

APPENDIX 2

CHARACTER ASSESSMENT OUTSIDE THE CONSERVATION AREA

BISHOP'S CASTLE NEIGHBOURHOOD
DEVELOPMENT PLAN 2019- 2038

Regulation 14 Draft

January 2022

Introduction

1. At the 14 February 2019 community meeting, where the draft Neighbourhood Development Plan (NDP) Vision and policy themes were agreed, it was decided that the NDP should contain a policy on design that would apply to any new housing allocations that might be forthcoming in the review of the Shropshire Local Plan, or any other new development.
2. A review of Development Plan policies reveals that the NDP could add value to existing policies. The Development Plan consists of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (adopted 17 December 2015) and the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (March 2011).
3. SAMDev MD2 requires development to respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.
4. SAMDev MD2 also requires development to contribute to and respect locally distinctive or valued character and existing amenity value by:
 - i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
 - ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
 - iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and
 - iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.
5. SAMDev MD3 seeks to embrace opportunities for contemporary design solutions, which take reference from and reinforces distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.
6. SAMDev CS6 protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate
7. NPPF para 28 states that non-strategic policies in neighbourhood plans should be used to set out more detailed policies for specific areas. Para. 29 states that neighbourhood plans can shape, direct and help to deliver sustainable development.

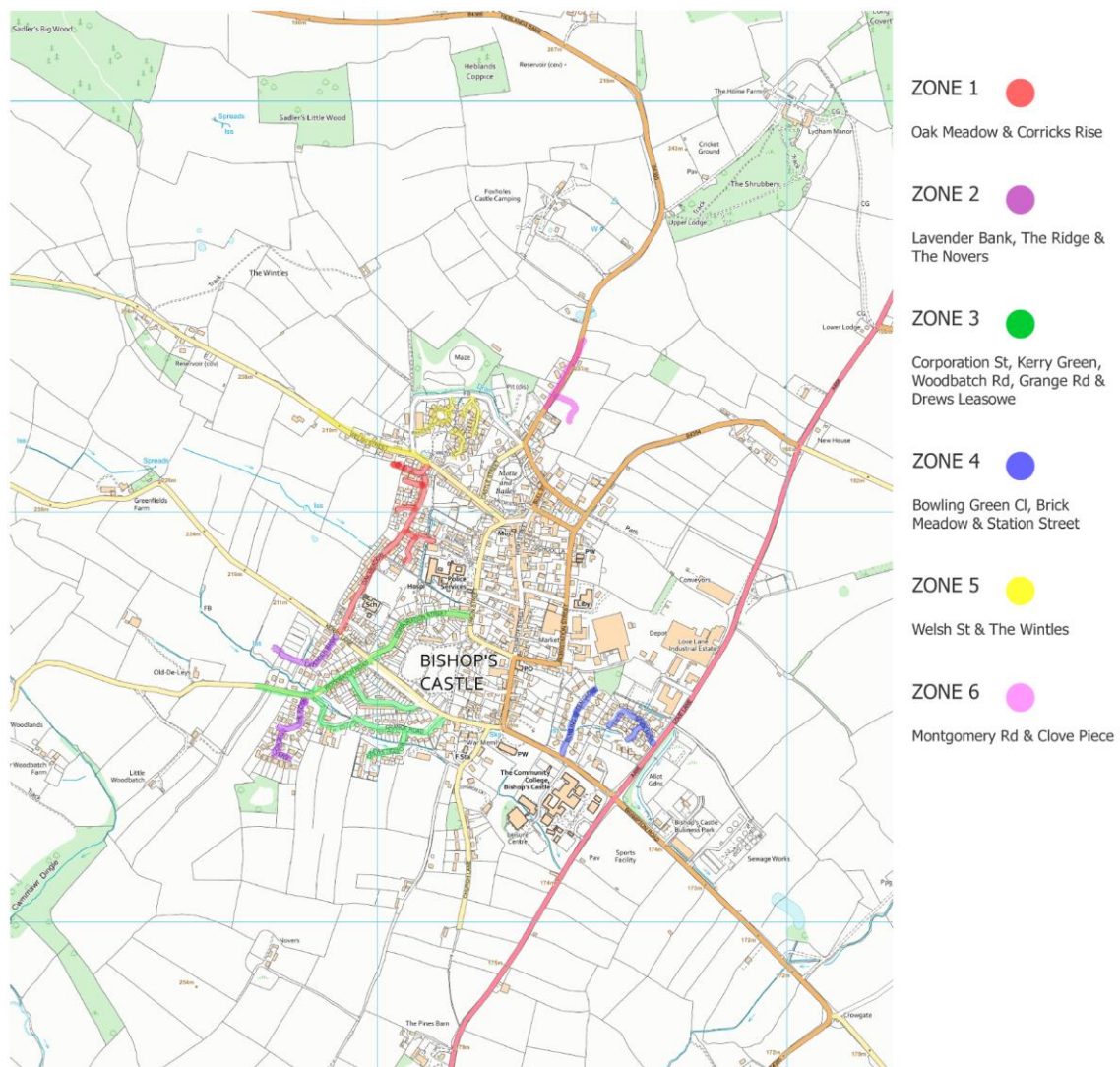
Para. 124 states that design is a key aspect of sustainable development: being clear about design expectations and how these will be tested is essential for achieving this.

