affected.

3.1.1 Conservation Area Special Architectural and Historical Character

Shrewsbury Town Centre Conservation Area was designated in May 1970 and included the immediate surroundings of the Abbey Church. The rest of Abbey Foregate was not included originally due to post-war commercial and infrastructure developments which had significantly compromised the historic character of the area. However, the conservation area was extended in 1981 to include all of Abbey Foregate due to its importance as an ancient route and part of the London – Holyhead coach road.

A Conservation Area Appraisal⁴ (CAA) was published in 2001 which identifies Abbey Foregate as Character Area 5, and notes that a rolling programme of character appraisal was in progress for each of the sub-divisions of the Town Centre Conservation Area. This specific character area assessment notes that the Abbey Foregate displays a wealth of buildings which have architectural or historic interest, with over 150 having listed status. This CAA⁵ identifies the Abbey Foregate as having three main architectural styles:

- timber-framed buildings;
- red sandstone buildings; and
- red brick buildings with tile or slate roofs

Timber-frame buildings were the dominant building type until the end of the 16th century, but along Abbey Foregate the majority have not survived, and instead many have been replaced by brick-built houses. The timber-framed buildings that have survived are mostly of box-framed construction, sometimes with braces to provide greater stability.

The Abbey is the best example of a sandstone building, but the 16th century Whitehall reused many of the stones from the Abbey complex when it was constructed. This lies in another of the Conservation Area's special character areas (Cherry Orchard and Whitehall, Character Area 6) which neighbours Abbey Foregate.

Later buildings are largely constructed of red brick with plain tiled or Welsh slate roofs. Many are three stories in height, and some have basements and/or dormers providing additional levels to the buildings. The frontage of these buildings face on to Abbey Foregate, rather than the gable end that would have been more typical of medieval practice, associated with narrow burgage plots. Wood's map of 1838 and the Tithe map of 1840 show this pattern of property strips laid off perpendicular to Abbey Foregate.

Abbey Foregate is integral to the historical and architectural development of Shrewsbury, and formed the principal approach to the town from the east since the foundation of the Abbey in 1083. During the 11th century, the Rea Brook was adapted to power the Abbey Mill and a large mill pond was formed. The income from the mill, the Abbey fairs and Abbey land holdings, made Shrewsbury Abbey extremely wealthy and able to construct impressive sandstone buildings. After the dissolution Abbey Foregate became a reasonably fashionable suburb and development grew eastwards along it, with

⁴ Shropshire Council 2001 *Shrewsbury Town Centre Conservation Area Special Character Area Assessment*

⁵ Shropshire Council (undated) *Special Character Area Assessment Abbey Foregate*

the main period of development along the frontage occurring in Georgian times and Lord Hill's column added c.1816 at the top of the gentle rise to the east, which encouraged further residential expansion in this direction. At the western end a new road was cut through the Abbey's grounds in the 1830s and the Railway Bridge and viaduct were erected in the mid-nineteenth century.

3.1.2 Listed Buildings

Details of the listed buildings are included within Appendix 1. The distribution of listed buildings is shown on Drawing 1 against a modern map background, and Drawing 2 against a historic map background. The following texts are paraphrased from the listing building descriptions which help understand the special architectural and artistic interests and historic date which have led to these assets meeting the criteria for designation. The description of their setting has been added from the site visit and the assessment of whether the assets might be affected by the proposed development has been made from the site visit and from use of the ZTV undertaken as part of the TVIA⁶.

NHLE 1246323: 102 and 103 Abbey Foregate

Architectural & artistic interest: Pair of two storey brick houses c1860 with plain tiled roof. Exactly symmetrical Gothic style, with projecting outer gabled wings. Doors in lean-to porches against the outer walls. Axial chimney stacks with diagonal flues. A robust and unusual interpretation of Domestic Gothic Revival.

Setting and affect from proposed development: South-facing frontage on to Abbey Foregate. Terraced houses to either side, with domestic buildings opposite on south side of road. Not designed to be appreciated for long distance views. The ZTV and site visit confirm these assets would not be affected.

NHLE 1246324: 105, Abbey Foregate

Architectural and artistic interest: Late 17th century brick house on stone plinth, possibly encasing timber-frame with plain tiled roof. Single-storeyed with small gabled dormers fitted with latticed windows. Gable ends crow-stepped coping either side of chimney stacks. West gable has painted mock timbering on plaster, possibly over actual timber-frame.

Setting and affect from proposed development: South-facing frontage on to Abbey Foregate. Terraced houses to east, with domestic buildings opposite on south side of road. Not designed to be appreciated for long distance views. The ZTV and site visit confirm this asset would not be affected.

NHLE 1246325: 112, 113, and 114, Abbey Foregate



Architectural and artistic interest: Terrace of three two-storied brick houses c1840, with Welsh slate roof. Double recessed round-headed arched doorways, with part-glazed doors with fanlights. 12-pane sash windows with flat-arched painted brick heads. Gable and axial chimney stacks.

Setting and affect from proposed development: South-facing frontage on to Abbey Foregate. Terraced houses to west, pub to east, with domestic buildings opposite on south side of road. Not designed to be appreciated for long distance views. The ZTV and site visit confirm these assets would not be affected.

⁶ (Lingard Farrow Styles 2021 Appendix 2 Figure 8)



NHLE 1246326: 121-124, Abbey Foregate and Garden Walls



Architectural and artistic interest: Terrace of four dwellings c1820. Ashlar faced, with Welsh slate roof. Central six window range, two storeys and attic, flanked by two storey, four window range each side. Symmetrically planned, with doorways off-centre in flanking blocks, and outer doorways in central range. Moulded stone cornice and parapet, the attic storey of the central range rising above this, with six-pane sash windows. Axial chimney stacks towards the rear.

Setting and affect from proposed development: South-facing frontage on to Abbey Foregate with oblique view towards Lord Hill Hotel opposite to south-west. Visual change is probable.

SUBSIDIARY FEATURES: adjoining the houses, garden wall defines the front line of the plot and pathways giving access to each unit. Ashlar blocks as plinth, then pierced balustrading, with small domed caps on angle piers. Solid double curved block links with low stone walls each side of pathways.

NHLE 1246327: Brierly House



Architectural and artistic interest: Brick and stucco house c1830 with Welsh slate roof. Main range of 2 storeys, 3-window range, with 3-storeyed service range recessed to the right. Central doorway in lean-to porch built against projecting hipped-roofed single-storey bay to right. Hipped roof to service range to right. The house frontage is to the east and the façade includes a full-height segmental bow window (Appendix 2 Plate 11). To the south 129 Abbey Foregate, linked to Brierly House, is almost identical, and built as a pair with gardens to east.

Setting and affect from proposed development: North side of house faces on to Abbey Foregate. Very oblique view west along Abbey Foregate would include Lord Hill Hotel.

NHLE 1246328: 131, Abbey Foregate



Architectural and artistic interest: Two storey brick and render house (now office), early 19th century with Welsh slate roof. Low 2-storeys, 2-unit plan with central door in thin architrave flanked by 2-light casement windows with small panes. Similar windows to upper storey, below the eaves. Gable and rear wall chimney stacks. Historically part of Chaddeslode complex.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate, opposite terraced housing. Sandwiched between the Lord Hill Hotel and Chaddeslode House to west and east. Proximity to development will result in change to current setting.



NHLE 1246329: 139, Abbey Foregate

Architectural and artistic interest: Two storey brick house with gabled attic dormers, 3-window range, now in commercial use, late 18th century with Welsh slate roof. Central doorway in pedimented case. Gable-end chimney stacks. Lean-to single-storeyed extension to right with 16-pane sash window.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate opposite terraced housing. Mill Road to east, and domestic housing to west. No visual change to setting because of intervening townscape.

NHLE 1246365: 108, Abbey Foregate

Architectural and artistic interest: Three storey brick house, now in use as offices c1840 with Welsh slate roof. Central door in lattice work wrought-iron porch and moulded architrave. Moulded wood eaves cornice. Gable end chimney stacks.

Setting and affect from proposed development: Set back from northern side of Abbey Foregate, gardens on most sides, with views south dominated by backs of terraced houses. No visual change to setting because of intervening townscape. Not designed to be appreciated for long distance views. The ZTV and site visit confirm this asset would not be affected.

NHLE 1246365: The Old Bell Inn



Architectural and artistic interest: Public house c1840 brick with Welsh slate roof. Three storeys, 4-window range with central door in moulded architrave with reeded console brackets and panelled rebates. Shallow oriel bay with sash windows to right. Gable and axial chimney stacks.

Setting and affect from proposed development: South-facing frontage on to Abbey Foregate. Terraced housing to west and Bell Lane to east, with underpass of Bage Way further east. Prominent building on corner which has open access to south-east due to Bage Way and the bridge for Abbey Foregate to cross it. Good intervisibility with existing Lord Hill Hotel complex and so visual change to setting is inevitable.

NHLE 1246379: 119 and 120, Abbey Foregate



Architectural and artistic interest: Pair of two storey buff-brick houses with basement and attic c1840 with Welsh slate roof. Four window range, the outer gabled bays advanced. Leaded canted bay windows to ground floor in the gables, with pilasters marking angles each side of single. Simple moulded architraves over central windows. Round-arched attic windows in gable apexes. Axial chimney stacks behind gables.

Setting and affect from proposed development: South-facing frontage on to Abbey Foregate, with Lord Hill Hotel opposite. Domestic housing to east and west but these do not form part of a homogenous frontage. Visual change to setting inevitable due to proximity and orientation.



NHLE 1246382: Long Meadow and Pear Tree Cottage



Architectural and artistic interest: 18th century barn converted to house in 1948. Timber-framed with brick plinth and panel infill, with plain tiled roof. Long Meadow is two storeys, framed in square panels for 11 bays with high brick plinth. Doorway to left in small gabled porch, with Mannerist posts said to be taken from a house in Dog pole. Inserted metal-framed windows on each floor. Cross vents in right hand section, and cross wall dividing what is now the house from the storage bays beyond. Queen post roof construction internally. Pear Tree Cottage forms a continuation of the barn range to the left.

