

# APPENDIX 3

## NONDESIGNATED HERITAGE ASSETS

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 that sought to protect non-designated heritage assets.
2. The Development Plan for Bishop's Castle Neighbourhood Plan is the Adopted Core Strategy (March 2011) and the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan , Adopted (December 2015)
3. Core Strategy policy CS6 ensures that all development protects, restores, conserves and enhances the built and historic environment, taking account of local context and character and those features which contribute to local character.
4. SAMDev MD2 requires development proposals to contribute to and respect locally distinctive or valued character and existing amenity by reflecting local characteristic architectural design and details and also to embrace opportunities for contemporary design solutions which take reference from and reinforce distinctive local characteristics.
5. SAMDev MD13 ensures Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by ensuring that wherever possible, proposals avoid harm or loss of significant or non-designated heritage assets, including their settings. The policy also requires that proposals should be accompanied by a Heritage Assessment where appropriate.
6. SAMDev MD13 (3) states that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
7. Non-Designated Heritage Assets are defined in SAMDev para. 3.133 as:

*Non-designated heritage assets include structures, features or deposits with archaeological interest, historic buildings, historic farmsteads, the historic character of the landscape as expressed in the patterns of fields, woods and heathlands and the locally distinctive character of settlements. The latter includes locally derived building materials and the distinctive forms, details and design of buildings. Policy MD2 requires new development to respect, enhance or restore the historic context of buildings. The Shropshire Historic Environment Record sets out Shropshire's non-designated heritage assets.*

## Locally Defined Non-Designated Heritage Assets

8. The Neighbourhood Plan Steering Group has assessed local non-designated features and structures of importance to the local community that do not appear on Shropshire Council's Local List of non-designated heritage assets. A photo record of these locally important assets is found in this report.
9. Shropshire Council's Local List of non-designated heritage assets all lie within the Conservation Area. The list is now however well out of date. Of the 161 non-designated assets that are recorded on the Local List, 18 have addresses that are not currently identifiable without local knowledge of recent history. They include for example, uses and business names that have not existed for over 30 years. A further 20 heritage assets had vague location details such as "west of Church Street" and so are unable to be accurately located.
10. As part of the Bishop's Castle Conservation Area Character Appraisal, which is provided in Appendix 1 to the NDP, records and maps all the 141 identifiable non-designated heritage assets that are contained in the Local List (shown in green). **The policies in the NDP refer to both the Local List compiled in the Shropshire Historic Environmental Record and the list contained on pages 7 to 32 of this report.**
11. For the purposes of the neighbourhood plan, it is necessary to distinguish between two types of non-designated assets.
  - i. Assets that are subject to planning control;
  - ii. Assets that are not subject to planning control.
12. The non-designated assets help create the unique character of Bishop's Castle and they should be preserved where possible. However, many of the assets are in private ownership and are not attached to a dwelling or feature. This is true of all the sculptures by local artist, the late Roger Williams where, in theory, the features could be removed by their owners without the need to apply for planning permission. Therefore, the protection of these assets is outside planning control.
13. Other assets such as the features in the Playing Fields, vintage road signs and post boxes could be subject to planning control because they are on public land, attached as features of walls, on posts on publicly owned land (i.e. land owned by the Highways Authority) or attached to privately owned buildings in the Conservation Area thus forming part of the setting of designated heritage assets.
14. Many of the buildings in the Conservation Area have been painted in non-traditional ways, using bold colours and inventive murals. These innovative and modern twists on external finishes and public art enhance the Conservation Area by creating a very locally distinct interpretation of the historic environment. Such decorative approaches, when exercised with care and produced to high standards, should be treated as a definitive part of the local character. New mural paintings and external

