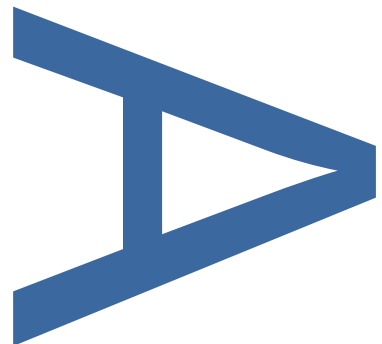
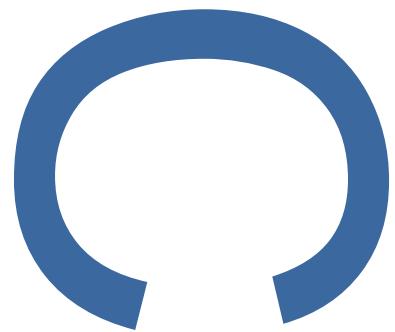


**ASTON HALL,
ASTON MUNSLOW,
CRAVEN ARMS,
SHROPSHIRE,
SY7 9ER
ARCHAEOLOGICAL DESK-BASED
ASSESSMENT**



PCA REPORT NO: R14670

SEPTEMBER 2021

PRE-CONSTRUCT ARCHAEOLOGY

Aston Hall, Aston Munslow, Craven Arms, Shropshire SY7 9ER

Archaeological Desk-Based Assessment

Local Planning Authority: Shropshire Council

Central National Grid Reference: SO 50890 86615

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DOCUMENT VERIFICATION

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Aston Hall,
Aston Munslow,
Craven Arms,
Shropshire
SY7 9ER

Type of project

Archaeological Desk-Based Assessment

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Giles Quarme of Giles Quarme Architects on behalf of Ros and David Cleevely to undertake an archaeological desk-based assessment in advance of proposed development at Aston Hall, Aston Munslow, Craven Arms, Shropshire SY7 9ER. The site is centred at Ordnance Survey NGR SO 50890 86615.
- 1.1.2 This assessment aimed to assess as far as reasonably possible from existing records, an understanding of the historic environment resource within a 1km radius from the centre of the Site. It involved consultation with the Shropshire Historic Environment Record (HER), an examination of relevant cartographic and documentary material and a visual inspection of the study site and its environs. Consideration is given to the significance of the archaeological potential in respect of guidelines outlined by Historic England.
- 1.1.3 A search of the Shropshire Historic Environment Record (HER) revealed that there were 53 heritage assets within the 1km search radius of the proposed development. These include one Roman feature, five medieval, 20 post-medieval, and 27 historic buildings. A total of fourteen archaeological investigations (three desk-based) have been recorded within the study area.
- 1.1.4 Evidence suggest that the site probably formed part of the core of the village of Aston Munslow during the late medieval period. Aston Hall itself originated in a late medieval building, which was significantly enlarged during the seventeenth century. Elements of the adjacent Barns complex may also date from the remodelling of the house in the late seventeenth century. The layout of the hall, its gardens, grounds and outbuildings depicted by the Munslow tithe map of 1843 has survived substantially unchanged until the present, although several outbuildings shown on historical maps have been demolished during the intervening decades. Additionally, several alterations have been made to the north range of the Barn complex and the adjacent courtyard during this period.
- 1.1.5 Analysis of archaeological data supplied by the Shropshire HER and historical research indicates that there is a low potential for prehistoric, Roman and early medieval/Saxon remains; a low-to-moderate potential for medieval archaeology and a moderate-to-high potential for post-medieval and modern remains.
- 1.1.6 If found, archaeological remains from the prehistoric, Roman, and Saxon periods are likely to be of regional significance; features and finds from the medieval period are likely to be of local-to-regional significance, whereas any finds or features dating to the post-medieval and modern periods would be considered of local significance.
- 1.1.7 It is anticipated that the impact of the proposed scheme on any archaeological deposits which may exist *in situ* will be highly localised and range between low and medium-to-high adverse.

2 INTRODUCTION

2.1 Origin and Scope of the Project

2.1.1 This historic environment desk-based assessment was commissioned by Giles Quarme Architects on behalf of Ros and David Cleevely, in support of an application for proposed development at Aston Hall, Aston Munslow, Craven Arms, Shropshire (**Figures 1 and 2**). The central Ordnance Survey NGR for the site is SO 50890 86615.

2.1.2 An archaeological desk-based assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. This assessment may be followed by a requirement for further archaeological monitoring or investigation.

2.1.3 The assessment also considers the impact of the proposed development upon designated and non-designated heritage assets in the study area, in the form of a heritage statement.

2.1.4 Current UK Government planning policy guidance relating to the historic environment is set out in the National Planning Policy Framework (NPPF). Originally issued by the Department for Communities and Local Government in 2012, the NPPF was revised in July 2021. Paragraph 194 states that when submitting planning application for sites with a historic environment dimension to them, developers/applicants are required to describe the level of significance of any heritage assets affected. It goes on to state that:

“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.”

2.1.5 In accordance with guidance issued by the Chartered Institute for Archaeologists (CIfA 2020), the assessment comprised a programme of study of the historic environment within a specified area around the study site to place the site in its heritage context; in this case, a ‘wider study area’ with a 1km search radius from the centre of the site, being examined. Central to the programme of study was an analysis of existing written, graphic, photographic and electronic information, undertaken to identify known and potential heritage assets within the wider study area.

2.1.6 This archaeological desk-based assessment was researched and written by Guy Thompson of Pre-Construct Archaeology Limited. Research has included the examination of historical maps, historical planning applications and decisions, relevant reports and publications, and a search of the Shropshire Historic Environment Record (HER).

2.2 Report Objectives

2.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2020), an archaeological desk-based assessment aims to:

“...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be

undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the *Code of conduct* and other relevant bylaws of the CIfA. In a development context, desk-based assessments will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

- 2.2.2 The specific objectives of the assessment were to assess the potential for heritage assets of archaeological interest (i.e. buried archaeological remains) to survive below ground at the study site and their likely degree of preservation, through a consideration of the likely extent of previous land use impacts.
- 2.2.3 The desk-based assessment is required to assess the merit of the archaeological resource and may lead towards one or more of the following:
- The formulation of a strategy to ensure the recording, preservation, or management of the resource;
 - The formulation of a strategy for further investigation, whether intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised;
 - The formulation of a proposal for further archaeological investigation within a programme of research.
- 2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.
- 2.2.5 The desk-based assessment usually forms the first stage in the process of archaeological investigation and may, if the quality of the archaeology and the perceived impact warrants its, be followed by further mitigation measures.

3 METHODOLOGY

3.1 Desk-Based Assessment

- 3.1.1 In accordance with ClfA guidance, the assessment comprised an examination of existing and available historic environment data for the wider study area. Central to this was an analysis of existing written, graphic, photographic evidence and information available online, undertaken to identify known and potential heritage assets and to establish the interests and significance of those assets.
- 3.1.2 The principal source of information consulted was the Shropshire Historic Environment Record (HER). Historic environment data is managed and organised on a computer database, combined with Geographical Information System (GIS) mapping technology. Data on all known designated and non-designated heritage assets in the wider study area was acquired in the form of HER entries in electronic format. Copies of grey literature reports on relevant archaeological work in the wider study area were consulted, the library of such reports forming an integral part of the HER. This was supplemented by published accounts of the historical development of the district. Further details of all sources consulted are contained in the Bibliography.
- 3.1.3 The general approach and methodology was to consider heritage assets at the study site and within the wider study area, an area of radius 1km from the centre of the study site, to allow for greater contextual information to be gathered.
- 3.1.4 In summary, heritage assets may be nationally or locally designated (by registration, listing or scheduling); may appear in the national or local archaeological record; may have been identified during the assessment from scrutiny of historic records, or the physical landscape (for example during a site visit).
- 3.1.5 The **potential** for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:
- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
 - **Moderate:** The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
 - **Low:** The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred;
 - **Uncertain:** Insufficient information to assess.
- 3.1.6 Buried archaeological evidence cannot be identified with 100% confidence during a desk-based assessment. The assessed potential is based on evidence available at the time of writing, but the precise nature and extent of any archaeological resource can only be accurately determined with

fieldwork.

3.1.7 Where potential or known heritage assets are identified, the **heritage significance** of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement:

- **National:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s);
- **Regional:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation/settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
- **Local:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **Negligible:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **Unknown:** Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

3.1.8 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

3.1.9 The expected **magnitude of the impact** of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. The effect can be either adverse (negative) or beneficial (positive). In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances, professional judgement is applied. The magnitude of impact is assessed using the following criteria.

3.1.10 For adverse (negative) impact:

- **HIGH:** Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* registered parks and gardens, and World Heritage Sites;
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character;
- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape;
- **NEGLIGIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.

3.1.11 For beneficial (positive) impact:

- **NEGLIGIBLE:** Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource;
- **LOW:** Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character;
- **MEDIUM:** Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced;
- **HIGH:** Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant

decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

3.1.12 Three appendices are included within this report. Appendix 1 comprises a catalogue of all heritage assets recorded on the HER within the 1km search radius of the proposed development; Appendix 2 contains excerpts from the Munslow tithe apportionment of 1841 and Appendix 3 contains the figures.

4 THE SITE AND PROPOSED SCHEME

4.1 The Site

- 4.1.1 The Application Site is centred at Ordnance Survey NGR SO 50890 86615. A site visit was not carried out, however a photographic survey supplied by the client, up-to-date mapping, aerial photography and satellite imaging were used to assess the aspect, character, condition and setting of the site and to identify any impacts or constraints not otherwise known.
- 4.1.2 The Site comprises Aston Hall, its gardens, grounds, and outbuildings (**Figure 2**). Access to the site is gained from the B4368 via a private tree-lined drive, which runs northwest towards the Hall. A block of mature deciduous trees at the entrance to the drive blocks views of the Hall from the public road. A second drive to the east of the Hall (outside the Site boundary) provides access from the village of Aston Munslow (**Figure 2**).
- 4.1.3 The entrance drive is flanked by pasture on either side. Approaching the Hall from the southeast, the drive is flanked by the Walled Garden to the west, which is concealed from view by a screen of trees. The Walled Garden contains a tennis court against its southeast side, lawns and dense mature deciduous trees. There are several outbuildings along the southwest face of the northeast wall of the garden. To the northeast of the drive lies the terraced Formal Garden, with flanking walls and pillars. To the northwest of this garden stands the Hall itself. The drive leads into a large yard area, surrounded on three sides by a group of outbuildings, the latter comprising barns together with a former coach house and dog kennels at the east end of the northern range. Adjacent to the south range of the barn complex lies the South Garden. Another walled garden court lies adjacent to the northeast wing of the Hall. Dense tree planting in this garden and to the north of the Hall screens the latter from view from nearby houses.
- 4.1.4 Aston Hall is a Grade II* listed house of two storeys with attic, dating to the sixteenth century with an earlier core, plus later extensions (NHLE ref. 1383344). The listing description for Aston Hall is reproduced elsewhere in this report.
- 4.1.5 The barns are set out on three sides of a yard, immediately behind the Hall. They are considered curtilage listed and retain much intact original fabric. The south range of the complex comprises two connected buildings (Barn 'A' and Barn 'B', as identified by the photographic survey undertaken by Giles Quarme Architects). Barn 'A' is of two storeys, the ground floor constructed of stone rubble and the first floor clad in timber weatherboards. The roof is tiled. 'Barn 'B' is also two-storeys in height, with a tiled roof. The north elevation of the barn (facing the yard) is constructed of brick, the south is constructed of stone rubble. The west range of the barn complex (Barn 'C') is also of two storeys, with a slate roof. The east elevation (facing the yard) is of brick, the west elevation is of stone rubble. Barn 'D' occupies the northwest end of the north range. It is of two storeys and has a tiled roof. Its east elevation is of brick and its north and west elevations are of stone rubble. Adjoining Barn 'D'; to the east is Barn 'E', a single-storey structure, open on its south side. It has a timber-framed roof clad in corrugated iron sheets, the roof trusses of which are supported by brick columns.

4.1.6 Abutting the east end of Barn 'E' is the Coach House, a building of two storeys plus attic. It is built of stone rubble and has a slate roof. Adjacent to this building are the dog kennels, a single-storey range constructed of stone rubble, with a slate roof.

4.2 The Proposed Development

4.2.1 The areas proposed for redevelopment are indicated in **Figures 3a** and **3b**. Planning permission has been sought for a series of works associated with the repair, restoration, and redevelopment of the Site. These works include:

- The conversion of the Barns for leisure and small office purposes. The conversion is to include the installation of separate plant rooms for the Hall and the Barns on the ground and first floors of Barn 'D' (**Figure 3a**).
- The construction of a new 'pool barn' to the south of Barn 'A', with an interconnecting link building. The pool barn will contain a swimming pool, plant room and balance tank (**Figure 3a**).
- The installation of a sauna, gym, toilets, showers and changing facilities for family use in Barn 'A' (**Figure 3a**).
- The installation of a renewable energy facility, comprising a photovoltaic array (PV) in grazing pasture to the southeast of the Hall (1200m²). The installation of separate ground source heat pumps (GSHP) for the Hall (660m²) and the Barns (960m²) buried in grazing pasture to the east of the Hall (**Figure 3a**).
- The removal of the existing tennis court (560m²) from the walled garden and its replacement with a vegetable garden (**Figure 3a**).
- New tree planting and landscaping to screen the PV array (**Figure 3a**).
- The provision of a new driveway from the B4368 around the northeast side of Aston Hall, diverting traffic away from the principal frontage to a dedicated parking area to the north of the Hall (**Figure 3b**).
- The provision of a new gateway and boundary fence at the northern end of the Site, to allow pedestrian and emergency vehicle access to existing private driveway beyond the Site boundary (**Figure 3b**).
- Reduction in the width of the existing driveway to allow for emergency access only (**Figure 3b**).
- Provision of new foul and storm drainage runs from the Hall and the Barns (**Figure 3b**).
- Construction of a sewage treatment plant for foul drainage in grazing land to the southeast of the Hall (**Figure 3b**).

