

A G E N D A

Planning Committee

Date: **Monday, 30th October,
2006**

Time: **10.00 a.m.**

Place: **: The Council Chamber,
Brockington, 35 Hafod Road,
Hereford**

Notes: Please note the **time, date** and **venue** of the meeting.

For any further information please contact:

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**County of Herefordshire
District Council**

AGENDA

for the Meeting of the Planning Committee

To: Councillor T.W. Hunt (Chairman)
Councillor J.B. Williams (Vice-Chairman)

Councillors Mrs. P.A. Andrews, B.F. Ashton, P.J. Dauncey, Mrs. C.J. Davis, D.J. Fleet, J.G.S. Guthrie, P.E. Harling, J.W. Hope MBE, B. Hunt, Mrs. J.A. Hyde, Brig. P. Jones CBE, R.M. Manning, R.I. Matthews, Mrs. J.E. Pemberton, R. Preece, D.C. Taylor, P.G. Turpin and W.J. Walling

	Pages
1. APOLOGIES FOR ABSENCE To receive apologies for absence.	
2. NAMED SUBSTITUTES (IF ANY) To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.	
3. DECLARATIONS OF INTEREST To receive any declarations of interest by Members in respect of items on the Agenda.	
4. MINUTES To approve and sign the Minutes of the meeting held on 29th September, 2006.	1 - 10
5. CHAIRMAN'S ANNOUNCEMENTS To receive any announcements from the Chairman.	
6. NORTHERN AREA PLANNING SUB-COMMITTEE To receive the attached report of the Northern Area Planning Sub-Committee meeting held on 11th October, 2006.	11 - 12
7. CENTRAL AREA PLANNING SUB-COMMITTEE To receive the attached report of the Central Area Planning Sub-Committee meeting held on 18th October, 2006.	13 - 14
8. SOUTHERN AREA PLANNING SUB-COMMITTEE To receive the attached report of the Southern Area Planning Sub-Committee meeting held on 30th September, 2006.	15 - 16

9.	DEVELOPMENT CONTROL - PROGRESS REPORT	17 - 20
	To receive the report of the Head of Planning Services about the performance of the Development Control Service during the first half of 2006/07.	
	Wards Affected: County-wide	
10.	CONSERVATION AREA APPRAISALS FOR ROSS ON WYE, MORDIFORD, DILWYN, AYLESTON HILL	21 - 140
	To consider the next suggested phase of Draft Conservation Area Appraisals and make recommendations to the Cabinet Member for the Environment about consultation.	
	Wards Affected: Ross on Wye, Backbury, Aylestone and Golden Cross with Weobley	
11.	REPORTS OF THE HEAD OF PLANNING SERVICES	
	To consider the following planning applications and authorise the Head of Planning Services to impose any additional or varied conditions and reasons which he considers to be necessary.	
12.	DCSE2006/1907/O - PROPOSED RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO WESTHAVEN, SIXTH AVENUE, GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HJ	141 - 146
	For: Executors of Hazel Reece Essex deceased per Mr T Margrett, Green Cottage, Hope Mansel, Ross-on-Wye, Herefordshire, HR9 5TJ	
	Ward: Ross-on-Wye West	
13.	DCSW2006/2417/F - PROPOSED REPLACEMENT DWELLING INCLUDING REMOVAL OF EXISTING UNOCCUPIED HOUSE WITH NEW DWELLING, TO HAVE RE-ARRANGED VEHICULAR ACCESS FROM LYSTON LANE, BRYNFIELD, LYSTON LANE, WORMELOW (NEAR ORCOP), HEREFORDSHIRE, HR2 8EW	147 - 152
	For: Mr & Mrs A Ing per Derrick Whittaker Architects, 1 Farjeon Close, New Mills, Ledbury, Herefordshire, HR8 2FU	
	Ward: Pontrilas	
14.	DCNC2006/2926/F - ERECTION OF TIMBER GARDEN FENCE AT LAND ADJOINING GREYSTONES, WYSON, BRIMFIELD, LUDLOW, HEREFORDSHIRE, SY8 4NL	153 - 158
	For: Mr & Mrs A Ing per Derrick Whittaker Architects, 1 Farjeon Close, New Mills, Ledbury, Herefordshire, HR8 2FU	
	Ward: Upton	

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

BROCKINGTON, 35 HAFOD ROAD, HEREFORD.

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Friday, 29th September, 2006 at 10.00 a.m.

Present: Councillor T.W. Hunt (Chairman)
Councillor J.B. Williams (Vice Chairman)

Councillors: Mrs. P.A. Andrews, B.F. Ashton, P.J. Dauncey, P.E. Harling, J.W. Hope MBE, B. Hunt, Brig. P. Jones CBE, R.I. Matthews, Mrs. J.E. Pemberton, R. Preece, D.C. Taylor and W.J. Walling

In attendance: Councillors Mrs. W.U. Attfield, A.C.R. Chappell, P.J. Edwards, D.B. Wilcox and R.M. Wilson

58. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors CJ Davis, DJ Fleet, JGS Guthrie, Mrs JA Hyde, RM Manning and Mrs PG Turpin.

59. NAMED SUBSTITUTES (IF ANY)

The following named substitutes were appointed:-

MEMBER	SUBSTITUTE
Mrs CJ Davis	Mrs M Lloyd Hayes
PG Turpin	H Bramer

60. DECLARATIONS OF INTEREST

Councillor R Preece declared a prejudicial interest in Agenda item 11 (Dcce2006/2037/F - construction of new flood defence walls and embankments together with strengthening of existing walls between Greyfriars Bridge & Wyelands Close. Provision of access over new flood defence at Queen Eelizabeth Avenue, St Martins Avenue & Hinton Road. Belmont, St Martins & Hinton road, Hereford) and left the meeting for the duration of this item.

61. MINUTES

RESOLVED: That the Minutes of the meeting held on 25th August, 2006 be approved as a correct record and signed by the Chairman

62. CHAIRMAN'S ANNOUNCEMENTS

The Chairman referred to the recent illness of Councillor PG Turpin and said that a card would be sent on behalf of Members and Officers with their best wishes and hoping that he makes a speedy recovery.

The Chairman said that a Seminar had been arranged for all Members on 13th November in respect of Section 106 obligations.

63. NORTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 13th September, 2006 be received and noted.

64. CENTRAL AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 23rd August, 2006 be received and noted.

65. SOUTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 30th August, 2006 be received and noted.

66. REPORTS OF THE HEAD OF PLANNING SERVICES

The Committee considered the following planning applications and authorised the Head of Planning Services to impose any additional or varied conditions and reasons which he considered to be necessary.

67. DCNC2006/1129/F - ERECTION OF SHOPS AND DWELLINGS WITH ASSOCIATED DEMOLITION AND SITE WORKS AT 40-42 WEST STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8ES

The Development Control Manager said that the applicant was agreeable to all the conditions set out in the proposed planning obligation agreement, including compensation to the Council for the loss of income from car parking spaces that would be used in the scheme.

In accordance with the criteria for public speaking, Mr Jones the agent acting on behalf of the applicant, spoke in favour of the application.

Councillor JPS Thomas, one of the Local Ward Members, felt that the site inspection had clarified a number of issues regarding the application.

RESOLVED

That planning permission be granted subject to:

- 1. The Head of Legal and Democratic Services be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to (set out heads of agreement) and any additional matters and terms as he considers appropriate.**
- 2. Upon completion of the afore mentioned planning obligation that the Officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions:-**
 - 1 - A01 (Time limit for commencement (full permission))**
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
 - 2 - A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

5 - No materials or substances shall be incinerated within the application site during the construction phase.

Reason: To protect the residential amenities of the neighbouring properties.

6 - Prior to the construction of any re-development on site details will be submitted to and approved in writing of additional noise insulation to the bedrooms of units 1, 2 and 3.

Reason: In order to protect the amenity of residents of these dwellings within close proximity to a licensed premises/pool hall.

7 - Prior to development on site details will be submitted and approved in writing of the shops front design and the glazed units as indicated on the approved plans.

Reason: In the interests of the amenity of the surrounding Conservation Area.

8 - Prior to development on site details will be submitted and approved in writing of treatment of the boundary walls.

Reason: In the interests of the amenity of the surrounding area.

9 - No meter boxes will be sited on public facing elevations.

Reason: In the interests of the amenity of the surrounding Conservation Area.

10 - C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of the surrounding Conservation Area.

11 - C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of the surrounding Conservation Area.

12 - C10 (Details of rooflights)

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of the surrounding Conservation Area.

13 - C11 (Specification of guttering and downpipes)

Reason: To safeguard the character and appearance of the surrounding Conservation Area.

14 - H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

15 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

16 - E16 (Removal of permitted development rights)

Reason: To protect the character of the area and ensure any further development of the site is controlled by the local planning authority.

17 - Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

18 - No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

19 - No land drainage run-off will be permitted either directly or indirectly to discharge into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

20 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

21 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

22 - D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

23 - D04 (Submission of foundation design)

Reason: The development affects a site on which archaeologically significant remains survive. A design solution is sought to minimise archaeological disturbance through a sympathetic foundation design.

- 24 - Prior to any development on site details will be submitted and approved in writing of any street furniture and means of artificial lighting within the application site and alongside the eastern side of the application site.

Reason: In the interests of the amenity of the surrounding Conservation Area.

NOTES

If a connection is required to the public sewerage system, the development is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on Tel No: 01443 331155.

Informatives:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - HN01 - Mud on highway
- 3 - HN04 - Private apparatus within highway
- 4 - HN05 - Works within the highway
- 5 - HN22 - Works adjoining highway

68. DCCE2006/2037/F CONSTRUCTION OF FLOOD DEFENCE WALLS AND EMBANKMENTS TOGETHER WITH STRENGTHENING OF EXISTING WALLS BETWEEN GREYFRIARS BRIDGE AND WYELANDS CLOSE. PROVISION OF ACCESS OVER NEW FLOOD DEFENCE AT QUEEN ELIZABETH AVENUE - ENVIRONMENT AGENCY - AGENT IS ATKINS LTD

The Principal Planning Officer said that the application was in respect of works required to protect the Greyfriars, Belmont, St Martin's and Lower Bullingham areas from frequent flood events. He said that studies had revealed that there was a 20% chance that these areas could be flooded in any one year with the danger of substantial damage to residential and commercial properties, considerable disruption to the local highway network and an adverse economic effect on local businesses. The scheme was designed to provide a one in two hundred-year level of protection against flooding. He reported on the following updates which had been received since the report had been produced:-

- a further letter of objection but which did not raise any new material issues
- **Sport England** - the pitch layout had been re-configured so as there was no net loss of pitches. Sport England had maintained their objection because the earth embankment took up land that could form a pitch (or part of) at some stage in the future. They maintained their request for a replacement pitch elsewhere or a contribution to enable the creation of a pitch elsewhere in the future. The alternative option to the embankment in order to retain the playing field was a 3 metre high wall along the edge of the footpath, which was not environmentally or economically viable
- **Fire Service** - the proposed vehicular access ramp off Wye Street was likely to enable access for the fire service with a 4X4 and trailer carrying a boat but this was still being clarified through computer vehicle tracking.
- **Conservation Officer** - the scheme could be amended to create an improved transition between Wye Bridge, the railings and wall
- **Sustainable Transport Officer** - requests such as dropped kerbs for cyclist

and delineation of cycleway off Wye Street could be accommodated within the scheme.

- **Landscape Officer**

- an arboriculturalist will supervise the works
- the replacement of the wall adjacent Wyelands with an embankment would require a 2.5M high embankment rather than 600 mm high wall
- only trees that are directly impacted by the works are to be removed.
- replacement planting is to be carried out at a ratio of 10 replacements for each tree removed.
- the following potential enhancements are proposed in addition to supplementary tree planting:-
 - interpretation boards to be provided.
 - public art to be incorporated into the scheme.
 - wild flower meadows within dog walking area along Hinton Road.
 - surface area around tennis court kiosk to be enhanced.
 - enhanced lighting
 - enhanced surface treatment to St Martins Avenue.
 - enhancement of access into King Georges Field from Hinton Road.
 - restructuring of the south east access into King Georges Field from Hinton Road.

Environment Agency response to suggested amendments

The retention of the hedge along Hinton Road would:

- be a barrier to inspection of the flood defence wall. Any signs of cracking or movement of the wall must be seen and not hidden so that actions can be taken as soon as possible to enable the integrity of the flood defences to be maintained.
- create a dead area between the hedge and wall
- take up more playing field and result in more wall being visible
- entail more trees being removed and threaten the survival of the hedge
- require more substantial and costly foundations due to the fall in ground levels away from the road
- removal of the hedge enables a wider footway/cycleway to be constructed along Hinton Road at the request of the Traffic Manager
- the finish to the wall along Hinton Road has been chosen with the intention to echo the finish of the houses on Hinton Crescent, the predominant material being brick.
- the patterned concrete finish on the park side of Hinton Road has been proposed as it is an area where it has been considered that a less high value finish could be applied, as it is less prominent allowing high value finishes to be used in more visually sensitive areas.

RRA proposal for Queen Elizabeth Avenue to Wye Street

- a public right of way exists between Wye Street and Queen Elizabeth Avenue. The RRA scheme effectively removes this footpath with no provision for the disabled or cyclists.
- The RRA scheme has no space between the flood defence wall and the tennis courts to allow access with grounds maintenance vehicles, canoeist or the fire brigade to Queen Elizabeth Avenue and the river from the proposed vehicular access ramp into Bishops Meadow.
- The RRA scheme access ramp from Riverside Walk to Queen Elizabeth

Avenue is located north of the existing path at the top of the existing river bank. This will impact on the on the view of the river bank and the avenue of trees along Queen Elizabeth Avenue from the river and Old Wye Bridge. Additional bank protection works would also be required in the area of the works shown.

- The RRA scheme indicates only one tree to be felled but it is highly likely that a further tree to the west of the proposed steps would have to be removed.

In accordance with the criteria for public speaking Mr Porte of Hereford Conservation Society, spoke against some of the details of the application and Mrs Binnarsley, of Hereford Campaign for Flood Defences and Ms Bland of the Environment Agency spoke in favour.

Councillor ACR Chappell one of the Local Ward Members welcomed the scheme which would help those in his Ward who suffered horrendous problems during flooding and who were finding increasingly difficulties with insurance cover. He was disappointed with the views of Sport England and felt that their objections could largely be overcome with a new football pitch at Aylestone Country Park. He did however have some concerns about the materials proposed in some areas of the scheme which he felt would have an adverse impact upon the visual amenity for local people and tourists. He felt that stone would be preferable to brick adjoining Wye Villas because brick was likely to be more adversely affected by floodwater. A lower wall with demountable panels would be more advantageous here for visual amenity. He also felt that stonework would be better than a rendered wall in Hinton road which may be a target for graffiti. He also asked for the trees that had to be removed to be replaced elsewhere with the involvement of the local community.

Councillor Mrs WU Atfield agreed with the views of Councillor Chappell and was agreeable to the scheme with the proposed visual enhancements. Councillor H Bramer felt that it was essential to clear Sport England's objection as soon as possible and was concerned that if the application was referred to the Government Office West Midlands then there was a danger of delays arising. Councillor Ashton agreed with this view but was also concerned at the fears raised by residents in Hinton road that the scheme would divert the floodwaters and increase the risk away from the defences. Councillor RI Matthews was also concerned at the possible increased danger posed to the north of the river in the Greyfriars area. The Principal Planning Officer said that computer modelling had been used to investigate the impact of the scheme and that the prediction was that even in the worst case scenario, there would only be a 15mm increase in water levels elsewhere.

Councillor Mrs M Lloyd Hayes welcomed the scheme in principle but also had concerns about the materials proposed, the height of the wall and number of pillars on the riverside and the loss of up to twenty-three trees. She felt that stone was preferable because brickwork could be eroded and that a lower wall with demountable panels on Riverside Walk would be more in keeping. She also did not think that textured concrete walls would be very aesthetic because they would become covered in graffiti with the danger of subsequent costly maintenance problems. She preferred the options put forward by RRA for the scheme. The Principal Planning Officer said that the scheme could proceed now because of joint funding from ASDA and DEFRA but that there were no guarantee that the funding from the latter would be available in the next financial year if the scheme was delayed. He advised that the materials proposed fulfilled the budgetary requirements and aesthetic grounds together with the need for the Environment Agency to erect the demountable panels quickly when there was a danger posed by flooding. English Heritage felt that the proposed design of brickwork rather than stonework at Riverside Walk would compliment the vicinity of the Old Bridge. He felt however that there was still scope for further negotiations about the materials to be

used and said that the Officers would pursue this matter.

Councillor DB Wilcox thanked the Officers of the Planning department and the Environment Agency for all their hard work in progressing the scheme. He said that it was important that the application was approved within a reasonable timeframe and not delayed because as had been explained earlier, there was a danger that funding could be lost. He asked for the Officers to be authorised to progress the application and suggested that if there were any insurmountable problems, it should be brought back to the Committee rather than refused as set out in point 4 of the recommendation in the report.

Having considered all the facts regarding the application, it was agreed that it be approved subject to the satisfactory resolution of all the issues involved and that the Officers be delegated to deal with it in consultation with the Chairman and the Local Ward Members.

RECOMMENDATION

That the Officers named in the Scheme of Delegation to Officers be authorised to approve the application in consultation with the Chairman and Local Ward Members and subject to:

- 1. It being recorded that the Environmental Statement and associated documents, and consultations on and response to the Environmental Statement and associated documents, have been taken into account in the making of the decision**

- 2.**
 - a) The design of the pedestrian and vehicle ramp between Wye Street and Queen Elizabeth Avenue being revisited including enabling access by the fire service;**
 - b) The possibility of retaining the hedge along Hinton Road investigated;**
 - c) The concerns of the Highways Agency and Sport England being addressed and overcome;**
 - d) Any other matters requiring further investigation or amendment being satisfactorily resolved with the applicants and the Council;**

- 3. If Sport England do not remove their objection, the application be referred to the Government Office for the West Midlands under the departure procedures.**

Subject to the Secretary of State confirming that she does not intend to call in the application, officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to conditions.

Due to the scale of the proposed development, an extensive range of conditions will be required. The details and wording of the conditions are yet to be discussed with the Environment Agency. However, the conditions will essentially cover the following areas:

- Materials**
- Hard and soft landscaping including biodiversity enhancement,**
- Provision of public art,**
- Highway issues including the routing and access points for**

- construction traffic,
- location of site compound(s) and site operative parking areas;
- Protection of trees during construction;
- Safeguarding ecology during construction;
- Working hours and delivery restrictions;
- Public rights of way requirements;
- Archaeology;
- Lighting
- Drainage

4. If the above cannot be achieved the application be brought back to the Committee.

(Councillor Mrs M Lloyd Hayes abstained from voting on the application).

69. **DCCE2006/2347/RM FORMER SAS CAMP, LAND OFF BULLINGHAM LANE, HEREFORD, HEREFORDSHIRE - AMENDMENT TO APPLICATION CE2005/3706/RM - REPLACEMENT OF TWO STOREY 'HEREFORD' HOUSE TYPE WITH THREE STOREY 'MIDDLEHAM' HOUSE TYPE (RETROSPECTIVE).**

The Development Control Manager said that the application was considered by the Central Area Planning Sub-Committee at its meeting on 23rd August 2006 when it was mindful to refuse permission contrary to recommendation and Officer advice. During the debate the Sub-Committee gave significant weight to the objections of local Members and local residents who were very concerned that, having got planning permission for one house type on this plot, the developer had proceeded to build a larger house type similar to those on the adjoining two plots. Members were also concerned at the impact on the outlook of the nearest householders on Redhill Avenue, who had a row of three storey houses at the rear of their properties instead of two three storey and one two storey dwelling. Members also considered the impact of the development on the street scene, which they felt would be made significantly worse by the change in house type.

The Committee considered the planning merits of the application and noted that two identical house types had been approved on the adjacent plots, making it difficult to argue that the three storey house type was inappropriate in this situation. The change of house type did have an effect on the street scene but this was not considered sufficiently detrimental to justify refusal of permission. The Committee did however share the concerns raised by the Sub-Committee and the Local Ward Members, particularly as the developers had been advised of the breach of planning permission at an early stage. Although the developers had submitted an application for retrospective consent, they had continued with the work although asked to cease. It was felt that consent could not realistically be withheld, but that a strongly worded letter should be sent to the developers

RESOLVED

that the application be approved and that the Head of Planning services send a strongly worded letter to the applicants, in consultation with the Chairman.

70. **PROGRAMME OF MEETINGS**

The meeting ended at 11.45 a.m.

CHAIRMAN

PLANNING COMMITTEE

30TH OCTOBER, 2006

**REPORT OF THE NORTHERN AREA PLANNING
SUB-COMMITTEE**

Meeting held on 11th October, 2006

Membership:

Councillors: Councillor J.W. Hope M.B.E (Chairman)
Councillor K.G. Grumbley (Vice-Chairman)
Councillors B.F. Ashton, Mrs. L.O. Barnett, W.L.S. Bowen, R.B.A. Burke,
P.J. Dauncey, Mrs. J.P. French, J.H.R. Goodwin, P.E. Harling, B. Hunt,
T.W. Hunt, T.M. James, Brig. P. Jones C.B.E., R.M. Manning, R. Mills,
R.J. Phillips, D.W. Rule M.B.E., R.V. Stockton, J.P. Thomas and
J.B. Williams (Ex-officio).

PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
 - (a) applications differed for further negotiations - 2
 - (b) applications approved as recommended – 4
 - (c) applications refused contrary to recommendation but not referred to Planning committee – 2
 - (d) applications refused contrary to recommendation and referred to Planning committee – 1
 - (e) number of public speakers – 1 Parish Council; 2 objectors and 4 supporters

**J.W. HOPE M.B.E
CHAIRMAN
NORTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for meeting held on 11th October, 2006**

PLANNING COMMITTEE

30TH OCTOBER, 2006

REPORT OF THE CENTRAL AREA PLANNING SUB-COMMITTEE

Meetings held on 25th September, 2006 and 18th October, 2006

Membership:

Councillors: D.J. Fleet (Chairman)

R. Preece (Vice-Chairman)

Mrs. P.A. Andrews, Mrs. W.U. Attfield, Mrs. E.M. Bew, A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie, T.W. Hunt (Ex-officio), Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, J.W. Newman, Mrs. J.E. Pemberton, Ms G.A. Powell, Mrs. S.J. Robertson, Miss F. Short, Mrs. E.A. Taylor, W.J.S. Thomas, Ms A.M. Toon, W.J. Walling, D.B. Wilcox, A.L. Williams, J.B. Williams (Ex-officio) and R.M. Wilson.

PLANNING APPLICATIONS

1. The Sub-Committee has met two occasions and has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended - 14
 - (b) applications minded to refuse (not referred to Planning Committee) - 6
 - (c) applications deferred for site inspection - 3
 - (d) applications withdrawn by applicant - 1
 - (e) number of public speakers - 22 (parish - 4, objectors - 8, supporters - 10)

PLANNING APPEALS

2. The Sub-Committee received information reports about 10 appeals that had been received and 5 that had been determined (1 upheld, 2 dismissed and 2 withdrawn).

**D.J. FLEET
CHAIRMAN
CENTRAL AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meetings held on 25th September, 2006 and 18th October, 2006**

PLANNING COMMITTEE

30TH OCTOBER, 2006

REPORT OF THE SOUTHERN AREA PLANNING SUB-COMMITTEE

Meeting held on 27th September, 2006

Membership:

Councillors: Councillor P.G. Turpin (Chairman)
Councillors H. Bramer (Vice-Chairman)

M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, T.W. Hunt (Ex-officio), Mrs. J.A. Hyde, J.G. Jarvis, G. Lucas, D.C. Taylor and J.B. Williams

PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended – 6
 - (b) applications refused contrary to recommendation but not referred to Planning committee – 1
 - (c) applications refused contrary to recommendation and referred to Planning committee – 1
 - (d) applications approved contrary to recommendation and referred to Planning committee – 1
 - (e) applications refused contrary to recommendation but not referred to Planning committee – 1
 - (f) applications approved contrary to recommendation but not referred to Planning committee – 1
 - (g) number of public speakers – 4 (3 Supporters, 1 Objectors)

PLANNING APPEALS

2. The Sub-Committee received information reports about 7 appeals received and 1 determined (withdrawn).

**P.G. Turpin
CHAIRMAN
SOUTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meeting held on 30th September, 2006.**

DEVELOPMENT CONTROL – PROGRESS REPORT

Report by: Head of Planning Services

Wards Affected

County-wide

Purpose

- 1 To inform Members about Development Control performance for the first half of 2006/07

Financial Implications

- 2. Performance against BVPI 109 will influence the award of Planning Delivery Grant for 2007/08

Background

- 3 In June 2006 Members received a report on Development Control Performance for 2005/06. This report updates that information with the equivalent data for the first 6 months of 2006/07.

Planning Applications

- 4 The speed of processing planning applications (BV 109) continues to be a critical indicator of development control activity and counts towards the Council's CPA rating. Furthermore, the Government has set a notional requirement that all local planning authorities *must* meet the BV 109 minimum targets by April 2007. The last two phases of the Planning Delivery Grant will depend, in part on the out-turn of BV 109 for the two periods; July 2005 to June 2006, and July 2006 to March 2007. The targets sets by government, and performance for the relevant periods (including last year), are set out in table 1 below.

Table 1: BV 109 targets and performance				
Criterion	Target	Out-turn: For 2005/06	Out-turn: 12 months to June 2006	Out-turn: First 6 months of 2006/07
Major applications %age determined in 13 weeks	60%	61%	63%	77%
Minor applications %age determined in 8 weeks	65%	74%	77%	82%
Other applications %age determined in 8 weeks	80%	82%	86%	92%

- 5 It can be seen from the above that the targets are now being consistently met, and that the trend is still positive.

Further information about this report is available from Peter Yates, Development Control Manager on 1782

6. For the purposes of the Planning Delivery Grant the government will be awarding additional grant to authorities which meet higher performance thresholds. These are:

Criterion	Minimum Target	Medium Target	Highest Target
Major applications %age determined in 13 weeks	60%	65%	70%
Minor applications %age determined in 8 weeks	65%	72%	77%
Other applications %age determined in 8 weeks	80%	87%	92%

- 7 In the 12 months to June 2006 the Council achieved all three minimum targets. In the first half of 2006/07 we have met all three highest targets and, provided that this performance can be maintained, there is a realistic prospect of receiving the maximum PDG award in respect of BV 109 performance for the final PDG period of July 2006 to March 2007.

Delegation

- 8 In the first 6 months of 2006/07 87% of all applications were determined under delegated powers. This is remarkably consistent with the figure of 88% for the whole of 2005/06. The former BVPI target of 90% has been discontinued

Recommendations

9. Planning Committees do not always follow recommendations, indeed, it can be a sign that they are not performing their proper scrutiny role if they always accept officers’ recommendations. In work with other local planning authorities the Audit Commission has used two thresholds of concern; both measuring the number of applications determined contrary to Officer’s recommendation as a percentage of decisions on all applications (delegated and committee):

Upper threshold 2%

Lower threshold 0.5%

Performance outside these two thresholds would be a matter of concern.

In 2005/06 the percentage of “overturned” recommendations was 1.2%, i.e. more-or-less midway between the two concern thresholds. In the first six months of 2006/07 that figure had risen to 2.1%, i.e. 36 recommendations not followed out of a total of (committee and delegated) decisions of 1,684.

Appeals

10. Appeal success rates are now measured as a Best Value Performance Indicator, BV 204. There is no national target set, so the best comparisons are with national rates. The Indicator BV 204 only measures performance in respect of appeals against refusal of permission and, whilst these represent the bulk of appeals, they are by no means the only appeals which are dealt with.

Table 3: BV 204 Appeals Against Refusals of Permission					
2005/06			First 6 months of 2006/07		
Determined	Allowed	%age allowed	Determined	Allowed	%age allowed
103	31	30%	35	8	23%

- 11 The figures for 2005/06 have been amended following further clarification from the Planning Inspectorate as to which appeals actually count towards the indicator. The total number of appeals determined in the first six months of this year, at 35, is significantly less than half of last year's total of 103, but this masks the amount of appeal work currently being undertaken. At the time of writing this report there were over 50 current undetermined appeals in progress.
- 12 The national percentage of appeals allowed for both 2005/06 and for the first quarter of 2006/07 was 33% - consequently it can be seen that Herefordshire has been consistently performing above the national average.

Enforcement

- 13 There have been seven enforcement appeals so far in 2006/07. Four are undetermined and of the other three one was upheld, one dismissed, and one withdrawn.
- 14 Enforcement activity covers a wide range of activity. So far, in the first 6 months of 2006/07 have received a total of 486 new enforcement enquiries and closed 428 cases.

Table 4: Enforcement Outcomes: April to September 2006	
No apparent breach (not development)	73
No apparent breach (permitted development)	64
Not expedient to enforce	68
Compliance achieved through negotiation	141
Planning permission granted	73
Passed on to other Service Areas	9
Total cases closed	428

Table 5: Enforcement Action – formal notices served	
Planning Contravention Notices	45
Breach of Condition Notices	13
Enforcement Notices	15
Section 215 Notices	1
Stop Notices	1
Prosecutions	1
Listed Buildings: Planning Contravention Notice	5
Listed Buildings: Enforcement Notice	1

- 15 All the Area Sub Committees have commented on the number of retrospective planning applications being submitted. Accordingly, since April 2006 a specific check has been kept on these. In the period April to September a total of 139 retrospective planning applications have been received as a result of enforcement action. These applications have, between them, generated £20,710 in planning application fee income. Whilst the number of applications may seem quite high, it may be of interest to note that the planning system has always allowed for retrospective applications and, indeed, good enforcement practice specifically affords developers the opportunity to remedy a breach of control by applying for permission. It is, perhaps,

worth noting that retrospective applications have a lower success rate than other planning applications: only around 75% of retrospective planning applications are approved, compared with 83% for all applications.

RECOMMENDATION

THAT:

The report be noted subject to any comments Members may wish to make to the Cabinet Member, Environment.

CONSERVATION AREA APPRAISALS FOR ROSS ON WYE, MORDIFORD, DILWYN, AYLESTON HILL

Report By: Head of Planning Services

Wards Affected:

Ross on Wye, Backbury, Aylestone and Golden Cross with Weobley

Purpose

1. To recommend these draft conservation area appraisals to the Cabinet Member for the Environment for initial consultation with relevant parties.

Financial Implications

2. Minor costs for printing and publicity to be met from existing budgets.

Background

3. Planning Committee, 21st April 2006, recommended a programme for the preparation of character appraisals and management proposals for 16 conservation areas. The first three appraisals, which have been approved for initial consultation, were Hampton Park, Almeley and Weobley, and four more have now been completed.
4. This latest batch, comprise Ross on Wye, Mordiford, Aylestone Hill, and Dilwyn. The major part of these documents comprises factual appraisals of the special architectural and historic character and appearance of each conservation area, together with their setting.
5. The form and content of the appraisals follows guidance recommended by English Heritage and endorsed by the Government.
6. Only areas that have special architectural or historic interest the character or appearance of which the Council considers is desirable to preserve or enhance should be designated as conservation areas. The appraisals have identified areas for exclusion and inclusion. Criteria forming the basis for determining such are set out in UDP policy HBA5.
7. The implications arising from designation are that the Council is required to pay special attention to the desirability of preserving or enhancing the character of the conservation area when determining planning applications. Applications have to be advertised and the Council must take account of material comments received. Conservation area consent for the demolition of buildings is required and additional planning controls apply which would normally be

permitted in other areas. These primarily relate to the size of freestanding buildings that require planning permission, the size of extensions the type of external cladding, insertion of dormer windows and satellite dishes. Proposed work on all trees require prior notice to the Council to enable them to consider the desirability of serving a tree preservation order.

8. The Cabinet Member for the Environment will be asked to confirm the appraisal documents including issues. It is intended that some consultation upon the draft appraisals and issues will be undertaken although formal comments will be sought at a later stage when management proposals have been developed. The final document for adoption will be prepared for Council approval having regard to all material comments being taken into account.
9. The issues identified for these four conservation areas at this stage fall into three categories:
 - Features such as non-listed buildings that significantly contribute to the area because of their local architectural or historic interest.
 - Features which detract from the special interest of the area such as
 - i. Historic buildings in poor condition building.
 - ii. Inappropriate alterations to historic buildings such as modern windows.
 - iii. Modern buildings that do not relate to the character of the area.
 - iv. Open gaps where street enclosure is desirable.
 - v. Untidy land.
 - vi. Street clutter and signage.
 - Changes to the conservation area boundaries
 - i. To include areas that are considered to contribute to the special historic or architectural character of the area
 - ii. Rationalisation of boundaries so that the boundaries relate to defined edges of property curtilages.
 - iii. Exclusion of significant areas which are considered to detract from the special character and appearance of the conservation area.
10. The full detailed text for each conservation area is included in a number of Appendices to this report and the principal features are summarised below. A selection of diagrammatic plans will be displayed at the committee meeting.

Ross on Wye Conservation Area

11. The conservation area was designated in 1970 and extended in 1976. Evolving from prehistoric times it developed rapidly during the 12th and 13th century as a crossing point on the River Wye linking to, Gloucester, Hereford and South Wales. It became an ecclesiastical centre, market place, industrial area and port. By the 18th century it had developed as a tourist centre with the railway bringing further expansion during the 19th century. Today it is a busy commercial town, but it still clearly reveals its historic origins of a medieval street plan and burgage plots.
12. The older part of the town occupies the summit and north-facing promontory overlooking the flood plain of the River Wye. Its general character is defined by its location on a broad meander of the River Wye. On the south side of the flood plain the spire of the parish church and the gables of the Royal Hotel rise dramatically above the exposed red – brown sandstone give the impression of a medieval citadel high above the river.
13. Heritage assets include 4 Scheduled Ancient Monuments 158 Listed Buildings including 3 grade 1 and 8 grade II*. In excess of forty buildings are identified in the appraisal as having local interest, thus making a positive contribution to the special character of the conservation area. These include Perricks Almshouse, Old Gloucester Road; Baptist Church, Broad Street; Chase Hotel, Chase Road; St. Josephs Convent, Walford Road and the Cricket pavilion off Wilton Road. Some of these may be worthy of listing in their own right, particularly where they predate 1850. There are nine groups of tree preservation orders
14. Because of the complexity of the area five areas of distinctive architectural or historic character are defined and for each of these detailed assessments are made. They are
 - Ross Historic core
 - Northern and Eastern Area
 - Southern Area
 - Wilton
 - River Wye Floodplain
15. Positive areas and features include
 - Eight groups of buildings such as Mill Brock Cottages and nos 2-8 Kryle Street.
 - Nine shop fronts including 48 High Street and no 18 Gloucester Road
 - Eight boundary walls including Rope walk and Royale parade

- Other significant streetscape features include the extensive cobbled roadbed with stone kerbs off Cope Cross Street., cast iron rainwater channels , cellar covers and gates and a wall mounted street signs.