Setting and affect from proposed development: Long Meadow Drive is modern development, so the listed building is now surrounded by houses and gardens. Visual change unlikely due to intervening vegetation and buildings

NHLE 1246383: Chaddeslode House



Architectural and artistic interest: Early 19th century two storey brick house with Welsh slate roof. Three window range with central entrance. Porch with Doric columns, and 12-pane sash windows in moulded stone architraves. Moulded stone eaves cornice, end wall chimney stacks.

Setting and affect from proposed development: Chaddeslode is set back in its gardens to the south of Abbey Foregate, and historically had service buildings extending towards the north. Although the recent construction of new houses in its grounds has fundamentally changed its historic setting, its proximity to the Lord Hill Hotel complex to the west is likely to result in visual change.

NHLE 1246384: The Lord Hill Hotel



Architectural and artistic interest: Early 19th century brick house with hipped Welsh slate roof (see also Appendix 2 Plates 4 and 6). Two storeys, three-window range to central section with flanking advanced wings of one and two window ranges. Advanced pedimented central bay with full-height shallow segmental arched recess containing wide doorway, renewed, and paired six-pane sash windows above. Long outer wings, with nine-pane sash windows to ground floor, six panes above. Front wall of left-hand wing entirely rebuilt late C20.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate. Terraced housing opposite. Bage Way underpass to west, Chaddeslode and modern development to east, 20th century extensions to south. Significant change to baseline.

NHLE 1246385: 134, Abbey Foregate

Architectural and artistic interest: Two storey brick and render house with shallow pitched Welsh slate roof (now a guest house). Central door with fanlight in pedimented case, and four pane sash windows flanking it. Coped gables, and rebuilt gable end chimney stacks. Designated due to its group value with the buildings along the south side of Abbey Foregate from Mill Road to Bage Way.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate, with similar aged houses either side, and terraced housing and the Old Bell Inn opposite. Not designed to be appreciated for long distance views. The ZTV and site visit confirm this asset would not be affected.

NHLE 1246386: 140, Abbey Foregate

Architectural and artistic interest: Two storied late 18th century brick house with Welsh slate roof (see photo in Old Bush Inn below). Two window range, six panelled door to left in simple architrave, and 2-light wood mullioned and transomed windows with segmentally arched heads. Blind central window on each floor. Dentilled eaves cornice. 2 gabled dormers in the roof, with fretted bargeboards.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate, with small houses opposite. To the west lies the Old Bush Inn, and to the east a house of similar date to 140. An alleyway runs between the Old Bush and 140 which gives access to the south where further buildings and a courtyard lie, now called Old Bush Gardens. There is no intervisibility with the Lord Hill Hotel, and no change to the setting is expected.

NHLE 1246387: Caradoc House (155 Abbey Foregate)

Architectural and artistic interest: Early 19th century three storied brick house (now in commercial use) with Welsh slate roof. Three window range, with advanced pedimented central bay. Central 6-panelled door with overlight in moulded architrave, and 12-pane sash windows with flat-arched gauged brick heads. Gable and axial chimney stacks. Lower hipped roof bay to right.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate, set back from the road. Large properties and associated plots to either side. Significant modern development in the vicinity. Not designed to be appreciated for long distance views. The ZTV and site visit confirm this asset would not be affected.

NHLE 1246400: The Old Bush Inn



Architectural and artistic interest: Brick public house of mid 18th century date (possible earlier core) with plain tiled roof. Two storeys, three-window range with two parallel short gables facing the street. Central door in moulded architrave, flanked by sash windows. Upper windows are 20-pane sashes with a central two-light casement possibly inserted. Two-light sash windows in gable apices. Ornate fretted bargeboards to gables. Gable end chimney stacks on main range to rear.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate. Brick houses of late date either side. Courtyard and garden area to rear, with buildings in it. Small houses opposite. Not designed to be appreciated for long distance views. The ZTV and site visit confirm this asset would not be affected.

NHLE 1271366: Mile Post at Junction with Bell Lane (photo see 116-118 Abbey Foregate)

Architectural and artistic interest: Mile post. Early C19, but possibly not in situ (see Appendix 2 Plate 3). Triangular, with raking top panel. Embossed lettering records the following distances: LONDON 150, COUNTY HALL 6 FUR 174 YD, SHIFNAL 17 M O FUR

Setting and affect from proposed development: This is a specific type of monument which functioned as part of the Coach Road to London running along Abbey Foregate. It's immediate setting is very closely determined by the road, and although opposite the Lord Hill Hotel, changes to this wider setting would not affect a viewer's ability to appreciate or understand and experience the heritage significance of this milestone.

NHLE 1271374: Lord Hill's Column

Architectural and artistic interest: Monumental ashlar stone column (see Appendix 2 Plates 1 and 2) constructed in 1814-16 by Thomas Harrison of Chester, Edward Haycock and John Carline of Shrewsbury. Giant fluted Greek Doric column raised on

steps with lions couchant on star-shaped stone plinth. Projecting entablature forms platform with iron railings. The column is surmounted by a statue of Lord Hill who was Wellington's second in command during the Peninsular war, and who's estate was located north of Shrewsbury at Hawkstone Park, Redcliffe.

Setting and affect from proposed development: There is a wide setting for this monument as it was deliberately located in a very prominent position, at the eastern end of Abbey Foregate and the junction of several roads as they approached Shrewsbury. It is also on the highest land in the area so that it would be visible for long distances. Because of its significance and wide setting the proposed development would result in change which might affect it.

NHLE 1271423: 106 and 107, Abbey Foregate



Architectural and artistic interest: Two storey pair of brick houses c1830 with Welsh slate roof. Four window range unequally divided. Outer doors in plain architraves, that to left renewed in original style. 12-pane sash windows to ground floor. Nine pane sashes above, with flat-arched gauged brick heads. Gable end chimney stacks.

Setting and affect from proposed development: South-facing frontage on to Abbey Foregate with 18th century brick houses and gardens opposite. Small earlier house to west and larger house set back from the road to the east. Not designed to be appreciated for long distance views. The ZTV and site visit confirm these assets would not be affected.

NHLE 1271424: 116, 117, 118, Abbey Foregate



Architectural and artistic interest: Mid 18th century but with earlier core, pair of two storey brick houses, now 3 dwellings with plain tiled roof, 5 dormer windows, and timber-framing to rear. 116 & 117 form a single house on the west side. Central door with single ring segmental arch. Gable end wall chimney stacks. 118 built separately with central door with traceried overlight in case with reeded architrave, flanked by 12-pane sash windows with flat-arched gauged brick heads. Axial chimney stack.

Setting and affect from proposed development: South-facing frontage on to Abbey Foregate opposite Lord Hill Hotel. Bage Way underpass to west, mid 18th century houses to east. Proximity and orientation will result in change to existing baseline.

NHLE 1271425: 129, Abbey Foregate

Architectural and artistic interest: See also Brierly House. Two storied brick and stucco house c1830 with low pitched Welsh slate roof (see Appendix 2 Plate 11). West elevation two storeys, three window range, the ground floor projecting with hipped roof. Central French doors and two pane sash windows each side, blind windows above. Three storey service range recessed to the west. Garden front to east with four window range. The right-hand section comprises a full-height segmental bay. Axial chimney stacks. Single-storey range links this house to Brierly House (No.128 Abbey Foregate) and the two, built as a pair, and are almost identical.

Setting and affect from proposed development: The house faces east on to its garden. To the north Brierly House lies between it and Abbey Foregate, and to the south lie gardens and modern development. West towards the Lord Hill Hotel lies the house's access drive, and then buildings which form part of Chaddeslode. Trees also intervene between the house and the hotel complex, and although the ZTV shows a potential intervisibility from the eastern end of the service wing, this is not



considered sufficient to affect the heritage significance of the listed building which would continue to be appreciated and understood and experienced in its existing setting.

NHLE 1271426: 133, Abbey Foregate



Architectural and artistic interest: Three storey brick house c1800 with Welsh slate roof. Doorway in plain moulded architrave, and 12-pane sash window to its left. Main doorway towards east of elevation in porch with round-arched entrance, blank recessed panelled decoration and parapet. Windows are 12-pane sashes with cambered heads. Gable end chimney stacks.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate, opposite Old Bell Inn of similar vintage. To the west lie domestic buildings lining the south side of Abbey Foregate, and to the east Bage Way underpass has opened up tangential vistas to the Lord Hill Hotel complex. Proximity will result in some change so the setting.

NHLE 1271427: 146-149, Abbey Foregate



Architectural and artistic interest: Group of four early 19th century three storied brick dwellings with Welsh slate roof. Four window range, panelled doors with fanlights in moulded architraves. Central round-arched entrance with steep pediment giving access to rear and Nos 147 & 148. Side entrances to Nos.147 &148, which occupy the rear part of the cluster. Gable and axial chimney stacks.

Setting and affect from proposed development: North-facing frontage on to Abbey Foregate. Other terraced housing of later date to east, modern development to west. Opposite modern development. Not designed to be appreciated for long distance views. The ZTV and site visit confirm these assets would not be affected.

3.2 Historic mapping analysis

The previous HIA has undertaken a historic map regression and there is no need to repeat that exercise here. Drawing 2 shows the location of the listed buildings and conservation area against the 2nd edition Ordnance Survey mapping. Earlier mapping shows the pattern of strip property divisions prior to their disruption caused by construction of the Potteries, Shrewsbury and North Wales Railway in the 1860s and the amalgamation of strips to form more substantial land holdings in keeping with the wealthy patronage and residential development of the later 19th century (Figures 1 and 2). The difference in size and layout of properties between west and east Abbey Foregate is apparent, a social and economic division that was given a physical edge by the railway cutting.

It is noticeable that both maps portray a change in street frontage opposite the Lord Hill Hotel site, and non-perpendicular property boundaries running back from Abbey Foregate. This possibly reflects the road alignment before it was straightened by Thomas Telford, and has a suggestion of the reversed S shape of medieval ridge and furrow on the north side of the road.

