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PLANNING DESIGN HERITAGE AND ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION and LISTED BUILDING CONSENT APPLICATION

Application for: Erection of a conservatory at the rear

Site: 131 Abbey Foregate, Shrewsbury, Shropshire, SY2 6LY

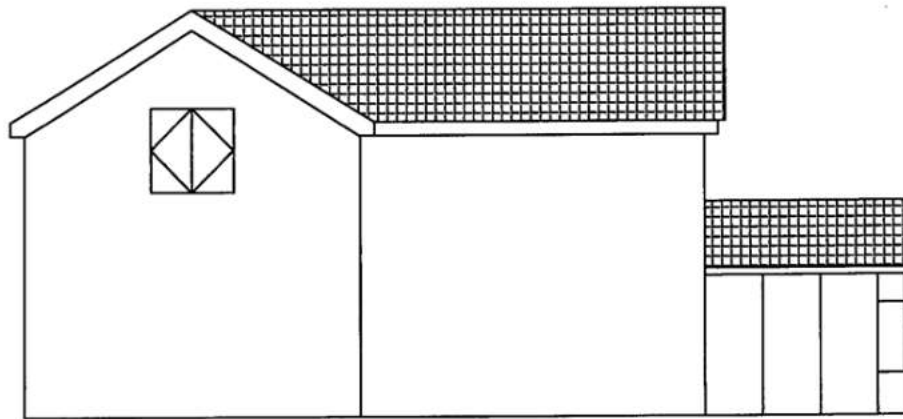
Applicant: Mrs Shirley Cocker

Introduction

This planning design heritage and access statement is in support of the construction of a conservatory at the rear of this listed building. The building was subject to minor refurbishment within the past two years as part of a comprehensive development that took place at the site including a number of new houses being built, the removal of a number of protected trees and new hard landscaping. The new conservatory will be constructed using materials that complement the existing structure and due to its location at the rear of the property will not be visible from the street.



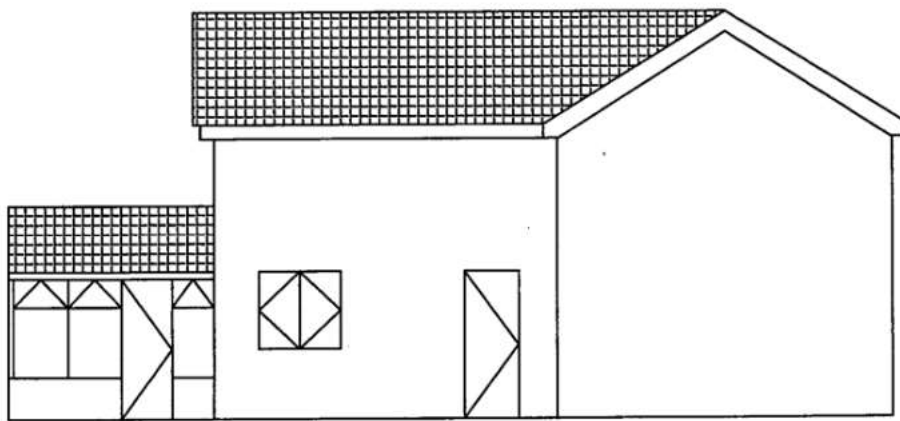
Elevation facing the Lord Hill



Proposed Left Elevation



Elevation facing the entrance road off Abbey Foregate. The original listed building Cottage is to the right with the extension clearly visible in brick. It is to the side on the left of this extension that the proposed extension for a conservatory will be erected. So there is no connection of the physical development to the original listed building. As can be seen from the plans on site there will still be ample outdoor amenity space for the occupiers. It is also evident on site that there are no protected trees that are affected by this development either.



Proposed Right Elevation



Elevation facing the entrance road from which it appears with the new garages, new extension onto 131 Abbey Foregate and garden walls as if it is a new residential development where further extensions for conservatories would be wholly appropriate.



The new garden walls here are new features that were never on the site here before and at the time of approving the application in 2018 were incongruent with the features on the site. If harm was caused it was then. The proposed extension which would have slight visibility over the garden wall between the side elevation of the garage and rear of the cottage as extended would just be the roof which will slope away, be in slate material. There may be a slight image of the top of the glazing and brick work around it set back from the garden wall. Such a view would be wholly congruent now.

The conservation officer in commenting on the previous application for the conservatory wrote:

No 131 Abbey Foregate is a modest Grade II listed cottage (list entry number 1246328) which fronts Abbey Foregate and which has formed part of the wider site associated with the larger Chaddeslode House, also Grade II listed, where residential development of the collective group of buildings making up the former NHS property has recently been completed through applications 18/01820/FUL and 18/01821/LBC. These properties are also located within the Shrewsbury Conservation Area and more specifically the Abbey Foregate Special Character Area.

The Heritage Impact Assessment for these 2018 applications noted that The Cottage was likely built before 1838 where it is constructed in hand-made red bricks with render to the street frontage. The earlier planning applications converted the property from office space to

a residential property once again and re-built the later rear extension to form a new two-storey one.

This application proposes the addition of a upvc conservatory to the rear of the cottage. There does not appear to be a concurrent listed building consent application for this proposal where this would be a requirement given the listed status of the cottage.

Looking at the limited details submitted this is likely not a scheme which we would support on heritage grounds given the materials indicated in the application form and basic design indicated on the plans, and where additionally there is insufficient information provided to fully assess the application in terms of impact on the listed cottage and wider impacts on the setting of the site including the converted traditional stable block to the rear.

We would advise that legislatively Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would be relevant to this proposal, where the Act requires the need to pay special regard to the preservation of listed buildings and their settings.

Additionally 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. In addition, due regard to the following local and national policies and guidance is required in terms of historic environment matters: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, Policies MD2 and MD13 of the SAMDev component of the Local Plan, the National Planning Policy Framework (NPPF) and relevant Historic England guidance including GPA 3 The Setting of Heritage Assets, as well as Historic England Advice Note 12: Statements of Heritage Significance, which provides advice on meeting the requirements of paragraph 189 of the NPPF in terms of heritage impact. It is not considered that these matters have been addressed with this application.

We would direct your attention to the photographs of the cottage as it now is and then view the images of the proposed extension to create a conservatory. From those it will be noted as part of the planning and heritage assessment the following which in part responds to the comments made previously when no such information was available in written form for the conservation officer to consider the following:

- 1. the extension proposed to be the conservatory will have slate roof the same as the original cottage and the new extension to it.**
- 2. the extension will be behind the wall to the cottage so the windows will not be visible and will have no effect on the conservation area or listed buildings in the area as they cannot be seen. The only visible part will be the pitched roof.**
- 3. the pitched roof matches the existing in the area**
- 4. the former stables themselves have also been extended so that with the garages to the front as seen on the photographs, the extension to the cottage that exists to which the new**

proposed extension will be put and the extension to the stables it is all new development and not the original listed buildings that surround the proposed new extension.

5. The bricks to be used will match the bricks used for the new garages, the garden wall behind which the new extension will fit, the extensions to the cottage and the stables.

6. The new extension roof may just be seen over the 8 feet wall on the Lord Hill side but only a glimpse. As the roof will match the existing and will have the garages behind it the extension will not be incongruent but rather congruent.

There is no doubt in terms of heritage assessment here that if harm was caused by any development on the site it was done at the time of the 2018 permission by allowing the extensions to the cottage, the stables and the new garden walls and garages and indeed further into the site the new dwellings. However, when assessing the visual appearance of the whole development as completed it has been undertaken to a very high standard and the area has been enhanced by it. The proposed new extension in terms of the impact upon the conservation area it preserves it. Therefore this development fully is in compliance with the legislation to protect and preserve listed buildings and conservation areas

Site background and planning history

The proposal site is at 131 Abbey Foregate and has been described in the past at the Cottage. The building was constructed towards the middle of the 19th century and was part of the site which over time has been used for residential and office use. The 2018 application which was presented by Shropshire Homes for the comprehensive development of the site has been implemented in full and the applicant in moving into the dwelling the site of this proposal considers that due to the reduction in what otherwise would have been open space on the site due to the increase in development of the site could benefit from having a conservatory erected which would provide space to bring the outside into the property.

An application for the conservatory was made at the end of last year under planning application number 20/04846/FUL for the erection of a conservatory to the rear was refused on 29th March 2021 for the following reason:

The information contained within the submitted application does not adequately describe the designated heritage assets (Listed Buildings) in the locality and does not adequately assess the impact of the proposal on these assets in the current context and is therefore contrary to paragraph 189 of the NPPF. The proposal therefore has the potential to result in harm to these identified assets and fails to accord with MD13 of the SAMDev.

Having regard to the refusal reason this comprehensive planning design heritage and access statement has been produced. As part of this statement not only does it give some summary of the planning policies but it also reflects back to the expert report on heritage presented as part of the original application in 2018. The reason for this is twofold:

- It sets the scene in presenting details for the Council which mirror those on which the Council already has granted an approval and this is undertaken by reproducing the report in the Appendix which was presented by Castlering Archaeology. Within that at paras. 10.10 to 10.12 they conclude:

10.10 The Grade II Listed Cottage is a rare survival of a small early 19th century street frontage property along the Foregate, in an area where most of the Listed buildings are much larger and more prestigious in style. The street frontage elevation displays the character and architectural style of the building and this will be retained within the proposals.

10.11 Figs 14-17 previous show the present and proposed internal arrangements of the building. The interior has been altered in modern times to suit office needs. The small building can easily be converted back to domestic use without any direct loss to the historic fabric or loss of the main character to the Grade II Listed building.

10.12 The rear single storey extension adds nothing to the character of the street frontage Cottage. In view of this, the replacement of this extension with a new two-storey build will have a neutral impact on the significance of the building

- It then presents the case why it is wholly appropriate for the conservatory proposed to be allowed without causing harm to either the host building or other listed buildings on the site or the conservation area. Referring again to the report prepared on the scheme for the whole site the report as presented at paras 10.21 to 10.24 in referring to the conservation area state:

10.21 The site lies within Shrewsbury Conservation Area and backs onto the Rea Brook Valley Local Nature Reserve. To the west, the site adjoins the early 19th century Grade II Listed Lord Hill Hotel (HER 10059; HE List ref. no. 1246384) with which it shares a boundary wall, as seen in Plates 34 and 38. To the east, the site adjoins the linked early 19th century Grade II Listed Nos 128 and 129 Abbey Foregate (HERs 10056 & 20185; HE List ref. nos 1246327 & 1271425).

10.22 There is little clear intervisibility between Nos 128 and 129 and Chaddeslode House; no intervisibility between the two properties and The Cottage and The Stables. While there will be limited visibility from the rear of the properties towards the proposed new build, this is considered to be insignificant. Any potential indirect impact on Nos 128 and 129 is therefore seen as negligible.

10.23 The western elevations of Chaddeslode's 19th and 20th century wings; the Cottage and The Stables face the Lord Hill Hotel and its modern rear extensions. Where alterations to fenestration are required, the western elevations of the buildings will be visually enhanced by the current proposals.

10.24 Any visual impact on the Lord Hill Hotel is therefore seen as positive. In addition the current proposals will have a positive impact on the Conservation Area as a whole, returning the site to its original domestic use and improving the street frontage.

The clear conclusion coming from this professional report and assessment of the proposals then presented to demolitions and new developments on the site as proposed and now constructed were justified as not impacting detrimentally on either the listed buildings or conservation area and the very developments were considered to enhance the area.

The main issues as identified by the Planning Officer in considering the previous application were:

- Principle of development
- Siting, scale and design of structure
- Impact on amenities

There was no refusal reason on any of these elements. The only reason for refusal was based on the absence of a heritage statement and the failure as a result to not comply with the planning policies in presenting one which could then be considered.

In terms of this statement which includes the heritage issues is the impact upon:

Chaddeslode House – located some distance from the site

The Stables – These adjoin the site

The Cottage – the host building for the proposed addition of the small conservatory

Lord Hill former hotel – adjoining the site and now the subject of proposals to be redeveloped

Conservation Area – the site sits within the conservation area. The introduction of a conservatory into a conservation area is not an alien feature and many conservation areas have conservatories attached to listed and non-listed buildings. The legal basis for consideration is whether the introduction on this site of a conservatory would preserve or enhance the conservation area. Often such conservatories would not be considered to enhance an area but certainly it is wholly appropriate to consider that a conservatory may preserve it by not causing harm to either the host building or the surrounding area. In this context it should be noted that the Lord Hill Hotel had very large commercial conservatories attached to it. In comparison the proposed conservatory in this location would be considered to be insignificant and therefore clearly would preserve the conservation area.

The Proposal

The conservatory will be constructed of glass and plastic and attached to the existing dwelling. It will clearly be different from the listed building and in so doing is not creating a pastiche but rather an acknowledged different structure which clearly can be seen to be different from the original dwelling from mid 19th century and subsequent additions as part of the 2018 permission. The proposed conservatory will measure at approximately 3 metres in height, 3.3 metres in length with a depth of 2.9 metres.

Design

The plans for the proposal are enclosed as part of the application. The illustrate the simplicity of the structure which is not intended to cause any impact upon the listed structure to which it will attach or to be so visible as to create an incongruent feature impacting upon other listed structures on the site.

Access

This is an extension to the building and the access to get to the site is already approved and there is plenty of parking space on the site so this is not a material issue to prevent a positive recommendation being made in relation to this site.

Listed building and conservation area Heritage statement

Statutory position

The following two sections of the legislation are relevant considerations:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the need to pay special regard to the preservation of listed buildings and their settings. Additionally, 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.

Introduction:

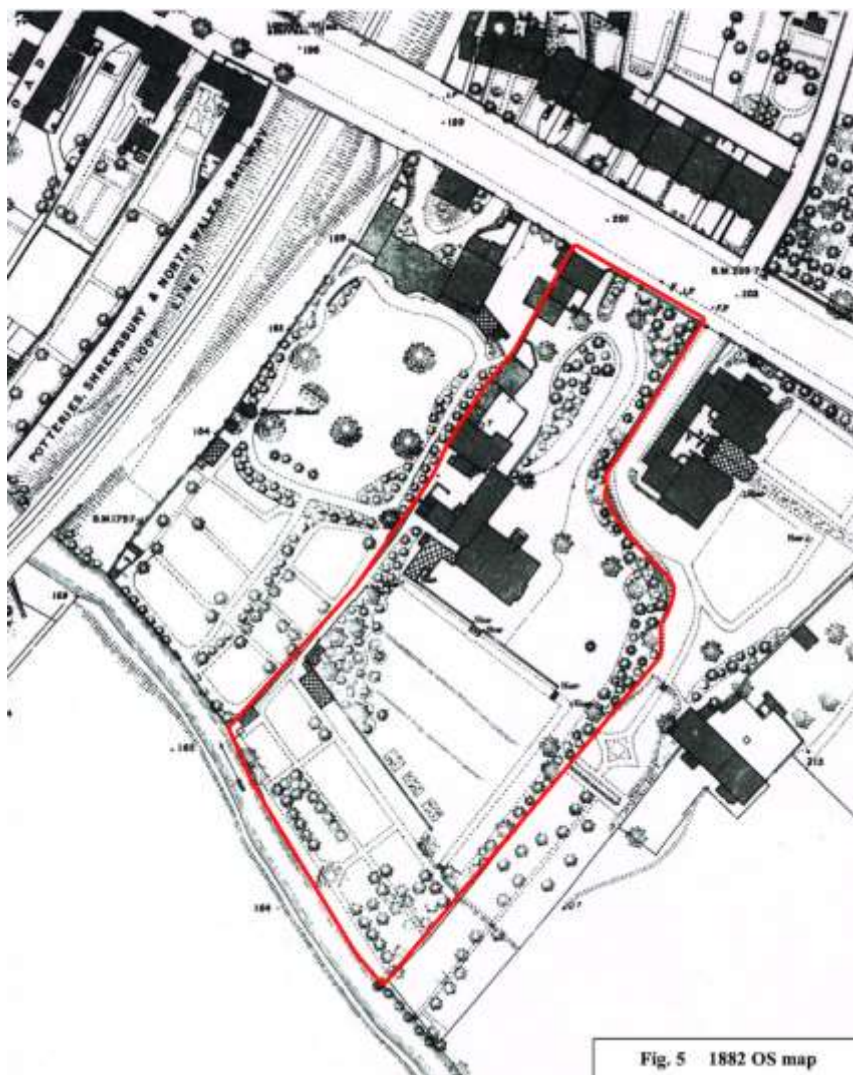
This statement has been produced to support the application for the conservatory and also for the listed building consent for the development to take place. There are extracts within this report from the Castlring Archaeology report produced on the approved planning permission no. 18/01821/LBC and these have been repeated and the Council's attention is directed towards the approved document which is set out in the appendix because the whole issue of conservation and heritage issues were accepted at the time including not only extensions to The Cottage but also to the other buildings on the site including new build dwellings and extensions as well. As a result of these various new extensions and new

developments clearly the principle of allowing additions to the building has been accepted without causing any harm to the listed buildings on site or the Lord Hill or the conservation area.

