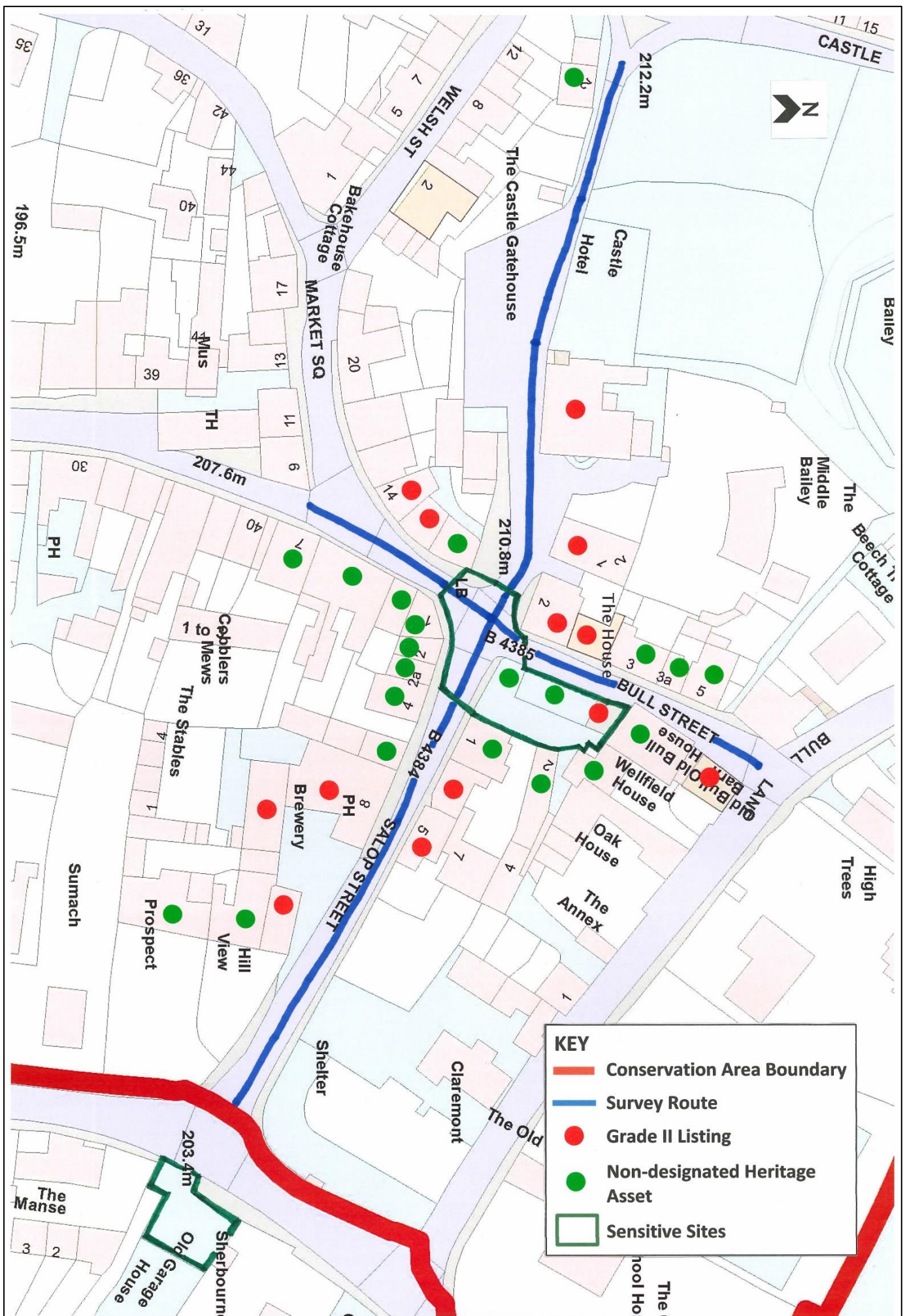








ZONE 2 SURVEY ASSESSMENT – Salop Street, Castle Hotel complex, Bull Street and part Market Square.



Character Assessment Route and Description		Value Range very negative to very positive				
ZONE 2. Salop Street/Bull St/ part Market Square						
DATE: 8th August '19 TIME: 2pm WEATHER: Clear and dry						
A. VIEW (i) of SALOP ST. from Station St. towards Castle Hotel		VN	N	0	P	VP
<p>Although slightly curved, the street provides an apparent continuous view up to the Castle Hotel. It is wide at the Station Street junction and tapers towards the Castle Hotel which stands at right angles to the street beyond where the road turns south to Market Square and the High Street. This creates an impression of an enclosed, linear space.</p> <p>There are no conspicuous breaks in the street frontage, even though, beyond where the road turns south, the area fronting the Castle Hotel is in fact relatively open.</p>  <p>The view is determined by:</p> <ul style="list-style-type: none"> - The contrast between the predominantly soft, open landscape of trees and shrubs at the junction with Station Street and the hard, continuous built frontage that starts at the Three Tuns on the southside of the street and opposite, on the north side at number 5. - The relatively narrow carriageway which in places has a pavement only on one side and which is abutted by a continuous built façade, some of which is three storeys in height. - The slight curve of the road which camouflages the gaps between buildings. - The gradient of the street which increases at the western end where the mid eighteenth-century Castle Hotel sits. An imposing three storey, stone building, the hotel is a dominant feature which encloses the view. <p>The focal points in the view are:</p> <ul style="list-style-type: none"> - The old stone walling which frames the eastern end of Salop Street on both sides and which is, in places, obscured by plants and vegetation. This does not however significantly detract from the walls and is in keeping with the soft landscape above and behind them. - The magnolia tree on the north side of the road and the shrubs and trees in the opposite garden. Two of the trees are non-native. - The Three Tuns Inn on the south side of the street and Castle Hotel at end of the street. 					X	
					X	
					X	
					X	
					X	

	VN	N	O	P	VP
<p>The varied rooflines on both sides of the street add interest and help to frame the western end of the street.</p> <p>Despite the height of the buildings at the western end of the street, trees are still visible above the roofline, reinforcing the sense of perspective going up the slope.</p> <p>The view of the northern frontages, both soft and hard landscapes on the entire length of the street, is obscured by parked vehicles. This is exacerbated by moving traffic, which because of the narrowness of the street, can block the view entirely, particularly in the case of transit vans and lorries.</p> <p>Reverse view:</p> <p>The foreground presents an urban feel with the building facades abutting the narrow pavements on both sides of the road. Immediately left is the open space and square referred to in various documents as Market Place (see section C). Also visible is a gap between the buildings on the south side which provides access to the rear of the properties.</p> <p>Just over a third of the way down the street the buildings are replaced by the softer landscape provided by the old stone walls with the shrubs and trees. This helps to frame the view at the end of the street.</p> <p>There are no buildings beyond the T junction with Station Street, so the view opens out to the surrounding countryside and hills, an ever-present reminder of the town's beautiful setting.</p> <p>Elements that significantly mar the view are:</p> <ul style="list-style-type: none"> - Wheelie bins on the pavement and a pavement mounted advertising board at the entrance to the Three Tuns Inn which also blocks the pavement to pedestrians. (see above image). - The old garage forecourt at the end of the street which is accessed from Station Street. The site is unused and has been derelict for over 30 years apart from occasional parking of cars. Whilst the site itself detracts from its surroundings the views that it provides of the landscape beyond are a positive asset and one that should be recognised in any future development. 	X		X	X	
			X	X	
	X	X			X

	VN	N	O	P	VP
<p>- At the time of the survey sizeable white goods rubbish was stacked against the wall of no. 6 at the entrance to the rear access to the properties on the south side of the street. This added to the dilapidated nature of the access, whose structures and floorscape are in poor condition.</p>  <p>- Parking of vehicles, several of which are parked on the pavement requiring pedestrians to walk along the busy carriageway (as on the left-hand image).</p>  	X	X			
<p>B. COMPONENTS of the STREETScape from Station St. to Castle Hotel</p> <p>i. From Station Street to 5, Salop Street</p> <p>At the junction with Station Street, the immediate impression is of open space created by the gardens of substantial properties, on both the north and south sides of the street. On the south, through two large wooden gateways, are glimpses of two, equally large adjoining Victorian properties and their lawned gardens. Both dwellings are classified as non-designated heritage assets in Shropshire Council's Historic Environment Record. They sit at right angles to the Three Tuns brewery, a Grade II Listed Building, to which they are connected.</p> 				X	X