16. Neutral and Intrusive features are identified as:

- Six features were found to either not to be contributing or detracting from its special character. These included 20th century residential areas in the northern part of the conservation area and southeast corner in the rear grounds of Chase Hotel. Two listed buildings detracted from the area because of their unoccupied appearance.
- Some 20th century commercial and retail buildings, particularly those within the historic core, fit uncomfortably within the street scene by virtue of their overall form or because of inappropriate shop fronts and advertisement signage. Outside this area other features that detract from the area are upvc replacement windows, particularly in unlisted residential buildings.

17 Potential boundary changes:

Inclusions

- Gloucester Road (south side) group of 19th century houses
- Eastfield Street (west side) to include Waynefleet.
- Five ways (Brookend) to include piers of the dismantled railway, 19th century dwellings and industrial buildings in Over Ross Street.

Exclusions

- High-density 20th century housing area in northern part of conservation area.
- High density housing area to the south east of Chase Hotel.
- Realignment of the boundary in the southwest along field boundaries, excluding the modern primary school and grounds. This would also result in the removal of the partially restored timber framed building at Cleeve. It is considered that this rural building is not an integral part of the conservation area.
- In Wilton the petrol filling station is considered to make no contribution to the conservation area and should therefore be excluded.

Mordiford Conservation Area

18. The former South Herefordshire District Council designated Mordiford conservation area in 1976. Since Roman times it has been an important crossing point of the River Lugg on the Hereford to Gloucester road. The present stone bridge at Mordiford dates to the 14th Century, but before then a ford existed at this location. It is likely that a small settlement existed on this river crossing since at least Saxon times. A number of 17th Century timber-framed buildings are located along the Pentaloe valley, just above the flood plain. These include Brook House at the west end, and the Moon Inn further east at the junction of the Fownhope road and the Woolhope road. These buildings probably indicate the extent of the linear medieval settlement.
19. There has been a mill on the Pentaloe Brook since at least medieval times. The extant building, a disused corn mill, is located on the south side of the brook and is dated to the 18th Century. Sufton Court was built in the northern part of the conservation area by James Hereford in the late 18th Century. The house replaced an older building to the north of the conservation area, now known as Old Sufton. A group of stone-built dwellings located on the south side of the brook, east of the mill, may also be of 18th Century date. A further group of 18th Century stone cottages is also located further east in the Pentaloe valley, just outside the conservation area.
20. There are several buildings of 19th Century date in Mordiford. The most prominent is the primary school on the Prior's Frome Road. During the 20th Century, the construction of new houses was undertaken outside the boundaries of the conservation area, mainly to the east along the Pentaloe valley.

The general character of Mordiford Conservation Area is defined by its location on the western edge of the wooded uplands of the Woolhope Dome overlooking the broad floodplain of the River Lugg. The wooded hills to the east of the conservation area provide a dramatic backdrop in contrast to the extensive arable plain to the west. Between these two extremes, the landscaped park and permanent grasslands of Sufton Court act as a transitional zone between 'wild nature' and agriculture. Open space accounts for 75% of the conservation area and this includes the Sufton landscaped park and the flood plain of the River Lugg. However the focus of the conservation area is the small settlement of Mordiford.

21. Heritage assets which are the key contributors to the conservation areas special character include the two Scheduled Ancient Monuments of the Mordiford Bridge and the church yard cross; four grade II* listed buildings including the Church of the Holy Rood and Sufton Court; 10 grade II buildings including The Moon Inn, Old Post Office, lock on the river Lugg and the registered park and garden of Sutton Court. The appraisal identifies nine buildings of local interest which contribute to

the special architectural and historic character of the area. They include Bridge House, Meadow Sweet and Wallflower Row.

22. Three areas of distinctive historic or architectural character are defined in the appraisal. They are:

- Mordiford settlement
- Sufton Court landscaped park
- The Lugg Valley

23. Positive areas and features include:

- On the east side of Mordiford Bridge: a group of buildings that include the Parish Church, Bridge House, and the bridge itself with mature trees, set against the backdrop of a wooden hillside.
- On the south side of the conservation area: Garland Farm, a group of farm buildings laid out in traditional courtyard plan, including stone, brick and steel-framed structures. This is a working farm with a long history that has adapted to changes in farming practices, architecture and technology.
- Walls of sandstone rubble with vertical ('cock and hen') coping stones
- Fretted and decorative bargeboards fitted to gable ends, porches and dormers.(for example at Meadow Street and Forge House)
- Mature trees

24. Neutral and Intrusive features are identified:

Five features detract from the character of the area. These include the Hereford to Ross-on-Wye road severing the settlement, representing rapid movement through the historic area, the clutter of road signs at the junction of Priory Frome Road and Fownhope Road; the high brick wall near Wallflower Row which is uncharacteristic of the predominant stone rubble walls of the area; the condition of the Listed lock on the River Lugg and the disused listed mill.

25. Potential boundary changes and other issues:

Inclusions

- At several locations the boundary is unmarked or obscure and needs to be realigned to follow recognisable field boundaries

such as on the northwest side where the boundary crosses the floodplain

- The Rock including the Listed Woodshot Cottage and group of five unlisted 18th century cottages.

Issues

- Measures should be considered to minimise the impact of the B4224.
- Improvements to the appearance of a few buildings would enhance the character of the conservation area.
- The lock on the Lugg is at risk and sensitive repairs are necessary.

Dilwyn Conservation Area

26. The former Leominster District Council designated Dilwyn Conservation Area in 1974. It includes the village of Dilwyn and the rural area that immediately surrounds the village on the north, east and west sides. The settlement dates to the 11th century, with the Church and castleworks following a century later. Today, a significant number of timber-framed buildings dating to between the 14th and 17th century survive, and continue to be used as domestic dwellings. Remodelling in the Georgian fashion of earlier timber-framed buildings with brick and render took place during the 18th century. During the 19th century more dwellings and institutional buildings were constructed and with improved drainage the meadow land became arable. Rapid residential growth of the village took place in the later part of the 20th century.
27. Heritage assets which are key contributors to the special character of the conservation area include the Grade I Listed building of the Church of St Mary and fourteen Grade II buildings or structures including Dilwyn VC school, Wren Cottage and Lynwood, Karen Court, and one Scheduled Monument. Ten unlisted buildings are identified as buildings of local interest making a significant contribution to the historic character. These include Perrymead – 16 to 17th timber framed cottages, the Old Parsonage and Castle Barn. The moated mound, which is a Scheduled Ancient Monument, is deemed to be at risk from the residential development built partially over it.
28. The village of Dilwyn is located on a gentle south-facing slope on the edge of the valley of the Stretford Brook and is surrounded by arable and grazing land. Its character is defined to a great extent by a cluster of 17th century timber framed buildings centred on a village green, set within in a timeless agricultural landscape.
29. Positive areas and features include:

- The historic core of the village, with its prominent church, cluster of timber-framed buildings, and well-kept gardens and village green;
- Townsend House and ancillary buildings, the ha-ha and park-like landscape to the south.

30. Neutral and Intrusive Features include:

- At the crossroads in the centre of the village, the small triangular 'green' has acquired highway clutter which detracts from its rural character. Further, traffic control systems in the form of white lines and 'Give Way' signs painted on the carriageway surrounding the green tend to reduce it to simply a road junction;
- On the west side of the conservation area the A4122 bypass;
- In the south-western part of the conservation area (Barn Close, Orchard Close): an area of recent (20th Century) residential development. The gardens of several houses encroach on the moated mound, a Scheduled Ancient Monument.
- In the eastern part of the conservation area (Probert Close, The Glebelands, Dilwyn Common road) are areas of recent (20th Century) residential development.

31. In terms of plan form, architectural design, building materials and site density, the residential developments listed above are similar to recent planned residential developments in many other areas.

32. Potential boundary changes include:

Exclusions

It is proposed that the following landscape areas on the periphery of the conservation area should be excluded since they do not form an integral part of the historic built environment.

- On the west side of the conservation area: an area west of the A4112 bypass, including the carriageway and verges of the road;
- Several fields on the north-east side of the conservation area;
- Several fields on the south-east side of the conservation area.

It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas that do not contribute to the character of the conservation area

- An area of recent (20th Century) residential development in the south-western part of the conservation area (Barn Close, Orchard Close);
- Areas of recent (20th Century) residential development in the eastern part of the conservation area (Probert Close, The Glebelands, Dilwyn Common road).

Issues

It is proposed that measures be taken to enhance the character of the crossroads and small triangular 'green' at the centre of the village, including:

- Re-siting intrusive elements, or their replacement by street furniture or signs that are more compatible, e.g., in terms of colour and design;
- Reconsideration of traffic control systems.

Aylestone Hill Conservation Area

33. Aylestone Hill Conservation Area was designated in 1969 by the former Hereford City Council. The conservation area is located within the City of Hereford, to the northeast of the city centre, on a major arterial road (A465) linking the city with Bromyard and Worcester (via A4103). Its character and appearance is defined very much by its large late Georgian (late 18th to early 19th century) and Victorian (mid to late 19th Century) houses set on large plots with mature gardens, trees and shrubs (native and ornamental species). Many of the large houses are screened, in some cases almost completely hidden, by high stone walls and mature hedges. A variety of architectural styles is represented, including Victorian Gothic and late Georgian Classical. Materials include brick, stone and stucco.
34. Heritage assets within the conservation area, which are the key components of the core character of the conservation, are 16 Listed Buildings; all are Grade II. In addition there are nine buildings identified as of local significance, which make a group value contribution to the special architectural and historic character of the area. These include Hillside, The Shires and Burcott House. There are also eight Tree Preservation Orders applied to individual trees that significantly contribute to the mature landscape amenity of the area.
35. Positive areas and features include:

- Imposing 19th and early 20th century dwellings.
- Spacious garden settings
- Mature landscape with specimen trees
- Stone walled enclosures

36 Neutral and Intrusive features include:

The following areas are identified as features which do not contribute to the special architectural and historic character of the conservation area. They include:

- Adult Training Centre, Rockfield Road/Aylestone Hill;
- Carter Grove, Folly Lane/Aylestone Hill;
- Hereford VIth Form College, Folly Lane;
- Small infill sites, generally of mid to late 20th Century residential development in cul-de-sacs
- The subdivision of large residential plots,
- Inappropriate alterations to some Victorian buildings including replacement windows, car parking, and their slightly rundown appearance.
- Areas of landscape that do not form an integral part of the historic built environment:

37 Potential boundary changes.

Exclusions

It is proposed that the following areas that do not contribute to the character of the conservation area should be excluded:

- Adult Training Centre, Rockfield Road/Aylestone Hill;
- Carter Grove, Folly Lane/Aylestone Hill
- Hereford VIth Form College, Folly Lane;
- Aylestone Grange;
- Broadlands Lane (north side, east of no. 78 Aylestone Hill);
- Walney Lane (south side, east of no. 82 Aylestone Hill);

- Lugg View Close (east side).

It is proposed that further discussion be undertaken and opinion sought on the possible exclusion of:

- Nos. 120 to 144 Aylestone Hill
- Nos. 173 to 191 Aylestone Hill and The Swan Inn
- An area of Lugg Meadows at the north end of the conservation area on the east side of Aylestone Hill;
- An area of open land under development as a park near the north end of the conservation area on the west side of Aylestone Hill.

RECOMMENDATION

THAT The Cabinet Member for the Environment is requested to accept these appraisals and the issues raised in association with these for the purpose of instigating the initial consultations with interested parties.

BACKGROUND PAPERS

- Report to Planning Committee dated 21st April 2006 entitled 'Programme for the Review of Conservation Areas'
- Guidance on Conservation Area Appraisals – English heritage et al.

ROSS-ON-WYE CONSERVATION AREA

APPRAISAL

DRAFT

September 2006

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ROSS-ON-WYE CONSERVATION AREA APPRAISAL

Introduction

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Ross-on-Wye Conservation Area was designated in 1970 by the former Herefordshire County Council. It was extended in 1976 by South Herefordshire District Council to include Victorian and Edwardian properties on the main east and south approaches to the town. The conservation area now includes the central part of the Ross-on-Wye urban area, the hamlet of Wilton in the Civil Parish of Bridstow on the west bank of the River Wye, and an area of open land on the river floodplain.

The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has now been carried out to review the special qualities of Ross-on-Wye Conservation Area. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Ross-on-Wye Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) about the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including the Ross-on-Wye Conservation Area.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and to help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Policy relating to residential development and housing land allocations within the market towns of Herefordshire, including Ross-on-Wye, is set out in the UDP (Policy H1, H2). Within the Ross-on-Wye Conservation Area, two sites are identified for housing development: Cawdor Gardens, and the former brewery site north of Station Street. The former brewery site is also identified as a focus for retail, leisure and commercial activity (Policy TCR1).

Within the conservation area boundary, the following areas are also covered under the provisions of the UDP:

- The central shopping and commercial areas of Ross-on-Wye (Policy TCR1)
- The entire conservation area is located within an Area of Outstanding Natural Beauty (Policy LA1)
- The floodplain of the River Wye (Landscapes Least Resilient to Change, Policy LA2; Flood Risk, Policy DR7)
- The floodplain of Rudhall Brook in the lower part of the town (Flood Risk, Policy DR7)
- The River Wye (Special Area for Conservation, Policy NC2; Site of Special Scientific Interest, Policy N3; Special Wildlife Site, Policy NC4)
- Part of the north-west facing slope of the promontory overlooking the floodplain (Special Wildlife Site, Policy NC4)
- The grounds of the Chase Hotel and an open space between Alton Street and Old Gloucester Road (Protection of Open Areas and Green Spaces, Policy HBA9)
- A number of open spaces in the northern and southern parts of the town and on the floodplain (Safeguarding Open Space and Allotments, Policy RST4)
- The grounds of the Chase Hotel; an area south of Wilton Road, north of Church Street, west of High Street extending to Ashfield Park Primary School; parts of the north-west facing slopes of the promontory overlooking the floodplain; a garden behind nos. 34-36 High Street (Protection of Historic Parks and Gardens—Unregistered Parks and Gardens, Policy LA4)
- The designed visual envelope of Ross-on-Wye and the floodplain seen from Perrystone Court (Protection of Historic Parks and Gardens—Unregistered Envelope, Policy LA4).

Summary of Special interest

Ross-on-Wye (*Rosse*) first appears in recorded history as a manor held by the Bishops of Hereford. Long before that, there was an import crossing point on the River Wye at Wilton on the road from Gloucester to south Wales, and to Hereford.

By the 12th Century, the bishops' palace (or manor house) and the parish church occupied neighbouring sites on a promontory overlooking the Wye. To the north of

the ecclesiastical precinct, a market place was established at the crossroads of the present day High Street and Broad Street. The settlement quickly grew during the 12th and 13th Century as burgage plots were laid out, and shops replaced market stalls. By this time, the low-lying area on the floodplain of the Rudhall Brook was the focus of industrial activities, such as milling, as a result of access to water.

A further period of economic growth took place during the 16th and 17th Century. By the 18th Century, Wilton had become the port to Ross's river traffic, and the River Wye itself became the subject of the 'Wye Tour' and the early development of the tourist industry. Further economic growth and residential development took place during the 19th Century, particularly as a result of the arrival of the railway and the expansion of industrial activities. The 20th Century has seen the further development of residential neighbourhoods, retail centres and industrial estates.

Within the Ross-on-Wye Conservation Area, there are several areas or localities of quite different character. This is the result of a combination of factors, including differences in topography, geology, social and political history, and economic development.

The town centre, today a busy commercial district, coincides in area with the early 19th Century borough of Ross, itself hardly more extensive than the late medieval town. The street plan and pattern of burgage plots laid out in medieval Ross can still be detected in the layout of the contemporary town centre.

To the north and east the town centre, there are established residential areas of terraced redbrick cottages and villas, with gardens, that characterise the Victorian expansion of Ross-on-Wye. Here, too, are buildings associated with the industries that fuelled this expansion, including brewing, ironworking, and the railways. To the south of the town centre, extending along the ridge that marks the highest point of Ross-on-Wye, is a further area of 19th Century expansion, here characterised by stone-built Victorian mansions set on large plots.

On the north side of the River Wye, the hamlet of Wilton acts as a gateway to the conservation area, a reprise of its earlier rôle as the river gate of Ross. A 13th Century castle, a 16th Century bridge, and 18th Century inns and a toll cottage are testimony to Wilton's long association with local and regional communications. Between the town and the hamlet lies the broad floodplain of the Wye. This low-lying area is susceptible to flooding and is used primarily for recreational purposes.

Heritage assets within the conservation area include four scheduled monuments and a total of 154 listed buildings (three Grade I, 8 Grade II* and 143 Grade II). In this appraisal, a number of buildings of local interest will also be identified.

Location and Setting

Ross-on-Wye is located 18km south-east of Hereford. The older part of the town occupies the summit and north facing slope of a sandstone promontory overlooking the flood plain of the River Wye at an elevation of 63m above Ordnance Datum (OD). Today, the town of Ross-on-Wye extends to the north, south and east of the promontory. On the west side, the land falls quite steeply to the floodplain of the River Wye at an elevation of below 35m OD. The floodplain here is used primarily for sport and leisure activities; there are few built structures due to the risk of flooding.

Until the early 19th Century, the 'borough' of Ross was largely limited to the north facing slope of the promontory, extending to, and just beyond, low-lying land on the small floodplain of the Rudhall Brook and several other streams in the area. These watercourses were used to power Ross-on-Wye's early industry, including mills and foundries.

The hamlet of Wilton, on the west bank of the Wye just above the floodplain, is also within the conservation area. Wilton is located at an important crossing point on the river, served by a bridge since at least the 16th Century and by a ford before that. The small hamlet has been the site of residential development in recent years.

Ross-on-Wye Conservation Area falls within the South-Eastern Lowland of Herefordshire in an undulating landscape traversed from north to south by the meandering valley of the River Wye. To the south-east lie the wooded uplands of Chase Wood and Penyard Park on the Forest of Dean Fringe.

The underlying bedrock of this area consists of red-brown sandstone of the Brownstones Formation. Sandstone has long been used locally in the construction of churches, bridges, houses, farm buildings and boundary walls. On the floodplains of the Wye and the Rudhall Brook, the bedrock is overlain by Recent alluvial deposits. Wilton, meanwhile, is sited on a localised bed of glacial river terrace deposits.

The bedrock gives rise to well-drained loamy soils (typical brown earths) that support cereals, sugar beet, potatoes, some field vegetables and fruit. The alluvial deposits form silty soils (typical brown alluvial soils) that support dairying and short-term grassland on permanent and short-term grassland.

Historical Development and Archaeology

The place name, Ross, may derive from the Welsh, *rhos*, used to denote a hill or promontory. Finds of prehistoric flints, a bronze axe, and Roman coins and pottery indicate that people had been present in the area since prehistoric times.

The earliest documentary evidence of a settlement at Ross-on-Wye is recorded in the Domesday Book of 1086. The manor of Ross (*Rosse*) was held by the Bishop of Hereford. The population included a priest, eighteen villagers, six smallholders and three slaves (and their families). The manor comprised arable land, meadowland and woodland, and a mill. The meadowland was probably located on the flood plain of the Wye; the woodland included Chase Wood to the south of the town. The Domesday mill may have been located on the Rudhall Brook on the site of a more recent mill at Brookend.

The Bishops of Hereford had held the manor since 1016. A charter records the grant of land (previously a royal manor) by King Edmund. The medieval Bishop's Palace, or manor house, was located on the promontory near the present parish church of St Mary the Virgin (on a site now occupied by the Royal Hotel). During the 11th Century, the church precinct was more extensive than today. It extended west to include the Bishop's Palace and land now occupied by The Prospect; east to Copse Cross Street; and south possibly as far as Ashfield.

The right to hold a market on Thursdays was granted to the Bishop in 1138 by King Stephen, and, in the mid-13th Century, the right to hold a three-day fair was granted. The market was located north of the church precinct on the site of the present Market Place, and extended west along the present High Street to St Mary's Street (formerly

Upper Church Lane), east to Copse Cross Street (formerly Corpse Cross Street), and south along Broad Street as far as the junction with New Street.

The borough of Ross grew steadily during the 12th and 13th Century. Long narrow burgage plots were laid out on St Mary's Street, around the market place (High Street, Market Place and the south end of Broad Street), and extended to the north (Broad Street and Brookend Street). In the late medieval period, burgage plots were laid out on Edde Cross Street and on the newly cut terraces of New Street and Kyrle Street.

By the end of the 13th Century, 105 tenancies were recorded. At this time, Ross had a market with shops and stalls, a mill, iron forges and a range of trades, including brewing and baking; and fulling, dyeing, weaving and tailoring. Other occupations included a goldsmith, a merchant, a carter, a charcoal burner and a clerk. Industrial activities requiring access to water, including milling, brewing and fulling, were located at the lower end of the town near the Rudhall Brook.

From the mid-14th Century, the Bishops of Hereford no longer used their palace at Ross, and the buildings fell into disuse. One of the buildings, a gaol, was taken over by the town authorities. The loss of patronage may have resulted in a period of economic stagnation in the town. Renewed growth in the urban economy during the 16th and 17th Century, however, led to a period of rebuilding activities. Tenement plots were laid out by the 17th Century on Old Gloucester Road (formerly Gloucester Road) and Copse Cross Street. Additional tenement plots were laid out by the 18th Century on Church Street (formerly Lower Church Lane), Wye Street, and at the south end of Brampton Street and Over Ross Street.

By the beginning of the 17th Century, Ross had become an important market town on the main routes from Hereford and south Wales to London. The construction of the Wilton Bridge over the River Wye c. 1597 facilitated trade and traffic both in and through the town. During the 18th Century, river traffic flourished on the Wye in terms of both trade and tourism.

In the 19th Century, river traffic declined as a result of competition from canals and railways. With the arrival of the railway in Ross in 1855, there was an expansion of industrial activity, including iron production and brewing, and of trade, tourism and house building. Victorian terraced cottages and redbrick villas were built on former agricultural land on the north and east sides of the town. Residential suburbs and large stone-built mansions were constructed in Ashfield, in the southern part of the conservation area, in the mid 19th Century. A number of main streets were also laid out in Ross during the 19th Century, including Gloucester Road (in 1825), Wilton Road (in 1833 by Thomas Telford), Station Street (the eastern section was in existence before the arrival of the railways), Henry Street and Cantilupe Street.

During the 20th Century, the town (known officially as Ross-on-Wye since 1931) continued to grow as a modern market town with motorway links to Bristol, Birmingham and Cardiff. Tourism continues to play an important role in the economy of the town.

Wilton (*Wiltone*) was first mentioned in the Domesday Book of 1086 as an outlying part of the Manor of Cleeve (located on the east side of the river and now within the Civil Parish of Ross-on-Wye). It is likely that Wilton was established before the Conquest as a small settlement at a ford across the Wye. Stray finds of Roman coins and pottery may indicate that Wilton was the crossing point on the Wye of an

earlier Roman road from Gloucester (*Glevum*) through Weston under Penyard (*Ariconium*) to Monmouth (*Blestium*) and Caerleon (*Isca*).

The remains of Wilton Castle date to the 13th Century, and an earlier 12th castle has been recorded at this location. The castle is strategically positioned just above the flood plain to control the crossing point on the River Wye. The importance of the crossing is indicated by the construction of a stone bridge (Wilton Bridge) c. 1597. This bridge replaced a ferry and an earlier wooden bridge.

During the 17th and 18th Centuries, the settlement at Wilton consisted of a small number of buildings, including Wilton Court and several inns, located at the north end of Wilton Bridge and extending along Wilton Lane to the west. Several barns were located a short distance to the north. With the introduction of turnpike roads, a toll cottage was built in Wilton c. 1726 by the Hereford to Gloucester Turnpike Trust. A new road through Wilton was opened in 1794 (following the route of the modern A49(T)/B4260); the earlier route survives as a lane to the east of the present road.

During the 18th Century, river trade flourished on the Wye and the quay at Wilton served as an entrepôt for Ross-on-Wye. Many of the present buildings date to that period, even so, the settlement remained quite small. The river trade came to an end in the 19th Century as a result of competition from canals and railways. Wilton expanded during the 20th Century as residential estates were built on the site of 19th Century orchards and arable fields. This expansion occurred as part of a more general growth of the Ross-on-Wye urban area.

The history of Wilton is closely associated with traffic and transport on, and across, the River Wye. Today, much of that traffic uses the M40/A40(T) corridor, and Wilton serves as a suburb of Ross-on-Wye.

Spatial Analysis

Character and Interrelationship of Spaces

The general character of Ross-on-Wye Conservation Area is defined to a great extent by its location on a broad meander of the River Wye. On the south side of the wide floodplain, the spire of the parish church and the gables of the Royal Hotel rise dramatically above the exposed red-brown sandstone bedrock of the promontory. Here, a tower and walls of the same bedrock give the impression of a medieval citadel high above the river.

Underpinning the historic core of Ross-on-Wye, geologically and architecturally, is the red-brown sandstone bedrock. This soft, easily worked rock, with its characteristic pleasing-to-the-eye texture, has been used to construct prominent buildings such as the parish church and the Market House, as well as town houses, cottages and almshouses, and house plinths, gable ends and boundary walls. Its importance is represented symbolically in the coat-of-arms of Ross-on-Wye, which includes a red field in chief (representing the sandstone promontory) over a green field in base (representing the river meadows of the flood plain).

In the town centre, the Market House dominates the busy shopping and commercial district packed with buildings that range from a 16th Century timber-framed dwelling to 20th Century shopping centres. Behind the facades of Broad Street, on the east and west sides, and on the floodplain of the Rudhall Brook are broad, hard-topped open spaces that provide parking for shoppers and visitors to the town.

Further from the centre, to the north and east, are the established residential areas of 19th Century terraced redbrick cottages and villas that characterise the Victorian expansion of Ross-on-Wye. Here, too, are buildings associated with the industries that fuelled this expansion, including brewing, ironworking, and the railways. In the eastern part of the conservation area, generally concealed behind high stone walls, are the extensive grounds of the Chase Hotel with two ponds (the site of an earlier mill) and mature trees. A smaller, green open space, also private and hidden between Alton Street and Old Gloucester, can be glimpsed from public footpaths that run along two sides. A field lynchet running across it offers a clue to its earlier agricultural history. On the south side of Alton Street lies Deanhill Park, a small public open space.

To the south of the town centre is an extensive public open space that includes the churchyard of St Mary the Virgin, the Prospect garden and the graveyard. Although this space is extensive, a series of sandstone rubble walls with impressive gateways, and a large number of mature trees create a sense of enclosure and intimacy. The tranquillity of this area contrasts with the exuberance of sporting activities in the recreation ground beyond the graveyard wall.

The southern part of the conservation area is also characteristic of 19th Century expansion, here in the form of large stone-built High Victorian mansions. Generally, the houses are set on generous plots with mature gardens, trees and bushes. There are no public open spaces in this part of the conservation area.

Trees, bushes and climbing plants can be seen in gardens and open spaces throughout much of the conservation area. A notable exception is the commercial district centred on High Street and Broad Street. Tree Protection Orders have been placed on groups of trees on the floodplain and along the north-facing slope of the promontory, in the grounds of Chase Hotel, and in the areas of Redhill Road, Old Maid's Walk, Palmerston Road, Brampton Road/Oaklands and Wilton Lane, Wilton.

Key Views and Vistas

There are several panoramic vistas looking into, and out of, the conservation area:

- The most celebrated view of Ross-on-Wye is that looking east from the A40 towards the promontory. From a distance, the steeple of St Mary's church and the white gables of the Royal Hotel (both landmark buildings) can be seen standing high above the Wye on the promontory, while the pastel buildings of the town seem to tumble down the hill. In the foreground, mature trees dip their branches into the river, while the wooded slopes of Penyard Park provide a sombre backdrop to the scene. As the viewer crosses Wilton Bridge and moves closer to the town, fine details can soon be picked out, such as the decorative bargeboards of the Royal, the crenellations of the Saddle Tower (Gazebo), and the contrast between red-brown sandstone building blocks and pastel render.
- From the Prospect and Royal Parade, both locations being near the highest point of the promontory, there are fine views across the floodplain to Wilton and the South-east Lowland beyond, and to distant Welsh hills.
- From the south end of the conservation area at Walton Road, there are views of the extensive wooded uplands of Chase Wood.

There are a number of key views within the conservation area, including the following:

- Viewed from the riverbank below Royal Parade, solidly built sandstone houses march up Wye Street to the imposing former British and Foreign School, built of the same material. In contrast, the white-painted Royal Hotel, with its decorative bargeboards and delicate balcony, stands on the promontory high above.
- Looking south along the walled Royal Parade, the Saddle Tower terminates the view like a medieval barbican and forces the street to the right.
- Looking west along Wilton Road from Edde Cross Street, the sandstone wall seems to grow out of the living rock that underlies the town. Luxuriant green vegetation spills over the wall and contrasts with the red-brown stone.
- Looking north from the Market House (a landmark building and focal point), buildings crowd onto Broad Street, many of which have modern shop fronts on the ground floor. At first floor level and above, there is a wider variety of architectural style and decorative finish. This includes plain and painted brick, render and false timber framing. Windows include a range of sashes; window heads may be flat or arched, stone or painted brick. Roofs are generally pitched, with slates and brick chimneystacks; several hipped roofs can be seen, and some dormer windows. Most buildings are of three stories, but the steep descent of Broad Street results in a stepped roofline that ends abruptly as the street curves out of sight.
- Looking south from Five Ways towards the Market House, Brookend Street curves almost immediately out of sight. High above is the lantern clock tower of the Market House overlooking a jumble of roofs: hipped and pitched with slates, clay plain tiles and corrugated iron, punctuated by redbrick chimney stacks and yellow clay chimney pots.
- Looking west from Copse Cross Street towards 'John Kyrle's' Summerhouse (No. 34 High Street), the eye follows the richly textured cobbled pavement, constrained on the left by a massive stone-built workshop, until the view is abruptly terminated by the ivy-covered Summerhouse and the cobbles are deflected to the right.
- Looking south from Old Gloucester Road into a paddock hidden between Old Gloucester Road and Alton Street reveals an unexpected rural scene where trees and bushes provide a leafy skyline and keep the busy town at bay.
- A sequential view along High Street: walking west along the narrow, meandering High Street from Old Gloucester Road to Wye Street, a sequence of short views is punctuated by buildings that interrupt the alignment of the street creating a sense of enclosure, and concealing surprises ahead. The first of these surprises, on emerging from the narrows near Old Gloucester Road, is the imposing view of the Market House overlooking the lower town. As the journey along High Street continues, the view is first deflected to the left by a three-storey timber framed building, the former Saracen's Head, and then to the right by the three-storey neo-Classical Lloyds TSB building on the corner of St Mary's Street. A glance into

St Mary's Street reveals the towering presence of the church spire. On arriving at the western end of High Street, the land drops away quite suddenly, and 'wild nature' in the form of distant woodlands can be seen beyond the gables and multiple chimney stacks of Malvern House, outside the confines of the town.

Character Analysis

Character Areas and Buildings of Local Interest

Within the Ross-on-Wye Conservation Area, there are several areas or localities of quite distinct character. This is the result of a combination of factors, including topography, geology, social and political history, and economic development. The character of the conservation area will be assessed in terms of five character areas, and buildings of local interest within those areas will be identified.

The following character areas will be discussed:

1. Ross Historic Core
2. Northern and Eastern Area
3. Southern Area
4. Wilton
5. River Wye Floodplain

Ross Historic Core

The historic core is the oldest part of Ross-on-Wye and coincides generally with the medieval town and the boundaries of the early 19th Century borough. Evidence of the medieval origins of the historic core can be seen in both the street plan, and in the layout of property boundaries (many of which coincide with medieval burgage plots).

The character area extends from Old Maid's Walk and The Prospect high on the promontory in the south, to Five Ways and the Rudhall Brook in the north; and from Rope Walk and Wye Street in the west, eastwards to the rear of properties aligned along the east side of Copse Cross Street, High Street, Broad Street and Brookend Street.

Buildings within the historic core (with the exception of the parish church) range in date from the 16th Century to the 21st Century, and the area has developed by multiple small-scale infill and progressive replacement of single buildings. The area contains four of Ross-on-Wye's most significant buildings, i.e., the parish church of St Mary the Virgin (13th Century, Scheduled Monument and Grade I Listed Building), the Market House (17th Century, Scheduled Monument and Grade II*), Kyrle House at nos. 34 to 36 High Street (former dwelling, late 16th/early 17th Century, Grade II*) and The Saracen's Head at nos. 12 and 13 High Street (former inn, 17th Century, Grade II*).

The Market House, in Market Place, occupies a dominant position overlooking Broad Street and the lower town. It is a focal point where visitors and shoppers gather; the open ground floor of the building provides a refuge from pedestrian and vehicular traffic. A sense of enclosure is generated by columns and round arches, while free and direct access is still maintained between the enclave and the town outside.

In contrast to the busy commercial and retail centre, St Mary's churchyard provides a quiet and peaceful setting for the parish church. The green open space of the churchyard is enclosed by a low sandstone walls (Grade II) with limited access points. Within the churchyard is a 14th Century Cross (Grade II* Listed), also of local sandstone.

The late 16th or early 17th Century house of John Kyrle, the town benefactor known as the Man of Ross, stands in the narrow High Street opposite Market Place. The Saracen's Head stands a little further to the north. Both three-storey, timber-framed buildings contrast with the red-brown sandstone Market House, but all are constructed of local materials and represent the vernacular architecture of the town. All have been adapted for contemporary use: the ground floor of both Kyrle's house and the Saracen's Head now contain shops; the first floor of the Market House hosts a heritage centre.

The pattern of building plots, particularly in Broad Street, Market Place and the north side of High Street, reveals long medieval burgage plots extending back from narrow street frontages. An example of such a burgage plot can be seen at The Eagle public house, Broad Street. The building is of brick and stucco, and dates from the 18th Century or later. Behind the building (viewed from Kyrle Street) can be seen walls of local sandstone marking the long sides of the burgage plot.

The oldest buildings in the character area (with the exception of the 13th Century parish church) are the Rudhall Almshouses (nos. 5 to 9 Church Street) founded in the 14th Century and rebuilt in the 16th Century of local red-brown sandstone. Webbe's and Pye's Almshouses, also built of local sandstone, date to the 17th Century. Other prominent buildings constructed of local sandstone and dated to the 18th Century or earlier include Copse House, Man of Ross Inn, The New House, Town Mill, Clairville House, and Tower House.

Three prominent timber-framed buildings are dated to the 16th or 17th Century. These are John Kyrle's house and the Saracens Head (High Street) and no. 28 Brookend Street. Other timber-framed buildings have been rebuilt or re-fronted in brick and render.

Most the buildings in the character area of 19th and 20th Century date, with a smaller number dating to the 17th and 18th Century. Many of these buildings are of brick, painted brick, render or stucco under slate roofs.