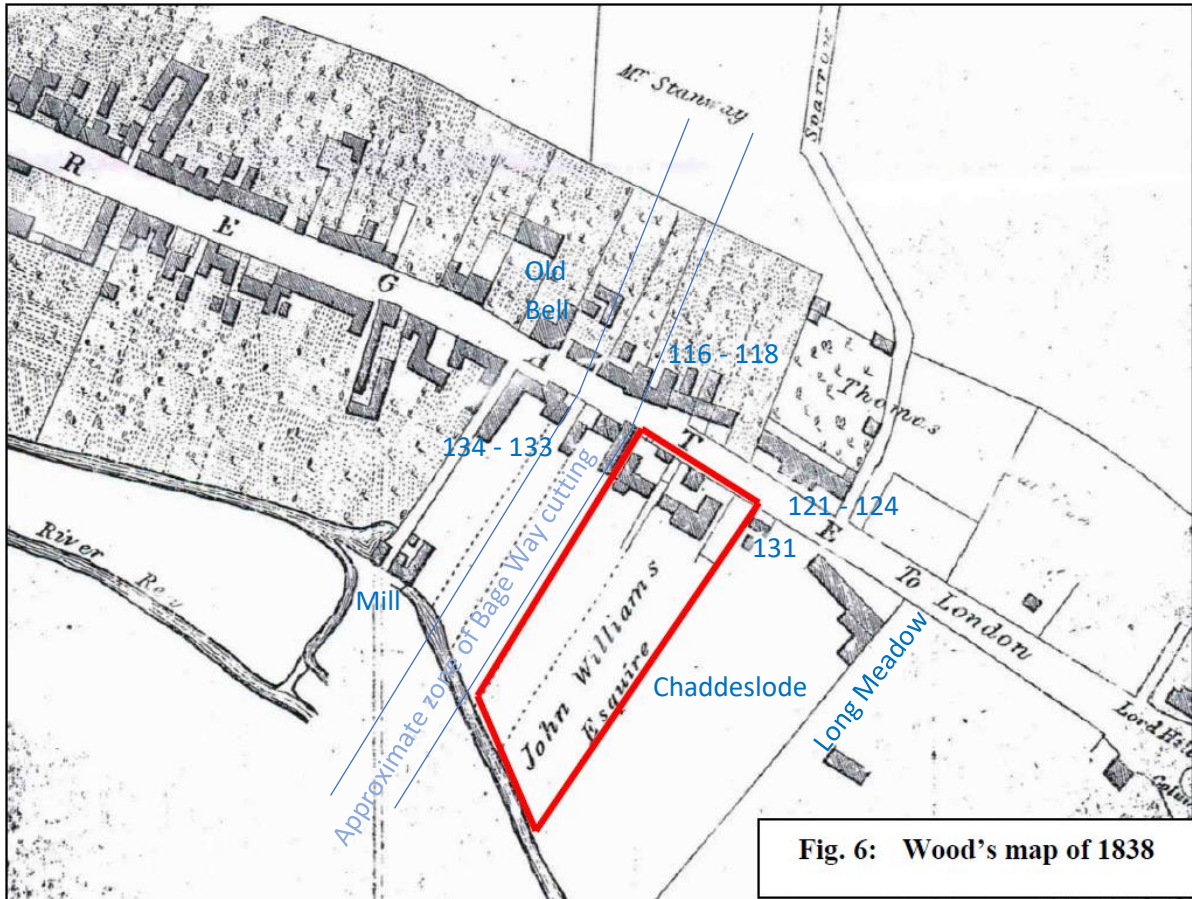


Figure 1 John Wood's map of Shrewsbury 1838 (from Castlering 2019) with Bage Way and closest listed buildings shown

3.3 Site visit

A study of the site as part of the conservation area was conducted on 16th July 2021 in fine weather. Individual listed buildings were identified and photographed and their visual association to the Lord Hill Hotel examined. Views and vistas which epitomised the Abbey Foregate special character area were explored, to appreciate the listed buildings and other historic building stock in relation to the street scene and background vegetation. From this study it was evident that the east – west line of sight along Abbey Foregate, especially uphill towards the Lord Hill column, provided the pre-eminent sense of the area's character. As this route was traversed a more detailed understanding of individual properties and their architectural elements, together with open spaces and gardens, was experienced, although the volume of traffic passing along Abbey Foregate prevented a feeling of tranquillity which otherwise would have been possible.

Views out from Abbey Foregate were extremely limited, and only really possible through the opening made by Bage Way. The site visit confirmed the findings of the ZTV (Figure 3), that those listed buildings that were identified as possibly having some affect and needing assessment in compliance with Historic England guidance, were all in close vicinity to the Lord Hill Hotel. The others would experience no change due to intervening structures and vegetation.

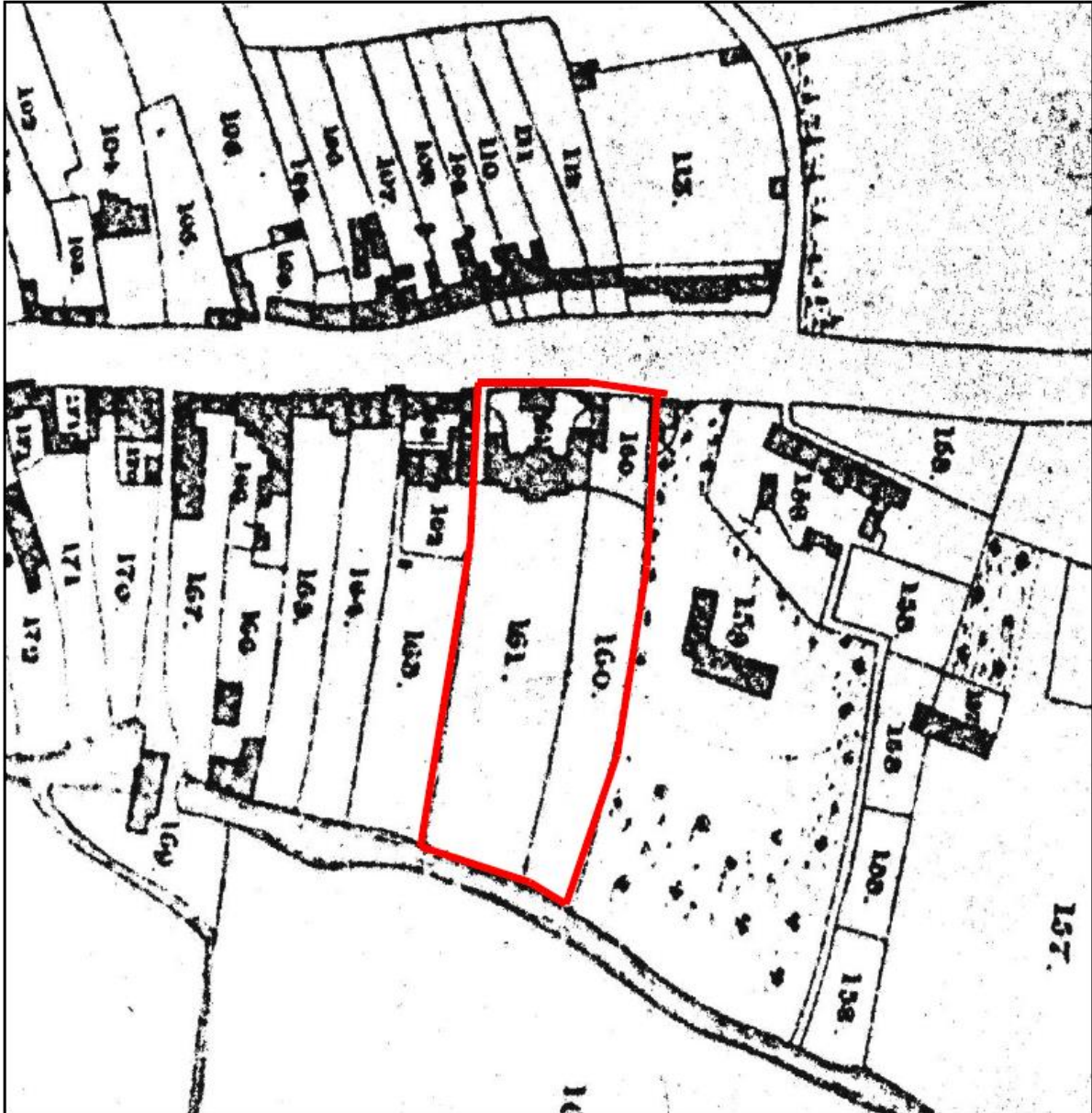


Figure 2 1842 Tithe Apportionment Map (reproduced from Castlering 2019 HIA Figure 7)