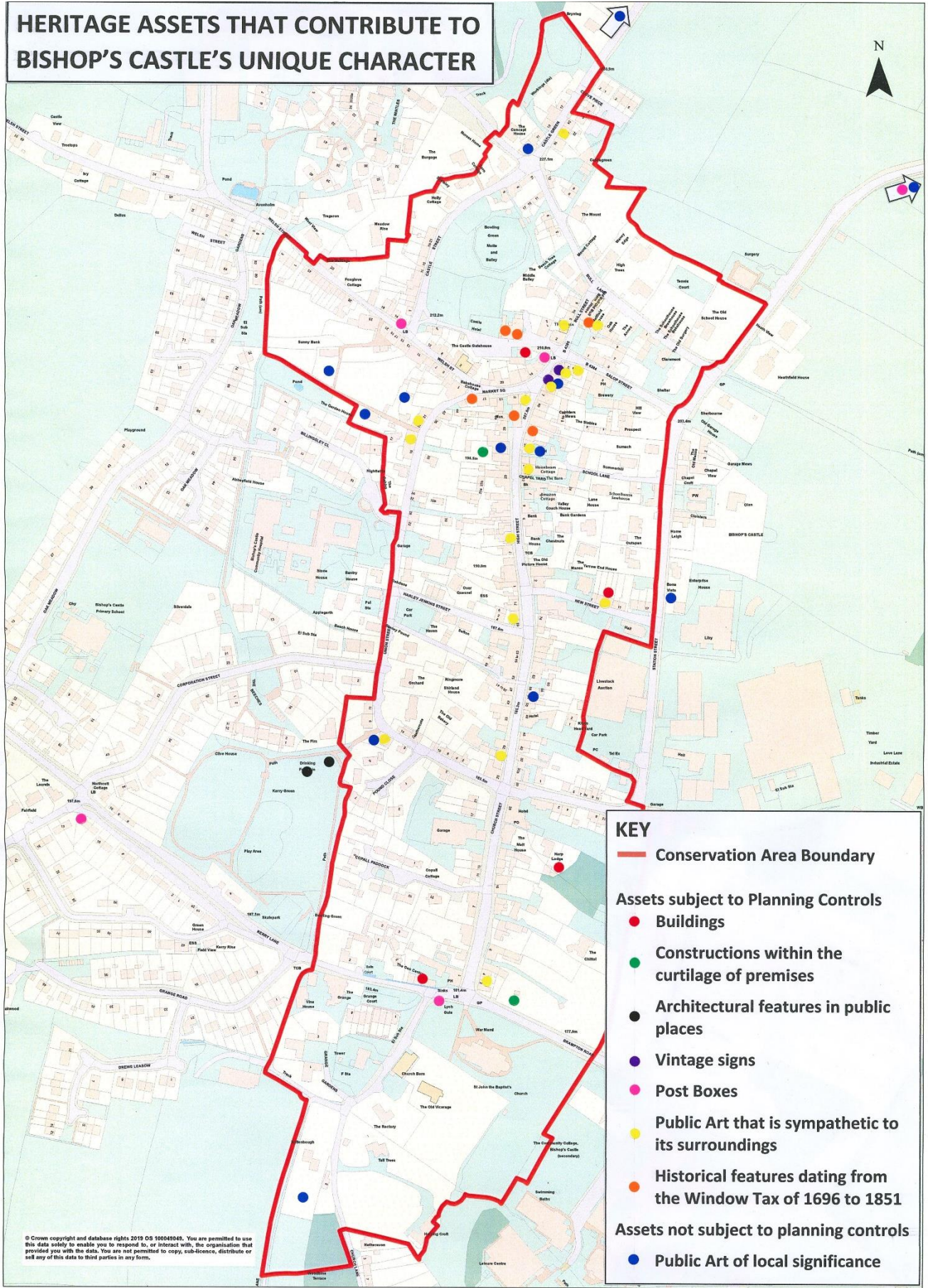
colouring should be allowed in the Conservation Area where it enhances Bishop's Castle local character.

## Conclusions

15. Non-designated heritage assets and other features shown below, that add to Bishop's Castle's local character including those identified in the Conservation Area Character Appraisal, that are subject to planning control under SAMDev MD13 include vintage street signs, post boxes, architectural features that reveal Bishop Castle's history such as blocked windows which illustrate the Window Tax, and older buildings and commercial elements such as painted murals, external finishes, hanging signs, lamp posts and holders, fountains, memorials, buildings and historic architectural features.
16. Assets that are not subject to planning control such as severable/non-permanent sculptures, can add significant interest to the built environment and may add to the local character of Bishop's Castle. Public art though modern now, can become historically important in time. It is therefore beneficial to identify particularly good examples of public art (whether or not this is privately owned) and to seek to protect it where practicable.
17. New public art that is sympathetic to its surroundings, even where this may be applied to a designated Heritage Asset such as a listed building or in the Conservation Area, should not be discouraged where it enhances the local character.
18. The significance of local lists of non-designated heritage assets is recognised by Historic England. On the Locally Listed Heritage Assets page of their website [www.historicengland.org.uk](http://www.historicengland.org.uk), it states "whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application."
19. The site goes on to say: "In deciding any relevant planning permission that affects a locally listed heritage asset or its setting, the NPPF requires amongst other things that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. .... They (LPAs) are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality"
20. In this respect the inclusion of a significant property within the local list held by Shropshire Council is an important step to securing its protection. Features that are identified as heritage assets in sections 1 and 2, pages 7-9 below are subject to planning control and by their nature are appropriate to inclusion in the Shropshire Council Local List of non-designated heritage assets.
21. Equally, to enable the protection of buildings and sites that are on the Local List it is essential that the list is up to date and that the properties can be identified.

