

# **PEMBRIDGE CONSERVATION AREA**

## **APPRAISAL**

**DRAFT**

## TABLE OF CONTENTS

1. Introduction
  2. Planning Policy Context
  3. Summary of Special Interest
  4. Location and Setting
  5. Historic Development and Archaeology
  6. Spatial Analysis
    - Character and Interrelationship of Spaces
    - Key Views and Vistas
  7. Character Analysis
    - Buildings of Local Interest
    - Features in the Public Realm
    - Prevalent Building Materials and Local Details
    - Positive Areas and Features
    - Neutral and Intrusive Elements
  8. Pressures, Capacity and General Conditions
  9. Issues
    - Proposed Boundary Changes
    - Other Issues
- Appendix I: List of Heritage Assets
- Appendix II: Buildings of Local Interest
- Appendix III: Sources

## LIST OF ILLUSTRATIONS (To be shown by slide at Planning Committee)

- Plan 1: Pembridge Conservation Area
- Plan 2: Buildings of Local Interest and Other Features
- Plan 3: Proposed Boundary Changes

## **PEMBRIDGE CONSERVATION AREA APPRAISAL**

***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.***

### **1. Introduction**

- 1.1 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 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 management, and the future, of the conservation area, ensuring that its character and appearance is taken into account when making such decisions.
- 1.2 Leominster District Council designated Pembridge Conservation Area in 1974. An appraisal has recently been carried out to review the special qualities of the 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 Pembridge Conservation Area will be taken at a later stage in association with consideration of management proposals.

### **2. Planning Policy Context**

- 2.1 There is a considerable amount of policy published by a number of sources (including English Heritage) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.
- 2.2 Herefordshire Unitary Development Plan (UDP), adopted 23<sup>rd</sup> March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County.
- 2.3 The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and for determining how planning applications for development within conservation areas will be considered (Policy HBA6). The reason for setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and to avoid the inclusion of areas that are not in keeping with the special character of the conservation area.
- 2.4 Pembridge is identified in the UDP as a 'Main Village' where residential development may be permitted on allocated and windfall sites within the defined settlement boundary (Policy H4), and, exceptionally, where affordable housing may be permitted on land within or adjoining the settlement which would not normally be released for development (Policy H10). The entire settlement of Pembridge is included within the conservation area. A number of open spaces within, or adjoining the settlement boundary are protected from development, including:

- Millennium Meadow, Pembridge Primary School playing field, a field adjacent to (north of) Pembridge Village Hall (Policy RST4: Safeguarding Existing Recreational Open Space).
  - The parish churchyard and burial ground, the moated site at Court House Farm, the backs of former burgage plots on the north and south sides of East Street and West Street (Policy HBA9: Protection of Open Spaces and Green Spaces). The moated site is further protected from adverse development as a Scheduled Monument (Policy ARCH3: Scheduled Ancient Monuments).
- 2.5 Areas of open landscape surrounding the settlement are also included within the conservation area. These areas are at their most extensive on the west side, and include a large field on the north side of the A44 that is protected from development as a Local Nature Reserve (Policy NC4: Sites of Local Importance). Several low-lying areas in the northern (River Arrow flood plain) and north-western (Curl Brook flood plain) parts of the conservation area are identified as at risk of flooding where proposals for development need to be accompanied by a flood risk assessment (Policy DR7: Flood Risk).