- New tree planting in grazing land to the east of the Hall to screen existing private driveway (beyond Site boundary) and along the western boundary of the Walled Garden (**Figure 3b**).

5 PLANNING BACKGROUND

5.1 Introduction

5.1.1 Key national, regional and local planning policies and guidelines relating to the treatment of the historic environment are outlined in this section.

5.1.2 In considering the development proposal, the Local Planning Authority will be mindful of the planning and legislative framework set by UK Government policy, as well as by current Development Plan policy and by other material considerations. The requirements of the LPA regarding the historic environment are considered, as these will be critical regarding subsequent mitigation measures relating to known or potential heritage assets of the site.

5.2 National Policy: National Planning Policy Framework

5.2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The NPPF was subsequently revised in July 2021. In summary, the NPPF provides a framework that (1) protects nationally important designated Heritage Assets and their settings, (2) in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and (3) provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit in-situ preservation. Relevant paragraphs within the NPPF include the following:

194. 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.

195. 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.

199. 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.

203. The effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

5.2.2 The Glossary (Annex 2) to the NPPF contains the following definitions:

A *Heritage Asset* is defined 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”. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing) during the process of decision-making or through the plan-making process.

Archaeological Interest is defined as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

The *historic environment* is defined as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora”.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Significance is defined as: “the value of a heritage asset to this and future generations because of its heritage interest”. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The *setting* of a heritage asset is defined as: “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

5.2.3 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

5.3 **Local Policy: the Shropshire Local Plan**

Core Strategy (March 2011)

5.3.1 The Core Strategy sets out the Council's vision, strategic objectives and the broad spatial strategy to guide future development and growth in Shropshire during the period to 2026. The Core Strategy Development Plan Document (DPD) is the principal document of the Shropshire Local Development Framework (LDF).

5.3.2 The following policies are relevant to this application:

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.

CS17: Environmental Networks

5.3.3 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.

5.3.4 The Site Allocations and Development Management Plan (2015)

5.3.5 The Site Allocations and Development Management (SAMDev) Plan was adopted by the Council on 17th December 2015. It sets out proposals for the use of land and policies to guide future development to help to deliver the Vision and Objectives of the Core Strategy for the period up to

2026.

5.3.6 The following policy is relevant to this application:

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.
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.
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.
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.

5.3.7 **Emerging Local Plan**

5.3.8 A Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038 was published in August 2020. The following proposed policy is of potential relevance:

DP24. Conserving and Enhancing the Historic Environment

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.
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. The level of detail in the Heritage Assessment should be proportionate to the asset's significance.

3. Ensuring that proposals which are likely to result in any loss of, harm to, the significance of a designated heritage asset, including its setting, either directly or indirectly, are determined in line with the National Planning Policy Framework.
4. Ensuring the proposals which are likely to result in loss of, or harm to, the significance of a non-designated heritage asset and/or its setting, either directly or indirectly, will only be permitted if it can be clearly demonstrated that the benefits of the proposal outweigh that loss or harm. In making this assessment the following will be taken into account:
 - a. The degree of harm or loss of significance to the asset and/or its setting;
 - b. The importance of the asset; and
 - c. Any potential beneficial use.
5. Where such proposals are permitted, measures will be required to:
 - a. Mitigate and record the loss of significance to the asset and/or its setting; and
 - b. Advance understanding in a manner proportionate to both the asset's and/or its setting's importance and the level of impact.
6. Encouraging development which delivers positive benefits to heritage assets. 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.
7. Ensuring that development proposals affecting designated or non-designated heritage assets are determined in line with more detailed supplementary planning guidance, where applicable.

5.4 **Designated and non-designated heritage assets**

- 5.4.1 There is one Scheduled Monument within the 1km radius of the study area.
- 5.4.2 There are approximately 6892 listed buildings in Shropshire. The Shropshire HER lists eleven designated heritage assets within the study area; the locations of which are indicated on **Figure 4**. There are no Registered Historic Parks and Gardens of Special Historic Interest within the 1km radius of the study area.
- 5.4.3 Aston Hall is a Grade II* listed heritage asset (NHLE ref. 1383344). The listing description describes it as follows:

Aston Hall and Wall and Gatepiers to South East and Gatepiers to North East

Manor house, now house. C16 with earlier core, much restored. Coursed and uncoursed stone rubble with ashlar dressings, painted timber frame on stone rubble plinth. Plain-tile roofs. Projecting stone rubble stacks to side and rear with 3 shafts and integral brick stack to right-hand wing with 4 shafts, all shafts of spurred brick with connecting oversailing caps. 2 later small brick gable-end stacks. H-shaped plan.

EXTERIOR: 2 storeys and attic. Front with 2 deeply projecting cross wings with front gables, and

linking 3-bay range with projecting porch and gabled room over. Single window in each storey of each bay of ashlar mullion windows with ashlar surrounds, generally 2-light with 3-light to ground floor of cross wings and single-light to attic of cross wings; some leaded panes. Central round-arched front porch opening, boarded and studded door with ogee and fillet moulded frame.

Left side: central large gable flanked by large gabled stone dormers with projecting stack between centre and right dormers; 2-window central gable range of wood mullion and transom windows with a single window in attic and stone mullion window at ground storey; to left, 2-window range of wood mullion and transom windows on left side and casements on right side with 2-light dormer casement; to right is a single-light casement in ashlar surround.

Right side: to left, 2-window range of wood mullion and transom windows. To right, 2-bay timber-framed range of close studding with girding beam and middle rails, truss posts with straight arched braces, 2 first-floor casements and 4 ground-floor casements, all restored, inset in framing.

Rear: 2 projecting gable ends of wings, the right stone rubble, the left rendered and partly covered by single-storey gabled brick service wing. Linking range partly covered by later brick single- and 2-storey extensions.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: garden terrace in front with flanking walls and pillars; opposing pair of gate piers adjacent to front facade of house with brick garden wall running approximately 10 metres along the length of the garden to third pier, continuation of wall and linking wall across the front now missing. Gate piers of brick with ashlar moulded base and corniced cap, gate piers surmounted with ashlar urn, the wall-pier with obelisk.

Listing NGR: SO5089286615

5.4.4 The Application Site also includes a Grade II listed Privy and garden wall 13m north of Aston Hall (NHLE ref. 1383345).

5.5 Conservation Areas and Areas of Archaeological Potential

5.5.1 The application site lies just outside the Aston Munslow Conservation Area and on the edge of the historic core of the village of Aston Munslow. The Aston Munslow Conservation Area was designated on 16th December 1993 and consists of most of the village of Aston Munslow in the Parish of Munslow (**Figure 4**). The Site is not situated in an Area of Archaeological Potential (AAP).

6 GEOLOGY AND TOPOGRAPHY

6.1 Geology

6.1.1 The bedrock geology underlying the application site comprises siltstone of the Upper Ludlow Shales Group (<https://mapapps.bgs.ac.uk/geologyofbritain/home.html>). This is a sedimentary bedrock formed approximately 424 to 426 million years ago during the Silurian Period, when the local environment was dominated by shallow lime-mud seas. These rocks are detrital and biogenic, generally comprising fine-grained sediments, with carbonate material (coral, shell fragments) forming interbedded sequences.

6.1.2 No superficial geology has been recorded in the vicinity of the Application Site.

6.1.3 No geotechnical surveys are understood to have been undertaken in the vicinity of the site.

6.2 Topography

6.2.1 The Application Site lies at the northwest edge of the village of Aston Munslow, which lies on the northwest side of Corve Dale (**Figure 1**). Aston Hall, its gardens and grounds occupy an area of sloping ground lying between the 130m OD contour to the southeast and the 165m OD contour to the northwest. A spot height of 131.7m AOD has been recorded opposite the entrance to Aston Hall from the B4368.

6.2.2 To the south and southeast of the Site boundary, the ground descends towards the floor of Corve Dale. A spot height of 109m AOD has been recorded at Corve Bridge, approximately 1.5km to the southeast of the Site.

6.2.3 The nearest watercourses include the unnamed stream that descends to the River Corve through Bache Mill, approximately 800m to the southwest of the Site and the River Corve itself, which lies 1.5km to the southeast (**Figure 2**).

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

7.1 Introduction

7.1.1 This section is informed by data supplied from the Shropshire Historic Environment Record (HER), which contains information on heritage assets, including archaeological sites, historic buildings (designated and non-designated), Registered Parks and Gardens and archaeological events (i.e. archaeological fieldwork and historic building recording/survey). Each HER entry, whether that is for a site, building or event, is allocated a reference number e.g. HER 1234. A wider study area of HER entries within a 1km radius from the centre of the study site was examined.

7.1.2 In addition to the summary discussion of heritage assets in this section, all components of the historic environment resource are plotted, with sequential reference numbers arranged by archaeological period on an accompanying figure (**Figure 4**). Full details of the HER entries are set out in Appendix 1.

7.1.3 The assessment does not attempt to set out a comprehensive history of land use at Aston Hall. The broad intention is only to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. Analysis of archaeological discoveries made in the wider area of the study site is a crucial component of the process of assessment, since it is recognised that finds and sites entered onto the HER are at best a small and unrepresentative sample of the total buried archaeological resource.

7.1.4 The HER records 53 heritage assets within the 1km search radius of the proposed development (the 'study area'). A total of fourteen archaeological investigations (three desk-based) have been carried out within the study area.

7.2 Prehistoric (500,000 BC to 43 AD)

7.2.1 Though it was once believed that the heavy soils of Shropshire were not extensively cleared and settled until the Middle Ages, archaeological evidence of prehistoric settlement and ritual activity has been found in the Corve Dale district. Neolithic and Bronze Age finds and crop marks have been discovered in the vicinity, and it is possible that the mound from which Munslow was named had prehistoric origins (Baugh 1998: 151-167). A group of twenty probable Bronze Age round barrows has been found at the confluence of the rivers Corve, Onny and Teme at Bromfield, at the southwest end of Corve Dale (Thirsk 2000: 100). During the Iron Age, numerous hillforts were built in Shropshire and Herefordshire, typically on high ground overlooking the clay vales and minor river valleys. No archaeological evidence of prehistoric activity has been recorded within the study area.

7.3 Roman (AD 43 to AD 410)

7.3.1 During the Late Iron Age, numerous small, isolated farming settlements emerged in the river valleys of Shropshire and Worcestershire (Thirsk 2000: *ibid.*). This pattern of rural cultivation and settlement continued during the early centuries of Romano-British rule. The period also saw the

emergence of the first urban centres in the region, the most significant of which was the town of *Viroconium Cornoviorum*. Known subsequently as Wroxeter, the settlement stood on the east bank of the River Severn near the medieval town of Shrewsbury, which grew from a legionary fortress in the first century AD to become the fourth largest town in Britain by the middle of the second.

7.3.2 Roads represented another prominent manifestation of Roman rule in Britain. There were at least two Roman roads in South Shropshire; the principal one being the route known as Watling Street West, which ran southwest from Wroxeter towards Caerleon in Monmouthshire through the dale in which Church Stretton stands (Baugh 1998: 1-6; English Heritage 2001). The HER also records a Roman road in the study area, which is believed to have run from Greensforge (near Stourbridge, Staffordshire) to a group of forts in central Wales (HER 4076; **Figure 4: 1**). The Roman road is believed to have shared the same alignment as the present B4368, which adjoins to the southeast boundary of the Site. The road was known locally as Rowe Lane, and originally ran from Shipton parish through Corve Dale along the ridge between the Corve and Trow brook to Beambridge; during the Middle Ages it was known as the Bridgnorth–Munslow road and was probably known in the seventeenth century as Marsh, or Bowgate Lane (Baugh 1998: 151-167). Evidence of Roman settlement has been recorded in the neighbourhood of these roads, notably villas at Acton Scott and Hatton in Ape Dale and at Much Wenlock, though not yet in the study area.

7.4 Early Medieval/Saxon (AD 411 to 1066)

7.4.1 Although the town at Wroxeter managed to outlast the Roman period, albeit much reduced in extent, the end of Roman rule and the accompanying collapse of regional markets and coinage saw the abandonment of many of the farming settlements in the district (Thirsk 2000: 102-104). Archaeological evidence of activity in south Shropshire in the fifth and sixth centuries AD is negligible.

7.4.2 Archaeological evidence of activity in South Shropshire during the seventh century AD includes a small cemetery at Bromfield, where evidence for Christian burial practices was recorded (ibid.: 104). The earliest conclusive evidence for English settlement in the county appears towards the end of the century when a monastery was founded at Much Wenlock by the ruler of a sub-kingdom of Mercia (Baugh 1998: 1-6). The estates of Wenlock abbey were concentrated in what became Much Wenlock parish, extending down into upper Corve Dale.

7.4.3 Although archaeological evidence suggests that some previously cultivated upland areas of the county, such as Mogg Forest, reverted to woodland during the Early Medieval period, it appears that districts including Corve Dale and Ape Dale remained largely open and under cultivation throughout the period. The Domesday Book indicates that there was no woodland in Aston (Munslow) in the late eleventh century, and it has been suggested that the name of Topley ('-ley' meaning wood or woodland clearing) in Munslow probably signified an isolated wood on rising ground in an otherwise open area (ibid.).

