

APPENDICES

Contents

- 1. Items of Archaeological Significance:** An annotated list of designated and non-designated heritage assets and the implications of their classification
- 2. Map of the Shropshire Way** and adjacent footpaths
- 3. A tested survey:** the purpose, approach and method underlying the 9 surveys
- 4. Map of the 9 Survey Zones and Routes**
- 5. Nine individual survey assessments** each with an accompanying location map
 - Zone 1: Bull Lane, Castle Street, Castle Green
 - Zone 2: Salop Street, Bull Street, Castle Hotel complex, part of Market Square
 - Zone 3: Part of Market Square, Welsh Street
 - Zone 4: Part of Station Street, New Street, part of School Lane
 - Zone 5: High Street, Chapel Yard, part of School Lane
 - Zone 6: Church Street, Red Lion shut, Copall Paddock
 - Zone 7: Union Street, Harley Jenkins Street, Pound Close, Laburnum Alley
 - Zone 8: Brampton Road, Kerry Lane, Church Lane, Field Lane
 - Zone 9: Part of Station Street, footpath rear of Bowling Green Close

APPENDIX 1. Items of Archaeological Significance

The Bishop's Castle Conservation Area Appraisal was first drafted in 1972. It was updated by Shropshire Council in 2012. The following list is taken from pages 5 to 9 of the updated Appraisal. It includes both Shropshire Council's local list of non-designated heritage assets as well as the list of nationally protected sites registered by Historic England.

Entries for non-designated heritage assets whose descriptions have changed since the original 1972 Appraisal was completed and were not addressed in the 2012 update are annotated to reflect current identification details. Entries whose location could not be accurately identified in this survey and for which no clarification was provided by Shropshire Council, are also annotated below. With one exception, these entries are not included in the mapped heritage assets contained either in the main body of this report (Figures 3 and 4) or in the nine zone maps within section 5 of this Appendix. The exception relates to a tenement plot in zone 5 which is illustrated on the zone map.

All mapped items in the list are colour coded to identify their classification as follows: red constitutes either a Grade II or Grade II* Listing; blue constitutes a Scheduled Monument; and green, a non-designated heritage asset.

The Shropshire Council Sites and Monument Record lists 267 separate heritage assets, including 1 Scheduled Monument, 5 Grade II* Listed properties and 100 Grade II Listed premises (see Figures 3 and 4 on pages 10 and 11 of the main body of this report). Of the 161 non-designated assets, only 141 could be identified. These are also shown in Figures 3 and 4. The differentiation between designated and non-designated assets and the implications for the level of protection required is summarised at the end of this list.

The list is grouped into the survey zones in which the item is located.

Zone 1

Quarry, Castle Green

The Castle (Scheduled Monument) – this includes all the upstanding sections of the castle and bishop's palace and the remains of the southern part of the castle and palace as well as all the ground extending to the southern and eastern retaining walls which define the outer ward of the castle and palace. This area includes the ground beneath the current Bowling Green and the dwellings Middle Bailey and the Castle Gatehouse. These and various other above ground features such as modern, free standing walls, paved areas and garden furniture are however excluded.

Open space, west part of former castle

Summerhouse at SO32348913 (Grade II Listing)

Tenement plots west part of the former castle

Glencoe, Castle Street – **unable to be identified**

1 Castle Street

3 Castle Street

5 Castle Street

7 Castle Street

11 Castle Street

13 Castle Street

15 Castle Street

17 Castle Street

19 Castle Street

21 Castle Street

23 Castle Street – now identified on the OS map as Holly Cottage

Tenement plots north and south of Bull Lane – **unable to be identified**

1 Bull Lane

5 Bull Lane

7 Bull Lane

6 & 8 Bull Lane

9 Bull Lane

11 Bull Lane

12 Bull Lane

13 Bull Lane – **unable to be identified**. Believed to have been combined with one of the properties within the terrace identified on the OS map as nos. 11,15 and 17 Bull Lane

15 Bull Lane

17 Bull Lane

The Mount, Bull Lane

Claremont, Bull Lane

The Old Surgery, Bull Lane

High Trees, Bull Lane

The Old Schoolhouse (formerly listed as 'Prospect House'), Bull Lane (Grade II Listing)

Zone 2

1 Bull Street (Grade II Listing) – now identified on the OS map as The House.

3 Bull Street

3a Bull Street

5 Bull Street

7 & 9 Bull Street – **unable to be identified**. Believed to have been replaced in the 1970's by Bastick House, a premises whose external appearance is typical of the period.