	VN	N	O	P	VP
<p>On the opposite side of the street is a 60-metre-long stretch of stone walls, between one and one and a half metres high, each one topped by a hedgerow. Behind are three gardens with gated access to the street. Their ground level is at the top of the walling, so access is stepped. Two of the gates are wrought iron, the third is wooden.</p> <p>Above the hedge, the gardens display various shrubs and specimen trees including a mature magnolia and a palm. Only rooflines can be glimpsed of properties on adjoining streets, behind which can be seen more distant trees. The overall impression is of a soft open view with space and height paramount.</p>  <p>The Victorian property immediately adjoining the Brewery, on the south side of the road is clearly visible from the street. Whilst the brewery is four storeys, the adjoining property is three storeys high and in stark contrast to the red brick brewery, it has a rendered finish painted in pale yellow with white detailing. Double fronted, the large, floor to ceiling bay windows at first floor level reflect the property's early grandeur, as do the two smaller bay windows above them, set under the roof in the third story.</p>  <p>The property is classified as a non-designated heritage asset. Part of the garden boundary is the two-storey brewery store that adjoins the brewery tower. Here, ivy grows over much of the gable end of the store and together with other creepers, tumbles over the old red brick boundary wall along the street frontage to meet weeds that grow at its base. This section looks a little tired. The store is also Grade II Listed. Its walls are part stone and part timber painted black and filled with brick that is painted white adding yet another range of materials to the street frontage.</p> <p>The first open view on the south side of the street is of the yard that services the Three Tuns Inn and brewery (see details of the buildings in section C). It is a hard space, surrounded on three sides by Grade II Listed buildings and on the fourth by a high stone wall. Carpenter's marks in exposed timbers date the pub's outbuildings to the 17th century. The roof line and chimneys are varied and intricate reflecting the complexity of the building footprints in this locality.</p> 				X	
				X	
				X	
				X	
		X			
				X	

	VN	N	O	P	VP
<p>The overall impression is of a red brick enclosure although the gable end of the pub has been painted white up to the chimney and is a prominent feature. The historic Victorian tower brewery is still operative and during weekdays the yard is a hive of activity and noise such as the moving and cleaning of metal barrels. Its continuous use as a brewery since the 1800s is a key attraction for today's visitors.</p> <p>Another prominent feature of this part of the townscape are the brewery delivery vans which are regularly parked in the yard and adjacent street. Whilst all the vans contain the same decorative message and logo, the base colour of each has a different, electric tone. This livery reflects the trend in modern decoration of various properties in both the immediate vicinity and in the Conservation Area as a whole.</p>					<p>X</p> <p>X</p>
<p>ii. From 5, Salop Street to the Castle Hotel</p> <p>The continuous building façade begins at the gable ends of the Three Tuns Inn and no. 5 Salop street, opposite. Including the Three Tuns Inn, there are only five properties on the south side of the street and three on the north side, yet the street appears longer and to open out at its end. This is due to a combination of factors:</p> <ul style="list-style-type: none"> - The roof lines, frontages and heights of premises are all varied but all are set immediately at the back of the narrow pavements. - The carriageway is also relatively narrow at this point. - The grand, stone, front facia of the three storey Castle Hotel which faces Salop Street has a large open space in front of it. It sits at the top of the gently rising slope, providing an imposing backstop. - The right-angle bend in the road to Market Square is not clearly visible, suggesting that the street continues into the Hotel forecourt. - Until you reach number 4, the chip shop, there is no view of the open space opposite (Market Place), on the north side of the street, that until the 1950's housed the Market Hall. - Rather, the solid, three storey Victorian, red brick building that stands on the western side of Market Place (no. 2 Market Square) appears to be a continuation of the Salop Street frontage on the north side. - The slight curve of the street hides the 4metre wide gap between numbers 4 and 6 from view. <p>All these factors contribute to a strong sense of enclosure and an awareness of the slope up to the Castle Hotel.</p>			<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>		<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>



<p>On the north side of the street all three buildings are rendered and painted in light colours. One is also pebble dashed. Two of the three (nos. 3 and 5) are Grade II Listed Buildings, the third is classified as a non-designated heritage asset in Shropshire Council's Historic Environment Record. Both Listed properties have interesting staggered frontages. Number 3 has a curved wall and no. 5, a large corner window with small panes. All the windows of this property were replaced by local craftsmen in the 1970's with wooden frames that are exact replicas of the metal originals. Records show that in 1904 the property was used as a dwelling and hairdressers and was sold by the Earl of Powys to Mrs. Elizabeth Williams.</p>	VN	N	O	P	VP
					X
					X
					X
					X
<p>On the south side, the Three Tuns Inn, the Brewery and adjoining store, and the Coach house wing are all Grade II Listed buildings. The remaining five properties are all classified as non-designated heritage assets in Shropshire Council's Historic Environment Record. All but one of the properties have rendered frontages. Number 6, a three-storey red brick building remains virtually unchanged since the Victorian era. The remaining five are painted in light colours. The Three Tuns Inn, the chip shop and number 2 are painted off white. The remaining two properties are finished with a very modern painted decoration, also in subdued colours to blend with surrounding properties. Number 2a has light green spots of varying dimensions on a white background. The last house in the row, which is in fact 1 Market Square, is decorated with a brown vine carrying ochre coloured hops with light green leaves (see the Streetscape section from Salop Street to 7/9 Market Square). In the latter part of the twentieth century this property operated as a commercial printer shop.</p>					X
					
					
					
					
<p>Close by is evidence of an old shut that also ran down to the burgage plots from Bull Lane. The shut ran between numbers 3 and 5 Salop Street and across the road between the Three Tuns Inn and number 6. Now the Three Tuns Inn has been extended at ground floor level to link with the adjoining property and number 5 Salop Street has been similarly altered but with a two-storey extension.</p>				X	



The large space where the Market Hall once stood, is only noticed when arriving at the gap between numbers 4 and 6. Market Place itself, often referred to as The Square, is hidden by two cropped yew trees, other wild vegetation and weeds, a row of six wheelie bins and frequently with parked cars which form its edge with Salop Street.

Around it, Market Place is enclosed by historic buildings including two Grade II Listed buildings. They have a variety of colourful finishes and interesting shapes and



rooflines (see section on Bull Street below) but their visual impact is severely impeded by the contrast with the inappropriate frontage of Market Place with Salop Street; a vehicular access to the properties themselves which is patched and broken tarmac with weeds

growing in it and; a very prominent telegraph pole in the centre of the space which has wires that span out to all surrounding properties and resemble spokes in an opened umbrella.



The view from The Square across the overgrown frontage to properties on Salop Street.






Weeds growing in the perimeter access track.

iii. Other impacts on townscape

Road and pavement surfaces:

- Pavements are tarmac that is broken, cracked, patched and subject to weeds in various places
- Kerbstones are concrete but change to stone edging on the corner at School House Lane
- The tarmacadamed road is also repaired in places

VN	N	O	P	VP
X				
	X			X
		X		
		X		

		VN	N	O	P	VP
<p>Old walls:</p> <ul style="list-style-type: none"> - The 60 metre stretch of stone wall on the north side of the street has a significant impact and curves around the corner to continue into School House Lane. Whilst it is largely composed of old stone more modern repairs are visible in a section part way up the street. The restoration is not unsightly. 					X	
	<ul style="list-style-type: none"> - On the south side there is a combination of old stone and old red brick walling. The latter includes, along its length, a strip of dark grey coping stones approximately a third of the way up the wall. This horizontal strip emphasises the slope of the street and might suggest that originally an alternative design for the upper section of the wall existed with the solid brickwork a later addition. The creepers growing over the wall, together with the weeds growing at the base, create a sense of neglect. 				X	
	<ul style="list-style-type: none"> - The old stone wall that borders the Three Tuns complex provides both a physically and visually strong barrier to the street. It also replicates the rear wall of the pub itself, also exposed stone and is in keeping with the stone garden wall on the opposite side of the street. 				X	
<p>Signage:</p> <p>There is a considerable amount of signage in the Three Tuns complex, including:</p>						
<ul style="list-style-type: none"> - On the front facia of the Inn as well as on the chimney breast at the gable end of the pub. These are a terracotta colour and, in places, with light gold lettering. The lettering is modern but simple. - On the chimney breast there is also a print of the company 'logo' – three casks in a pale grey green. 					X	
	<ul style="list-style-type: none"> - An additional, older, yellow and brown sign hangs under the roof of the outdoor seating/smoking area in the yard. 					
			X			