- 7.4.4 By the eleventh century, the study area had been incorporated into the late Saxon administrative structure of manors and hundreds. The Domesday Book lists an estate in Culvestan Hundred named Aston (*Estune*), which was held by a certain Almund in 1066 (Williams & Martin 2002: 697). The Domesday Manor of Aston incorporated both the townships of Aston and Munslow.
- 7.4.5 The place name Munslow is derived from two Early English words. The first element may be derived from a personal or place name, whereas the second (*'hlāw'*) means 'a tumulus, or hill', thus the whole name probably means 'Munse's' or 'Munsel's' 'mound or hill' (<http://kepn.nottingham.ac.uk/map/place/Shropshire/Munslow>). Despite the documented existence of Aston Munslow by the late Saxon period, no archaeological evidence dating to the period has been discovered in the study area.
- 7.5 **Medieval (AD 1066 to 1539)**
- 7.5.1 Following the Norman Conquest of 1066, Roger, Earl of Shrewsbury became tenant-in-chief of the manor of Munslow Aston. In 1086, the manor was held of Roger by Reginald the Sheriff, who held extensive estates in Shropshire and neighbouring counties (Williams & Martin 2002: 697).
- 7.5.2 The manor of Munslow Aston was a substantial economic unit in the late eleventh century. In 1086 it was assessed at 8½ hides, with a population of 22 households, including six slaves, five villeins, eight bordars (smallholders), one Frenchman, one priest and one radman (a riding servant, or retainer). Two ploughs worked the Lord's demesne, with a further five in the possession of the villagers, although it was noted that as many as "nine ploughs more might be there", indicating that extensive areas of the manor remained uncultivated at the time. The manor also contained a mill rendering three measures of wheat and was worth 40s in 1086. The reference to a priest indicates that the manor may have contained a church in the late eleventh century, although this seems to have been succeeded by the parish church that was established at Munslow in the twelfth century.
- 7.5.3 Each of the townships in the manor had its own field system and access to woods, commons, and meadows. The villagers of Munslow and Aston shared an area of high ground forming the north-western parts of both townships as a large open common (Baugh 1998: 151-167). Aston was surrounded by three open fields (Mynde field, Clay field and Nether field), which were worked in a three-course rotation in the sixteenth century, at which time Munslow had four fields.
- 7.5.4 The township of Aston was hard-hit by the various climatic and epidemiological crises of the fourteenth century and in 1340 it was reported that 5 carucates of land in the parish lay untilled, whilst sheep had been killed by a murrain, and corn lost in storms (Baugh 1998: 151-167).
- 7.5.5 The HER records several pieces of archaeological evidence of medieval farming and cultivation in the study area. These include two areas of ridge and furrow earthworks of possible medieval date. The first lies approximately 275m to the northwest of the Site (HER 21720; **Figure 4: 2**), the second to the southeast of the village of Aston Munslow, approximately 900m to the southeast of the Site (HER 34042; **Figure 4: 3**).
- 7.5.6 Further evidence of medieval farming recorded by the HER includes three farmsteads, the origins
-

of which may lie in the Middle Ages. These include the farmstead at Aston Hall itself (HER 23202; **Figure 4: 4**), Old Willow House Farm, Aston Munslow (HER 23199; **Figure 4: 5**) and The White House Farm, Aston Munslow (HER 23201; **Figure 4: 6**). The White House itself is a Grade II* listed timber-framed house, the oldest portion of which is a three bayed range of mixed cruck and box frame construction, thought to date to the fifteenth century (HER 11307; **Figure 4: 28**). In the late eighteenth or early nineteenth century the house was modernised, refronted, and extended to the west. The house was known by its present name by 1648 and was in the possession of the Stedman family between the sixteenth and early nineteenth century, following which it descended to Thomas Smith, nephew of John Stedman, who died in 1804 (Baugh 1998: 151-167). It has been suggested that the White House was the manor house of Aston Munslow during the medieval period, before the construction/enlargement of Aston Hall in the seventeenth century (Aston Munslow CAA 2012: 6).

- 7.5.7 A significant surviving element of the medieval built heritage of the district is a stone dovecote situated at South Hill Farm, Aston Munslow, approximately 30m to the south of the White House (HER 14674; **Figure 4: 27**). The dovecote, which is thought to date to the fourteenth or fifteenth century is one of only a handful of medieval dovecotes known in Shropshire and is currently designated as a Scheduled Monument.

7.6 Post-medieval (AD 1540 to 1900)

- 7.6.1 Aston continued to be a busy agrarian township during the sixteenth and seventeenth centuries. The open fields of Aston and Munslow were enclosed on a mainly piecemeal basis during the seventeenth century, around the same time that pastoral farming became an increasingly important element of the local economy of South Shropshire (Baugh 1998: 1-6). However, grain continued to be cultivated in the area and the mill at Aston first mentioned in the Domesday Book was known as Bache mill by 1651, remaining open until the early twentieth century (Baugh 1998: 151-167). The HER records the site of the mill (HER 15782; **Figure 4: 7**) and the earthworks remains of the mill race (HER 20935; **Figure 4: 8**), approximately 900m to the southwest of the Site. Also listed is the site of a windmill approximately 80m to the east of Bache mill, which was active in the early nineteenth century, though it had become disused by the 1880s (HER 6982; **Figure 4: 9**). The site of the mill is preserved as a slight earthwork mound visible on LiDAR imagery.
- 7.6.2 Known as the 'Great Rebuilding', the period between c.1520 and c.1660 saw extensive house building across the southern and Midland counties of England. The Shropshire HER indicates that numerous properties in Aston and Munslow were built or rebuilt during the sixteenth and seventeenth centuries. Most of the new houses were of timber box-framed construction, including a late sixteenth century house built to the rear of the White House, which was subsequently converted into a barn and stables and is now Grade II listed (HER 11308; **Figure 4: 29**). Other notable box-framed buildings built during the period in the study area include Lower Farm Farmhouse, Aston Munslow (HER 11311; **Figure 4: 31**), The Swan Inn, Aston Munslow (HER 11312; **Figure 4: 32**), Nos 8 and 9, Aston Munslow, a former farmhouse converted into two

properties (HER 11313; **Figure 4: 33**), Nos 1 and 2 Arbour Cottage, Aston Munslow, formerly two houses dated 1632, subsequently converted into a single dwelling (HER 23200, 11309; **Figure 4: 10 and 34**) and Tudor Cottage, Aston Munslow (HER 11310; **Figure 4: 35**), all of which are Grade II listed.

- 7.6.3 Aston Hall is a Grade II* listed house on an H-plan, with a timber-framed wing dating to the sixteenth century and an earlier core, the whole of which was considerably enlarged in the late seventeenth century (HER 11306; **Figure 4: 30**). Unlike contemporary buildings in the village, the house is constructed of stone rubble with ashlar dressings, with brick and stone rubble stacks. The house is surrounded by terraced gardens walled in brick and overlooked by an extensive range of outbuildings including stables at the end of a threshing barn, both of which are perhaps contemporary with the remodelling of the house. The property has been described as “a substantial and superior gentleman's house”, which was formerly the residence of the Smith family, lords of the manor of Aston between the sixteenth and eighteenth centuries, following which it descended into the possession of the last of the line's grand-nephew John Wright after 1758 (Baugh 1998: 151-167).
- 7.6.4 A quantity of more modest buildings was erected in the district during the eighteenth century. New structures built during the century after c.1700 included the Grade II listed Washwell Cottage, a compact sandstone rubble smallholder's cottage in Munslow (HER 20362; **Figure 4: 36**); a non-designated farmhouse called Spring Groves, north of Bache Mill (HER 16564; **Figure 4: 37**); and a non-designated house named Spring Bank, also at Bache Mill (HER 16549; **Figure 4: 40**). Additions to existing structures built during the period included a Grade II listed stone privy and garden wall 13m to the north of Aston Hall (HER 20638; **Figure 4: 38**) and a Grade II listed stone rubble stable block to the northwest of the Swan Inn (HER 20639; **Figure 4: 39**). The Swann Inn itself was licensed in 1790, the only public house in the village (Baugh 1998: 151-167).
- 7.6.5 Advances in farming practices, including improved crop rotations, and the adoption of high feeding and manuring techniques during the 80 years after c.1750 ensured that agriculture in Corve Dale was productive and prosperous by the early nineteenth century (ibid.: 1-6). The increased productivity of the sector was reflected in a chain of upland barns, with cattle sheds, yards, and sometimes cottages, which were built along the northwest side of the Dale. Within the study area, the HER records new farmsteads at Milford Lodge Cottage Farm (HER 22095; **Figure 4: 11**), the Hollows Farm and barn (HER 23197 and 34018; **Figure 4: 12 and 13**), and Aston Villa Farm (HER 23198; **Figure 4: 14**), all of which were built during the first half of the nineteenth century. Historical Ordnance Survey maps indicate that another outfarm complex was built approximately 675m to the northwest of Aston Hall between 1880 and 1899 (HER 21721; **Figure 4: 15**).
- 7.6.6 Local produce also included apples, harvested from the numerous orchards shown on the tithe map of 1843 (**Figure 5**). The HER records the presence of a horse-powered stone mill for crushing apples in the cider house of the White House at Aston Munslow (HER 15466; **Figure 4:**

53).

- 7.6.7 The population of the parish numbered 610 in 1801, rising to a peak of 767 in 1851 before declining thereafter, falling to as few as 475 in 1901 as cottages were demolished and multiple occupation declined (Baugh 1998: 151-167). A Wesleyan Methodist Chapel was built for the inhabitants of Aston in 1862 (HER 14382; **Figure 4: 41**) and another was built at Bache Mill in 1879 (HER 16548; **Figure 4: 42**); both are currently in residential use.
- 7.6.8 From the seventeenth century, residents of the district exploited local reserves of limestone, coal, ironstone and clays, giving rise to scattered quarrying, mining, iron, and ceramic industries (Baugh 1998: 1-6). Numerous small quarries extracted Corvedale siltstones, Upper Ludlow Shales, and Aymestry limestone for use in building and as road stone (Baugh 1998: 151-167). The HER records two limestone quarries and nine unspecified quarries in the study area, the locations of which were identified from historical maps (**Figure 4: 16 to 26**). Most of these quarries lay on the steep sides of the valley between Diddlebury and Bache Mill.
- 7.6.9 Also recorded in the HER are several extant non-designated buildings that were erected during the post-medieval period for which dating evidence is otherwise absent. These include Fernhall House and outbuildings at Fernhall Farm, Diddlebury (HER 16501 and 16502; **Figure 4: 43 and 44**); The Green (HER 16547; **Figure 4: 45**), No 2 Rock Cottages (now Rock Cottage) (HER 16566; **Figure 4: 46**), and a house, south of Hill House (HER 16586; **Figure 4: 47**), all at Diddlebury. Another group of similarly undated extant post-medieval buildings is recorded by the HER at Bache Mill, including Wood Cottage (HER 16550; **Figure 4: 48**), Penlee Cottage (HER 16551; **Figure 4: 49**), No 1 Rock Cottages (now Quarry Cottage) (HER 16552; **Figure 4: 50**), one of the Milford Cottages (HER 16563; **Figure 4: 51**), and the Mill House itself (HER 16565; **Figure 52**).

7.7 The historical development of the application site, c.1840 to present

Map regression

- 7.7.1 The Munslow tithe map of 1843 shows Aston Hall as a southeast-to-northwest oriented structure laid out in an H-shaped plan (**Figure 5**). Also shown are two small, detached outbuildings, one in the garden adjacent to the northeast wing of the house (identified hereafter as the east garden court), the other a short distance to the northwest, as well as the walled garden court (the present formal garden) to the southeast.
- 7.7.2 To the west of Aston Hall stands a C-shaped range of barns surrounding a courtyard on three sides, with the coach house and kennels at the east end of the north range. These buildings, outbuildings, gardens and surrounding grounds occupy plot 160, which is described in the accompanying tithe apportionment as 'Aston Hall, gardens, buildings &c' (TNA IR 29/29/229). The site of the present walled garden (denoted by the number 160) is an enclosed plot of land, which is likely to have been a walled kitchen garden when the tithe map was surveyed. The map shows that it contained an outbuilding at its north end.
- 7.7.3 Although the Hall, its gardens and grounds comprise most of the area demarcated by the redline

boundary of the Application Site, the boundary also encompasses part of plot 128, which contained a 'cottage, buildings & yard' in the early 1840s. The tithe map shows two buildings within the Site boundary in this plot, with a third standing just outside. Also within the redline boundary, lying to the southeast of the mansion is plot 123, which was a pasture (confusingly known as 'The Orchard' and planted with trees, suggesting that it may have either been misidentified or that it was a wood-pasture) when the map was surveyed. Immediately to the northeast of this lies plot 123a, which contains a 'House, buildings & garden' in 1843. The latter plot lay without the boundaries of the present Site, as do plots 129 (containing 'two cottages and a garden') and plot 161 to the west of the barn complex, which contains a 'stockyard & buildings' in 1843.

- 7.7.4 The accompanying tithe apportionment indicates that the mansion, its gardens, and grounds (plot 160), the adjacent cottage, buildings and yard (plot 128), and the stockyard and buildings (plot 161) were in the ownership of John Francis Wright and the occupation of Thomas Downes. The Orchard (plot 123) and the adjoining House, buildings & garden (plot 123a) were owned by John Smith and occupied by John Hayes.
- 7.7.5 The First Edition Ordnance Survey map of 1883 (**Figure 6**) shows Aston Hall essentially unchanged from the tithe map, although the small outbuilding shown by the earlier map in the east garden court has gone and the garden is planted with two conifers, presumably exotic specimens that were fashionable during the period. The Ordnance Survey map also shows the barn complex in greater detail, with dashes indicating the open sides of the north range of the group. A rectangular plot planted with deciduous trees, lying adjacent to the north wall of the present walled garden, is shown for the first time. This was probably designed to screen views of the kitchen garden from the Hall.
- 7.7.6 The map also shows that the west front of the outbuilding in former plot 128 (cottage, buildings & yards) was open-sided, denoted by dashes. The remainder of the group, including the Orchard to the southeast of the mansion, was unchanged. At the southeast end of the entrance drive, the map shows two oval ponds close to the boundary of the grounds and the road from Much Wenlock to Craven Arms and Ludlow (now the B4368).
- 7.7.7 An Ordnance Survey map of 1903 (**Figure 7**) shows a broadly similar scene to the earlier map, the most notable changes being the addition of a narrow rectangular building in the courtyard of the barn complex, standing a short distance to the south of the open-sided north range. The map also shows that the tree screen on the north side of the kitchen garden had been augmented with conifers. The paths, ponds and drives within the grounds remain unchanged.
- 7.7.8 Although surveyed at a smaller scale, the 1953 Ordnance Survey map reproduced here as **Figure 8** shows that little had changed in the grounds of Aston Hall in the 50 years since the previous map was published. The western range of the barn complex appears to have been extended to the west with the addition of a new rectangular structure, which lies without the redline boundary of the Application Site. Part of the yard area south of the northern range of the group appears to have been covered, encompassing the small building in that area. The

ornamental conifers in the eastern garden court are not shown.