Workshop attached to New Ridge, Bull Street – **unable to be identified by this description**

Hill Ridge, Bull Street – now identified on the OS map as Old Bull House.

Barn adjoining Hill Ridge to northeast, Bull Street (Grade II Listing) – now identified on the OS map as Old Bull Barn

Wellfield House, Market Square

~~Gaynor Pottery~~, Salop Street – the commercial use no longer exists. This premises is identified on the OS map by **its current address which is 1 Salop Street**

House next to ~~Gaynor Pottery~~, Salop Street – is identified on the OS map by **its current address which is 2 Bull St.**

Powis Coat of Arms in aedicule on site of demolished Old Market Hall, Bull Street (Grade II Listing)

Market Place

Market place extension – identified as the landscaped frontage to the demolished Market Hall

3 Salop Street (Grade II Listing)

5 Salop Street (Grade II Listing)

'Prospect', Salop Street

Hill View, Salop Street

Three Tuns Inn, Salop Street (Grade II Listing)

Brewery and adjoining store to southeast of the Three Tuns Inn, Salop Street (Grade II Listing)

Coachhouse wing linking the brewery to the Three Tuns Inn, Salop Street (Grade II Listing)

6 Salop Street

Fish & Chip Shop, Salop Street – although this currently remains a fish and chip shop the address is

4 Salop Street

~~Bishop's Castle Printing Co.~~, Salop Street – the printing company ceased to exist in the early 1980's.

The company occupied what are now 2 separate properties – **1 Market Square** and **2 Salop St.**

House next to ~~Printing Shop~~, Market Square – the correct address of the property is **2a Salop St.**

2 Market Square (Grade II Listing)

Old Bank House, Market Square (Grade II Listing)

The Castle Hotel, Market Square (Grade II Listing)

2 Castle Square – the cottage on the link between the Castle Hotel carpark and Castle Street. This is the fifth item on pg. 5 of the Conservation Area Appraisal list along with the other records pertaining to the old castle site (listed above under zone1)

House next to ~~Printing Shop~~, Market Square (East Side) – the correct address of the property is **3 Market Square**

5/6 Yarborough House, Market Square

7 Market Square

Warehouse on west side of Market Square – the property is now a retail premises. The correct address is **10 Market Square**

12 Market Square (Grade II Listing)

14 Market Square (Grade II Listing)

Zone 3

~~'Life Style'~~, Market Square – this retail business moved from its Market Square location to 3/5 High St (which is separately listed) in the 1980's. It remained at the High St. address until the latter part of the 20th century when it ceased to exist. The correct address of the original property is **9 Market Square**

13 & 15 Market Square (Grade II Listing)

17 Market Square and outbuilding adj to west (Grade II Listing)

18 Market Square (Grade II Listing) (see PRN 13452 for 1985 Listing which combines No's 16 and 18)

20 Market Square (Grade II Listing)

House adj to 20 Market Square

Warehouse adj to 20 Market Square – **unable to be identified by this description**

Tenement plots south of Welsh Street – **unable to be identified by this description**

Black Lion, 1 Welsh Street (Grade II Listing)

2 Welsh Street inc forecourt railings (Grade II Listing)

Werneth House and forecourt railings, 3 Welsh Street (Grade II Listing)

4 & 6 Welsh Street (Grade II Listing)