	VN	N	O	P	VP
<ul style="list-style-type: none"> - At the front of the premises on the pavement by the lounge bar door is a bright red, freestanding sign with white lettering. The sign occupies most of the pavement requiring pedestrians to use the carriageway or cross the road to the opposite pavement which is usually inaccessible due to cars parked on it. 		X			
<ul style="list-style-type: none"> - Painted in white on the front facia of the red brick brewery, at third floor level is Three Tuns Brewery in capital letters, together with a decorative feature. Whilst this is totally different to the signage on the Inn it is reflected in the difference between the original Victorian red brick finish on the brewery and the mix of original, exposed stone walls and modern white rendered finish on the Inn. 			X		
<ul style="list-style-type: none"> - At ground floor level is a brewery sign with a pictorial and written history of the brewery, its gravity fed process and its beers. 				X	
Other signage:					
<ul style="list-style-type: none"> - The large sign stretching above the shop window and door of the chip shop is very bold and in contrast to retail frontage advertising elsewhere in the Conservation Area. The bright colours of the lettering are replicated in additional window advertising for available food products. 		X			
<ul style="list-style-type: none"> - The laminated plastic no parking signs on the gateposts of the two properties at the junction with Station Street are a little jaded. 		X			
Other significant townscape features:					
<ul style="list-style-type: none"> - The steel extractor chimney on the gable end of the chip shop building is very visible when passing the gap between numbers 4 and 6. 		X			



- The windows of the chip shop are very modern in style and painted bright green in contrast to the other properties.



Traffic and parking:



Salop Street is one of the main accesses/entrances to the town centre. It is also the designated through route for those using 'satnav'. There is therefore regular vehicular movement up and down the street, including large vans, delivery vehicles and lorries. In places, the carriageway is only 4metres (13') wide and at its broadest is 6metres (19.5') wide. There are a limited number of places therefore where the carriageway can accommodate both parked and moving vehicles side by side, particularly when either of the vehicles is a large van or lorry.



Pedestrians are forced to share the carriageway with moving traffic behind them.



On this street, the pavements are also narrow and, in some places, too narrow to accommodate more than one person or a pram. In stretches, including at its narrowest point from the Three Tuns entrance eastwards, pavements are only provided on one side of the street.

VN	N	O	P	VP
		X		
X				
X				
X				

	VN	N	O	P	VP
<p>Cars are frequently parked on the northern side of the street along its entire length, including at the narrowest points and at locations where the only pavement is the one on which they are parked. The cars are parked on the pavement to avoid damage from moving traffic along the road.</p> <p>From the third car along where the street narrows, all the vehicles are parked on the pavement</p> 	X				
 <p>A large section of the road contains both white and yellow lines and there are two signs forbidding parking from Monday to Saturday between the hours of 8am and 6pm. The signs and road markings are ignored and cars are parked over yellow lines and on the pavement.</p>	X				
<p>With the blockage of pavements pedestrians are forced to walk on the carriageway and difficulties occur for those occupying premises with access onto the pavement on the northern side of the street.</p>	X X				

	VN	N	O	P	VP
<div data-bbox="97 176 643 721" data-label="Image"> </div> <div data-bbox="676 176 1187 721" data-label="Image"> </div> <div data-bbox="97 728 1187 824" data-label="Text"> <p>↑ One pedestrian is forced to cross the road and another, further down the street, must walk in the road as there is no pavement on the opposite side. ↑</p> </div> <div data-bbox="1283 831 1305 864" data-label="Text"> <p>X</p> </div>					
<div data-bbox="97 875 563 1444" data-label="Image"> </div> <div data-bbox="667 1077 1187 1234" data-label="Text"> <p>This is the narrowest part of the street with no pavement on the opposite side and no room to walk on this side either.</p> </div> <div data-bbox="1283 1151 1305 1184" data-label="Text"> <p>X</p> </div>					
<div data-bbox="169 1464 611 2031" data-label="Image"> </div> <div data-bbox="676 1487 1166 2031" data-label="Image"> </div> <div data-bbox="161 2047 1174 2123" data-label="Text"> <p>2 vehicles block the front door access and the side gate access to number 5, a Grade II Listed Building</p> </div>					

	X VN	N	O	P	VP
<p>Parked cars also provide problems for moving traffic which results in damage to properties, including Listed Buildings.</p> <p>This is evidenced by the damage to the facade and the name plate of the Three Tuns Inn, a Grade II Listed building. The name plate was fixed to the wall of the pub in light relief, at second storey level. The first four letters of the name have been wrenched off the wall by a passing vehicle.</p> 	X				
<p>At this point the carriageway is not wide enough to contain both parked and passing vehicles even when such vehicles are not particularly large. Although the Land Rover is parked on the pavement in this image, damage to the Three Tuns property is a considerable risk should a large lorry, agricultural or other service vehicle try to pass.</p> 	X				
<p>Parked vehicles on the northern side of the carriageway impact on: the view; the conservation of 3 Grade II Listed buildings; the experience of pedestrians and of visitors to the commercial premises; and on the life of residents of the street.</p>  <p>View east with local resident 'taking a breather'</p>  <p>View west with visitors walking along the carriageway</p>	X				

C. DETAILED DESCRIPTION of SIGNIFICANT ELEMENTS of the streetscape from Station St. to Castle Hotel	VN	N	O	P	VP
<p>1. The Three Tuns complex</p> <p>The inn, brewery and associated outbuildings surround a yard on three sides. The other side borders the road which lies 0.6 metres (2') above the western half of the yard and is topped by a 1.4metre (4'6") stone wall, completing the sense of enclosure. The yard provides a space both for outdoor seating for customers of the pub and for work on the brewing process. It is a hive of activity and historical interest.</p> <p>Gates on the south wall provide rear access under a second-floor room to the two large Victorian properties at the rear that abut the Brewery building.</p>  <p>Whilst the road-side boundary wall is stone, as is the rear wall of the inn, visible at ground level, most of the buildings are red brick. Two sections of wall contain exposed beams, one infilled with a herringbone pattern of bricks. The walls of a two storey 1980's extension at the rear of the pub, along the western boundary of the yard, are brick on the ground floor and oak framed glass windows on the second floor.</p> <p>The Three Tuns Inn was granted a full licence in 1642 and is renowned as an historic real ale pub. In 1888 it was purchased by the son of a local farming family, John Roberts who installed the brewery which was a model of the time and still brews today. In 1901 it had stabling for 12 horses.</p> <p>The red brick gable end of the pub is now painted white and is a dominant feature in the yard. In 1897, a terra cotta plaque featuring in relief, the profile of Queen Victoria, was added to the chimney breast. It celebrates 60 years of her reign and lists the 11 countries of the Commonwealth under her protection.</p>  <p>In keeping with the plaque signage on the building both at the gable end and frontage is in the same terra cotta colour with gold lettering.</p> 				<p>X</p> <p>X</p> <p>X</p> <p>X</p>	

This included the lettering on the front facia of the building that was torn off by a moving vehicle.

Just above the ground floor windows on the front of the building is a blue plaque, awarded to the pub by BBC radio to celebrate the life of Jerry Lordon who died in 1995. During the 1960’s/80’s Lordon wrote hit songs for famous British singers, including Cliff Richard. The plaque states that he “spent many happy times at The Three Tuns Inn.”



This was not an isolated incidence. In the 1970’s and 80’s internationally famous musicians and actors such as Julie Christie, Eric Clapton and Paul Samwell-Smith of The Yardbirds, Alan Price of The Animals, Ronnie Lane of the Small Faces and Robert Plant, lead singer and lyricist of Led Zeppelin were frequent customers of the Inn, sometimes providing impromptu music sessions. Some had accommodation locally and some still visit and perform today. This is just another reflection of the town’s unique character as an isolated settlement that attracts national and international visitors.