The relevant extracts from the report relating to the cottage in terms of setting the historic scene are set out below:

Para. 4.9 The Ordnance Survey's large scale town map of 1882 above is the first detailed record of the site showing the maximum extent of the buildings now known as Chaddeslode House, The Cottage and The Stables. The map shows the long terraced rear garden that extends southwest to the mill race, and includes what appear to be two glasshouses and small sheds. By 1882 the west wing has been added to Chaddeslode House and The Cottage has two distinct additions to the rear elevation.

Copy of plan



7. THE COTTAGE

7.1 The Cottage also received statutory protection as a Grade II Listed building in January 1953 (Historic England List ref. no. 1246328). The listed building information describes the property as an early 19th century house in use as an office (in 1995). Cartographic evidence suggests it was built sometime before Wood's plan of 1838. It is less well-defined by the tithe map of 1842, although it must have been one and the same building on the site at that time.

7.2 The building is aligned east-west and fronts the wide pavement adjacent to the Lord Hill Hotel. The Cottage is constructed in hand-made red bricks with pebbled inclusions, laid with lime mortar; now rendered and painted pinkish-red on the street frontage elevation. The low early 19th century 2-storey building has a central doorway, with flanking ground and upper rooms, below a shallow Welsh slate roof. The ground floor windows in the street frontage elevation are blacked out and pair of 2-light casements windows with small panes light the upper rooms, directly below the eaves.

7.3 The rear elevations, including the 2-bay rear extension added by 1882, are brick and similarly painted in pink. The rear elevation also forms the boundary wall with the Lord Hill, as seen in Plate 35 overleaf. One chimney straddles the ridge on the east side and a taller chimney rises above the rear wall.

Pictures 33,



34,



This was the cottage prior to the extensions above and below

35

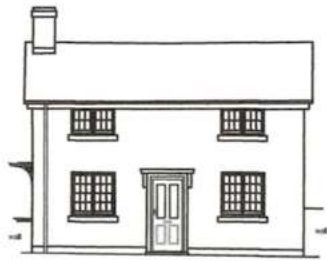


Comparable photos of that which exists now so far as can be taken

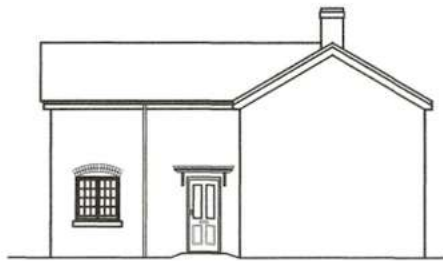


The Cottage—Plot 8

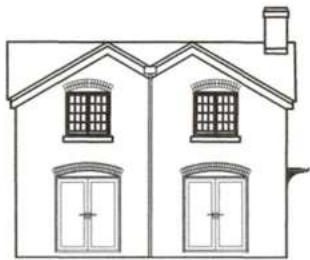
*9.6The proposals aim to convert the existing office space into a two-bedroomed property, to include replacing the existing single storey rear extension with a new two-storey one, as seen in Fig. 15 following. **Note this extension has been completed as can be seen from the photos above. The proposed new conservatory attaches to this new extension not the original listed cottage.***



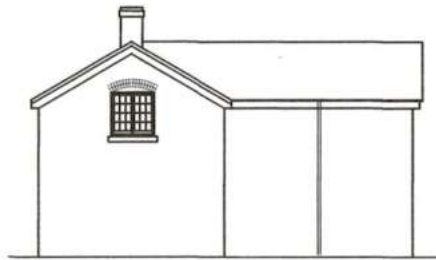
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



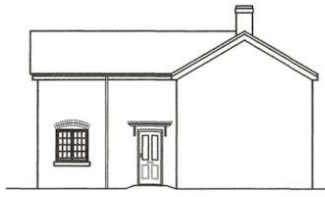
SIDE ELEVATION

Put in 14 as plans and 15 as elevations and 16 and 17

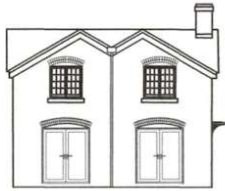




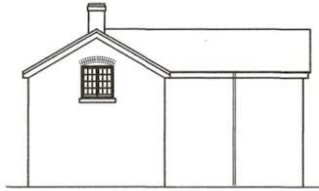
FRONT ELEVATION



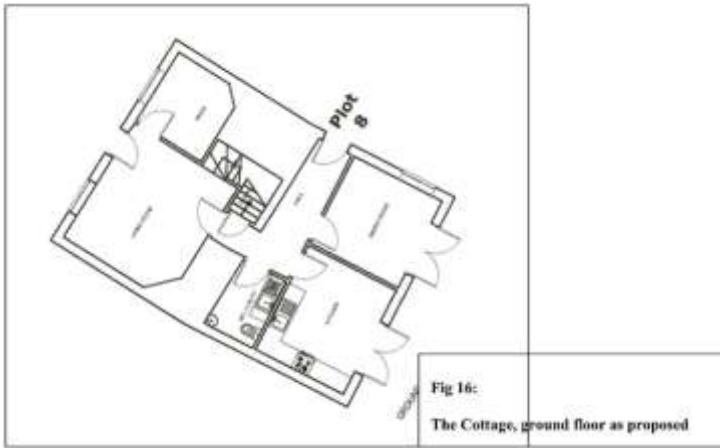
SIDE ELEVATION

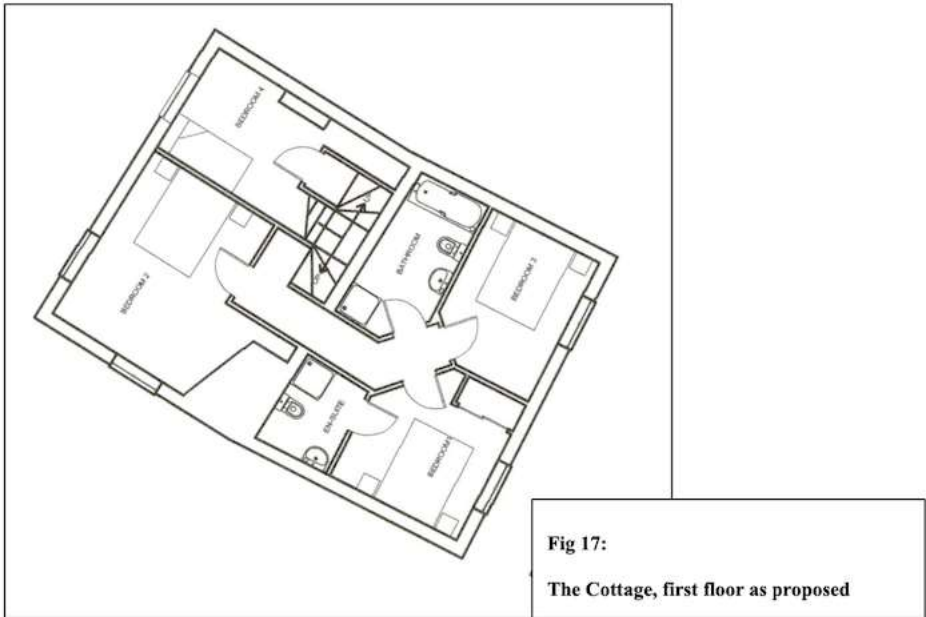


REAR ELEVATION



SIDE ELEVATION





10.10 The Grade II Listed Cottages a rare survival of a small early 19th century street frontage property along the Foregate, in an area where most of the Listed buildings are much larger and more prestigious in style. The street frontage elevation displays the character and architectural style of the building and this will be retained within the proposals.¹

0.11 Figs 14-17 previous show the present and proposed internal arrangements of the building. The interior has been altered in modern times to suit office needs. The small building can easily be converted back to domestic use without any direct loss to the historic fabric or loss of the main character to the Grade II Listed building.

10.12 The rear single storey extension adds nothing to the character of the street frontage Cottage. In view of this, the replacement of this extension with a new two-storey build will have a neutral impact on the significance of the building.

Archaeological Impact

10.18 Although ground disturbance will take place in the area of the proposed new build, there is no evidence to suggest a potential for archaeological remains on the site.

10.19 There are no external drainage plans available at present. Should works be undertaken in the area between the north wing and The Stables, the buried foundations of the late 19th century building, demolished by 1927, may be revealed, although this is a minor consideration.

10.20 Overall the site is considered to have little or no archaeological potential.

Impact on Conservation Area and nearby Listed Buildings

10.21 The site lies within Shrewsbury Conservation Area and backs onto the Rea Brook Valley Local Nature Reserve. To the west, the site adjoins the early 19th century Grade II Listed Lord Hill Hotel (HER 10059; HE List ref. no. 1246384) with which it shares a boundary wall, as seen in Plates 34 and 38. To the east, the site adjoins the linked early 19th century Grade II Listed Nos 128 and 129 Abbey Foregate (HERs 10056 & 20185; HE List ref. nos 1246327 & 1271425).

10.22 There is little clear intervisibility between Nos 128 and 129 and Chaddeslode House; no intervisibility between the two properties and The Cottage and The Stables. While there will be limited visibility from the rear of the properties towards the proposed new build, this is considered to be insignificant. Any potential indirect impact on Nos 128 and 129 is therefore seen as negligible.

10.23 The western elevations of Chaddeslode's 19th and 20th century wings; the Cottage and The Stables face the Lord Hill Hotel and its modern rear extensions. Where alterations to fenestration are required, the western elevations of the buildings will be visually enhanced by the current proposals.

10.24 Any visual impact on the Lord Hill Hotel is therefore seen as positive. In addition the current proposals will have a positive impact on the Conservation Area as a whole, returning the site to its original domestic use and improving the street frontage

11. CONCLUSIONS

11.1 Cumulative changes have taken place on the site since the first cartographic record of 1838, reflecting its history and development. There is little evidence of domestic occupation within the buildings now and they are no longer practical for office or healthcare use. The current redevelopment plan will secure the upkeep and survival of the site as a whole, while retaining the character, architectural and historic interest of the Grade II Listed buildings.¹

1.2 Impact as a result of development can be either positive or negative. Clearly the buildings on site have already been impacted on and the impact of the current proposals is considered to be a positive move to preserving and enhance the site, while undertaking only a small degree of sensitive alteration.

11.3 The buildings easily lend themselves to conversion according to the current proposals, which respect almost all of the original fabric features and fittings. The creation of the new doorway into House 1 through the existing full-height Regency style pedimented opening is seen as an appropriate change. It is likely that the alteration will see the return of its original use as a doorway into the garden.

11.4 Overall the proposals aim to remove modern anachronistic external features on all buildings and replace them with openings sympathetic in size, scale and form to the original.

11.5 The proposals present an ideal opportunity to enhance the character and setting of the two Grade II Listed buildings; neighbouring properties in this area of Abbey Foregate and Shrewsbury Conservation Area as a whole.

11.6 In archaeological terms, although ground disturbance will take place in the area of new build, overall the site is considered to have little or no archaeological potential.

The Cottage, 131 Abbey Foregate, Shrewsbury Listing:

Grade II Listed building Historic England List ref. no. 1246328 An early 19th century house in use as an office (in 1995). 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. Source: List of Buildings: Department of National Heritage, 1995, 47th List of Buildings of Special Architectural or Historic Interest. Vol 653-1. List v

Assessment of the proposed extension for a conservatory on the Listed Buildings and conservation area

Under Para. 189 of the NPPF it states: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.* In this respect there are four key listed buildings which are:

- Chaddeslode House
- Former Stables
- The Cottage
- Lord Hill hotel original building

The significance of the heritage assets is fully set out in the report attached as the appendix which the applicant relies upon to provide the baseline of consideration here. Rather than repeating the significance of the heritage assets from that set out in the Appendix we would direct attention to how they were described in the Appendix as the history does not change. The reason for that is the major works undertaken were at the time of that planning application and there have been no listing changes, no changes in local plan policy or anything else that would change the significance of any of the heritage assets or conservation area since that report was written. The implementation of the permission whilst a physical change to the area only seeks to prove the nature of the historic fabric has changed and therefore the setting of the listed buildings as well. This change continues with the recent permission to remove modern extensions including commercial conservatories from the Lord Hill hotel.

The photographs included in the introduction evidence that there has been substantial changes to and around the Cottage (131 Abbey Foregate). So in looking at the proposed extension in the context of what is there now it will be seen that:

- The cottage has been extended and the proposed extension the subject of this application will be attached to the extended part.

- There are new walls around the cottage and coming away from the cottage to create amenity spaces and gardens for the cottage. These walls are two metres high
- There are two new garages at the rear of the cottage with new brick and slate roofs the garage doors are white metal all of which are new features to this conservation area and within the setting of the listed buildings
- The former stables have been refurbished/redeveloped with extensions
- Chaddeslode House has been refurbished as have the adjoining older extensions to it. In the main they have the appearance today as they did before the development by the 2018 permission took place.
- There are new dwellings in what were the grounds of the whole site.
- From the Lord Hill side whilst planning permission has been granted to create three dwellings out of the former listed part of the hotel the extensions to that will be removed. There will be new development taking place within the overall site the detail of which it would be premature in relation to any of these elements to comment on.
- The location of the proposed extension though is behind 2 meter and 8 foot walls where its roof of slate construction may be seen when directly looking into the site otherwise from the public highway will not be visible
- The conservation area will not be impacted upon by the proposed extension as here the walls, new buildings and extensions that have been constructed create a backdrop to the new proposal and once developed it will preserve the conservation area and look no different from that which is already there.

In relation to the conservation area the developments that have taken place on the site have either preserved or enhanced the conservation area depending upon the view taken of removal of trees. In essence the quality of design of the new buildings on the Chaddeslode House site complement the listed buildings and provide coherence to the area as a whole.

The proposal to remove the old modern extensions to the Lord Hill will enhance the conservation area and the listed building. The proposal to erect this extension to the Cottage will have no impact upon the Lord Hill as the site sits behind an 8 foot wall and whilst may be visible from the upper rooms of the Lord Hill the distance is such that it will not cause any harm or obscure or take away any light from any part of the Lord Hill.

Para. 189 continues - The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The comprehensive report attached in the appendix provides the full background to all of the heritage assets affected by this proposed conservatory, the conservation area and also the archaeological issues of which there were none. The guidance set out therefore in the NPPF relating to communicating the relevant historic environment etc is fully complied with.

In terms of being proportionate it has to be noted that this is a very small extension in an area where a lot of new development has taken place within the last 3 years. The comprehensive report produced to support that from a heritage perspective and submitted as evidence for this one as well together with this specific assessment is more than appropriate to satisfy the requirements under para. 189 to produce a proportionate statement such that this can now be approved.

Relevant Policies

National Planning Policy Framework

It is important to respectfully draw to the officers' attention to relevant sections of the NPPF.