Much of the character area can be characterised as a busy town centre. The commercial centre extends from High Street to Brookend Street. Here, there is a concentration of shops and other commercial activities, often with living accommodation on upper floors. The closely packed buildings create a feeling of urban enclosure. In the north-western part (particularly New Street and Kyrle Street), the area is more obviously residential in character. Here, closely packed early 19th Century terraced cottages, town houses and commercial premises, many rendered in stucco under slate roofs, are interspaced with open car parks and courtyards.

The southern part of the area is of a different character. Sixteenth, 17th and 18th Century private houses and almshouses crowd onto medieval plots in Church Street and Copse Cross Street, but large, well-spaced modern public buildings dominate this area generally. These include a hospital, health centre, surgery and police station. On Royal Parade, The Royal Hotel, a stuccoed building with decorative bargeboards at gable ends stands in contrast to the red-brown sandstone Gazebo

Tower and walls on the opposite side of the street. Both, moreover, were built in the 1830s.

Stone boundary walls of coursed sandstone rubble are particularly characteristic of this area. They include the churchyard walls, the walls of the Prospect, the walls of Wilton Road, and the rectory walls on Church Street and Old Maid's Walk. On the steep slopes extending west from the southern end of Edde Cross Street down to the flood plain, prominent retaining walls of coursed sandstone rubble support a series of terraced gardens.

Open green spaces and mature trees contribute to the character of the southern part of the character area. Of particular importance is The Prospect, a large walled garden open to the public since 1700. Here, a sense of intimacy and enclosure is pervasive. At the west side of the garden, however, a panoramic vista extends from the floodplain to distant Welsh hills.

It is suggested that the following unlisted buildings in the Ross Historic Core character area make a positive contribution to the special architectural and historical interest of the conservation area:

- Broad Street, Baptist Church,: Victorian Italianate style, yellow/grey brick with ashlar dressings, 1861 with 2004 porch.
- Broad Street, No. 36: two-storey house, sandstone blocks cut to brick size and laid as brickwork, wooden sash windows, 6 x 6 on second floor and 2 x 2 on first floor, shop front on ground floor, 18th Century.
- Broad Street, No. 49: a two-storey redbrick building with decorative Flemish gable front elevation, sash windows and an inscription 'Nottingham House 1886', 19th Century. Brickwork presently in fairly poor condition as a result of spalling. Formerly occupied by Perkins and Bellamy Iron Foundry.
- Brookend Street, Millbrook House: two-storey house, hipped slate roof, pebble-dash, sash windows, 18th Century. Home of Dr James Cowles Prichard (1786-1848).
- Copse Cross Street, No. 15 (Rowberry House): three-storey sandstone rubble industrial building, two double doors with arch at ground floor, 6 x 6 x 6 wooden casement windows at first and second floors, possibly 18th Century, crenellated parapet added later.
- Edde Cross Street, Swan House (formerly Swan Hotel): three stories, Georgian symmetrical style, rendered, sash windows, door case with canopy over and steps up, bay windows at each side of the door, a side entrance at the corner with High Street, 18th/early 19th Century.
- High Street, No. 41 (The Cookshop): three stories, redbrick with terracotta dressings and plaque "AD 1921", brick buttresses at each end of the front elevation and central pilaster, sash windows at first and second floors, early 20th Century shop front, 1921.
- High Street, No. 44: three-storey corner building, hipped slate roof, brick, sash windows with glazing bars removed (two blocked on Church Street

elevation), elaborate rusticated shopfront dated 1884 with granite columns flanking corner entrance.

- High Street, No. 50 (Lloyds TSB Bank): three-storey corner building with attic and basement, hipped roof with dormers, rendered, sash windows with architraves, quoins, small balcony on first floor at corner, 19th Century.
- Market Place, No. 9 (Crown and Sceptre public house): timber-framed, two stories with attic, central door frame and two bay windows with continuous porch, two bay windows at first floor, two casement windows in attic, stucco with false timber frame and decorative bargeboards on gable, possibly 17th Century.
- Old Gloucester Road, Perrocks Almshouses: one-and-a-half storey house, rendered under slate roof, centre door case with round head and fanlight, wooden casement windows, founded 1510, altered and restored in the late 19th Century, restored in 1959.
- Trenchard Street (facing Rope Walk), Thrushes Nest: house built of local sandstone, two-storeys and attic, brick chimney stacks, slate roof with dormer windows, porch, replacement windows, small garden to front, coursed sandstone rubble boundary wall with small iron gate and triangular stone pediment over gateway, 18th/ early 19th Century. Home of Sir Frederick Burrows (1888-1973).
- Walford Road, Toll Cottage: a two-storey cottage built of local red-brown sandstone with thatched roof and wooden porch over door and oriel window. Ross Turnpike Trust, 1748.
- Wilton Road, Leobhan: predominantly single storey house massing up to three storeys in centre, on an extremely narrow linear site. Coloured render, slate roofs, built c2000. The street elevation is a sophisticated composition of gables, echoed in the first floor triangular oriel windows.
- Wye Street, Ice House: 2006 residential conversion of 19th Century former ice house, stone tower with upper two storeys rebuilt in brick with glazed curtain walling, slate roof. The building occupies a precipitous site and its 'garden' comprises three tiers of decks carried on an independent steel frame.

Northern and Eastern Area

On moving outwards from the crowded town centre, the character of the townscape changes significantly. Nearer the centre (and particularly near former railway facilities) there are terraced cottages; further out, there are detached and semi-detached houses. Most of these properties are set back from the road behind front gardens with flowerbeds, small lawns, shrubs and hedges.

Monumental architecture in the form of disused railway bridges provides a reminder of the recent industrial history of the area. Several small waterways, formerly associated with mills, flow through the area. A footpath beside one of these waterways, the Rudhall Brook, creates a sense of immediacy between stream and bank.

The Northern and Eastern character area represents the expansion of Ross-on-Wye, particularly during the 19th (Victorian) and early 20th (Edwardian) Centuries. The coming of the railway in the mid-19th Century led to residential and industrial development to the north and east of the earlier town. Previously, the area was mainly agricultural with some late medieval or early post-medieval expansion of burgage or tenement plots along two major thoroughfares, Over Ross Street and Brampton Street. Architectural evidence of 18th Century activity includes the Friends' Meeting House and Cawder Cottage, both stone-built, on (or near) Brampton Street. The Hereford, Ross and Gloucester Railway line has been dismantled, but evidence of the railway, in the form of bridges built of local sandstone can be seen in this area. At Five Ways (Brookend), the piers of the Twin Bridges have been restored, and at Cawder Arch Street, the bridge is more-or-less intact.

Characteristic 19th Century housing in the vicinity of Greytrees Road/Homs Road includes two-storey redbrick terraced cottages under slate roofs. Victorian terraced cottages of varying size and plan-form can also be seen in the eastern part of the area, particularly in the area east of the burgage plots on Broad Street and Brookend Street, for instance at Crofts Lane and Millpond Road. Many of these cottages were occupied by employees of the Alton Court Brewery and the Perkins and Bellamy iron foundry. A number have been demolished to make way for shopping centres and car parks. The character of this area is very different to that on the west side of Broad Street where New Street and Kyrle Street (in the historic core character area) were laid out several hundred years earlier as part of the medieval expansion.

A later 19th Century or early 20th Century redbrick villa development took place on the north side of the Hereford, Ross and Gloucester Railway line at Cawder. Victorian and Edwardian redbrick paired and detached villa development continued in the eastern part of the area. Many fine examples can be seen in Gloucester Road, some of which are not presently included in the conservation area.

A range of boundary treatments has been used in the character area, including brick walls, iron railings, hedges and wooden fences. Brick walls are common, and are particularly characteristic of localities with Victorian terraced cottages and villas with small front gardens. Hedges and wooden fences are frequently used at the rear of premises.

The Chase Hotel is a prominent building overlooking extensive grounds, surrounded by a high, sandstone rubble wall, located between Gloucester Road and Alton Street. Built c.1815 in neo-Classical style, this small country house has since been extended. A sandstone coach house is located on the west side, and a modern housing development is now located at the south-eastern corner of the grounds.

Nineteenth century industrial activity in the character area included iron production at Five Ways (Brookend) and brewing at Station Street. Surviving buildings include the Maltings (malt house) on Henry Street, and the redbrick 'brewery tap' (off-sales) on Millpond Road.

At the time of designation of the conservation area (1970), a large part of the northern section was open land, including parkland formerly associated with a large house known as Springfield (demolished). Since designation, the area has been redeveloped. Today, the northern section is dominated by modern, high-density housing and a primary school.

It is suggested that the following unlisted buildings and structures in the Northern and Eastern character area make a positive contribution to the special architectural and historical interest of the conservation area:

- Alton Street, Cedar House: detached Modernist house dating from the 1960s, two storeys with a flat roofed timber superstructure at first floor level containing the living accommodation projecting over the service rooms and car port.
- Alton Street, Nos. 1-3 Gable Cottages: block of three houses, dated 1912, in accomplished Arts & Crafts style. Brick with roughcast rendered first floor and plain tiled roof. Timber casement windows. The front elevation is 'bookended' by two large gables which are jettied out over the ground floor bay windows and extended to form porches. Rendered chimneys with projecting copings, the inner two set diagonally to the ridge in the classic Edwardian manner.
- Cawdor, Cawdor Cottage: two-storey sandstone building under slate roof, brick chimney stack, one-storey sandstone workshop on east side, coursed sandstone rubble boundary wall surrounding yard and garden, 18th Century, the brick porch is a later addition.
- Cawdor Arch Street, Cawdor Railway Arch: stone railway bridge, c. 1855.
- Cantilupe Street, No. 1: late 19th Century *cottage ornée*, painted brick with decorative 'half timbering' to jettied first floor and gabled cross wing. Plain tiled roof with decorative ridge crest. Brick chimneys with decorative corbelling.
- Cantilupe Street, Nos. 11 & 12 (Glenholme & Brentwood): asymmetrical pair of two storey early 20th Century villas, full height 'half timbered' bay window to front elevation, hipped and gabled dormers to attic. Red brick with stone dressings, plain tiled roof. Modern casement windows imitate distinctive appearance of Edwardian sashes.
- Cantilupe Street, Old Chapel, (Register Office): sandstone with ashlar dressings under a steeply pitched slate roof, plain Gothic style windows and door case, motto on gable end "For the young who labor and the old who rest", 19th Century. Former Baptist Chapel.
- Chase Road, The Coach House: a two-storey sandstone house with brick dressings, slate hipped roof, sandstone gate piers, originally served the Chase Hotel, early 19th Century.
- Gloucester Road, The Chase Hotel: a late Georgian house in the neo-Classical architectural style, two stories with parapet under a hipped slate roof, rendered, sash windows, set in extensive grounds with two ponds, c.1815 with later additions.
- Gloucester Road, former chapel (Ross-on-Wye Antiques Centre): sandstone with ashlar quoins and dressings under pitched slate roof, Gothic style windows with decorative stone tracery and mullions, Gothic style door case, iron railings and gates with stone piers, 1868, the copper porch with iron brackets is a later addition. Former Congregational Chapel.

- Gloucester Road, The Mailrooms: public house, formerly post office, late 19th – early 20th Century. Two storeys plus attic, red brick with ashlar stone dressings and plain tiled roof. The street elevation is an accomplished exercise in ‘balanced asymmetry’, with a complex hierarchy of windows, including a first floor oriel, sized and disposed according to function.
- Gloucester Road, No. 18A (Likes Florist): two-storey corner building with rounded corner, painted brick under slate pitched roof, cornice, quoins at corners and on either side of door case, two 3 x 3 sash windows at first floor with rounded architraves and keyblocks, and pilaster on either side, round-headed doorway with fanlight and architrave with keyblock, 19th Century with early 20th Century shop front inserted.
- Gloucester Road, Nos. 19A, 19 & 20: shops, offices and restaurant, V-shaped plan, late 19th – early 20th Century. Two storeys, brick piers with predominantly glazed bays and weatherboarded spandrels, slate roof. Probably originally an industrial building, hence the unusual structural system, on a prominent corner site.
- Millpond Road, No. 1 (Terry’s Digital Ltd): two-storey redbrick cottage with slate roof, single-storey ‘shop’ wing at left with double doors, curved window heads over doors and windows, 19th Century. Formerly Alton Court Brewery Tap.
- Station Road, Nos. 8, 9 & 10: mid-late 19th Century two storey terrace of unusual scale and quality. Flemish bond brick with decorative burnt headers, even to gables. Slate roof. 2 x 2 sash windows with roundel motif in spandrel under segmental arches of header voussoirs. Unusually deep reveals with steps up to doors, under semi-circular arches of header voussoirs. Fire insurance plaques on Nos. 8 & 10.
- Station Road, No. 20: three-storey symmetrical Georgian house, rendered under slate pitched roof, brick chimney stack, sash windows, 2 x 2, central door case with architraves, corbels and pediment, recessed door, 18th - early 19th Century.
- Station Road, Nos. 24-25: mid 19th Century pair of two storey houses of unusual type with hipped slate roof behind parapets. Painted brick with exaggerated projecting dressings and quoins. 2 x 2 sash windows with steps up to doors in unusually deep reveals under semi-circular arches.

Southern Area

Ashfield, in the Southern character area, witnessed expansion during the 19th and 20th Century, centred on Walton Road. Today, the area is characterised by large, detached Victorian and Edwardian villas with well-planted gardens and mature trees. Many of the houses are built of sandstone in the Victorian High Gothic style. Stone rubble walls, together with hedges, are typical boundary features in this area. In the northern part of the character area, open green spaces include graveyards, a recreation ground and bowling green, and Dean Hill Park. These green spaces are of important amenity value in an area otherwise dominated by residential properties.

In the first quarter of the 19th Century, this area consisted predominantly of agricultural land. Two roads ran through the area; both are present today as Walford

Road and Archenfield Road. Two groups of buildings were recorded in this area at that time. On the western side, agricultural buildings occupied Glebe Land (Parsonage Fields) on the site of the present Rectory Farm. Cheven Hall (sic) house, gardens and orchard occupied a large plot on the east side of Walford Road. Today, Chevenhall occupies a smaller plot at this location.

By the end of the 19th Century the major residential streets seen in Ashfield today had been laid out, including Ashfield Crescent, Palmerston Road, Eastfield Road, The Avenue, Ashfield Park Road, Kent Avenue and Sussex Avenue, and many of the large, detached, stone built Victorian villas had been constructed. Most were set on spacious plots, particularly St Joseph's Convent and Chasedale.

Since that time, a number of additional houses have been constructed, particularly in the area to the west of Walford Road, as a result of sub-dividing larger plots. A large primary school has also been built on former open land east of Redhill Road.

It is suggested that the following unlisted buildings in the Southern character area make a positive contribution to the special architectural and historical interest of the conservation area:

- Ashfield Crescent, Ashley Lodge & Lyndhurst Lodge: a large mid 19th Century semi-detached villa in typically eclectic Victorian style, rendered with contrasting dressings, pyramidal slate roof with observation platform and Moorish cupola. The boundary wall to Ashfield Crescent has a distinctive arcade motif in brick, with stone copings.
- Ashfield Crescent, The Craig: a large detached house dated 1864, built of sandstone with ashlar dressings and slate roofs, in Italianate style complete with tower.
- Eastfield Road, No. 1: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19th Century.
- Eastfield Road, No. 3: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19th Century.
- Palmerston Road, Red House: a substantial detached house dated 1895, red brick with polychromatic detailing and plain tiled roof. The street elevation is a good example of 'balanced asymmetry', centred on an engaged tower with pyramidal roof.
- The Avenue, Merrivale Place: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19th Century.
- Walford Road, Chasedale Hotel: a large detached house built of sandstone in the Victorian neo-Classical style, hipped slate roof, symmetrical front elevation, central door case with columns, large mature garden, 19th Century.
- Walford Road, Chasewood Lodge: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19th Century.
- Walford Road, St Josephs Convent,: a large detached house built of red sandstone in Victorian High Gothic style with symmetrical front elevation, two-stories with attic, hipped slate roof with finials and dormers, rusticated ashlar

details, string courses and dressings in grey sandstone, sash windows, hexagonal bays set at each corner over both stories with conical faceted roofs with finials, two-storey central porch with columns and pediment, 19th Century. Later additions include school buildings in the extensive grounds.

Wilton

On the north side of the river, the hamlet of Wilton acts as a gateway to the conservation area, a reprise of its earlier rôle as the river gate of Ross. A 13th Century castle, a 16th Century bridge, and 18th Century inns and a toll cottage are testimony to Wilton's long association with local and regional communications

Wilton Castle, the earliest surviving structure in Wilton, is built of local sandstone and dates from the late 13th Century. A house was built on the site in the 16th Century reusing original materials, and altered in the 19th Century with rendered brick and slate roofing. The site is hidden from view on the north and west sides by other, more recent, buildings, but the castle can be seen, through a screen of trees, from the south. Wilton Bridge was built c. 1597, on or near the site of an earlier ford marked by a 14th Century wayside cross. From 1726, the bridge carried one of the toll roads connecting Hereford with Gloucester, and today it is still an important crossing point on the River Wye. A sundial dated to the early 18th Century is located on the bridge. Local sandstone was used in the building of these structures.

During the 18th Century, river trade flourished on the Wye and Wilton was an important landing point. Today, the architectural character of Wilton is defined by its 18th Century buildings. Local sandstone was a popular building material for houses, barns and walls. Impressive sandstone buildings include The White Lion public house (recorded in 1735 and rebuilt in stone in 1799) and the associated Old Prison (possibly of 17th Century construction), Wilton Court, now a hotel (17th Century with 19th Century alterations, timber frame and sandstone rubble with sandstone dressing) and Wilton Hall (18th Century, brick with sandstone dressing). All are located in the western part of Wilton in Wilton Lane. Two sandstone barns are located in the eastern part of Wilton.

Other 18th Century houses include the Bridge House Hotel (painted render over brick or sandstone), Wye Riverside Stores (painted brick and roughcast with a late 19th/early 20th Century shop front), nos. 1 to 3 Wilton Lane (painted brick), and The Old Toll Cottage (painted brick). Riverside Lodge (rendered brick or sandstone), originally the Bear Inn, dates to the 17th Century, but was rebuilt in the 18th Century. Most of the buildings now have slate roofs, except the Old Prison and the barns which are roofed with pantiles.

A number of boundary treatments can be seen in Wilton, including hedges, stone walls and iron railings. Hedges are located mainly on the eastern and western edges, and along the riverbank.

Stone walls, constructed of local sandstone rubble, are found throughout Wilton generally associated with historic buildings. A prominent rubble boundary wall with stone gate piers and iron gates is located at Wiltondale and the Old Grange on the east side of Wilton Lane. A solitary section of coursed sandstone, both rubble and dressed stone, is located on the west side of Wilton Lane. Earthworks in the form of a house platform and trackway can be seen in the field on the west side of the wall.

Several small residential estates have been constructed in recent years. These include Fisherman's Reach, Old Nursery Close and The Pippins on the west side of

Wilton. New houses have also been built on the east side near Wilton Castle. On the north side of Wilton, south-west of the traffic roundabout at the junction of the A40 and the B4260, there is a modern petrol station with an extensive canopied forecourt, pumps, and an administrative building and shop.

It is suggested that the following unlisted buildings in the Wilton character area make a positive contribution to the special architectural and historic interest of the conservation area:

- Wiltondale and The Old Grange, Wilton (two residences): Georgian neo-Classical house, rendered, hipped roofs, sash windows, 6 x 6, door case with flat porch and columns; at the west side: a glass house/orangery, porch with pointed-arch entrance and side windows with Gothic tracery, iron gate; sandstone rubble boundary wall with gate piers at south entrance, small west entrance with pointed-arch doorway, late 18th/ early 19th Century. Formerly a single residence.
- Castle Lodge, Wilton (Castle Lodge Hotel): two-storey, double-pile Georgian symmetrical building, painted under pitched tiled roofs, sash windows, 6 x 6 at first floor, central door case, 18th/ early 19th Century.
- Orles Barn (also Orls and Oris), Wilton: a timber-framed building of three bays with sandstone and brick walls set on a chamfered stone plinth, 17th Century. Now part of Orles Barn Hotel.
- The Barn near Castle Lodge Hotel, Wilton: coursed sandstone rubble, pitched roof with pantiles, double doors to front and rear elevations, 18th Century or earlier. In poor condition with large hole in roof.
- The Old Toll Cottage, Wilton: two storeys, timber-framed with rendered infill, sandstone gable end, pitched roof with clay plain tiles, dormer windows, c. 1726 (Hereford and Gloucester Turnpike Trust). Later alterations including uPVC replacement windows.

River Wye Floodplain

This is a wide, low-lying, park-like area on a loop in the river bordered on its southern edge by a high sandstone ridge. The area is susceptible to flooding; Wilton Road, leading from Wilton to Ross-on-Wye, crosses the floodplain on a causeway.

The floodplain formerly served an important agricultural function as an area of river meadows. Today, the area is used primarily for recreational purposes including cricket, football, rowing, fishing and riverside walks. There are few buildings on the floodplain; they include sports pavilions, a boathouse and several pumping stations. On the edge of the floodplain, to the west of Wye Street, there are two public houses and several residences.

The floodplain is a major element in the setting of Ross-on-Wye. When approaching the town from the west, the tall spire of St Mary's parish church above the red-brown sandstone exposure dominates the view and emphasises the change in level from Park to Town. The west-facing slope has been quarried extensively, and the exposed red-brown sandstone bedrock contributes to the dramatic panorama.

Near the north end of Wye Street, a pathway climbs the slope through Memorial Gardens. Viewed from the foot of the slope, the rooflines of rendered Georgian houses on Wye Street rise upwards towards High Street. Above and behind these rooflines are glimpses of the decorative bargeboards of the Royal Hotel, the Saddle Tower and the church steeple. Turning to the north-east, there is a glimpse of a second tower, in red brick, located near the top of the slope north of Wye Street. Moving further north along the flood plain, the view to the east is dominated by the attractive sandstone retaining walls of the terraced gardens on the steep west-facing slope.

A mature oak tree standing in the bend in the river on the west side of the Wye serves as a prominent landmark. Field boundaries on the floodplain are generally in the form of hedges. Iron railings are also present, particularly in association with recreational facilities. A wall of coursed sandstone rubble marks the eastern boundary of the floodplain along Rope Walk.

It is suggested that the following unlisted building in the River Wye Floodplain character area makes a positive contribution to the special architectural and historical interest of the conservation area:

- Cricket Pavilion off Wilton Road: timber frame, clad in weatherboard painted white with black detail, gabled roof with plain and fish-tail clay tiles and finials, large windows with wooden shutters, double door with Gothic detail and gable over, date on lintel 1887.

Prevalent Building Materials and Local Details

A building material that is highly visible in the Ross-on-Wye Conservation Area is the local red-brown sandstone of the underlying geologic Brownstones Formation. Prominent buildings constructed of sandstone include the parish church, the Market House and Wilton Bridge. Sandstone buildings, bridges and boundary walls, ranging in date from the 13th Century to the 19th Century, can be seen throughout the conservation area. By the 19th Century, sandstone was generally limited to the rear or side elevations of buildings. In Ashfield, an area of 19th Century 'high status' residential development, local sandstone was used in the construction of large houses of High Victorian architectural style under slate roofs.

The most common building material, however, is brick. Terraced cottages and villas of redbrick, with polychrome brick and ashlar dressings under pitched slate roofs can be seen in the areas east of, and immediately north of, the historic core. These houses are associated with 19th Century residential expansion and industrial development. Brick buildings are also dominant in the historic core where many are rendered or painted at the front elevation. A number of prominent 19th Century buildings, such as the Royal Hotel, are rendered in stucco with decorative bargeboards on gables.

Some timber-framed buildings also survive. Prominent examples in High Street include the former Saracen's Head (nos. 12 and 13) and Man of Ross House (nos. 34 to 36). Both are of three stories with projecting upper floors on moulded bressumers, close set studding, and modern shop fronts on the ground floor. A two-storey timber-framed building with similar characteristics is located at no. 28 Brookend Street. Other surviving timber-framed buildings have been rebuilt or re-fronted in brick and render.

Positive Areas and Features

- Kyrle Street, nos. 2 to 8: a row of two-storey cottages (all unlisted), rendered and colourwashed, on sandstone plinths, slate roofs with brick chimney stacks, recessed doors, 17th/18th Century. Characteristic of small Georgian dwellings in the lower old town. Served by a pump set up in 1845 at the corner of Kyrle Street and Edde Cross Street.
- New Street, nos. 44 to 45 and Telford House (all Grade II): a row of large, three-storey houses on a raised pavement; redbrick (44), painted brick (45) and stuccoed (Telford House); slate roofs; arched door cases with arched fanlights, porches supported by corbels (44 and 45), porch with open pediment on Corinthian style columns (Telford House); vertical sash windows, bows with curved sash windows at ground floor (44 and 45); short iron railing at east end (44). Characteristic of 19th Century town houses; Telford House also served as the 19th Century dispensary and cottage hospital.
- Homs Road, nos. 1 to 9 Prospects Terrace, nos. 1 to 20 Brixton Terrace; Greytree Road, nos. 36 to 39 Norton Cottages (all unlisted): terraces of two-storey redbrick cottages under pitched slate roofs with front gardens. Characteristic of 19th Century expansion; associated particularly with the railway.
- Crofts Lane, nos. 18 to 23, 24 to 29; Henry Street, nos. 2 to 4 and 5 to 9, including The Stage (formerly The White Hart) public house (all unlisted): terraces of two- and three-storey redbrick houses characteristic of 19th Century expansion. Nos. 18 to 23 may be associated with the Perkins and Bellamy Iron Foundry; nos. 2 and 3 Henry Street display decorative keystones with individual character on ground floor architraves; the public house and nos. 6 to 9 Henry Street are in similar architectural style with painted architraves, quoins and string courses.
- Market Place, Nos. 1-7 (all unlisted): series of 3 and 4 storey commercial buildings, Nos. 1-5 in plain mid 19th Century classical style, Nos. 6 & 7 in more eclectic late 19th Century styles, all with modern shopfronts. Brick with stone dressings and slate roofs behind parapets. This group forms a visually important backdrop to the Market House.
- Millpond Road, Millbrook Cottages, nos. 16 to 21 (all unlisted): a terrace of six two-storey, redbrick cottages with slate roof, three string courses of yellow and blue bricks, stone lintel over doors and windows, low brick wall with brick coping, c.1882. Characteristic of 19th Century residential development at the rear of medieval burgage plots (Brookend Street).
- Old Gloucester Road, nos. 31 to 34, Dayers Cottages (all unlisted): a terrace of two-story redbrick cottages with polychrome brick dressings and string course under slate pitched roof. Characteristic of 19th Century small scale residential development.
- Gloucester Road, north side: a series of predominantly Victorian villas, with occasional modern infill; typical architectural features include hipped and pitched slate roofs, yellow brick and stone dressings, sash windows and ground floor bay windows, small front gardens with mature shrubs, sandstone rubble boundary walls. Characteristic of late 19th – early 20th Century ‘middle class’ residential development.

- Ashfield Crescent: an eclectic series of Victorian and Edwardian villas, with some modern infill; no single predominant style but characterised by generous plots with mature gardens and trees. Characteristic of late 19th – early 20th Century ‘middle class’ residential development.
- Walton Road, east side: a group of large, detached Victorian and Edwardian mansions (all unlisted) built of sandstone in Victorian High Gothic style set on generous plots with mature gardens and trees; shared architectural features include pitched and hipped slate roofs, ashlar dressings, wooden vertical sash windows, picturesque asymmetrical elevations. Characteristic of late 19th Century ‘high status’ residential development.
- Significant shop fronts with original details:
 - No. 3 High Street (Grade II): fascia with hand painted lettering, pilasters, panelled stallrisers, recessed door, shop window with two mullions; at first floor, cornice over and consoles carved with garlands.
 - No. 40 High Street (Grade II): fascia with hand painted lettering, pilasters and corbels, door case at right with fanlight, shop window with three mullions.
 - No. 41 High Street (unlisted): fascia with hand painted lettering, recessed door case off-centre with fanlight, shop window with three mullions.
 - No. 44 High Street (unlisted): heavily rusticated arcade of unequal bays with return into Church Street. Entrance on corner chamfer with granite columns supporting projecting pediment dated 1884.
 - No. 48 High Street (Grade II): sign fitted over original fascia, fascia and corbels in poor condition, pilasters, central recessed door case, fine glazing bars in door, fanlight, shop window with two elegant decorative mullions, curved glass on either side of door case, mosaic marble threshold.
 - No. 1 Broad Street (Grade II): wrought iron balustrade over shop front, sign fitted over original fascia, pilasters and corbels, door case at left with fanlight, multi-light shop window with fine glazing bars.
 - No. 14 Broad Street (unlisted): fascia with handed painted lettering, corbels and pilasters, recessed door case at left, shop window with one mullion, curved glass to right of door case.
 - No. 3 Gloucester Road (unlisted): fascia with hand painted lettering, pilasters and corbels, door case at right with fanlight, shop window with two elegant highly decorative mullions.
 - No. 18 Gloucester Road (unlisted): tripartite vertical sash shop window, 5 x 3 with fine glazing bars, decorative external wooden pelmet.

- Warwick House, Gloucester Road (unlisted): sign fitted over original fascia, pilasters and corbels, recessed central door case with fanlight, shop window with two mullions.
- Significant sandstone boundary walls:
 - Rope Walk (east side).
 - Edde Cross Street (east side at junction with Kyrle Street).
 - Wilton Road (east end, south side).
 - Royal Parade.
 - Church Street (east side) and Old Maid's Walk (north side) enclosing former Rectory gardens.
 - Gloucester Road (south side) and Chase Road (east side) enclosing The Chase Hotel and grounds.
 - Chase Road (west side near the junction with Alton Road) and Alton Road (north side from the junction with Chase Road to The New House).
 - Wilton Lane (east and west sides).
- Other significant streetscape features:
 - Lane off Copse Cross Street giving access to rear of High Street properties: extensive cobbled roadbed with stone kerbs.
 - At various locations: cast iron rainwater channels, cellar covers and gates made at former local foundries, including Perkins and Bellamy, Kells, Nichols and Son, and Blake Bros.
 - At various locations: Wall mounted metal street signs, white on blue.

Neutral and Intrusive Elements

- An extensive residential area in the northern part of the conservation area (north of the dismantled railway line, west of Victorian residential development at Cawdor, south-east of the A40, west of Brampton Road): an area of high density, late 20th Century residential development, and a large 20th Century primary school.
- Industrial yard (south-east of Greytree Road junction with Trenchard Street): an open yard containing a large number of immobile commercial vehicles in storage.
- Residential area at the south-east corner of the Chase Hotel grounds (bordered by Alton Road on the south side, Waterside on the east side, Chase Side on the west side): an area of high density, late 20th Century development.

- Primary school, Redhill Road (west of Ashfield Park Road): a large 20th Century primary school and grounds.
- Petrol Station (south-west of the traffic roundabout, A40 junction with B4260, Wilton): extensive forecourt with canopy, pumps, administrative building and shop.

General Condition, Pressures and Capacity for change

The conservation area and the listed buildings in the area are generally in good condition. Several improvement schemes have been undertaken since the designation of the conservation area, including the Town Centre Enhancement Scheme, the Conservation Area Partnership Scheme and the Riverside Improvement Scheme. A number of listed buildings and a scheduled monument (Wilton Castle) are currently undergoing repairs or alterations. Several listed buildings are presently unoccupied (discussed below).

A certain amount of development has taken place in the conservation area since its original designation in 1970. In the town centre, commercial retail development has been undertaken at The Maltings, part of a former brewery site. Residential development is currently ongoing nearby on a different part of the brewery site (identified for development in the Herefordshire Unitary Development Plan).

A large area of high-density residential development, and the construction of a primary school, has been undertaken in the northern part of the conservation area. A site in the area (Cawdor Gardens) has been identified for further development in the Herefordshire UDP. Residential development on a more limited scale has taken place in Wilton.

Issues

Buildings at Risk

Most of the listed buildings in the conservation area are occupied and appear, from the exterior, to be in good or reasonable condition. Several are undergoing repair or renovation. The following listed buildings are deemed to be at risk primarily because they are unoccupied:

- Walter Scott Charity School, Old Gloucester Road (Grade II*): the building has been unoccupied for some time. From the exterior, it appears to be weathertight and secure, but the grounds are unkempt and overgrown.
- No. 1 Copse Cross Street (Grade II)(formerly a restaurant): the building is unoccupied. From the exterior, it appears to be weathertight and secure.

Proposed Boundary Changes

Several boundary changes are proposed. The primary reasons for these proposed changes are, (i) realignment of the boundary to follow recognisable features, such as field boundaries, property boundaries or public footpaths; or, (ii) to include areas or buildings that contribute to the character of the conservation area; or, (iii) to exclude

areas that detract from the character of the conservation area, or do not form an integral part of the historic built environment of the conservation area.

The following boundary changes are proposed:

- Gloucester Road (south side): to include a group of 19th Century redbrick houses, i.e., Springside, Linfield, the Charmouth group, the Cedarville pair, Edenhurst and The Hollies; the new conservation area boundary to follow the rear plot boundaries of these properties.
- Eastfield Road (west side): to include Waynfleet, a stone-built 19th Century house in High Victorian architectural style; the new conservation area boundary to extend south along Eastfield Road from the junction with The Avenue, the west along the south side of the Waynfleet plot.
- Five Ways (Brookend): to include the piers of the dismantled railway bridge, a group of 19th Century residences (nos. 4 and 5, and 8 to 12 Over Ross Street) and a group of 19th Century industrial buildings (including 53 and 54 Over Ross Street); the new conservation area boundary to extend east from Brampton Street along the north side of the dismantled railway bridge, then north along the rear plot boundaries of nos. 4 to 12 Over Ross Street, then east to Over Ross Street, then south-west to 53 Over Ross Street, the east along the property boundary, then south-west along the south bank of the Rudhall Brook to Millpond Road.
- In the northern part of the conservation area: to exclude an extensive area of high-density, 20th Century residential development and a primary school; the new conservation area boundary to extend south-east from the A40 along the north side of the dismantled railway line, then south-west along the eastern property line of no. 1 Prospect Terrace, then east along Homs Road, then north along the west side of Cawdor Arch Road, then east along the north side of the dismantled railway line, then north along the rear property line of houses facing onto Cawdor, then east along the northern property line of Rose Cottage, then north along the east of Cawdor to Brampton Road.

Note: At the time of the original designation of the conservation area (1970), much of this area was open land, including parkland formerly associated with a large house known as Springfield. The house was demolished and the area has been redeveloped. Significant trees in the area are protected by a Tree Preservation Order (Group TPO 155). The exclusion of this area was previously proposed by the Conservation Area Partnership Scheme Ross-on-Wye Action Plan (South Herefordshire District Council, 1995) but was not acted upon at that time.