- 7.7.9 An Ordnance Survey map of 1963 (**Figure 9**) depicts no appreciable changes within the Application Site boundary from the previous map.
- 7.7.10 The 1973 Ordnance Survey map (**Figure 10**) reveals that several alterations had been made to the layout of buildings at Aston Hall. The map shows an open-sided extension at the north end of the northeast range of the house. It also shows that the square building depicted on all maps since 1883 (and probably since 1843) standing between the northwest corner of the house and the coach house and kennels has been demolished.
- 7.7.11 The barn complex is shown in greater detail than in previous (smaller-scale) maps, although the layout of the open-sided north range is probably unchanged from the 1963 map. The map does show a small extension (lean-to?) on the north side of the range, standing without the Site boundary. Also beyond the boundary is a square building to the northwest of the barn group, which has been added since the early 1960s. The tree screen on the north side of the walled (kitchen) garden appear to have been thinned, whilst an outbuilding and two small glasshouses have been erected in the walled garden itself. At the southeast end of the entrance drive to the house, the larger of the two ponds appears to have been infilled.
- 7.7.12 Since the latter map was surveyed in the early 1970s, various other additions and alterations have been made within the grounds of Aston Hall (**Figure 2**). These include the apparent extension of the outbuilding in the north corner of the walled garden and the construction of the tennis court at the southeast side of that garden. The lean-to structure abutting the west side of the west range of the barn complex has been replaced by a detached free-standing Dutch Barn a short distance to the west.

Owners and occupiers of Aston Hall, c.1840-c.2000

- 7.7.13 At the time that the tithe was apportioned, John Francis Wright (d. 1868) was the lord of the manor and the principal landowner in Aston Munslow (Baugh 1998: 151-167). A census return of 1841 identified Thomas Downes as a 45-year-old farmer, who lived at Aston Hall with his wife Mary and five servants (Ancestry.com HO 107/913/ 2/1/12: 37). John Hayes (occupant of the cottage, buildings and yard in plot 128) was identified as a 20-year-old farmer in the same census (Ancestry.com HO 107/913/2/5: 23).
- 7.7.14 A directory of 1851 lists a certain John Downes Esq as the resident of Aston Hall (History, Gazetteer & Directory of Shropshire 1851: 541). A census return of 1861 lists Downes as a 37-year-old farmer of 600 acres employing nine men and two boys (Ancestry.com RG 9/1838/40: 7). Downes lived at Aston Hall with his wife Ann (30), brother Edwin (38) and five farm and domestic servants. Ten years later, John and Ann Downes were still living at the house, which they shared with their six children, a governess, three farm servants (including a 'colt breaker') and three domestic servants (Ancestry.com TNA RG10/ 2727/42: 7). The family had moved to Richards Castle by the early 1880s, and directories of 1891 and 1895 list a farmer named Thomas Sankey as occupant of Aston Hall (Kelly's Directory of Shropshire 1891: 370; Kelly's Directory of

Herefordshire & Shropshire 1895: 148).

7.7.15 The Wright family remained in possession of Aston Hall until 1911, when John Francis Wright's nephew E.C. Wright sold the house and 100 acres of land to P.G. Holder, who sold it the following year to John Ingram Benson, a farmer, who was listed as resident of the mansion in a directory of 1913 (Baugh 1998: 151-167; Kelly's Directory of Shropshire). The Benson family remained in possession and occupation of the hall until 1978, when Major D. Benson sold the Hall and 13 acres to R. N. Broad. In 1985, Broad sold it to Commander. J. L. Skinner, who sold it in 1988 to Mr and Mrs P. A. G. Cressall.

7.8 **Previous archaeological investigations**

7.8.1 The HER records fourteen archaeological investigations in the study area. These include nine 'field observations' (comprising eight site visits to listed buildings and one desk-based rapid assessment survey), one building survey, one archaeological Watching Brief, one aerial photographic interpretation exercise, one 'thematic survey' of roof tile fabric and one archaeological desk-based assessment. Where applicable, the results of these investigations have been integrated into the preceding account of the archaeological and historical baseline.

8 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

8.1 General

- 8.1.1 Assessment of the historic environment of the study site allows for the potential for heritage assets of archaeological interest, especially buried archaeological remains, to be determined for the site itself.
- 8.1.2 A total of 53 heritage assets have been identified from the Shropshire HER within the 1km search radius of the proposed development. These include one Roman feature, five medieval and 20 post-medieval assets, and 27 historic buildings. Of the latter category, eleven were listed Grade II* or II, fifteen were non-designated buildings and there was one Scheduled Monument. A total of fourteen archaeological investigations have been recorded within the study area, three of which were desk-based assessment exercises.
- 8.1.3 The potential for evidence originating from the various periods is summarised below. As the HER data is only a partial reflection of the buried archaeological record, the true archaeological potential of the site may vary to that which is stated below.

8.2 Prehistoric

- 8.2.1 No archaeological evidence of human activity dating to the early prehistoric period has been discovered in the study area. Although finds and features dating to the Neolithic and Bronze Ages have been found in the wider district, the part of the Corve Dale in which the Site lies has yet to reveal any comparable archaeological material. Similarly, whereas archaeological evidence of Iron Age activity has been recorded on high ground overlooking the clay vales, no finds or features of that date have been discovered in the study area. It is likely that the area was heavily wooded throughout much the prehistoric period.
- 8.2.2 It is therefore considered that the potential for evidence of human activity during the prehistoric period can be described as **low**. Any archaeological finds or features encountered that date to the prehistoric period would be of **regional** significance.

8.3 Roman

- 8.3.1 The HER records a Roman road that passed through the study along its route from Stourbridge to central Wales. The construction of highways during the period often stimulated roadside development, including villas and small towns. Whereas examples of the former have been discovered in neighbouring Ape Dale and at Much Wenlock, no further archaeological evidence of Roman activity has been recorded in the study area.
- 8.3.2 It is therefore considered that the archaeological potential for the Roman period is **low**. If archaeological remains from the period are present, they are likely to be of **regional** significance.

8.4 Early Medieval/ Saxon

- 8.4.1 Negligible archaeological or historical evidence of activity dating to the fifth and sixth centuries AD has been discovered in south Shropshire. The picture changes towards the end of the

seventh century AD, when the rulers of a Mercian sub-kingdom established a monastery at Much Wenlock. By the late eleventh century, the study area had been absorbed into the late Saxon administrative network of manors and hundreds. The Domesday Book indicates that the area was dominated by arable cultivation and that there was surprisingly little woodland remaining in the vicinity. Despite the extensive changes that took place during the period, no evidence of Saxon activity has been identified in the archaeological record of the study area. It is therefore considered that the archaeological potential for the period is **low**. Any archaeological features dating to the Saxon period would be of **regional** significance.

8.5 Medieval

8.5.1 The manor of Aston Munslow was already a significant holding in the late eleventh century. The Domesday Book records the presence on the manor of a Frenchman, a retainer (presumably of Reginald the Sherriff, then lord of the manor) and a priest, suggesting that there may have been a (short-lived) manorial chapel in the vicinity. The HER records evidence of the manor's three open fields, in the form of ridge and furrow earthworks and suggests that several of the farmsteads in the settlement of Aston Munslow had medieval origins. It is possible that the White House was the capital messuage of the manor during the late Middle Ages, a contention supported by the presence of a fourteenth or fifteenth century dovecot in its grounds. Although the present Aston Hall dates predominantly to the sixteenth and seventeenth centuries, it is believed to have an earlier, presumably late medieval core.

8.5.2 Although comparatively little archaeological evidence of medieval activity has been discovered within the study area, it is therefore considered likely that the site of the present Hall lay close to the centre of the medieval settlement of Aston. This evidence suggests that the archaeological potential for the period is **moderate**. Any medieval features or finds would be of **local-to-regional** significance.

8.6 Post-Medieval and Modern

8.6.1 At some point either during the late medieval or early post-medieval period, the site of Aston Hall became the manorial centre of Aston. The construction and subsequent enlargement of the Hall during the sixteenth and seventeenth centuries was accompanied by the building of a substantial range of farm buildings (the Barns complex), a large walled kitchen garden to the south and formal garden courts adjoining the northeast and southeast fronts of the remodelled house. By the nineteenth century Aston Hall was a working farm, the residence and workplace of a succession of tenants who leased the premises from the lord of the manor, who retained ownership of the estate.

8.6.2 Nineteenth century maps indicate that the layout of the gardens and grounds of the mansion was typical of a sixteenth or seventeenth century country house. The historical map regression exercise revealed that the layout shown on the tithe map of 1843 endured throughout the remainder of the nineteenth century and much of the twentieth with few significant alterations. A small number of minor outbuildings were demolished or relocated during the next 130 years,

although the most significant alterations took place in and around the barn complex. These changes mainly comprised alterations to the configuration of the north range of the group, which appears to have retained an open front to the yard to the south throughout the period. More extensive changes took place between 1963 and 1973, including the extension of the northeast range of the Hall, the demolition of a building between the hall and the coach house and dog kennels and erection of new structures within the walled garden. Further changes have taken place within the gardens, grounds and outbuildings since the early 1970s, including the demolition of structures in the yard to the south of the present north range of the barn complex.

- 8.6.3 It is therefore considered that the potential for archaeology dating post-medieval and modern periods is **moderate-to-high**. This is likely to comprise both farm buildings associated with the barn group and garden archaeology, especially in the footprint of the walled garden. If archaeological material dating from these periods were encountered, it would be of **local** significance.

9 IMPACT ON BURIED ARCHAEOLOGICAL DEPOSITS

9.1 Previous Land Use and Existing Impacts

- 9.1.1 Cartographic, documentary and building survey evidence indicates that the application site has been part of the gardens and grounds of Aston Hall since at least the late sixteenth century (**Figures 5 to 10**).
- 9.1.2 Cartographic and documentary evidence suggest that the site probably formed part of the core of the village of Aston Munslow throughout the Middle Ages. Land use on the site before this date is unknown, although it is likely that the settlement was formed following the clearance of woodland during the early medieval period. It is conceivable that there may have been previous phases of clearance and subsequent recolonisation during earlier periods in history and prehistory, although the archaeological record as outlined in the HER suggests that the area may have been somewhat marginal prior to the eighth century AD. It is likely that the construction of the late medieval building that formed the core of Aston Hall and its subsequent enlargement during the sixteenth and seventeenth centuries had a **medium** adverse impact upon any underlying archaeological deposits.
- 9.1.3 During the post-medieval period, Aston Hall was both a house and a working farm, so the layout of its outbuildings, gardens and grounds is likely to have been subject to alteration over time as fashions changed and necessity dictated. It has been suggested that elements of the barn complex are likely to be contemporary with the remodelling of the house in the late seventeenth century (Baugh 1998: 151-167).
- 9.1.4 The layout of the hall, its gardens, grounds and outbuildings shown in nineteenth century Ordnance Survey maps has survived largely unchanged until the present day, although there have been several alterations in the grounds of the barn complex, mainly affecting the north range and the adjacent courtyard. Historical and late twentieth century works in the gardens, grounds and outbuildings are likely to have resulted in a **low-to-medium adverse** impact upon any potential archaeology within the proposed development area. The construction of the tennis court is likely to have had a **low adverse** impact upon archaeology within the walled garden. Archaeological remains situated outside these areas of development may have survived elsewhere on the site, depending upon their depth.

9.2 Impact of Proposed Development on the Archaeological Resource

- 9.2.1 It is proposed to repair, restore, and redevelop certain outbuildings and areas of the gardens and grounds of Aston Hall (**Figures 3a and 3b**). The proposed works include the following:
- The conversion of the Barns for leisure and small office purposes. The conversion is to include the installation of separate plant rooms for the Hall and the Barns on the ground and first floors of Barn 'D'.
 - The construction of a new 'pool barn' to the south of Barn 'A', with an interconnecting link building. The pool barn will contain a swimming pool, plant room and balance tank.

- The installation of a sauna, gym, toilets, showers and changing facilities for family use in Barn 'A'.
- The installation of a renewable energy facility, comprising a photovoltaic array (PV) in grazing pasture to the south of the Hall (1200m²). The installation of separate ground source heat pumps (GSHP) for the Hall (660m²) and the Barns (960m²) buried in grazing pasture to the east of the Hall.
- The removal of the existing tennis court (560m²) from the walled garden and its replacement with a vegetable garden.
- New tree planting and landscaping to screen the PV array.
- The provision of a new driveway from the B4368 around the northeast side of Aston Hall, diverting traffic away from the principal frontage to a dedicated parking area to the north of the Hall.
- The provision of a new gateway and boundary fence at the northern end of the Site, to allow pedestrian and emergency vehicle access to existing private driveway beyond the Site boundary.
- Reduction in the width of the existing driveway to allow for emergency access only.
- Provision of new foul and storm drainage runs from the Hall and the Barns.
- Construction of a sewage treatment plant for foul drainage in grazing land to the southeast of the Hall.
- New tree planting in grazing land to the east of the Hall to screen existing private driveway (beyond Site boundary) and along the western boundary of the Walled Garden.