Para 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. **This proposal is meeting the need for additional space for the occupants of the dwelling, providing an additional living space allowing the applicant to adapt their home to meet their needs rather than having to move to a different property and location. It does not compromise the ability of future generations to meet their own needs yet meets the needs of the present occupiers and therefore fully accords with this policy.**

Para 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; **This proposal will create work for local builders, and tradesmen. The increase in value of the property creates a potential rise in the Council tax payable meaning this proposal meets the economic objective as the Council will receive payments from the development to assist in future council service provision.**

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with 7 accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and **As stated previously this proposal is for a single storey extension to the property and it also causes no harm to neighbouring properties. It brings the outside into the property with the walls being predominantly**

glazed helping the health and welfare of the applicant enjoy her property and enhance her quality of life.

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy **This proposal is making an effective use of land on a property that has ample room to extend. The proposal has been designed sympathetically and preserves and enhances the built environment. There is no impact on ecology. It cannot be seen from the public realm.**

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; **The provision of this extension in the form of a conservatory having materials of construction that will complement that which are already there functions well with not only the host building but from that which can be seen from the listed buildings in close proximity will not cause any harm but rather add to the quality of the area.**

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; **The architectural presentation and then subsequent development of this extension are appropriate and meet the needs of the applicant.**

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); **Recent history of the wider site and adjoining site has led to changes taking place. New dwellings have been constructed, extensions to some buildings have been made and demolitions have also taken place. This extension for a conservatory is sympathetic to the local character and history and enables appropriate change to meet the applicants specific needs.**

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. **Having this conservatory extension will help improve access to daylight into the property thereby helping the welfare and well-being of the applicant.**

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been

consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. **This has been undertaken throughout this statement and also including the heritage statement produced in the appendix which was used to support the major redevelopment and new development on the site in 2018.**

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. **To assist in this regard consideration has been given to the recent and proposed development in the area. The small scale extension to the site is minimal in comparison to the larger new dwellings having been built within the setting of three listed buildings on the Chaddeslode House site or those to be constructed on the Lord Hill site next door. The detail of this has been explained throughout this statement.**

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.¹⁹². In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The neglect that had taken place on the Chaddeslode House site and the Lord Hill site have been or are in the course of being dealt with. The host dwelling here for the small extension to provide this conservatory will complete the works required to meet the needs of the applicant on this site as part of the works to overcome neglect and create a property fit for purpose without impacting demonstrably or causing harm to any heritage asset or the conservation area.

Considering potential impacts

193. 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. **This extension is to be developed on part of the listed building which was already extended so it is not original 19th century building but rather a 21st century one which would be congruent to it and not cause harm to heritage assets in the area.**

194. 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. **Not applicable in this case.**

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

There is no loss of significance, harm or loss from allowing the extension of the conservatory to be built on the extended part of the Cottage.

196. 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. **This proposal would not lead to less than substantial harm so no need to assess the public benefits. It is acknowledge that there are none here.**

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. 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. **IN this instance the small extension clearly preserves the setting of all of the listed buildings in the area so no harm is generated.**

Local Planning Policy

The Local Plan including the Core Strategy 2011 and the Shropshire Council site allocations and management development plan 2015 has been assessed and what believed to be the relevant parts of the Local Plan are set out below with commentary as appropriate in relation to these policies to the proposed development:

CS6: Sustainable Design and Development Principles

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. This will be achieved by:

Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD;

- Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced;

And ensuring that all development:

- Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11;
- Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;
- Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.
- Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;
- Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;
- Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8.

Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term. **Not relevant**

CS17: Environmental Networks

Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:

- Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;
- Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge;
- Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites;
- Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.

MD 2 – sustainable design

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

1. Respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.

2. 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.

3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;

4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Local Flood Risk Management Strategy.

5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including;

- i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;
- ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural open space;
- iii. Where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi natural open space, using 30sqm per person as a starting point;
- iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.

6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design;

7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.

In applying this policy to the proposed development it should be noted the materials to be used will reflect those used in the existing extension to the Cottage with the brick and slate reflecting that used and the glazing to match with existing as well.

MD13: The Historic Environment

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings. **This proposal causes no harm to any heritage asset as explained earlier.**

2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate. **Whilst this is not applicable as there is no affect on the significance this statement has been prepared in the belief that is what the Council wants due to the previous refusal reason based on no statement having been submitted. However, when looking at the actual site, the development that has taken place in the last 3 years and the minor extension proposed here it is considered that there is no impact upon the significance. It is accepted that this report helps to justify that position such that the application can be approved.**

3. 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. **There is no impact and hence no adverse effect on the significance of a heritage asset so this does not apply.**

4. 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. **In this instance when viewing the extensions to the former stables which are close to the site it will be seen that there are single storey elements either side of the two storey part. The introduction of this single storey extension in this proposal in matching materials to the extended cottage will provide symmetry where it does not exist at the present time. Whilst this may appear a subjective view if accepted then it moves the proposal from a position of just preserving the conservation area to one of enhancing the area. Either way at worst the proposal is neutral or at best provides a benefit so therefore complies with the policy.**

Conclusions

The proposed conservatory will measure at approximately 3 metres in height, 3.3 metres in length with a depth of 2.9 metres. It will be constructed in matching materials to the existing extension to the Cottage which is the original listed building.

The full Heritage, planning and design statement as now presented evidences that there will be no harm to any heritage asset of listed buildings or the conservation area. The proposal at least preserves the conservation area. It will hardly be seen from any vantage point and certainly not from the public highway. At most will be glimpses of the slate roof.

It is therefore wholly appropriate to allow this application so the development can take place with appropriate conditions about using materials that match with the existing on the site.

Recommendation

That the application be approved.

HEAL Planning

11 St. Mary's Place

Shrewsbury

SY1 1DZ

APPENDIX:

Original Site Heritage Statement Page 31 - 85

CASTLERING ARCHAEOLOGY

REPORT NO. 636

**REDEVELOPMENT AT
CHADDESLODE HOUSE**

ABBAY FOREGATE

SHREWSBURY

SHROPSHIRE

SJ 5044 1244

HERITAGE ASSESSMENT

APRIL 2018

SYNOPSIS

This heritage assessment has been undertaken to accompany a planning application and listed building consent in respect of residential development of a former National Health Service property known collectively as Chaddeslode House, Abbey Foregate, Shrewsbury. The site lies within Shrewsbury Conservation Area and includes two 19th century Grade II Listed buildings, namely the dominant building on the site known as Chaddeslode House and The Cottage. The redevelopment site extends to approximately 1.73 acres, which falls south towards the valley of the Rea Brook. It includes an additional building referred to as The Stables, that lies within the curtilage of those listed.

The development proposals aim to convert the main house into dwellings and apartments, while converting The Cottage into a single dwellings and partially demolishing and rebuilding The Stables to form a more architecturally pleasing dwelling. In addition, a pair of new houses will be erected unobtrusively within the extensive grounds.

The heritage significance of the proposed development site is reflected in the Grade II Listing status of the two main buildings, Chaddeslode House and The Cottage. Both buildings are well-preserved in terms of their external design. The Listed buildings, however, have been altered throughout the 20th century to serve the changing use of the site as a whole, along with the construction of and alteration to The Stables. The cumulative changes that have taken place since the first cartographic record of 1838 reflect the history and development of the site.

The buildings easily lend themselves to conversion according to the current proposals and the plan will secure the upkeep and survival of the site as a whole.

For the reasons given within this report, this heritage assessment concludes that the application will have a positive impact on the heritage resource. The proposals represent an ideal opportunity to enhance the character and setting of the two Grade II Listed buildings; neighbouring properties in this area of Abbey Foregate and Shrewsbury Conservation Area as a whole. In archaeological terms, although ground disturbance will take place in the area of new build, overall the site is considered to have little or no archaeological potential.

Every effort has been made to provide accurate information within this report. However
Castlering Archaeology cannot be held responsible for any errors and inaccuracies contained therein.

PAT FROST, CONSULTANT ARCHAEOLOGIST, MCIFA

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1. INTRODUCTION

1.1 This heritage assessment has been undertaken to accompany a planning application and listed building consent in respect of residential development of a former National Health Service (NHS) property known collectively as Chaddeslode House, Abbey Foregate, Shrewsbury. The site includes two 19th century Grade II Listed buildings, namely the dominant building on the site known as Chaddeslode House, No. 130 Abbey Foregate, which is set back approximately 46m from the Foregate, within its own extensive gardens (National Ref. No. 1246383; HER No.10057) and The Cottage, No. 130 Abbey Foregate (National Ref. No.1246328; HER No. 10058), which fronts Abbey Foregate. The redevelopment site extends to approximately 1.73 acres, which falls south towards the valley of the Rea Brook and includes an additional building referred to as The Stables, that lies within the curtilage of those listed. The redevelopment site lies within Shrewsbury Conservation Area.

1.2 The site has a long history of offering welfare and healthcare services and was last occupied by South Staffordshire and Shropshire Healthcare NHS Foundation Trust.

1.3 The current proposals are for the redevelopment and division of the buildings on site to form eight separate residential units, together with proposals for the addition of two new dwellings within the grounds, with associated parking and garaging.

1.4 The heritage assessment has been undertaken at the request of Shropshire Homes to address any impact the proposals may have on the heritage resource, in accordance with Paragraphs 132 to 135 and 141 of the NPPF, published in 2012, and Policies MD2 and MD13 of the Council's Core Strategy.



2. PLANNING AND THE HERITAGE RESOURCE

2.1 The role of planning authorities in respect of the heritage resource is defined by legislation at both national and local level, as follows.

National Planning Policy Framework

2.2 National planning policy guidance in respect of heritage is contained in Section 12 of the National Planning Policy Framework (NPPF, 2012) which sets out the Government's requirements for conserving and enhancing the historic environment, namely designated and undesignated heritage assets, above and below ground archaeological remains, the historic landscape and the built heritage.

2.3 The NPPF Glossary defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.4 Paragraph 129 of the NPPF calls for local planning authorities to:

identify and assess the significance of any heritage asset that may be affected by the proposals (including development affecting the setting of a heritage asset) taking into account the available evidence and necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

2.5 Paragraph 128 states that:

the level of the document should be proportionate to the (heritage) asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

2.6 Paragraph 14 generally recommends approval of development unless 'any adverse impact of doing so would significantly and demonstrably outweigh its benefits'.

Planning (Listed Buildings and Conservation Areas) Act, 1990

2.7 Section 1 of the Act protects the architectural / historic character and setting of Listed Buildings / Structures. While the Act protects the character of the Listed Buildings / Structures itself, it also requires local authorities to assess the visual impact that any specific proposals may have on a listed building or structure and, where appropriate, to advise on measures of mitigation to minimise any adverse visual impact.

Shropshire LDF Adopted Core Strategy

2.8 Shropshire Council's local guidance in respect of the historic environment is contained in Key Policy 11 of Shropshire Local Development Framework's Adopted Core Strategy (2011) and Policy MD13 of the SAMDev

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Abbreviations:

<i>c.</i>	<i>circa</i>
CIFA	Chartered Institute for Archaeologists
HE	Historic England
HER	Historic Environment Record
NHS	National Health Service
SA	Shropshire Archives

Consultation Draft (March 2016), which complies with national planning policy guidance in respect of protecting the historic environment (2011, key local policies CS6).

Historic England Guidance

2.9 Historic England's *Historic Environment Good Practice Advice in Planning Notes 1- 3* (2015a-c) were published to provide information to assist in the implementation of the NPPF. The good practice guides are designed to support the NPPF; however, they do not constitute a statement of Government policy. Practice Advice Planning Note GPA3 *The Setting of Heritage Assets* (2015c) sets out planning guidance on managing change within the settings of heritage assets, including archaeological remains, historic buildings, sites, areas and landscapes. GPA3 replaces English Heritage's guidance *The Setting of Heritage Assets* (2011a).

3. AIMS OF THE ASSESSMENT

3.1 This assessment fulfils Paragraph 128 of the NPPF, which requires the preparation of a document identifying the potential impact that the application may have on the character, setting and significance of heritage assets.

3.2 The principle aims of the assessment are to:

- aid a better understanding of the development of the site in order to inform the planning process;
- evaluate the setting and significance of the Grade II Listed Chaddeslode House; the Grade II Listed Cottage and associated Stables;
- determine the potential for any positive / negative impact on the buildings or the local heritage resource as a result of the proposed redevelopment of the site as a whole;
- provide a report on the heritage of the development site that will be integrated into the Historic Environment Record.

4. ASSESSMENT METHODOLOGY

4.1 In order to build a chronology of the past land use of the site and buildings on the site, a rapid desk-based study was undertaken using relevant readily available records held by Shropshire Historic Environment Record (HER) and Shropshire Archives (SA), together with online data.

4.2 The study was complemented by several site visits undertaken between January and April 2018 in order to assess the heritage significance of the buildings on site and undertake a general photographic record.

4.3 This assessment has been undertaken principally following the guidance of:

- the Chartered Institute for Archaeologists, 2014a, *Code of conduct*;
- the Chartered Institute for Archaeologists, 2014b, *Standard and Guidance for historic environment desk-based assessment*;

4.5 The Abbey owned three mills along the Rea Brook, a tributary of the Severn, which flows into the river near the English Bridge. One of the monastic mills was Monks Mill (HER 01551), on a site to the west of Chaddeslode House, just to the west of the modern Abbey Foregate underpass. Although the mill site is of Medieval if not Saxon origins, the last mill on the site was a post-medieval feature which went out of use in the 1930s. The mill wheel was powered by a leat fed by the Rea Brook. It is this leat (HER 62653), shown on Wood's map of 1838 (Fig. 3 below) and identified as the 'Mill Race' by 19th to early 20th century Ordnance Survey mapping, that ran outside the south boundary of the Chaddeslode House site. The leat is now dry but survives as an earthwork feature for much of its length.



Fig. 3 Wood's map of 1838

4.6 Wood's map is the earliest record of the development site, part of the land owned by John Williams Esquire. The plan shows that by this date The Cottage has been built and behind it undeveloped land stretches south to the mill race. Williams owns the site of the present Lord Hill Hotel (HER No.10059); the buildings to the east of The Cottage, which predate the existing Nos 128 and 129 Abbey Foregate (HER 10056 & 20185) and the meadowland that extends to the west of the mill race.

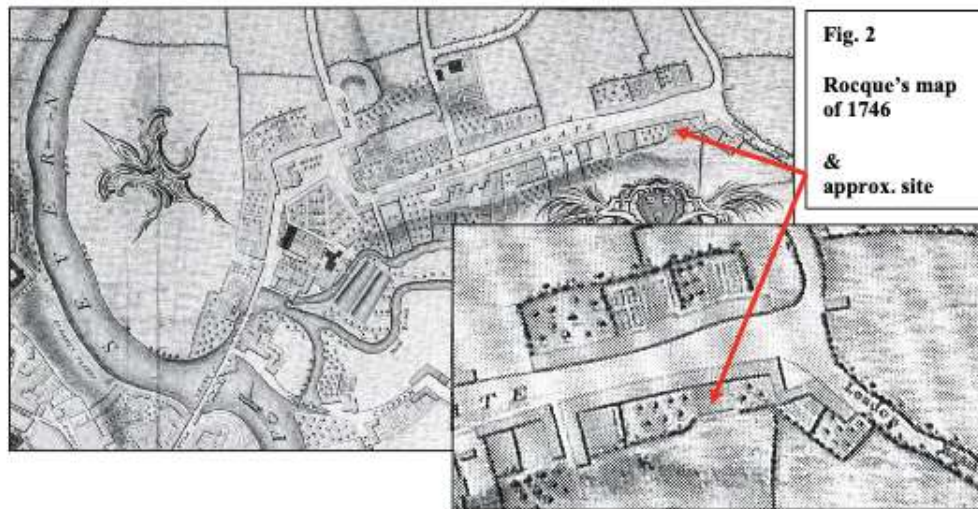
- English Heritage, 2011b, *Seeing the History in the View: A Method For Assessing Heritage Significance within Views*
- Historic England, 2015c, *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets*.