A map and photos of heritage assets that contribute to Bishop's Castle's character but which are not currently included in the Shropshire Council schedule of non-designated heritage assets.

# HERITAGE ASSETS THAT CONTRIBUTE TO BISHOP'S CASTLE'S UNIQUE CHARACTER



- KEY**
- Conservation Area Boundary
  - Assets subject to Planning Controls**
  - Buildings
  - Constructions within the curtilage of premises
  - Architectural features in public places
  - Vintage signs
  - Post Boxes
  - Public Art that is sympathetic to its surroundings
  - Historical features dating from the Window Tax of 1696 to 1851
  - Assets not subject to planning controls**
  - Public Art of local significance

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## ASSETS THAT ARE SUBJECT TO PLANNING CONTROLS

### 1. BUILDINGS WITHIN THE CONSERVATION AREA THAT ARE NOT CURRENTLY SCHEDULED AS NON-DESIGNATED HERITAGE ASSETS

THE FORMER ABATTOIR NEXT TO HARP LODGE



The former abattoir sits in what were the burgage plots at the rear of Harp House and the Malt House, two Grade II Listed buildings.

THE CASTLE GATEHOUSE, Market Square



In addition to its historic origins on the site of the Scheduled Monument, the gatehouse is steeped in the folklore of the town as well as in current festivals and artistic celebrations, partly related to the Earl of Powys's incorporation of an elephant in his nearby coat of arms and the fact that in the earlier part of the 20<sup>th</sup> century it provided stabling for an elephant.

THE FORMER CARRIAGE WORKSHOPS at the Six Bells pub & brewery



The workshop for horse drawn carriages opened in 1904-5. In its heyday it included a forge for the metal components of the carriages; the open ground floor was used to assemble the vehicles and the upper floor contained the upholstery department. The cast iron pillars that support the gable end of the building are believed to have come from Coalbrookdale, where the Industrial Revolution began.

With the coming of motorised transport its existence as a carriage workshop was short lived but its survival is thought to be almost unique in England.



SIX COTTAGES, numbers 1-11 New Street



New Street lies on the line of an old burgage plot shut. Records show that before the Georgian era the only buildings along the entire length of this narrow shut were sited where these cottages now stand.

In the Victorian era the land along the southern edge of the shut and the Stonehouse building that lay on the south west corner of the shut was administered by the Church Wardens and Overseers for the Poor of the Town and Parish of Bishop's Castle. At this time, the narrow Stonehouse Shut was still the only access to this row of cottages which remain as an example of early terraced housing.

## 2. CONSTRUCTIONS WITHIN THE CURTILAGE OF PREMISES WITHIN THE CONSERVATION AREA THAT ARE NOT CURRENTLY SCHEDULED AS NON-DESIGNATED HERITAGE ASSETS

TANNERY KILN in the garden of The Limes, 6 Station Street



Viewed from the west

Viewed from the south west

Viewed from the east

The remains of the tannery kiln still lie behind the Tan House in the area that formerly contained a tannery and hemp yard but which is now part of the curtilage of the adjoining property, The Limes.

The kiln is thought to have been used in the curing of certain kinds of leather. The Tan House in front, formerly comprised the tannery master's cottage, part of the bark barns for the tannery and an entrance to the tannery itself. These, together with the kiln are the only remaining evidence of the former tannery. Tan House itself is a non-designated heritage asset in the Shropshire Council Local List.

A WELL in the garden of The Porch House, High Street



In 2003 the then owners of the Porch House (dendro-dated to 1564) were digging in the garden by the kitchen window and found a small hole, approximately 3" across which when a stone was dropped down made a plop. Once the area was cleared, a brick dome was discovered together with a handpump with which to draw the water.

A map of former wells located within the area of the Norman settlement identifies 9 wells around the area of the castle and 22 either side of High Street and Church Street.

### 3. FEATURES ON PUBLICLY OWNED LAND OR ATTACHED TO BUILDINGS IN THE CONSERVATION AREA

#### ARCHITECTURAL FEATURES IN PUBLIC PLACES

THE ARCHWAY at the entrance to the Playing Fields



The archway was the result of a plan whose initial objective was to revitalise the play equipment in the town's recreation facility. The plan was initiated in the autumn of 2002 by a voluntary community group of 'young mums' with toddlers, The Friends of the Bishop's Castle Playing Fields. After consulting with the community, the project grew exponentially to include amongst other things a surfaced path for toddlers to bike ride; large areas of landscaping and tree planting; and several points of interest encompassing both wooden and metal features. From this, the concept of the archway was borne.