9.2.2 It is anticipated that the following works may potentially impact upon potential *in-situ* archaeological remains:

- The construction of a new 'pool barn' and interconnecting link building to the south of Barn 'A' is anticipated that this will have a localised **medium-to-high adverse** impact.
- The installation of the photovoltaic array (PV) in grazing pasture to the southeast of the Hall is likely to have a localised **low-to-medium** adverse impact.
- The installation of separate ground source heat pumps for the Hall and the Barns in grazing pasture to the east of the Hall is likely to have a localised **medium adverse** impact.
- The construction of plant rooms and an energy storage facility in the Walled Garden is anticipated to have a localised **medium adverse** impact.
- It is expected that the removal of the existing tennis court and its replacement with a vegetable garden will have a localised **low-to-medium adverse** impact.
- New tree planting and landscaping to screen the PV array will have a localised **low-to-medium adverse** impact.
- It is anticipated that the provision of an alternative driveway from the B4368 to run around the

northeast side of Aston Hall and the provision of additional car parking will have a **low-to-medium adverse** impact upon any underlying archaeological deposits, depending upon the dimensions of the corridor and the construction techniques used (e.g. 'no dig' techniques will have a lesser impact than intrusive methods).

- The provision of new foul and storm drainage runs from the Hall and the Barns will have a localised **medium adverse** impact.
- The construction of a sewage treatment plant for foul drainage in grazing land to the southeast of the Hall will have a localised **medium adverse** impact.
- New tree planting in grazing land to the east of the Hall and along the western boundary of the Walled Garden will have a localised **low-to-medium adverse** impact.

9.3 **Ground Soil Contamination**

8.3.1 No evidence of ground soil contamination within the application site has been reported.

9.4 **Existing Services**

8.3.2 No detailed plans of services within the site were available at the time this report was prepared.

10 CONCLUSIONS

- 10.1.1 This report aimed to identify the potential for the occurrence of archaeological remains on the site of the proposed development, the probable period from which they date and the type of remains that can be expected. In addition, the likelihood for the survival of these remains has been assessed, as well as their archaeological and historical significance.
- 10.1.2 A total of 53 heritage assets have been identified from the Shropshire HER within the 1km search radius of the proposed development. These include one Roman feature, five medieval and 20 post-medieval assets, and 27 historic buildings. Of the latter category, eleven were listed Grade II* or II, fifteen were non-designated buildings and there was one Scheduled Monument. A total of fourteen archaeological investigations have been recorded within the study area, three of which were desk-based assessment exercises.
- 10.1.3 Cartographic and documentary evidence suggest that the site probably formed part of the core of the village of Aston Munslow during the late medieval period. Although the land use on the site before this date is unknown, it is likely that the settlement was formed following the clearance of woodland during the early medieval period. The layout of the hall, its gardens, grounds and outbuildings depicted by the Munslow tithe map of 1843 has survived substantially unchanged until the present, although several outbuildings shown on historical maps have been demolished during the intervening decades. Additionally, several alterations have been made to the north range of the Barn complex and the adjacent courtyard during this period.
- 10.1.4 Analysis of archaeological data supplied by the Shropshire HER and historical research indicates that there is a low potential for prehistoric, Roman and early medieval/Saxon remains; a low-to-moderate potential for medieval archaeology and a moderate-to-high potential for post-medieval and modern remains.
- 10.1.5 If found, archaeological remains from the prehistoric, Roman, and Saxon periods are likely to be of regional significance; features and finds from the medieval period are likely to be of local-to-regional significance, whereas any finds or features dating to the post-medieval and modern periods would be considered of local significance.
- 10.1.6 It is likely that the construction of the late medieval building that formed the core of Aston Hall and its subsequent enlargement during the sixteenth and seventeenth centuries had a medium adverse impact upon any underlying archaeological deposits. Historical and late twentieth century works in the gardens, grounds and outbuildings are likely to have resulted in a low-to-medium adverse impact upon any potential archaeology within the proposed development area. The construction of the tennis court is likely to have had a low adverse impact upon archaeology within the walled garden. Archaeological remains situated outside the main areas of development may have survived on the site, depending upon their depth.
- 10.1.7 Whilst it is anticipated that the construction of a new 'pool barn' and interconnecting link building to the south of Barn 'A' will have a localised medium-to-high adverse impact upon any *in-situ*

archaeological remains, the other proposed works are expected to have impacts ranging from low-to-medium adverse.

- 10.1.8 Given the findings of this report, it is possible that further archaeological work will be requested as a means of mitigating the potential archaeological resource. It is considered that trial trenching or a watching brief might be considered appropriate means of mitigating the impact upon any *in-situ* archaeological remains.
- 10.1.9 The requirement for, and detailed scope of any archaeological work deemed necessary on the site will need to be agreed by the Shropshire County Archaeologist, whose further advice concerning the recommended stages of evaluation and mitigation should be obtained.

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Appendix 1: Historic Environment Record

Map Reference	NGR	HER No.	Name	Monument Type	Date Range	Description
Roman						
1	SO 4997 8856 (centred)	4076	Greensforge (Staffs) to Central Wales Roman Road	ROAD	Roman - 43 AD to 410 AD	The Roman Road running west from the fort at Greensforge near Stourbridge to the forts at Forden Gaer, Caersws and Castell Collen.
Medieval						
2	SO 5066 8676 (centred)	21720	Earthwork remains of ridge and furrow c275m NW of Aston Hall	RIDGE AND FURROW	Medieval - 1066 AD to 1540 AD	Earthwork remains of ridge and furrow of possible medieval date.
3	SO 51939 85912 (587m by 702m)	34042	Earthwork ridge and furrow and field system SE of Aston Munslow	RIDGE AND FURROW	Medieval - 1066 AD to 1901 AD	Earthwork ridge and furrow and field system of medieval to post medieval date.
4	SO 5084 8660 (point)	23202	Farmstead at Aston Hall	FARMSTEAD	Medieval to Unknown - 1066 AD to?	Aston Hall, a regular courtyard U-plan farmstead first identified and classified by the Historic Farmsteads Characterisation Project, largely from the digital version of the c.1900 OS large scale mapping.
5	SO 5117 8656 (point)	23199	Old Willow House Farm, Munslow	FARMSTEAD	Medieval to Unknown - 1066 AD to?	Old Willow House, a farmstead first identified and classified by the Historic Farmsteads Characterisation Project, largely from the digital version of the c.1900 OS large scale mapping.
6	SO 5101 8677 (point)	23201	The White House Farm, Aston Munslow	FARMSTEAD	Medieval to Unknown - 1066 AD to?	The White House, a loose courtyard plan farmstead first identified and classified by the Historic Farmsteads Characterisation Project, largely from the digital version of the c.1900 OS large scale mapping.
Post-medieval						
7	SO 5013 8613 (point)	15782	Mill (House), Batch Mill	WATERMILL	Medieval to Post Medieval - 1066 AD to 1901 AD	The site of a former watermill of post-medieval date.
8	SO 5012 8620 (centred)	20935	Mill race upstream of Mill House, Bache Mill	MILL RACE	Post Medieval - 1540 AD to 1901 AD	Possible earthwork remains of a mill race upstream of Mill House at Bache Mill
9	SO 5021 8614 (centred)	6982	Site of a windmill c.80m E of Mill House	WINDMILL	Early 19th century to Early 20th century (pre-war) - 1800 AD to 1913 AD	The site of a 19th to 20th century windmill. Slight earthwork mound visible on LiDAR imagery
10	SO 5102 8665 (point)	23200	Farm at 1 & 2 Arbour Cottages, Aston Munslow	FARMSTEAD	17th century to Unknown - 1600 AD to?	1 & 2 Arbour Cottages, a loose courtyard plan farmstead first identified and classified by the Historic Farmsteads Characterisation Project, largely from the digital version of the c.1900 OS large scale mapping.
11	SO 5042 8609 (point)	22095	Milford Lodge Cottage Farm	FARMSTEAD	Early 19th century to Unknown - 1800 AD?	Milford Lodge Cottage, a regular courtyard plan farmstead first identified and classified by the Historic Farmsteads Characterisation Project, largely from the digital version of the c.1900 OS large scale mapping.
12	SO 5095 8716 (point)	23197	The Hollows Farm	FARMSTEAD	Early 19th century to Unknown - 1800 AD?	The Hollows, a loose courtyard plan with farm buildings on two sides of the yard.

Map Reference	NGR	HER No.	Name	Monument Type	Date Range	Description
13	SO 51133 87342 (point)	34018	Site of unnamed barn/outfarm, c.250m NE of The Hollows, Aston Munslow	BARN	Early 19th century to Unknown - 1833 AD	Site of barn, probably built c.1833.
do	SO 5151 8690 (point)	23198	Aston Villa Farm	FARMSTEAD	Early 19th century to Unknown - 1800 AD?	Aston Villa Farm, a loose courtyard plan with farm buildings on two sides of the yard.
15	SO 5035 8702 (centred)	21721	Outfarm c.675m NW of Aston Hall	OUTFARM	Late 19th century - 1880 AD to 1899 AD	An outfarm complex of post medieval date.
16	SO 50606 87602 (centred)	30007	2 Quarries, Upper Barn, Aymestry Edge	LIMESTONE QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
17	SO 49903 86904 (centred)	30033	Old Quarry, Fernhall Mill, Nr Diddlebury	LIMESTONE QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
18	SO 50048 86663 (centred)	30034	Old Quarry, Fernhall Mill, Nr Diddlebury	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
19	SO 50520 86893 (centred)	30035	Old Quarry, Aston Munslow	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
20	SO 51100 86879 (centred)	30036	Old Quarry, Aston Munslow	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
21	SO 51079 86674 (centred)	30037	Old Quarry, Aston Munslow	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
22	SO 50189 86241 (centred)	30048	Old Quarry, Milford Cottages	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
23	SO 50055 86199 (centred)	30049	Old Quarry, Milford Corn Mill	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
24	SO 50121 86017 (centred)	30050	Old Quarry, Milford	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.

Map Reference	NGR	HER No.	Name	Monument Type	Date Range	Description
25	SO 50279 85931 (centred)	30084	Quarry, Bache Mill, Diddlebury	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
26	SO 50345 85783 (25m by 40m)	30085	Old quarry, Bache Mill, Diddlebury	QUARRY	Post Medieval - 1540 AD to 1901 AD	A quarry first identified and classified by the Historic Mineral Workings Data Capture Project by the Minerals Section of Shropshire County Council and its successor Shropshire Council.
Historic buildings						
27	SO 5103 8670 (point)	14674	Dovecote at South Hill Farm, Aston Munslow	DOVECOTE	14th century to 16th century - 1300 AD? to 1599 AD?	Scheduled Monument: The remains of a circular, stone built dovecote probably constructed in the 14th or 15th century, and one of only a few medieval dovecotes known in Shropshire.
28	SO 5102 8674 (point)	11307	The White House, Aston Munslow	CRUCK HOUSE; HALL HOUSE	15th century to Early 19th century - 1400 AD to 1837 AD	Grade II* listed manor house, now house. C15th with early C19th additions. Painted render on coursed rubble plinth, stone rubble, painted timber frame with painted infill panels. Plain-tile roofs and hipped tile roof. Large central stone ridge stack with brick shaft, C19th integral brick eaves stacks. Long range with one end of former great hall with cross wing and an early C19th extension now forming the main house at the other end.
29	SO 5102 8678 (point)	11308	Stable block to N of The White House, Aston Munslow	BARN; HOUSE; STABLE	16th century - 1500 AD? to 1599 AD	Grade II listed barn and stables reputed to incorporate core of late C16th timber-framed house, now museum. Stone rubble with later repairs in red brick to north bay, brick on rubble plinth in middle bay (west side only) , south bay of partly weatherboarded square framing with brick infill on rubble plinth. Both gable-ends weatherboarded. Plain-tile roof. 3-cell plan
30	SO 5089 8661 (point)	11306	Aston Hall and wall and gate piers to SE and gate pier, Aston Munslow	MANOR HOUSE	16th century to 17th century - 1500 AD? to 1670 AD	Grade II* listed manor house, now house. C16th with earlier core, much restored. Coursed and uncoursed stone rubble with ashlar dressings, painted timber frame on stone rubble plinth. Plain-tile roofs. Projecting stone rubble stacks to side and rear with 3 shafts and integral brick stack to right-hand wing with 4 shafts, all shafts of spurred brick with connecting oversailing caps. 2 later small brick gable-end stacks. H-shaped plan.
31	SO 5114 8657 (point)	11311	Lower Farm Farmhouse, Aston Munslow	FARMHOUSE	Late 16th century to Late 18th century - 1500 AD? to 1799 AD	Grade II listed farmhouse, now house. Late C16th in origin with C17th, C18th and later alterations. Stone rubble, painted timber frame with brick and painted rendered infill panels, painted brick.
32	SO 5122 8662 (centred)	11312	Swan Inn Public House, Aston Munslow	PUBLIC HOUSE	Late 16th century to 17th century - 1550 AD? to 1699 AD	Grade II listed public house. Late C16th or C17th with later alterations. Painted stone rubble, brick and render, painted timber frame and painted infill panels.