4.4 For the purpose of this report, copies of the survey drawings undertaken by A.R.M Surveys Ltd., as supplied by Shropshire Homes Ltd., are included to complement the record of the Listed building.

5. BACKGROUND HISTORY

4.1 Chaddeslode House, comprising the House, The Cottage and The Stables 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 Sever, which separates the historic core of the town from the suburb.

4.2 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.



4.3 Rocque's map of 1746 above shows 'Abby Foregate' extending east from the river as far as London Road. Rocque records street frontage properties along the south side at the road as far as London Road; however this early 18th century street frontage no longer survives today.

4.4 It is recorded that a fire in 1774 caused considerable damage to properties in Abbey Foregate, destroying 47 houses, 16 barns, 15 stables and 4 shops, and badly damaging a further 5 houses (Owen and Blakeway, 1825, 583-4). The exact location of this fire remains unknown; however it may have impacted on the properties recorded on Rocque's map.

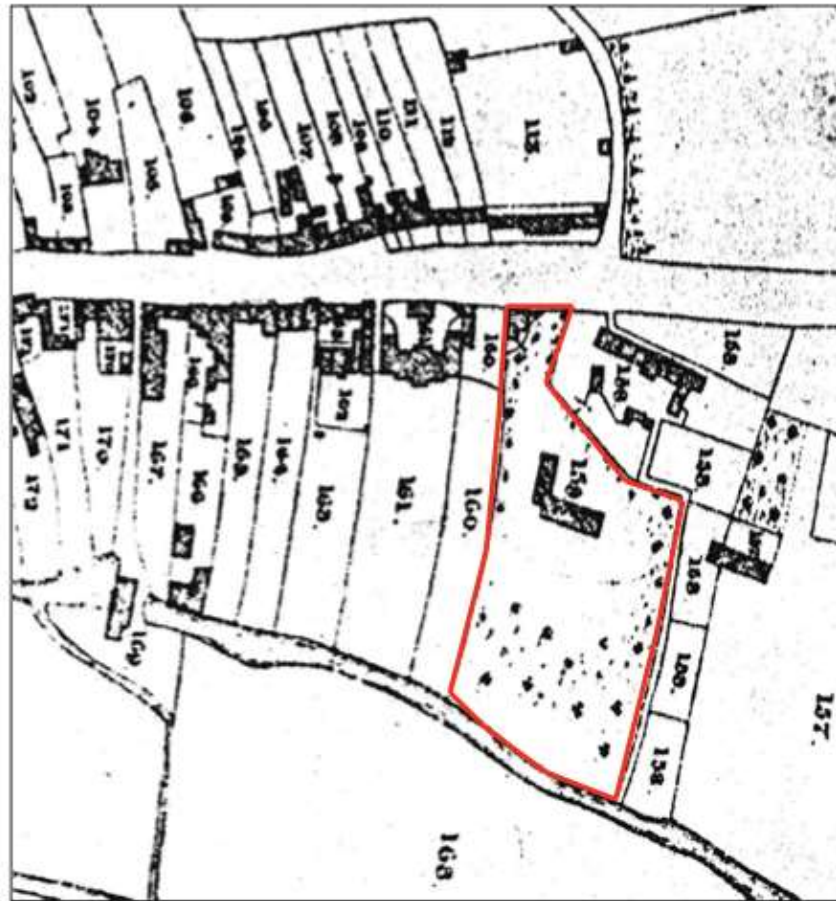


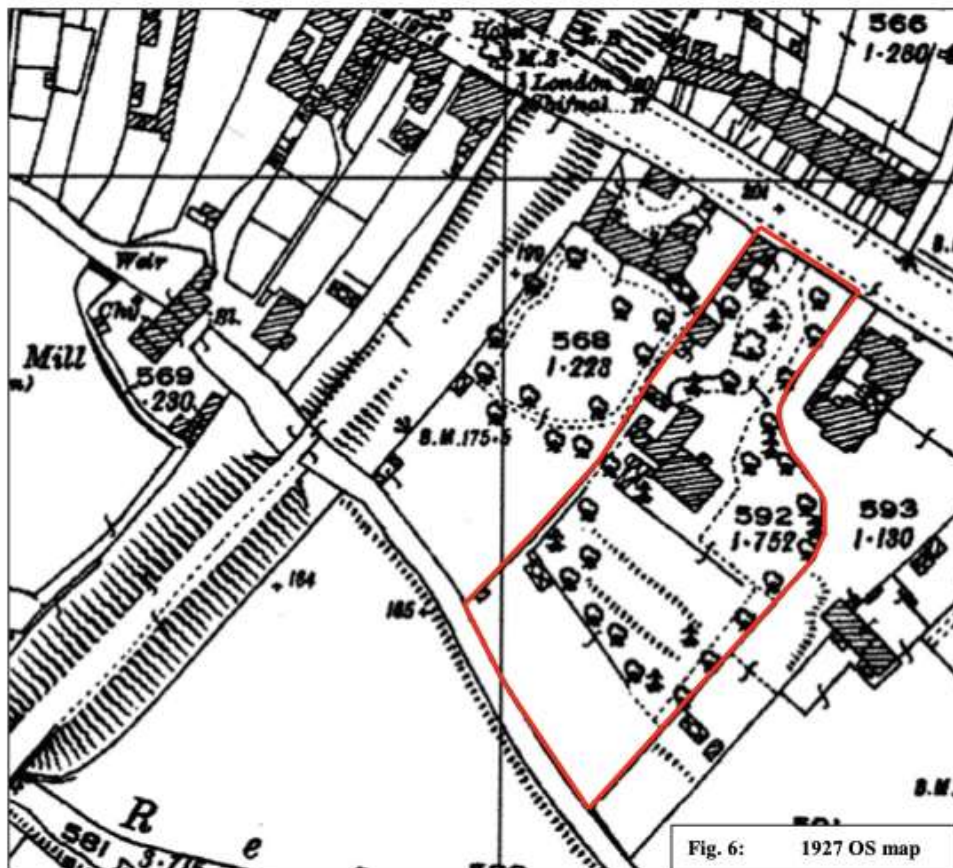
Fig. 4 1842 Tithe map

4.7 The Tithe map of 1842 *above* is the first record of Chaddeslode House. The House within Apportionment 159 is L-shaped in plan comprising two units within a wooded setting which extends down to the mill race. The Cottage, however, is less well-defined in 1842 than in 1838. Despite several trawls through the Tithe Apportionment, it was apparent that Apportionments 159 and 158 were not listed as tithe-able land. No details of why this should be are available and therefore no ownership details are recorded. However, it is possible that this is church land.

4.8 Apportionments 160 and 161, the site of the present Lord Hill Hotel, were tithe-able and recorded as the house and garden occupied by Mary Williams, a relative of the John Williams recorded on Wood's plan of 1838. Mary Williams also has use of the extensive meadowland of Apportionment 168 and this is recorded as owned by Rev. James Williams.

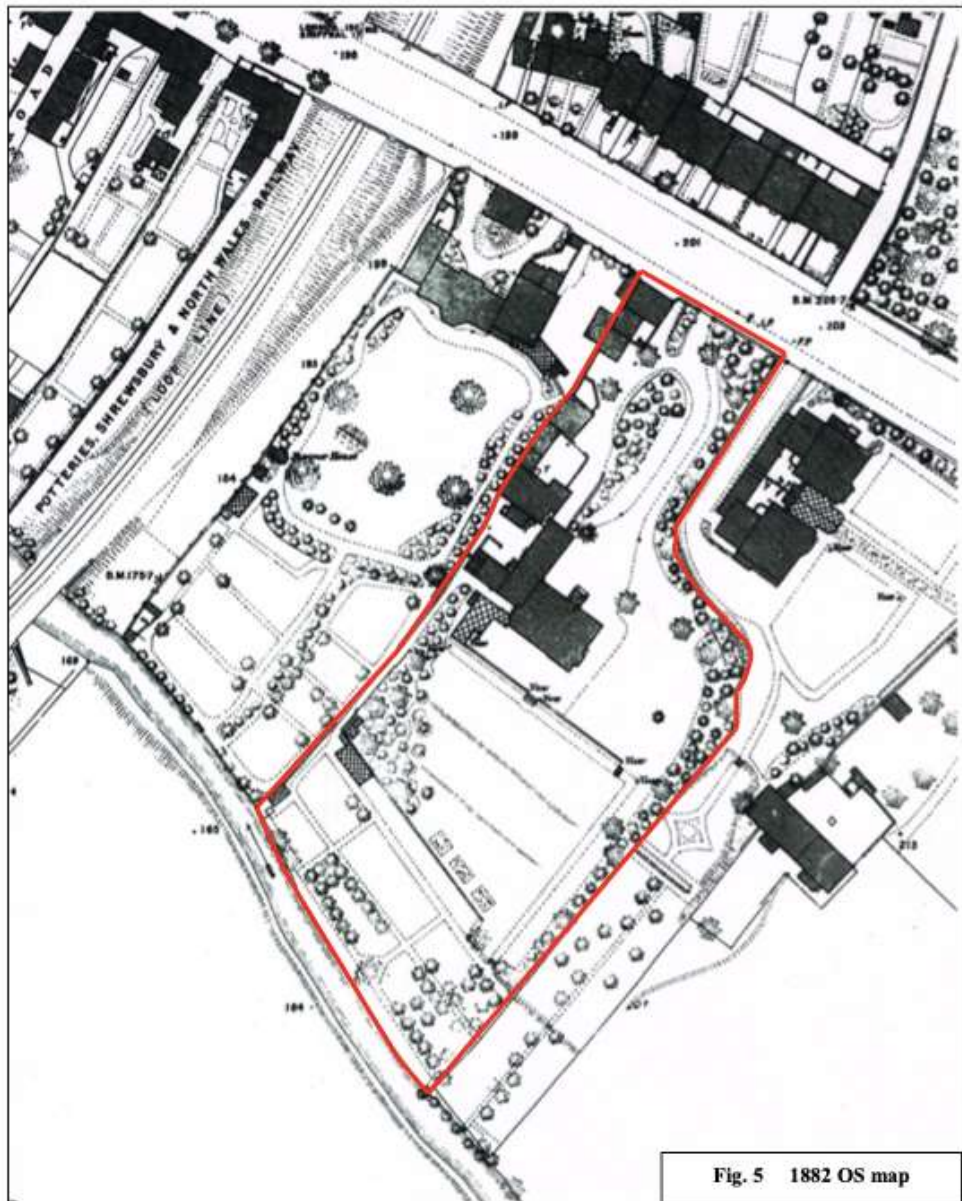
three small distinct units. The two on the north side are on the same footprint as the building on site today and the third small unit was demolished by 1927. The demolished unit was adjoined by a larger building to the south, which the shading on the map suggests was a significant building on the site; this no longer exists. The 1927 OS map *below* shows that most of this larger building has been demolished by that date.

4.10 A trawl of Trade Directories revealed that Chaddeslode House was formerly known as The Laurels and some renumbering has taken place in more recent times. Crocker's 1882-83 Directory of Shrewsbury records two Civil Engineers living at the property. George Robert Jebb, a Civil Engineer to Shropshire Union Railways & Canal Co. lives at No. 129 and J. Brandt, also a Civil Engineer with offices in St. Mary's Court, lives at No. 128, one possibly The Cottage. The present Lord Hill Hotel is known as Hatton House, No. 130.



4.11 The 1927 map also shows that the short Abbey Loop line of the Potteries Railway has fallen out of use and the tracks have been removed by this date. The Mill is still recorded by name and presumably still in use.

4.12 Trade Directories record continual change in the inhabitants of the properties, many of whom are either military or professional people, signifying the character of the main house. For example, in 1910, Captain Gerald Lynsey Derriman lived at The Laurels. He was Chief Constable for Shropshire in 1908, and he died in WWI. However, it is not known whether the occupants were lessees as opposed to owners. By 1925, a Miss Roscoe-



4.9 The Ordnance Survey's large scale town map of 1882 *above* is the first detailed record of the site showing the maximum extent of the buildings now known as Chaddeslode House, The Cottage and The Stables. The map shows the long terraced rear garden that extends southwest to the mill race, and includes what appear to be two glasshouses and small sheds. By 1882 the west wing has been added to Chaddeslode House and The Cottage has two distinct additions to the rear elevation. The building now referred to as The Stables comprises

Jones is recorded at No 129 Abbey Foregate. She is still the resident in 1935 and the property is now referred to as 'Shrewsbury Refuge Shelter and Hostel, where a Miss Ester Douce is the Superintendent. By this date, the house is known as Chaddeslode. A Mr Theodore Foxall lives at No. 128 (The Cottage) which clearly is a separate property at this time.

4.13 Peter Higginbotham in his recent book entitled *Children's Homes: A History of Institutional Care for Britain's Young* (2017) refers to Shrewsbury and Shropshire Refuge and Hostel, known as Chaddeslode, which in 1907 is sited at Crescent Lane, Shrewsbury. By the 1935 this has moved to the Abbey Foregate site, where it can house up to ten 'fallen and friendless girls; also mothers and babies' under the age of 25, who can stay there for three to twelve months. The Home was run by the Church of England.

4.14 The Home was the precursor of the healthcare and counselling services later offered at Chaddeslode. The change from domestic use to care facilities led to structural alterations on the site and eventually the incorporation of The Cottage as offices for the site. The 1964 map below shows that by this date the north wing of Chaddeslode has been doubled in width. A search of planning applications shows that in 2002 permission was granted for 'internal and external alterations in connection with extension and change of use of workshop and internal alterations to lodge (no. 131) and main building (no. 130)' (SA/02/1263/LB; Validated Wed 18 Sep 2002).

4.15 Although no other applications are listed, it is clear that demolition, rebuilding work, and internal works have taken place over the decades since the 1930s in order to meet specific needs.



Fig. 7: 1964 OS map

4.16 The property was occupied by South Staffordshire and Shropshire until 2017. However due to changes and development in the local mental health services, the property became unsuitable to meet the needs of a modern mental health service. The property was subsequently put on the market and purchased for development by Shropshire Homes Ltd.

6. THE SITE - CHADDESLODE HOUSE

6.1 As stated in 1.1 *previous*, the site includes the two early 19th century Grade II Listed buildings, namely Chaddeslode House and The Cottage; an additional building referred to as The Stables, all with approximately 1.73 acres of hard standing and extensive garden, which overlook the Rea Valley.

Chaddeslode House



The main house

6.2 The property received statutory protection as a Grade II Listed building in January 1953 (Historic England List ref. no. 1246383). The property describes the building as an early 19th century house and cartographic evidence has shown that it was built sometime between 1838 and 1842, on land owned by John Williams. The main house, aligned east-west, was constructed in a simple, classic Georgian / Regency style below a broad shallow-pitched Welsh slate roof. The well-made bricks measure a regular 240 x 700 x 115mm, thinly pointed with a hard lime mortar and laid in Flemish bond; a bond that had become increasingly popular since the 17th century on private houses for its strength and aesthetic appearance.

6.3 The three main elevations (Plates 1, 2, 5 & 7; Appendix 2: Drawings 1, 2 & 4) epitomise symmetry and quality of build with tall sash windows to let in plenty of light; plainly moulded stone frames and sills; pedimented gables and eaves cornice; and an entrance with Doric columns sited centrally on the north facing elevation.

6.4 For the larger part of the last century the house and its associated buildings have been associated with various aspects of health care, which has given the interior a very 'clinical' appearance. Within the main house, structural change has also taken place in order to create office space.

6.5 The main house comprises two-storeys with a smaller cellar area underlying the rear rooms (Plates 24-26 & Appendix 2: Drawing 7). Internally the main front door leads into square hallway, which is relatively small compared to the size of the house. A wide open-well staircase with slim balustrade and wooden handrail with spiral end rises to first floor level (Plates 18-20). The style was favoured in the early Victorian period and is original to the building. Few other architectural fixtures have survived.