- In the eastern part of the conservation area: to exclude an area of high density, 20th Century residential development near the south-east corner of the Chase Hotel grounds; the new conservation area boundary to extend south along the east side of the grounds, then west along the south side of the grounds, then south along Chase Side to Alton Road.
- In the south-western part of the conservation area: to realign the conservation area boundary along field boundaries and public footpaths, and to exclude an area of 20th Century development (primary school and grounds); the new conservation area boundary to extend south from The Old Withybed Slipway

at Wilton across the River Wye, continuing south along a field boundary on the floodplain, then east along John Kyrle Walk (public footpath), continuing east along the public footpath on the north side of the primary school grounds, then south-east along the southern boundary of the graveyard, then south-west along the public footpath to Ashfield Park Road.

Note: this boundary change would exclude from the conservation area a 17th Century, partially restored timber-framed building at Cleeve (Grade II). It is suggested that this rural building is not an integral part of the conservation area. As a listed building, moreover, its special historic and architectural interest must be taken into account in any future planning decisions relating to it, e.g., alteration or demolition.

- In Wilton: to exclude the petrol station forecourt and associated building; the new conservation area boundary to follow the petrol station property line from the A40 to the B4260.

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Appendix I: Scheduled Monuments and Listed Buildings

Scheduled Monuments

- Cross in the Churchyard of St Mary the Virgin
- Market Hall, Market Place
- Wilton Bridge
- Wilton Castle

Listed Buildings

Grade I: Buildings of national importance and exceptional interest (2% of Listed Buildings).

- Church of St Mary the Virgin
- Wilton Bridge and Sundial
- Wilton Castle

Grade II*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- Cross in the Churchyard of St Mary the Virgin
- Nos. 12 and 13 High Street (formerly The Saracen's Head)
- Nos. 34 to 36 High Street (Man of Ross House)
- Market Hall, Market Place
- No. 47 New Street (The Old Gaol)
- Walter Scott Charity School, Old Gloucester Road
- Gate Piers in the east wall of The Prospect
- Gate in the south wall of The Prospect

Grade II: Buildings of special interest.

- Churchyard wall of St Mary the Virgin
- Wall around the Prospect
- Gate piers at north-west end of Church Row
- Church wall between the north-west end of Church Row and The Prospect
- Royal Hotel, Royal Parade
- The New House, Alton Street
- No. 36 Alton Street
- Alton House, Alton Street
- Brook House, no. 1 Brampton Street
- No. 3 Brampton Street
- Friend's Meeting House, Brampton Street
- Nos. 1 and 2 Broad Street
- No. 3 Broad Street
- No. 4 Broad Street
- No. Broad Street
- No. 11 Broad Street
- The King Charles, Broad Street
- Nos. 16 and 16A Broad Street
- Nos. 18, 19 and 19A Broad Street
- Council Chambers, no. 20 Broad Street
- No. 21 Broad Street

- No. 22 Broad Street
- The Eagle, Broad Street
- Nos. 24 and 25 Broad Street
- No. 37 Broad Street
- York House Steak Bar, Broad Street
- Nos. 50 and 50A Broad Street
- Nos. 55 and 56 Broad Street
- No. 12 Broad Street
- Town Mill, Brookend Street
- Former Railway Hotel, Brookend Street
- Nos. 21 and 22 Brookend Street
- Nos. 23 to 26 (consec) Brookend Street
- No. 28 Brookend Street
- Nos. 30 and 31 Brookend Street
- Nos. 32 and 33 Brookend Street
- Nos. 34 and 35 Brookend Street
- House occupied as offices by Messrs Okell and Okell, Solicitors, Church Row
- St Mary's Cottage, Church Row
- St Mary's Hall, Church Row
- Rudhall Almshouses, nos. 5 to 9 (consec) Church Street
- Nos. 10 to 12 (consec) Church Street
- No. 13 Church Street
- Linden House, no. 14 Church Street
- No. 16 Church Street
- No. 17 Church Street
- Webbe's Almshouses, Copse Cross Street
- No. 1 Copse Cross Street
- No. 2 Copse Cross Street
- Nos. 3 and 4 Copse Cross Street
- Nos. 5 and 6 Copse Cross Street
- No. 7 Copse Cross Street
- Clairville House, Copse Cross Street
- Copse House, no. 14 Copse Cross Street
- No. 5, Rothsay Court, Edde Cross Street (Tower House)
- Nos 6 to 9 (consec) Rothsay Court, Edde Cross Street
- Merton House, Edde Cross Street
- Chapel adjoining Merton House on south side, Edde Cross Street
- Summerhouse to north-west of Merton House, Edde Cross Street (demolished?)
- Edde Cross House, no. 5 Edde Cross Street
- No. 8 Edde Cross Street
- Pye's Almshouses, Edde Cross Street
- No. 54 Edde Cross Street
- No. 3 High Street
- Nos. 4 and 4A High Street
- Nos. 5 and 6 High Street
- No. 7 High Street (former Corn Exchange)
- King's Head Hotel, High Street
- No. 9 High Street
- No. 10 High Street
- Nos. 12 and 13 High Street (former Saracen's Head)
- Rosswyn Hotel, High Street

- No. 17A High Street
- No. 20 High Street (former Nag's Head)
- Nos. 24 to 26 High Street (consec)
- No. 27 High Street
- Nos. 28 to 30 High Street (consec)
- No. 31 High Street
- No. 32 High Street
- No. 33 High Street
- No. 34 to 36 High Street (consec)(Man of Ross House)
- Summerhouse at no. 34 High Street
- Nos. 37 and 38 High Street
- Nos. 39 and 39A High Street
- No. 40 High Street
- No. 45 High Street
- No. 46 High Street
- No. 47 High Street
- No. 48 High Street
- No. 49 High Street
- Nos. 51 and 52 High Street
- Nos. 53 and 54 High Street
- Market House, Market Place
- Nos. 3 and 4 New Street
- Nos. 6 and 7 New Street
- Horse and Jockey Inn, no. 9 New Street
- Nos. 11 and 13, nos. 22 and 23 New Street
- Nos. 24 and 25 New Street (demolished?)
- No. 26 New Street
- Berkley House, New Street
- Priory House, Tudor Lodge, New Street
- Nos. 32 and 33 New Street
- Nos. 40 and 41 New Street
- No. 42 New Street
- No. 43 New Street
- Clytha House, no. 44 and Newlands, no. 45 New Street
- Telford House, New Street
- The Old Gaol, no. 47 New Street
- Walter Scott Charity School, Old Gloucester Road
- No. 1 St Mary's Street
- No. 2 St Mary's Street
- No. 4 St Mary's Street
- Nos. 6 and 7 St Mary's Street
- Palace Pound, St Mary's Street
- Palace Pound Cottage, St Mary's Street
- Palace Close, St Mary's Street
- Saddle Tower (Gazebo) and Wall adjoining, Wilton Street
- Malvern House, no. 1 Wye Street (former Castle Vaults)
- Nos. 2 and 3 Wye Street
- No. 4 Wye Street
- No. 5 Wye Street
- Nos. 6 and 7 Wye Street
- Masonic Hall, Wye Street (former British and Foreign School)
- No. 11 Wye Street

- No. 12 Wye Street
- No. 13 Wye Street
- No. 14 Wye Street
- Wye View House, no. 52 Wye Street
- Radcliffe House, Wye Street
- Vaga House, no. 54 Wye Street
- Valley Hotel Garage, Wye Street
- Wall at the Valley Hotel Garage, Wye Street
- Plymouth House, Wye Street
- Man of Ross Inn, Wye Street
- Bridge House Hotel, Wilton
- Kings Head Public House (now Riverside Lodge), Wilton
- Wye Riverside Stores, Wilton
- Wilton Court, Wilton
- Wilton Hall, Wilton
- Nos. 1 to 3 Wilton Lane, Wilton
- The White Lion, Wilton
- Old Prison, Wilton
- Cross, Wilton

Appendix II: Herefordshire Sites and Monuments Record

- Market Hall
- 3 High Street
- King's Head, High Street
- 9 High Street
- 10 High Street
- 11 High Street
- 12-13 High Street
- Man of Ross Inn, Wye Street
- Malvern House, Wye Street
- Old Gaol, New Street
- 34-36 High Street
- 45 High Street
- 46 High Street
- 47 High Street
- 48 High Street
- 8 Edde Cross Street
- Merton House, Edde Cross Street
- Edde Cross House, 5 Edde Cross Street
- Crown and Sceptre, 9 Market Place
- Dwelling near Man of Ross
- 10 Broad Street
- 11 Broad Street
- 48 Broad Street
- 49 Broad Street
- Baptist Church, Broad Street
- 6 Broad Street
- 5 Broad Street
- 11-12 Market Place
- 10 Market Place
- 50-51 Broad Street
- 45 Broad Street
- Cropmark Enclosure (Race Track), nr Wilton Bridge
- Cleeve Manor House
- St Mary's Church
- Medieval Cross, Wye Street
- Flints (find), nr Cleeve
- Romano-British coin (find), nr Cricket Pavilion
- Bishops Manor House (site), St Mary's Street
- Churchyard Cross
- Priory House, New Street
- Rudhall's Almshouses, 5-9 Church Street
- Bronze Axe (find), Ross-on-Wye
- Walter Scott Charity School, Old Gloucester Road
- Romano-British pottery (find), Churchyard
- Perkins and Bellamy Foundry, Broad Street
- Burgage Plots (Medieval), Edde Cross Street
- Brookend (or Town) Mill, Brookend Street
- Chase Hotel, Ross-on-Wye
- Chase Mill, south of Gloucester Road
- Roman Coin (find), Ross-on-Wye

- Corpse Cross, Ross-on-Wye
- Wharves, beside Wilton Bridge
- Wharf, south of Wilton Bridge
- Cottage, Lower Cleeve
- Potential for Medieval Occupation, Homs Road
- Police Station, Ross-on-Wye
- United Reform Church, Gloucester Road
- Cleeve Medieval Settlement
- Ross-on-Wye Medieval Manor
- Medieval Occupation, Rudhall Brook flood alleviation scheme
- Medieval Occupation, Brookend Street, Kyrle Street, Broad Street
- Small Arms Range, Ross-on-Wye
- Friends Meeting House, Brampton Street
- 23-24 Brookend Street
- Grammar School, St Mary's Hall, Church Row
- 1B Church Street
- Webbe's Almshouses, Ross-on-Wye
- Pye's Almshouses, Ross-on-Wye
- St Mary's Churchyard
- One Mill, Trenchard Street
- Workhouse, Copse Cross Street
- Dean Hill Hospital, Alton Street
- Tenement Plots, east of Copse Cross Street
- Tannery, Brookend
- Plague Pit, St Mary's Churchyard
- Fish Ponds, south of Gloucester Road
- Edde Cross, Edde Cross Street
- One Cottage, Mill, Trenchard Street
- Smithy, Old Gloucester Road
- Mercye's Almshouses, Edde Cross Street
- Gasworks, Kyrle Street
- Methodist Chapel, Edde Cross Street
- Burial Ground, Baptist Chapel, Broad Street
- School, Cantilupe Road
- Dispensary and Cottage Hospital, Ross-on-Wye
- National School, St Mary's Churchyard
- Post-Medieval Street System, Ross-on-Wye
- Underhill (site), Market Place
- Church Precinct, Ross-on-Wye
- Perrocks Hospital Almshouses, Old Gloucester Road
- Medieval Churchyard, Ross-on-Wye
- Tenement Plots (Medieval), north of St Mary's Church
- Tenement Plots (Medieval), south of High Street
- Tenement Plots, west of Broad Street
- Tenement Plots, east of Broad Street
- Tenement Plots (Medieval), south of New Street
- Tenement Plots (Medieval), north of New Street
- Tenement Plots (Medieval), south of Kyrle Street
- Tenement Plots (Medieval), north of Kyrle Street
- Medieval Street System, Ross-on-Wye
- Medieval Market Place, Ross-on-Wye
- Congregational Chapel, Kyrle Street

- Congregational Chapel, Gloucester Road
- Tenement Plots, north of Old Gloucester Road
- Tenement Plots, south of Old Gloucester Road
- Tenement Plots, west of Copse Cross Street
- Tenement Plots, east of Church Street
- Tenement Plots, north of Royal Parade
- Tenement Plots, west of Wye Street
- Tenement Plots, west of Brompton Street
- Open Space (Churchyard), Church Street
- Post-medieval Market Place, Ross-on-Wye
- Cellars, Kings Head Inn and Saracen's Head, Ross-on-Wye
- Stone Coffin and Lids (finds), Ross-on-Wye
- Hereford, Ross and Gloucester Railway
- Toll House, Copse Cross
- The Ross and Archenfield Royal Victoria British School, Ross-on-Wye
- Cleeve Farm, Ross-on-Wye
- Wilton Medieval Settlement
- Wilton Bridge
- Wilton Castle
- House at Wilton Castle
- Castle Lodge, Wilton
- Prison House, Wilton
- Wilton Court, Wilton
- Oris (sic) Barn, Wilton
- Wayside Cross, Wilton
- Bridge House Hotel and Grounds, Wilton
- Riverside Lodge, Wilton
- Black Poplar (two records of rare trees), Wilton

Appendix III: Buildings of Local Interest

- Alton Street, Cedar House: detached Modernist house dating from the 1960s, two storeys with a flat roofed timber superstructure at first floor level containing the living accommodation projecting over the service rooms and car port.
- Alton Street, Nos. 1-3 Gable Cottages: block of three houses, dated 1912, in accomplished Arts & Crafts style. Brick with roughcast rendered first floor and plain tiled roof. Timber casement windows. The front elevation is 'bookended' by two large gables which are jettied out over the ground floor bay windows and extended to form porches. Rendered chimneys with projecting copings, the inner two set diagonally to the ridge in the classic Edwardian manner.
- Ashfield Crescent, Ashley Lodge & Lyndhurst Lodge: a large mid 19th Century semi-detached villa in typically eclectic Victorian style, rendered with contrasting dressings, pyramidal slate roof with observation platform and Moorish cupola. The boundary wall to Ashfield Crescent has a distinctive arcade motif in brick, with stone copings.
- Ashfield Crescent, The Craig: a large detached house dated 1864, built of sandstone with ashlar dressings and slate roofs, in Italianate style complete with tower.
- Broad Street, Baptist Church: Victorian Italianate style, yellow/grey brick with ashlar dressings, 1861 with 2004 porch.
- Broad Street, No. 36: two-storey house, sandstone blocks cut to brick size and laid as brickwork, wooden sash windows, 6 x 6 on second floor and 2 x 2 on first floor, shop front on ground floor, 18th Century.
- Broad Street, No. 49: a two-storey redbrick building with decorative Flemish gable front elevation, sash windows and an inscription 'Nottingham House 1886', 19th Century. Brickwork presently in fairly poor condition as a result of spalling. Formerly occupied by Perkins and Bellamy Iron Foundry.
- Brookend Street, Millbrook House: two-storey house, hipped slate roof, pebble-dash, sash windows, 18th Century. Home of Dr James Cowles Prichard (1786-1848).
- Cantilupe Street, No. 1: late 19th Century *cottage ornée*, painted brick with decorative 'half timbering' to jettied first floor and gabled cross wing. Plain tiled roof with decorative ridge crest. Brick chimneys with decorative corbelling.
- Cantilupe Street, Nos. 11 & 12 (Glenholme & Brentwood): asymmetrical pair of two storey early 20th Century villas, full height 'half timbered' bay window to front elevation, hipped and gabled dormers to attic. Red brick with stone dressings, plain tiled roof. Modern casement windows imitate distinctive appearance of Edwardian sashes.
- Cantilupe Street, Old Chapel, (Register Office): sandstone with ashlar dressings under a steeply pitched slate roof, plain Gothic style windows and

door case, motto on gable end “For the young who labor and the old who rest”, 19th Century. Former Baptist Chapel.

- Cawdor, Cawdor Cottage: two-storey sandstone building under slate roof, brick chimney stack, one-storey sandstone workshop on east side, coursed sandstone rubble boundary wall surrounding yard and garden, 18th Century, the brick porch is a later addition.
- Cawdor Arch Street, Cawdor Railway Arch: stone railway bridge, c. 1855.
- Chase Road, The Coach House: a two-storey sandstone house with brick dressings, slate hipped roof, sandstone gate piers, originally served the Chase Hotel, early 19th Century.
- Copse Cross Street, No. 15 (Rowberry House): three-storey sandstone rubble industrial building, two double doors with arch at ground floor, 6 x 6 x 6 wooden casement windows at first and second floors, possibly 18th Century, crenellated parapet added later.
- Edde Cross Street, Swan House (formerly Swan Hotel): three stories, Georgian symmetrical style, rendered, sash windows, door case with canopy over and steps up, bay windows at each side of the door, a side entrance at the corner with High Street, 18th/early 19th Century.
- Gloucester Road, former chapel (Ross-on-Wye Antiques Centre): sandstone with ashlar quoins and dressings under pitched slate roof, Gothic style windows with decorative stone tracery and mullions, Gothic style door case, iron railings and gates with stone piers, 1868, the copper porch with iron brackets is a later addition. Former Congregational Chapel.
- Gloucester Road, No. 18A (Likes Florist): two-storey corner building with rounded corner, painted brick under slate pitched roof, cornice, quoins at corners and on either side of door case, two 3 x 3 sash windows at first floor with rounded architraves and keyblocks, and pilaster on either side, round-headed doorway with fanlight and architrave with keyblock, 19th Century with early 20th Century shop front inserted.
- Gloucester Road, The Chase Hotel: a late Georgian house in the neo-Classical architectural style, two stories with parapet under a hipped slate roof, rendered, sash windows, set in extensive grounds with two ponds, c.1815 with later additions.
- Gloucester Road, Nos. 19A, 19 & 20: shops, offices and restaurant, V-shaped plan, late 19th – early 20th Century. Two storeys, brick piers with predominantly glazed bays and weatherboarded spandrels, slate roof. Probably originally an industrial building, hence the unusual structural system, on a prominent corner site.
- Gloucester Road, The Mailrooms: public house, formerly post office, late 19th – early 20th Century. Two storeys plus attic, red brick with ashlar stone dressings and plain tiled roof. The street elevation is an accomplished exercise in ‘balanced asymmetry’, with a complex hierarchy of windows, including a first floor oriel, sized and disposed according to function.

- High Street, No. 41 (The Cookshop): three stories, redbrick with terracotta dressings and plaque “AD 1921”, brick buttresses at each end of the front elevation and central pilaster, sash windows at first and second floors, early 20th Century shop front, 1921.
- High Street, No. 44: three-storey corner building, hipped slate roof, brick, sash windows with glazing bars removed (two blocked on Church Street elevation), elaborate rusticated shopfront dated 1884 with granite columns flanking corner entrance.
- High Street, No. 50 (Lloyds TSB Bank): three-storey corner building with attic and basement, hipped roof with dormers, rendered, sash windows with architraves, quoins, small balcony on first floor at corner, 19th Century.
- Market Place, No. 9 (Crown and Sceptre public house): timber-framed, two stories with attic, central door frame and two bay windows with continuous porch, two bay windows at first floor, two casement windows in attic, stucco with false timber frame and decorative bargeboards on gable, possibly 17th Century.
- Millpond Road, No. 1 (Terry’s Digital Ltd): two-storey redbrick cottage with slate roof, single-storey ‘shop’ wing at left with double doors, curved window heads over doors and windows, 19th Century. Formerly Alton Court Brewery Tap.
- Old Gloucester Road, Perrocks Almshouses: one-and-a-half storey house, rendered under slate roof, centre door case with round head and fanlight, wooden casement windows, founded 1510, altered and restored in the late 19th Century, restored in 1959.
- Palmerston Road, Red House: a substantial detached house dated 1895, red brick with polychromatic detailing and plain tiled roof. The street elevation is a good example of ‘balanced asymmetry’, centred on an engaged tower with pyramidal roof.
- Station Road, Nos. 8, 9 & 10: mid-late 19th Century two storey terrace of unusual scale and quality. Flemish bond brick with decorative burnt headers, even to gables. Slate roof. 2 x 2 sash windows with roundel motif in spandrel under segmental arches of header voussoirs. Unusually deep reveals with steps up to doors, under semi-circular arches of header voussoirs. Fire insurance plaques on Nos. 8 & 10.
- Station Road, No. 20: three-storey symmetrical Georgian house, rendered under slate pitched roof, brick chimney stack, sash windows, 2 x 2, central door case with architraves, corbels and pediment, recessed door, 18th - early 19th Century.
- Station Road, Nos. 24-25: mid 19th Century pair of two storey houses of unusual type with hipped slate roof behind parapets. Painted brick with exaggerated projecting dressings and quoins. 2 x 2 sash windows with steps up to doors in unusually deep reveals under semi-circular arches.
- The Avenue, Merrivale Place: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19th Century.

- Trenchard Street (facing Rope Walk), Thrushes Nest: house built of local sandstone, two-storeys and attic, brick chimney stacks, slate roof with dormer windows, porch, replacement windows, small garden to front, coursed sandstone rubble boundary wall with small iron gate and triangular stone pediment over gateway, 18th/ early 19th Century. Home of Sir Frederick Burrows (1888-1973).
- Walford Road, Toll Cottage: a two-storey cottage built of local red-brown sandstone with thatched roof and wooden porch over door and oriel window. Ross Turnpike Trust, 1748.
- Walford Road, Chasedale Hotel: a large detached house built of sandstone in the Victorian neo-Classical style, hipped slate roof, symmetrical front elevation, central door case with columns, large mature garden, 19th Century.
- Walford Road, Chasewood Lodge: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19th Century.
- Walford Road, St Josephs Convent,: a large detached house built of red sandstone in Victorian High Gothic style with symmetrical front elevation, two-stories with attic, hipped slate roof with finials and dormers, rusticated ashlar details, string courses and dressings in grey sandstone, sash windows, hexagonal bays set at each corner over both stories with conical faceted roofs with finials, two-storey central porch with columns and pediment, 19th Century. Later additions include school buildings in the extensive grounds.
- Wilton Road, Leobhan: predominantly single storey house massing up to three storeys in centre, on an extremely narrow linear site. Coloured render, slate roofs, built c2000. The street elevation is a sophisticated composition of gables, echoed in the first floor triangular oriel windows.
- Wye Street, Ice House: 2006 residential conversion of 19th Century former ice house, stone tower with upper two storeys rebuilt in brick with glazed curtain walling, slate roof. The building occupies a precipitous site and its 'garden' comprises three tiers of decks carried on an independent steel frame.
- Wilton, Wiltondale and The Old Grange (two residences): Georgian neo-Classical house, rendered, hipped roofs, sash windows, 6 x 6, door case with flat porch and columns; at the west side: a glass house/orangery, porch with pointed-arch entrance and side windows with Gothic tracery, iron gate; sandstone rubble boundary wall with gate piers at south entrance, small garden (west) entrance with pointed-arch doorway, late 18th/ early 19th Century. Formerly a single residence.
- Wilton, Castle Lodge (Castle Lodge Hotel): two-storey, double-pile Georgian symmetrical building, painted under pitched tiled roofs, sash windows, 6 x 6 at first floor, central door case, 18th/ early 19th Century.
- Wilton, Orles Barn (also Orles and Oris): a timber-framed building of three bays with sandstone and brick walls set on a chamfered stone plinth, 17th Century. Now part of Orles Barn Hotel.

- Wilton, The Barn near Castle Lodge Hotel: coursed sandstone rubble, pitched roof with pantiles, double doors to front and rear elevations, 18th Century or earlier. In poor condition with large hole in roof.
- Wilton, The Old Toll Cottage: two storeys, timber-framed with rendered infill, sandstone gable end, pitched roof with clay plain tiles, dormer windows, c. 1726 (Hereford and Gloucester Turnpike Trust). Later alterations including uPVC replacement windows.
- Cricket Pavilion off Wilton Road: timber frame, clad in weatherboard painted white with black detail, gablet roof with plain and fish-tail clay tiles and finials, large windows with wooden shutters, double door with Gothic detail and gable over, date on lintel 1887.

Appendix IV: Tree Preservation Orders

TPO 008 (Group): North-facing slope

TPO 010 (Group): Floodplain

TPO 012 (Group): South of Old Maid's Walk

TPO 025 (Group): Grounds of Chase Hotel

TPO 028 (Group): North of Redhill Road

TPO 034 (Group): Floodplain

TPO 124 (Group): East of Wilton Lane, Wilton

TPO 151 (Group): North of Palmerston Road

TPO 155 (Group): Near Brampton Road/Oaklands

MORDIFORD CONSERVATION AREA

APPRAISAL

DRAFT

August 2006

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MORDIFORD CONSERVATION AREA APPRAISAL

Introduction

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Mordiford Conservation Area was designated in 1976 by the former South Herefordshire District Council. The settlement of Mordiford, part of which falls within the conservation area, is located 5 miles east of Hereford City on the B4224, Hereford to Ross-on-Wye road, at an ancient bridging point on the River Lugg.

The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has now been carried out to review the special qualities of Mordiford Conservation Area. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Mordiford Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

Guidance and policy has been published by a number of authorities concerning the designation, appraisal, review and management of conservation areas. A short bibliography of relevant publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including the settlement of Mordiford.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and to help avoid the inclusion of areas that would not be in keeping with the special character of the conservation area. A conservation area is described as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Mordiford is defined in the UDP (Policy H6) as a 'smaller settlement' where proposals for residential development on plots arising from the infilling of small gaps between existing dwellings within the settlement will be permitted, where:

1. the dwelling size is limited to a habitable living space of 90 sq m (3 bedroom house) or 100 sq m (4 bedroom house);
2. the plot size is limited to a maximum area of 350 sq m; and
3. the infill gap is no more than 30 metres frontage.

In considering such planning applications priority will be given to applications on previously developed land.

Developments on an appropriate infill plot larger than 30 metres frontage will be permitted for affordable housing where a proven local need has been successfully demonstrated.

Planning permission for the extension of dwellings approved under this policy will not be permitted. Planning permissions will be subject to a condition removing permitted development rights for the conversion of an ancillary garage into habitable accommodation, or for the erection of any extension or detached buildings within the curtilage.

Proposals should be compatible with the housing design and other policies of the plan in respect to the character and scale of the settlement.

Within the conservation area boundary, the following areas are also protected under the provisions of the UDP:

- the eastern part of the conservation area (Area of Outstanding Natural Beauty, Policy LA1);
- part of the floodplain of the River Lugg (Landscapes Least Resilient to Change, LA2);
- Sufton Court landscape park (Protection of Historic Parks and Gardens, Policy LA4);
- the River Lugg (Special Area for Conservation, Policy NC2; Special Wildlife Site, Policy NC4), the river and its banks (Site of Special Scientific Interest, Policy NC3).

Summary of Special interest

Mordiford Conservation Area is located on the western edge of the wooded uplands of the Woolhope Dome overlooking the broad floodplain of the River Wye just to the north of its confluence with the Lugg. The conservation area includes the settlement of Mordiford, Sufton Court landscape park and gardens, and part of the Lugg Valley.

Mordiford has been an important crossing point of the River Lugg since Roman times. The present bridge dates to the 14th Century, and is the oldest bridge in Herefordshire. It is likely that a small settlement has existed on the site of the river

crossing since at least Saxon times, eventually extending east along the Pentoloe valley. By the time of the Domesday Book, Mordiford was part of the manor of Prior's Frome. From the 12th Century, the manor was held by the Hereford family, who are still major landowners in the area.

The parish church dates to the 12th Century, and a stone cross in the churchyard was built in the 14th or 15th Century. A high wall built of sandstone rubble with a gateway dressed in brick was constructed on the east side of the churchyard during the late 18th or early 19th Century.

The earliest secular building is Bridge House; it dates to the 16th or 17th Century, and occupies a prominent position near the east end of Mordiford Bridge. The large timber-framed building was rebuilt or refaced in the Georgian style during the 18th Century. A number of other timber-framed buildings were constructed during the 17th Century. Presently, the timber frames are exposed on only three of those buildings. An example is the Moon Inn, which shows evidence of having been enlarged and extended several times.

On the north side of the parish church, overlooking the floodplain of the River Lugg, is The Old Rectory. The three-storey house was built of brick in the Georgian style during the 18th Century.

The most prominent building in the conservation area is Sufton Court. Built by the Hereford family in the late 18th Century of Bath stone in the Classical style, the house occupies an elevated position in the northern part of the conservation area. A landscape park was set out shortly afterwards with specimen and mature trees. House and park can be seen from Mordiford Bridge, overlooking the floodplain against the background of a densely wooded hillside.

During the late 18th or early 19th Century, a number of buildings on the Hereford estate were built, or rebuilt, of sandstone rubble with brick dressings. These include a farmstead, a mill and a row of terraced cottages.

Limited evidence of industrial or commercial activities can be seen in the conservation area. This includes a disused corn mill, constructed (or rebuilt) of sandstone rubble and brick during the 18th Century. The iron mill wheel and internal mechanism is still in place. On the River Lugg south of Mordiford Bridge are the remains of a stone-built lock. This structure dates to 18th Century attempts to make the Lugg navigable to river traffic.

A characteristic building material of the conservation area is locally quarried, pale yellow and grey sandstone. It has been used in the construction of domestic, agricultural and industrial buildings, and boundary walls. An earlier building tradition was based on timber-frame construction. During the 18th Century, brick was introduced, and used both to infill or remodel timber-framed buildings, and to construct new buildings.

Heritage assets within the conservation area include two Scheduled Monuments and fourteen Listed Buildings, i.e., four Grade II* buildings and ten Grade II buildings or structures. Nine unlisted buildings are identified as buildings of local interest. Two Listed Buildings are deemed to be at risk.

Today, all of these buildings and structures, together with the area's mature trees and hedges, walls, gardens, open spaces and views, contribute to the special architectural and historic character of Mordiford Conservation Area.

Location and Setting

The settlement of Mordiford is located on the east side of the River Lugg at its confluence with the Pentaloe Brook. The brook flows westwards through the settlement, which also extends to the east along the small Pentaloe valley.

The western part only of the settlement lies within the conservation area, and is located at the southern end. The conservation area extends northwards to include Sufton Court and its landscape park, and eastwards to include part of the floodplain of the Lugg, a section of the river channel, and Mordiford Bridge including the flood arches and causeway walls. The floodplain was subject to regular flooding until a flood alleviation scheme was undertaken in the 1970s.

At its lowest point on the floodplain, the conservation area lies at an elevation of 45m above Ordnance Datum (OD). The land rises to the east, to its highest point of 80m OD on the north-eastern edge of the conservation area.

Mordiford Conservation Area is located on the western edge of the Woolhope Dome uplands. To the west is the broad floodplain of the River Lugg, which merges with that of the River Wye immediately south of this location. Here the landscape is flat with sparse hedgerows. To the east of the conservation area, there are the wooded slopes of The Grove, and to the south, the steep, heavily wooded slopes of West Wood. The Pentaloe Brook has cut a narrow valley through this upland area.

The geology of the Woolhope Dome is complex. The eastern edge of the lower Lugg Valley, including much of the conservation area, is covered by glacial head deposits dating to the end of the last glaciation. The valley floor is overlain by Recent alluvial deposits which extend into the Pentaloe valley. The eastern edge of the conservation area is underlain by a narrow band of mudstone, siltstone and sandstone of the Rushall Formation. Further east, underlying The Grove, is the limestone of the Upper Ludlow Shales. On the south-east side of the conservation area, the lower slopes of West Wood are underlain by mudstone and siltstone of the Raglan Mudstone Formation. Local stone, particularly sandstone, has long been used in the construction of churches, bridges, houses, mills, agricultural buildings and walls.

The glacial deposits give rise to deep, well-drained coarse loamy soils (typical argillic brown earths) that support cereals and short-term grassland, and some fruit, potatoes and hops. The river alluvium forms deep, permeable silty soils (typical brown alluvial soils) that support cereals and potatoes in areas where the risk of flooding is low, and stock rearing on permanent pasture. Well-drained, fine loamy soils (stagnogleyic argillic brown earths) develop over limestone bedrock, and coarse silty soils (typical brown earths) develop over siltstone. These soils support stock rearing and dairying on permanent grassland, some cereals, and deciduous woodland on steep slopes.

Historical Development and Archaeology

Mordiford has long been an important crossing point of the River Lugg on the Hereford to Gloucester road, dating, possibly, from at least the Roman period. The present stone bridge at Mordiford dates to the 14th Century, but the name of the

settlement suggests that a ford existed at this location before the construction of a bridge.

At the time of the Domesday Book, Mordiford was part of the manor of Frome (now Prior's Frome) held by Henry de Ferrers. The settlement was not mentioned by name; however, Mordiford (with various spellings) was documented by the 12th Century. The population at Domesday included four villagers and ten smallholders, and their families. Before the Norman Conquest, the manor was held by Alfgeat from Bishop Aethelstan of Hereford. The taxable value of the manor remained the same (£3) during this period. From the 12th Century, the manor was held by the Hereford family, who continue to be the major landowner in the area.

It is likely that a small settlement has existed on the site of the river crossing at Mordiford since at least Saxon times. The original settlement was located on the east side of the River Lugg, north of the Pentaloe Brook. At that time, much of the area east of the Lugg was wooded. Sections of woodland were cleared for agriculture, and evidence of medieval open field systems was recorded on the 19th Century Tithe Map, particularly in the area to the south-east of Mordiford. The woodlands themselves were managed as an important economic resource, providing timber for house building, coppiced wood for charcoal, and bark used in the tanning process. The settlement later extended eastwards along the Fownhope (Gloucester) road and the valley of the Pentaloe Brook, probably as a series of tofts (a small plot with house, outbuildings and garden) and small, enclosed fields, or closes, occupied by smallholders and villagers dependant on the lord of the manor.

A church was established at Mordiford by the 12th Century. The present Parish Church of the Holy Rood dates to the 12th and 13th Century, but it was partially rebuilt and altered during the 19th Century. The church is located near the east end of Mordiford Bridge, just above the floodplain. A cross in the churchyard is dated to the 14th or 15th Century (base, plinth and shaft); the cross itself is of 19th Century date.

The oldest part of Mordiford Bridge dates to at least AD 1352. The bridge was repaired and extended, and the western causeway constructed, during the 16th Century. Further alterations were made during the 18th and 20th Century.

The earliest known surviving secular building in the conservation area is Bridge House, located immediately south of the church. The timber-framed house is of H-plan with two cross-wings. The building probably dates to the late 16th or early 17th Century, but was rebuilt or re-cased in the 18th Century.

A number of 17th Century timber-framed buildings are located along the Pentaloe valley, just above the flood plain. These include Brook House (now completely encased in pebble-dash render) at the west end, and the Moon Inn further east at the junction of the Fownhope road and the Woolhope road. These buildings probably indicate the extent of the linear medieval settlement.

There has been a mill on the Pentaloe Brook since at least medieval times. The extant building, a disused corn mill, is located on the south side of the brook and is dated to the 18th Century. (A mill recorded in the Domesday Book at Fownhope, then *Hope*, may have been located here.) The waterwheel and machinery are still in place, and are of later date. A leat carried water from the Pentaloe Brook to a millpond on the south side (uphill) of the mill to power the overshot waterwheel. The leat is now dry immediately east of the mill; water has been diverted back to the Pentaloe Brook. A timber-framed house adjacent to the disused mill, known as The

Mill, is likely to date to the 17th Century. This indicates that, by this period, the settlement of Mordiford extended to the south side of Pentaloë Brook.