5 Welsh Street

7 Welsh Street

8 Welsh Street (Grade II Listing)

Oakley View, 9 Welsh Street

10 Welsh Street

11 Welsh Street

12 Welsh Street

Edstone, 13 Welsh Street

14 Welsh Street

Dalkeith, 15 Welsh Street

16 Welsh Street

17 Welsh Street

18 Welsh Street

'Old Dairy' next to 18 Welsh Street

19 Welsh Street

The Malt House, 20 Welsh Street (Grade II Listing)

Former Malthouse adj No. 20 to the west (Grade II Listing)

Barn next to Malt House, Welsh Street – **unable to be identified by this description**

21 Welsh Street

23 Welsh Street (Formerly listed as No. 23 'The Laurels') (Grade II Listing)

25 Welsh Street

Ashton Cottage, 27 Welsh Street and 29 - 43 (odd), Welsh Street (Grade II Listing)

Zone 4 There are no assets within this zone that are not already referenced in adjacent zones.

Zone 5

Stocks and Whipping Post, High Street – **unable to be identified by this description.**

The Town Hall, High Street (Grade II* Listing)

1 High Street

2 High Street

3/5 High Street

Midland Bank, 4 High Street

Stone Cottage behind Midland Bank, High Street – **unable to be identified.** Believed to have gone.

6/8 High Street
7 High Street
10 High Street
11 High Street
13 High Street
Barclays Bank, 14 High Street
15 & 17 High Street (Grade II Listing)
18/20 High street
19-23 (odd) High Street (Grade II Listing)
22 High Street
24 High Street
25 High Street (Grade II Listing)
26 High Street (Grade II Listing)
Outbuilding r/o 26 High Street
27 High Street (Grade II Listing)
28 High Street inc. stores and garage to rear (Grade II Listing)
29 High Street (Grade II Listing)
The Vaults, 30 High Street (Grade II Listing)
31 High Street (Grade II Listing)
The Porch House, 33 & 35 High Street (Grade II* Listing)
34/36 High Street
37 High Street (Grade II Listing)
38 High Street (Grade II Listing)
39 High Street (Grade II Listing)
40 High Street (Grade II Listing)
House on Crutches and No. 41 High Street (west side) (Grade II* Listing)

Library off High Street – The library was moved to Enterprise House in Station Street in the latter part of the 20th century. The building, a former chapel, is now occupied by the Heritage Resource Centre.

Tenement plots west and east of High Street – the tenement plots to the west were unable to be identified by this description. The tenement plots to the east are believed to be the undeveloped land north of School Lane

Zone 6

Tenement plots east of Church Street – unable to be identified by this description.

The Six Bells and former stables to rear, 1 Church Street – (Grade II Listing)

2/4 Church Street

3 Church Street

Norton House, 5 Church Street (Grade II Listing)

The Lymes, 6 Church Street

7 The Old Brick Guest House, Church Street (Grade II Listing)

White Gates, 8 & 10 Church Street (Grade II Listing)

Copal Cottage, 9 Church Street

12 & 14 Church Street (Grade II Listing)

11-15 Church Street

16 & 18 Church Street (Grade II Listing)

20 Church Street

22 Church Street

23 Church Street

24 Church Street

25 & 27 Church Street (Grade II Listing)

Harp House, 26 Church Street (Grade II Listing)

Malt House, Harp Yard, Church Street (Grade II Listing)

The Boars Head Inn, 28 Church Street (Grade II Listing)

29 Church Street (Grade II Listing)

30 Church Street & Building between 30 & 32 Church Street – the property identified as ‘Building between 30 & 32 Church Street’ appears to have been radically altered. Much of the facade is now new red brick with **little to suggest its heritage value.**

32 Church Street

33 Church Street

34/38 Church Street – **unable to be identified by this description.**

39/41 Church Street

43 Church Street (Grade II Listing)

45 Church Street (Grade II Listing)

~~Woodsman's~~, 46 Church Street – this was the name of the retail business that occupied the premises in 1972 but no longer exists. The current occupant is Pugh's.