6.6 The main rooms have lofty ceilings; the decorated cornice in the rear rooms and the plain cornice in the front left are original, however, no evidence of the original lighting has survived. Floors are now covered and most of the skirting has been renewed and fireplaces have been blocked (Plates 22-23). The panelled doors and frames and splayed windows with shutters, where they survive, are original.

The projecting north wing

6.7 The position of the original north wing detracts from the visual appearance of the main house and is unusual in that it is sited projecting to the front of the house and not to the rear. It is possible that this wing was built as the carriage house / stables, which would account for its position and lack of any openings or internal features comparable to the architecture of the main house. The wing has a lower roofline than the house and presumably its south side included domestic facilities together with the existing entrance into the main house cellar.

6.8 The wing has been almost doubled in size on the west side sometime shortly before 1964 (Plate 9). At the same time major alterations have taken place to the east side, when the gable was rebuilt and some of the openings altered. The ground floor doorway with flat-arched gauged brick heads is original and the first floor fenestration is in its original position and presumably original 9-pane sash style, although windows have been renewed.

6.9 The north side of the wing has a roof skylight rising above the ridge (Plate 8). Internally the room below is open to the roofline, which is supported by a machine cut and bolted truss, part of which now lies in the corridor to the east (Plates 30-32). This may have been one large room open to the roof. The doubling in size of the wing in the 1960s has resulted in radical changes to all internal rooms; both the truss and the skylight have been renewed. A modern staircase links the ground and first floors (Plate 28) and there is little architectural merit in the wing as a whole.

The later 19th century west wing

6.10 The wing projecting west from the c.1842 L-shaped house is first recorded in 1882. The wing was presumably built to enlarge the servants' quarters. The wing is constructed in mixed and poorer quality bricks to the main house, presumably adequate for a wing not built to be seen. Most of the openings are original and mirror those original to the c.1842 north wing. The 19th century wing and the south side of the north wing enclose a cobbled yard on the west side, which has an entrance into a second cellar, as seen in Plate 13 *following*. There is no access at present, but presumably this cellar underlies the later 19th century north wing.

6.11 Internally the frame of the staircase that links the first and ground floor of the wing appears to be original and the treads are carpeted (Plate 27).



Plate 1 left:
c.1840s
Chaddeslode
House
Main house &
north wing

Plate 2 below:
Chaddeslode
House
main / north
elevation





**Plates 6 & 7:
Chaddeslode
House
Rear and east
elevations
& garden setting**



Plate 3 left: Front elevation porch



Plate 4 above: East elevation proposed entrance to House A



**Plate 5:
Chaddeslode
House
east elevation**



Plate 10 above:

Later 19th century west wing; rear elevation



Plate 11:

Later 19th century west wing; north elevation



Plate 8:
c.1840s
North wing
east elevation



Plate 9:
North wing
north
elevations



Plate 13 above:
Cellar entrance below later 19th century wing;
not currently accessible



Plate 12 top left:
South end of c.1840s north wing; rear

Plate 14 left:
South elevation of the 1960s north wing



Plate 15: West elevation of the 1960s north wing, from south



Plate 16: West elevation of the 1960s north wing, from north



Plate 17:
West elevation of the 1960s north wing, from the west



Plates 18-20:
Main staircase to be retained in House B





Plate 21:
Main house ground floor rear; site of proposed entrance door to House A



Plates 22-23:
Main house room showing modern alterations; blocked fireplace etc





Plate 28 above: 1960s staircase



Plates 27 above left: 19th century wing staircase

Plate 29 left: altered north wing



Plates 24-26: Cellar below rear of main house (Drawing 7)





Plate 30: first floor door from c.1840 north wing into 1960s wing. Truss beam within corridor



Plate 31: c.1840 north wing; renewed truss with bolted king-post below the skylight



Plate 32:
Renewed features as Plate 31

7. THE COTTAGE

7.1 The Cottage also received statutory protection as a Grade II Listed building in January 1953 (Historic England List ref. no. 1246328). The listed building information describes the property as an early 19th century house in use as an office (in 1995). Cartographic evidence suggests it was built sometime before Wood's plan of 1838. It is less well-defined by the tithe map of 1842, although it must have been one and the same building on the site at that time.

7.2 The building is aligned east-west and fronts the wide pavement adjacent to the Lord Hill Hotel. The Cottage is constructed in hand-made red bricks with pebbled inclusions, laid with lime mortar; now rendered and painted pinkish-red on the street frontage elevation. The low early 19th century 2-storey building has a central doorway, with flanking ground and upper rooms, below a shallow Welsh slate roof. The ground floor windows in the street frontage elevation are blacked out and pair of 2-light casements windows with small panes light the upper rooms, directly below the eaves.

7.3 The rear elevations, including the 2-bay rear extension added by 1882, are brick and similarly painted in pink. The rear elevation also forms the boundary wall with the Lord Hill, as seen in Plate 35 *overleaf*. One chimney straddles the ridge on the east side and a taller chimney rises above the rear wall.



Plate 33: The Cottage front / Abbey Foregate elevation



Plate 34:
The Cottage
Rear elevation



Plate 35 above: **The Cottage west elevation**



Plate 36: **The Cottage east elevation**

8. THE STABLES

8.1 The Stables comprise a two-storey brick building below a slate roof, first recorded by the OS map in 1882, at which time it had a narrower 2-bay range immediately adjoining its south side. This range was linked to a larger and more significant building that almost adjoined the north wing of Chaddeslode House, as seen in Fig. 5 *previous*. Now only one bay of the south range survives, albeit much-altered.

8.2 The building on site today has been radically changed and shows little evidence of its assumed use as stables. The range now adjoining its south gable side is also much-altered from the building on site in 1882. Although some evidence of 19th century lintels survives, the present structure is a modern flat-roofed addition (Plate 37). The alterations to the flat-roofed range may date to the post-1964 period, a time when the single-storey addition to the north gable was built, as seen in Plate 38.

8.3 Where it survives, the 19th century brickwork is of mixed sizes, mainly 230 x 115 x 70mm, added to by the modern 240 x 110 x 70mm. As in the case of The Cottage, the rear elevation also forms the boundary wall with the Lord Hill, as seen in Plate 39 *overleaf*.



Plate 37:
The Stables east
elevation



Plate 38:
The Stables north elevation & post-1964 addition



Plate 39:
The Stables west elevation

9. PROPOSALS

The Main House

9.1 The proposals aim to convert the main house into two dwellings; including the existing staircase in House 2 and building a new staircase in House 1, *as overleaf*. The elevations will remain largely unaltered during the process, and the main entrance into House 1 will be made by replacing the existing full-length window seen in Plates 4 and 21 *previous*, with a new doorway in a sympathetic style (see Fig. 13: Elevation 1 *following*). It seems likely that this full-length window may have been in the style of French windows, much favoured in the Regency period. French windows were commonly placed at ground floor level to provide direct access to the garden. In this case, the theory is re-inforced by the protruding brickwork with distinctive pediment above, as seen in Plate 4.

9.2 Internally the main staircase will remain in situ within House B and a new staircase will be created to serve House 1, as seen in Fig. 11.

9.3 Figs 9 - 13 *following* show the few internal alterations, mainly requiring removal of modern and restoring back to original, necessary to create Houses 1 and 2.

The west wing – Plot 3

9.4 The west wing will be converted to form House 3, with its entrance utilising the existing doorway in the c.1842 north wing, seen in Plate 7 *previous*,

The projecting north wings – Plots 4 - 6

9.5 The proposals aim to convert the 2-phased north wing into Apartments 4, 5 and 6, as seen in Figs 11 and 13 *following*.

The Cottage – Plot 8

9.6 The proposals aim to convert the existing office space into a two-bedroomed property, to include replacing the existing single storey rear extension with a new two-storey one, as seen in Fig. 15 *following*.

The Stables – Plot 7

9.7 The proposals aim to convert the building into a three-bedroomed property, to include removing the 1960s anachronistic features, as detailed in Figs 19 and 20 *following*.

The new build – Plots 9 and 10

9.8 A pair of semi-detached houses are proposed to be sited on part of the lawn area to the southwest of Chaddeslode House, as seen in Fig. 8 *following*.

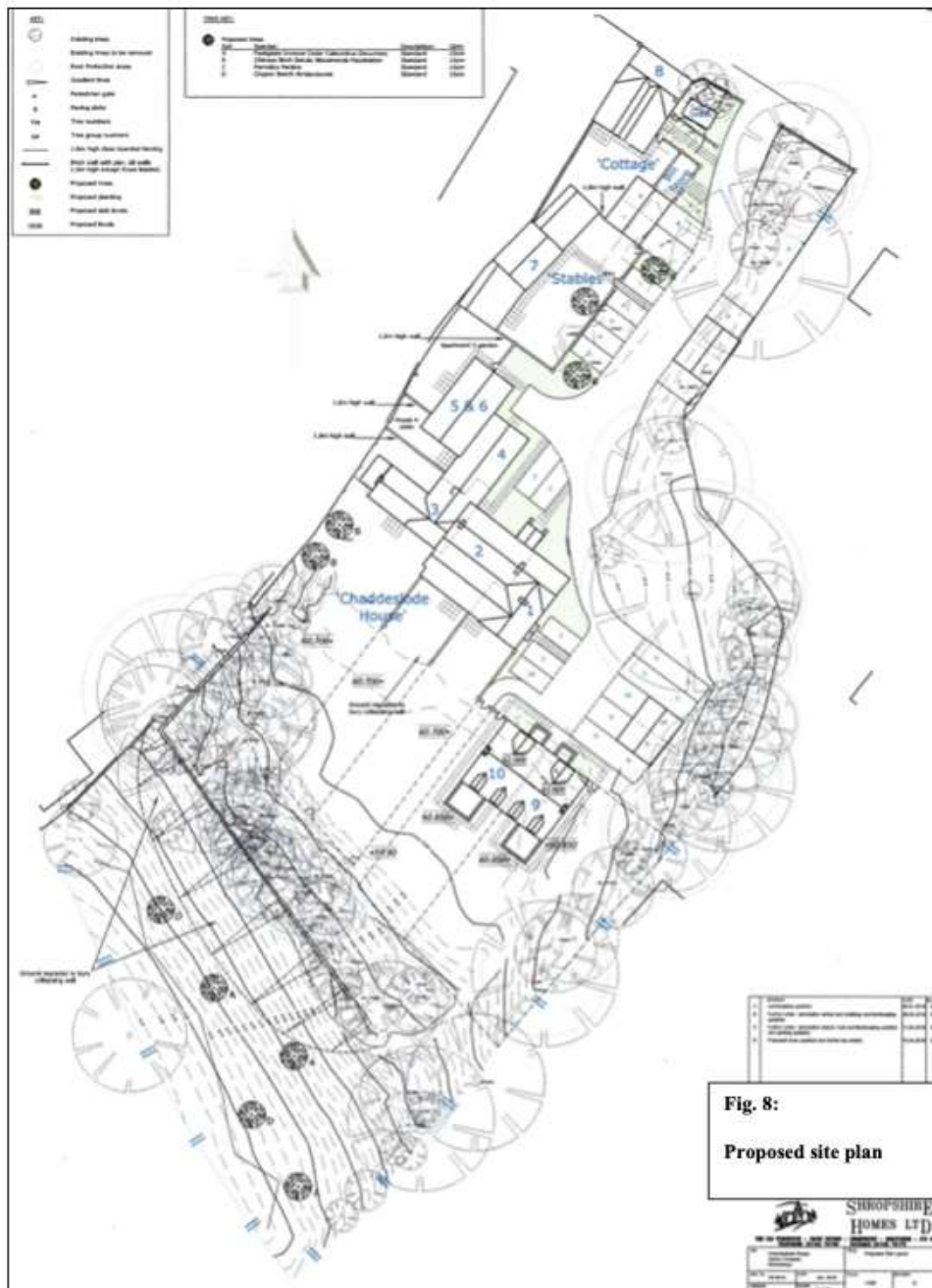
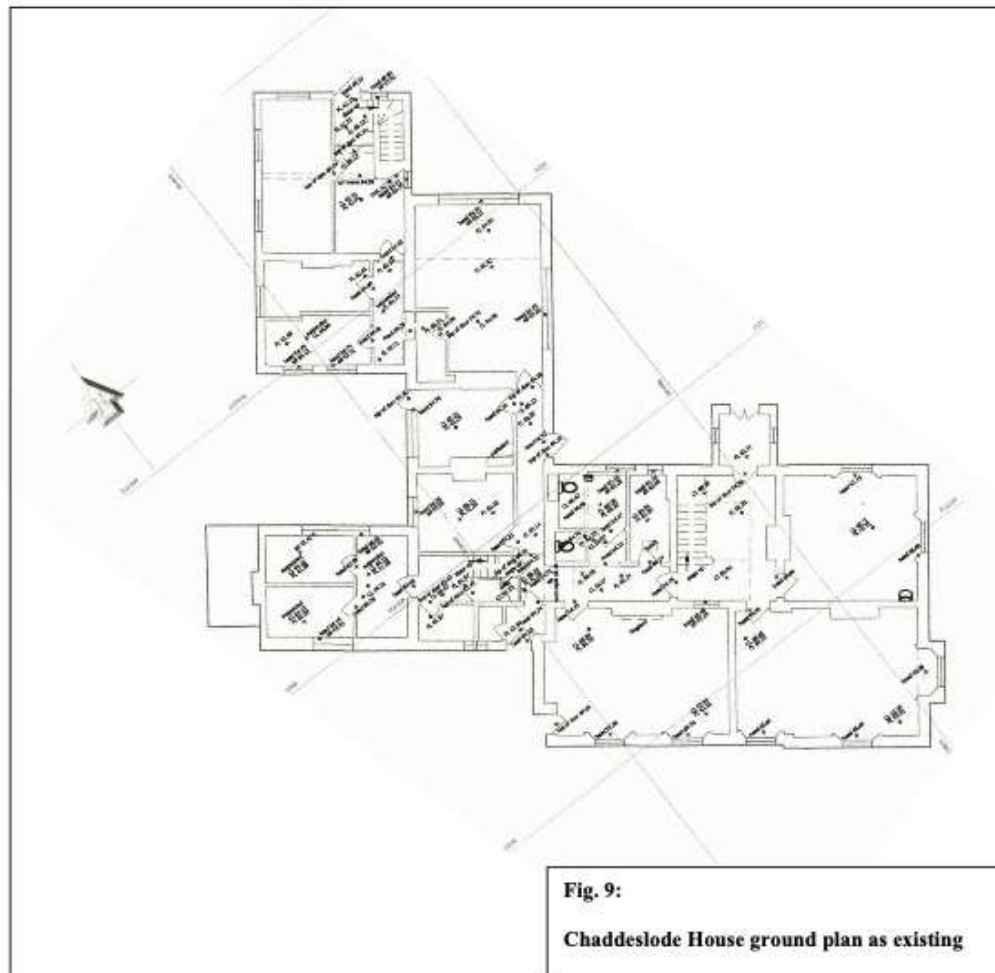