During the early or mid-18th Century, the settlement was extended to the north of the church with the construction of a brick-built rectory house (The Old Rectory). A barn built of sandstone rubble and brick, located 35m to the north, is of the same period. These buildings were constructed on glebe (church) land.

Attempts to make the Lugg navigable to river traffic began in the late 17th Century, continuing into the 18th Century. The remains of a lock on the river just south of Mordiford Bridge may date to the latter period. There are the associated remains of a weir.

Sufton Court was built in the northern part of the conservation area by James Hereford in the late 18th Century. The house replaced an older building to the north of the conservation area, now known as Old Sufton. The new house was constructed of Bath stone ashlar. The surrounding landscape park was laid out shortly afterwards. A yellow brick lodge was constructed in the mid-19th Century at the north-west corner of the park. In establishing the park, hedges were grubbed out and new trees were planted. This implies that the area was previously used for agricultural purposes. It is not known if the medieval settlement of Mordiford extended northwards along the Prior's Frome road before the landscape park was laid out.

A number of other buildings on the Hereford estate, in or near the settlement of Mordiford, were built or rebuilt during the late 18th or early 19th Century. All are of sandstone rubble with brick dressings. They include Garlands Farm buildings (on the south side of Pentaloë Brook near its confluence with the Lugg), Wallfower Row (a terrace of cottages on the south side of the Fownhope road near the junction with the Prior's Frome road), the east gateway and wall of the churchyard and the disused mill.

A group of stone-built dwellings (not part of the Hereford estate) located on the south side of the brook, east of the mill, may also be of 18th Century date. A further group of 18th Century stone cottages is also located further east in the Pentaloë valley, just outside the conservation area.

There are several buildings of 19th Century date in Mordiford. The most prominent is the primary school on the Prior's Frome road. The single-storey building was constructed of brick with ashlar dressings in 1873 on the site of an earlier 19th Century school. Additional school buildings were constructed during the 20th Century. A bellcote, of brick and ashlar and complete with a bell, is located in the school grounds; it may have been part of the earlier school.

Several buildings were altered substantially during the 19th Century, including Forge House (on the Fownhope road). This stone building may conceal a much earlier structure, possibly of timber-framed construction. During the 20th Century, the construction of new houses was undertaken outside the boundaries of the conservation area, mainly to the east along the Pentaloë valley.

Spatial Analysis

Character and Interrelationship of Spaces

Mordiford Conservation Area is located on the edge of two very different ecological zones. To the east is the open agriculture landscape of the Lugg and Wye floodplains, and to the west, the enclosed wooded landscapes of the Woolhope Dome.

Open space accounts for approximately seventy-five percent of the conservation area; this includes Sufton Court landscape park, and part of the floodplain of the River Lugg. Within the settlement of Mordiford there are several open areas, including land on the small floodplain of the Pentaloe Brook. Most residential premises have fairly generous gardens, particularly at the rear, many with a mature growth of trees and bushes. Houses fronting onto the Fownhope road in the western part of the settlement generally have no front garden.

Prominent open spaces within the conservation area include:

- Sufton Court landscape park and gardens: located on rising land overlooking the floodplain to the west and the settlement to the south; comprises over fifty percent of the conservation area; much of the park is given over to permanent pasture with mature specimen and parkland trees;
- The floodplain: low lying land liable to flooding on the west side of the conservation area; mature trees line the river bank; in the south-west part of the conservation area, the river flows through several channels and tree growth is particularly heavy;
- On both sides of the Pentaloe Brook west of Mordiford Bridge no. 2 (near the junction of the Fownhope road with the Woolhope road): a narrow strip of land, mainly gardens on the north side and waste on the south side; trees line the banks and growth is heavier near the confluence with the Lugg;
- On the south side of the Pentaloe Brook east of Mordiford Bridge no.2: two small fields used as pasture;
- The churchyard of the parish church: surrounded on three sides by high walls; several mature trees including elms.

Mature trees are a prominent feature of the conservation area. In addition to areas noted above, they are abundant:

- South of the disused mill;
- In the south-east corner of the conservation area near a location known as The Rock;
- At the eastern boundary of the conservation area on the edge of The Grove.

There are no Tree Protection Orders within the conservation area.

Key Views and Vistas

There are a number of key views within the conservation area, including:

- On entering the settlement from the west across Mordiford Bridge (B4224): a sequential view along the curving road that includes Bridge House, Brook

House, Wallflower Row, Meadow Sweet and Rectory Cottage, Forge House, The Old Post Office, the Moon Inn and, ultimately, the mill;

- On entering the settlement from the south (B4224): a view of the only houses with exposed timbers, i.e., The Mill, the Moon Inn, and The Old Post Office;
- From the public footpath to the east of the mill: looking east along the Pentaloe valley to the stone-built houses on The Rock set against a background of wooded hills.

The following are panoramic vistas that offer a view of several prominent buildings within their landscape setting, and the roofscapes of Mordiford:

- From Mordiford Bridge: looking north-east to east towards Sufton Court (a landmark within the landscape park); The Old Rectory and the parish church overlooking the floodplain, partially screened by trees; Bridge House at the east end of the bridge, partially screened by trees; all against a background of mature trees at The Grove;
- From the public footpath to the east of the mill: looking north-west to west towards the gable ends and chimneys of the Moon Inn, The Old Post Office, The Forge and Meadow Sweet; the rear elevation, roof line and chimneys of Wallflower Row; and the tower of the parish church.

Character Analysis

The general character of Mordiford Conservation Area is defined to a great extent by its location on the western edge of the wooded uplands of the Woolhope Dome overlooking the broad floodplain of the River Lugg. The wooded hills to the east of the conservation area provide a dramatic backdrop in contrast to the extensive arable plain to the west. Between these two extremes, the landscape park and permanent grasslands of Sufton Court act as a transitional zone between 'wild nature' and agriculture.

The focus of the conservation area is the small settlement of Mordiford. Here, locally quarried, pale yellow and grey stone is a characteristic building material used in the construction of church and bridge; domestic, agricultural and industrial buildings; and boundary walls. However, the presence of timber frames, brick and render indicates a long history of architectural traditions. A number of timber-framed buildings have been rebuilt, or infilled and encased with brick and render.

Character Areas

Within the conservation area, three character areas will be described and assessed:

1. Mordiford settlement
2. Sufton Court landscape park
3. The Lugg Valley

Mordiford settlement

The settlement of Mordiford extends eastwards along the valley of the Pentaloe Brook from its confluence with the Lugg. The majority of dwellings are located on the

Fownhope road. The curving road follows the natural topography, just above the floodplain, on the north side of the brook.

At the east end of the Fownhope road, between Mordiford Bridge and the junction with the Prior's Frome road, buildings are clustered together in groups. Most are two storeys high. Three timber-framed buildings have been rebuilt or infilled and encased with brick and render. Sandstone rubble is also prominent in the construction of dwellings and boundary walls. Buildings or boundary walls generally front directly onto the road (north side), or sit at the rear of a narrow pavement (south side). This fact, together with the curving and narrowing of the road, results in a sense of enclosure.

Bridge House (unlisted) is located on the north side of the Fownhope road near the east end of Mordiford Bridge. The H-plan footprint of the timber-framed building is discernable in spite of major 18th century alterations that include rebuilding in brick, hipped roofs with slate tiles, four brick chimney stacks, a symmetrical front elevation with vertical sash windows and central entrance with porch. The fretted bargeboards (which are present elsewhere in Mordiford) are 19th Century additions. Bridge House has a small front garden, with a low brick wall topped by a hedge, and a large rear garden with a high brick wall on the north side. On the south side of the house there is a courtyard with a brick outbuilding and a high sandstone rubble boundary wall with vertical ('cock and hen') coping stones. The wall follows the curve of the Fownhope road, fronting directly onto the road. Trees and shrubs grow above the wall.

Bridge Cottage (unlisted) is located on the south side of the Fownhope road at the edge of the Lugg floodplain. This two-storey house is of 19th Century appearance. It is brick-built with sandstone rubble at the side and rear, a bay window at the north gable end, and fretted bargeboards that match those of Bridge House opposite. There is a large garden extending around the south, east and west sides of the house, with a hedge on the west side, fronting directly onto the road.

On the south side of Fownhope road, opposite the curving stone wall of Bridge House, is Brook House (Grade II), a former inn, now a post office and shop, and several dwellings. This T-plan timber-framed building has been refaced with brick and sandstone rubble, and encased in pebble-dash render under slate roofs. At the front elevation there are three doorways (two of which have wooden gabled canopies with curved iron brackets), casement windows, a shop window, and a Victorian post box. There is no garden at the front; the house sits at the rear of a (generally) narrow, tarmac footpath that extends eastwards to Mordiford Bridge no. 2 over the Penteloe Brook. (There is no footpath on the north side of the Fownhope road.) Rear gardens extend southwards to the brook, heavily screened by trees and bushes.

A low, sandstone rubble wall extends east from Brook House at the rear of the pavement. Behind the wall is a garden or paddock. A small barn (unlisted) abuts the wall. The barn is weatherboarded with a timber frame on a sandstone rubble plinth under a corrugated iron roof.

To the east of the barn is Wallflower Row (unlisted), a terrace of cottages sitting at the rear of the narrow pavement. The cottages are built of coursed sandstone rubble under slate roofs; the easternmost cottage (no. 5) appears least altered. This cottage has brick dressings over door and windows, brick chimney stack and wooden casement windows and doorframe. The door is two steps down from the pavement. (The road surface has been raised to prevent flooding.) The cottages all have small

gardens at the rear. A high, modern brick wall extends eastwards from Wallflower Row for approximately 80m.

On the north side of the Fownhope road, to the east of Bridge House garden, is a group of three conjoined cottages. The central cottage, Meadow Sweet (unlisted), is timber-framed on a sandstone rubble plinth under a clay tile roof. The one storey building has been encased in pebble-dash render, dormer windows have been fitted, and doors and windows have been replaced. On the east side of the cottage are two large chimney stacks of sandstone rubble with brick upper sections. The south gable has fretted bargeboards, and fronts directly onto the road.

On the west side of Meadow Sweet is Yew Tree Cottage (unlisted). The single-storey cottage is faced in sandstone rubble under a slate roof with dormer windows and brick chimney stack. The dormer gables have fretted bargeboards. The cottage is set back behind a garden with a boundary wall of sandstone rubble, with brick coping, fronting directly onto the road. On the west side of Meadow Sweet is Rectory Cottage (unlisted). The one-and-a-half storey building is rendered in pebble-dash on a sandstone rubble plinth under a slate roof with dormer windows and brick chimney. At the front elevation, the off-centre door is two steps up with a wooden gabled canopy on straight iron brackets; at the east gable there is a bay window. There is a garden on the east side and at the rear of the house with a low, sandstone rubble boundary wall with vertical coping stones. The house and garden are located on the north-west side of the junction of the Fownhope road with the Prior's Frome road. At this location the Fownhope road is wider than elsewhere. This feature, together with the bay window that overlooks the road junction, may indicate that the cottage was earlier used as a tollhouse.

To the east of the Prior's Frome road junction the streetscape is more open. There are three buildings on the north side of the Fownhope road, and a brook-side meadow on the south side with a wire fence delineating the roadside boundary. Two of the buildings have exposed timber frames; all are set on fairly large plots.

Forge House (unlisted) is located on the north-east side of the junction. The one-and-a-half storey house is built of (or encased in) coursed sandstone rubble under a slate roof with two brick chimney stacks. At the front elevation there are gabled dormers with bargeboards and diamond latticed casement windows with label mould above. The central entry has a gabled canopy with finial and bargeboards that match those of the dormers. The house gables have fretted bargeboards. Attached to the west side of the house is a single-storey coursed stone rubble outbuilding with a slate roof. At the front of the house is a garden with a sandstone rubble retaining wall with vertical coping stones and ashlar gate piers. The wall fronts directly onto the Fownhope road.

Further east, and set behind a front garden, is The Old Post Office (Grade II). The timber-framed (box-framed) building has rendered roughcast infill on a sandstone plinth under a slate roof. The gable ends and chimney stack are of sandstone rubble. The front elevation is painted black and white and has casement windows, gabled dormers and a central entrance with gabled canopy. The dormers and canopy have matching bargeboards. The front retaining wall is of sandstone rubble with vertical coping stones and ashlar gate piers.

The Moon Inn (Grade II) stands on the north side of the Fownhope road at the junction with the Woolhope road. This large building is of irregular L-plan; it is of two storeys with a cellar. The house is timber-framed (box-framed) with brick and roughcast infill on a sandstone plinth under a slate roof. A chimney stack at the west

gable is built of sandstone rubble and brick. The building has wood- and iron-framed windows, and two doors at the front with gabled canopies. The south gable has fretted bargeboards. The inn has been extended several times and the roofs have been raised. The building is painted black and pale yellow. At the front is a sandstone retaining wall with brick piers and iron railings along the top.

The Parish Church of the Holy Rood (Grade II*) stands near the east end of Mordiford Bridge overlooking the floodplain of the River Lugg. The walls are built of local sandstone rubble with ashlar dressings under tiled roofs. The churchyard, which contains a number of mature trees including elms, extends to the east of the church to the Prior's Frome road. The churchyard cross (Grade II*) is constructed of sandstone ashlar. It has an octagonal stepped plinth, square base with a niche in the west face, and an octagonal shaft with a cross at the top.

The high eastern gateway of the churchyard is constructed of sandstone rubble with horizontal coping stones and with a brick arch. There is a smaller doorway immediately to the north, and a high rubble wall extends 50m further northwards (the complete structure is Grade II listed).

There are several buildings to the north of the churchyard; all overlook the floodplain and are screened to a certain extent by mature trees. The Old Rectory and The Mews (Grade II) were formerly one large house comprising the rectory and a service wing. They are now two dwellings. The Old Rectory is of three storeys with a cellar. It is brick-built under a concrete tiled roof, with four brick chimney stacks. The front elevation is symmetrical with wooden sash windows; the central bay breaks forward with a segmental head and central entrance with steps up. The door is set in a brick porch with a plain wooden gabled canopy. The Mews is two and three stories high; it is brick-built with pitched, concrete tile roofs. At the rear, large gardens extend eastwards to the Prior's Frome road. A high rubble wall (extending north from the churchyard gate, described above) delineates the eastern boundary. On the west side of the property there are several low sandstone rubble boundary walls with mature hedges, trees and shrubs.

To the north of The Mews is a barn (Grade II) built of sandstone rubble with a brick gable end to the east. The barn has been renovated and is now a dwelling known as Old Rectory Barn. It is screened by trees and hedges.

Settlement on the south side of the Pentaloe Brook is less concentrated than on the north side. Three groups of buildings can be identified; they are centred on (i) a disused watermill, (ii) Bell House, and (iii) Garland Farm.

The mill, now disused but formerly a corn mill, is the tallest secular building in the settlement area. It is of three storeys with an attic. Due to its location set back off the Fownhope road, and its screening by mature trees, the building can be seen only from the near vicinity. The mill is built of sandstone rubble with casement windows and brick dressings under a clay tile roof. The east gable end, in which an iron millwheel is set, and the chimney stack are brick-built. Architectural details match those of Wallflower Row. The wide leat that extends eastwards from the mill is now dry. A millpond was previously located on the south side of the mill. A wooden lean-to shed, with a corrugated iron roof, is located on the west side.

The Mill (a dwelling) is located west of the watermill on the east side of the Fownhope road. The two-storey building is timber-framed (box-framed) with painted brick infill on a sandstone rubble plinth under a slate roof, with a rubble chimney stack at the south gable. The house has casement windows and a central entrance

with a gabled canopy. The building has been extended at both gable ends in rubble and brick, with additional chimney stacks. In a field to the east of the mill is an agricultural building of sandstone rubble with a weatherboarded timber frame under a corrugated iron roof. The building has been altered and extended several times.

On the west side of the Fownhope road there is a further group of buildings of sandstone rubble and brick. Architectural details differ from those of the watermill.

Bell House (unlisted) is a two-storey dwelling with a cellar, set at an angle of 45 degrees to the road behind a small front garden, and occupying a prominent position when approached from the north. It is built of sandstone rubble under a shallow pitched roof with slate tiles. There is a large chimney stack at the east gable end and a second chimney in the west gable end. The building has been refronted in brick with a symmetrical appearance, including two first floor casement windows, two ground floor oriel windows, and a central entrance with steps up and a wooden gabled porch. There is a large cellar door to the left of the central entrance under an oriel window. Several aspects of this house indicate that it may have previously been an inn, i.e., its position, plan, design and name.

To the north of Bell House is a terrace of cottages, known as Bell Row (unlisted), extending west along the south side of a lane. They are of two storeys, built of sandstone rubble with some brick dressings, brick chimney stacks, and casement windows. A single cottage, built of brick, is located immediately to the west. Gardens and front elevations are to the south side of the cottages, i.e., not facing the lane.

The third group of buildings, Garland Farm, is located at the south-west corner of the conservation area, just south of the confluence of the Lugg and the Pentoloe. Here, the flat, low-lying landscape is part of the floodplain of the River Wye.

The two-storey farmhouse is built of sandstone rubble and brick under a steeply pitched slate roof. The house is screened by trees and farm buildings. Agricultural buildings are closely grouped on the east and south sides of the house, and clustered around the farmyard. Most of the buildings are of sandstone rubble with brick dressings; architectural details generally match those of the watermill and Wallflower Row. Roof coverings include clay plain tiles, pantiles and corrugated iron. The group also includes timber-framed weatherboarded structures and modern steel-framed structures. External boundary walls are built of sandstone rubble with vertical coping stones (in places); within the farmyard, walls are built of brick with half-round brick coping.

The entrance to the farmyard is off the lane (referred to above) that extends along the south side of the Pentoloe Brook. Near this location a retaining wall of coursed sandstone rubble reinforces the south bank of the brook to prevent erosion of the lane.

Sufton Court landscape park

Sufton Court landscape park and gardens comprises over fifty percent of the conservation area. The site is included in the English Heritage register of parks and gardens of special historic interest.

Much of the park (within the conservation area) is given over to permanent pasture with mature specimen and parkland trees, both deciduous and coniferous. A lawned garden, with specimen trees and shrubs, and gravel walks, is located in the northern

section of the park adjacent to Sufton Court. In the southern part, there is a school playing field (on the north side of the primary school) and a cemetery (overlooking the Woolhope road).

On the west side, the landscape park extends to the Prior's Frome road where the boundary is delineated by mature hedges. On the east side, the park extends beyond the boundary of the conservation area into The Grove, a more heavily wooded area.

The most prominent building in the landscape park is Sufton Court (Grade II*), located in an elevated position and visible from the west side of Mordiford Bridge. The three-storey building, with attics and cellars, is constructed of Bath stone ashlar under a hipped stone slate roof with grouped axial chimney stacks. The front elevation is symmetrical with plain sash windows and dentilled eaves cornice. The pedimented central bay breaks forward with a Venetian window to the first floor and a central entrance with a cast iron porch.

To the north of the house is a low stable range constructed of brick and stone around a central yard. At the north-west corner of the park (and of the conservation area), is a lodge. The small, two-storey house is of T-plan, constructed of pale yellow brick with ashlar dressings under a slate roof. The gables have decorative bargeboards and finials.

There are two main entrances to the park with curving 'tarmac' drives. One is located near the lodge at the north-west corner; the other is located on the west side. Both have rusticated stone gate piers with iron gates. Within the park, iron stock fences protect the house and gardens from livestock.

The Lugg Valley

That part of the Lugg Valley within the conservation area extends east from the west bank of the river to, approximately, the Prior's Frome road. Much of the area is low lying and is liable to flood. The area has been designated by Herefordshire Council as an unregistered park of local importance.

The major structure in this area is the Mordiford Bridge (Scheduled Monument, Grade II*), and the flood arches and causeway on the west side of the bridge (Grade II). The structure is built of coursed and dressed sandstone rubble. It includes two main spans over the Lugg, two flood arches and a causeway with a further five arches. There are three cut-waters on the north side and two on the south, and parapets that extend along both sides of the entire length of the bridge and causeway.

The remains of a lock (Grade II) are located to the south of the bridge on the west bank of the river. The structure consists of the walls of the lock chamber built of coursed sandstone rubble. It is in poor condition. Also located on the floodplain north of the bridge is the rusting metal frame of a wind-driven water pump.

Buildings of Local Interest

A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as buildings of local interest:

- Bridge House, probably a late 16th or early 17th Century timber-framed house of H-plan with two cross-wings; rebuilt or re-cased in brick during the 18th Century with a symmetrical front elevation including sash windows and central entrance; porch and fretted bargeboards;
- Meadow Sweet, 17th Century timber-framed house on a sandstone rubble plinth under a clay tile roof, two chimney stacks of sandstone rubble; encased in pebble-dash render, dormer windows fitted, original doors and windows replaced, fretted barge boards at gable end;
- Forge House, late 18th/early 19th Century (or possibly earlier) house, built or re-cased in coursed sandstone under a slate roof with two brick chimney stacks, gabled dormers with bargeboards, diamond latticed casement windows with label mould above, central entry with gabled canopy with finial and barge boards, fretted bargeboards at the gable ends; an outbuilding of coursed sandstone rubble is attached to west side of the house;
- Wallflower Row, nos. 1 to 5, late 18th/early 19th Century (or possibly earlier) terraced cottages, built or re-cased in coursed sandstone rubble, slate roofs, door two steps down from pavement (road level raised to prevent flooding); no. 5 retains brick dressings over door and windows, brick chimney stack, wooden casement windows and doorframe (other cottages have been altered to a varying extent);
- Garland Farm, late 18th/early 19th Century (or possibly earlier) farmhouse and farm buildings, built or re-built in coursed sandstone rubble and brick, with brick dressings, in Hereford/Sufton Court estate pattern, external boundary walls in sandstone rubble with vertical ('cock and hen') coping, walls within farmyard of brick with half-round brick coping; some modern agricultural buildings and alterations;
- Bell House, possibly 18th Century of sandstone rubble under a pitched slate roof, re-fronted in brick with two first floor casement windows, two ground floor oriel windows, central entrance two steps up with wooden gabled porch, large cellar door to left of central entrance;
- Sufton Lodge, 19th Century, small two-storey house of T-plan, built of pale yellow brick with ashlar dressings under a slate roof, decorative bargeboards and finials on gables;
- Barn (east of Brook House), possibly 18th Century, weatherboarded with a timber frame on a sandstone rubble plinth under a corrugated iron roof;
- Barn (east of disused corn mill), possibly 18th Century, sandstone rubble with weatherboarded timber frame under a corrugated iron roof; altered and extended.

Prevalent Building Materials and Local Details

Local natural resources were available for construction purposes in the conservation area, including sandstone and woodland products. The prevalent building material within the conservation is sandstone. It was utilized for monumental structures, including the parish church and Mordiford Bridge; for commercial buildings and structures, including the mill and the lock; for domestic and agricultural buildings; for

chimney stacks; and for boundary and retaining walls. Several groups of buildings were constructed (or rebuilt) of sandstone with brick dressings above doors and windows during the late 18th or early 19th Century.

A number of houses in the conservation area date from at least the 17th Century. They are timber-framed buildings of box frame construction, several with one or two cross-wings. Early timber-framed houses were infilled with wattle (or lathes) and daub, later replaced with brick, painted brick or render. Original thatched roofs were replaced with clay or slate tiles. Several timber-framed houses were later re-fronted in brick or painted brick. Surviving timber-framed buildings generally show evidence of alteration, including enlarging, raising the roof, building extensions, or adding porches.

During the 18th and 19th Century, brick was used to construct new buildings and to rebuild or re-front older buildings. Examples include The Old Rectory, the primary school, and Bridge House. Exotic material (Bath stone) was used in the construction of Sufton Court.

Positive Areas and Features

The following areas contribute positively to the character of the conservation area:

- On the east side of Mordiford Bridge: a group of buildings that includes the parish church, Bridge House, and the bridge itself with mature trees, and set against the backdrop of a wooded hillside;
- In Mordiford settlement on the south side of the Fownhope road: Wallflower Row, a terrace of stone-built cottages that follow the curve of the road;
- On the north side of the Fownhope road and Woolhope road junction: The Old Post Office and the Moon Inn, two well-maintained timber-framed buildings that overlook the Pentaloe Brook, set against the backdrop of a wooded hillside;
- On the south side of the conservation area: Garland Farm, a group of farm buildings laid out in traditional courtyard plan, including stone, brick and steel-framed structures. This is a working farm with a long history that has adapted to changes in farming practices, architecture and technology.

The following features contribute positively to the character of the conservation area:

- Victorian cast iron post box set into the wall of Brook House (post office and shop);
- Walls of sandstone rubble with vertical ('cock and hen') coping stones located:
 - On the north side of the Fownhope road from Bridge House to Meadow Sweet, and from The Forge to The Old Post Office;
 - On the south side of The Old Rectory;
 - On the east side of Rectory Cottage along the Prior's Frome road;

- At the entrance to Garland Farm and along the east and south sides of the farmstead;
- Along the south bank of the Pentaloe Brook near Garland Farm.
- Fretted and decorative bargeboards fitted to gable ends, porches and dormers of buildings, e.g.,
 - Bridge House, fretted bargeboards;
 - Meadow Sweet, fretted bargeboards;
 - Forge House, fretted bargeboards;
 - The old Post Office, decorative and fretted bargeboards;
 - The Moon Inn, fretted bargeboards;
 - Sufton Lodge, decorative bargeboards.

Negative Elements

The following elements detract from the character of the conservation:

- That part of the Hereford to Ross-on-Wye road (B4224) within the settlement, particularly between Brook House and the Moon Inn: a modern metalled highway, raised above the level of the thresholds of doorways at Wallflower Row, with a footpath and kerbs on the south side. The hard, dark and shiny surface of the road is alien to the character of the conservation area with its light-coloured buildings, pale bedrock and gentle topography. The road is an intrusion from the world outside the conservation area that bisects the settlement and represents rapid movement through, rather than communication with, the conservation area. The curving road also limits pedestrians' view of on-coming traffic, and carries traffic that may sometimes travel at inappropriate speeds;
- East of Wallflower Row on the south side of the Fownhope road: a high, brick boundary wall that is not in character with the stone rubble walls of the area;
- East of Rectory Cottage, on the west side of the Priory Frome road at the junction with the Fownhope road: a clutter of road signs and posts, and utilities markers.

General Condition, Pressures and Capacity for Change

Many of the buildings within the conservation area (residential, agricultural, industrial and public) appear to be well kept and in good condition. Two, however, are deemed to be at risk and several others could be enhanced (discussed below).

Little new residential development has taken place within the conservation area since its designation; however, a number of existing buildings have been renovated. Significant development has taken place on the Woolhope road to the east of the conservation area, where a housing estate has been constructed, and two new

houses have been built immediately south of the conservation area boundary. Several agricultural buildings at Garland Farm have been extended or altered.

Future small-scale developments may be proposed within the conservation area involving redundant agricultural buildings and infill sites. It is likely that future development will be proposed outside the conservation area boundaries on the Woolhope road to the east, and further to the south at sites on the Fownhope road. Such development would result in an increase in vehicular traffic through Mordiford (discussed below).

Issues

Buildings at Risk

The following structures are deemed to be at risk:

- The lock on the River Lugg (Grade II): This is the best-preserved lock on the Lugg and is believed to date from the early 18th Century. It was built of stone as a half-lock and later converted to a pound lock with upper and lower wooden gates, neither of which have survived. The stonework holding the upper gate has been swept away by the river, and it is likely that further damage will be caused by river erosion and by the roots of trees and bushes;
- The disused mill (Grade II): There are possible structural problems, since, at the time of the conservation area survey, the building was supported by internal scaffolding.

Proposed Boundary Changes

At several locations the conservation area boundary is now unmarked or obscure, i.e.,

- On the north-west side where the boundary crosses the floodplain;
- On the north-east side in the landscape park where an earlier field boundary may have been removed;
- On the south side at Garland Farm where the boundary cuts through an agricultural building;
- On the south-west side where the boundary cuts through the causeway and the lock.

It is proposed that at these locations the boundary should be realigned to follow recognisable field boundaries, (i) and (ii); and to include the entire structure concerned, (iii) and (iv), without resulting in any significant loss to the conservation area.

Inclusion

It is proposed that the conservation area be extended at the south-east corner to incorporate a location called The Rock. This would include Woodshoot Cottage (Grade II, a 17th Century timber-framed house) and five cottages (unlisted), most built

of stone and of 18th Century appearance, located on a steep south-facing slope. The new boundary would follow the Pentaloe Brook eastwards, and return along the property line and access road of Woodshoot Cottage. The inclusion of the listed building and cottages, the landscape setting and the highly visible Pentaloe Brook would contribute to the character the conservation area.

Other Issues

- The Lock on the River Lugg: The fabric of the lock, a Grade II Listed Building, is believed to be at risk (see above). It is unlikely that an alternative use can be found for the lock. It is suggested that English Heritage be advised of the present situation, and that consideration be given to designating this structure as a Scheduled Monument. The site includes the remains of a weir associated with the lock.

Enhancement

- Measures should be considered that address negative elements associated with the B4224 road, including road safety. It may be possible to work towards this by the use of traffic calming paving at appropriate locations that functions as 'rumble strips' to reduce traffic speed and identify pedestrian crossing points; creates visual and physical linkages between the road and the settlement, and between those parts of the settlement bisected by the road; and improves the visual impact of the road. Re-paving the footpath and, perhaps, other limited adjacent areas should also be considered. The choice of paving material is crucial to the success of such a scheme. It should be sufficiently durable for the purpose, but visually compatible with local building materials and bedrock.
- Improvements to the external surface of several buildings would enhance the appearance of the conservation area, including:
 - Brook House (Grade II): pebble-dash render discoloured;
 - The Mill (Grade II): painted brick infill eroded;
 - A barn east of Bridge House on the north side of the Fownhope road (brick under slate roof): brickwork spalled, slates missing, ground floor window open to the weather;
 - A barn east of Brook House on the south side of the Fownhope road (weather-boarded timber frame under corrugated iron roof): cladding weathered, some boards split, roof rusty.

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Appendix I: List of Heritage Assets

Scheduled Monuments

- Mordiford Bridge
- Churchyard Cross in Holy Rood Churchyard

Listed Buildings

Grade II*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- Sufton Court
- Church of the Holy Rood
- Churchyard Cross
- Mordiford Bridge

Grade II: Buildings of special interest.

- East gateway to Churchyard of Church of Holy Rood and approximately 50m of wall extending north forming boundary of garden to the Old Rectory and The Mews
- The Moon Inn
- The Old Post Office
- Old Rectory and The Mews
- Barn approximately 35m north-west of Old Rectory and The Mews
- The Post Office and Shop (Brook House)
- Flood arches and causeway walls to Mordiford Bridge
- The Mill (house)
- Mill (corn mill) approximately 20m north-east of The Mill
- Lock on River Lugg

Herefordshire Sites and Monuments Record

- Mordiford Bridge
- Churchyard Cross
- Romano-British coins (find)
- Holy Rood Church
- Sufton Court
- Cemetary at The Garlands
- Mill
- Mordiford Lock
- Bridge House
- House south-east of church (i)
- Moon Inn
- House south-east of church (ii)
- Cottage (site) east of church
- Mordiford Mill loopholed wall
- Old Rectory
- Black Poplar (ancient tree)

Appendix II: Buildings of Local Interest

- Bridge House, probably a late 16th or early 17th Century timber-framed house of H-plan with two cross-wings; rebuilt or re-cased in brick during the 18th Century with a symmetrical front elevation including sash windows and central entrance; porch and fretted bargeboards;
- Meadow Sweet, 17th Century timber-framed house on a sandstone rubble plinth under a clay tile roof, two chimney stacks of sandstone rubble; encased in pebble-dash render, dormer windows fitted, original doors and windows replaced, fretted barge boards at gable end;
- Forge House, late 18th/early 19th Century (or possibly earlier) house, built or re-cased in coursed sandstone under a slate roof with two brick chimney stacks, gabled dormers with bargeboards, diamond latticed casement windows with label mould above, central entry with gabled canopy with finial and barge boards, fretted bargeboards at the gable ends; an outbuilding of coursed sandstone rubble is attached to west side of the house;
- Wallflower Row, nos. 1 to 5, late 18th/early 19th Century (or possibly earlier) terraced cottages, built or re-cased in coursed sandstone rubble, slate roofs, door two steps down from pavement (road level raised to prevent flooding); no. 5 retains brick dressings over door and windows, brick chimney stack, wooden casement windows and doorframe (other cottages have been altered to a varying extent);
- Garland Farm, late 18th/early 19th Century (or possibly earlier) farmhouse and farm buildings, built or re-built in coursed sandstone rubble and brick, with brick dressings, in Hereford/Sufton Court estate pattern, external boundary walls in sandstone rubble with vertical ('cock and hen') coping, walls within farmyard of brick with half-round brick coping; some modern agricultural buildings and alterations;
- Bell House, possibly 18th Century of sandstone rubble under a pitched slate roof, refronted in brick with two first floor casement windows, two ground floor oriel windows, central entrance two steps up with wooden gabled porch, large cellar door to left of central entrance;
- Sufton Lodge, 19th Century, small two-storey house of T-plan, built of pale yellow brick with ashlar dressings under a slate roof, decorative bargeboards and finials on gables;
- Barn (east of Brook House), possibly 18th Century, weatherboarded with a timber frame on a sandstone rubble plinth under a corrugated iron roof;
- Barn (east of disused corn mill), possibly 18th Century, sandstone rubble with weatherboarded timber frame under a corrugated iron roof; altered and extended.

DILWYN CONSERVATION AREA

APPRAISAL

DRAFT

July 2006

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DILWYN CONSERVATION AREA APPRAISAL

Introduction

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Dilwyn Conservation Area was designated in 1974 by the former Leominster District Council. The village of Dilwyn is located 11 miles (18km) north-west of Hereford City.

The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has now been carried out to review the special qualities of Dilwyn Conservation Area, particularly in view of changes within the conservation area since the original designation. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Dilwyn Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) about the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including within the village of Dilwyn.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Dilwyn is defined in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within a defined settlement boundary (Policy H4). The Dilwyn settlement boundary falls within the conservation area.

Within the settlement boundary, two areas are protected from development, i.e., an area north of Dilwyn VC School (Safeguarding Open Space and Allotments, Policy RST4) and an area south of The Old Forge (Protection of Open Areas and Green Spaces, Policy HBA9). In the north-east part of the conservation area outside the settlement boundary, an area is protected from development as a Landscape Least Resilient to Change (LA2).

Summary of Special interest

Dilwyn Conservation Area includes the village of Dilwyn and the rural area that immediately surrounds the village on the north, east and west sides. Settlement and agricultural activities in this area date to at least the 11th Century.

The parish church and castle earthworks date to around the 12th Century. At this time the settlement developed as a cluster of tofts and closes between the church and the castle. Medieval open fields divided into long narrow furlongs surrounded the settlement, with meadowland to the north. There is no clear evidence that a planned medieval town, with a market place and burgage plots, was established here. For much of its history, Dilwyn has existed as a farming community.