### **3. Summary of Special Interest**

- 3.1 Pembridge Conservation Area is located in north-west Herefordshire in a region of agricultural importance set in the undulating landscape of Herefordshire's Central Lowland. The conservation area includes the village of Pembridge, part of Byletts 19<sup>th</sup> Century landscape park, and a small area on the River Arrow floodplain. The A44 trunk road, a major access route to and from central Wales, is aligned east-west through the conservation area.
- 3.2 The Domesday Book records a resident population of approximately twenty-eight households at Pembridge (*Penebruge*) in AD 1086. The castle at Pembridge, surviving as an earthwork monument, was constructed in the late 11<sup>th</sup> or early 12<sup>th</sup> Century, and the parish church dates from the 12<sup>th</sup> Century (rebuilt during the early 14<sup>th</sup> Century). The timber framework of the detached belfry, one of seven in Herefordshire, was erected in the early 13<sup>th</sup> Century.
- 3.3 Pembridge flourished as market centre during the medieval period, following the grant of a royal charter in AD 1239 and the establishment of a planned borough with a market place and burgage plots. Recent analysis of timber-framed buildings in the conservation area suggests a significant phase of house construction during the middle years of the 15th Century, a period of economic recovery following the political unrest of the early years of the century associated with the rebellion of Owain Glyndower.
- 3.4 By the late 17<sup>th</sup> Century, Pembridge had declined as a market centre, probably as a result of competition from nearby market towns. A number of the timber-framed buildings were replaced, encased, or refronted in brick during the 18<sup>th</sup> and 19<sup>th</sup> Centuries.
- 3.5 During the late 20<sup>th</sup>/early 21<sup>st</sup> Century, new residential developments have been undertaken on cul-de-sacs on the fringes of the settlement and on infill and backland sites within the settlement. Even so, the plan-form of the medieval borough, including the market place and the burgage plots, earthworks on the site of the castle, and a large number of timber-framed hall houses, dating from at least the 15<sup>th</sup> Century, have been preserved. These

features and structures make a significant contribution to the character of the conservation area. Today, Pembridge is a popular village in which to reside, and major tourist destination on the Black and White Village Trail in north-west Herefordshire.

- 3.6 Heritage assets within the conservation area include one Scheduled Monument, two Grade I Listed Buildings, three Grade II\* Listed Buildings and forty-two Grade II Listed Buildings. The Herefordshire Sites and Monuments Record includes forty-seven entries within the conservation area. In addition, nineteen Buildings of Local Interest have been identified during this appraisal.

#### **4. Location and Setting**

- 4.1 Pembridge Conservation Area is located in north-west Herefordshire fifteen miles (24km) north-north-west of Hereford City on the A44. The conservation area occupies a north-facing slope rising to over 110m above Ordnance Datum (OD) in the southern part, and falling to c. 90m OD in the Arrow Valley in the northern part. In the north-western part of the conservation area, a knoll lying between the Arrow Valley and the valley of the Curl Brook rises to over 100m OD.
- 4.2 The conservation area is set in a locality of agricultural importance, including both arable and livestock. The wider topography of the area is characterised by the undulating landscape of Herefordshire's Central Lowland. The River Arrow flows eastwards through the northern part of the conservation area; the Curl Brook, a tributary of the Arrow, flows through the north-western part.
- 4.3 The underlying bedrock of the conservation area is siltstone and sandstone of the Raglan Mudstone Formation (Old Red Sandstone), generally overlain by glacial till. This gives rise to well-drained fine silty and fine loamy soils (typical argillic brown earths) that support cereals, short-term grassland, and some potatoes and fruit. In the Arrow Valley, the bedrock is overlain by more recent alluvial deposits giving rise to fine silty and clayey soils (typical alluvial gley soils) that support dairying and stock rearing on permanent grassland.

#### **5. Historical Development and Archaeology**

- 5.1 The place name, Pembridge, is thought to be derived from *Pena's* (an Old English personal name) bridge. In the 11<sup>th</sup> Century, the place name was recorded as *Penebruge*; by AD 1317, the name appeared as *Pembrug*.
- 5.2 The Domesday Book records that, at the time of the Norman Conquest, the manor of Pembridge (*Penebruge*) was held by Earl Harold, although the Canons of St Guthlac disputed his tenure claiming wrongful seizure of the property. In 1086, Alfred of Marlborough held the lordship of the manor. The population included twenty villagers, seven smallholders and one riding man (of higher status), and their families. There were also three slaves. In addition to arable land (eleven hides less one virgate, perhaps about 1,290 acres), the manor encompassed sufficient woodland to support 160 pigs (through pannage). The manor included a mill. Since 1066, the taxable value of the manor had fallen from £16 to £10.10s, probably because some of the arable land lay in waste.
- 5.3 By the end of the end of the 12<sup>th</sup> Century, the manor was held by the de Penebruge family, and was then part of the Honour of Radnor in the lordship

of William de Braos. A charter of 1222 contains the earliest documentary record of a castle at Pembridge (*Castrum de Peneburg*). Between AD 1230 and 1246, the Honour of Radnor reverted to the king, Henry III. In 1239, Henry de Penebruge obtained a royal charter for a market and fair at Pembridge, both of which were important economic activities in the medieval borough. At about this time, Henry declared Pembridge a free borough. In 1265, however, Henry forfeited his lordship of the manor as a result of his support of Simon de Monfort against the king. The manor and borough of Pembridge then came into the possession of Roger Mortimer of Wigmore. By 1300, the castle had been replaced by a fortified manor house.