Fig. 8:
Proposed site plan



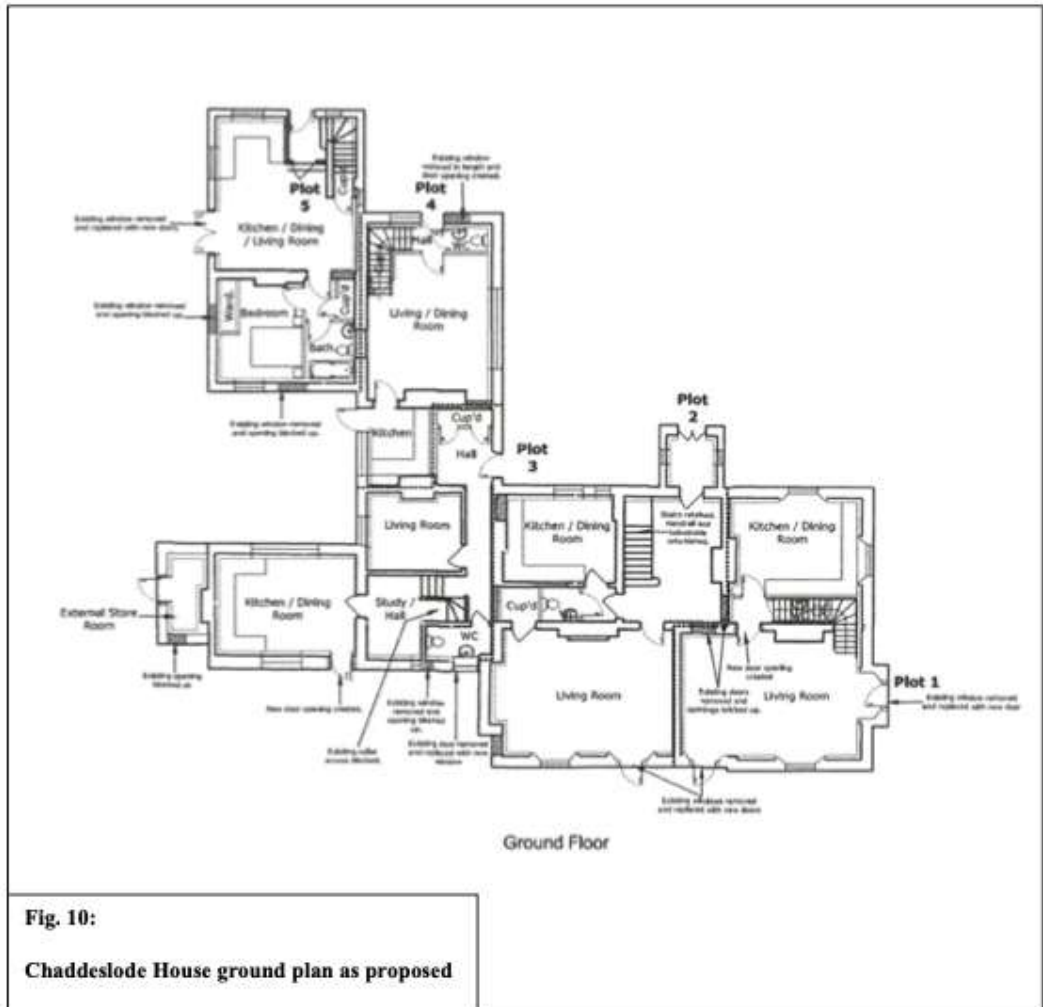
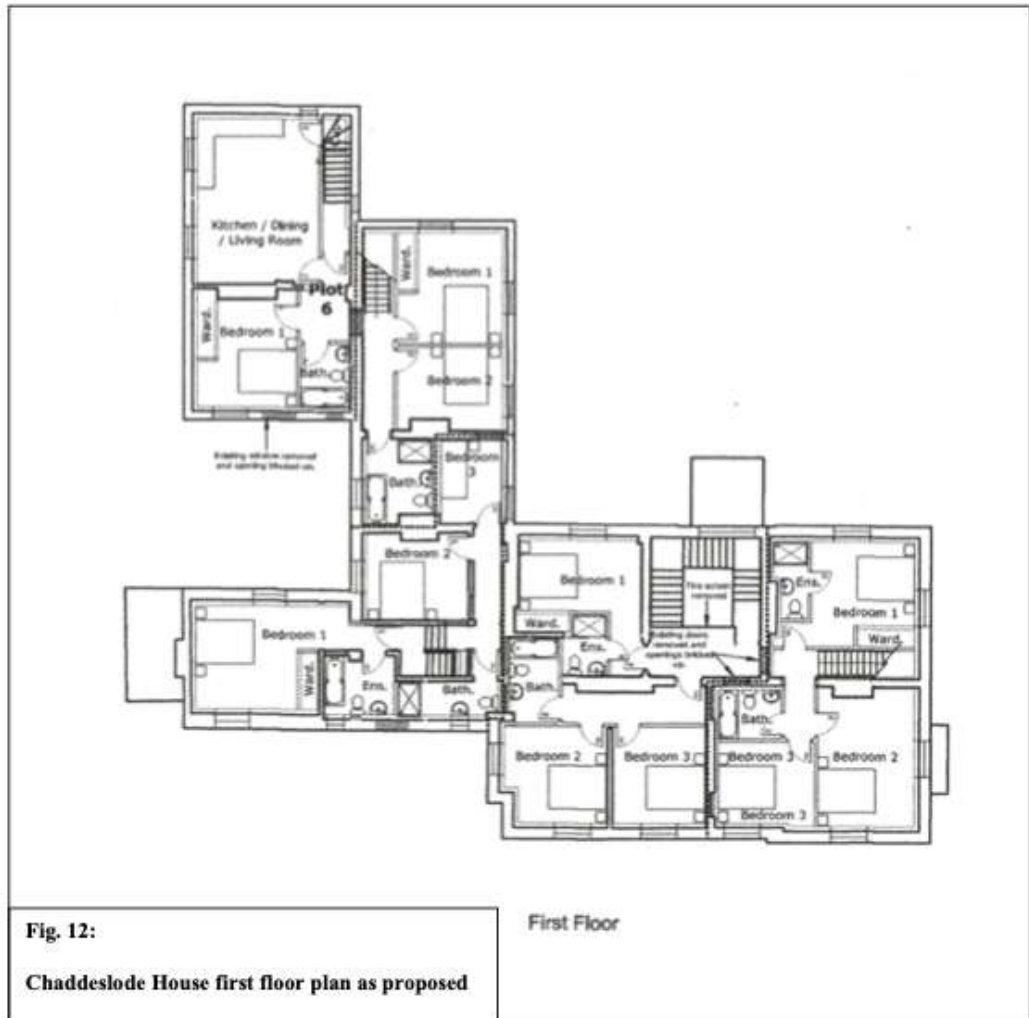


Fig. 10:
Chaddeslode House ground plan as proposed



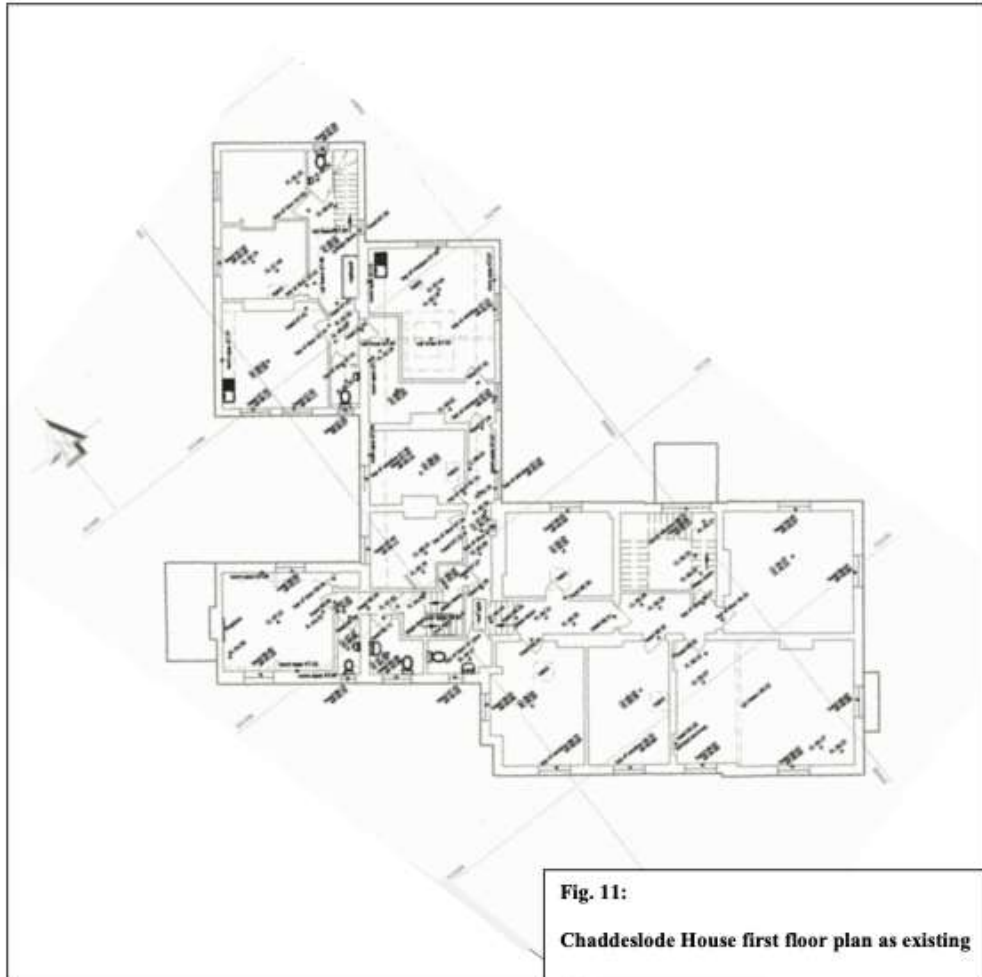




Fig. 13: Chaddeslode House elevations as proposed

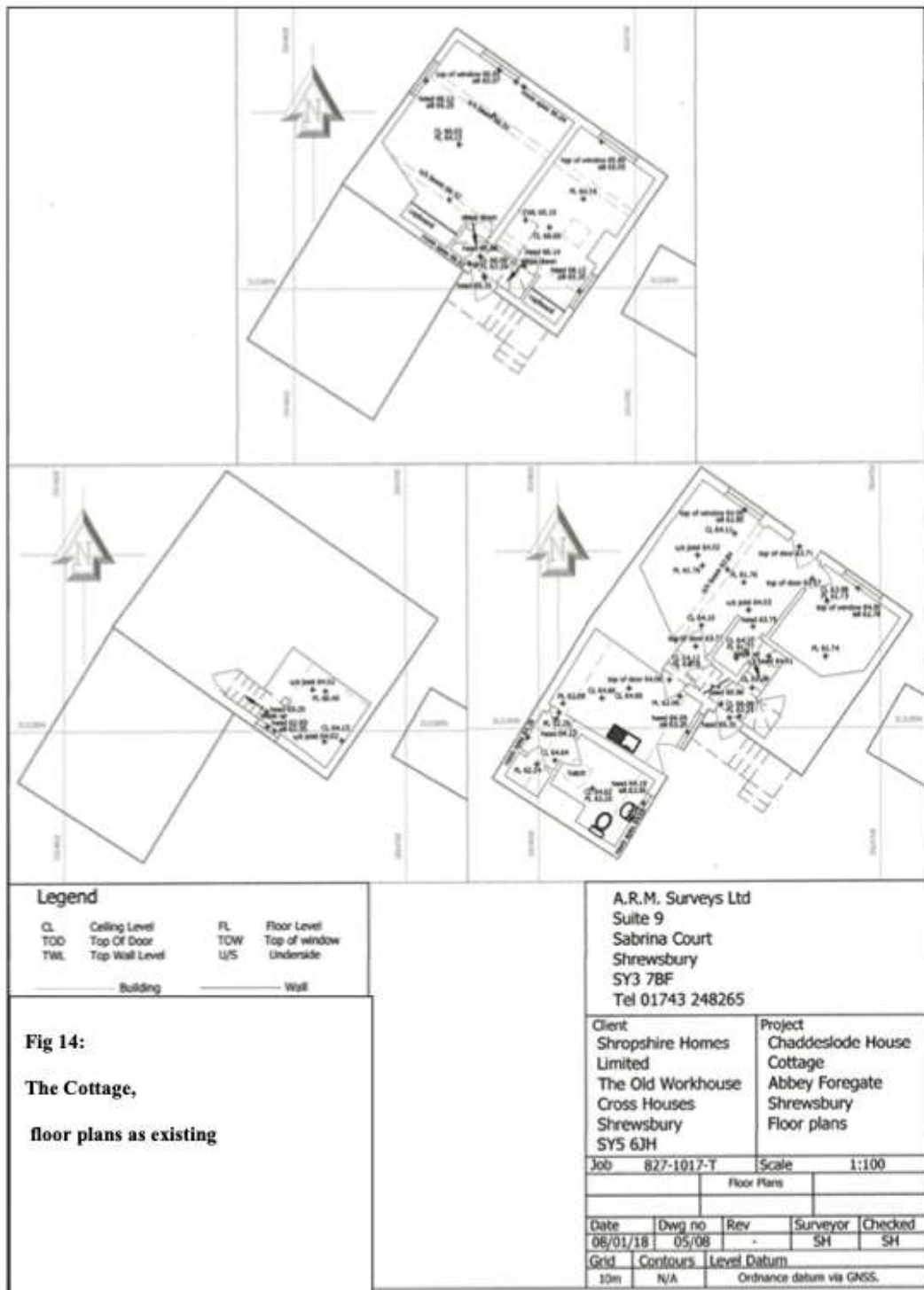
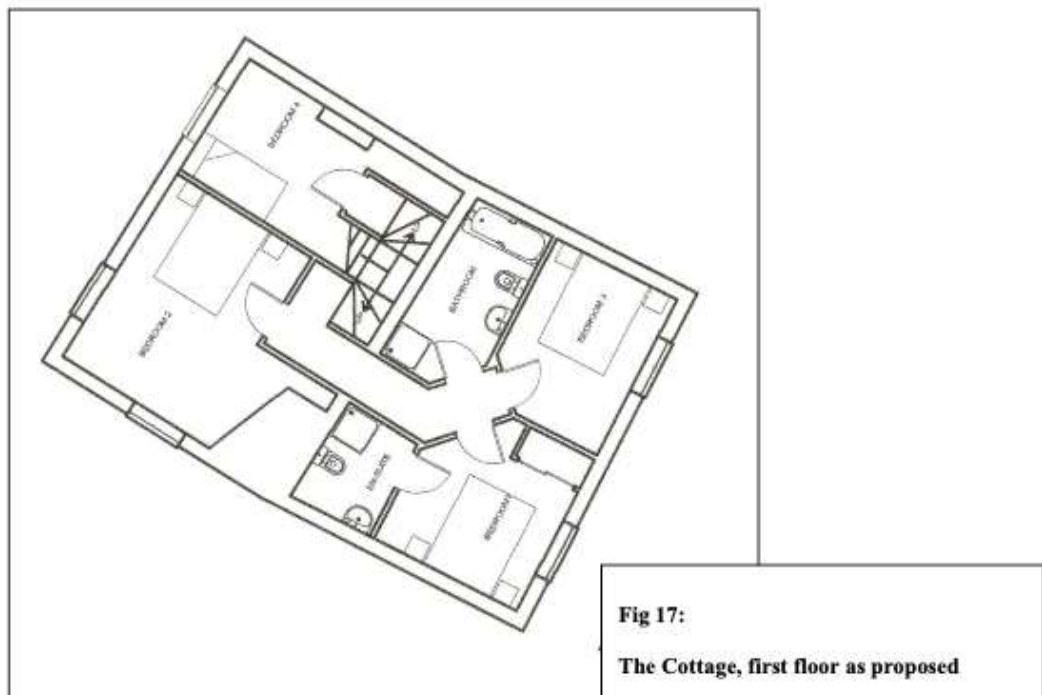
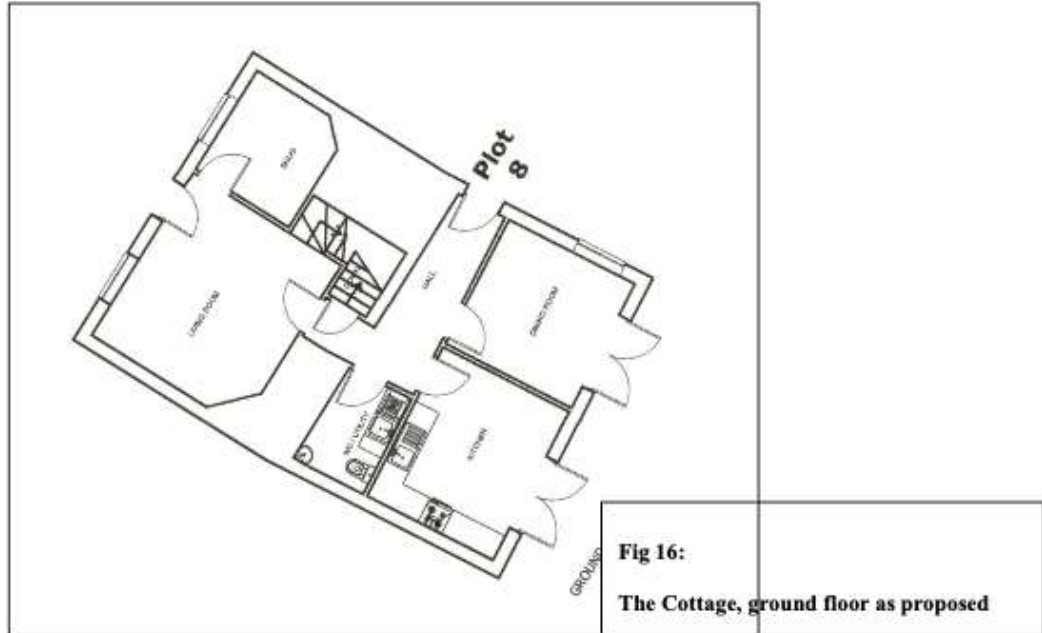