Today, a significant number of timber-framed buildings dating to between the 14th and 17th Century survive, and continue to be used as domestic dwellings. All have been altered or adapted in some way, including infilling or refronting in brick, extending or enlarging. A number of former agricultural buildings have more recently been adapted to use as dwellings. During the 18th Century, Classical (Georgian) influence in building design and construction is evident, particularly in the remodelling or rebuilding of earlier timber-framed buildings with brick and render. Further development took place in the 19th Century with the construction of domestic and institutional buildings using brick and local sandstone. A significant number of new homes were built during the 20th Century, particularly on the east and south sides of the village.

Changes in agricultural methods and practice are evident, particularly since the parliamentary enclosure of medieval open fields in the 18th and 19th Century. Also, improved drainage systems have resulted in the adaptation of meadowland to arable. More recently, a number of field boundaries have been removed to create larger arable fields. Redundant farm buildings have been converted to domestic use.

Heritage assets within the conservation area include fifteen Listed Buildings, i.e., one Grade I building and fourteen Grade II buildings or structures, and one Scheduled Monument. Ten unlisted buildings are identified as buildings of local interest. The Scheduled Monument is deemed to be at risk.

Today, all of these buildings and structures, together with the area's mature trees and hedgerows, walls, gardens, open spaces and views, contribute to the special architectural and historic character of Dilwyn Conservation Area.

Location and Setting

The village of Dilwyn is located on a gentle south-facing slope on the edge of the valley of the Stretford Brook. The village lies at an elevation of approximately 85m above Ordnance Datum (OD). On the west side of the conservation area, the land rises fairly steeply to an elevation of 120m OD. A spring issues from the steep east-

facing slope overlooking the central part of the village. In the northern part of the conservation area, a small stream flows eastwards (now channelled) into the Stretford Brook.

The village is surrounded by agricultural land, including arable and grazing. The conservation area includes some agricultural land on the north, east and west sides of the village. On the south side of the conservation area, the boundary is aligned with the settlement boundary.

The underlying bedrock of the upper slopes in the western part of the conservation area is the Raglan Mudstone Formation of the Lower Old Red Sandstone composed of red-brown mudstones with beds of greenish-grey sandstone. This bedrock has long been an important source of building material, and can be seen today in houses and boundary walls in the village.

Much of the conservation area is covered by glacial deposits including till, head, and sand and gravel. The latter deposits (sand and gravel) were quarried in the vicinity of Dilwyn for construction purposes. In the central and northern part of the conservation area (including the eastern part of the village) the bedrock is overlain by the silty alluvial deposits of an eastward-flowing tributary stream of the Stretford Brook. The extent of the alluvium suggests that, at an earlier period, the stream flow was greater than at present and the stream flowed to the south rather than to the east.

The soils over much of the conservation area are deep, well-drained, coarse loamy soils (typical argillic brown earths) that support cereals and short term pasture, and some fruit, potatoes and hops. In the valley of the Stretford Brook and its tributary streams, there are seasonally waterlogged silty soils (typical stagnogley soils) that support stock rearing on permanent pasture. In these areas (including the northern part of the conservation) improved drainage systems have been introduced.

Historical Development and Archaeology

The origins of the place name, Dilwyn, are obscure. It has been suggested that the name derives from an Old English form meaning 'secret place'. Today, the term is also used as a Welsh personal name in which the final element means white or fair (W: *gwyn*).

The Domesday Book of 1086 records that Dilwyn (*Diluen*) was held by William of Ecois. The population of the settlement included eight villagers, five smallholders and one female slave. Not all of the available land was under cultivation at that time; the taxable value had, in fact, gone down since the Norman Conquest when the manor was held by Edwin. This also indicates that the settlement of Dilwyn predates 1066.

Following William of Ecois, the tenancy was given to Godfrey de Gamages and in the early 13th Century it was held by William de Braose. Later in that century, the manor was divided between several tenants, including the Priory of Wormsley.

A moated mound on the south side of the village is now identified as a medieval ringwork castle. The date of construction of the monument, and the identity of the builder, are unknown. It is likely, however, that the site was occupied shortly after the Conquest, and certainly by the 12th Century. At that time, the castle would have been the political and economic centre of the manor of Dilwyn and may have continued as such until the mid-13th Century. Two fishponds within the castle bailey

were an important component of the medieval domestic economy, providing fish for household consumption.

The parish church of St Mary dates to c.1200. There is architectural evidence of an earlier church at this location; there is no mention of a priest in the Domesday record, however.

The settlement of Dilwyn is likely to have developed as a small, linear village located between the castle and the church. There is no clear evidence of a planned medieval borough with a market place and burgage plots. It is probable that the village consisted of a cluster of tofts (a small plot with house, outbuildings and garden) and small, enclosed fields, or closes, occupied by smallholders and villagers dependant on the lord of the manor.

Surrounding the village, contemporary field boundaries are indicative of the enclosure of an earlier medieval field system. This would have consisted of large open fields divided into narrow arable strips, or furlongs. Tenants of various ranks would have maintained rights in land in proportion to the services they owed their feudal lord. Meadowland and pasture would have been held in common. On the steep slopes on the west side of the conservation area, medieval (or early post-medieval) field boundaries are marked by lynchets (terraces).

Some aspects of the medieval system of land division persisted into the 19th Century and are recorded by the Tithe Apportionment. On the west side of the conservation area, the large Hill Field was still divided into long, narrow strips under multiple ownership. Also in this area, narrow closes gave evidence of the enclosure of other medieval furlongs. In the northern part of the conservation area, several field names contained the element 'meadow'. This may be indicative of common holdings on seasonally waterlogged land.

Following the division of the manor and the decline of the strategic importance of the castle during the 13th Century, the focus of political and economic power is likely to have shifted. During the 14th Century, a timber-framed hall house was constructed adjacent to the parish church. This may have been associated with that power shift.

Additional new buildings were constructed in the central area of the village during the 16th and 17th Century. These included a timber-framed hall house with two cross-wings, several timber-framed cottages and a number of purpose-built agricultural buildings including a granary, a cow house and several barns. These buildings are evidence of a mixed farming economy at this time.

During the 18th and 19th Century there was some increase in the size of the settlement with growth to the north, to the south-west and to the east (on the road to Dilwyn Common). By the late 19th Century, much of the land immediately surrounding the village was given over to apple orchards. Notable exceptions were areas of meadowland on the north and south-east sides of the conservation area.

Significant changes have occurred in the 20th Century. At least 60 new homes have been built, particularly on the east side of the village and on the south side where new developments encroach upon the castle earthworks. In addition, over 20 former agricultural buildings have been converted to homes, especially in the centre of the village. Also during this period, many of the orchards have been grubbed out, areas of meadowland have been converted to arable, and a number of former field boundaries have been removed.

Spatial Analysis

Character and Interrelationship of Spaces

Dilwyn Conservation Area consists of a small rural settlement within an agricultural landscape. Most residential buildings have individual gardens, many to the front and rear. A notable exception is the housing development (Karen Court) in the centre of Dilwyn where the small landscaped gardens appear to be communal.

There are a number of prominent open spaces within the settlement boundary:

- In the vicinity of the church: the churchyard (public access) on a terrace with several mature trees overlooking the gardens of Church Cottage (private) to the south; to the east, the graveyard (public access) with more than a dozen trees of various species; also to the east, the school playing field (private), protected by the Herefordshire UDP (Safeguarding Open Spaces and Allotments, Policy RST4);
- In the centre of the village: the village green (public access), protected by the Herefordshire UDP (Protection of Open Areas and Green Spaces, Policy HBA9) with approximately ten trees of various species; a small triangular green (public access) at the centre of the crossroads with a mature chestnut tree;
- On the south side of the conservation area: a field (private) containing earthwork remains of the castle bailey and the site of a fishpond; to the west, earthwork remains of the castle mound and ditch (private) with a dense cover of trees and bushes.

On the west side of the conservation area is an area of former arable land bisected by the A4112 bypass. The northern part is now made up of small fields and paddocks with mature hedges and trees. Much of the southern part is now one large field used as pasture. On the north, east and south-east sides are large fields that include arable, grazing and some orchards. Mature hedges form field boundaries and solitary mature trees mark the position of former field boundaries.

Mature trees are a prominent feature of the conservation area. They are particularly abundant:

- On the steep north-western slopes;
- On both sides of the approach road to the village from the north;
- In the area of the village green;
- On the castle earthworks.

There is one Tree Protection Order (TPO 339) in the conservation area. This applies to a single tree in the garden of Orchard Barn.

Key Views and Vistas

There are a number of key views within the village of Dilwyn, including:

- On entering the village from the north (A4112), a sequential view along a deeply cut sunken road enclosed by mature hedges, the view opens out in front of Church Cottage, with the parish church (12th Century) and tower standing on a high terrace opposite;
- On entering the village from the east (Dilwyn Common) along a narrow street, the view opens out in front of the church and tower, which dominate the view;
- On entering the village from the south-east (near Townsend House) along a narrow country road, the view opens out in the centre of the village with the 'village green' on the left (south), the Crown Inn (17th Century) on the right (north-east), and the timber-framed Karen Court (17th Century) ahead (north-west) screened by a mature chestnut tree at the centre of the crossroads;
- On entering the village from the south-west (A4112) a sequential view from a weatherboarded barn with corrugated iron roof to a row of red-brick cottages (19th Century), the view deflected to the east by a high red-brick wall, then continuing with The Great House (16th/17th Century, refronted during the 18th Century) on the left (north) and the timber-framed Castle Barn (17th Century) on the right (south), to the chestnut tree at the centre of the village;
- Looking east to south-west from the churchyard on the south side of the parish church: the village primary school (19th Century), School House (17th Century with alterations), the Old Police Station (possibly 17th Century with alterations), Church Cottage (14th Century, rebuilt), Karen Court (outbuildings of Great House, 17th Century with alterations);
- Looking north from the centre of the village, the church tower (12th Century) is an imposing landmark against a background of trees;
- Looking west from the road to Weobley Marsh near Townsend House, across a field with traces of the castle bailey earthworks towards the tree-covered castle earthworks (12th Century).

The following is a panoramic vista that offers a view of much of the conservation area within its wider landscape setting:

- From the highest point on the public footpath on the west side of the conservation area, looking east to south-west: views across the village with glimpses of timber-framed and red-brick buildings through the trees, to open landscapes and distant wooded hills.

Character Analysis

The character of Dilwyn Conservation Area is defined to a great extent by a cluster of 17th Century 'black and white' timber-framed buildings centred on a village green set within a 'timeless' agricultural landscape. The size and plan form of the village core has remained remarkably constant over the course of several hundred years (until the 20th Century), however, there has been significant change in the appearance and use of many of the buildings, and in the methods and organisation of agriculture.

The village green is located on the south side of the crossroads at the centre of Dilwyn. This attractive green open space, enclosed by trees, is a focal point of the village. It is a recent innovation, however, and not an historic common. The area is protected under the provisions of the Herefordshire UDP (Policy HBA9, Protection of Open Areas and Green Spaces).

The oldest surviving building is the parish church of St Mary (Grade I). The tower dates to the 12th Century; the church was extended and rebuilt in the late 13th Century with later additions and restoration. The building is constructed of coursed sandstone rubble with ashlar dressings under a slate roof with a shingled spire. The church occupies an imposing position on a terraced slope with sandstone rubble retaining wall overlooking the central area of the village.

Earthworks near the southern end of the conservation area mark the location of a ringwork castle, previously identified as a moated mound (Scheduled Monument). The mound is almost circular, c. 50m in diameter, with traces of a ringwork rampart. Buried stone within the rampart may be the remains of a rectangular keep. The mound is encircled by a ditch. On the east side, there was a bailey surrounded by an embankment, and two fishponds. The monument is no longer prominent in the landscape. The earthworks are eroded and hidden from view by modern housing developments on the north and west sides that encroach upon the site, and by trees and bushes.

The oldest surviving secular building is Church Cottage (also known as Church House)(Grade II) located south of, and across the road from, the parish church. The timber-framed building dates to the 14th Century and originated as a hall house with cruck trusses. The house was extensively rebuilt in the 19th Century and is now of two storeys, clad in coursed sandstone rubble, partially roughcast, with casement windows under a tile roof. The house is set in gardens bordered by a hedge and low sandstone rubble wall with railings.

The Great House (Grade II), on the west side of the village, was the largest residential building, dating possibly to the 16th Century. The timber-framed building was constructed as a hall house with two cross-wings (H-plan). The house was altered in the early 18th Century and given a Georgian appearance, which included refacing in brick, a hipped slate roof, sash windows and a front entrance with moulded wooden architraves. Other features include a lean-to slated canopy at the front elevation, an ashlar front wall with railings and ashlar gate piers with wrought iron gates and overthrow (Grade II, listed separately).

Several 17th Century timber-framed outbuildings, once part of The Great House farmstead, have recently been converted into modern two-storey houses with painted brick and rendered infill under tile or slate roofs. These include a former cow house and tallat, a granary, barns and cottages. They are now known collectively as Karen Court (Grade II, five separate listings).

A timber-framed former barn on the south side of the village (opposite The Great House) has also been converted into dwellings known as Castle Barn (unlisted). The two-storey houses have rendered infill under a single tiled roof, with windows and porches added.

A number of timber-framed houses, dating to the 17th Century, are located in or near the centre of the village. All are box-framed and show evidence of alteration to a varying extent, including painted brick and rendered infill under a slate roof. School House (Grade II) is located at the street corner east of the parish church. The gable

ends of the house have been refaced in sandstone rubble, and the entrance is in an outshut under a Gothic styled gabled canopy. Wren Cottage and Dove Cottage (formerly known as Lynwood)(both Grade II) are located south of Church Cottage; both have 19th Century porches. The Old Forge (Grade II) is located on the east side of the crossroads at the centre of the village. The central entrance has a segmental metal canopy on wrought iron brackets. The exposed timber frame at the gable end shows that the house has been enlarged considerably. Woodstock Cottage (unlisted), a small two-storey timber-framed house, is located at the east end of the village on the Dilwyn Common road.

Several unlisted timber-framed houses have been refaced with brick. These include Perrymead (south-west of the parish church), The Old Police House (east of Church Cottage), and no. 1 The Row (south of The Great House). The latter, formerly known as The Old Duke's Head Inn, shows quite dramatically the changing tastes in architectural style. The north gable was refronted in brick with a central door case, two large vertical sash windows on the ground floor and a central sash window on the first floor. These features are not in proportion to the rest of the building.

Two small, unlisted timber-framed houses are located on the approach road into Dilwyn from the north. Turve House is on the west side of the road near a trackway that gave access to Hill Field, formerly a medieval open field. The house has been refaced in brick. Turve Cottage is on the east side of the road near a trackway that gave access to meadowland. The house has recently been extended and altered, including infilling with brick.

The Crown Inn (unlisted), dating to the 17th Century, is located on the east side of the crossroads at the centre of the village. The two-storey Georgian style building has been completely refronted and rendered under a hipped roof. An outbuilding (unlisted) to the east of the inn is built of sandstone rubble with brick dressings under a slate roof, and with a gabled loft doorway above the central door at the front elevation. The building appears to be of 19th Century date, and may have been used as a brewhouse or stables. A wall of coursed sandstone rubble delineates the property boundary between the outbuilding and The Old Forge.

Two houses of 17th-18th Century date are located beyond the Dilwyn settlement boundary. Townsend House is in the southern part of the conservation area, east of the castle earthworks. The two-storey Georgian farmhouse is built of stuccoed brick under a stone tile roof. On the ground floor at the front elevation is a veranda with a swept glass roof supported by wrought iron pilasters. The house was rebuilt and extended in the 19th Century, and restored in the late 20th Century. At the front of the house is a coursed rubble wall with wrought iron railings (Grade II, listed separately). To the south of the house and gardens is a ha-ha and, beyond, a park-like landscape.

Tan House (unlisted) is located on the Dilwyn Common road on the east side of the conservation area. The timber-framed house has a cross-wing at the west end (T-plan). The house has been refronted in painted brick but retains an original bay window with diamond-shaped mullions and transoms. The building is set in an area of long closes with curving boundaries characteristic of the enclosure of medieval open fields. During the 19th Century, these fields were used as orchards.

The Red House (unlisted) is located in the eastern part of the village in an area of 20th Century development. This two-storey house is built of brick under a hipped slate roof with wooden sash windows and central door case with wooden porch. The building dates to the 18th-early 19th Century.

The most prominent 19th Century building in the conservation area is Dilwyn CV School (Grade II), located to the east of the parish church. The Gothic style building is of one storey, constructed of ashlar under a slate roof with a small bellcote. The central entrance has a porch with a two-centred arch reflecting that of the church opposite.

On the south-west side of the village is a terrace of 19th Century reflected cottages (unlisted) adjoining the former The Old Duke's Head Inn. The two-storey cottages are built of brick under a single slate roof with casement windows and small front gardens. Opposite the terrace is a high brick wall that borders the garden of The Great House.

The Old Parsonage (unlisted), a large 19th Century house, is located in the northern part of the conservation area. The two-storey house is built of brick with sash windows under a hipped slate roof. At the front elevation there is a porch, tripartite windows on the ground floor and decorative brickwork, including 'herringbone' pattern. A brick coach house (altered and extended, and now a separate residence) is located to the west of the parsonage.

On the east side of Dilwyn, in an area of former glebe (church) land on the north side of the Dilwyn Common road, there is a small 20th Century housing estate on a crescent. The estate consists of two-storey painted brick semi-detached and terraced houses, of local authority housing style, with front and rear gardens. A red, cast-iron K6 telephone box is sited on the estate. On the south side of the road is a more recent linear development of detached houses set on larger plots. On the south side of the village, there is an area of 20th Century development consisting of three closes (cul-de-sacs) with detached and semi-detached houses of various designs set on plots of varying size.

A number of different of architectural styles and periods is represented in the conservations area. This includes the medieval Gothic style of the parish church; timber-framed domestic and agricultural buildings dating between the 14th and 17th Century; Georgian style houses of the 18th and early 19th Century; and 19th Century domestic and institutional buildings ranging in style from workers' terrace to Gothic revival. The 20th Century is also represented with housing developments of several different plan forms and styles.

Of significance is the adaptation of buildings to different styles and functions associated with changes in taste and requirements. Such changes can be seen a number of buildings discussed above, for example, changes to the fabric of the parish church, including rebuilding in the 13th Century, and significant additions, alterations or restoration in the 14th, 15th, 16th, 19th and early 20th Century; the refronting of a 16th Century timber-framed winged hall (The Great House) in the 18th Century to suit the Classical-inspired Georgian sense of aesthetics; the rebuilding of a 14th Century cruck-framed hall (Church Cottage) in the 19th Century in line with contemporary architectural style and domestic arrangements; the remodelling of redundant 17th Century agricultural buildings in the 20th Century to meet housing and economic needs.

Many of the buildings in the conservation area are of two stories. Nevertheless, a variable skyline is evident as a result of different architectural styles, periods, functions and individual histories of alteration, adaptation and rebuilding. An example of this can be seen at nos. 10 to 19 Karen Court on the north-west side of the cross-roads at the centre of Dilwyn. This is a single row of houses adapted from

a cluster of farm buildings and cottages of different sizes and heights. No. 10 Karen Court was a single-storey cottage now with a dormer window with a lean-to roof; no. 11, a two-storey house; nos. 13, 14 and 15, a large barn; nos. 16, 18, and 19, a granary now with seven gabled dormers. The height of each group is different but the pitch of the roofs in each case is the same. Most are now roofed with clay plain tiles (no. 10 has slates) but were formerly thatched.

A further example of the variable skyline can be seen along the south side of the Dilwyn Common road looking east from the churchyard. Here there is a series of brick-built or brick clad buildings, of one and two stories, with tile and slate roofs of different heights and varying pitch. The topography (the land slopes downwards to the east) contributes to the variability of the skyline.

There is a feeling of enclosure at the crossroads at the centre of the village. Buildings are set close together on the north-west and north-east sides, while the village green on the south side is bordered by mature trees. Further north in the vicinity of the parish church, however, the churchyard and the gardens of Church Cottage create a more open environment. There is a feeling of enclosure once more on looking east along the Dilwyn Common road where buildings crowd the edge of the road, and on looking along north along a road cut deeply into its banks, with mature hedges and overhanging trees.

The most common form of boundary treatment within the village is the coursed sandstone random rubble wall with variations in coping methods. Both the retaining wall around the churchyard and the wall around Church Cottage have horizontal coping stones. In addition, the Church Cottage wall is topped with iron railings and a hedge. At Townsend House, the low random rubble wall also has horizontal coping stones with iron railings and a hedge. Random rubble walls at the village school (west side), Perrymead (east side) and the Crown Inn (east side) have vertical ('cock and hen') coping stones.

At The Old Forge, a coursed regular rubble wall with castellated top delineates the front boundary. At The Great House, the front boundary is marked by a low ashlar wall with gate piers and wrought iron gates and railings. The side walls are of brick with stone copings and pilaster buttresses. A high brick wall delineates the southern boundary of The Great House garden. The brick wall complements The Row cottages on the opposite side of the road.

Low wooden picket fences line small front gardens at The Row and The Villas (east of Church Cottage). Wooden posts and chain are used at The Old Police Station and around the tree at the crossroads in the centre of the village as well as at The Great House garden (above). Iron railings surround the graveyard on the north side of the village. Elsewhere in the conservation area, mature hedges line roads and delineate field boundaries. Some wooden fences can also be seen.

An outstanding characteristic of Dilwyn is that of a long established village set in an agricultural landscape. The medieval church, the moated mound and the timber-framed buildings attest to the history of the settlement. Moreover, the evidence of a sequence of architectural forms and styles, alternative building uses, and reorganisation of field systems indicates a history of adaptation and change.

Buildings of Local Interest

A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as buildings of local interest:

- Perrymead, 16th or 17th Century house, two storeys, timber-framed refaced in brick under tile roof, heightened, altered and added to;
- The Old Police Station, possibly 17th Century, two storeys, timber-framed refaced in brick (18th or 19th Century) under tiled roof, much altered, front door replaced by window, plastic replacement windows;
- The Red House, 18th or early 19th Century house, Georgian style, two storeys, brick under hipped slate roof, sash windows, central door case with wooden porch;
- Woodstock Cottage, possibly 17th Century, two storeys, timber-framed, painted black and white;
- Tan House, 17th Century house, two storeys, crosswing at west end (T-plan) timber-framed, refaced in brick, timber frame exposed on east gable, an original bay window with diamond-shaped mullions and transoms on north side;
- Crown Inn, 17th Century, two storeys, timber-framed, refronted and rendered under hipped slate roof, central door case;
- Outbuilding east the Crown Inn, possibly a 19th Century brewhouse, sandstone rubble with brick dressings under slate roof, gabled loft doorway above central door at front elevation;
- Castle Barn, 17th Century barn (now houses), two storeys, timber-framed with rendered infill under tile roof, painted black and white, much altered with porches and windows (20th Century);
- No. 1, The Row (formerly known as The Old Duke's Head Inn), possibly 17th Century, two storey building, timber-framed refaced in brick under tiled roof, north gable refronted in brick with central door case, two large sash windows on ground floor and one on first floor not in proportion to building, wooden casement windows on east and west elevations, much altered during late 18th or 19th Century. Adjoining is a row of 19th Century, two storey cottages, brick under tile roof, casement windows, small front gardens with wooden fence. Opposite is the high brick wall of the grounds of the Great House (included for group value).
- Orchard Cottage, possibly 17th Century, two-storeys, timber-framed with brick and render infill, painted black and white, sandstone rubble plinth, extended;
- The Old Parsonage, 19th Century house, two storeys, brick under hipped slate roof, sash windows, at front elevation a porch, tripartite windows on ground floor, decorative brickwork (including 'herringbone');
- Turve House, possible 17th Century, two-storey cottage, timber-framed with brick infill exposed at gable end, re-fronted in brick under slate roof;

- Turve Cottage, possibly 17th Century, two-storey cottage, timber-framed with brick infill, slate roof, recently altered and extended.

Prevalent Building Materials and Local Details

Local natural resources were available for construction purposes in the conservation area, including sandstone, sand and gravel. Evidence of earlier quarrying activities and brickmaking is preserved in 19th Century field names, e.g., Sandpits Piece, Brick Meadow.

A number of houses in the conservation area date from at least the 17th Century. They are timber-framed buildings, most of which are of box frame construction (one 14th Century building is of cruck-framed construction). Several originated as hall houses with one or two crosswings; at a later date, an upper floor was inserted into the hall. Early timber-framed houses were infilled with wattle (or lathes) and daub, later replaced with brick, painted brick or render. Original thatched roofs were replaced with clay plain tiles. Many timber-framed houses were later refronted in brick or painted brick. In most cases, surviving timber-framed buildings have been altered, including enlarging, raising the roof, building extensions, or adding porches.

A significant number of timber-framed agricultural buildings have been converted to residential use. Conversion generally includes the insertion of doors and windows; in some instances, dormer windows and porches are added. These dwellings have generally been given a 'black and white' finish.

There is a small number of Georgian-styled buildings in the conservation area. Characteristics include a symmetrical front elevation, the use of brick or stucco, a hipped slate roof, vertical sash windows and central (more-or-less) entry. The majority are, on closer examination, timber-framed buildings that have been rebuilt or refronted.

Buildings of 19th Century date are of brick or stone construction with slate roofs. They include large (a parsonage) and small (terraced) houses, and a school. (Local stone was frequently used during the 19th Century when altering or rebuilding older houses.) Most 20th Century houses are brick-built under a pitched roof with slates or cement tiles. Some are painted or rendered, or finished with a 'timber-framed' look.

Positive Areas and Features

- The historic core of the village, with its prominent church, cluster of timber-framed buildings, and well-kept gardens and village green;
- Townsend House and ancillary buildings, the ha-ha and park-like landscape to the south.

Neutral and Intrusive Features

- At the crossroads in the centre of the village, the small triangular 'green' has acquired clutter which detracts from its rural character, including the following: a bright green litter bin, a modern red post box, a yellow fire hydrant sign, three water utility signs, a bus stop sign, two wooden benches and two road signs. Further, traffic control systems in the form of white lines and 'Give Way' signs painted on the carriageway surrounding the green tend to reduce it to simply a road junction;

- On the west side of the conservation: the A4122 bypass;
- In the south-western part of the conservation area (Barn Close, Orchard Close): an area of recent (20th Century) residential development (The gardens of several houses encroach on the moated mound, a Scheduled Monument.);
- In the eastern part of the conservation area (Probert Close, The Glebelands, Dilwyn Common road): areas of recent (20th Century) residential development.

Note: In terms of plan form, architectural design, building materials and site density, the residential developments listed above are similar to recent planned residential developments in many other areas.

Pressures, Capacity and General Condition

Most of the dwellings and public buildings in the conservation area appear to be well kept and in good condition. There are a number of redundant agricultural buildings in poor condition, and (on the Dilwyn Common road) the ruins of a 19th Century Methodist Chapel.

A certain amount of residential development has taken place within the conservation area since its designation. This has occurred on the south side of the village of Dilwyn in the vicinity of the castle earthwork, and on the east side extending along the Dilwyn Common road. It is likely that pressures for development will continue in the latter area towards Dilwyn Common. Part of this area is recognised as a landscape least resilient to change (Herefordshire UDP, Policy LA2). Several buildings in the conservation area are currently undergoing alteration, rebuilding or extension.

A notable area of development in the recent past is in the centre of the settlement where redundant farm buildings have been converted to dwellings. This, and an area of new development at the south-west edge of the settlement, is the most densely inhabited part of the conservation area.

Dilwyn is an attractive village. It is thought likely that pressure for further development will occur as a result of the continuing recognition of the Dilwyn area as a desirable place to live.

Issues

Monument at Risk

The moated mound (Scheduled Monument) is at risk as a result of damage that has already been done, and the likelihood of further damage due to:

- (i) Residential development over most of the upper bailey and on the north and west sides of the mound;

- (ii) Vegetation cover, including trees and bushes, over much of the ditch and the mound, the roots of which are likely to cause damage to buried archaeological deposits.

Potential Boundary Changes

It is suggested that consideration should be given to a number of boundary changes that would involve the removal of certain areas from the conservation area. General reasons underlying such proposals include:

- (i) To exclude neutral or intrusive areas that do not contribute to the character of the conservation area;
- (ii) To exclude areas of landscape that do not form an integral part of the historic built environment;
- (iii) To realign the boundary to follow recognisable features, such as field boundaries, property boundaries or public footpaths.

It is proposed that the following landscape areas on the periphery of the conservation area should be excluded since they do not form an integral part of the historic built environment (see Plan 3):

- On the west side of the conservation area: an area west of the A4112 bypass, including the carriageway and verges of the road;
- Several fields on the north-east side of the conservation area;
- Several fields on the south-east side of the conservation area.

It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas (discussed above) that do not contribute to the character of the conservation area (see Plan 3):

- An area of recent (20th Century) residential development in the south-western part of the conservation area (Barn Close, Orchard Close);
- Areas of recent (20th Century) residential development in the eastern part of the conservation area (Probert Close, The Glebelands, Dilwyn Common road).

It is further proposed that, following any changes, the boundary of the conservation area be realigned to follow recognisable features, such as field boundaries, property boundaries or public footpaths.

Enhancements

It is proposed that measures be taken to enhance the character of the crossroads and small triangular 'green' at the centre of the village, including:

- (i) Re-siting intrusive elements, or their replacement by street furniture or signs that are more compatible, e.g., in terms of colour and design;
- (ii) Reconsideration of traffic control systems.

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Dilwyn Parish Tithe Map of 1837.

Appendix: List of Heritage Assets

Scheduled Monuments

- Moated mound

Listed Buildings

Grade I: Buildings of national importance and exceptional interest (2% of Listed Buildings).

- Church of St Mary

Grade II: Buildings of special interest.

- Dilwyn VC School
- School House
- Church Cottage
- Wren Cottage and Lynwood
- The Old Forge
- The Great House
- Garden wall, railings and gate piers to south of the Great House
- Townsend House
- Railings and retaining wall to west of Townsend House
- Karen Court, nos. 1 to 8
- Karen Court, no. 10
- Karen Court, no. 11
- Karen Court, nos. 13 to 15
- Karen Court, nos. 16, 18 and 19

Herefordshire Sites and Monuments Record

- Moated mound south of church
- The Tann (Tan) House
- St Mary's Church
- Village pound
- Dilwyn village
- The Great House
- Outbuildings to the Great House
- Perrymead Cottage
- Dilwyn village centre
- The Old Forge
- Glebe boundary bank
- Possible Roman road from Broadheath to Dilwyn

Appendix II: Buildings of Local Interest

- Perrymead, 16th or 17th Century house, two storeys, timber-framed refaced in brick under tile roof, heightened, altered and added to;
- The Old Police Station, possibly 17th Century, two storeys, timber-framed refaced in brick (18th or 19th Century) under tiled roof, much altered, front door replaced by window, plastic replacement windows;
- The Red House, 18th or early 19th Century house, Georgian style, two storeys, brick under hipped slate roof, sash windows, central door case with wooden porch;
- Woodstock Cottage, possibly 17th Century, two storeys, timber-framed, painted black and white;
- Tan House, 17th Century house, two storeys, crosswing at west end (T-plan) timber-framed, refaced in brick, timber frame exposed on east gable, an original bay window with diamond-shaped mullions and transoms on north side;
- Crown Inn, 17th Century, two storeys, timber-framed, refronted and rendered under hipped slate roof, central door case;
- Outbuilding east the Crown Inn, possibly a 19th Century brewhouse, sandstone rubble with brick dressings under slate roof, gabled loft doorway above central door at front elevation;
- Castle Barn, 17th Century barn (now houses), two storeys, timber-framed with rendered infill under tile roof, painted black and white, much altered with porches and windows (20th Century);
- No. 1, The Row (formerly known as The Old Duke's Head Inn), possibly 17th Century, two storey building, timber-framed refaced in brick under tiled roof, north gable refronted in brick with central door case, two large sash windows on ground floor and one on first floor not in proportion to building, wooden casement windows on east and west elevations, much altered during late 18th or 19th Century. Adjoining is a row of 19th Century, two storey cottages, brick under tile roof, casement windows, small front gardens with wooden fence. Opposite is the high brick wall of the grounds of the Great House (included for group value).
- Orchard Cottage, possibly 17th Century, two-storeys, timber-framed with brick and render infill, painted black and white, sandstone rubble plinth, extended;
- The Old Parsonage, 19th Century house, two storeys, brick under hipped slate roof, sash windows, at front elevation a porch, tripartite windows on ground floor, decorative brickwork (including 'herringbone');
- Turve House, possible 17th Century, two-storey cottage, timber-framed with brick infill exposed at gable end, re-fronted in brick under slate roof;
- Turve Cottage, possibly 17th Century, two-storey cottage, timber-framed with brick infill, slate roof, recently altered and extended.

AYLESTONE HILL CONSERVATION AREA

APPRAISAL

DRAFT

September 2006

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AYLESTONE HILL CONSERVATION AREA APPRAISAL

Introduction

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Aylestone Hill Conservation Area was designated in 1969 by the former Hereford City Council. The conservation area is located within the City of Hereford, to the north-east of the city centre, on a major arterial road (A465) linking the city with Bromyard and Worcester (via A4103).

The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of a conservation area. This should also form the basis for making decisions about the future of the area, ensuring its character and appearance is taken properly into account.

An appraisal has been carried out to review Aylestone Hill Conservation Area's special qualities, particularly in the light of any changes that may have occurred since the conservation area was originally designated. The scope of the appraisal has included a review of whether new areas might be added to, or some parts removed from, the designation. At this stage, any proposals for boundary change will be put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of the conservation area will be taken at a later stage in association with the consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) about the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including the Aylestone Hill area of Hereford.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is defined as an area of special architectural and historical interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Much of the Aylestone Hill Conservation Area is defined by the UDP as an 'Established Residential Area' within Hereford City where the provision of housing will be restricted to within the defined settlement boundary (Policy H1). The policy further states that established residential areas should remain primarily residential in character, and other uses proposed should be compatible with this primary use and appropriate for the site. Residential development will be permitted within these areas where compatible with the housing design and other policies of the UDP, including new housing development site density (Policy H15) and the sub-division of existing housing (Policy H17).

Within the conservation area (and within the settlement boundary), three open spaces are protected from residential development. Two of these open spaces are Churchill Gardens and part of the grounds of Athelstan Hall (Policy RST4, Safeguarding existing recreational open space). A third open space, Aylestone Park near the north end of the conservation area, has been designated as a new public recreational space (Policy RST5, New open space in/adjacent to settlements).

A small area in the north-west part of the conservation area (within the settlement area) and in the north-east part (outside the settlement area) is in an area at risk from flooding (Policy DR7, Flood risk). In the north-east part, mineral resources are protected (Policy M5, Safeguarding mineral reserves). A smaller part of the north-east area is within the Lugg Meadows where proposals for new development that would adversely affect the overall character of the landscape will generally be resisted (Policy LA2, Landscape character and areas least resilient to change).