8. This Character Assessment responds to the policies in the Development Plan and the NPPF by providing detailed and proportionate evidence upon which to base design policies in the NDP.

Methodology

9. The Steering Group assembled a team of local people to undertake the detailed assessments which underpin this Character Assessment.
10. The assessment team used a proforma that was based upon the following documents:
 - The Locality Toolkit: “Design in Neighbourhood Planning”
 - “Oxford Character Assessment Toolkit”, Oxford City Council (no date)
 - “Oxford Character Assessment Toolkit (Shorthand)” , Oxford City Council (no date)
 - “Character Assessments”, a toolkit prepared by Andrea Pellegram Ltd., April 2019
11. The assessment team visited representative parts of Bishop’s Castle to provide base information for this Character Assessment.
12. The team used its judgement and local knowledge to decide which areas to assess. The completed assessments were then given to Andrea Pellegram MRTPI who has prepared this Character Assessment based on that foundation.
13. The assessment focused on key character areas and sought examples of positive (P) and negative (N) design. The zones that were assessed are shown in **Figure 1**.
14. The assessment proformas for each zone are set out in **Appendixes 1-6**. **Appendix 7** is the blank proforma based on the Oxford toolkit which is shown for reference. **Appendix 8** contains photographs of local materials that contribute positively Bishop’s Castle.

FIGURE 1: CHARACTER ASSESSMENT ZONES



Positive and negative features highlighted in the assessments

16. The assessments demonstrate that Bishop's Castle has a heterogeneous built environment and that there is no single distinct style outside of the Conservation Area.
17. The zone assessments highlight positive and negative influences on the built environment.

Positive features

- Views into the countryside help define the settlement's rural character.
- Tree and garden planting in front of houses helps to soften and add greenery to neighbourhoods.
- Variety of rooflines, windows, porches and other built features add interest and illustrate how development styles have changed over the years.
- Iron railings around public areas such as play spaces and playing fields are attractive boundaries that retain a sense of openness.
- Play areas and amenity green spaces can offer open views along the street frontage to positive effect.
- Variety in building features helps to define distinct styles for individual areas.
- There is no single style, but seasoned red brick mixed with other materials characterises most areas.
- Pavements, gravel surfaces and stone walls are positive examples of provision of boundaries and footways.
- Houses with drives and on-site parking are desired by residents.
- Well-kept grass verges and public amenity green spaces add greenery and interest to residential areas.
- Irregular levels of offset of houses from streets add character and variety.
- Areas for bin storage that are screened in order to reduce clutter are beneficial.
- Materials should be robust so that they do not require long-term maintenance.

Negative features

- Lack of maintenance of outside walls makes an area look drab and dirty (example given is outside cladding to improve insulation in Oaks Meadow and Corricks Rise).
- Pavements, footways and roads in poor condition with patching and broken surfaces detract from the local character.

- Higgledy-piggledy development is generally negative and difference for the sake of difference gives a feeling of a jarring muddle, indicating that variety in form and massing needs to be carefully considered.
- Flat roofs with paraphernalia such as antennae, solar panels and satellite dishes are unattractive.
- Poor quality materials without regular maintenance become shabby and worn over time.
- Narrow roadways can become damaged as passing vehicles seek refuge leaving damaged verges.

Conclusion

18. Design is a key aspect of sustainable development. SAMDev policies MD2, MD3 and CS6 set out how design decisions should be made with regard to new development in Bishop's Castle. The Character Assessment provides local detail how this might be achieved.
19. The positive and negative features can be translated into basic design principles for Bishop's Castle. These principles should be applied to all development, but particularly to major development (larger than 10 dwellings, for an area of 0.5 ha or more; or for commercial development of over 1,000 m², or over 1 ha.)

| Bishop's Castle Design Principles |
|--|
| <p>New development including modifications of existing buildings should be designed to reflect the character of Bishop's Castle by adopting the following principles:</p> <ol style="list-style-type: none"> A. Wherever possible, the layout and positioning of buildings should seek to retain views of the open countryside. When considering the placement of new buildings and extensions (taking into account permitted development rights), consideration should be given to how the form and massing will affect views of the countryside from publicly accessible locations. B. Housing in residential areas should be set back from the roadway to create an sense of openness and to allow variety in garden landscaping to create interest in the street scene. Set backs within developments may benefit from being irregular in order to create interest. C. Whilst it is desirable for new development to reflect the local character, it is also important that new development is not overly uniform. Bishop's Castle is characterised by variety of height, materials, form and set-back, and this should be reflected in new development, particularly major development. D. A range of materials such as pavements, gravel, wood and stone should be considered when designing footways, parking areas, and boundary |

treatments. Iron railing fences also reflect local character and can make a positive contribution to the street scene.

- E. Residential development should provide parking on-site and should ensure that metres, bins, footways and garages/car ports and vehicle charging points are considered in the wider design which seeks to avoid clutter.
- F. Materials on walls, rooves, fences, garage doors, pavements, enclosures and other built elements should be durable, robust and not require maintenance so that they remain attractive in the long term.
- G. Amenity green spaces are encouraged to be provided within major developments and along the street. Where they are provided, long-term maintenance must be secured as part of the development or through a developer contribution.