Funding came from both public bodies and local, private donations. The metal archway was designed, constructed and in 2005, installed by the local metalwork artist, the late Roger Williams. The decoration comprises mosaic tiles on one side with an Egyptian beetle at its apex. A mosaic workshop with children from the Primary School art club was instrumental in the final decoration.

As with so many things in Bishop's Castle's heritage, the archway continues to evolve some 18 years after its inception. In 2019, funding was provided by the local group AMP (About Music Project) to pay tribute both to the Party in the Park event, an annual music festival held on the Playing Fields and to the Elephant Sculpture Trail, another local community arts initiative. This will enable two local artists to enhance and update the decoration of the arch with music and elephant images once the global health epidemic is overcome.

THE FOUNTAIN in the Playing  
Fields



The water fountain was donated to the town by Thomas Penson Griffithes, a notable benefactor, in 1887. Originally sited opposite the Boars Head Inn on Church Street, it was moved to its present position in the 1920s.

## VINTAGE SIGNS

OLD TRAFFIC DIRECTION SIGN, Market  
Square



OLD TRAFFIC INFORMATION SIGN, Market Square



TRADITIONAL FINGER POST, Kennels Crossroads



## POST BOXES

BRITISH WALL BOX POST BOX CIRCA  
1954, Welsh Street



BRITISH LAMP BOX POST BOX circa 1954,  
Market Square



OLD POST BOX, Kennels Bank



POST BOX, in the wall of St. John the Baptist Church, Church Bank



BRITISH LAMP BOX POST BOX circa 1954, Kerry Lane





4. PUBLIC ART IN THE CONSERVATION AREA THAT IS SYMPATHETIC TO ITS SURROUNDINGS

MURALS AND PAINT FINISHES

20, Castle Green



WELLFIELD HOUSE, Bull Street



3, Bull Street



1, Market Square



2a, Market Square



9, Market Square



THE CROWN & ANCHOR VAULTS, High Street



RAVENWOOD 36, High Street



11 & 13 High Street



5, New Street



19 Union Street



29 Union Street



POUND COTTAGE, Union Street



65 Church Street



27, Church Street



TAN HOUSE, nos. 2 & 4 Church Street





## 5. HISTORICAL FEATURES IN THE CONSERVATION AREA

**BRICKED UP WINDOWS RESULTING FROM THE WINDOW TAX THAT WAS APPLIED BETWEEN 1696 AND 1851**

2, Market Square



OLD BANK HOUSE, Market Square



THE TOWN HALL, High Street



34 High Street



17, Union Street



WELLFIELD HOUSE, Bull Street



## ASSETS THAT ARE NOT SUBJECT TO PLANNING CONTROLS

### 6. PUBLIC ART THAT CONTRIBUTES TO THE UNIQUE CHARACTER OF BISHOP'S CASTLE

**THE SCULPTURES OF LOCAL METALWORK ARTISTS** - All but one are the work of the late Roger Williams

HARE at Yarborough House, Market Square



BUDDHA WITH GUITAR at The Vaults, High Street



FAIRY at the Porch House, High Street

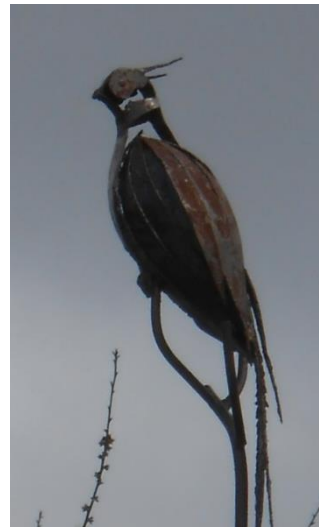


UNICORN HEAD at Unicorn House, Church Street



The unicorn is the work of local artist Matt Maddocks

A COLLECTION OF PHEASANTS at Bona Vista, 28 Station



A STORK & YOUNG ON THE NEST at Bona Vista, 28 Station Street



MOTHER & BABY WARTHOG at Pound Cottage, Union Street



BIRD IN A CAGE at 5-7 Castle Green



A LEAPING HARE on the wall of The Garden House, Laburnum Alley



A SHEEP in a garden of a Welsh Street property, as seen along Laburnum Alley



PETER PAN in the garden of Sunny Bank, 21 Welsh Street





THE GREEK GOD PAN & HIS PIPES in the garden of Hollenbough, Field Lane



FOX at Foxholes Campsite, Montgomery Road