The four-storey tower brewery is a very rare example of a rural gravity fed brewery. Its cast-iron spiral staircase on the outside of the building is particularly notable as are its pink, blue, green and gold delivery vans that use the yard when loading barrels.

Both the inn and brewery remain icons of the real ale sector, a vital part of local life and its economy and an important tourist attraction.



2. The Castle Hotel and its forecourt and grounds

VN	N	O	P	VP
----	---	---	---	----

			X	
--	--	--	---	--

			X	
--	--	--	---	--

				X
--	--	--	--	---

				X
--	--	--	--	---

				X
--	--	--	--	---

				X
--	--	--	--	---

The hotel was originally built as a 'gentleman's residence' in 1719 by James Bridges, Lord Carnarvon and MP for Hereford. It stands on part of the original castle's outer bailey and it is believed to comprise stone taken from the original castle. In the mid-18th century Robert Lord Clive (often referred to as Clive of India) purchased estates in and around Bishop's Castle, including this premises. His descendants, the Earls of Powys, retained ownership until 1926. The first evidence of occupation as a coaching inn is in 1768.

Positioned at the top of a relatively steep gradient, this Grade II Listed Building is a grand, three storey, stone edifice with a very attractive and imposing presence. The hotel was long used by local farmers and landowners for important sales



and functions and provided accommodation for auctioneers, business travellers and important visitors. It remains a key provider of accommodation for visitors both commercial and leisure based and is a destination for food and drink for residents of both the town and a wide hinterland.

The Hotel is flanked on two sides to the north and west by higher ground which lies at first floor level. To the east and south, at ground level are, respectively, a forecourt and a car park. Records from 2015 suggest that Salop St extends(ed) through the forecourt and carpark and continues(ed) on what now appears as a grass and rubble track linking the carpark with Castle Street. The ground beneath the Castle Hotel, its garden and carpark, as well as beneath the Castle Gatehouse property at the edge of the carpark, is all part of the Scheduled Monument classification that pertains to the adjoining land.

The forecourt is fringed by five buildings, two of which are Grade II Listed and one a non-designated heritage assets. These buildings lie on either side of the approach to the forecourt from the Salop Street/Market Square junction. This junction provides the vehicular access, through the forecourt to the Hotel carpark beyond.



VN

N

O

P

VP

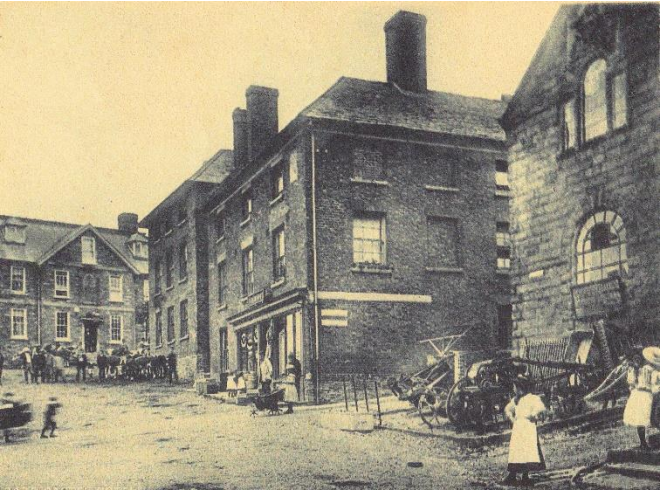
X

X

X

X

Records show that up until the late 19th/early 20th centuries, the forecourt and its approach were a focus of market activity emanating from agricultural sales, including animals and equipment on the site itself. The activity also embraced the Grocers and Drapers store (2 Market Square) at its junction with Salop



Street and Bull Street and the adjacent Market Hall, photographs of which show agricultural machinery and implements displayed for sale on its frontage.

Today, the primary use of the forecourt and its approach is as a vehicular access and for parked cars. At the time of the

survey, 8 cars were parked. Its surface is tarmac with holes in it and the space appears fluid, leading out to the carpark beyond. Only when standing in front of the Hotel is any sense of enclosure experienced by the proximity of both Middle Bailey, high above and the 3 storey Old Bank House opposite the Hotel.

Old Bank House and 2 Market Square comprise the two Grade II Listed buildings, on the northern side of the approach to the forecourt. They are both large, three storey edifices, of red brick construction and of a size in keeping with the historic Hotel. Their original status is confirmed by the bricked-up window apertures which display the effects of the window tax that was introduced by William III in 1696.

The tax lasted until 1851 and is said to be the origin of the phrase ‘daylight robbery’. It imposed a standard charge of 2 shillings on houses containing glazed windows. An additional graded levy, depending on the number of windows in the house was also charged up to a maximum of 8 shillings on properties containing more than 20 windows. Old Bank House had 17 windows, 3 of which are bricked up and 2 Market Square had 15 windows. 3 of the windows on the Bull Street facia are bricked up. These solid apertures provide a visible link to the town’s past and as such are a fascinating feature. Aesthetically however, they have a negative impact on the buildings’ otherwise classic proportions.



A reminder of the Window Tax at 2 Market Square

VN	N	O	P	VP X X
				X
	X			
	X			X
			X	

Old Bank House stands immediately opposite the Hotel. It is itself a grand building as would befit an 18th century Bank. On its south side the lower part of the wall is partially constructed of stone. A small, partially grassed garden edged with a low stone wall lies at the front of the building. The regular and balanced façade had three windows on each of its upper two floors and two windows at ground level with a decorative door between. The balance has been lost however by the bricking up of the windows on each of the floors to the right of the doorway to ameliorate the window tax and in recent years covering them with an unpainted render.



At the northern end of the façade the building is reduced to two stories with just one window and simple doorway. This is a separate premises.

2 Market Square is adjacent to Old Bank House. It is also a red brick edifice which fronts onto the access from the Market Square/Salop Street junction. The upper two floors have the classically spaced and sized windows and the ground floor is dominated by the original shop frontage. This consisted of large double fronted shop windows with a doorway between. The door was set back from the windows at the top of a set of five steps.

Two significant alterations have taken place which together have resulted in a somewhat neglected appearance. Firstly, the entire brick facia of this one elevation has been rendered but left unpainted and now has a weathered, unfinished look. Secondly, a change of use at the ground floor from retail to a dental surgery has resulted in an inappropriate camouflage of the original shop frontage.



As both the door and the windows are no longer in use, an assortment of opaque glass finishes and blinds has been used to prevent the interior being visible from the street. Whilst the five steps up to the original doorway remain, a continuous frontage has been created between the two windows and access to the practice is by a new door to the left of the windows. The wooden frame and architrave around the windows have been brightly decorated in black and white as if it still functions in its original capacity.

The combination of the unpainted render and the fantasy fenestration at ground level significantly detracts from the frontage.

VN	N	O	P	VP
	X			
X				
			X	
	X			
	X		X	

On the southern side of the approach to the forecourt is a **former warehouse**, now a hair salon. This is also a non-designated heritage asset. Its façade comprises a rendered, painted finish with double fronted glass doors and a



large four paned window. Although single storey on this elevation, it is the second floor of the building whose main entrance is on the Market Square elevation on the east side of the building.

In front of the building is a large, red, wheeled waste bin standing approximately 1.4meters

in height and of a similar breadth. The words GENERAL WASTE and Biffa are printed on it in large white letters.

Contiguous with the building is a curved, stone wall topped with a large, tall 'hedgerow' that hides all but the top of a telegraph pole from which wires span out across 360 degrees. This wall connects with **The Castle Gatehouse**, a renovated, two-storey building of stone and painted render whose entrance doorway suggests its previous use as stabling. The lintel is a curved stone archway and large wooden

double doors are hung either side. The modern entrance door includes two stained glass panels and is framed either side and above by stained glass windows. There are only two windows in the front



facia and a climbing hydrangea spans both the stone and rendered sections at the centre of the wall. Additional planting of tubs placed in front of the hydrangea and either side of the door soften the frontage and link with the rest of the planting around the Hotel itself.