Map Reference	NGR	HER No.	Name	Monument Type	Date Range	Description
33	SO 5126 8664 (point)	11313	Nos 8 and 9, Aston Munslow	FARMHOUSE; HOUSE	Late 16th century to 20th century - 1500 AD to 1999 AD	Grade II listed farmhouse, now 2 houses. Late C16th, with C20th extensions. Painted timber frame with painted render infill panels, painted and unpainted stone rubble. Graduated slate roof. Brick integral end stack and projecting rendered eaves stack with brick shaft to front. T-shaped plan consisting of main range and cross wing.
34	SO 5105 8666 (point)	11309	Arbour Cottage Nos 1 and 2, Arbour Cottage, Aston Munslow	HOUSE	17th century to Early 20th century - 1632 AD to 1913 AD)	Grade II listed. 2 houses, now single house. Dated 1632. Painted timber frame on stone rubble plinth with painted brick and render infill panels, stone rubble gable end. Graduated slate roof. 2 rear chimneys: projecting stone rubble eaves stack with tiled offsets and C19 brick shaft, and integral stone stack with C19 brick shaft
35	SO 5115 8664 (point)	11310	Tudor Cottage, Aston Munslow	HOUSE	17th century - 1600 AD? to 1699 AD	Grade II listed house. Early C17th and later. Painted timber frame with painted brick infill panels on restored brick plinth.
36	SO 51028 86616 (point)	20362	Washwell Cottage, Munslow	HOUSE	Early 18th century to Mid 18th century - 1700 AD to 1732 AD	Grade II listed early 18th century smallholder's cottage, with a mid 19th century addition. Between 1953 and his death in 2002, it was the home of Fred Jordan, a farm worker and folk singer, and during his time there the cottage underwent little change
37	SO 5005 8640 (point)	16564	Spring Groves North of Bache Mill	FARMHOUSE	Early 18th century to Early 19th century - 1700 AD to 1837 AD	Non-designated farmhouse, of probable 18th or early 19th century date
38	SO 50899 86644 (point)	20638	Privy and garden wall 13m north of Aston Hall, Aston Munslow	PRIVY HOUSE; WALL	18th century - 1700 AD to 1799 AD	Grade II listed stone built 18th century privy and attached garden wall,
39	SO 51217 86638 (point)	20639	Outbuildings to NW of Swan Inn, Aston Munslow	OUTBUILDING	Early 18th century to Early 19th century - 1700 AD to 1837 AD	Grade II listed outbuildings to the Swan Inn (qv) , formerly stables now garage and store. C18th or early C19th. Stone rubble partly painted. Plain-tile roofs. T-shaped plan of 2-bay range and cross wing.
40	SO 5010 8634 (point)	16549	Spring Bank at Bach Mill	HOUSE	Early 18th century to Early 19th century - 1700 AD to 1837 AD	Non-designated house, probably 18th century or early 19th century in date.
41	SO 5116 8674 (point)	14382	Aston Munslow Chapel	WESLEYAN METHODIST	Mid 19th century to 21st century - 1862 AD to 2013 AD	Non-designated Wesleyan Methodist chapel dated 1862. Converted to residential use in 2013.
42	SO 5025 8606 (point)	16548	Chapel at Bache Mill	WESLEYAN METHODIST	Mid 19th century to 20th century - 1879 AD to 1960 AD?	Non-designated Wesleyan Methodist Chapel built of polychrome brick in 1879. It closed before 1964 and is now converted to residential use.
43	SO 4990 8673 (point)	16501	Fernhall House, Diddlebury	FARMHOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated farmhouse, which was built at sometime between 1500 and 1914.
44	SO 4990 8672 (point)	16502	Agricultural Buildings at Fernhall House, Diddlebury	COW HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated cowstalls and a pigsty, which were built at sometime between 1500 and 1914

Map Reference	NGR	HER No.	Name	Monument Type	Date Range	Description
45	SO 5036 8576 (point)	16547	The Green, Diddlebury	HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated house, which was built at sometime between 1500 and 1914
46	SO 5028 8591 (point)	16566	No 2 Rock Cottages, Diddlebury (now Rock Cottage)	HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated house, which was built at sometime between 1500 and 1914.
47	SO 5015 8610 (point)	16586	House, South of Hill House, Diddlebury	HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated house, which was built at sometime between 1500 and 1914.
48	SO 5004 8618 (point)	16550	Wood Cottage, Bache Mill	HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated house, which was built at sometime between 1500 and 1914.
49	SO 5018 8604 (point)	16551	Penlee Cottage, Bache Mill	HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated house, which was built at sometime between 1500 and 1914.
50	SO 5028 8573 (centred)	16552	No 1 Rock Cottages, Bache Mill (now Quarry Cottage)	HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated house, which was built at sometime between 1500 and 1914.
51	SO 5020 8628 (point)	16563	One of the Milford Cottages, Bache Mill	HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated house, which was built at sometime between 1500 and 1914.
52	SO 5013 8613 (point)	16565	Mill House, Bache Mill	MILL HOUSE	16th century to First World War - 1500 AD to 1914 AD	Non-designated mill house, which was built at sometime between 1500 and 1914.
53	SO 5103 8676 (point)	15466	White House Cider Museum, Aston Munslow	HORSE ENGINE HOUSE	Post Medieval - 1540 AD to 1901 AD	Non-designated horse engine house.
Archaeological investigations						
54	SO 5089 8662 (point)	ESA4163	1994 site visit as part of Listed Buildings Resurvey	FIELD OBSERVATION	N/A	Aston Hall and wall and gate piers to SE and gate pier, Aston Munslow (Building 11306)
55	SO 5102 8673 (point)	ESA4164	1994 site visit as part of Listed Buildings Resurvey	FIELD OBSERVATION	N/A	The White House, Aston Munslow (Building 11307)
56	SO 5102 8679 (point)	ESA4165	1994 site visit as part of Listed Buildings Resurvey	FIELD OBSERVATION	N/A	Stable block to N of The White House, Aston Munslow (Building 11308)
57	SO 5105 8666 (point)	ESA4166	1994 site visit as part of Listed Buildings Resurvey	FIELD OBSERVATION	N/A	Arbour Cottage Nos 1 and 2, Arbour Cottage, Aston Munslow (Building 11309)
58	SO 5115 8664 (point)	ESA4167	1994 site visit as part of Listed Buildings Resurvey	FIELD OBSERVATION	N/A	Tudor Cottage, Aston Munslow (Building 11310)
59	SO 5115 8655 (point)	ESA4168	1994 site visit as part of Listed Buildings Resurvey	FIELD OBSERVATION	N/A	Lower Farm Farmhouse, Aston Munslow (Building 11311)

Map Reference	NGR	HER No.	Name	Monument Type	Date Range	Description
60	SO 5122 8662 (point)	ESA4169	1994 site visit as part of Listed Buildings Resurvey	FIELD OBSERVATION	N/A	Swan Inn Public House, Aston Munslow (Building 11312)
61	SO 5126 8663 (point)	ESA4170	1994 site visit as part of Listed Buildings Resurvey	FIELD OBSERVATION	N/A	Nos 8 and 9, Aston Munslow (Building 11313)
N/A	SO 4394 9444 (27871m by 24871m)	ESA6210	2008 field survey of historic farmsteads in the Shropshire Hills area	FIELD OBSERVATION	N/A	A rapid assessment survey was undertaken of 85 pre-targeted historic farmsteads in four selected areas of the Shropshire Hills region; the Rea Valley west, Clee-St. Margaret, Corve Dale and Rea Valley central.
62	SO 51166 86748 (9m by 13m)	ESA7644	2013 building survey of The Chapel, Aston Munslow, Shropshire	BUILDING SURVEY	N/A	A level 1 building survey was carried out of the non-conformist chapel at Aston Munslow, prior to proposals for residential development.
63	SO 51030 86709 (8m by 7m)	ESA8660	2011 Survey and watching brief during restoration of The Dovecote, The White House, Aston Munslow	SURVEY; WATCHING BRIEF	N/A	The ruined circular stone dovecote in the grounds of the White House, Aston Munslow, is probably medieval in date and was relatively intact until the start of the 20th century. Its condition was deteriorating badly and a delicate restoration programme was undertaken by its owners, the Landmark Trust, under the guidance of English Heritage.
N/A	SO 32692 80787 (40386m by 115035m)	ESA4714	Marches Uplands Mapping Project 1993-1994 by RCHME	AERIAL PHOTOGRAPH IN	N/A	The Marches Uplands Mapping Project (MUMP) was carried out by the Aerial Survey section of English Heritage (formerly RCHME) as part of the National Mapping Programme (NMP).
64	SO 51838 86897 (187m by 190m)	ESA8410	2017 DBA of land at Aston Munslow by Richard K Morriss	DESK BASED ASSESSMENT	N/A	A DBA was prepared in association with proposals for a modern two house poultry unit and associated facilities within a fairly isolated field to the north-east of the village of Aston Munslow, in the Corvedale in south Shropshire.
N/A	Not recorded	ESA6849	2004 Stone and tile roofing survey by the Shropshire Geological Society volunteers	THEMATIC SURVEY	N/A	Volunteers from the Shropshire Geological Society undertook a survey of the entire former SSDC area to assess the geology of stone roof tiles in the vernacular architecture of south Shropshire

APPENDIX 2

Munslow Tithe Apportionment, 1841

No.	Owner	Occupier	Name	Type	A	R	P
122	John Francis Wright	Thomas Downes	Older Leasow	Meadow	22	-	17
123	John Smith	John Hayes	Orchard	Pasture	4	-	36
123a	John Smith	John Hayes	House, buildings & garden	Homestead	1	1	18
128	John Francis Wright	Thomas Downes	Cottage, buildings & yards		1	-	29
129	John Smith	Susannah Hayes	Two cottages & garden		-	1	4
130	Thomas Smith	Clement Downes	House, garden, orchard & buildings	Homestead	2	2	4
160	John Francis Wright	Thomas Downes	Aston Hall, gardens, buildings &c	Homestead	3	3	34
161	John Francis Wright	Thomas Downes	Stockyard & buildings		-	1	35

Source:

TNA IR 29/29/229 Munslow Tithe Apportionment, 1841

TNA IR 30/29/229 Munslow Tithe Map, 1843



0 100m

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14/06/21 MR

Figure 2
Detailed Site Location
1:2,500 at A4

Notes
 This drawing is the copyright of Giles Quarme Architects and cannot be printed or reproduced without prior permission.
 This drawing has been based on survey information provided by others.
 All dimensions and setting out must be verified on site before commencement of the work, and any discrepancies notified to the architect.
 All windows and doors are to fit into existing openings unless stated otherwise.
 All dimensions are in millimetres unless stated otherwise.

Drawing Notes:

- Surveyed and drawn by James Brennan Associates Chartered Surveyors for Arrol Architects Ltd & QQA - Issue date December 2020 & July 2021.
- Survey grid is OS GPS & levels are related to ordnance survey GPS datum.
- Units are meters.
- Survey accuracy with a scale of 1:500.
- To be read in conjunction with all PLBC drawings and information.

Part of this plan is not surveyed but deducted from OS map.

- KEY**
- Property boundary
 - Plantroom for barns only
 Circa 9x4m - Clear H 2.7m
 - GSHP Barns only
 Closed loop collectors in bore holes
 60x1.0m = 960sqm
 - PV array
 1200 sqm (37.5x32m)
 110kWp free standing panels
 - Additional plantroom for Hall
 Circa 8x4m - Clear H 2.7m
 - GSHP Additional for Hall
 Closed loop collectors in bore holes
 55x1.2m = 660sqm
 - Batteries store
 Circa 8x4m - Clear H 2.7m