Fig 15: The Cottage, elevations as proposed



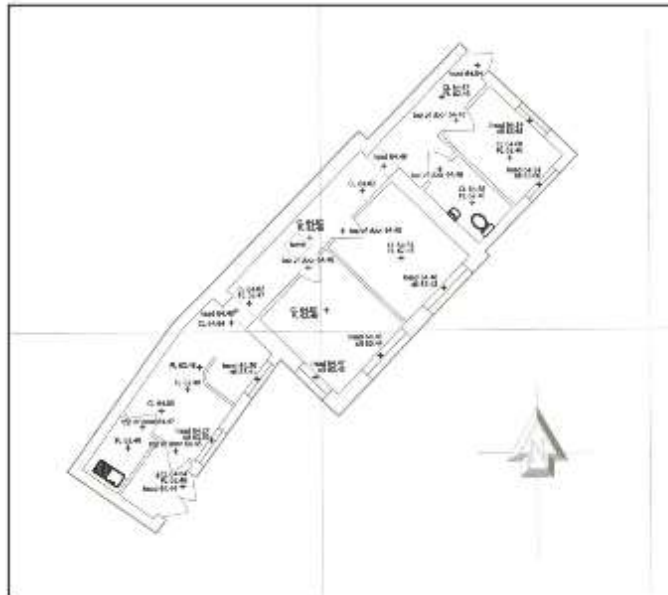
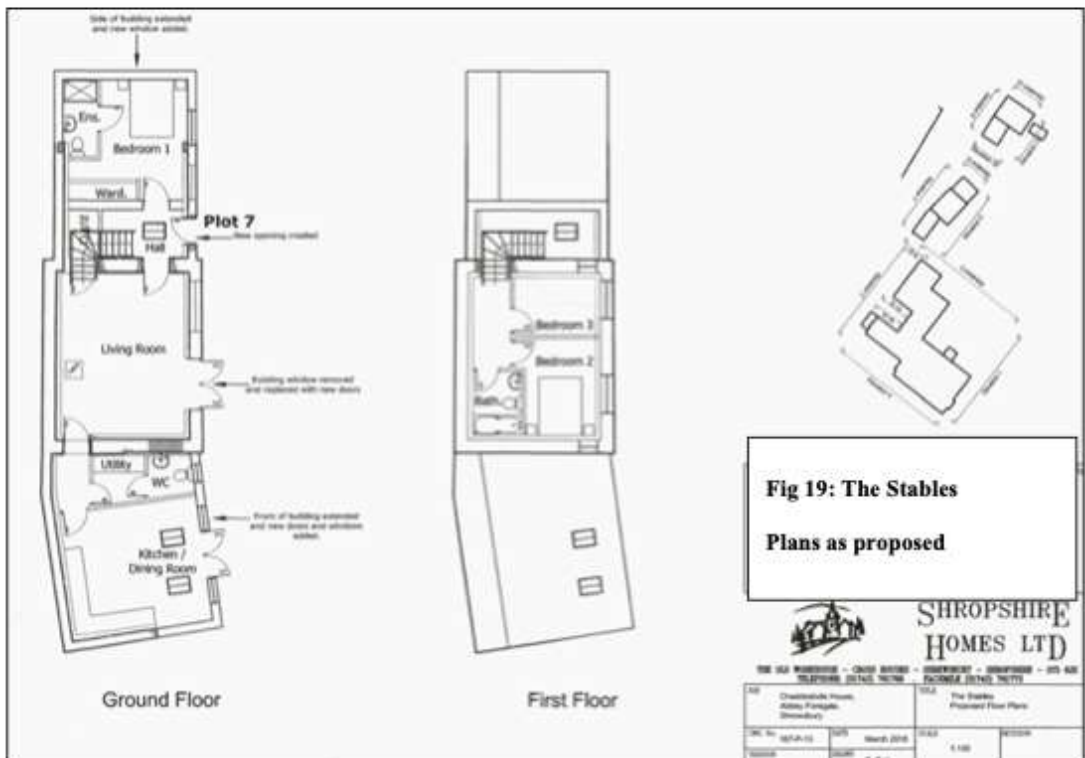
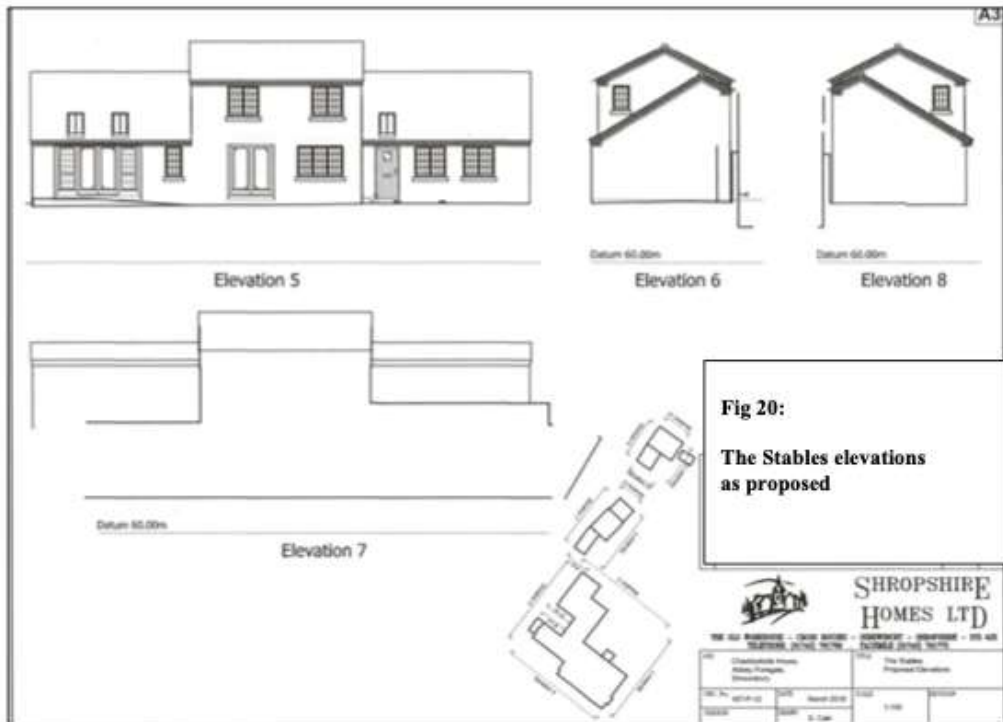


Fig 18: The Stables as existing





10. IMPACT ASSESSMENT

10.1 The heritage significance of the proposed development site is reflected in the Grade II Listing status of the two main buildings, Chaddeslode House and The Cottage. Both buildings are well-preserved in terms of their external design. The Listed buildings, however, have been altered throughout the 20th century to serve the changing use of the site as a whole, along with the construction of and subsequent modern alterations to The Stables.

Chaddeslode House – the main house

10.2 Chaddeslode House is a fine example of classic Georgian / Regency architecture that was still much-favoured well into the 19th century. The house retains all its external openings and these will be respected in the current proposals, other than the replacement of one opening in the east elevation. The existing full-length window will be utilised as the main door into House 1, as discussed in 9.1 *previous*.

10.3 Internally the main house has undergone alterations to fixtures and fittings to create the space needed for the provision of care. Internally the house reflects its exterior; no openings have been blocked, and none will be as part of the current proposals. The simple Georgian style with lofty spacious rooms had for a considerable time lent itself to modern needs, although fireplaces have been blocked and a portion of the ground floor altered to form an office. The key architectural feature is the main staircase and this will be retained within House 1.

10.4 Figs 9-13 *previous* show how easily the main house lends itself to conversion to House 1 and 2, with minimum change and overall no impact on its heritage value.

The North wings

10.5 The c.1842 north wing has been radically altered over the years and more specifically in the c.1964 period, when the new north wing was added to its west side.

10.6 Externally the east elevation has been significantly altered at ground floor level; however the one surviving doorway will be retained and used as the entrance to House 3. Internally c.1842 room sizes have been altered and there is little evidence of the original arrangement; modern joinery has replaced 19th century material and a link between the old and new wing created. Although a part of the Grade II Listed building, the c.1842 wing lacks the architectural quality of the main house and the addition of the c.1964 wing further lessened its significance.

10.7 Figs 9-13 *previous* show how easily the wings lend themselves to conversion. Plans will retain the c.1842 first floor fenestration and doorway in the east elevation. In view of the alterations that have taken place internally over the last century, any internal alteration required within the wings as part of the current proposals for Plots 4-6 will not adversely affect the heritage value of the building.

The later 19th century West wing

10.8 This wing is of an inferior design and quality of build to the main house, clearly designed to the rear of the c.1842 build as servants' quarters. The wing comprises a series of small rooms, mostly modernised in some form and lacking in any architectural detail, other than their fenestration.

10.9 The wing lends itself to conversion as House 3 and in view of the alterations that have already taken place internally, any further alteration required as part of the current proposals will have no negative impact on the heritage value of the building.

The Cottage

10.10 The Grade II Listed Cottage is a rare survival of a small early 19th century street frontage property along the Foregate, in an area where most of the Listed buildings are much larger and more prestigious in style. The street frontage elevation displays the character and architectural style of the building and this will be retained within the proposals.

10.11 Figs 14-17 *previous* show the present and proposed internal arrangements of the building. The interior has been altered in modern times to suit office needs. The small building can easily be converted back to domestic use without any direct loss to the historic fabric or loss of the main character to the Grade II Listed building.

10.12 The rear single storey extension adds nothing to the character of the street frontage Cottage. In view of this, the replacement of this extension with a new two-storey build will have a neutral impact on the significance of the building.

The Stables

10.13 Cartographic evidence and the building on site today show the changes that have taken place in modern times. The site is of historic interest principally for its association with Chaddeslode House. No documentary or cartographic evidence has been located to prove that this building was actually used as Stables, although stabling with a loft over is a likely supposition for the two-storey building. Little historic fabric remains, windows have been blocked at first floor level, although some 19th century brick header arches are still evident behind the areas of alterations at ground floor level.

10.14 The building has been added to and modernised in modern times and in its present form adds little to the historic significance of the site. Set apart from the main house, it adds nothing to the character of the house and is at odds with the character of the Cottage.

10.15 Current proposals aim for a total refurbishment of this curtilage building with the aim of creating a more architecturally pleasing addition to the site. In its present form, the Stables have little architectural merit, being a miss-match of modern additions and alterations. While in the absence of any early photographic references, it is debatable as to which architectural style should be followed in the remodelling of this building.

10.16 Overall improvements and long-term re-use of the building is seen as a positive contribution to the site as a whole.

New Build

10.17 The garden area to the southeast of Chaddeslode House provides ample space of the construction of the pair of semi-detached houses 9 and 10, as seen on Fig. 8 *previous*. Proposals show that the design of the new build will take its lead from the architecture of main house and the size of the new build and location will have little impact on the site as a whole.

Archaeological Impact

10.18 Although ground disturbance will take place in the area of the proposed new build, there is no evidence to suggest a potential for archaeological remains on the site.

10.19 There are no external drainage plans available at present. Should works be undertaken in the area between the north wing and The Stables, the buried foundations of the late 19th century building, demolished by 1927, may be revealed, although this is a minor consideration.

10.20 Overall the site is considered to have little or no archaeological potential.

Impact on Conservation Area and nearby Listed Buildings

10.21 The site lies within Shrewsbury Conservation Area and backs onto the Rea Brook Valley Local Nature Reserve. To the west, the site adjoins the early 19th century Grade II Listed Lord Hill Hotel (HER 10059; HE List ref. no. 1246384) with which it shares a boundary wall, as seen in Plates 34 and 38. To the east, the site adjoins the linked early 19th century Grade II Listed Nos 128 and 129 Abbey Foregate (HERs 10056 & 20185; HE List ref. nos 1246327 & 1271425).

10.22 There is little clear intervisibility between Nos 128 and 129 and Chaddeslode House; no intervisibility between the two properties and The Cottage and The Stables. While there will be limited visibility from the rear of the properties towards the proposed new build, this is considered to be insignificant. Any potential indirect impact on Nos 128 and 129 is therefore seen as negligible.

10.23 The western elevations of Chaddeslode's 19th and 20th century wings; the Cottage and The Stables face the Lord Hill Hotel and its modern rear extensions. Where alterations to fenestration are required, the western elevations of the buildings will be visually enhanced by the current proposals.

10.24 Any visual impact on the Lord Hill Hotel is therefore seen as positive. In addition the current proposals will have a positive impact on the Conservation Area as a whole, returning the site to its original domestic use and improving the street frontage.

11. CONCLUSIONS

11.1 Cumulative changes have taken place on the site since the first cartographic record of 1838, reflecting its history and development. There is little evidence of domestic occupation within the buildings now and they are no longer practical for office or healthcare use. The current redevelopment plan will secure the upkeep and survival of the site as a whole, while retaining the character, architectural and historic interest of the Grade II Listed buildings.

11.2 Impact as a result of development can be either positive or negative. Clearly the buildings on site have already been impacted on and the impact of the current proposals is considered to be a positive move to preserving and enhance the site, while undertaking only a small degree of sensitive alteration.

11.3 The buildings easily lend themselves to conversion according to the current proposals, which respect almost all of the original fabric features and fittings. The creation of the new doorway into House 1 through the existing full-height Regency style pedimented opening is seen as an appropriate change. It is likely that the alteration will see the return of its original use as a doorway into the garden.

11.4 Overall the proposals aim to remove modern anachronistic external features on all buildings and replace them with openings sympathetic in size, scale and form to the original.

11.5 The proposals present an ideal opportunity to enhance the character and setting of the two Grade II Listed buildings; neighbouring properties in this area of Abbey Foregate and Shrewsbury Conservation Area as a whole.

11.6 In archaeological terms, although ground disturbance will take place in the area of new build, overall the site is considered to have little or no archaeological potential.

12. ACKNOWLEDGEMENTS

Castlering Archaeology would like to thank Shropshire Homes for contracting the assessment and for the provision of site plans.