Appendix 1: Zone 1, Oak Meadow and Corricks Rise

An estate of social houses & “starter” homes begun in the 1970s and built in phases up to early 2000s. Most recent phase taking place now.

| | | |
|--------------|-------------------------------------|------------------------------|
| Date:17/7/18 | Time: 2.30 pm, Weather: dry & sunny | N (negative) or P (positive) |
|--------------|-------------------------------------|------------------------------|

View

21. Long, curved street going uphill from north to south but with dip in the middle. Wide tarmac road with a view from the north and south of hills and woodland. The curved road feeds into the upland landscape and double driveways give views onto countryside beyond. Space at the front of the mainly red brick houses softened with planting and trees. Roof lines vary as do the styles of the houses built at different periods. The cul-de-sacs off the main route have similar feel. **P**

Spaces

22. The street feels open and free of clutter. There are two play areas off the main street and views of the primary school playing fields which help to give a feeling of space. As do the views of the countryside. The landscape is softened by front garden planting. **P**

Buildings

23. Styles and design of houses vary according to the building phases but within the phases effort has been made to vary rooflines, windows and porches. The houses are generally in a good condition with well-maintained outside space. **P**
24. At the south end the social housing was insulated with outside cladding a few years ago and that cladding is now looking drab and dirty. **N**
25. The exception is on Corricks Rise where some tenants have painted their cladding with excellent results. **P**
26. The garages off Corricks Rise, two rows with a tarmac centre area are drab and deflect from the street scene although can't be seen unless very close by. **N**
27. Individual buildings don't have much impact of the street scene.

Ambience

28. The ambience is one of a peaceful, residential street which is quiet despite the proximity of the primary school playing field and two play areas. It would no doubt be busier and school coming and leaving times. **P**
29. The tarmac pavements are in a poor condition. **N**

Open spaces

30. There are three open spaces. The furthest north one is an open grassed area crossed by a footpath with iron railings. It has a children's seating area but is otherwise informal. The 2nd one is laid out as a play area with swings etc. and a bench. That has similar iron railings. The third is the large school playing field which has 6ft. high mesh fence and is clearly visible from many parts of the street. **P**

Significant individual or groups of buildings

31. There are no historic buildings and the only ones of significance is Abbeyfield House, warden controlled flats, in a cul-de-sac on the perimeter of the estate, the primary school which is in a dip in the landscape (only the roof can be seen from the street) and a children's wooden panelled nursery buildings which is off a footpath crossing the estate. None of them have much impact.

Landscape

32. It is a hard landscape softened by front gardens and open spaces. The footpaths off the main street help to give a feeling of openness. The views of hills and countryside also give this estate a less urban feel.

Spirit of the place

33. Generally a pleasant area with space and greenery and good views beyond.
34. Peaceful and quiet in the daytime.



Oak Meadow – view to the south



Oak Meadow – view to the north



Cul-de-sacs have a similar feel



Drab and dirty insulating cladding



Painted insulation cladding



Unsightly garages



Play area with equipment



Close view looking down onto the school

Appendix 2: Zone 2, Lavender Bank, The Ridge and The Novers

Private houses built in the 1980s/90s with Lavender bank the oldest and The Novers the most recent.

| | | | | |
|-------------|---------------|----------|---------------|--------|
| Date:17/7/1 | Time: 3.00 pm | Weather: | began to rain | N or P |
|-------------|---------------|----------|---------------|--------|

View

- 36. Lavender Bank: a curved road with very similar red brick bungalows but regularity disguised by mature gardens with trees. View of hills and trees beyond. Wide road and open feel. **P**
- 37. New housing development taking place alongside.
- 38. The Novers is also viewed and it appears to be a higgledy piggledy mixture **N**
- 39. Woodbatch Lane: 17th century Jasmine Cottage on the roadside stands out from the newish developments around. Once a farmhouse attached to a small holding. **P**
- 40. Three other new properties along the lane, two bungalows and a house. Screened by height and gardens.
- 41. The Ridge: another development of very similar red brick bungalows on either side of a curved road. Owners have varied windows and established mature gardens. View of trees and gills beyond. **P**
- 42. The Novers: curved road of very varied houses and rooflines with brick and boarding used. But the effect was an unattractive muddle of styles without any cohesion. **N**
- 43. Pavements were paviours and grass and the feeling was open with mature gardens and pretty areas. **P**
- 44. Traffic, parking, street furniture, traffic management don't impact on the view

Spaces

- 45. Double driveways give a chance to see views through the gaps of hills & trees on Lavender bank & The Ridge. The driveways on the Novers were all varied in length and style.

Buildings

- 46. Mainly red brick bungalows of the same design but well maintained and well-kept gardens.

Ambience

- 47. Whole area quiet and peaceful with very little traffic or people movement.