Summary of Special Interest

The Aylestone Hill area is known to have been occupied since at least the medieval period. Evidence of medieval and early post-medieval agriculture can be seen in the form of earthworks, including lynchets, and ridge and furrow.

Today, Aylestone Hill, as the A465, is a major road link between Hereford, and the Worcester and Bromyard roads. It is also an important access road into the city centre.

In the late 18th Century, several large houses with extensive grounds were built on the lower south-facing slopes and on the crest of the Aylestone-Tupsley ridge. During the 19th Century, the area became a popular upper-middle class residential suburb as large plots were laid out, and large and medium-sized houses built, initially on the south-facing slopes and, later, on the north-facing slopes of Aylestone Hill. Many of these houses now stand in well-kept gardens with mature trees, bordered by hedges and stone walls.

Residential development continued into the 20th Century, mainly in the form of detached family homes, generally on smaller plots. Other developments include a hospital and expanding educational facilities. Recent, late 20th Century, high-density residential development has taken place on the periphery of the conservation area in cul-de-sacs, or where larger properties have been sub-divided.

Heritage assets within the conservation area include 16 Listed Buildings; all are Grade II. In addition, seven Buildings of Local Interest have been identified. There are also eight Tree Preservation Orders applied to individual trees and groups.

Location and Setting

Aylestone Hill Conservation Area occupies a narrow corridor on both sides of the thoroughfare known as Aylestone Hill, a major arterial road (A465) on the north-east side of Hereford City. The boundary of the conservation area generally coincides with the rear boundary of residential properties on each side of the thoroughfare, following the linear pattern of residential development that began in the 18th Century. The conservation area also includes Churchill Gardens, a landscaped open space, and, at the northern end, several narrow strips of more extensive open spaces, including Aylestone Park, currently under construction.

Aylestone Hill extends north-east as a continuation of Commercial Road, a medieval suburb of Hereford formerly known as Bye Street. The A465 (and the conservation area) follows a sweeping curve from the small valley of the Eign Brook (at the south end), climbing over the Aylestone-Tupsley ridge, and dropping down onto the floodplain of the River Lugg (at the north end). At its highest point on the ridge, near Churchill House, the conservation area rises to 83m above Ordnance Datum (OD). From this location, there are extensive views to the west as far as Hay Bluff and the Black Mountains. At its lowest point on the floodplain, the conservation area falls to 50m OD in an area liable to flooding.

The underlying bedrock of the Aylestone-Tupsley ridge is the Raglan Mudstone Formation, consisting of red-brown mudstone with beds of brown or greenish-grey sandstone. In the vicinity of Churchill House, the bedrock is capped by glacial drift deposits of the fourth terrace of the River Lugg. On the Lugg floodplain, the bedrock underlies more recent alluvial deposits. Mudstone gives rise to fine silty soils (typical argillic brown earths) that support cereals, short-term pasture with stock raising, and hops. These deposits have also been quarried to provide raw material for brick production.

Historical Development and Archaeology

Possibly the earliest settlement on Aylestone Hill was reported by the antiquarian Alfred Watkins, who interpreted earthworks located in the vicinity of Churchill House as the remains of an Iron Age hillfort. Earthworks, in the form of lynchets, can be seen today in Churchill Gardens that delineate part of the long sinuous boundaries of medieval or early post-medieval open fields, and short straight field boundaries associated with more recent (17th or 18th Century) enclosures. The field boundaries were removed during the 19th Century when the landscape park was set out. Further evidence of medieval agriculture is found near the northern edge of the conservation area in the form of ridge and furrow (earthworks associated with medieval ploughing techniques and land management).

Aylestone medieval settlement was located on the west side of Aylestone Hill in the parish of All Saints, and was first documented in the early 11th Century. A reference to Aegelnoth's Stone (OE: *Ægelnoðes Stane*) has been interpreted as the site of a shire moot (court). Walney medieval settlement was located on the east side of Aylestone Hill in the parish of St John, and was first documented in the 12th Century as Wallneya (OE: *Wællan-ēg*, island of the spring). The name is perpetuated in Walney House Farm (outside the eastern boundary of the conservation area), Walney House (within the conservation area) and Walney Lane. In the early 19th century, Aylestone consisted of a small linear settlement on Venn's Lane to the west of Churchill House. At the same time, a small settlement known as Walney Cottage

was located on Walney Lane. By the late 18th Century, encroachment of small plots had taken place on the edge of the Lugg Meadows at the north end of Aylestone Hill near the junction with Roman Road.

From the late 18th Century, Aylestone Hill became a popular upper-middle class residential area with the construction of large houses on the lower south-facing slopes and on the crest of the Aylestone-Tupsley ridge. Further residential development had been undertaken by the mid-19th Century with the layout of large plots, and the construction of medium to large houses, on the lower south-facing slopes, and the construction of large houses set in extensive grounds on the crest of the ridge and on the upper north-facing slopes. Development of the lower north-facing slopes continued into the later 19th Century, with the construction of additional large houses set in extensive grounds.

During the early 20th Century, the construction of town houses on smaller plots took place on the lower south-facing slopes. By the middle of the 20th Century, residential development had taken place on the lower north-facing slopes (on small plots) and on the upper slopes on both sides of the ridge (mainly on the east side of Aylestone Hill). Later 20th Century development has included the construction of a hospital and the Hereford VIth Form College on the crest of the ridge (Venn's Lane and Folly Lane), and of residential development on medium to small sites, generally in cul-de-sacs or at the rear of large plots that have been subdivided. These later developments have been at a far higher density than previously.

Spatial Analysis

Character and Interrelationship of Spaces

The character of Ayleston Hill Conservation Area is defined very much by its large, late Georgian (late 18th to early 19th Century), Victorian (mid to late 19th Century) and Edwardian (early 20th Century) houses set, generally, on large plots with mature gardens, trees and shrubs (native and ornamental species). Many of the large houses are screened, in some cases almost completely hidden, by high sandstone walls and mature hedges. A variety of architectural styles is represented, including late Georgian Classical and Victorian Gothic; materials include brick, stone and stucco.

There are several large open spaces within the conservation area. The largest, Churchill Gardens, is located on a steep, south-facing slope near the crest of the Aylestone-Tupsley ridge. The grounds of Churchill House were laid out as a landscape park with specimen trees and a small pleasure garden; this area is now a public park. Within the park, earthworks in the form of lynchets indicate that the area was once used for agricultural purposes. From this location there are extensive views to the west. There is further large open space on the crest of the ridge, a short distance to the north. Formerly the grounds of Athelstan House, this area has been levelled for use as a school sports field.

On the south-facing slopes there are two smaller open spaces, both of which are part of more extensive open areas. On the east side of Aylestone Hill are the Lugg Meadows on the floodplain of the River Lugg. Evidence of earlier agricultural activities has been recorded here in the form of ridge and furrow. On the west side of Aylestone Hill, several large fields are under development as a public park to be known as Aylestone Park. This land is now drained by a ditch, but evidence of earlier drainage systems can also be seen in the form of shallow depressions.

Key Views and Vistas

The abundance of mature trees and shrubs, and high walls, contributes to the enclosed character of much of the conservation area. This also tends to limit views in and out of the area to the line of the carriageway.

There are, however, two panoramic vistas looking out of the conservation area; looking into the conservation area, a view of a landmark building; and several key views along Aylestone Hill:

- Looking west from Churchill Gardens near the top of the crest of the Aylestone-Tupsley ridge: a panoramic vista across the city centre, with views of the cathedral tower and the spires of All Saints and St Peter's, towards Hay Bluff and distant Welsh mountains;
- Looking north from Aylestone Hill, just below the crest of the ridge: a panoramic vista of distant hills and woods towards Clee Hill, framed by mature trees;
- Looking north-east into the conservation area from the city centre (Commercial Street at the junction with Union Street): a view of Churchill House, a landmark building on the crest of the Aylestone-Tupsley ridge, the white stucco of the building standing out in contrast to the dark green trees of the landscape park;
- Looking north-east into the conservation area from the southern end along Aylestone Hill: on the right, the character of the conservation area can be seen immediately in the form of a large 18th/ 19th house (Aylestone Hill Hotel) behind a screen of mature broadleaf trees on the roadside verge; while on the left, tall redbrick houses on staggered plots begin to climb the hill;
- Looking north-east from the crest of the ridge along Aylestone Hill: the view becomes enclosed quite suddenly as mature trees and hedges crowd the edge of the carriageway and overhang the road;
- Looking south from the floodplain along Aylestone Hill: as the road climbs the ridge, a large Victorian Gothic house overlooks the floodplain and mature trees begin to enclose the view;
- Looking south from the crest of the ridge along Aylestone Hill: as the road sweeps downhill, curving out of sight, it is bordered immediately on the right by a high stone wall and overhanging trees of Churchill Gardens; on the left, there is a steep, grassy bank that follows the road down the slope, losing height and gaining trees as it goes.

Character Analysis

On entering the conservation area at the north end, the road curves to the south along the western edge of the Lugg Meadows before beginning to climb the Aylestone-Tupsley ridge. On the east side of the road, behind mature hedges, are the low-lying meadows of the broad, lower valley of the Lugg. Where the road starts

to rise, there is a series of two storey houses and bungalows (even nos. 120 to 144 on the east side of Aylestone Hill). Most are of brick or render, situated on small plots.

On the west side of Aylestone Hill at the north end, there are four small houses, a public house and a shop (both with car parks) set fairly close to the road. Two of the houses are brick-built with central entrances, small wooden porches, and wooden casement windows (no. 191) or wooden sash windows and decorative bargeboards (no. 173). Both appear to be of Victorian date; the public house may be earlier but with later additions. Behind these buildings (to the west) are several mid to late 20th Century houses. Further south, on the east side of the road, are several open fields currently under development as a park.

On rising ground on the west side of Aylestone Hill, overlooking the floodplain, is Burcott House (unlisted, formerly Quarry House). This large stone-built house (with brick to minor elevations) has a number of gables and gabled dormers under a slate roof, and was built c. 1870. It is set on a large plot behind mature trees and a high stone rubble wall. The house has recently been converted into flats. A large car park has been constructed in the grounds, and several late 20th Century buildings have been constructed at the rear.

South of Burcott House (on the west side of Aylestone Hill) is a fairly extensive area of open land set behind a high stone wall, trees and mature hedges. These boundary features continue to Overbury Road, effectively screening two large houses set on generous plots. No. 87 Aylestone Hill (unlisted) is built of stone with ashlar quoins and dressings at the front elevation (brick at other elevations) under a hipped slate roof, and with sash windows; it was built in 1871. At the rear of the house, in Lugg View Close, are five late 20th Century houses on small plots. The second of the two large houses is Overbury House, no. 2 Overbury Road (unlisted). It is described as Victorian Italianate, stuccoed, and built c. 1840; it cannot be seen from the road.

The stone wall, trees and hedges continue southwards as boundary features screening Beech Tree House, no. 3 Overbury Road/Danesmere, no. 79 Aylesbury Road (Grade II). Beech Tree House, built in the early 19th Century, is of painted brick under a hipped slate roof with a central entrance and porch. The house was extended c. 1880 (now known as Danesmere) in brick with terracotta and moulded brick ornamentation.

Just below the crest of the Aylestone-Tupsley ridge, on the west side of Aylestone Hill, is a pair of semi-detached houses, set on a large plot with mature trees, visible behind a low wall of dressed stone with a hedge above. Nos. 75 and 77 Aylestone Hill (unlisted), built in 1910, are roughcast in white with half-timbered gables under a hipped tile roof.

On the east side of Aylestone Hill overlooking the floodplain (south of no. 120), are the house and grounds of The Shires (unlisted, formerly Walney House). This is a large, multigabled stone-built house with a slate roof, decorative bargeboards and a porch at the front elevation. The house is set in extensive grounds with mature trees (many of which are under a Tree Protection Order), with hedges along Aylestone Hill and stone gate piers. On the north side, a former coach house of similar architectural design is now a separate residence (no. 118 Aylestone Hill). A high redbrick wall with stone capping delineates the northern boundary of the property. To the south, facing onto Aylestone Hill behind mature, well-tended gardens, are six mid-20th Century detached houses (nos. 94 to 102 (even numbers) and no. 108 Aylestone Hill).

Number 88 Aylestone Hill (Grade II) is an elegant stuccoed house of Classical design, dating to the early to mid-19th Century. It is set on a large plot behind a mature hedge. There is a stuccoed extension to the south (no. 86), and a very large detached garage of matching colour (with accommodation above) on the north side.

South of this location, Aylestone Hill commences a wide curve to the south-west. Tall trees and high hedges behind stone rubble walls become more prominent, and create a sense of enclosure as the road rises towards the crest of the ridge. At the junction with Broadlands Lane, a mid-19th Century cast-iron mile marker with three facets (Grade II) indicates that it was once one mile to Hereford from this location.

On the north side of the junction with Broadlands Lane, nos. 78 and 80 Aylestone Hill (Grade II) is a mid-19th Century building of Classical appearance. Painted white, with canted and crenellated bay windows, and a decorative iron veranda on the ground floor, it is set behind lawns and stone walls with ashlar gate piers. By contrast, on the opposite side of Broadlands Lane, Athelstan Hall (Grade II), no. 76 Aylestone Hill, also of Classical design, is built of dressed stone with ashlar detailing. At the central entrance is a painted portico with entablature and balustrade supported by plain and fluted columns. The extensive grounds of the house are now used as school playing fields. Trees, shrubs and a low, iron fence screen the grounds from Aylestone Hill.

Number 60 Aylestone Hill (unlisted) is an attractive medium-sized house of Classical design. It is stuccoed, with canted bay windows and a central porch under a pedimented gable. The house was rebuilt in 1858.

At the crest of the Ayleston-Tupsley ridge is the staggered junction of Aylestone Hill and Folly Lane/Venn's Lane. There is a sense of openness here, particularly on the west side of the junction. To the south-west is a small garden with a cider press exhibit; to the north-west are the grounds of the Wye Valley Nuffield Hospital bordered by low, iron railings. The hospital is screened from view by a group of small native trees (under a Tree Protection Order). On the east side of the junction, a large block of flats was under construction at the time of the survey. Hereford VIth Form College is adjacent to this site on Folly Lane. The college is of two stories, built of brick and painted panels under a flat roof, and was constructed after the conservation area was designated. The boundary of the conservation area runs through the college buildings. At this location, there is a group of trees, including a mature cedar (all under a Tree Protection Order). To the south-east of the junction is a late 20th Century residential development behind a high wall.

Vehicle and pedestrian traffic is very heavy at this location at specific times of day. Traffic control is by means of two mini-roundabouts, islands and bollards. For pedestrians, there are designated crossing points and metal safety railings.

The conservation area extends a short distance westwards along Venn's Lane where it includes three large buildings and their grounds. Wye Valley Nuffield Hospital (unlisted) is a mid-20th Century building of brick with concrete dressings and roughcast panels under a flat roof. On the west side is an open car park. This is the largest modern building in the conservation area (with the possible exception of the building under construction on the east side of the junction). It is not in keeping with character of the area; it is, however, screened by trees on its east (Aylestone Hill) side.

Elmhurst (Grade II) is a large mid-19th Century house presently used as a nursing home. This outstanding, two-storey stuccoed house has canted bay windows with

margin-glazed French windows, coloured leaded clerestory lights, a cast-iron veranda on columns and an entrance porch with four-centred arch, all under a slate roof with hipped gable and mansard wing. The grounds, which were truncated to accommodate the hospital to the east, contain outbuildings, a large car park on the south side and lawns on the east side. The house is screened from the road by mature hedges and trees, including native broadleaf species and several very large evergreens.

On the south side of Venn's Lane, at the junction with Aylestone Hill, lie Churchill House (Grade II, formerly Penn Grove House) and gardens. This landmark building can be seen from the centre of the city. The two-storey stuccoed house has a central entrance and porch with cornice and parapet, sash windows with shouldered architrave, all under a hipped slate roof with modillioned wood eaves. The house was built c. 1850 to replace an earlier house at this location, and was extended, in similar style, in 1907. A short distance to the north of the house is a 19th Century brick coach house with a 20th Century porch. On the west side of the house is a small pleasure garden with hedges and mature specimen trees, including a cedar. Churchill House recently housed a museum; at the time of the survey it was undergoing internal alterations for use as the Performing Arts Centre of Herefordshire College of Art and Design.

Churchill Gardens, a landscape park, is the largest open space within the conservation area. The park contains both native broadleaf trees and conifers, including mature specimens and more recent plantings. Tree cover is heaviest in the north-western section of the park, giving the appearance of woodland. On the east side of the park, mature trees and bushes, and a high stone wall of random rubble, effectively screen the house and gardens from the heavy traffic on Aylestone Hill. Tree cover is quite light on the steep south-facing slopes of the park, resulting in extensive views across the city centre towards distant hills.

On the south side of the mini-roundabout at the crest of the Aylestone-Tupsley ridge, Aylestone Hill drops downhill, curving towards the south-west and out of sight. On the west side, the road is bordered immediately by the high stone wall and overhanging trees and bushes of Churchill Gardens; on the east side, there is a steep, grassy bank with a tarmac footpath at the top of the slope running parallel with the carriageway.

At the foot of Churchill Gardens, on the west side of Aylestone Hill, the streetscape becomes more suburban in character with medium-sized houses set behind well-kept gardens and hedges (and some wooden fencing), screened from the road by mature trees and bushes, and with a footpath alongside the road. Most of the houses are brick-built, of two stories, and of 19th Century date. Three are Grade II Listed, i.e., Holly House, The Lawns and Bank House (nos. 23, 25 and 27 Aylestone Hill). These houses are symmetrical in design with central entrances, stone dressings and sash windows under hipped slate roofs; they were built in the early to mid-19th Century. In this area, two rendered houses with timbered gables under tiled roofs offer variety to the streetscape.

At the foot of the Aylestone-Tupsley ridge, on the east side of Aylestone Hill, the streetscape becomes fully urban in character and Edwardian in appearance. Here, there is a series of tall houses (two stories, attic and basement), nos. 1 to 15 Aylestone Hill (odd numbers), on narrow plots with very small front gardens bordered by low brick walls and hedges. The houses are built of brick with stone dressings, and with timbered gables over bay windows under slate roofs with dormer windows. The front elevation of each house is set forward slightly, from south to north, giving

the impression that the houses climb up the hill. In a number of cases, original wooden sash windows have been replaced by uPVC windows, and front gardens have been replaced by paved hardstandings.

On the east side of Aylestone Hill, south of Folly Lane, is a late 20th Century high-density residential development at Carter Grove, a cul-de-sac. This estate is not in keeping with the character of the conservation area. Iron railings separate the estate from Aylestone Hill, and a number of trees (protected by a Tree Preservation Order) and bushes act as a screen. Further south is a series of detached, mid-20th Century houses (nos. 22 to 40 Aylestone Hill, even numbers) set fairly close to the front of mature, well-kept gardens bordered by hedges or low walls. These houses are separated from the road by a wide grass verge with a row of mature specimen trees. In this area, a light-controlled pedestrian crossing, with a central refuge, links both sides of Aylestone Hill and, together with speed cameras, moderates traffic speed.

Extending south to the foot of the hill is a series of large, brick-built late Georgian and Victorian town houses. Most have been sub-divided into flats; one is now a hotel; three are listed buildings.

Aylestone Court Hotel (Grade II, formerly Aylestone Hill House) is a late 18th Century house with 19th Century additions. The three-storey house is symmetrical in form, and built of brick under a hipped slate roof with corbelled brackets to the eaves, and with sash windows. At the front elevation, the central entrance is flanked by plain columns and ashlar canted bay windows surmounted by a balustrade. The grounds at the rear of the house have been subdivided; at the front is a large gravelled car park.

Numbers 8 and 10 Aylestone Hill (Grade II), also of late 18th Century date, is a large, late Georgian three-storey brick house (painted at the ground floor) under a hipped slate roof. The house has a central entrance with canopy, sash windows, and an extension on the south side. The dwelling has been sub-divided. At the front of the building is a hedge, several mature trees, and a large gravelled parking area. Gates, piers with ball finials and railings delineating the property boundary are of early 19th Century date and are listed (Grade II) separately. Gates, piers and railings, and door, canopy and sills of no. 10 have been painted turquoise, a colour that is not characteristic of the late Georgian period, or of the conservation area.

St Hylda's, no. 14 Aylestone Hill (Grade II), is an early 19th Century three-storey house of symmetrical appearance, built of brick under a plain tile roof, with sash windows and a central door with fanlight and a lamp above. At the front of the house is a small lawn with box hedge, and a driveway and parking area paved with flags and cobbles that create an attractive textured surface. At the front of the property is a low brick boundary wall with brick piers and stone ball finials. At the rear of the house, the grounds have been sub-divided.

Nos. 16 and 18 Aylestone Hill (unlisted) is a pair of substantial semi-detached two-storey houses with attics, dating to the late 19th Century. These houses are brick-built with stone dressings; they have gables with bargeboards at the front elevation, sash windows, bay windows at the ground floor, all under slate roofs with dormer windows. At the front are paved parking pads, distressed lawns and unkempt hedges. A low brick wall and hedge delineate the front boundary. These houses appear to have been sub-divided into flats.

Hillside, no. 20 Aylestone Hill (unlisted) is a detached two-storey house with attic. Built in 1880 of brick with ashlar dressings, the house has a large gable to the front

elevation at the right side, with decorative tiles and plasterwork, timber panelling and decorative bargeboards. To the left side are canted bay windows at ground and first floor; the door, with gabled porch, is central. The slate roof has gabled dormer windows with bargeboards. The house appears to have been sub-divided into flats. The adjacent stable block is in similar style and has been converted to residential use. At the front of the house is a large gravelled car park; a recently installed wooded fence delineates the front boundary.

At the southern end of the conservation area is the Adult Training Centre. This is a one-storey brick building with flat roofs and metal windows, built in mid-20th Century 'institutional' style. It is not in keeping with the character of the conservation area.

Buildings of Local Interest

The following unlisted buildings are considered to make a positive contribution to the special architectural and historical interest of the conservation area:

- Aylestone Hill, no. 20, Hillside: two stories and attic, brick with ashlar detailing, central door case with porch, dormer windows, canted bay windows on left side, large gable on right with decorative tiles and plasterwork, timber panelling, decorative bargeboards, slate roof; adjacent former stable block (separate dwelling) in similar style; 1880.
- Aylestone Hill, no. 21: two stories, roughcast and half-timbered, hipped tiled roof, gables at front with bargeboards, latticed windows; 1911 (architects Groom and Bettinger also designed nos. 75 and 77 Aylestone Hill).
- Aylestone Hill, no. 60: two stories, symmetrical Classical style, central door case with porch set forward under pedimented gable, hipped tiled roof, canted bays on first floor, later balcony on second floor at right, sash windows; rebuilt 1858.
- Aylestone Hill, nos. 75 and 77: two stories and attic, hipped tiled roof, roughcast with half-timbered gables, rounded bay windows on first and second floor, mullion and transom windows; 1910 (architects Groom and Bettison also designed no. 21).
- Aylestone Hill, no. 87: two stories, stone with ashlar quoins and dressings at front elevation, brick at other elevations, hipped slate roof, sash windows; 1871.
- Aylestone Hill, no. 116, The Shires (formerly Walney House): two stories with attic, stone with ashlar quoins and dressings, slate roof, multigabled with decorative bargeboards, door case with porch, sash windows; adjacent former stable block (separate dwelling) in similar style; 1874.
- Aylestone Hill, no. 131, Burcott House (formerly Quarry House): two stories with attic, stone with ashlar dressings, brick at minor elevations, slate roof, multigabled with barge boards, sash windows and bay windows; c 1870 with later additions.

Prevalent Building Materials and Local Details

The most prominent building material seen in the conservation area is sandstone. It was used in the construction of large houses with ashlar dressings, generally under multigabled slate roofs with bargeboards, including Athelstan House, The Shires, Burcott House, and no. 87 Aylestone Hill. Sandstone rubble was also used in the construction of prominent boundary walls. This material is locally available, occurring as brown and greenish-grey sandstone beds in the underlying mudstone bedrock.

Stucco was used in the construction of a number of large elegant houses, in white or pale cream colours, all under hipped slate roofs. These include Elmhurst, Churchill House, Broadlands, nos. 86 and 88 Aylestone Hill, Overbury House, and no. 60 Aylestone Hill.

The most common building material, however, is brick. It was used in the construction of a number of late 18th/early 19th Century Georgian houses, including Aylestone Hill Hotel, St Hilda's and Bank House; mid and late 19th Century Victorian houses, including Hillside and nos. 16 and 18 Aylestone Hill; and early 20th Century Edwardian houses, including nos. 1 to 15 (odd numbers) Aylestone Hill. Brick was also used to construct the minor elevations of most of the large, stone-fronted houses. A number of local brickyards, on both sides of Aylestone Hill, were in active production well into the 19th Century.

Brick continues to be used in the construction of more recent buildings, including the Wye Valley Nuffield Hospital and residential developments such as Carter Close. It has also long been used in the construction of boundary walls.

Slate was the most common roofing material between the late 18th and early 20th Century; it was imported from south Wales. Clay plain tiles were used occasionally. Concrete tiles have become more common on houses constructed since the mid-20th Century.

Positive Areas and Features

The following elements are considered to make a positive contribution to the special architectural and historical interest of the conservation area:

- Imposing historic buildings of late 18th to late 19th Century date;
- Spacious, well-kept gardens on generous plots;
- Mature landscape with specimen trees, both broadleaf and conifer;
- Significant boundary features, including high sandstone rubble walls and mature hedges.

Neutral and Intrusive Elements

The following areas and elements are not considered to contribute to the special architectural and historical interest of the conservation area:

- Aylestone Hill, nos. 120 to 144 (even numbers): a group of two storey houses and bungalows of brick and render, generally on smaller plots, c. 1930;

- Aylestone Hill, between nos. 173 to 191 (odd numbers): a group of mid to late 20th Century dwellings on infill sites (also at this location are two small, brick-built 19th Century houses and The Swan Inn public house);
- Aylestone Hill, at the north end of the conservation area on the east side of the road: an area of open land on the Lugg Meadows liable to flood;
- Aylestone Hill, near the north end of the conservation area on the west side of the road: an area of open land under development as a park;
- Carter Grove: late 20th Century high-density residential development on a cul-de-sac (a number of mature trees on this site are protected by TPO 209);
- Folly Lane, Hereford VIth Form College: two stories, brick and painted panels under flat roof, late 20th Century 'institutional' style building (a group of trees adjacent to this site are protected by TPO 523);
- Venn's Lane, Wye Valley Nuffield Hospital: two and three stories, brick with concrete dressings and roughcast panels under a flat roof, large open car park, mid-20th Century 'institutional' style building (a group of trees on this site is protected by TPO 071);
- Rockfield Road, Adult Training Centre: one storey, brick with flat roof, metal windows, mid-20th Century plain 'institutional' style building;
- Various small sites of mid to late 20th Century residential development on the periphery of the conservation area, generally on cul-de-sacs or where large plots have been subdivided, including:
 - Aylestone Grange
 - Broadlands Lane (north side)
 - Lugg View Close
 - Walney Lane
- Various inappropriate alterations to, and unkempt appearance of, several historic buildings (late 18th to early 20th Century), including:
 - Replacement windows, particularly uPVC;
 - Replacement of front gardens with paved hardstandings and gravelled parking areas;
 - Replacement of walls and hedges with wooden fencing;
 - Re-painting in colours not characteristic of architectural period or context.

General Condition, Pressures and Capacity for Change

Generally, the condition of the conservation area is very good. In only a small number of cases is there evidence of poor maintenance of buildings, grounds and hedges.

There is significant, and on-going, pressure for change, including:

- Change of use, e.g., conversion of large houses to flats, nursing homes, or for educational purposes;
- Sub-division of large plots and construction of cul-de-sacs with high-density residential development, particularly on the periphery of the conservation area;
- Expansion of educational facilities in the vicinity of Folly Lane.

Capacity for change is limited. Further development is likely to involve loss of open spaces and sub-division of plots leading to increases in the density of residential occupation, in the use of public facilities, and in traffic. Ultimately, this would result in the erosion of the character of the conservation area.

Issues

Buildings at Risk

Generally, the listed buildings in the conservation area are occupied and appear, from the exterior, to be in good or reasonable condition. The following building may be at risk as a result of a recent change of use:

- Churchill House (Grade II), Venn's Lane: this building is to be used as a performing arts centre. It is suggested that heavy use may be detrimental to the appearance and character of the building.

Proposed Boundary Changes

It is suggested that consideration should be given to a number of boundary changes that would involve the removal of certain areas from the conservation area. General reasons underlying such proposals include:

- (i) To exclude neutral or intrusive areas that do not contribute to the character of the conservation area;
- (ii) To exclude areas of the landscape that do not form an integral part of the historic built environment;
- (iii) To include areas of special architectural and historical interest that would contribute to the character of the conservation area;
- (iv) To realign the boundary to follow recognisable features, such as field boundaries, property boundaries or public footpaths.

It is proposed that the following neutral or intrusive areas (discussed above) that do not contribute to the character of the conservation area should be excluded:

- Adult Training Centre, Rockfield Road/Aylestone Hill;
- Carter Grove, Folly Lane/Aylestone Hill;
- Hereford VIth Form College, Folly Lane;

- Small infill sites, generally of mid to late 20th Century residential development in cul-de-sacs or where large plots have been subdivided, on the periphery of the conservation area, including:
 - Aylestone Grange;
 - Broadlands Lane (north side, east of no. 78 Aylestone Hill);
 - Walney Lane (south side, east of no. 82 Aylestone Hill);
 - Lugg View Close (east side).

It is proposed that further discussion be undertaken and opinion sought on:

- The exclusion of the following neutral or intrusive areas (discussed above) that do not contribute to the character of the conservation area:
 - Nos. 120 to 144 Aylestone Hill (even numbers);
 - Nos. 173 to 191 Aylestone Hill (odd numbers) and The Swan Inn;
- The exclusion of the following areas of the landscape that do not form an integral part of the historic built environment:
 - An area of Lugg Meadows at the north end of the conservation area on the east side of Aylestone Hill;
 - An area of open land under development as a park near the north end of the conservation area on the west side of Aylestone Hill.

It is proposed that the following area of special architectural and historical interest would contribute to the character of the conservation area and should be included:

- No. 17 Walney Lane, house and grounds: a Victorian house of Classical design.

It is further proposed that, following any changes, the boundary of the conservation area be realigned to follow recognisable features, such as field boundaries, property boundaries or public footpaths.

Other Issues

It is suggested that the character of the conservation area may be at risk as a result of:

- Changes of use of large historic houses, e.g., conversion to flats, which may lead to:
 - Loss of mature grounds and replacement with extensive parking areas and ancillary buildings;
 - Increase in traffic as a result of multiple occupancy;
 - Deterioration in the appearance of houses and grounds.
- Changes in the character and appearance of historic buildings as a result of inappropriate additions, alterations or decoration, e.g.,
 - Replacement windows, particularly uPVC;
 - Construction of conservatories and garages;

- Replacement of front gardens with parking pads;
- Removal of walls and hedges;
- Re-painting in inappropriate colours.

Enhancement

A small number of detrimental features within the conservation area can be enhanced with some improvement works, including:

- Basic maintenance of house exterior, lawn and hedges, where required;
- Reinstatement of hedges and walls;
- Reconsideration of parking facilities, e.g., re-location to the rear of premises, use of attractive textured surfaces, screening by hedges and bushes.

Sources

Planning Documents and Guidance

Department of National Heritage (1990) *Revised List of Buildings of Special Architectural or Historical Interest, City of Hereford 1990*.
Department of the Environment and Department of National Heritage (1994) *Planning Policy Guidance Note 15: Planning and the Historic Environment*.
English Heritage (2006) *Guidance on Conservation Area Appraisals*.
Herefordshire Council (2004) *Herefordshire Unitary Development Plan: Revised Deposit Draft, May 2004*.

Historical and Archaeological Sources

Coplestone-Crow, B. (1989) *Herefordshire Place Names*. B. A. R British Series 214. B. A. R.
Speak M. (2006) *Victorian and Edwardian Buildings in Hereford 1837-1919*.
Unpublished report on file in the Herefordshire Sites and Monuments Record.

Maps

British Geological Survey (1989) *Hereford, England and Wales Sheet 198. Solid and Drift Geology. 1:50 000*. Ordnance Survey.
Bryant A. (1835) *Herefordshire*.
Ordnance Survey (1998) *Explorer 189, Hereford and Ross-on-Wye*. Ordnance Survey.
Ordnance Survey (1887) *1st Edition, Sheet 33SE*. Ordnance Survey.
Soil Survey of England and Wales (1987) *Soils of England and Wales. Sheet 3, Midland and Western England*. Ordnance Survey.
Hereford Parish Tithe Maps: St John (1840), All Saints (1841), Holmer Within (1844).

Appendix I: List of Heritage Assets

Listed Buildings

Grade II: Buildings of special interest

- Aylestone House, nos. 8 and 10 Aylestone Hill
- Gate piers and railings to nos. 8 and 10
- St Hilda's, no. 14 Aylestone Hill
- Holly House, no. 23 Aylestone Hill
- The Lawns, no. 25 Aylestone Hill
- Bank House, no. 27 Aylestone Hill
- Churchill Gardens Museum, Aylestone Hill
- Elmhurst, Venn's Lane
- Athelstan Hall, no. 76 Aylestone Hill
- Milestone, Aylestone Hill, near junction with Broadlands Lane
- Nos. 78 and 80 Aylestone Hill
- Beech Tree House, no. 3 Overbury Road, includes
- Danesmere, no. 79 Aylestone Hill
- No. 86 Aylestone Hill
- The Highlands, no. 88 Aylestone Hill
- Aylestone Hill House, Aylestone Hill

Herefordshire Sites and Monuments Record

- Roman Road, Stretton Grandison to Kenchester
- Ring Ditch (possible site of), south of Roman Road
- Iron Age Hillfort, Aylestone Hill
- Ridge and Furrow, Field 5577, Aylestone Hill
- Aylestone Medieval Settlement
- Walney Medieval Settlement
- Brick Kiln, Aylestone Hill
- Toll House
- Three Counties Hotel, Aylestone Hill
- Milestone, Aylestone Hill

Appendix II: Buildings of Local Interest

- Aylestone Hill, no. 20, Hillside: two stories and attic, brick with ashlar detailing, central door case with porch, dormer windows, canted bay windows on left side, large gable on right with decorative tiles and plasterwork, timber panelling, decorative bargeboards, slate roof; adjacent former stable block (separate dwelling) in similar style; 1880.
- Aylestone Hill, no. 21: two stories, roughcast and half-timbered, hipped tiled roof, gables at front with bargeboards, latticed windows; 1911 (architects Groom and Bettinger also designed nos, 75-77 Aylestone Hill).
- Aylestone Hill, no. 60: two stories, symmetrical Classical style, central door case with porch set forward under pedimented gable, hipped tiled roof, canted bays on first floor, later balcony on second floor at right, sash windows; rebuilt 1858.
- Aylestone Hill, nos. 75 and 77: two stories and attic, hipped tiled roof, roughcast with half-timbered gables, rounded bay windows on first and second floor, mullion and transom windows; 1910 (architects Groom and Bettison also designed no. 21).
- Aylestone Hill, no. 87: two stories, stone with ashlar quoins and dressings at front elevation, brick at other elevations, hipped slate roof, sash windows; 1871.
- Aylestone Hill, no. 116, The Shires (formerly Walney House): two stories with attic, stone with ashlar quoins and dressings, slate roof, multigabled with decorative bargeboards, door case with porch, sash windows; adjacent former stable block (separate dwelling) in similar style; 1874.
- Aylestone Hill, no. 131, Burcott House (formerly Quarry House): two stories with attic, stone with ashlar dressings, brick at minor elevations, slate roof, multigabled with barge boards, sash windows and bay windows; c 1870 with later additions.