The Castle Gatehouse is at the centre of local folklore pertaining to elephants which has its origins in the 18th century when Clive of India purchased these properties. To celebrate his victory his ancestors incorporated an elephant into the Powys Crest which was originally part of the fascia of the adjacent Market Hall. In subsequent years a travelling circus which included an elephant would visit the town. At the outbreak of the 2nd World War the elephant remained in Bishop's Castle and was photographed being taken for exercise along a local lane. It was said to have been stabled at the Castle Gatehouse and is now depicted in the stained-glass windows surrounding the front door.

VN	N	O	P	VP
				X
			X	
				X
				X
		X		
			X	
				X

The elephant folklore continues to be celebrated and is now part of an annual festival which includes life sized sculptures of elephants by a local artist being carried through the town centre in a torchlight procession.

The sixth property to border the forecourt is **Middle Baily**, a somewhat incongruous 1970's bungalow, faced with yellow brick including its chimney. The bungalow sits high above the forecourt, at its northern edge, straddling



the gap between the Hotel and Old Bank House. As it is built at the third storey level of Old Bank House and second story level of the Hotel and is slightly curved in shape, it encloses the space well. The sense of enclosure is reinforced by the large shrubs planted around the building and the large trees visible above its roof

and to the north west of the garden which are a reminder of the rural landscape beyond and the steep rise up the hill.

A two-tiered garden frontage gives the premises pedestrian access down to the Hotel forecourt. The upper tier is fronted by a red brick wall with seven pillars faced in yellow brick and connected by a decorative metal railing that is painted in a colour to synchronise with the yellow brick facing. At its centre is a double staircase down to the lower tier with similarly painted railings and a yellow brick fascia. The lower tier is supported by an old, buttressed, stone wall that is two storeys high by the Old Bank House and single storey when it reaches the Hotel. Overhanging the wall are shrubs and creepers. The mesh, metal fence along the path and the steps down to the Hotel forecourt is of the same colour as the upper tier. Whilst the mix of old stone, red brick, yellow facing stone and painted metal emphasises the buildings incongruity, the mature landscaping helps to reduce the overall impact.

At the base of the lower stone wall and along its length, the forecourt and adjoining front garden of the Old Bank House property is cluttered with red and green wheelie bins and storage sheds and boxes. The ground beneath the Middle Baily site is classified as a Scheduled Monument.

VN

N

O

P

VP

X

X

X

X

X

To the south side of the hotel, beyond the forecourt and the Castle Gatehouse lies the **Hotel carpark**. This is bordered on one side by a 2-metre-high old wall, in parts constructed of stone and elsewhere of brick. Shrubs and creepers from gardens of properties that border the carpark overhang its



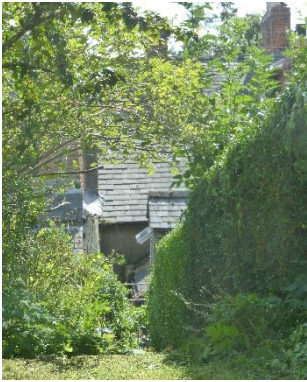
entire length. These properties are sited on Market Square and Welsh Street far below and their roofs and chimneypots are just visible above the wall, another reminder of the complex gradients and prominence of this location, as befits the site of the original castle.

The surface of the car park is well maintained and marked with spaces. Flower baskets and tubs adorn the wrought iron and stone fence and entrance from the carpark to the pub patio and garden.

At the end of the carpark is the grass and rubble track that is recorded on some maps as the continuation of Salop Street. Now gated, it has the appearance of a secluded country lane with intimate views of the complex roofs and elevations of buildings in Welsh Street below.



A glimpse of the Welsh Street properties and their tiered gardens



Along the track is an old rendered cottage that is a non-designated heritage asset. Once painted white, the render is now stained and worn. Weeds and creepers are overgrowing the walls and front door and a canopy that once protected the doorway is now gone, leaving only the supports in place.



At the end of the track the view opens onto a small undeveloped plot of land with wrought iron railings along it and a yellow plastic grit bin. Castle Street and Welsh Street are also visible as are their stone, rendered and red brick houses.

VN N O P VP

X





X

X


X

X



X




<p>The northern boundary of the carpark is dominated by the luxuriant view of the Hotel's garden. Set high above the carpark, the landscaped beer garden looks out over the town to the rolling hills beyond in the Area of Outstanding Natural Beauty. It is reached directly from the carpark by a small patio with a landscaped water feature and a stone staircase up to first floor level.</p>  <p>The garden comprises a lawned area, flowerbeds and a seating area under a wisteria covered gazebo, with a fishpond at its centre. The garden has had recent coverage in the national press as an outstanding feature in itself.</p>  <p>The Town Hall clock at the top of the High Street.</p>  <p>The Parish Church at the bottom of Church Street.</p> <p>Views across the rooftops from the Hotel garden to the Area of Outstanding Natural Beauty that lies to the east and south of the town – a constant reminder of the hotel's location at the summit of the hill.</p>  <p>The key characteristic of the entire complex of the Castle Hotel, its forecourt and grounds, is both its elevation above the surrounding streets and, within a small area, the changes of levels that are experienced when walking through the complex. This not only provides a constant reminder of its historic prominence as the site of the castle but emphasises the scale and grandeur of its key buildings.</p>	VN	N	O	P	VP
					X
<p>A. VIEW (ii) of BULL St. from Salop St. towards Bull Lane</p>	VN	N	O	P	VP
			X		





<p>Bull Street is a short, one-way street, rising steadily up hill to its northern end. Along the entire length of the western side of its narrow carriageway is a correspondingly narrow, tarmacadam pavement which is in good condition but in places is overgrown with weeds. It also sports small plant pots beside doorways and under windows which also restricts the available space. A continuous façade of five two- or three-story dwellings backs immediately onto the pavement and provides an imposing feature.</p>					X
<p>At the far end of Bull Street, on the corner with Bull Lane is the only detached property on this street, a late twentieth century, white two storey building. Although there is a gap between it and the terrace of much older properties, this is not visible from the Salop Street end of the road and the sense of a continuous frontage continues. At this point the road curves to the east and the angle of the white house follows the curve.</p>			X		
<p>By contrast, on the opposite side of the carriageway, for over half the street's length is a large open space where once the old Market Hall stood. Sometimes documented as Market Place this is often referred to locally as The Square which also appears as an address location for some surrounding properties. Its rectangular footprint and the lower portion of the walls of the original building remain. A tarmacadam pavement runs along its length by the side of the carriageway. The space forms a large and important part of the view although the walls of the former building inhibit a full view of Market Place/The Square itself from the roadside.</p>				X	
 <p>On the northern and eastern perimeter of Market Place/The Square, is an L- shaped cluster of two- and three-story inter-connected houses which enclose the space. One of the properties, Old Bull House is an imposing, three storey property. It sits at the north west corner of the open space and juts out into the carriageway, narrowing it even further. Its half- timbered frontage is at right angles to the properties on the opposite side of the carriageway. This, together with its location at the start of the curve in the road; its juxtaposition with the white house beyond it on the opposite side of the road and; the scale of the</p>					X
<p>On the northern and eastern perimeter of Market Place/The Square, is an L- shaped cluster of two- and three-story inter-connected houses which enclose the space. One of the properties, Old Bull House is an imposing, three storey property. It sits at the north west corner of the open space and juts out into the carriageway, narrowing it even further. Its half- timbered frontage is at right angles to the properties on the opposite side of the carriageway. This, together with its location at the start of the curve in the road; its juxtaposition with the white house beyond it on the opposite side of the road and; the scale of the</p>	VN	N	O	P	VP X
			X		