Open spaces

48. No open spaces within the developments.

Significant individual or groups of buildings

49. Jasmine Cottage on Woodbatch Lane the only significant building because of its age. Well kept private property. **P**

Landscape

50. All very green and leafy because of mature gardens and views of hills and trees beyond. The building site off Lavender Bank, obviously dusty and noisy at times but didn't really detract from the green, leafy, peaceful atmosphere of the street. **P**

Spirit of the place

51. This is a relatively new residential area of Bishop's Castle dominated by red brick bungalows. Good touches were the mature gardens and pavilions at The Novers. But the houses at the Novers were too mixed and various – difference for the sake of difference and the effect was of a jarring muddle.



View of hills and trees beyond



New Development adjoining Lavender Bank



View of mismatched properties on The Novers



17th Century Jasmine Cottage



Pavement at The Novers



Red Brick Bungalows

Appendix 3: Zone 3, Corporation Street, Kerry Green, Woodbatch Road, Grange Road and Drews Leasowe

This is an area of council houses dating from the 1930s to the 2010s, many of which are now privately owned.

Date: 29/7/2019 Time: 2.45 pm Weather: sunny N or P

View

52. **Kerry Green** is the oldest area built in the 1930s. One section runs along one side of Woodbatch Rd. the other side being built as private houses. Road dips and there are views of the hills beyond and trees. The mature planting in gardens compliments the hills in the background. Only the Kerry Green side has paving giving the road a rural feel. Kerry Green turns left onto a curved road and there are still views of hills and trees. It then runs along one side of a little used road – almost a pedestrian way used for parking but with a normal road width. This section has a mature, tall hedge on one side and beyond mature trees which border the town's Playing Fields. Kerry Green houses were built without drives for cars but some gaps between houses and footpaths running off. Parked cars don't impact on the scene. **P**
53. **Woodbatch Rd.** has individually built bungalows and houses mainly lots of space. Views of hills & trees, road dips. **P**
54. **Grange Rd.** views of distant trees and again, a curved road. Built in the 1950s/60s the houses were not built with drives although many have found space for them. Odd truncated gardens. Space between semi-detached houses reveals hills and countryside. Sometimes a view of Drews Leasow houses and the one side & Kerry Green houses on the other. Wide road. At one end assisted-living bungalows with wide grassed areas in front. **P**
55. **Drews Leasow** the newest development only a few years old. A curved street with houses on one side and a large mature hedge on the other. Round the curve, houses/bungalows on both sides. Views of trees and hills.
56. **Corporation St.** houses built just after the 2nd World War without drives and with staggered frontages and rooflines varying because of the hill. Curved, wide road with wide pavements. Cars parked on the pavement do not obstruct it. Substantial houses footpaths off to the Playing Fields and Primary School. Gaps between give views of hills and trees. Green spaces in the centre of the development with houses around. **P**
57. **Clive House** off Corporation St. is a development of flats with a flat roof, functional rather than attractive. **N**

Spaces

58. **All the streets** feel open with wide roads and good views. Leafy because of mature gardens and view of countryside beyond. Footpaths give a feeling of being connected rather than closed in. **P**
59. **All the streets** have mown grassed areas off the street and gaps give countryside views which softens the appearance. **P**

Buildings

60. **Kerry Green** Different house designs and varied rooflines – partly due to them slopes of the roads – help give the area diversity although they are all red brick houses. There are semi-detached houses and a long terrace with no back access so houses have two door on the front.. There are three new houses built at the end and they are rendered.
61. **Woodbatch Rd.** has a mixture of buildings of different ages but large, mature front gardens stop it looking a muddle.
62. **Grange Rd.** houses are finished with a mixture of redbrick and cladding and incorporate various designs. Again these houses were built without drives although many have now been added. Some gardens on the south side are shorter than others, leaving a strange verge before the tarmac pavement.
63. **Drews Leasow** semi-detached houses with red brick, timber cladding and render used are at first just one side of the road. The houses are off-set so the rooflines vary. Round the bend are bungalows and semi-detached houses. Some 4 designs used to vary finishes, windows and porches.
64. **Corporation St.** these red brick houses were built without drives and the ones nearest town, the first to be built, are flat fronted with no bay windows. Higher up to the west the houses are more substantial with protruding chimney breasts and bay windows.

Ambiance

65. **The whole area** has a quiet and peaceful feel with mature front gardens and good views of hills and trees. Very little traffic movement and few people around. **P**

Open Spaces

66. **Kerry Green** – open space is informal grassed, one leading to Grange Rd. with a bench. **P**
67. **Grange Rd.** has open space at the end and a path leading to Kerry Green. **P**
68. **Corporation St.** has two open grassed area about half way along. One has Clive House at the furthest end. **P**
69. All these areas are informal open spaces.

Significant individual or groups of buildings

70. The only significant buildings are groups of garages with hard, worn tarmac frontages which detract from the scene. **N**
71. **Grange Rd.** has a warden's house with flat above and **Corporation St.** has a house called The Beeches which pre-dates the other houses. **P**

Landscape

72. Mainly private greenery with views of countryside. Urban landscape softened by mature gardens and trees. **P**

Spirit of the place

73. Generally quiet, residential areas with mainly well-kept properties and gardens. Wide pavements and roads give spacious feel.