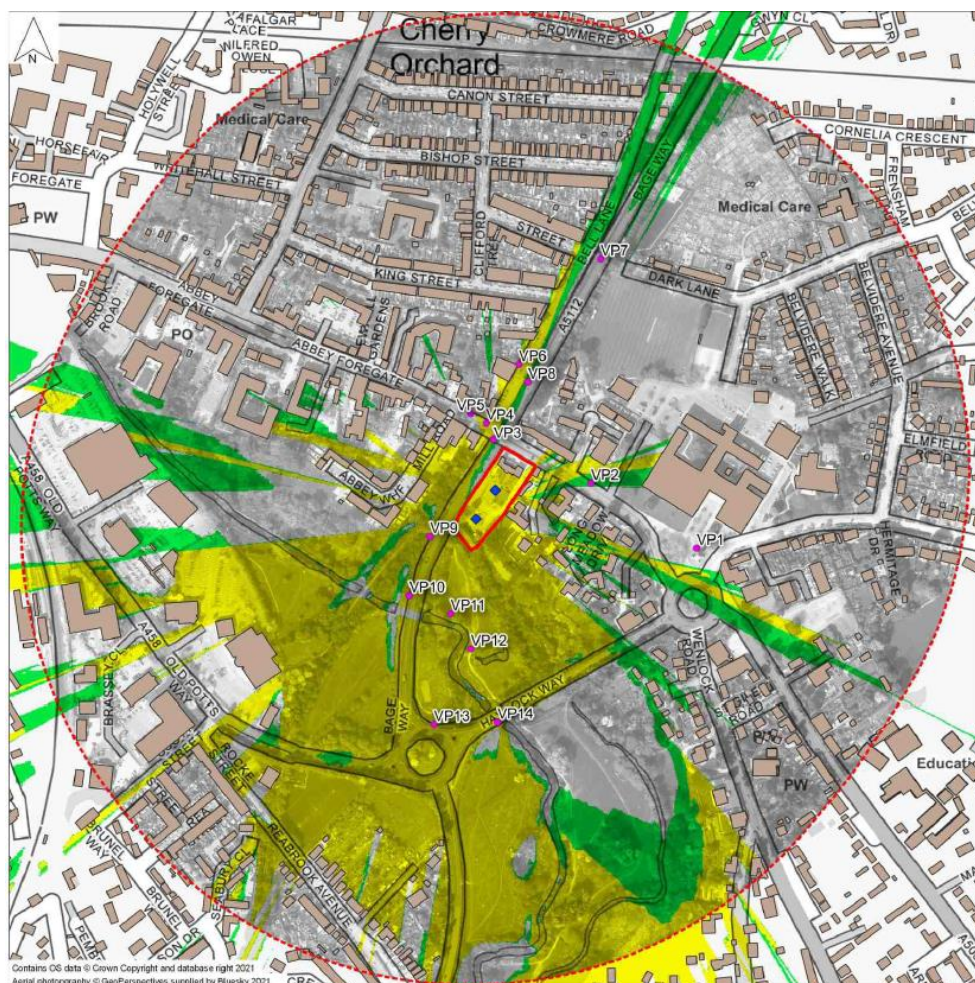


Figure 3 ZTV reproduced from TVIA Appendix 2 Figure 8. Yellow shows visibility of 6m height and green of 12m height

3.4 Synthesis

There are 24 listed buildings within the study area. Of these an initial analysis by site visit and use of the ZTV (Figure 3) has filtered out 13 which would not be affected by the proposed development (Table 1). The remaining 11 are discussed in more detail below and are represented in the photographic plates presented as Appendix 2.

| NHLE No. | Name | ZTV visibility | Distance from site boundary | Orientation from site | Potential to be affected |
|----------|---|----------------|-----------------------------|-----------------------|--------------------------|
| 1246323 | 102 AND 103, ABBEY FOREGATE | No | 130m | NW | No |
| 1246324 | 105, ABBEY FOREGATE | No | 110m | NW | No |
| 1246325 | 112, 113 AND 114, ABBEY FOREGATE | Yes | 55m | NW | No |
| 1246326 | 121-124 Abbey Foregate and garden walls | Yes | 30m | NE | Yes |
| 1246327 | BRIERLY HOUSE | Yes | 40m | SE | Yes |



| | | | | | |
|---------|--------------------------------------|-----|------|----|-----|
| 1246328 | 131 ABBEY FOREGATE | Yes | 5m | E | Yes |
| 1246329 | 139, ABBEY FOREGATE | No | 95m | NW | No |
| 1246362 | 108, ABBEY FOREGATE | No | 100m | NW | No |
| 1246365 | THE OLD BELL INN | Yes | 40m | NW | Yes |
| 1246379 | 119 AND 120, ABBEY FOREGATE | No | 25m | N | Yes |
| 1246382 | LONG MEADOW PEAR TREE COTTAGE | Yes | 80m | SE | No |
| 1246383 | CHADDESLODE HOUSE | Yes | 20m | E | Yes |
| 1246384 | The Lord Hill Hotel | Yes | 0m | | Yes |
| 1246385 | 134, ABBEY FOREGATE | Yes | 55m | NW | No |
| 1246386 | 140, ABBEY FOREGATE | No | 110m | NW | No |
| 1246387 | CARADOC HOUSE | No | 210m | NW | No |
| 1246400 | The Old Bush Inn | No | 125m | NW | No |
| 1271366 | MILE POST AT JUNCTION WITH BELL LANE | No | 20m | N | Yes |
| 1271374 | LORD HILL'S COLUMN | No | 210m | SE | Yes |
| 1271423 | 106 AND 107, ABBEY FOREGATE | No | 100m | NW | No |
| 1271424 | 116, 117, 118, ABBEY FOREGATE | No | 25m | N | Yes |
| 1271425 | 129, ABBEY FORGATE | Yes | 40m | SE | No |
| 1271426 | 133, ABBEY FORGATE | Yes | 35m | W | Yes |
| 1271427 | 146-149, ABBEY FOREGATE | No | 170m | NW | No |

Table 1 Listed buildings and their relationship with the site to determine whether they need assessment

The special character of the conservation area includes the listed buildings and their setting, although the general appreciation of its designation lies in the vistas provided along the axial route of Abbey Foregate with long views west and east, faced by mainly Georgian and Victorian housing. Bage Way underpass follows the Victorian Potteries railway cutting, which has left a deep scar through the historic harmony of the Abbey Foregate's Area of Special Architectural Interest. Although part of the historic industrial development of the area, the modern management of this route has resulted in an unsympathetic appearance which effectively divides Abbey Foregate between its western and eastern parts and detracts significantly from the aesthetic qualities that the conservation area was designated to preserve. Bage Way also opens up views which were prevented by housing prior to construction of the Victorian railway, but these views through to the western side of the Lord Hill Hotel complex and to the Rhea Valley now form part of the existing baseline.

4.0 ASSESSMENT

Section 4.1 below follows Step 2 of The Setting of Heritage Assets guidance by identifying the heritage significance of affected assets and how their setting contributes to this significance, so that the change from the proposed development (section 4.2) can be assessed in terms of potential impact on the baseline conditions which is presented in section 4.3 below (Step 3 of the Historic England guidance).

4.1 Heritage significance and potential value

4.1.1 NHLE 1246384: The Lord Hill Hotel

The Grade II listed building is an early 19th century two storey brick house with an imposing façade facing on to Abbey Foregate. The two wings and pedimented central bay were designed to give an impression of grandeur, and the house is the first of the much larger buildings which were developed during 19th century along this eastern section of Abbey Foregate. Its heritage significance comes from the architectural style it introduced into the area at this period, and its historical evidence for wealthy trades people actively moving out of the urban centre to live a more suburban life surrounded by their own gardens. The setting is provided by the Abbey Foregate frontage and the buildings opposite, and by what was the formal gardens to the rear. These gardens were re-purposed and the area heavily and unsympathetically developed during the late 20th century as part of the hotel complex. To the east the neighbouring Chaddeslode large house and grounds has recently been development for residential housing, and to the west the former railway cutting now used as Bage Way underpass, gives a noisy and polluted, as well as aesthetically ugly, dimension to the setting.

4.1.2 NHLE 1271374: Lord Hill's Column

Lord Hill's column is a Grade II* listed building which derives its heritage significance from the grandeur of its classical design, its size and eminence at a high point on the eastern approach to Shrewsbury, and its historical associations with a great military commander of the Napoleonic wars. The column was designed to be seen and admired from a distance, whereas close up it is the plinth and detailing which is better appreciated (Appendix 2 Plates 1 and 2). Although generally not open to the public, an internal staircase leads to the top from where extensive views over the conservation area and surrounding landscape are presented.

4.1.3 Asset group opposite Lord Hill Hotel frontage

NHLE 1271366: Mile Post at Junction with Bell Lane This Grade II white painted milestone derives its heritage significance from the coach road it services. Its immediate setting is Abbey Foregate, but its wider setting is formed by the surroundings in which it is experienced, an area which includes the Lord Hill Hotel.

NHLE 1271424: 116 – 118 Abbey Foregate This group of Grade II brick-built houses (Appendix 2 Plates 3 and 5) comprise an important element of the conservation area as they form an example of an architectural style earlier than the predominant Georgian and early Victorian buildings surrounding them, of a more vernacular design. The alignment of these buildings is skewed to that of Abbey Foregate and suggests this fossilises an earlier road and property layout than is evident elsewhere along the road. Their immediate setting is formed by Abbey Foregate and the neighbouring buildings to the east and opposite to the south, to the Lord Hill Hotel. To the west the historic setting was changed when the Potteries railway was constructed but the more recent conversion of this into Bage Way has created a setting dominated by modern infrastructure comprising traffic with associated noise and air pollution.

NHLE 1246379: 119 and 120, Abbey Foregate A pair of Grade II early Victorian houses built in buff-coloured brick which infill between earlier domestic buildings. Their heritage significance derives from changing architectural fashion and choice of building materials, and so they form an example of the mix of building types which create the special character of the conservation area. The immediate setting is formed by Abbey Foregate to the south, and the neighbouring residential housing to west and east. The Lord Hill Hotel lies opposite and views to it remain an important part of the setting.

NHLE 1246326: 121-124, Abbey Foregate and Garden Walls This Grade II terrace of late Georgian classical design faced in ashlar stone, forms an elegant frontage on to Abbey Foregate. They include interesting architectural details and were clearly designed for reasonably wealthy and socially aspiring clientele. Their heritage significance reflects speculative development and gentrification of this part of Abbey Foregate during the 19th century, and they form an impressive example of the post Napoleonic townhouse. The immediate setting is Abbey Foregate, and the relative open space to the east, with Victorian housing to the west and opposite at Chaddeslode to the south. The wider setting includes further Victorian housing at Brierly

House and 129 Abbey Foregate, and the Lord Hill Hotel, with modern development to the east comprising a supermarket and Shire Hall beyond.