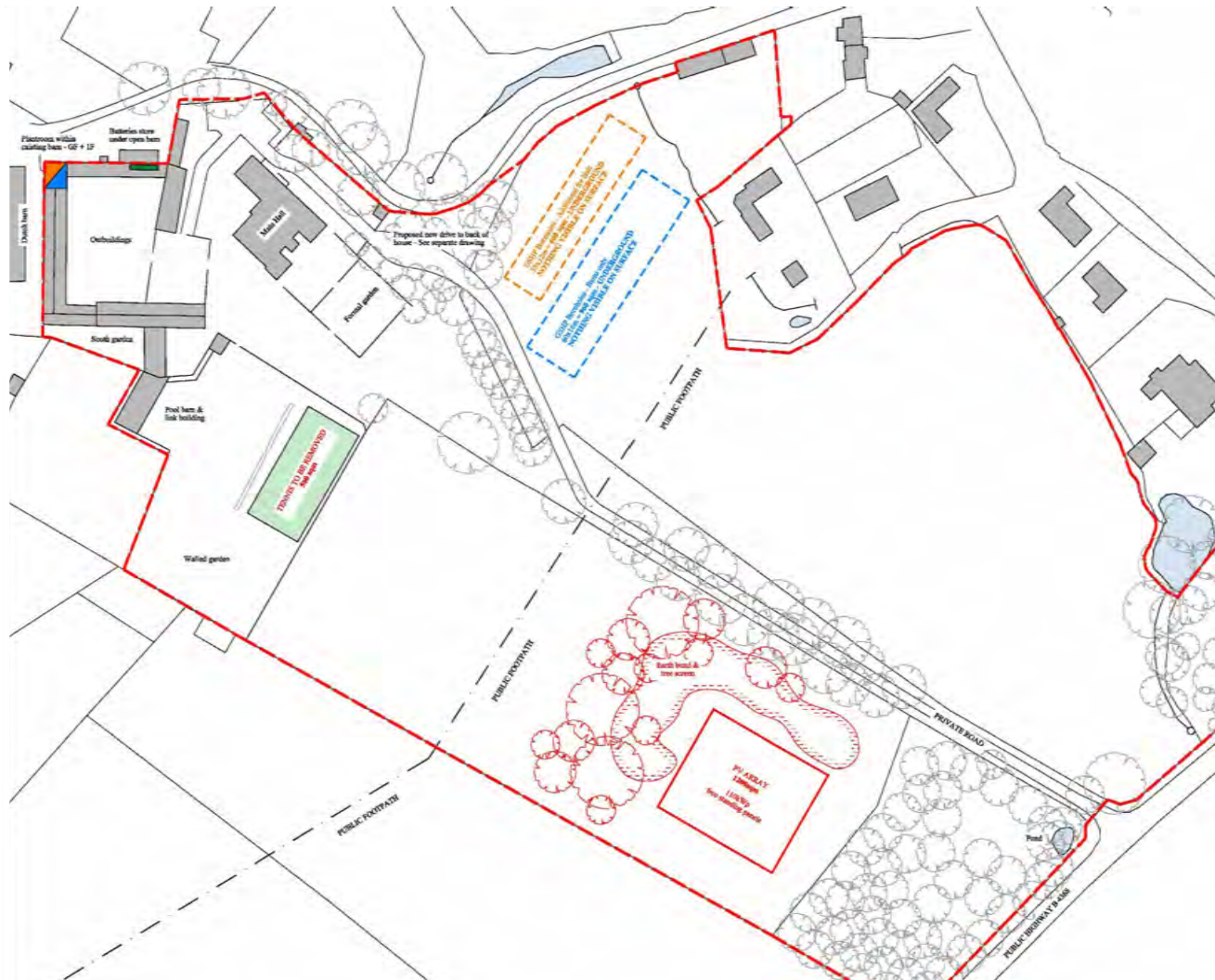
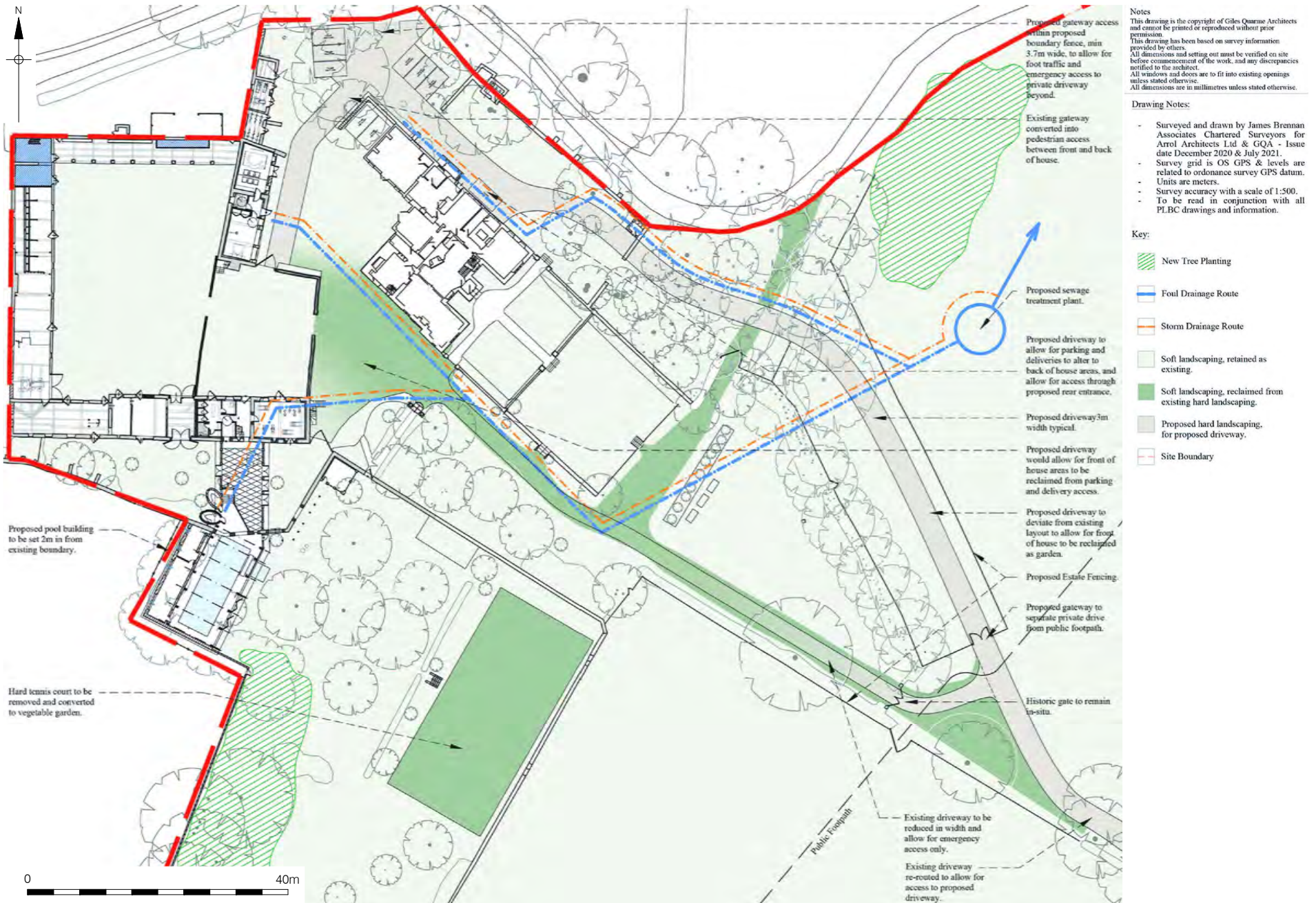


Figure 3a
 Proposed Development: Masterplan
 1:2,000 at A4



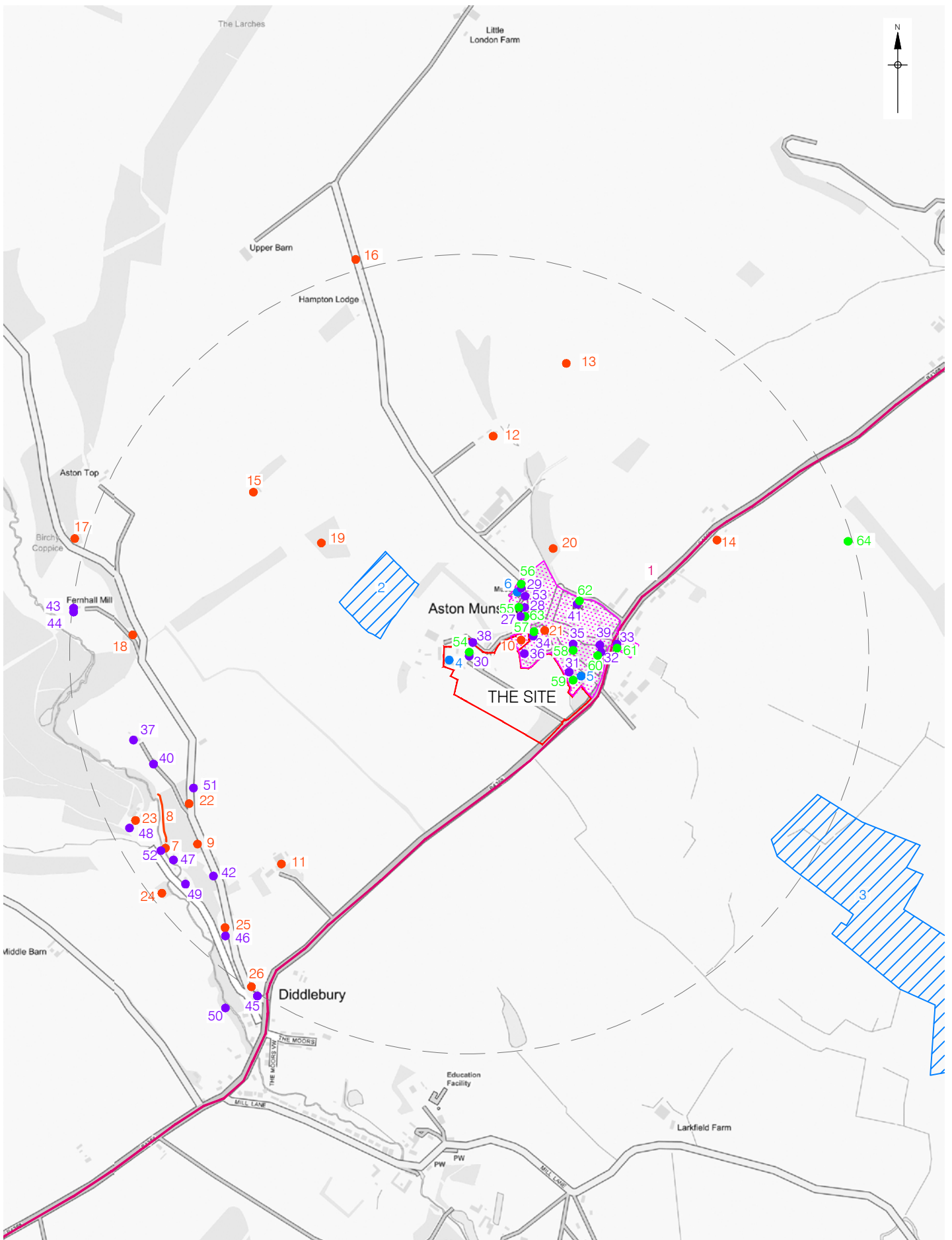
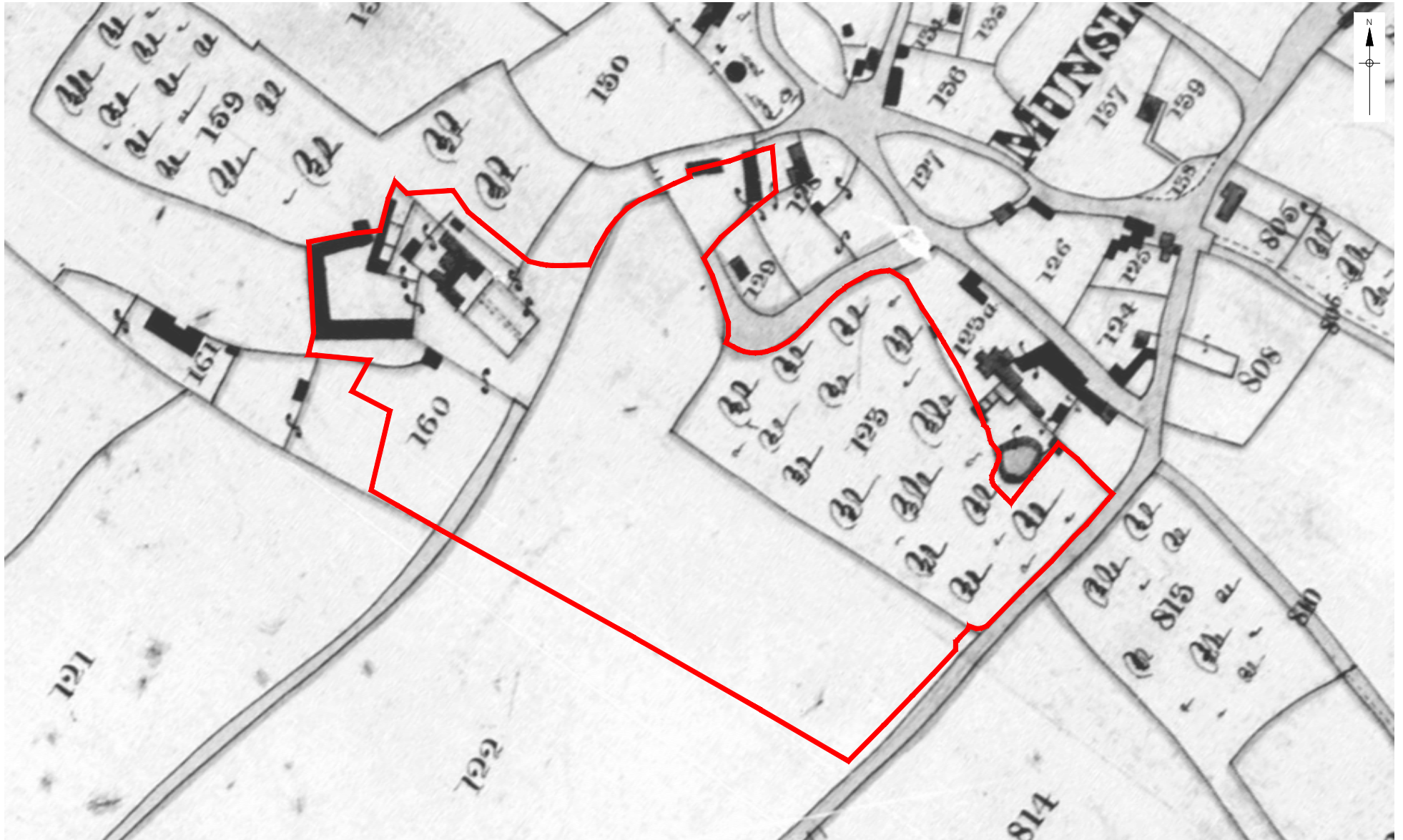
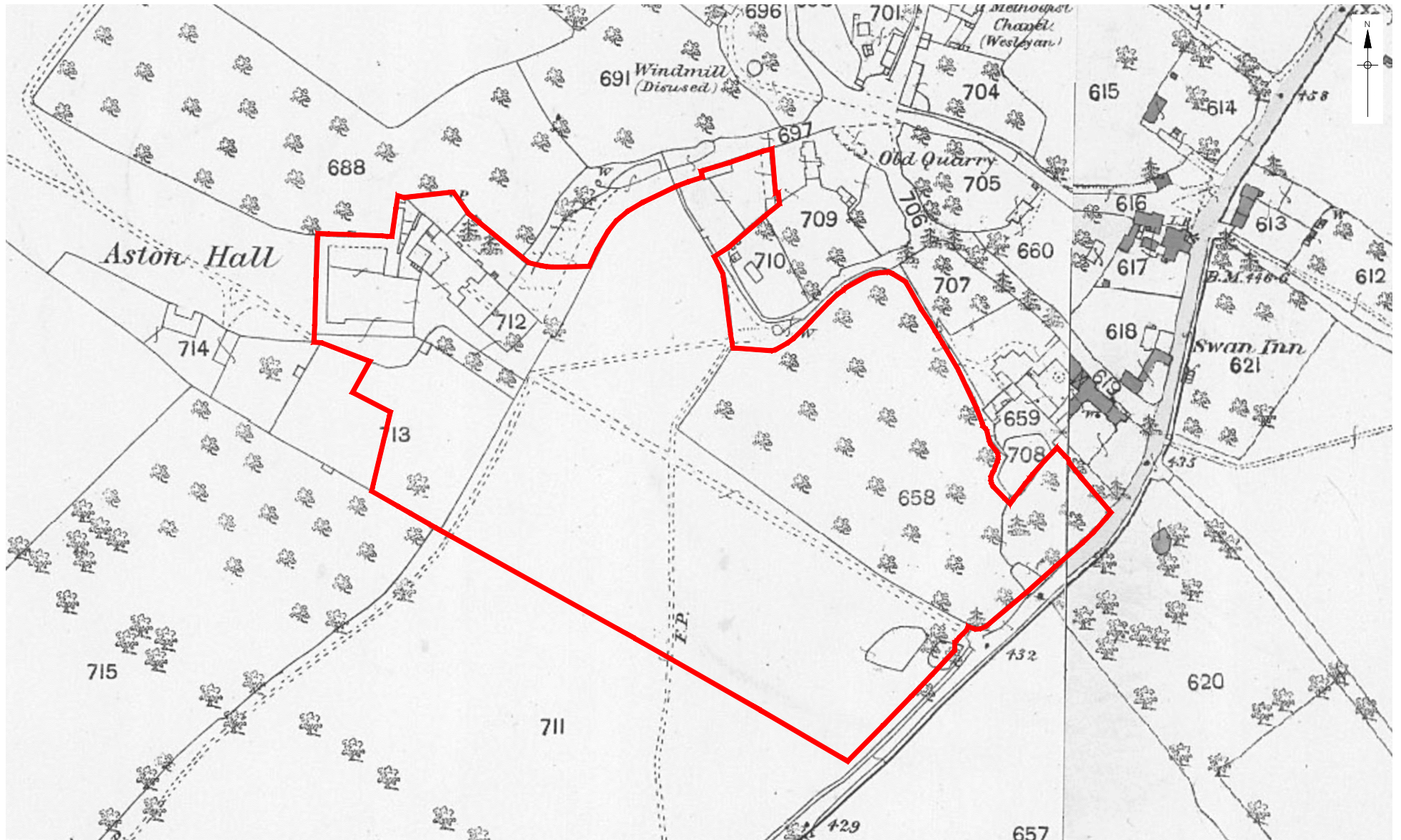