<p>building itself all contribute to the sense of enclosure despite the substantial area of open space in and around Market Place/The Square.</p> <p>Beyond Market Place/The Square the view is short and narrow as buildings directly abut the road. At the end of the street is the T junction with Bull Lane. Immediately opposite is the wooden fascia of a one and a half storey dwelling, surrounded by vegetation, including very tall mature trees, some of which are also visible over the roof top of Old Bull House. This is another reminder of the proximity of the rural landscape and provides a visual stop at the end of the road.</p> <p>Reverse view:</p> <p>There are a series of views when travelling in this direction:</p> <p>1. From the junction with Bull Lane.</p> <p>From the junction with Bull Lane the view is both narrow and channelled by the terrace of tall buildings on the west side of the street and the gable and fascia of Old Bull House on the east side. Both the curve of the road and its narrowing at the corner of Old Bull House also emphasise the restricted nature of the view.</p> <p>Whilst a gap is visible beyond Old Bull House there is no indication of what lies in it. Rather, the view is punctuated by the decorative mural on the frontage of 1 Market Square which faces Bull Lane. At the same time a triangular view of the hills beyond the town is clearly visible, framed by the sloping rooves of the terrace on the west side of Bull Street, the gable end roof of Old</p>					X	
					X	
					X	
	VN	N	0	P	VP	
				X		
				X		






<p>Bull House and the rooves of 1 Market Square and its adjoining buildings that can be glimpsed tumbling down Market Square and High Street beyond.</p> <p>The downward slope of Bull Street and the streets beyond is a strong feature of the view and is emphasised in two ways:</p> <ul style="list-style-type: none"> ▪ The rooves of the terraced houses on Bull Street slope downwards despite the fact that the first two houses visible at the top of the rise are both two storey and the remaining three houses going down the hill are all three-storey. ▪ The two storey building 1 Market Square sits on the corner of Salop Street and Market Square, opposite Market Place/The Square. The last house in the terrace on Bull Street (2 Market Square) stands on the opposite corner. Even though the distance between them is only short, 1 Market Square is dwarfed by the opposite building when viewed from the top of Bull Street. <p>Moving downhill the gradient intensifies, and the eye is directed further to the outlying hills which appear just a stone's throw away.</p>					
				X	
				X	
				X	
		X		X	
<p>2. From the corner of Old Bull House</p> <p>At the corner of Old Bull House, the view opens out to take in Market Place/The Square. Whilst Market Place/The Square provides the focus and the space is large, a sense of enclosure remains as it is surrounded by imposing buildings on all sides. The glimpse of the hills beyond the town remains but is now peripheral to the space in the immediate foreground.</p> <p>Striking features within the view are: two decorated properties at the far end facing Market Place/The Square, one on Salop Street and the other on the corner with Market Square; a telegraph pole at the centre of the space which radiates wires across the circumference of the skyline and; in the immediate foreground, the rear facia of the large stone monument which bears the Earl of Powys' coat of arms on its opposite side and the unkempt floorscape and dilapidated and broken planters around it.</p>	X	X	X	X	
					
<p>3. From the junction with Salop Street</p> <p>At the southern end of Bull Street, the view captures the confluence of the street with Salop Street, Market Square and the access to the Castle Hotel forecourt. A significant element of the view is the road surface of this complex, staggered junction. It comprises worn tarmacadam, in places in need of repair and covered in a variety of white and yellow lines, some of which are badly faded. There is a clutter of road signs, bollards, roadside advertising and waste bins. Parked cars are a key feature of the view.</p>	VN	N	O	P	VP
					
				X	


<p>The juxtaposition of buildings around the complex junction adds considerable interest. The mix of two and three storey properties, set at various angles, creates a fascinating roofscape and all the buildings on view have interesting features and/or decorations</p>  <p>Whilst the High Street, with its steep downward slope, is not visible from this point, the start of the slope can be seen at the opposite corner of the junction and is reinforced by a set of five stone steps from the pavement down to the descending carriageway.</p> <p>At both the top and bottom of Bull Street parked cars impinge on the view.</p>		X			
<p>B. COMPONENTS of the STREETSCAPE from Salop St. towards Bull Lane</p> <p>The area of and immediately around Market Place/The Square is open but has a structured, formal urban appearance as befits the former location of the Old Market Hall. The stone walls of the original Market Hall building have been retained to define the perimeter of Market Place/The Square and are a permanent reminder of its history.</p>  <p>The north east corner of The Square.</p> <p>Three buildings are red brick with classical window dimensions as befits the period of construction. Others are rendered and painted in either neutral or colourful finishes. One has an exposed timber facia and is the dominant feature of Market Place/The Square from several vantage points.</p>  <p>The Square looking north west. The two red brick buildings on the left are Listed.</p> <p>All the premises surrounding the Square are from the Regency period or earlier and are identified as heritage assets in Shropshire Council's Historic Environment Record. Two of them are Grade II Listed buildings as is the coat of arms on Market Place/The Square. All are well looked after.</p> <p>The former Bull Inn with the Coat of Arms in front, dominates The Square</p>	VN	N	0	P	VP
					X
					X
					X
					X
					X

		VN	N	O	P	VP
<p>The five properties that border the north and east sides of the rectangular Market Place/The Square are a mix of two and three storeys and exhibit an intricate pattern of staggered frontages and rooflines, some set back and others prominent.</p> <p>The gap either side of number 2 suggests at first glance a detached property but on both sides the property is attached to other dwellings at its rear.</p>						X
 <p>On the north side a secretive narrow alley provides access to three other properties</p>	 <p>To the south is a gated access to a landscaped patio of a former barn that is now a dwelling</p>					X X
	<p>The three-storey red brick edifice next to number 2 is part of the adjoining two storey, blue rendered property. Together they form Wellfield House. The red brick section of the house has an interesting curved corner to facilitate access down the alleyway which enhances the sense of mystery behind the building. This architectural detail is repeated on a nearby building, 9 Market Square at its corner with High Street as well as on buildings elsewhere in the town. Wellfield House also displays evidence of the window tax that was levied from 1696 to 1851 at the top storey. This mirrors the opposite corner property on Bull Street (2 Market Square) which has three blocked up windows.</p> 					X
	<p>Further up Bull Street, away from Market Place/The Square are the two remaining properties in the terrace. Both are two storeys. One is rendered and displays exposed timbers at ground floor level. The other is red brick with a decorative porch and iron work on both the windows and gateway.</p>					X X




	VN	N	O	P	VP
 <p>Beyond the terrace is a 1970's two storey, rendered property, painted white. It contains numbers 1 and 2 Bastick House and has a double frontage with white pvc windows imitating small panes of glass. One ground floor window is a bay. Architecturally the property is an anomaly in this area. A small triangular area under the bay window has been planted but is now overgrown with weeds. Two large wheelie bins and a plastic recycling bin stand on the pavement by the front door.</p>		X			
<p>On both sides of the street decorative features embellish several buildings, including wrought iron work, planters and hooded doorways and fanlights.</p>    					X X X
<p>Because of the proximity of the building frontage along the west side of the street, ground level planters and weed discourage the use of pavements by pedestrians.</p> <p>Between Bastick House and 5 Bull Street is a narrow uphill footpath which starts from the pavement but it is only visible when immediately in front of it. On one side of the entrance is the gatepost and the brick wall of the garden at number 5. On the other is the gable end of 1 Bastick House.</p> <p>The footpath is secluded along its length and has been partially surfaced with tarmacadam but is broken and rough with weeds growing at its edge. The brick wall has a wooden handrail to help negotiate the steep drop of the path to the pavement. Beyond the brick wall a high stone wall that has been breached is visible on one side of the path. On the other, thick vegetation includes deciduous and evergreen species such as holly.</p> 			X	X X X	