4.1.4 Asset group to east of Lord Hill Hotel

NHLE 1246328: 131, Abbey Foregate This Grade II early 19th century house is small and of simple design (Appendix 2 Plates 7 and 9). It is shown on Wood's map of 1838 (Figure 1) within its own very small plot of land, but appears to have been included with Chaddeslode as part of the 1842 apportionment (Figure 2). Its heritage significance lies in the unusual survival of a relatively poor building in an otherwise affluent suburb of Shrewsbury, and as such it adds to an eclectic mix of architectural styles which all contribute to the special character of the conservation area along Abbey Foregate. Its setting is fronting on to Abbey Foregate, with the Lord Hill Hotel adjacent to the west and south-west, and Chaddeslode to the south behind it.

NHLE 1246383: Chaddeslode House A Grade II grand Victorian house set in its own grounds which originally included a range of outbuildings for coach and stabling (Appendix 2 Plate 9, and see Figure 2 and Drawing 2). The heritage significance for this house rests with how it links the urban development to the west with the countryside to the east, a solid Victorian two storey building with pretensions of a country house, and a typical example of the architectural style of the early Victorian period. Its immediate setting is within its own grounds with some garden area to the south, but shared courtyard and driveway and modern development to the north. The late 20th century extensions of the Lord Hill Hotel lie adjacent to the west, and the wider setting includes the secluded modern developments along Long Meadow to the east.

NHLE 1246327: Brierly House An imposing Grade II two - three storey early 19th century house, linked to 129 Abbey Foregate and constructed as a twin to it (Appendix 2 Plates 11 and 12). Its heritage significance comes from the expression of architectural confidence of the period with specific features such as a large bow window facing on to the garden to the east, the extensive service wing to the west, and varied roof line. The development was relatively grand and presumably was designed to attract professionals or wealthy traders from the town, to live in a green suburb. The immediate setting is formed by its twin, number 129 to the south, the driveway to the west and garden to the east, with Abbey Foregate along the north side. The wider setting was clearly intended to have views east towards Lord Hill's column, whilst the location of the service wings to the west suggest views in this direction were not of similar importance.

4.1.5 Asset group to north-west of Lord Hill Hotel

NHLE 1271426: 133, Abbey Foregate A Grade II three storey Georgian brick house (Appendix 2 Plate 13), designated as a fairly typical example of a town house of its period. Its heritage significance reflects the expansion of Shrewsbury eastwards along Abbey Foregate during this period, so that the road frontage became built up and urbanised away from the nucleus of medieval and early post-medieval occupation around the Abbey. The building retains its architectural simplicity with original features such as fenestration and entrances and has a group value with other houses along this zone of the street. Its setting includes the important frontage it has along Abbey Foregate, and contemporary buildings to the west and opposite, presenting aesthetically pleasing vista of homogenous buildings which positively contribute to the special character of the conservation area. This harmony has been broken to the east where Bage Way now creates a rift and very evident physical change, as the underpass follows the course of the old railway cutting. To the rear of the building views south over the Rhea Valley would have been possible, but modern four storey apartment blocks now occupy the Old Mill site in this direction.

NHLE 1246365: The Old Bell Inn A Grade II three storey Georgian brick inn which retains much its original appearance. Its heritage significance includes its architectural contribution as part of the Georgian expansion along Abbey Foregate, as well as its historic relevance as a hostelry situated on the coach road to London. Its immediate setting is the road it served as an Inn, Abbey Foregate, and the terraced housing to the west and contemporary buildings opposite. Bell Lane has replaced buildings on its eastern side (Figure 1) and the cutting for the Potteries railway opened up views to the north-east and south-east, creating a wider setting which includes the Lord Hill Hotel site.

4.2 Summary of proposed development

The planning application is for erection of 44 apartments with associated parking, amenity areas and landscaping including demolition of rear buildings associated with the former Lord Hill Hotel (see Design and Access Statement incorporated with the Planning Statement). The apartments will occupy two residential blocks to be constructed centrally within the land to the rear of the Lord Hill listed building.

The design principles include modern contemporary architecture using traditional building materials to better reflect the surrounding building stock. Each block will be of four stories, but due to the topography of the site which descends to the south, only the top floor of Block 1 would be at a higher level than the roof of the listed building. This floor would be stepped back from the block, and constructed in different materials, to ensure it is a recessive element within the new building (Figure 4). Car parking would be created as an undercroft, removing the current surface level parking, and landscaping would green and soften the existing hard surfaces and area surrounding the hotel.



Figure 4 Visual model of Block 1, with Block 2 to the left (from Planning Statement)

4.3 Impact assessment

A Townscape Visual Impact Appraisal (TVIA) has been undertaken by Lingard Farrow Styles which includes a detailed textual description of the contemporary character of the study area, and a series of appendices with supporting maps and images. Appendix 4 of this TVIA includes several photomontage models of how the new build would appear, and provides direct comparison with the existing views (Appendix 2 Figure 8 of the TVIA shows viewpoint locations). The study has also completed an assessment of potential impact on the Rea Brook Valley Local Nature Reserve.

This Heritage Impact Assessment has referred to the TVIA where this has been helpful in supplementing the professional judgement used to assess the potential impacts on heritage assets. The criteria used for determining the degree of impact (beneficial and adverse) and therefore the potential enhancement or harm that would result from the proposed development, is presented in Appendix 3 below.

4.3.1 NHLE 1246384: The Lord Hill Hotel

The existing listed building has been considerably altered when converted to a hotel, and the addition of large inappropriate extensions to it in the late 20th century, as well as the proximity to Bage Way, have severely affected its heritage significance in the past. The baseline condition includes planning

permission for renovation and conversion back to residential use, as well as demolition of the modern extensions, hence change from the proposed development should be measured against the enhanced state of the listed building assuming the permitted work is fully implemented. This would leave the historic building as a detached house, but within a land plot of tarmac, hard standing and demolished foundations, with the Wrekin Lodge at the southern edge of this brown field site.

The proposed development would allow regeneration of this site, removal of the remains of the modern additions and their replacement with two residential apartment blocks and associated landscaped gardens. This would enhance the listed building by providing a partial garden setting to it, as was historically the purpose of the back plot. Block 1 would dominate the listed building, however, as is evident in the TVIA VP6 photomontage, and this would adversely affect a viewer's ability to appreciate and experience the listed building in its setting. Currently the Lord Hill Hotel can be seen with vegetation behind, together with a view over the Rea Valley, whilst the late 20th century extensions are at a height which makes them subordinate to the listed building. Although historically such open views would not have been available until the Potteries railway was constructed, that occurred in the 1860s and therefore the understanding of the listed building with its impressive frontage onto Abbey Foregate, situated on the edge of the slope down to the Rea Brook, will be changed by interposing a large rectangular modern building behind it and removing that connection with its landscape context. The main heritage significance of the Lord Hill Hotel lies in its architectural frontage on Abbey Foregate and this is due to be enhanced by the renovation scheme. The new building behind the listed structure is therefore assessed as likely to have a **low adverse impact** on the heritage significance of the Grade II listed building, resulting in **slight harm**.

4.3.2 NHLE 1271374: Lord Hill's Column

There are no visualisations from this location, but Appendix 2 Plate 2 below shows that at ground level the Lord Hill Hotel complex is not legible, and the new build would be hidden behind existing structures and trees. **No potential impact** is considered likely to the heritage significance of this Grade II* listed building from the proposed development.

4.3.3 Asset group opposite Lord Hill Hotel frontage

Located directly north of the Lord Hill Hotel, the existing views towards the site (Appendix 2 Plates 4, 5 and 7) predominantly feature the listed building (although temporarily obscured by site cabins) against the skyline. This helps in understanding and appreciating the heritage significance of the house when it was originally built, and intended to act as a social statement about those who lived there.

The construction of Block 1 would introduce a large modern rectilinear form above the roof of the Lord Hill Hotel, detracting from experiencing it in its original and existing fashion as a dominant historic and architectural feature along Abbey Foregate. The proposed development is sufficiently set back from the frontage, however, to avoid affecting how the heritage significance of the Grade II listed buildings in this asset group can be appreciated and understood. There would be a **very low adverse impact** from the distracting prominence of the new building in peripheral vision when experiencing these assets in their setting, which would result in **very slight harm**.

4.3.4 Asset group to east of Lord Hill Hotel

The closest assets to the Lord Hill Hotel are the Grade II 131 Abbey Foregate and Chaddeslode House (Appendix 2 Plates 7, 9 and 10). Appreciation of 131 as part of the frontage along Abbey Foregate will

be enhanced by the permitted renovations and conversion of the listed building, but Appendix 2 Plates 7 and 8 show how Block 1 of the proposed development would be introduced as a new element in the background, changing the existing skyline and adding urban depth to the historic strip development along Abbey Foregate. The setting for this listed building and for Chaddeslode House behind it to the south, has already been significantly impacted by modern residential development. This new housing is located closer to both listed buildings than the proposed apartment blocks, and was not considered detrimental to their setting. It is therefore difficult to assess further modern development, located at a greater distance, as leading to unacceptable impact and the conclusion is that there would be **none** to the heritage significance of these assets.

For Brierly House, long distance tangential views of the Lord Hill Hotel are included when looking at the Grade II listed building from the east (Appendix 2 Plates 11 and 12), as a viewer is understanding and appreciating it as part of the Abbey Foregate vista. The change that would occur from the proposed apartment blocks would be barely perceptible, hidden behind existing trees and roofs. The potential impact on Brierly House's heritage significance is therefore **none**.

4.4.5 Asset group to north-west of Lord Hill Hotel

The Grade II Old Bell Inn and 133 Abbey Foregate are located on the north-eastern and south-eastern corners of Abbey Foregate respectively with Bell Lane (to the north) and the Bage Way underpass (Appendix 2 Plates 6 and 13). The heritage significance of these assets has been identified as their contribution to the mix of architectural styles and Georgian expansion along Abbey Foregate, with specific relationship to the road. Development within the back garden of the Lord Hill Hotel would not originally have been visible, but since the railway cutting was formed in the 1960s views into the plot and over the Rea Brook valley became possible. Understanding and appreciating the heritage significance of the Old Bell Inn would be unaffected by the proposed development, but views of 133 from the north side of Abbey Foregate looking south-east would include a change because of the new apartment blocks. Their large scale, modern appearance would change the skyline and detract from appreciation and experiencing 133 in its setting. The original setting of this building has already been severely compromised by the railway cutting and its modern usage as a busy road, and the impact of the new buildings on the heritage significance of 133 is considered **very low adverse**, resulting in **very slight harm**.