Kerry Green facing south



Kerry Green top road facing east



Woodbatch Road facing west



Grange Road looking east towards the town



Drews Leasow, view to the south



Corporation Street towards the town



Clive House flats



Footpath leading off Grange Rd.



Large grass areas at front of properties at Grange Rd.



Grass area at the end of Grange Rd.



The Beeches, Corporation Street

Appendix 4: Zone 4, Bowling Green Close, Brick Meadow and Station Street

| | | | |
|---------------|-----------|-----------------|--------|
| Date:5/8/2019 | Time:4 pm | Weather:showery | N or P |
|---------------|-----------|-----------------|--------|

Views

74. **Bowling Green Close** is a flat road of 1960s detached bungalows that runs between Brampton Rd. and Station St. Trees are the only background view and in between the bungalows can be seen the hills. The large unfenced front gardens are generally dull. **N**
75. A path leads to **Brick Meadow**, an early 21st century development of pseudo Georgian detached houses and few bungalows with curved roads. Very little view of the countryside beyond. **P & N**
76. **Station St. east side** is outside the town's Conservation area and comprises a mix of houses and commercial/industrial premises. It is a straight road with views to the south and between the houses.

Spaces

77. **Bowling Green Close & Brick Meadow** have wide roads and pavements. The bungalows and houses are well spaced so there are some views between them. **Brick Meadow** also has many unfenced front gardens but some have good walls and interesting planting. It has a large, open grassed area crossed by a stream – this stream runs under **Bowling Green Close** and is a feature in two of the front gardens **P**
78. **Station St.** feels more urban with at the lower end a mixture of commercial & industrial premises. There is a big, open space where buildings once stood and some nearby disused buildings. There is a bright pink beauty parlour in what looks like an old Fire Station building and a vehicle repair garage. **N**
79. Higher up at the north end there are variety of individual houses. Little can be seen between the buildings. **N**
80. On the west side, not in the CA, is the livestock market.

Buildings

81. **Bowling Green Close** bungalows are faced with claddings and render and appear to have been built the same but features have been added over the years. Rooflines are the same. A plan to build three houses at the north end will add some variation to the street scene. **N**
82. **Brick Meadow** houses are red brick with rendering as a feature and there are a number of different designs on the same these. Rooflines vary because of curved streets and mixture of houses & bungalows. **P**

83. **Station St.** buildings are red brick with render used on some houses. At the north end there is a terrace of 18th century cottages, mainly hidden by a more modern building at the front. The street also has the Public Hall, a very utilitarian looking building with a dull forecourt and a roofline similar to that of the old picture house in the High St. Enterprise House, a former factory now an IT & Business Centre, is a deep building with a similar roofline. The frontage has been clad in mock timber to improve its appearance. Houses of various ages and styles go up the street to a large, modern house and a bungalow right at the top. Two footpaths go off into the countryside.

N

84. There is, towards the top, a modern Methodist Hall and next to it a disused Methodist Chapel, built around the beginning of the 20th century. **P**
85. A lot of the buildings are fronted by an old stone wall which adds character to the street. **P**

Ambience

86. **Bowling Green Close & Brick Meadow** are both quiet residential streets with little traffic movement and unobtrusive car parking. **Brick Meadow** has some grass verges and a some houses off a small cul-de-sac with a surface of pavements. However the main view is of garages and the houses looked squashed in.
87. **Station St.** has more traffic movements – although not a great deal. It has a more urban feel and some houses butt right onto the pavement while others are down long drives.

Open Spaces

88. The only significant open space is off Brick Meadow which has a large, stream crossed, informal open grassed area. The open spaces off Station St. are where previous buildings have been demolished or the livestock market – both with grey, dull surfaces.

Significant or individual or groups of buildings

89. **Station St.** has a number of significant buildings, the main one being the disused Methodist Chapel. The old fire station is also an interesting building. And the 18th century terrace at the north end of the street. **P**
90. Both the Public Hall and Enterprise House are significant buildings. **N**

Landscape

91. **Brick Meadow & Bowling Green Close** have hard landscape softened by grass, trees and gardens although the unfenced gardens often bring little in the way of attractiveness to the scene.
92. **Station St.** has a hard landscape with little softening.

Spirit of the place

93. Brick Meadow & Bowling Green Close are both quiet, spacious residential areas with detached houses/bungalows and few significant features.

94. Station St. is a town street with residential properties mixed up with commercial/industrial ones but it does have significant features in the old stone wall, the terrace of 18th century cottages and the Methodist Chapel.



Bowling Green Close looking south.



Brick Meadow



Station Street - East Side



Open grassed area crossed by a stream at Brick Meadow



Disused building – Station Street



Cladding and render at Bowling Green Close



Enterprise House, Station St.