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APPENDIX 1

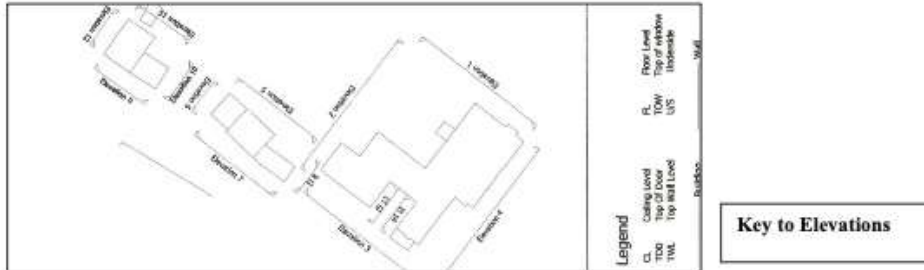
HISTORIC ENVIRONMENT RECORDS REFERRED TO IN THE TEXT

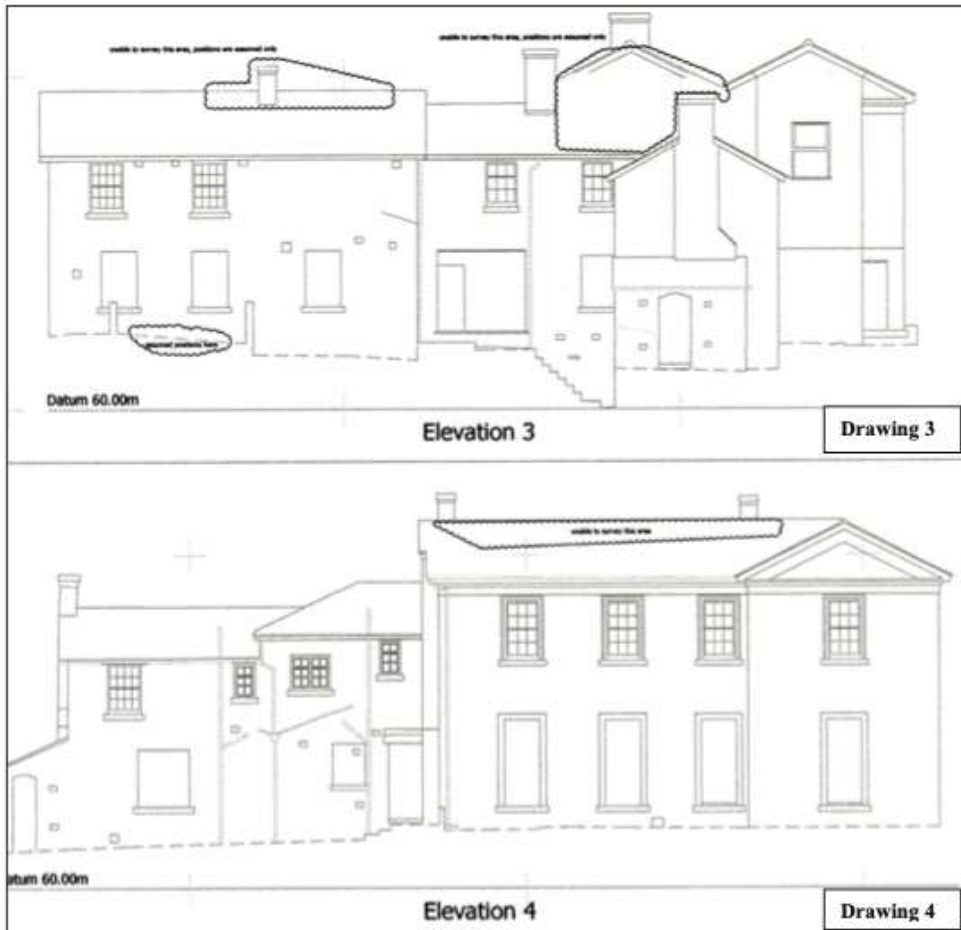
HER No.	SITE NAME	NGR	SHORT DESCRIPTION
10057	Chaddeslode House 130, Abbey Foregate	SJ 5044 1214	Grade II Listed building Historic England List ref. no. 1246383 An early 19th century house in use as day centre and office (in 1995). 2 storeys, 3-window range with central entrance. Porch with Doric columns, and 12-pane sash windows in moulded stone architraves. Moulded stone eaves cornice, end wall stacks. Source: List of Buildings: Department of National Heritage, 1995, 47th List of Buildings of Special Architectural or Historic Interest. Vol 653-1. List volume. p26
10058	The Cottage 131, Abbey Foregate	SJ 5047 219	Grade II Listed building Historic England List ref. no. 1246328 An early 19th century house in use as an office (in 1995). 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. Source: List of Buildings: Department of National Heritage, 1995, 47th List of Buildings of Special Architectural or Historic Interest. Vol 653-1. List volume. p27
10059	The Lord Hill Hotel 132, Abbey Foregate	SJ 5044 1218	Grade II Listed building Historic England List ref. no. 1246384 Hotel Early C19. Brick with hipped Welsh slate roof. 2 storeys, 3-window range to central section with flanking advanced wings of 1- and 2-window ranges. Advanced pedimented central bay with full-height shallow segmental arched recess containing wide doorway, renewed, and paired 6-pane sash windows above. 12-pane sash windows with flat-arched gauged brick heads in flanking bays, and inserted doorway in left-hand. Long outer wings, with 9-pane sash windows to ground floor, 6-panes above. Source: List of Buildings: Department of National Heritage, 1995, 47th List of Buildings of Special Architectural or Historic Interest. Vol 653-1. List volume. p27
20185	129, Abbey Foregate	SJ 5050 1214	Grade II Listed building Historic England List ref. no. 1271425 House of c.1830. 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. Single-storey range links 129 to No. 128; the two were built as a pair & are almost identical. Source: List of Buildings: Department of National Heritage, 1995, 47th List of Buildings of Special Architectural or Historic Interest. Vol 653-1. List volume. p26
10056	Brierly House 128, Abbey Foregate	SJ 5050 1216	Grade II Listed building Historic England List ref. no. 1246327 House of c.1830. 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-

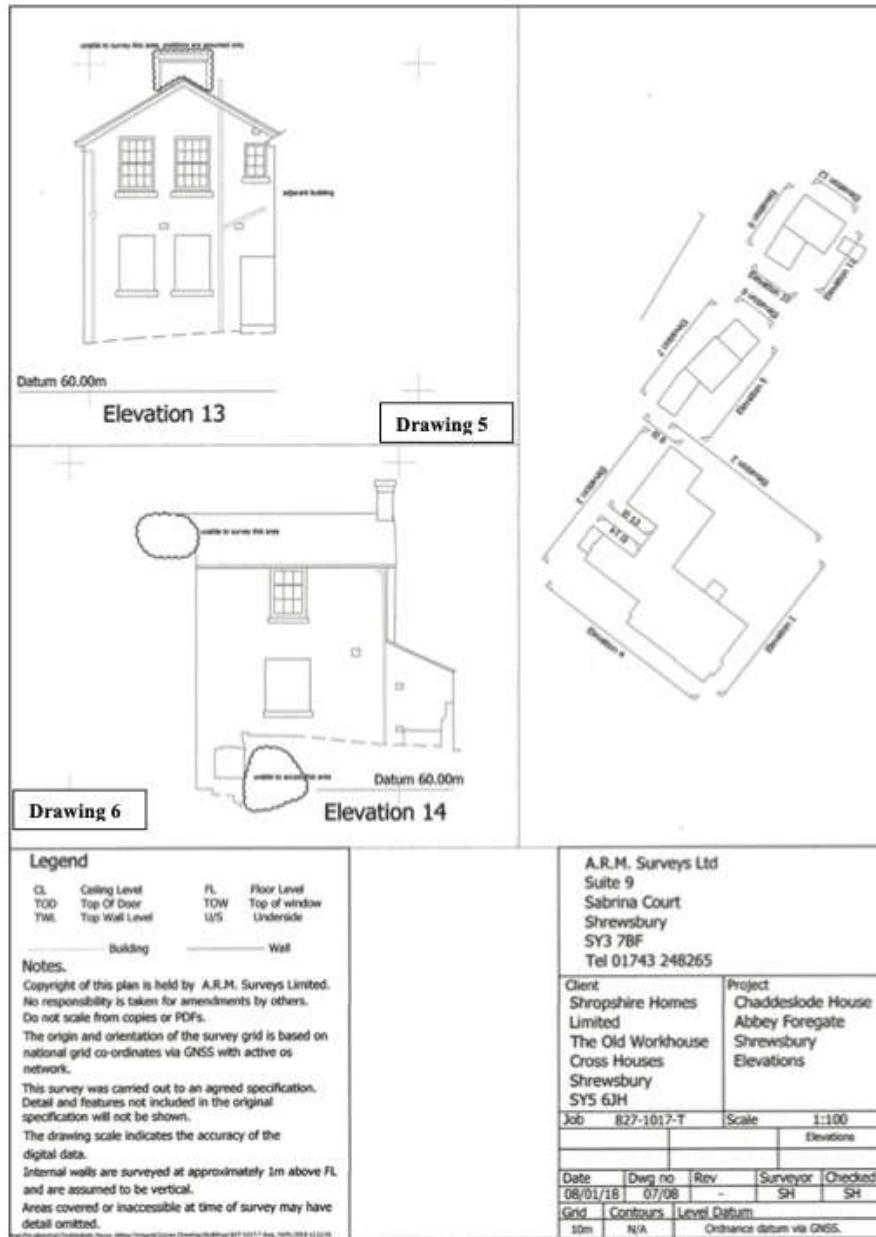
			pane sash window. 128 is linked by a single-storey range to No. 129; the two were built as a pair & are almost identical. Source: List of Buildings: Department of National Heritage, 1995, 47th List of Buildings of Special Architectural or Historic Interest. Vol 653-1. List volume. p25
01551	Monks Mill	SJ 5032 1216	Mill building mill continued in use until the 1930s demolished after this date (? In 1960). Structure was mainly of modern brick with some earlier brick and sandstone blocks in its lower courses. The mill wheel had been burnt and the mill race was dry by 1960. Alternatively called Trill or Princes Mill. Trill Mill Lane led down from the Abbey Foregate to the mill. The mill and mill race are mentioned in deeds of the Abbey Parish Church Estate. One of the abbey's Foregate mills, the first direct documentary reference to this mill by name seems to be 1529, when it was leased to William Browne for 60 years. Sources: Trinder, B., 1996, The Industrial Archaeology of Shropshire; Gifford & Partners Ltd., 1992, Archaeological evaluation report <i>amongst others</i>
62653	Mill Race	Linear	A mill race of probable late Saxon to post medieval date. The Mill Stream, an artificial watercourse diverted off the Rea Brook, 1.9 km long, brought up-slope from the brook along the base of the gradient on the south side of Abbey Foregate. Latterly (by the 19thC) it drove three mills, the Burnt Mill, the Trill Mill, and the Abbey Mill, and its lowest stretch may be considered an integral part of the abbey precinct's hydraulic engineering. Its existence by 1301 is implicit in the earliest indirect reference to Trull Lone, the lane to the Trill Mill. Mill Stream may have been a feature of the pre-Conquest estate that formed the core of Roger of Montgomery's foundation Sources: Rees M U. 1975; Baker Nigel J. UAD Analysis;

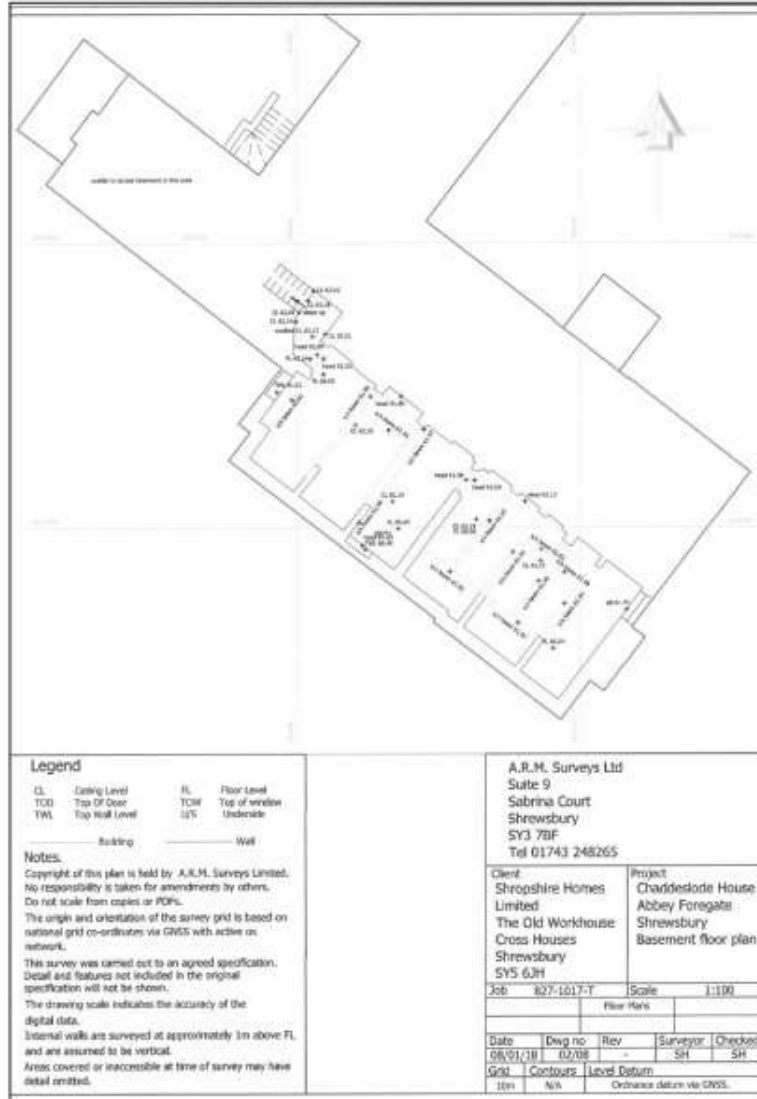
APPENDIX 2 ELEVATIONS AS EXISTING

SURVEYED BY & PROVIDED BY SHROPSHIRE HOMES LTD



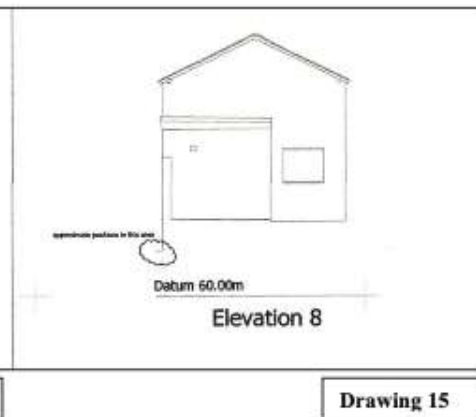
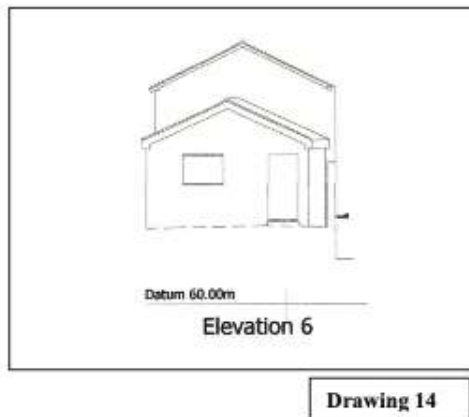
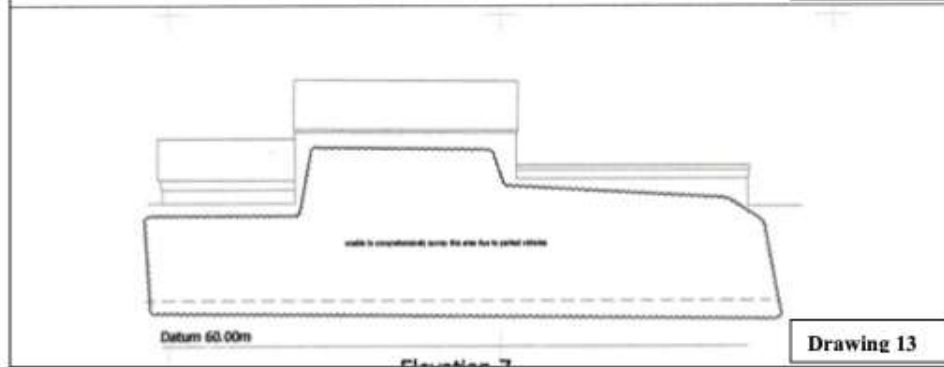






Drawing 7
Chaddeslode House
Cellar

STABLES DRAWINGS 12-15



THE COTTAGE DRAWINGS 8-11 ELEVATIONS 9-12