4.4.6 Conservation Area

The conservation area's Abbey Foregate special character covers a large area which includes much of the Rea Brook Valley Nature Reserve. Appendix 2 Plates 14, 15 and 16 show how the existing Lord Hill Hotel buildings appear as a viewer would walk from 133 Abbey Foregate south beside Bage Way. The current baseline clearly makes a negative contribution to the conservation area, and the permitted and proposed developments would help to enhance this. Photomontages from viewpoints 10 and 11 in the TVIA's Appendix 4 show visualisations of how the new buildings would appear breaking the skyline above the current treeline when seen from the valley bottom. The heritage significance of these views for the conservation area are minimal, and this scale of new build within the valley is similar to that already permitted within the Old Mill land.

The principal vistas from which the conservation area is best appreciated are looking east and west along Abbey Foregate. These provide the ability to understand the historic buildings in their setting, and to appreciate the mix of architectural styles and historic periods of development. The proposed



development is set back from these viewlines, and would not interfere with the ability to gain a full appreciation of the special character of the conservation area. In close proximity, however, they would appear as an intrusive element, out of character with the special architectural and historic interest of the conservation area for a small limited zone around the Lord Hill Hotel. In this respect the proposed development would have a very **low adverse impact**, resulting in **very slight harm**.

5.0 DISCUSSION AND CONCLUSIONS

5.1 Overview – key points

The existing building stock to the rear of the Lord Hill Hotel make a negative contribution to the conservation area, and detracts from the setting of the listed building. Regeneration of this plot provides the opportunity to enhance the listed building and the conservation area. Unfortunately, Bage Way already causes substantial harm through the noise and air pollution generated by traffic along this busy road, and aesthetically it is a scar across the conservation area, so construction activities as part of the new development would not result in any harm to the surrounding heritage assets.

The assessment has identified some potential harm from the proposed development. There would be no effect on heritage assets of the highest importance (Grade I and II* listed buildings), but four Grade II listed buildings have the potential to experience very slight harm, whilst the Lord Hill Hotel itself is assessed as incurring slight harm.

As new development within the conservation area, the removal of the unsightly extensions to the Lord Hill Hotel and Wrekin Lodge would enhance it, but the scale and design of the new apartment blocks would appear out of character, especially where they break the skyline. The assessment therefore concludes there would be very slight harm.

This level of harm is all Less than Substantial using the NPPF terminology, with slight and very slight being low down on the scale of Less than Substantial harm. The level of harm to heritage assets should therefore be balanced against the public benefit of the proposed housing scheme.

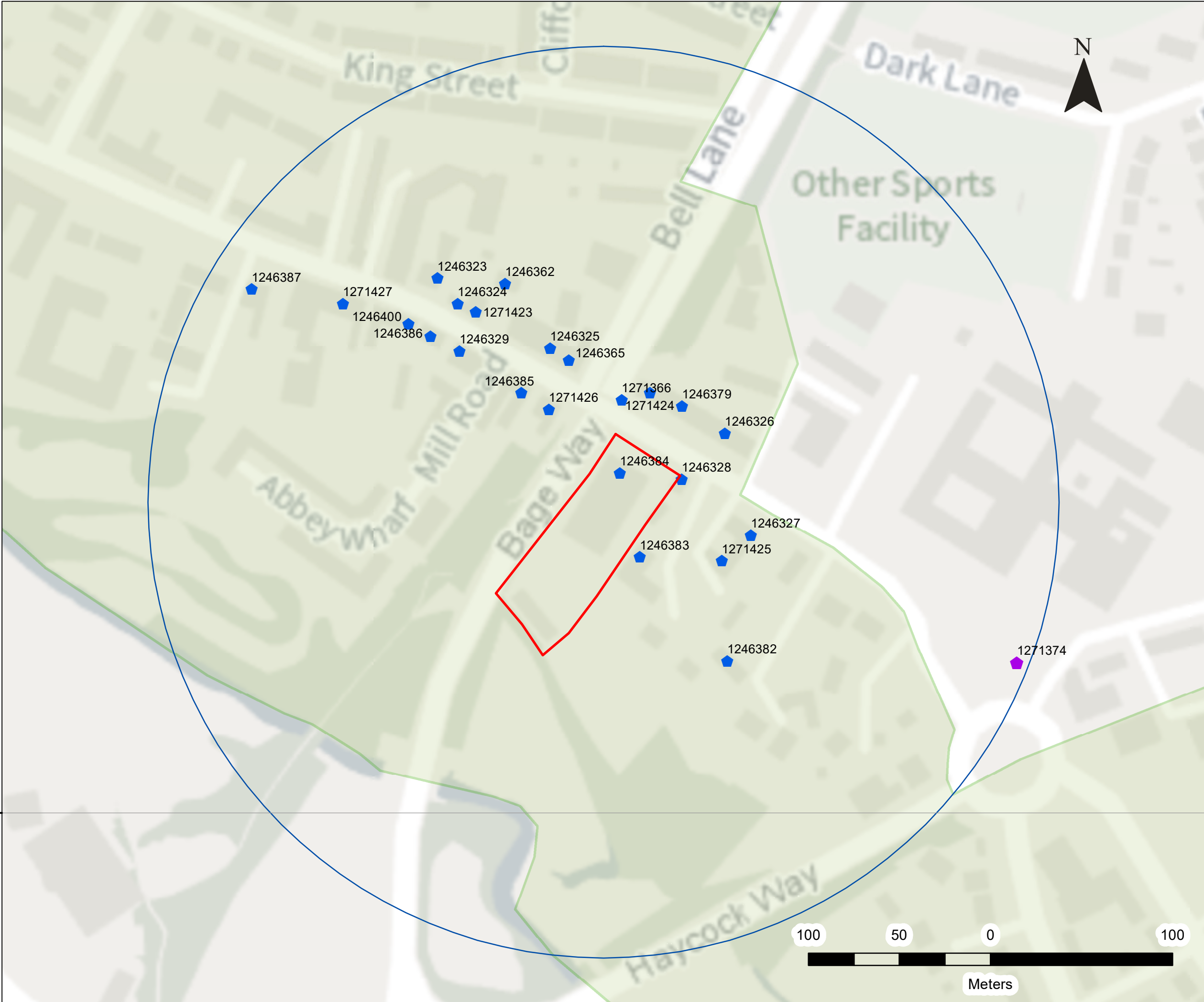
5.2 Compliance

This study has applied Historic England's guidance for assessment, and adopted the staged approach recommended by that guidance to reach its conclusions. It therefore provides a robust evidence base for the decision maker to feel confident that they have complied with Sections 66 and 72 of the 1990 Town and Country Planning Act when they determine the application. In addition the proposed design helps deliver elements of Shropshire Council's policies MD2 and MD13.

5.4 Conclusions

The proposed development offers opportunities for enhancing the conservation area and the Lord Hill Hotel listed building. It brings a viable new use to the property and ensures the continued maintenance of this listed building and its land plot. Renovation of the listed building also enhances the conservation area and the setting of listed buildings opposite and adjacent to it. The development also has the potential to cause some Less than Substantial harm to a very few heritage assets, and therefore the public benefit of the scheme needs to be balanced against this level of harm when the application is determined.

DRAWINGS: Listed Buildings and Conservation Area shown against modern and historic maps



LEGEND

SITE BOUNDARY

250M SEARCH AREA

LISTED BUILDING Grade

II*

II

CONSERVATION AREA

SY HOMES

HHD&C
HAMPTON HERITAGE DESIGN & CONSULTANCY

HHD&C LTD
HAMPTON HOUSE
28 HAMPTON ROAD
OSWESTRY
SHROPSHIRE
SY11 1SJ
T: 07856 371936

LORD HILL HOTEL, SHREWSBURY
HERITAGE IMPACT ASSESSMENT
DESIGNATED HERITAGE ASSETS

1

Scale
1:1,984 @ A3

Date
JUL 2021

lordhillDESHERASSETS1 312000



LEGEND

SITE BOUNDARY

250M SEARCH AREA

LISTED BUILDING Grade

II*

II

CONSERVATION AREA

SY HOMES

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OSWESTRY
SHROPSHIRE
SY11 1SJ
T: 07856 371936