	VN	N	O	P	VP
<p>The footpath is part of the long-distance route, the Shropshire Way and brings its walkers, including visitors staying at the campsite on the northern side of the town, into the town centre. The Shropshire Way continues down Bull Street and High Street to the parish Church at the southern end of the town before exiting via Church Lane to the hills beyond.</p> <p>The lack of sightlines for this highly significant footpath presents danger given the regular usage by local residents and visitors as well as long distance walkers; the very narrow pavement and carriageway at the footpath's exit on to Bull Street; and the conflict with traffic using the one-way street to exit onto Bull Lane, as evidenced by this commercial vehicle which is about to reach the footpath exit.</p>  <p>As can be seen, the narrow carriageway and its use as a through route by commercial vehicles also presents problems for residents when exiting their Bull Street properties, particularly at the northern end.</p>					X
	X				
	X				
C. DETAILED DESCRIPTION of SIGNIFICANT ELEMENTS of the streetscape from Salop St to Bull Lane	VN	N	O	P	VP
<p>Market Place/The Square and its surrounding floorscape</p> <p>Market Place/The Square is delineated by the footprint and the lower part of the walls of the original Market Hall which stood here from 1780 to 1951. As it is located on a slope it has two tiers separated by a row of five steps. Both tiers are higher than the surrounding land. The northern tier is cobbled, and the southern tier is paved. It can be accessed from both the east and the west by steps.</p> <p>It is a space of historical interest. At its northern end is an arched, stone edifice containing a depiction of the Coat of Arms of the Earl of Powys. This was previously part of the front wall of the Market Hall and is a Grade II Listed heritage asset.</p>  <p>In contrast to the properties surrounding it, Market Place/The Square and the area in front of it, both of which are classified as non-designated heritage assets in Shropshire Council's Historic Environment Record, are dilapidated in appearance.</p> <p>The Square offers a calm location to stop, sit, revel in the architecture around it and absorb the atmosphere at the historic heart of the town. Seats are provided around the edges and from the bench under the coat of arms there are views of the town hall and its flagpole with the hills behind and hints of the steep descent from Market Square down to</p> 					X
					X
				X	
					X
		X			
					X




High Street. Market Place/The Square also provides a location to host events and gatherings during the festival season in the summer.		VN	N	O	P	VP
<p>However, the presence of broken planters, uncared for plants, large black plastic litter bins, a proliferation of weeds, benches</p>   		X				X
<p>either in a poor state of repair or with broken slats; paving and cobbled surfaces that are broken or require weeding, all contribute to a less than harmonious environment.</p> 	<p>Halfway along the eastern boundary of Market Place/The Square a prominent telegraph pole with wires resembling umbrella spokes detracts from the scene. The use of the space for events purposes is now limited due to lack of visibility from the southern end of the square. The space on the eastern and northern periphery is partly patched tarmacadam and partly gravel and grass. It is used primarily for parked cars.</p>	X				
<p>The area immediately in front of the square, despite being a non-designated heritage asset is now a sprawl of unkempt ground which includes cobbles, gravel, stone, tiles, tarmac and vegetation. There are a variety of shrubs and plants, both wild and cultivated and four trees, one of which is a self-set elder, and 2 are pruned yews reaching over 5' in both height and breadth.</p> 		X				
<p>The yews were planted in the 1960s</p> <p>In addition, there is a metal fingerpost providing directions to points of interest, four bike racks and an old broken art installation comprising a broken bike that is covered in 'knit bombing'. This is a local practice of decorating street furniture with knitwear, especially on the occasion of seasonal celebrations. The knit bombing installation is weathered and dirty and only partially visible.</p>			X			


	VN	N	O	P	VP
<p>The whole of the Market Place/The Square frontage is inaccessible due to overgrown vegetation and weeds, the breadth of the mature yew trees and the presence of 6 large wheelie bins across the Salop Street pavement immediately in front of the Market Place/The Square frontage. The height of the yew trees also blocks any view of Market Place/The Square from Salop Street. Only the coat of arms can be briefly seen from outside the chip shop. Whilst the greenery could offer a pleasant contrast to the hard landscape of this area the scale and type of the current planting detracts from it.</p>	X				
	X				
	VN	N	O	P	VP
<p>A. VIEW (iii) from Salop St. towards 7/9 Market Square</p> <p>This section of Market Square is very short, less than 35 metres long. It lies in the heart of the town's Georgian commercial centre at a point where the road has three exits to Salop Street, Bull Lane and High Street. In this direction, the view is at once broad and enclosed. The road appears wide. There are terraces of two and three storey buildings on either side of Market Square. Where Market Square turns abruptly right, another three-storey terrace sits face on and immediately in front, at the Market Square exit onto High Street, the angle of the three storey Town Hall follows the curve of the High Street blocking the view down it.</p> <p>The steep slope down the hill in front is a prominent feature of the view. It is emphasised by the glimpse of the Town Hall clock tower and flagpole and the steep stagger of the rooflines of the two buildings on High Street – the Town Hall and the Elizabethan Porch House. The scale of the drop is further enhanced by the sight of the hills beyond the town which are in line with the top of the tall roof of the three-story Town Hall.</p> <p>All the buildings that are contained in this view appear grand in some way by dint of their size, interrelationship, roofscapes, proportions and/or decoration. Parked vehicles and traffic movement are an ever-present part of the view.</p> <p>Further along Market Square the view opens out and immediate focus is on the view down High Street from where it joins Market Square. The descending</p>					<p>X</p> <p>X</p> <p>X</p> <p>X</p>



	VN	N	O	P	VP
  <p>Pavement parking is also a constant problem in this area.</p>	X				
B. COMPONENTS of the STREETScape from Salop St towards 7/9 Market Square	VN	N	O	P	VP
<p>This section of the street is short. It contains only 7 properties although the dental surgery which lies at the corner of Bull street and the Castle Hotel access, also has a Market Square address. All seven of the properties are classified as heritage assets in Shropshire Council's Historic Environment Record. Two, numbers 12 and 14 are Grade II Listed buildings, as is the dental surgery. The remaining five are non-designated heritage assets.</p> <p>The two Grade II Listed buildings stand on the western side of Market Square and are part of a curving terrace that continues along the rest of the street. They are the two buildings referred to in the previous section as appearing 'somewhat neglected'. The last building in the terrace is the renovated warehouse which now operates as a hairdresser.</p>  <p>All three properties are rendered. Numbers 12 and 14 are three storey premises whilst the hairdressers is two storey. However, there is no apparent difference in height, partly due to the rising slope but also because the hairdresser's property has both higher ceilings internally and a parapet on the external front wall that extends above the roofline.</p> <p>Number 12 is a restaurant and takeaway. The ground floor frontage has a cluttered and imbalanced appearance, including a waste bin, a cigarette bin and a glass-fronted advertising cabinet.</p> <p>The ground floor fascia of number 14 is taken up almost entirely by a double fronted shop window with painted wooden surround and a central door with a large glass pane. Beneath the windows, the walls have a patterned feature of</p>				X	X
		X		X	

	VN	N	O	P	VP
<p>white bricks. The facade is entirely in keeping with the frontages of other buildings in the area from the same period. Unfortunately, the empty premises is still recovering from a major flood that occurred a few years ago.</p>  <p>The hairdresser's stands out as distinctly different from all other buildings in Market Square. Apart from the extended front facade, four large windows and a double glass door occupy most of the frontage. The adjoining two Listed Buildings however are typical of their period, each with two windows on each of the upper two floors. The windows are of classic style and proportions.</p>		X		X	
<p>On the opposite side of the road all three properties reflect the historic grandeur of this location. Yarborough House is a large Regency style premises (exact date unknown). Prior to a local government act of 1972, this building was used as a local council office but over the last thirty years it has become a nationally renowned second-hand record and book shop which includes a cafe.</p>  <p>The long building stretches down the steep slope and has a distinct character. Despite the slope, its roofline is continuous and set at a different height to adjoining buildings. At each end is a large decorative chimney of cream and blue engineering brick and, connecting the two is a ridge of decorative iron coping.</p>			X		X
 <p>The building's facade is rendered and painted in a terracotta colour with grey detailing around the windows. The facade suggests that it may have been two premises. The northern end is two storeys with three large sash windows on each floor, one above the other and all of classical dimensions. The windows on the upper floor are fronted by a single, narrow balcony with an ironwork balustrade. The recesses of the three ground floor windows also have a decorative wrought iron screen above the window ledge.</p>				X	X