Appendix 5: Welsh Street and The Wintles

| | | | |
|----------------|---------------|------------------|--------|
| Date: 5/8/2019 | Time: 2.45 pm | Weather: showery | N or P |
|----------------|---------------|------------------|--------|

View

95. **Welsh St.** views of hills & trees and the Wintles houses rising to the north with the road going upwards to the west. On the south side a terrace of houses made of re-claimed brick echoed the railway cottages nearby which are in the Conservation area. Another two later red brick terraces with a third going off at right angles completes the newest buildings on the street. Further up are a mixture of individual detached house/bungalows built at different times. On the north side are bungalows with two set right back out of view and a large, grassed open space with trees in front of The Wintles. **P**
96. **The Wintles** this modern 21st century development of eco-houses on rising land are specifically designed to be traffic free with cars separated from the houses and small pathways and steps. Many views of the surrounding countryside between houses and beyond. **P**

Spaces

97. The terraced houses in **Welsh St.** have the same roof heights but have varied designs within the theme. They all have front gardens and the feel is open with the grassed area in front. Further up the street feels more enclosed although the buildings are quite far apart. **P**
98. **The Wintles** houses are close together except on Rees Piece where they circle a central “green” but the feeling is one of openness because of the trees and the pathways. **P**

Buildings

99. The terraces on **Welsh St.** are all red brick although the re-claimed brick does give a different, softer feel. The bungalows are all different – red brick & rendered - and further up the road there is a great diversity of properties including a well set back bungalow with a front garden, a semi-detached pair almost on the street and three properties built at right angles to the road. One of the two semi-detached farm cottages on the right is derelict but has planning permission for conversion to 2 flats. **P**
100. The Wintles has some five designs of houses with a theme of large vertical windows, balconies – wooden and wrought iron – wooden palings around gardens and pathways. Finishes vary from red brick to render to waney edged boards. The estate is very different in style to any other in the town. **P**

Ambiance

101. Although **Welsh St.** is a lane, it is a main route from the west but still has a quiet, residential feel with little traffic and noise. **P**
102. **The Wintles** is very residential with lots of trees, greener and bird song. There is very little tarmac here, gravelled vehicle route predominate and the car ports provided are attractive with pitched wooden roofs. **P**

Open Spaces

103. **Welsh St.** has the large grassed open space in front of the Wintles and the road going off to the right angled terrace leads to a footpath to Oak Meadow. There are also drives down to off street parking which gives the area an open feel. The upper part of the street feels more enclosed. **P**
104. **The Wintles** doesn't really have much space between the detached and terraced houses but still feels open because of the different levels and the pathways between. It was designed to be a "gated community" and really doesn't blend with any other town development. But it does blend with the countryside and hillside beyond.
105. The hillside, on the far side of the Wintles Lane (which doesn't have any houses on it), is owned by the Wintles residents and is an open green area, accessible by the public, with a fruit maze, woodland, allotments and many paths, some of which are public rights of way while others are permissive. There are lots of rustic benches. **P**

Significant individual or groups of buildings

106. Properties are general very well maintained in this area and there is a variation of styles within a theme in both then lower part of Welsh St. & the Wintles. There is an old & mainly derelict former stable building which pre-dates all the house building at the lower part of Welsh St. and The Wintles. The date of the two farm workers cottages, one of which is derelict, isn't know but must pre-date both the terraces and the Wintles.

Landscape

107. It is all a very leafy, green residential area with trees and countryside views. There is green space on Welsh St. and The Wintles. In front of the large grassed area is a pond which collects surface water from the Wintles estae but is surrounded by greenery clad iron railings and can't easily be seen. There is an informal pond off the Wintles Lane which is crossed by a wooden bridge. **P**

Spirit of the place

108. Generally quiet, residential areas with lots of greenery and good views. A mixture of house types but manages to appear attractive. **P**



Welsh Street – Terraced Houses built of reclaimed brick



View of hills through the Wintles development



Wintles – central green with paths leading away



Variations on a theme



Variations on a theme



Differing styles within the Wintles



Derelict former stable



Derelict farm worker's cottage

Appendix 6: Zone 6, Montgomery Road and Clove Piece

| | | | |
|---------------|-----------|---------------|--------|
| Date: 11.8.20 | Time: 6pm | Weather: Fine | N or P |
|---------------|-----------|---------------|--------|

View

109. Entering Bishop's Castle on the B4385 Montgomery Road, you pass the Foxholes Campsite entrance and there are a couple of bends leading to a hollow, here on the right is the first property with a large driveway. Opposite is a wooden beer barrel with a few plants marking the entrance to BC. The road continues straight on with a slight incline to a brow. The hedges and trees are tall with lush green verges. There is a long sight down into Castle Green which is an attractive entrance to the town.

Spaces

110. The road tends to be quite narrow with a few pleasant driveways mainly on the right heading into town. Detached houses are hidden by tall hedges and trees. The structure of the road is natural and unspoilt. There are no obstacles within view. There are no pavements.

Buildings

111. Houses are all detached with large gardens varying in size and design, they are all well maintained. On the right heading into town other than an affordable Oak framed house in the hollow which was built several years ago, the houses were built after 1940. Windmill Cottage which stands on the brow left was built in the 1800s and has a new modern extension. Further along the road on the left is a new development of 8 affordable houses 'Clove Piece' - 3 terraced alongside the road and 5 facing south.

Ambiance

112. The road tends to be quite busy with traffic as it is a main route into Bishop's Castle. Large lorries and farm vehicles are frequent users crushing the verges. There are several traffic calming measures including 'slow' signs and '30mph' signs. These signs do not however help with speeding traffic in and out of town. There are many varieties of singing birds.