LORD HILL HOTEL, SHREWSBURY

HERITAGE IMPACT ASSESSMERNT

DESIGNATED HERITAGE ASSETS

2

Scale 1:1,984 @ A3

Date JUL 2021

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Appendix 1 Gazetteer

| NHLE number | Name | Description | Status grade |
|-------------|---|--|--------------|
| LB | | | |
| 1246323 | 102 AND 103, ABBEY FOREGATE | Pair of houses. c1860. Brick with plain tiled roof. 2-storey 4-window range. Exactly symmetrical sturdy Gothic style, with projecting outer gabled wings linked by glazed verandah carried on chamfered wood column and corbels. Paired casement windows beneath the verandah with steeply arched heads. 2 high gabled dormers corbelled out above, with 2-light casement windows with steeply arched heads. Canted bay with hipped roof in ground floor of projecting wings, and high gabled dormer carried on corbels above. Stone moulded eaves cornice. Doors in lean-to porches against the outer walls. Axial stacks with diagonal flues. A robust and unusual interpretation of Domestic Gothic Revival. | II |
| 1246324 | 105, ABBEY FOREGATE | Marked on OS as 104 and 105. Cottage. Late C17. Brick on stone plinth, possibly encasing timber-frame. Plain tiled roof. Single-storeyed with attic dormers in the roof. Central door with high overlight in single ring cambered head, and flanking 2-light casement windows with single ring cambered heads. Tiny gabled dormers in the roof with latticed windows. Crow-stepped coping to gables. Gable end stacks. West gable has painted mock timbering on plaster, possibly over actual timber-frame. | II |
| 1246325 | 112, 113 AND 114, ABBEY FOREGATE | Terrace of 3 dwellings. c1840. Brick, part painted, with Welsh slate roof. 2 storeys, 6-window range. Double recessed round-headed arched doorways, with part-glazed doors with fanlights. 12-pane sash windows with flat-arched painted brick heads. Plain eaves cornice. Gable and axial stacks. | II |
| 1246326 | 121-124 Abbey Foregate and garden walls | Terrace of four dwellings. c1820. Ashlar faced, with Welsh slate roof. Central six window range, two storeys and attic, flanked by two storey, four window range each side. Symmetrically planned, with doorways off-centre in flanking blocks, and outer doorways in central range. Six-panelled doors with traceried overlights in simple moulded architraves. Windows are twelve-pane sashes, with longer fifteen-pane sashes in outer first-floor windows of flanking blocks. Flat-arched heads incised in ashlar, and rectangular stuccoed heads in upper windows of left-hand block. Single wood blind canopy to one upper window of right-hand block. Moulded stone cornice and parapet, the attic storey of the central range rising above this, with six-pane sash windows. Axial stacks towards the rear. SUBSIDIARY FEATURES: adjoining the houses, garden wall defines the front line of the plot and pathways giving access to each unit. Ashlar blocks as plinth, then pierced balustrading, with small domed caps on angle piers. Solid double curved block links with low stone walls each side of pathways. No.122 listed 30.5.69. | II |
| 1246327 | BRIERLY HOUSE | House. c1830. Stucco over brick with Welsh slate roof. Main range of 2 storeys, 3-window range, with 3-storeyed service range recessed to the right. Central doorway in lean-to porch built against projecting hipped-roofed single-storey bay to right with 4-pane sash window. 12-pane blind painted sash to left of doorway. 12-pane sash windows above, 2 blind painted. Hipped roof to service range to right, which has sash windows of 8- and 12-panes. Garden front a 4-window | II |



| NHLE number | Name | Description | Status grade |
|-------------|-------------------------------|--|--------------|
| | | range, the 4-panesashes having horizontal divisions. All windows have moulded architraves. The left-hand bays comprise a full-height segmental bow. Axial stacks. The house is linked by a single-storey range to No.129 Abbey Foregate (qv), and the two were built as a pair and are almost identical. | |
| 1246328 | 131 ABBEY FOREGATE | House, now used as office. Early C19. Painted brick and render with Welsh slate roof. Low 2-storeys, 2-unit plan with central door in thin architrave flanked by 2-light casement windows with small panes. Similar windows to upper storey, below the eaves. Gable and rear wall stacks. | II |
| 1246329 | 139, ABBEY FOREGATE | House, now in commercial use. Late C18. Brick with Welsh slate roof. 2 storeys with attic dormers, 3-window range. Central doorway in pedimented case with lugged architraves and bolection moulded entablature. Flush-framed 12-pane sash windows with flat-arched gauged brick heads. Modillion eaves cornice. Gabled dormers in the roof. Coped gables, gable end stacks. Lean-to single-storeyed extension to right with 16-pane sash window. | II |
| 1246362 | 108, ABBEY FOREGATE | House, now in use as offices. c1840. Brick with Welsh slate roof. 3-storey 3-window range. Central door in lattice work wrought-iron porch and moulded architrave. 12-pane sash windows (6 panes to attic) with flat-arched gauged brick heads. 4-pane sash to right of doorway. Moulded wood eaves cornice. Coped gables, gable end stacks. | II |
| 1246365 | THE OLD BELL INN | Public house. c1840. Painted brick with Welsh slate roof. 3 storeys, 4-window range with central door in moulded architrave with reeded console brackets and panelled rebates. 12-pane sash window to left and above, Shallow oriel bay with sash windows to right. Gable and axial stacks. | II |
| 1246379 | 119 AND 120, ABBEY FOREGATE | Pair of houses. c1840. Buff brick with Welsh slate roof. 2 storeys with basement and attic. 4-window range, the outer gabled bays advanced. Paired 6-panelled doors with over lights in porch with round-arched doorways running between the projecting outer bays. Leaded canted bay windows to ground floor in the gables, with pilasters marking angles each side of single 12-pane sash window. 12-pane sash windows above, in moulded stone architraves with shallow pedimented heads. Simple moulded architraves over central windows. Round-arched attic windows in gable apexes. Axial stacks behind gables. | II |
| 1246382 | LONG MEADOW PEAR TREE COTTAGE | Barn, now dwelling, and cottage. Largely later C18, but possibly incorporating timbers from an earlier building on the site. Barn converted in 1948. Timber-framed with brick plinth and panel infill, and brick, with plain tiled roof. Long Meadow, the former barn, is 2 storeys, framed in square panels for 11 bays with high brick plinth. Small section of wall to rear renewed in brick, probably late C19. To the right, small store of 4 bays, the timber encased in brick on the front elevation. Doorway to left in small gabled porch, with Mannerist posts said to be taken from a house in Dog pole. Inserted metal-framed windows on each floor. Cross vents in right hand section, and in cross wall dividing what is now the house from the storage bays beyond. Loft door in this righthand section. Queen post roof construction internally. Pear Tree Cottage forms a continuation of the barn range to the left. Single casement window in front elevation, the doorway to the left of the gable wall, with casement | II |



| NHLE number | Name | Description | Status grade |
|-------------|--------------------------------------|--|--------------|
| | | window alongside and above, with single ring cambered heads. Blind window in apex of coped gable. | |
| 1246383 | CHADDESLODE HOUSE | House, now in use as day centre and office. Early C19. Brick with Welsh slate roof. 2 storeys, 3-window range with central entrance. Porch with Doric columns, and 12-pane sash windows in moulded stone architraves. Moulded stone eaves cornice, end wall stacks. | II |
| 1246384 | The Lord Hill Hotel | Early C19. Brick with hipped Welsh slate roof. Two storeys, three-window range to central section with flanking advanced wings of one- and two-window ranges. Advanced pedimented central bay with full-height shallow segmental arched recess containing wide doorway, renewed, and paired six-pane sash windows above. Twelve-pane sash windows with flat-arched gauged brick heads in flanking bays, and inserted doorway in left hand. Long outer wings, with nine-pane sash windows to ground floor, six panes above. Front wall of left-hand wing entirely rebuilt late C20. Stuccoed string course continuous across elevation of main range and wings. Axial stacks. | II |
| 1246385 | 134, ABBEY FOREGATE | Render over brick with shallow pitched Welsh slate roof. 2 storeys, 2-window range. Central door with fanlight in pedimented case possibly renewed, and flanking 4-pane sash windows. Coped gables, and rebuilt gable end stacks. Included for group value. | II |
| 1246386 | 140, ABBEY FOREGATE | House. Later C18. Brick with Welsh slate roof. 2 storeys, 2-window range. 6-panelled door to left in simple architrave, and 2-light wood mullioned and transomed windows with segmentally arched heads. Blind central window on each floor. Dentilled eaves cornice. 2 gabled dormers in the roof, with fretted bargeboards. Axial stack. | II |
| 1246387 | CARADOC HOUSE | House, now in commercial use. Early C19. Brick with Welsh slate roof. 3-storeyed 3-window range, with advanced pedimented central bay. Central 6-panelled door with overlight in moulded architrave, and 12-pane sash windows with flat-arched gauged brick heads. First-floor windows are 9-pane sashes, and 6-pane sashes to second storey. One first-floor right-hand window blocked. Gable and axial stacks. Lower hipped roof bay to right with 9-pane sash window to ground floor and blind window over. | II |
| 1246400 | The Old Bush Inn | Public house. Mid C18 with possible earlier core. Brick painted in imitation of timber frame, with plain tiled roof. Two storeys, three-window range with two parallel short gables facing the street. Central door in moulded architrave, flanked by sash windows. Upper windows are 20-pane sashes with a central two-light casement possibly inserted. Two-light horizontally sliding sash windows in gable apexes. Ornate fretted bargeboards to gables. Gable end stacks on main range to rear. | II |
| 1271366 | MILE POST AT JUNCTION WITH BELL LANE | Mile post. Early C19, but possibly not in situ. Triangular, with raking top panel. Embossed lettering records the following distances: LONDON 150, COUNTY HALL 6 FUR 174 YD, SHIFNAL 17 M 0 FUR | II |
| 1271374 | LORD HILL'S COLUMN | Formerly known as: The Column ABBEY FOREGATE. Monumental column. 1814-16. Thomas Harrison of Chester, Edward Haycock and John Carline of Shrewsbury. Ashlar. Giant fluted Greek Doric column raised on steps with lions couchant on star-shaped stone plinth. Projecting entablature forms platform with iron railings. The column is surmounted by a statue of Lord Hill. | II* |