Figure 4
 Shropshire HER
 1:12,500 at A4



0 100m

Figure 5
Aston Munslow Tithe map, 1843
Approx. 1:2,500 at A4



0 100m

Figure 6
Ordnance Survey map, 1883
1:2,500 at A4

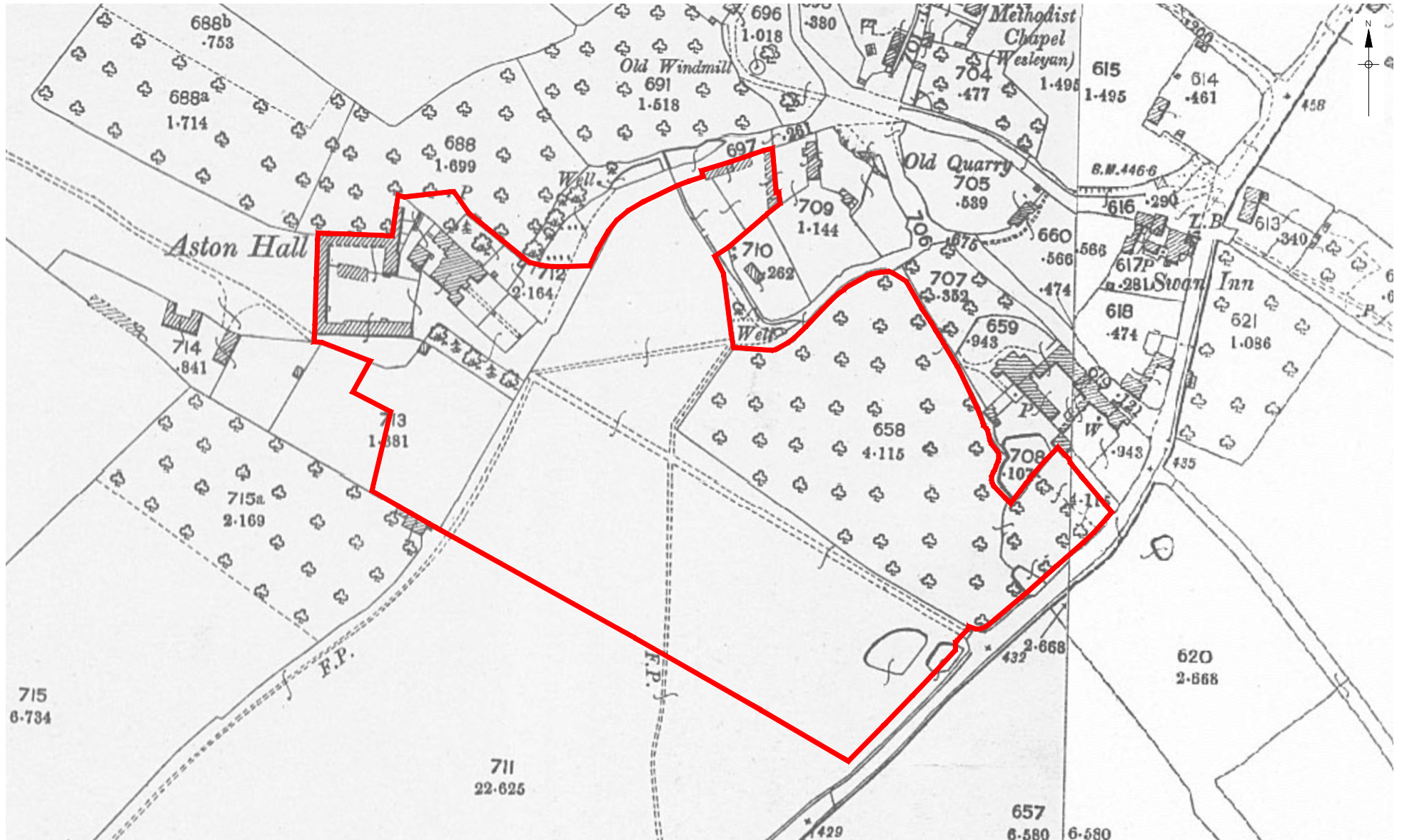
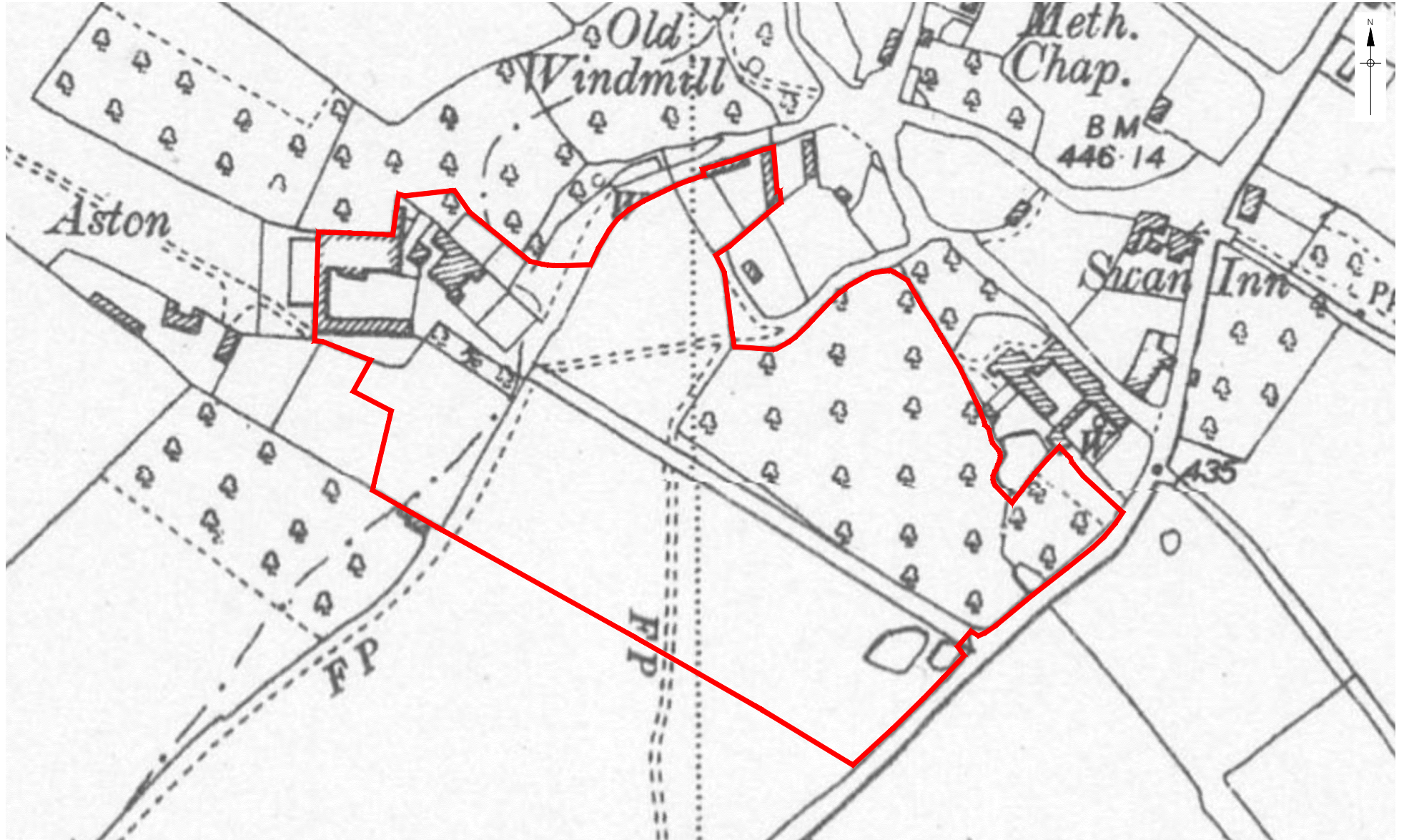
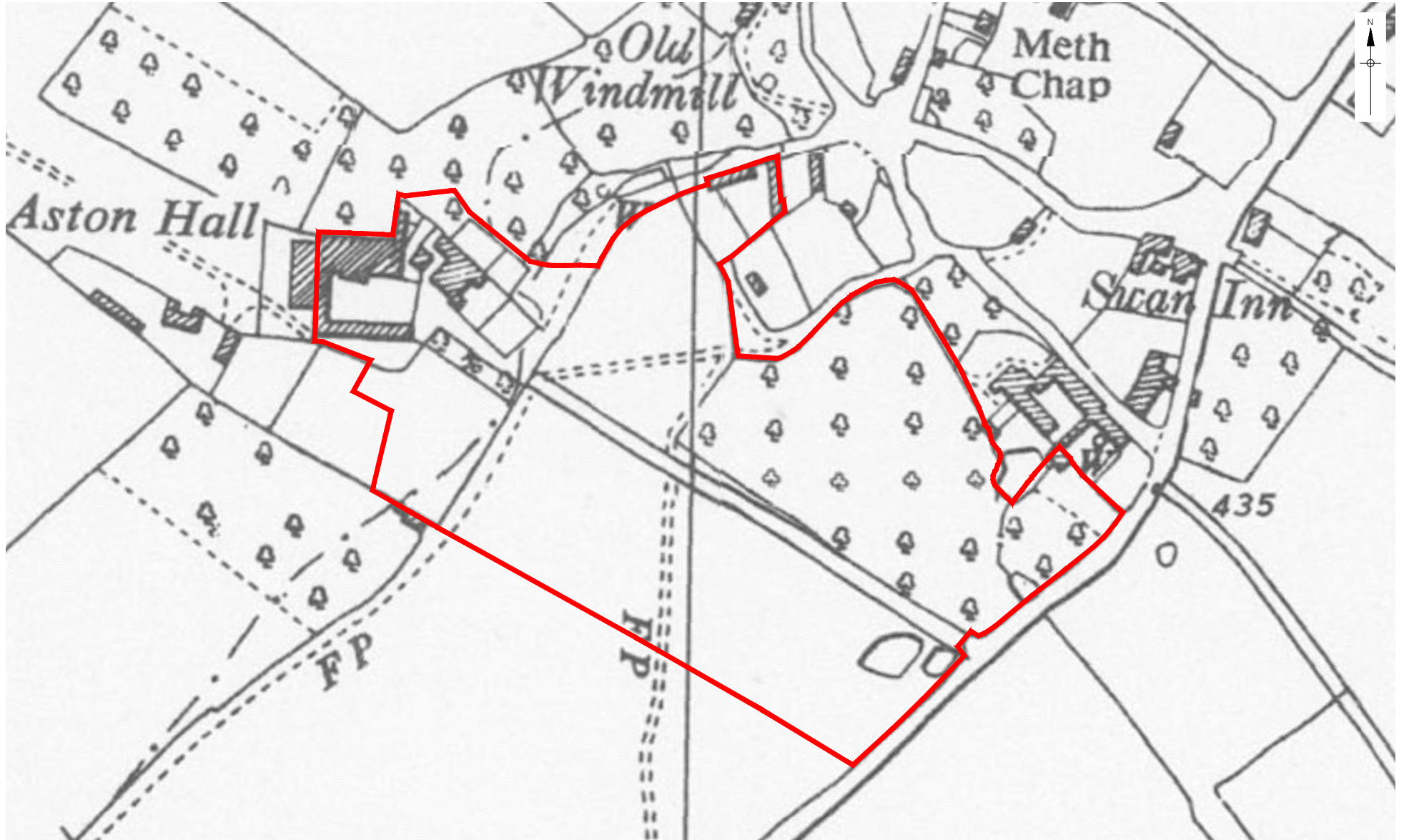


Figure 7
Ordnance Survey map, 1903
1:2,500 at A4



0 100m

Figure 8
Ordnance Survey map, 1953
1:2,500 at A4



0 100m

Figure 9
Ordnance Survey map, 1963
1:2,500 at A4



0 100m

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Figure 10
Ordnance Survey map, 1973
1:2,500 at A4

PCA

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