Open Spaces

113. The road is a natural route with formal soft landscapes of verges, hedges and trees.

Significant individual or groups of buildings

114. The detached houses are large and unique; they have large gardens with views over the countryside and are offset to the road. The new affordable houses are small and quite plain, although they do have great views to the east. Their gardens are far too small.

Landscape

115. The road has a very leafy and lush entrance into Castle Green, verdant hedges make it picturesque and unspoilt.

Spirit of the place

116. The road has not changed for centuries which makes it a delightful entrance to the town.



Montgomery Rd. looking north



Montgomery Rd. looking north towards town



Clove Piece looking east



Clove Piece looking south



View from Clove Piece looking east

Appendix 7: Survey pro-forma

| | | |
|---|-------|----------|
| Character Assessment Route and Description | | |
| ZONE | | |
| DATE: | TIME: | WEATHER: |
| <p>VIEW from will be stated on the form towards will be stated on the form</p> <p>Prompts to consider: Is the view long or short; straight or curved; flat or sloping; channelled with trees, enclosed by the buildings or wide and open. Are there gaps between buildings; a series of views or just one? Is there a focal point - a building or trees? Are there attractive frontages or roofscapes? Does traffic or parking impact on the view? Does street furniture or traffic management impact on the view.</p> <p>Summarise the basic elements of the view along the street from your starting point, referencing any of the relevant prompts above plus any additional things you notice.</p> <p>NB. This Section summarises the view. <u>Detailed</u> descriptions of significant buildings, groups of buildings or spaces and their contribution to the view will be gathered under the Townscape section (2) and the Significant elements section (3) and registered on these pages <u>as you walk along the street</u>.</p> <p>If on your travel along the street, the view changes (e.g. the road bends and a different view of buildings and spaces appears):</p> <p>turn, look back in the direction you have travelled and describe the reverse view from your current location.</p> <p>Reverse view:</p> <p>Then take the separate set(s) of sheets 1, 2 and 3 to describe the next view(s) in the same way.</p> <p>If there are no changes to the view along the street, complete the Reverse view on this page once you have finished your walk along the street and completed the detailed character sections 2 and 3.</p> | | |
| <p>COMPONENTS of the STREETSCAPE from to be inserted to to be inserted</p> <p>Prompts to consider:</p> <p>Spaces: Does <i>the street</i> feel enclosed or open and why – height of buildings; shadow; width of the space; obstacles; clutter? <u>Summarise</u> how <i>gaps between buildings</i> – relate to their immediate surroundings – are they formal or informal; enclosed or open; a hard or soft landscape; with a structured or organic feel. Is the space used? Is it static or vibrant?</p> <p>Buildings: <i>How do the buildings contribute to the street scene?</i> LOOK FOR:</p> | | |

uniformity or diversity of: type of use; scale (i.e. size, height); age; design; historic character; construction methods or materials either in the buildings or street surfaces; decorative elements e.g. wrought iron work, knit-bombing staggered frontages or a continuous building lines and interesting roofscapes evidence of the medieval origins e.g. burgage plots; shutts; flying freeholds physical condition – well maintained, showing signs of alteration, rundown or derelict the impact of individual buildings on the overall positive, neutral or negative assessment of the streetscape

Ambience: The impact on the street's character of: light or shade; vehicles – moving or parked, type, volume, noise, speed; traffic management measures and; opportunities for seating/pedestrians.

Referencing any of the relevant prompts above plus any additional things you notice, describe in more detail the nature of the buildings and spaces that define the street. It may be for example that there is a uniformity of buildings and layout in the street or perhaps one side of the street or one section of the street may be totally different to the rest.

Without going into detail about individual buildings or spaces (that is dealt with in Section 3), this section will illustrate any patterns in the type, layout of buildings and spaces in the street; any uniformity or differences in their decoration and appearance; the number and condition of significant buildings or spaces whether positive or negative etc.

If the street changes character along its length, then make that clear in the assessment and describe each section separately.

This section is also where more detail can be provided on the general ambience of the street, including how the street is used and the impact of traffic.

NB. Some of the prompts in this Section were also included in Section 1 the View. However the context is different, Section 1 is 'the bones' and this Section puts 'flesh on the bones' describing a more 'close up' view of the streetscape.

DETAILED DESCRIPTION of SIGNIFICANT ELEMENTS of the streetscape from to be inserted to to be inserted.

Prompts to consider:

Spaces (*either positive or negative*): Is it formal or informal; enclosed or open; a hard or soft landscape; with a structured or organic feel? Is the space used and is it static or vibrant? What materials or furniture are used? How does the space relate to its immediate surroundings?

Significant individual or groups of buildings (*either positive or negative*):

What are the reasons: their use or condition – well maintained, showing signs of alteration, rundown or derelict?; scale – size, height; uniformity or uniqueness of design; use of materials; age or historic importance; setting in relation to other buildings; details of the façade – whether a staggered frontage or continuous building

line; interesting roofscapes; notable features e.g. windows, doors, decorative railings, knit-bombing etc

General Ambience: *levels of activity* – bustling, vibrant, peaceful, deserted, inhospitable; *noise* – traffic, activities, birdsong, people; *smells* – perfumes, drains, engine fumes, food preparations; *road and pavement surfaces* – use of materials and detailing, condition, traffic management and furnishings, road markings; *glimpsed views*.