Appendix III: Tree Preservation Orders

- TPO 065: Individual trees in the gardens of Aylestone Court Hotel (formerly Aylestone Hill House), Aylestone Hill and no. 2 Southbank Road;
- TPO 071: Group of trees in the grounds of Wye Valley Nuffield Hospital, Aylestone Hill/Venn's Lane;
- TPO 209: Individual trees and groups in private gardens at Carter Grove;
- TPO 248: Individual tree in the garden of no. 28 Aylestone Hill;
- TPO 290: Individual trees and groups in the grounds of The Shires (formerly Walney House), Aylestone Hill;
- TPO 300: Individual tree in the garden of no. 82 Aylestone Hill;
- TPO 319: Individual tree in the garden of no. 24 Aylestone Hill;
- TPO 523: Individual trees and group in the area of Carfax House (demolished), Aylestone Hill/Folly Lane.

DCSE2006/1907/O - PROPOSED RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO WESTHAVEN, SIXTH AVENUE, GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HJ

For: Executors of Hazel Reece Essex deceased per Mr T Margrett, Green Cottage, Hope Mansel, Ross-on-Wye, Herefordshire, HR9 5TJ

**Date Received: 19th June 2006 Ward: Ross-on-Wye West Grid Ref: 59556, 25117
Expiry Date: 14th August 2006**

Local Members: Councillor M R Cunningham and Councillor G Lucas

Introduction:

This application was reported to the Southern Area Planning Sub-Committee on 27th September 2006 when Members resolved to refuse planning permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be referred to the Planning Committee for further consideration.

At the meeting on 27th September 2006 the recommendation was that planning permission be granted. In the debate Members of the Southern Area Planning Sub-committee took account of the objections received from local residents especially with regard to traffic generation, the narrowness of the access roads and the concern that this would be an overdevelopment of the site. It was resolved that permission be refused on the grounds of traffic safety and congestion, the proposed density of development and its overbearing effect on nearby dwellings.

The relevant development plan policies are listed in the report to the Southern Area Planning Sub-Committee. In particular:

1. The Traffic Manager's officers have visited the site and assessed that there is no objection on highway safety grounds subject to standard planning conditions concerning access details.
2. The site has a frontage to a private road whereby the effective width of the roadway could be increased along the full length of the site frontage, thereby reducing further any road capacity concerns.
3. The application is in outline with all matters reserved and, hence, a judgement cannot be made on density or detailed impact on other nearby properties.
4. Several similar development schemes have been carried out in the locality demonstrating that development of this nature can be carried out successfully in this locality.
5. If typical PPG3 densities are applied to this "Brownfield" site then the site could provide for up to five dwellings instead of the single dwelling on the site at present. Officers recommended adding an informative note to any permission to advise that any future application for reserved matters be limited to a maximum of five dwellings on the site.

6. Although a layout showing six dwellings was submitted with the application it was only illustrative and a permission would not necessarily imply approval of six dwellings.
7. Overall the planning application proposals were fully compliant with relevant development plan policies, the emerging Unitary Development Plan, and government guidance, especially in PPG3, for residential development of previously developed land within established residential areas. The site is not in a Conservation Area although it is within the Wye Valley AONB (which “washes” over the whole of Ross on Wye). Notwithstanding this important landscape designation there is no landscape reason why the site should not be re-developed for residential purposes.

Whilst the concerns of Members with regard to the impact of the development are understood in the opinion of your Officers that a refusal would be very difficult to defend on appeal. Consequently the application is referred to the Planning Committee for consideration. The original report to the Southern Area Planning Sub Committee of 27th September 2006 is set out below.

1. Site Description and Proposal

- 1.1 Westhaven is a vacant dwelling with long rear garden located on the south west of Sixth Avenue, Greytree. A narrow private drive runs along the northern boundary of the site. 1-4 Blackfields Cottages are adjacent. The site is located in a primarily residential area as shown on Map 37: Ross-on-Wye in the South Herefordshire District Local Plan and Inset Map Ross1 in the Herefordshire Unitary Development Plan (Revised Deposit Draft). It is also in an Area of Outstanding Natural Beauty.
- 1.2 This is an outline application to establish the principle of residential development. The application reserves all matters for future consideration. An illustrative layout plan has been provided which shows the siting of 6 dwellings; a terrace of 4 dwellings fronting Sixth Avenue and 2 detached houses fronting onto the private drive. This plan does not form part of the application.

2. Policies

2.1 Department of the Environment

PPS1	-	Delivering Sustainable Development
PPG3	-	Housing
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy H16	-	Ross and Rural Sub Area
Policy H16A	-	Housing in Rural Areas Development Criteria
Policy H18	-	Housing in Rural Areas outside The Green Belt
Policy CTC1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.5	-	Development within Areas of Outstanding Natural Beauty
Policy C.43	-	Foul Sewerage
Policy SH.14	-	Siting and Design of Buildings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S1	-	Sustainable Development
Policy S2	-	Development requirements
Policy S3	-	Housing
Policy S7	-	Natural and Historic Heritage
Policy DR2	-	Land Use and Activity
Policy H1	-	Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy LA1	-	Area of Outstanding Natural Beauty

3. Planning History

- 3.1 SH78/0648/O Detached dwelling - Refused 4.10.78

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water - Would request that if you are minded to grant planning permission that conditions and advisory notes are included to ensure no detriment to existing residents or the environment and to Welsh Water's assets.

Internal Council Advice

- 4.2 Traffic Manager - Recommends that any permission, which this Authority may wish to give, include conditions.

5. Representations

- 5.1 Ross Rural PC objects on the grounds of restricted access to the site and highway safety. Also insufficient parking.

- 5.2 12 letters of objection have been received. The main points raised are:

- (1) Sixth Avenue is narrow and often congested by parked vehicles
- (2) It would appear that insufficient parking will be provided in an already congested area
- (3) This application will make situation worse
- (4) Indiscriminate parking makes it very difficult to manoeuvre
- (5) Increase in traffic
- (6) The exit from Sixth Avenue onto Greytrees has poor visibility
- (7) Invasion of privacy
- (8) Obstruction of views
- (9) It is not acceptable to build 6 more houses where previously there was only 1
- (10) The track that runs down along the side of the site is a private road
- (11) There just isn't room for anymore dwellings

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 This is an outline application to establish the principle of residential development. The application reserves all matters, external appearance, siting, design, landscaping and means of access, for future consideration. These matters will be dealt with later at the time of approval of reserved matters. The reserved matters will seek to ensure the development is well designed and of a suitable scale so that it can be assimilated into the area avoiding problems of overlooking. Although this is an outline application, the applicant has submitted an indicative layout plan, which shows the siting of 6 dwellings; a terrace of 4 dwellings that will front onto Sixth Avenue and 2 pairs of semi-detached house fronting onto the private drive. This plan though does not form part of the application.
- 6.2 In terms of principle of land use the proposal is considered acceptable. The application proposes the redevelopment of previously developed land located within an established residential area, which is within the overall housing provision policies of the Unitary Development Plan (Revised Deposit Draft).
- 6.3 Objection has been raised to the proposed development accessing the site off the track that runs along the northern side of the site, its sub-standard width and its poor visibility at the junction with Sixth Avenue especially to the southwest, as well as traffic congestion. The Traffic Manager considers the proposed development would only be acceptable subject to a scheme of improvements to the track including its widening to a minimum of 3.5metres along the length of the site, improvements to the visibility at the junction of track with Sixth Avenue in a south easterly direction of 2.4metres x 33metres, and adequate parking to meet Council standards. The applicant has demonstrated these requirements can be achieved with the limits of the site; accordingly the Traffic manager has no objection to the proposal.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A02 (Time limit for submission of reserved matters (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 A03 (Time limit for commencement (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3 A04 (Approval of reserved matters)**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
- 4 A05 (Plans and particulars of reserved matters)**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 5 A scheme of improvements to the track along the northern boundary of the site including its widening to a minimum of 3.5 metres along the full length of the site shall be submitted to and approved in writing by the local planning authority.**

Reason: In the interests of highway safety.

6 H03 (Visibility splays)

Reason: In the interests of highway safety.

7 W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

8 W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

9 W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informative:

1 N15 - Reason(s) for the Grant of Planning Permission

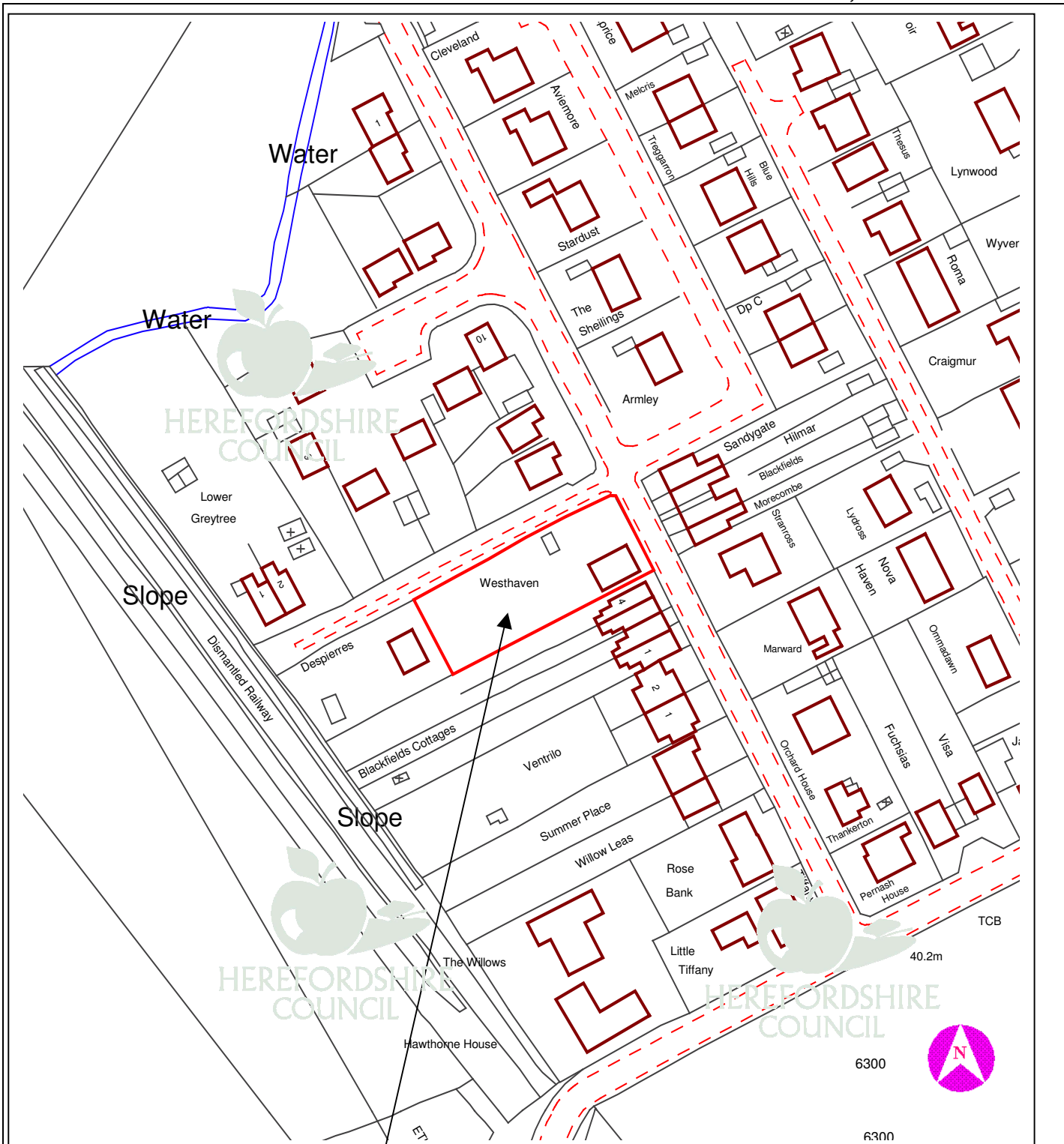
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1907/O

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to Westhaven, Sixth Avenue, Greytrees, Ross-on-Wye, Herefordshire, HR9 7HJ

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DCSW2006/2417/F - PROPOSED REPLACEMENT DWELLING INCLUDING REMOVAL OF EXISTING UNOCCUPIED HOUSE WITH NEW DWELLING, TO HAVE RE-ARRANGED VEHICULAR ACCESS FROM LYSTON LANE, BRYNFIELD, LYSTON LANE, WORMELOW (NEAR ORCOP), HEREFORDSHIRE, HR2 8EW

For: Mr & Mrs A Ing per Derrick Whittaker Architects, 1 Farjeon Close, New Mills, Ledbury, Herefordshire, HR8 2FU

Date Received: 25th July 2006

Ward: Pontrilas

Grid Ref: 48639, 28526

Expiry Date: 19th September 2006

Local Member: Councillor G. W. Davis

This application was considered by the Southern Area Planning Sub-Committee at its meeting on 27th September, 2006, when it was resolved to grant planning permission, contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

In the debate Members of the Area Sub-Committee gave weight to the fact that the existing house on the site was both small and not an attractive feature in the landscape, and felt that the proposed dwelling would, in these circumstances, be a reasonable development of the site. In addition, they heard representations to the effect that the applicants are a local family. It was resolved to grant planning permission, delegating any appropriate conditions to the Head of Planning Services.

The relevant development policies are listed in the recommended reasons for refusal. In particular:

1. Unitary Development Plan Policy H.7 requires that a replacement dwelling in the open countryside must be 'comparable in size and scale' with the dwelling it is intended to replace. In this case the proposed house would be nearly three times the size of the existing building in floor area (150 sq. m. proposed compared to 68 sq. m. existing), and have a ridge height of 6.8m compared to 4.6m existing. In these circumstances there is a clear conflict with planning policy.
2. This is a relatively isolated site and the significant increase in size and scale of the building will be likely to be conspicuous in the landscape. As such, there would be conflict with Policy LA.2 of the Unitary Development Plan and the purpose of Policy H.7 as expressed in paragraph 5.4.72 of the Plan.
3. There is an unresolved highway issue in that it has not been demonstrated that there is sufficient space for vehicles to park, manoeuvre and turn such that they can enter and leave the site in a forward gear.

Having regard to the above, whilst the desire of Members to support the application is understood, there are substantive policy concerns. The proposal is in conflict with the established policies intended to protect the open countryside. The application is therefore referred as the decision of Southern Area Planning Sub-Committee to approve raises crucial policy issues. The original report to Southern Area Planning Sub-Committee of 27th September, 2006 is set out below.

1. Site Description and Proposal

- 1.1 Brynfield, Lyston Lane is a detached bungalow with single storey detached annexe located to the northwest of the bungalow. It is located in a large garden within the open countryside and Area of Great Landscape Value. The site is flat and slightly elevated above the adjacent Class III road (C1235) to the north. The site is surrounded to the east, west and south by agricultural land.
- 1.2 The application proposes to demolish the existing corrugated iron clad bungalow and annexe and replace it with a 3-bedroom, 1½ storey dwelling. The dwelling will be constructed from stone with timber horizontal boarding to the southern elevation under a reformed slate roof. A new access and turning area will be created from the adjacent classified road to the north-east of the dwelling.

2. Policies

2.1 Planning Policy Statement

PPS.1	-	Delivering Sustainable Development
PPS.7	-	Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H.16A	-	Housing Development in Rural Areas Development Criteria
Policy H.20	-	Housing in the Open Countryside
Policy CTC.2	-	Development within Areas of Great Landscape Value
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.8	-	Development within Areas of Great Landscape Value
Policy SH.21	-	Replacement Dwellings

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements
Policy DR.1	-	Design
Policy H.7	-	Housing in the Countryside Outside Settlements

3. Planning History

- 3.1 SH891395PF Demolition of existing bungalow and outbuilding and erection of detached chalet bungalow and garage - Approved 07.03.90

DCSW2006/0728/F Proposed replacement dwelling including removal of existing unoccupied house with oak framed house and garage. New vehicular access - Withdrawn 02.05.06

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager recommends that permission be refused as the proposed parking area appears to have insufficient turning and manoeuvring space to ensure that vehicles may enter and leave in a forward gear and would not therefore be in the interests of highway safety.

5. Representations

5.1 The applicant's agent has made the following submission:

'The existing bungalow was built as an emergency temporary accommodation following the Second World War and is now in a considerable state of disrepair that it is uninhabitable. Given the temporary nature of the build, the inappropriate use of materials employed and the inadequate accommodation contained within the existing dwelling we consider that it is appropriate that the building should be replaced.

Our proposals incorporate a single dwelling comprising the primary accommodation at ground floor level with rooms in the roof space above in order to minimise the visual mass of the new dwelling whilst respecting the topography of the site as well as the general landscape surrounding the plot. We consider the proposal satisfies many of the development criteria set out within the Unitary Development Plan in particular with regard to quality of design and respecting the size and character of the local settlement as well as the character and appearance of the site.

The proposed dwelling will allow for greatly improved site access and visual amenity given the low quality of design and poor condition of the existing dwelling.

The proposed dwelling is designed to offer a single storey facade to the roadside whilst opening to the views to the south where the building is visible only to a small number of properties located at a higher elevation to the site. The envelope materials comprise a mix of fair-faced stone and timber boarding reflecting the rural nature of the site.

The redevelopment of this site to provide a new viable family home will obviously benefit the local community. The expansion of the local population in a sustainable way, by utilising an existing site benefiting from existing infrastructure will also help to increase the social diversity of the village population. Also we believe that this proposal represents a considerable improvement aesthetically over the previously approved application, your Ref: SH891395F'

5.2 Llanwarne Parish Council has no objection to the proposal.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The site lies in open countryside, in planning policy terms. With regards to proposals for new residential development policy H.20 of the Structure Plan, policy C.1 of the South Herefordshire District Local Plan and policy H.7 of the Herefordshire Unitary Development Plan (revised deposit draft) are applicable. As an exception to the normal presumption against new residential development in the open countryside, H.20(e) of the Structure Plan, policy SH.21 of the South Hereford Local Plan and policy H.7 of the emerging Unitary Development Plan allow the replacement of an existing building with established residential use rights with a new building of comparable size and scale.
- 6.2 The existing dwelling has established residential use rights and therefore the main issue is whether the replacement is comparable in size and scale to the existing. The submitted drawings indicate that the existing bungalow has a floor area of approximately 67.74m², including the annexe. It is 2.6m to the eaves and 4.6m high to the ridge of the roof. The floor area of the proposed dwelling is approximately 150.63m². The proposed dwelling has an eaves height of 2.9m and 6.8m to the ridge of the roof. The replacement dwelling would be partially on the footprint of the existing bungalow.
- 6.3 In floor area alone the proposal would represent an increase. The policies state that the scale and mass of the replacement dwelling, not just the floor area, should be comparable in size with the existing. The proposed replacement would be significantly taller than the existing and by reason of the scale and mass of the building it would appear more bulky. As such the proposal fails to accord with the relevant policies.
- 6.4 There are and would be views of the dwelling from the proposed access, the adjacent highway and adjacent agricultural land. The proposed replacement dwelling would be taller than the existing and of a larger scale and mass. As such the resulting dwelling would be more prominent in the landscape. Whilst it may be argued that the existing bungalow is not of architectural or historic interest and the replacement provides a better design it is considered that any benefit would be outweighed by the increase in size of the building. Therefore the proposal would have a harmful impact upon the landscape.
- 6.5 The proposed parking area provides insufficient turning and manoeuvring space to ensure that vehicles may enter and leave in a forward gear and would not therefore be in the interests of highway safety.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. The proposed replacement dwelling would not be comparable in size and scale with the existing therefore the proposal is contrary to policy H20(e) of the Hereford and Worcester County Structure Plan, policy GD1, C1 and SH21 of the South Herefordshire District Local Plan and policy DR1 and H7 of the Herefordshire Unitary Development Plan.**

- 2. The site is located in an area of open countryside designated as being of Great Landscape Value. The proposed replacement dwelling by reason of its scale and bulk will appear visually intrusive and unduly prominent in the landscape so as to have a detrimental effect. As such, the proposal conflicts with Policy CTC2 of the Hereford and Worcester County Structure Plan and Policy C.8 of the South Herefordshire District Local Plan and Policy LA.2 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

- 3. The proposed parking area provides insufficient turning and manoeuvring space to ensure that vehicles may enter and leave in a forward gear and would not therefore be in the interests of highway safety contrary to policy T.3 of the South Herefordshire District Local Plan and policy S.6 of the Herefordshire Unitary Development Plan (revised deposit draft).

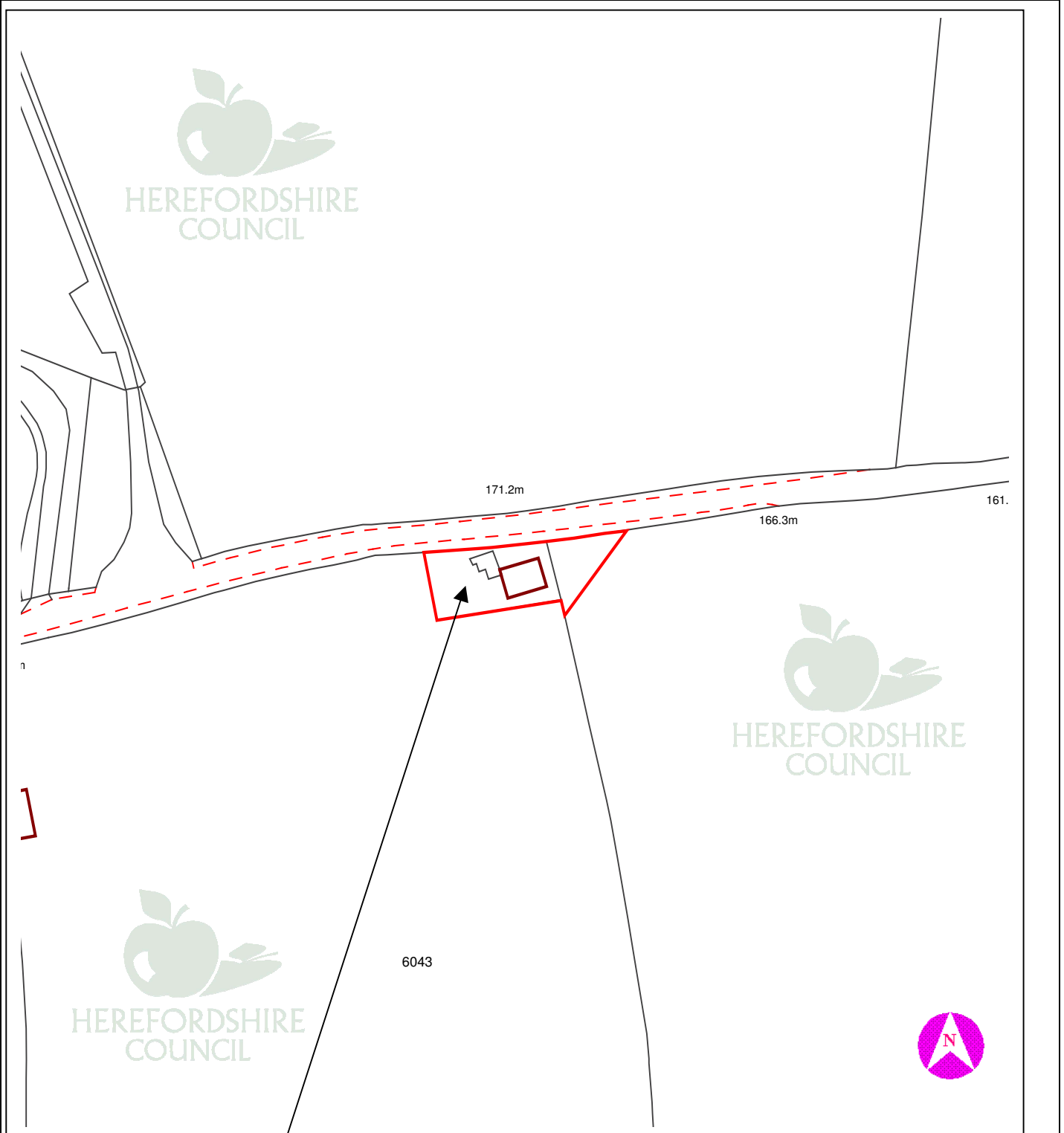
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2006/2417/F

SCALE : 1 : 1250

SITE ADDRESS : Brynfield, Lyston Lane, Wormelow (near Orcop), Herefordshire, HR2 8EW

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10 DCNC2006/2926/F - ERECTION OF TIMBER GARDEN FENCE AT LAND ADJOINING GREYSTONES, WYSON, BRIMFIELD, LUDLOW, HEREFORDSHIRE, SY8 4NL

**For: Mr R Shears per Mr D F Baume David F Baume
Chartered Architect Churchways Jewkes Lane Kington
on Teme Worcestershire WR15 8LZ**

Date Received:
11th September 2006

Ward:
Upton

Grid Ref:
52015, 67930

Expiry Date:
6th November 2006

Local Member: Councillor J Stone

This application was considered by the Northern Area Planning Sub-Committee at its meeting on 11th October 2006 when Members resolved to refuse permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

At its meeting the Northern Area Planning Sub-Committee was recommended to approve this application. The recommendation took into account

- The house is on a corner plot where front boundary treatments are controlled by condition in order to ensure that adequate visibility is provided at the junction of the two narrow roads which join at this point,
- the fence which has already been erected conflicts with the permission because it is not set back two metres from the highway along its whole length
- the Highways Officer has visited the site and reported that he considered the degree of visibility to be acceptable – hence the purpose of the condition is still achieved without compromise to highway safety
- the appearance of the fence, a close boarded fence, is clearly visible along the full site frontage but, in the opinion of the case officer, there is insufficient damage to the appearance of the site to warrant refusal on visual amenity grounds.

In the debate the members of the Area Sub-Committee gave significant weight to the objections of the local Member, the Parish Council and one local resident who are all very concerned that the original condition has been breached and that visibility is compromised on the corner.

The highways officer who has visited the site and considered it in detail. He has reported, "I inspected the remedial works done by the builder at the corner of the site adjacent to Greystones on Friday 1st September 2006. They are in accordance with my recommendation and visibility at the junction and driveway to the new bungalow is acceptable at both sites because it is within current guidelines." The highways officer goes on to confirm that there is no adverse impact on highway safety and makes relevant references to current and

emerging government guidance on the design of residential streets. The reason for refusal canvassed by Members seemed to be more concerned with the principle of retrospective applications than the planning merits of the case. In these circumstances, a refusal of permission on highway safety grounds would be very difficult to sustained at appeal.

Consequently the application is referred to this meeting of the Planning Committee for further consideration. The original report to the Northern Area Planning Sub-Committee is set out below.

1. Site Description and Proposal

- 1.1 A recently completed bungalow occupies this slightly elevated corner plot on Wyson Lane. The lane is narrow throughout its entire length and development is of a high concentration along its frontage.
- 1.2 The application is retrospective and seeks to retain a close board fence that bounds the site to the south and west and has been erected in breach of condition no.3 of the original permission. The condition reads as follows:

Before any other works hereby approved are commenced, the access point into the application site shall be so constructed that there is clear visibility from a point 0.6 metres above the level of the adjoining carriageway at the centre of the access 2 metres and 33 metres from and parallel to the nearside edge of the adjoining carriageway over the entire length of the site frontage. Nothing shall be planted, erected and/or allowed to grow on the area of land formed which would obstruct the visibility described.

2. Policies

- 2.1 Herefordshire Unitary Development Plan
H13(4) - Sustainable residential design
- 2.2 Leominster District Local Plan
A.70 - Accommodating traffic from development

3. Planning History

NC03/2251/F - Erection of a bungalow - Approved 28/01/04

NC04/3760/F - Erection of a bungalow - Approved 26/11/04

(It is the latter of these two permissions that has been implemented)

NC06/1846/F - Retrospective application for the erection of a timber fence - Withdrawn

4. Consultation Summary

Statutory Consultations

- 4.1 None required

Internal Council Consultations**Transportation Manager**

- 4.2 I inspected the remedial works done by the builder at the corner site adjacent to Greystones on Friday, 1st September, 2006. They are in accordance with my recommendations, and visibility at the junction and driveway of the new bungalow, is acceptable at both sites because it is within current guidelines.
- 4.3 Visibility to the right when turning from Wyson Lane and travelling northbound is now acceptable at an "x" distance of 2.4m (from the Highways Design Guide for New Developments) - whilst there is a small section of carriageway adjacent to the Chapel not fully visible, it is unlikely to hide any motorised vehicle, including motorcycles. The vision to the left remains unsatisfactory, but is not related to the application. The visibility at the driveway to the new bungalow is acceptable in both directions at an "x" distance of 2.0m, particularly given the slow speed that vehicles are travelling as they near or exit the "T" junction.
- 4.4 Visibility around the corner for vehicles turning into Wyson Lane is limited, but I consider that it will in fact serve to limit speed, and contrary to common perception, will actually improve safety. This approach is well-recognised and encouraged in current guidance (such as the Inst. of Highway Incorporated Engineers' "Home Zones" guidance) and is very much emphasised in the emerging "Manual for Streets" published by DfT. Good visibility encourages higher speeds than would otherwise be observed, increasing danger for other road users and vehicles/pedestrians emerging onto the highway. As there is no separate provision for motorised vehicular traffic along Wyson Lane, safety for all users is improved if speeds are limited.

5. Representations

- 5.1 Brimfield Parish Council - No response
- 5.2 To date one letter of objection has been received from S Clarke, Elm Lea, Wyson Lane who considers that the fence continues to affect visibility and is not in keeping with the area.
- 5.3 The public consultation period expires on 11th October 2006 and any further correspondence received will be reported verbally to committee.
- 5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 In light of the detailed comments of the Transportation Manager it is your officer's opinion that the concerns over visibility are addressed.
- 6.2 With regard to the appearance of the fence, it is a domestic boundary treatment in a residential situation. The issue has arisen as an enforcement case in specific respect to concerns over visibility. To refuse it on the grounds of its appearance is considered to be unreasonable.
- 6.3 It is therefore recommended that the application is approved.

RECOMMENDATION

Subject to no further representations raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approve the application.

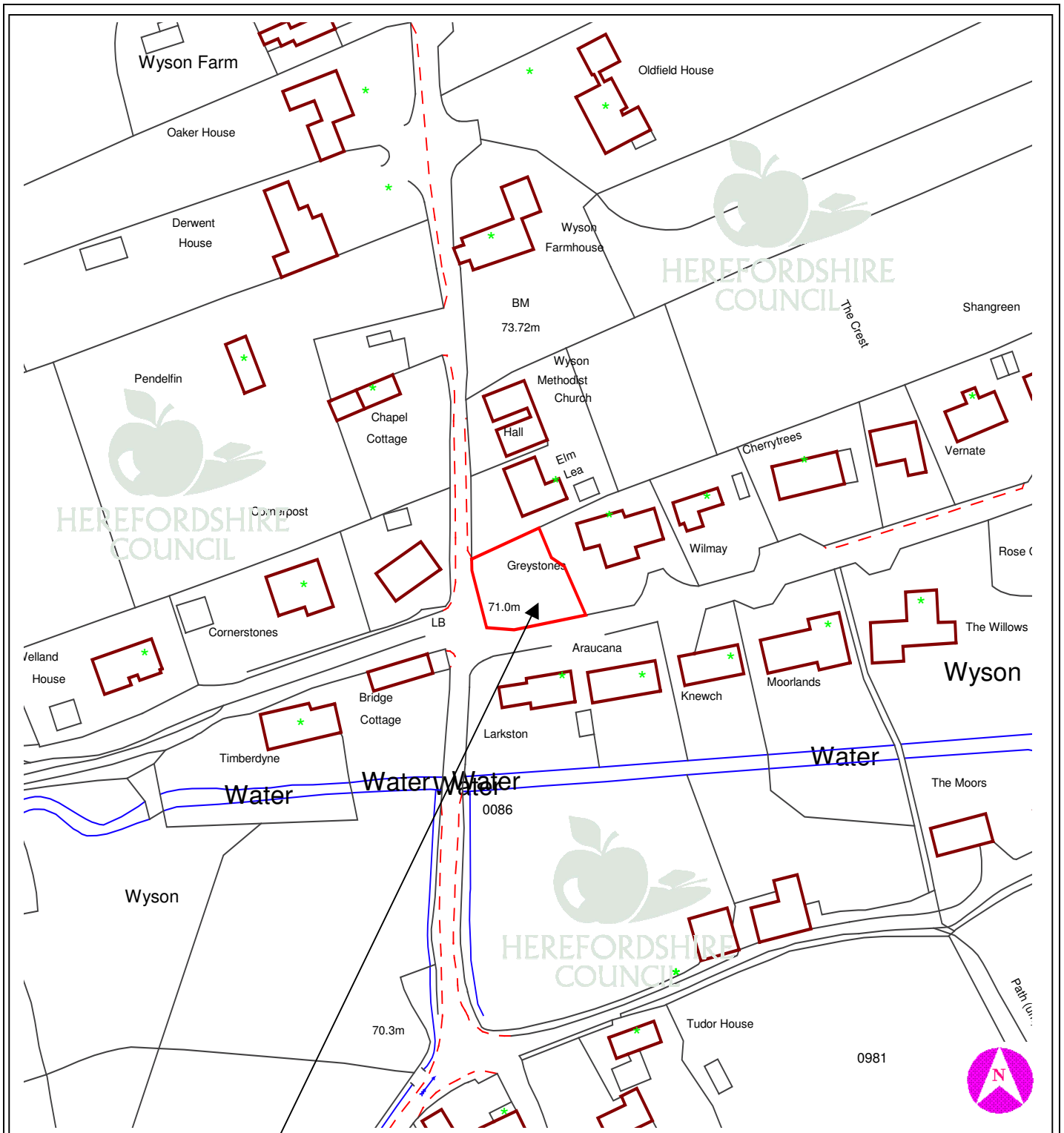
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/2926/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining Greystones, Wyson, Brimfield, Ludlow, Herefordshire, SY8 4NL

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