47 Church Street (Grade II Listing)

Kings Head Inn and outbuildings to rear, 48 Church Street (Grade II Listing)

50 & 52 Church Street (Grade II Listing)

53-57 (odd) Church Street and Rudge House (Grade II Listing)

54 and 56 Church Street (Grade II Listing)

55 Church Street

58 Church Street (Grade II Listing)

60 Church Street

62 Church Street (Grade II Listing)

63 Church Street (Grade II Listing)

64 Church Street (Grade II Listing)

65/67 Church Street

66 Church Street

68 Church Street

69/71 Church Street

70 Church Street

72 Church Street

~~Post Office~~, 74 Church Street – this premises is no longer a Post Office

Old School, Church Street

Tenement plots west of Church Street – **unable to be identified by this description** but may be the area to the rear of 47 and 53 Church Street.

Zone 7

2 Union Street (Grade II Listing)

3 Union Street

4 Union Street

5 Union Street

Pound Cottage, 7 Union Street

The Cottage, 8 Union Street

9 Union Street

10 Union Street

11 Union Street

12 Union Street

Hendra, 14 Union Street

Hillington, ~~15~~ Union Street – Hillington is number **31 Union Street** not number 15

Hill Grove, 17 Union Street

19 Union Street

22-28 Union Street

32 Union Street

34 Union Street

36 Union Street

42 Union Street

44 Union Street

The Bungalow, Union Street – **unable to be identified by this description.**

The Gables, Union Street

Oakdene, Harley Jenkins Street

Zone 8

Church of St John The Baptist (Grade II* Listing)

Churchyard

Wall and gateway approx 14m south of Chancel of Church of St John the Baptist (Grade II Listing)

Group of 3 chest tombs, Church of St John the Baptist (Grade II Listing)

Medlicott Memorial, Church of St John the Baptist (Grade II Listing)

Drew Memorial, Church of St John the Baptist (Grade II Listing)

Toldervey tomb, Church of St John the Baptist (Grade II Listing)

Wollaston tomb, Church of St John the Baptist (Grade II Listing)

Group of 3 pedestal tombs to Hughes and Home Families, Church of St John the Baptist (Grade II Listing)

Thomas Memorial, Church of St John the Baptist (Grade II Listing)

Grave of Unknown African 'I.D.' (perhaps John Davies), Church of St John the Baptist (Grade II Listing)

The Vicarage (Grade II Listing)

Church Barn, adjacent to the Old Vicarage (Grade II Listing)

Tenement plots south of churchyard – **unable to be identified by this description.**

Zone 9

Boars Head – Outbuilding, 28 Church Street

The implications of designation and non-designation

Designated Assets

These include Scheduled Monuments and Listed Buildings. A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. A listed building is a building, object or structure that has been judged to be of national, historical or architectural importance.

Scheduled Monument

The Old Castle Land site constitutes a Scheduled Monument. The 'motte and bailey castle and bishops' palace' was scheduled under the Ancient Monuments and Archaeological Areas Act 1979. It was first listed on 26 February 1953 and recently amended on 11 December 2001. The listing applies to all the upstanding sections of the castle and bishop's palace and the remains of the southern part of the castle and palace as well as all the ground extending to the southern and eastern retaining walls which define the outer ward of the castle and palace. Above ground features dating from later years are not included in the listing.

The listing ensures protection against damage or redevelopment of the feature that is listed.

Listed Buildings

The 5 Grade II* and 100 Grade II Listed Buildings are protected against inappropriate alterations and demolition. Listing ensures that any proposed works to the building are appropriate and fully considered.

Regular maintenance and like for like repairs and internal painting and decorating are permitted and do not need listed building consent unless they include:

- ✚ The removal of historic material or changes to its character e.g. removal of historic doors, fireplaces or plasterwork.
- ✚ The replacement of external doors or windows.
- ✚ External painting that may affect the character of the listed building.