| NHLE number | Name | Description | Status grade |
|-------------|-------------------------------|--|--------------|
| 1271423 | 106 AND 107, ABBEY FOREGATE | Pair of houses. c1830. Brick with Welsh slate roof. 2-storey 4-window range unequally divided. Outer doors in plain architraves, that to left renewed in original style. 12-pane sash windows to ground floor. 9-pane sashes above, with flat-arched gauged brick heads. Gable end stacks. | II |
| 1271424 | 116, 117, 118, ABBEY FOREGATE | Pair of houses, now 3 dwellings. Mid C18, but with earlier core. Brick with plain tiled roof, timber-framing to rear. 2 storeys and attic dormers, 5-window range. Nos 116 & 117 form a single house to the left. Central door with single ring segmental arch flanked by flush-framed 4-pane sash windows with flat-arched gauged brick heads on each floor. Blind window over door. Coped gable and end wall stacks. No. 118 to the right built separately. Central door with traceried overlight in case with reeded architrave, console brackets to canopy and panelled rebates, flanked by 12-pane sash windows with flat-arched gauged brick heads. 3 sash windows above. Axial stack. No. 116 was listed on 4.12.73. | II |
| 1271425 | 129, ABBEY FOREGATE | House. c1830. Stucco over brick with low pitched Welsh slate roof. Main block of 2 storeys, with 3-storey service range. West elevation 2 storeys, 3-window range, the ground floor projecting with hipped roof. Central French doors and 2-pane sash windows each side, blind windows above. 3-storey service range recessed to the left, with 12- and 8-pane sash windows to ground floor, single 3-pane sash window above. Garden front a 4-window range, with 4-pane sash windows with horizontal divisions and moulded architraves. The right-hand section comprises a full-height segmental bay. Axial stacks. Single-storey range links this house to No. 128 Abbey Foregate(qv) and the two were built as a pair and are almost identical. | II |
| 1271426 | 133, ABBEY FOREGATE | House. c1800. Painted brick with Welsh slate roof. 3 storeys, 4-window range, but 2 windows blocked. Doorway to right in plain moulded architrave, and 12-pane sash window to its left. Main doorway towards left of elevation in porch with round-arched entrance, blank recessed panelled decoration and parapet. Windows are 12-pane sashes with cambered heads. Gable end stacks. | II |
| 1271427 | 146-149, ABBEY FOREGATE | Group of 4 dwellings, built as a cluster. Early C19. Large bricks with Welsh slate roof. 3 storeys, 4-window range with outer 6-panelled doors with fanlights in moulded architraves with console brackets to entablature. Central round-arched entrance with steep pediment over giving access to rear and Nos 147 & 148. Twelve-pane flush-framed sash windows with flat-arched gauged brick heads. Side entrances to Nos. 147 & 148, which occupy the rear part of the cluster. Gable and axial stacks. | II |

Appendix 2 Photographic Plates for Assessment



Plate 1 Vista south-east along Abbey Foregate from north-east corner of 133 to Lord Hill Column, with hotel listed building to right, and 116 – 120 Abbey Foregate listed buildings to left

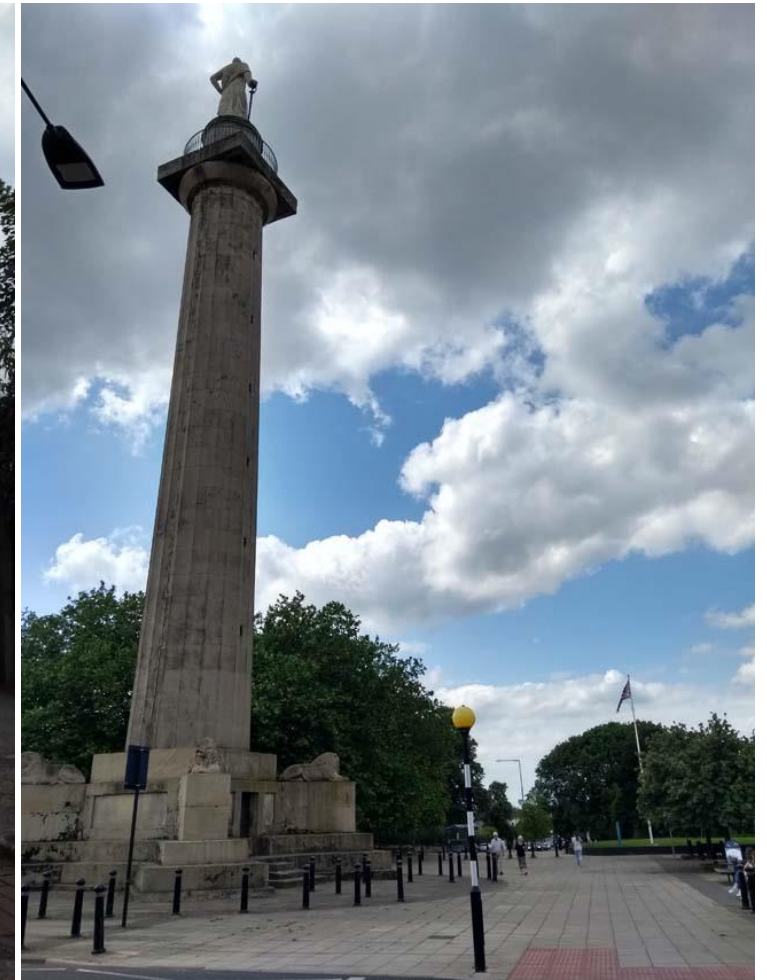


Plate 2 View north-west from Lord Hill column along Abbey Foregate showing no intervisibility with the Lord Hill hotel site



Plate 3 Listed buildings 116-118 Abbey Foregate with 119-120 beyond, and listed milestone looking east



Plate 4 View south from 116 Abbey Foregate to the Lord Hill listed building, with railings above Bage Way underpass to right



Plate 5 View south from Old Bell Inn (north-east corner) with Bage Way underpass in foreground, 116-118 Abbey Foregate beyond, and Lord Hill listed building opposite



Plate 6 View east from Old Bell Inn (south-east corner) showing vista to Lord Hill column and the hotel complex to the right



Plate 7 131 Abbey Foregate and Lord Hill listed buildings looking south-west



Plate 8 view of Lord Hill hotel from north-west corner of 131 Abbey Foregate



Plate 9 131 Abbey Foregate and Chaddeslode House listed buildings looking south, with historic part of Lord Hill Hotel to right



Plate 10 New residential development at Chaddeslode Gardens with modern Lord Hill Hotel buildings in background, looking west



Plates 11 and 12 Brierly House listed building with view of Lord Hill Hotel buildings in background, looking south-west, and west down Abbey Foregate. Other listed buildings in these views include 131 frontage on to road (plate 11) and Old Bell Inn east-facing gable (plate 12)



Plate 13 133 Abbey Foregate and Lord Hill Hotel listed buildings looking south, with the underpass of Bage Way running between them



Plate 14 View of Lord Hill Hotel complex from the bridge over Bage Way underpass, showing modern additions to rear of hotel, and the major impact that resulted from the underpass, to the setting of both 133 and the Lord Hill listed buildings



Plate 15 View of Lord Hill Hotel complex looking south-east over Bage Way underpass from footpath next to 133 Abbey Foregate, Wrekin Lodge in distance

Plate 16 View of Lord Hill Hotel complex looking north-east over Bage Way from entrance to Rea Brook Valley Local Nature Reserve, showing unsightly modern additions to the rear of the hotel, and the renovated Chaddeslode House listed building to the right.

Appendix 3 Impact Assessment Methodology

| Heritage Significance | Explanation |
|-----------------------|--|
| Highest | World heritage sites Scheduled monuments Grade I and II* listed buildings Grade I and II* registered parks and gardens Designated battlefields Protected wrecks Non-designated assets of equivalent significance |
| High | Grade II listed buildings Grade II registered parks and gardens Conservation areas Non-designated assets of equivalent significance Archaeological sites which are of particular individual importance within the regional archaeological resource |
| Medium | Archaeological sites of local importance |
| Low | Sites are of minor importance or with little remaining to justify a higher category |
| Negligible | Negligible or no heritage significance |
| Unknown | Further information is required to assess the potential of these sites |

| Magnitude of impact | Definition |
|---------------------|--|
| High beneficial | The development would considerably enhance the heritage significance of the affected asset or the ability to appreciate it |
| Medium beneficial | The development would enhance to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it |
| Low beneficial | The development would enhance to a minor extent the heritage significance of the affected asset or the ability to appreciate it |
| Very low beneficial | The development would enhance to a very minor extent the heritage significance of the affected asset or the ability to appreciate it |
| Neutral / None | The development would not affect, or would have harmful and enhancing effects of equal magnitude, on the heritage significance of the affected asset or the ability to appreciate it |
| Very low adverse | The development would erode to a very minor extent the heritage significance of the affected asset or the ability to appreciate it |
| Low adverse | The development would erode to a minor extent the heritage significance of the affected asset or the ability to appreciate it |
| Medium adverse | The development would erode to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it |
| High adverse | The development would severely erode the heritage significance of the affected asset or the ability to appreciate it |

| Magnitude of impact | Heritage significance | | | | |
|---------------------|-----------------------|---------------|---------------|---------------|---------------|
| | Highest | High | Medium | Low | |
| High beneficial | Substantial | Substantial | Moderate | Slight | Enhancement |
| Medium beneficial | Substantial | Moderate | Slight | Very slight | |
| Low beneficial | Moderate | Slight | Very slight | Very slight | |
| Very low beneficial | Slight | Very slight | Negligible | Negligible | |
| Neutral / none | Neutral / nil | Neutral / nil | Neutral / nil | Neutral / nil | Neutral / nil |
| Very low adverse | Slight | Very slight | Negligible | Negligible | Harm |
| Low adverse | Moderate | Slight | Very slight | Very slight | |
| Medium adverse | Substantial | Moderate | Slight | Very slight | |
| High adverse | Substantial | Substantial | Moderate | Slight | |

Substantial = substantial harm/enhancement for NPPF purposes

Moderate, Slight, and Very Slight = less than substantial harm/enhancement for NPPF purposes



Heritage Consultancy:

Planning Supporting Statements & Desk Based Studies
Environmental Impact Assessment
Expert Witness
International Heritage Advice
Historic Landscape Assessment
Pre-Planning Heritage Advice
Estate Management Heritage Input



Built Heritage/ Historic Environment:

Historic Building Survey & Recording
Statement of Significance
Written Scheme of Investigation
Conservation Area Appraisal
Heritage Statement and Impact Assessment
Heritage Design Advice
Conservation Management Plan



Archaeological Consultancy:

Archaeological Desk Based Assessment
Written Scheme of Investigation
Archaeological Evaluation
Watching Brief (Archaeological Observation)
Post Excavation Analysis and Recording
Archaeological Survey



Outreach:

Interpretation Panels
Display Designs
Booklets & Leaflets
Lectures, School and Society Talks
Tailored Historic Site Visits
Cultural Tourism



Interior Design:

Concepts for Interior Design
Interior Design
Sourcing Services

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