Referencing any of the relevant prompts above plus any additional things you notice, describe in detail the most significant elements of the streetscape. This will include particular buildings, groups of buildings, spaces, glimpsed views, repeated use of materials or decorative finishes etc.

Include both positive and negative significant features.

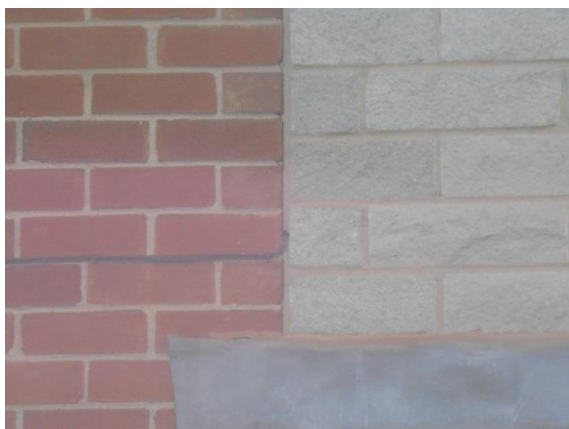
SPIRIT OF PLACE

Sum up the character of the zone in a few brief sentences picking out the most positive and negative features of its character and appearance.

This can highlight both things worthy of retaining/encouraging because they can be justified as part of the character of the place and things that are sensitive to/risk damaging the character of the zone.

Appendix 8: Local Building Materials

Exterior surfaces of properties outside Conservation Area



Red Brick & stone cladding.



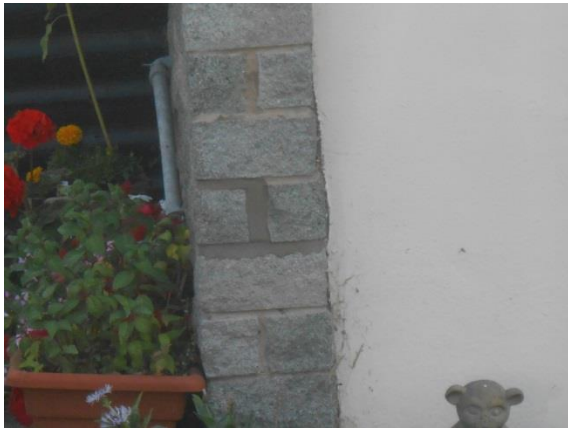
Front tiles



Painted insulation boards



Red brick



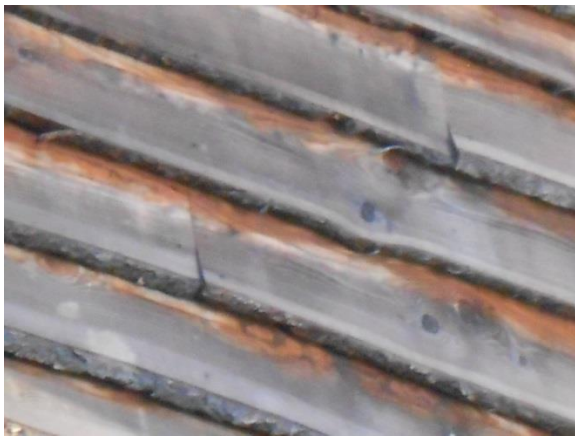
Render & stone cladding



Render & timber cladding



Timber cladding



Waney edged wooden cladding

Garden surrounds outside the Conservation Area



Grey brick wall



Palings



Picket fence



Red brick wall



Stone wall



Picket fencing



High wooden fence



Metal railings



Copper beech hedge

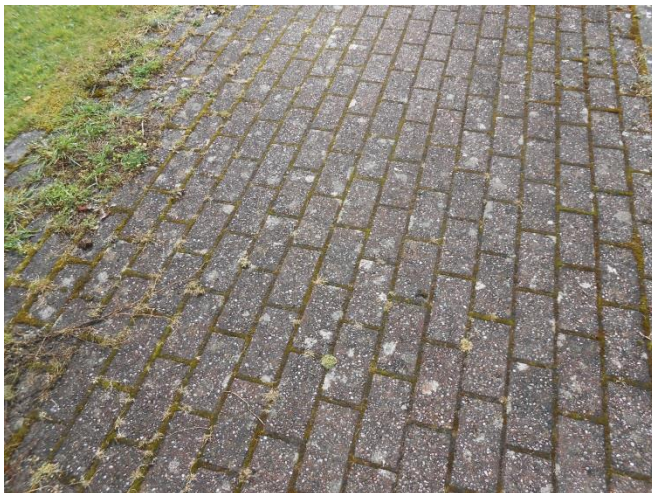


High hedge



Rustic fence

Road & Pavement surfaces outside the Conservation Area



Brick surface



Gravel paths



Gravel roadway



Paviours

Roofs outside the Conservation Area



Slates



Grey tiles



Ridged tiles