Repainting or redecoration and installing new bathroom or kitchen fittings does not normally need consent.

Refurbishment involving the removal of internal features such as doors, fireplaces, plasterwork, panelling or other historic fittings constitutes alterations, and listed building consent is required before work can be carried out.

The criteria for listing are:

- ✚ Age and Rarity: All buildings built before 1700 which survive in anything like their original condition are listed, and most built between 1700 and 1840.
- ✚ Architectural Interest: Buildings of importance because of their design, decoration and craftsmanship; important examples of particular building types and techniques; and buildings of significant plan forms.
- ✚ Historic Interest: illustrations of important aspects of the nation's social, economic, cultural or military history.
- ✚ Historical Association: Close historical association with nationally important people or events.
- ✚ Group Value: groups of buildings or spaces of architectural or historic importance or a fine example of planning e.g. squares or terraces of outstanding quality and under threat.

Non-designated Assets

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

The above list of non-designated heritage assets is that which is identified in Shropshire Council's Historic Environment Record. These constitute a local list of heritage assets. The importance of local lists is recognised by Historic England.¹ On the Locally Listed Heritage Assets page of their

¹ Historic England, formerly known as English Heritage, is the public body that champions and protects England's historic places. Funded largely by the government's Department for Digital, Culture, Media and Sport, it maintains the National Heritage List for England, the only official list of protected historic sites and processes applications to list new sites or to amend or remove existing entries on the list.

website www.historicengland.org.uk , it states “whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF² and a material consideration when determining the outcome of a planning application.”

The site goes on to say: “In deciding any relevant planning permission that affects a locally listed heritage asset or its setting, the NPPF requires amongst other things that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. LPAs should take an (sic) of heritage assets and the desirability of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality”

In accordance with the NPPF, Shropshire Council Local Plan Policies SAMDev MD13 (2)³ and DP24 Conserving and Enhancing the Historic Environment⁴, also require all proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, to be accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.

In this respect, whilst non-designated heritage assets are not subject to the same stringent protections and consent requirements as are listed buildings, both the NPPF and Shropshire Council Local Plan policies require evidence of adherence to conserving these assets.