	VN	N	O	P	VP
<p>The southern half of the building is three storeys. There are two sash windows on each of the two upper floors. Those on the top floor are small and tucked under the roof line whereas the two second floor windows, although small paned, are of a similar overall dimension as on the northern end of the building. However, they lack the detailing around the opening. The ground floor sports a long Regency Bow frontage.</p>					X
<p>Above the doorway is a metal sculpture of a hare, one of several produced by local artist, the late Roger Williams which are on display throughout the town and are set to be the subject of a Sculpture Trail in celebration of his work. The entire frontage is decorated with pots of colourful plants at both pavement level and in the recesses of the three ground floor windows at the northern end of the building.</p>					X
					X
<p>North of Yarborough House is a less grand property but one from a similar period whose facia is of equally classical proportions. This property is also rendered and is painted sage green. Now a residential property its ground floor was historically a retail premises as the illustration in section C, next page, shows. Until recent times it remained a retail outlet for works of local artists and craftsmen. Its conversion to residential use reflects the classical frontage of the period in which it was built.</p>					X
				X	
<p>On the corner with Salop Street is the property 1 Market Square. The main façade of this building faces Salop Street and only the entrance door and a small part of the mural that covers the Salop Street facia is visible from Market Square. This rendered building is painted off white with a sage green door, vertical drainage pipe and fenestrations and is compatible with the adjoining buildings. The visible mural depicts a vine climbing up the drainpipe with bunches of hops hanging from it, a reflection of the historic brewery located a few yards away on Salop Street and perhaps also a reminder that, together with its neighbour 3 Market Square, it was The Unicorn pub between 1791 and 1839.</p>				X	
					
<p>On the diagonally opposite corner of Salop Street is 2 Market Square, the property described in detail in the earlier section 'The Castle Hotel, its forecourt and grounds'. Up until and including the Victorian era when the Market Hall, Old Bank House and the Castle Hotel were at the heart of commercial activity in this locality, 2 Market Square would appear connected to the rest of Market Square.</p>					

		VN	N	O	P	VP
<p>Today, this is not the case and the large space at the junction on which it stands, together with the traffic and chaotic parking that occurs at and around this junction, visually and functionally isolates this building from the rest of Market Square.</p> 		X				
		VN	N	O	P	VP
<p>C. DETAILED DESCRIPTION of SIGNIFICANT ELEMENT of the streetscape at the confluence of Salop St, Market Square and Bull Street</p> <p>The confluence of the three streets Salop Street, Bull Street and Market Square, and including the access and forecourt of the Castle Hotel, is an area that was historically interlinked. Records show that it was a vibrant centre of agricultural and commercial activity with important civic buildings, the Market Hall and the Town Hall, at either end.</p>  <p>Market Square in Victorian Times looking north</p>  <p>Market Square looking south from the site that was the Market Hall</p> <p>The addresses of current properties in this locality evidence the interconnection of buildings around this confluence. For example, that of the Castle Hotel is The Square and the dental surgery is 2 Market Square. Whilst this locality remains an area of well kept, iconic, active buildings the confluence itself now appears lifeless and is characterised by a wide expanse of tarmacadamed carriageway and a litter of parked cars, street furniture, broken floor surfaces, weeds, and waste bins.</p> <p>A small area of planting sits at the base of a wall beside the access to the Castle Hotel forecourt but this is overshadowed by parked vehicles and the 'ad hoc'</p>		X				X
		X				

	VN	N	O	P	VP
<p>adaptation of the Grade II Listed building that houses the dental surgery.</p> <div data-bbox="137 246 743 658">  </div> <p>The historic Market Hall, once a vibrant contributor to this space is now gone, albeit it's footprint Market Place/The Square remains. The space that was the street frontage to the old Market Hall is now listed as a heritage asset and the square behind contains a Grade II Listed monument. Yet these are now only partially visible and</p> <p>inappropriate planting ensures a disconnect with the immediate environment of the confluence.</p> <p>Where once this was an interrelated space of economic and social activity it is now fragmented and dominated by both moving and stationary traffic.</p> <p>Connecting Bull Lane, Salop Street, Welsh Street and High Street, the space now functions primarily as a key vehicular route for both commercial and domestic traffic, whether passing through the town or accessing the town centre and its surrounding properties.</p> <div data-bbox="646 857 1214 1176">  </div> <p>The Grade II Listed dental surgery, 2 Market Square, is now disconnected from Market Square</p>	<p>X</p> <p>X</p> <p>X</p>	<p>X</p>			<p>X</p>
<p>D. SPIRIT OF THE ZONE</p> <p>This locality was the preeminent location in the town from its inception in the early 1100's when the stone Castle was built. Its character today reflects that history with 34 of the 36 premises on the surveyed route (94%) classified as a heritage asset, 13 of them being Grade II Listed Buildings.</p> <p>Of the only two properties not classified as heritage assets, one is a 1970's building, believed to have replaced 2 non-designated heritage assets on Bull Street. The other is the Castle Gatehouse, the stone building described as a significant element of the townscape in the first section of this survey. In addition to its historic origins on the site of the Scheduled Monument, the building is steeped in the folklore of the town and in current festivals and artistic celebrations. These pertain to its connections with the Earl of Powys, the son of Clive of India and to its previous use as stabling for the elephant left behind by a travelling circus in 1939. Renovations of the building in the early part of this century incorporate and highlight all these historic elements and warrant it being listed along with the other non-designated heritage assets of this zone.</p> <p>The site of Market Place/The Square, which lies at the heart of this zone and was once also at the heart of its historic centre constitutes 2 non-designated heritage assets and 1 Grade II Listing of the aedicule that contains the Powys Coat of Arms.</p>					

The town's dynamic history is also reflected in the fact that for 126 years spanning the mid 1700's to the late 1800's, 5 of the premises in this small area were pubs. Two remain to this day, the Castle Hotel and the Three Tuns Inn, the latter of which is one of only two remaining pubs in the town that have operated continuously since 1642.

Historically, the buildings and spaces reflected the inhabitants' desire to celebrate the economic, aesthetic, and creative vibrancy of the community. Current renovations and decorations continue to do this whilst maintaining the historic integrity of the buildings. There are many examples of this including:

- ✚ the 1897 plaque to Queen Victoria, highlighted on the chimney breast of the Three Tuns and the 1990's blue plaque to Jerry Lordon on the front facade of the building;
- ✚ the brightly coloured houses and the decorative motifs of number 2a Salop Street and 1 Market Square, the latter of which reflects the nearby pub's dependence on hops.
- ✚ The inclusion of sculptures of the late Roger Williams, a well-remembered local artist
- ✚ The beautiful garden of the Castle Hotel recognised in the national press.

The buildings reveal the inevitable changes that have occurred over time. In the Castle Hotel forecourt for instance, a former stable is now a dwelling but the structure of the wide arched opening that identifies its former use is clearly visible.

There is no predominant use of materials visible. Rather, some properties reveal mixed materials such as red brick and stone that is believed to have originated from the original castle constructions. Most premises are rendered and painted, sometimes mixed with timbers or red brick. Several are exclusively red brick buildings. Decorative elements include painted murals, stained glass windows and wrought iron work on fenestrations, roofs, railings and gates. Staggered facias and footprints and rooflines accompany pavement edged terraces with pediments around doorways providing relief.

The town's intimate connection with the rural landscape beyond is ever present through the views of it from every street; the glimpses of large trees and shrubs either above the roofline or between buildings; and the presence of the Shropshire Way which enters the town on Bull Street and gives long distance walkers and visitors from the camp site that lies beyond Castle Green, their first view of the historic town. After the unsighted footpath exit between number 5 Bull Street and 1/2 Bastick House, the Shropshire Way continues down Bull Street, across Salop Street and down Market Square to provide a continuous experience of the historic town centre before exiting Bishop's Castle at its southern-most boundary.

There are only two outstandingly negative impacts on the character of this area:

- the invasive traffic and parking which directly impacts on and damages heritage assets, including Grade II Listed buildings; significantly affects both pedestrians and residents of the zone; impacts on the tourism economy of Bishop's Castle, both in terms of walkers, particularly along the Shropshire Way and visitors to the hostels, retailers, festivals and users of the various town trails; and
- the condition of Market Place/The Square and its immediately adjacent streetscape into Market Square. It is currently not fit for purpose as it impacts negatively on the surrounding environment; does not reflect the interrelationship between Market Square and Market Place/The Square and; limits the potential of Market Place/The Square to function both as a quiet space in which to enjoy the character of the surroundings and as a location for activities and events that celebrate the culture and creativity of Bishop's Castle today.

The site at the eastern end of Salop Street, an old garage forecourt, provides a significant eyesore in its present state. It provides however welcome views out to the hills in the east. On both counts this site is shown on the zone map as sensitive and consideration of the view should be given in any proposals for its future development.