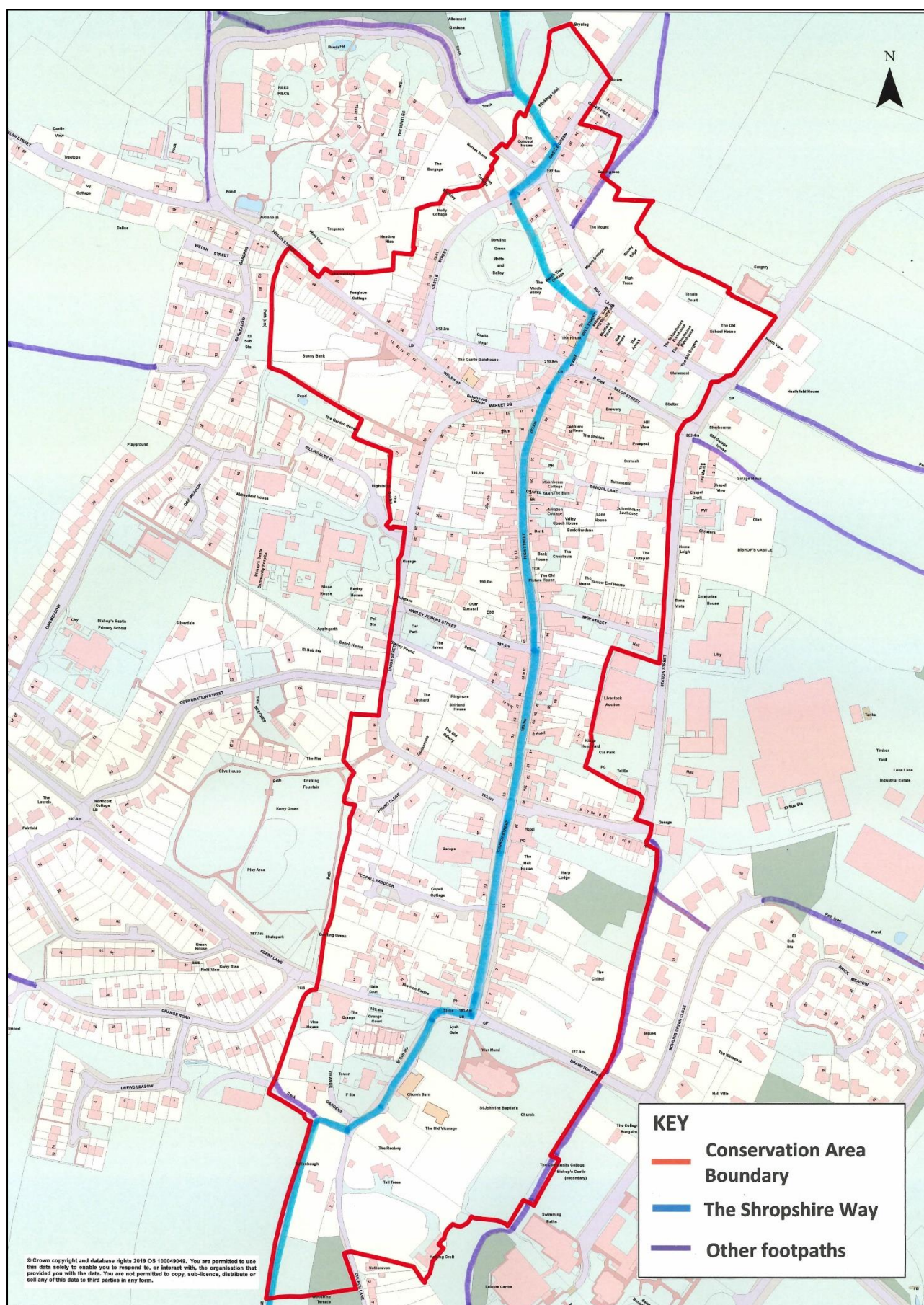
² The National Planning Policy Framework (NPPF) sets out the government’s planning policies for England and how they are expected to be applied. It was first published in March 2012 and last updated in February 2019

³ Contained in the SAMDev Adopted Plan 2015

⁴ Contained in the Pre-submission Draft of the Shropshire Local Plan 2016 to 2038

APPENDIX 2. THE SHROPSHIRE WAY and adjacent footpaths

The 200 mile plus long-distance footpath, the Shropshire Way attracts many walkers throughout the year and contributes significantly to Bishop's Castle's tourism economy and local enjoyment of the countryside.



APPENDIX 3. A tested Survey – the purpose, approach and method

The Purpose

When undertaking a Community Led Plan (CLP) in 2014, a survey was undertaken of local residents and businesses in the town and its hinterland. One of the most frequent responses to the question “What do you value most about Bishop’s Castle?” was that it was “a special place”. High on the list of characteristics that made up the ‘special’ nature were its architecture, its vibrancy, dynamism, quirkiness, colour and creativity as expressed both in its inhabitants and in its physical environment.

When asked about problems facing the town, the third most significant issue after lack of affordable housing and local job opportunities, was the difficulty in accommodating 21st century vehicular movement in a 12th century infrastructure. Concern was expressed at the impact this is having, not least on its historic environment but also on the economic viability of the town centre.

In order to get a better understanding of both the positive and negative issues raised by the CLP survey, it was decided to undertake a detailed on-site assessment of the Conservation Area which contains the town centre and constitutes the heartbeat of the town. To ensure a thorough and objective approach the resulting Character Assessment was based on the Oxford Character Assessment Toolkit which provides a comprehensive approach to surveying an historic area as a means of providing a basis for the management of change.

The Oxford Character Assessment Toolkit

The Oxford Character Assessment Toolkit, was produced by Oxford City Council, supported by English Heritage and Oxford Preservation Trust. The authors describe the Toolkit as “for the use of: developers, landscape and urban designers and architects; City and County Council Staff; City Council Planning Policy and Development Control; Public amenity and interest groups; and Private individuals⁵. It is intended to provide a standard process for these users to assess the character of an area and to enable “those involved in the planning process, be it developers, professionals or the general public, to have greater understanding about the historic environment and the intricate layers that have helped form our city (sic) and villages.”⁶

In addition, its objectives include an opportunity to inform the management of change; help generate an evidence base to inform the design process; and assist in the production of conservation management plans.

The survey approach

The survey is based on a visual examination of the nature of and relationships between areas, spaces and buildings, identifying the features that contribute to their distinctiveness, interest and amenity as well as elements that detract from the character of the place. Extensive details of specific things to look out for as regards physical features include materials; a building’s age,

⁵ An Introduction to the Oxford Character Assessment Toolkit, page 5

⁶ Oxford Character Assessment Toolkit: Guidance Notes , page 2

usage, condition, architectural details etc; incidence of soft landscaping, views, focal points, street furniture, vehicles and traffic. The survey also incorporates sensory elements such as the ambience of the place, the activity within it, its sounds and smells. Not all are relevant in all situations and some elements, such as ambience, involve perception as well as fact but the exhaustive list of prompts to consider ensures that the survey is factually based and evidenced rather than opinionated.

The Oxford Character Assessment Toolkit recognises that “character develops over time and is a result of many layers of influence. Further research using historical records is needed to understand how this character has evolved and how it may reflect the historic associations of areas, places or buildings with people, events and longer stories of the area’s development.”⁷ Consequently the physical, onsite survey has been overlaid with myriad information from historical records available from various sources including the Bishop’s Castle Heritage Resource Centre.

The Survey method

The Conservation Area was divided into 9 separate zones. Volunteers were recruited and, given the complexity of the data being collected, 2 people were allocated to each zone. This was to facilitate objectivity and enable reflection on perceived sensory elements whilst undertaking the on-site survey and to facilitate the various practical aspects of the survey, including taking on-site notes and photography and completing additional research.

The volunteers were fully briefed on the Oxford Character Assessment Toolkit approach. This included all the elements to consider when describing the physical features and the ambience as well as the scoring mechanism to determine the value of the feature/situation being described. Rather than a numerical value as used in the Oxford Character Assessment, the scoring range was defined as: very negative VN; negative N; neutral 0; positive P; and very positive VP. Volunteers were also requested to provide photographs as appropriate.

To record information whilst surveying the zone, volunteers were provided with hard copies of a survey form which included for reference, prompts taken from the Toolkit. It was explained that not all the prompts will be relevant to every situation but those that are should be used to build up the picture of the streets character.

The form identified each separate street/section of street within the zone. For each street/section of street there were three components on which to provide data: The View; Components of the Streetscape; and Details of Significant Elements within the Streetscape. The final section, entitled Spirit of the Zone, provides an overall summary of the zone’s character and highlights: issues that might contribute to Bishop’s Castle being ‘a special place’; those elements that need to be protected; any locations that are sensitive to current activities or future developments; characteristics, including architectural features, that might be incorporated into future developments to sustain the historic nature of the zone and the Conservation Area; and what, if any, opportunities exist for improvement.

⁷ Oxford Character Assessment Toolkit: Guidance Notes, page 3

An electronic version of the form was also provided to: translate the survey comments into a narrative; add any additional information gleaned from associated research; and insert photographs to support the text.

All but one (Zone 5) of the on-street surveys were undertaken in August. The Zone 5 survey was undertaken in May/June. All were carried out on a weekday that reflects an average level of activity i.e. Tuesday, Thursday or Friday. All were completed by September 2019. Following completion, the additional information from the historical and cultural research was added.

4. THE NINE SURVEY ASSESSMENT ZONES AND ROUTES