- 5.4 Pembridge flourished as a market centre during the medieval period, although it is likely that it suffered damage, as did many other boroughs in Wales and the Marches, during the rebellion of Owain Glyndwr between AD 1402 and 1408. In 1425, Pembridge, in common with other Mortimer possessions, passed through the female Mortimer line to Richard, Duke of York. Following the duke's death in 1460 and the battle of Mortimer's Cross one year later, all the former Mortimer estates, including Pembridge, passed to the crown when Richard's son became king, as Edward IV.
- 5.5 By the late 17<sup>th</sup> Century, Pembridge had declined as a market centre, probably as a result of competition from Kington. The annual fairs, held in May and November, continued into the 19<sup>th</sup> Century and the May Fair was particularly important for the hiring of farm workers.

#### *The Medieval Town*

- 5.6 The earliest settlement at Pembridge may predate the Norman Conquest of 1066. The Moated Site (Scheduled Monument), an earth mound and ditch, probably dates from the late 11<sup>th</sup> or early 12<sup>th</sup> Century. The parish church (Listed Building, Grade I) dates from the 12<sup>th</sup> Century (the remains of two 12<sup>th</sup> Century arches are embedded in the walls of the Chancel). The detached Belfry (Grade I), one of seven in Herefordshire, dates from the early 13<sup>th</sup> Century. Originally of timber-framed construction, the sandstone rubble wall of the lower stage and weatherboard cladding above were added later. These structures occupy the highest point in the present village. This was likely to have been a strategic location overlooking a main route into and out of central Wales, a crossing point on the River Arrow, and Row Ditch (Scheduled Monument), an early medieval boundary feature aligned north-south across the Arrow Valley.
- 5.7 The founding of the medieval borough of Pembridge probably dates to the 13<sup>th</sup> Century. It is likely that rectilinear burgage plots, aligned north-south, were laid out at the time of the grant of a market charter to Henry de Penebruge, initially on the north side of High Street and the narrow section of West Street, and continuing as linear development along both sides of East Street and West Street. The market place was the focus of trade and economic exchange in the borough. The present Market Hall, an open, timber-framed structure with eight posts, dates from the early 16<sup>th</sup> Century, but at the north-east corner is the base of a stone cross that may have previously marked the site of the medieval market. The market may have also extended along the widest section of West Street. The parish church was rebuilt during the early 14<sup>th</sup> Century in sandstone rubble with ashlar dressings, and is probably a reflection of the prosperity of the market town.

- 5.8 More than a dozen timber-framed buildings dating to earlier than AD 1500 have been identified, based on stylistic and structural evidence. This may indicate a significant phase of house construction in the middle years of the 15<sup>th</sup> Century, a period of economic recovery following the political unrest of the early years of the century. Most of these buildings are cruck-framed open hall houses with one or more cross-wings (not all elements survive). Eight timber-framed houses have been dated to the 15<sup>th</sup> Century by tree-ring analysis. These include, in East Street, Fig Tree House (Grade II), dated 1424, and The Old Wheelwrights (unlisted), 1445-1482; in West Street, West End Farm (Grade II), 1425, and Brick House (Grade II), 1446-1454; and, close to the centre of the village, Swan House (Grade II\*), 1451, and King's House (formerly The Greyhound public house, Grade II), 1460-1483.
- 5.9 The encroachment of the churchyard on the east side of the market place by small tenement plots is likely to have begun by the end of the 15<sup>th</sup> Century. At least one timber-framed building at this location, Church House (Grade II), formerly The Old School, may date to this period.
- 5.10 A timber-framed hall house of medieval date is located on the west side of Bridge Street near the crossing over the River Arrow. The building now consists of three residences known as nos. 1, 2 and 3 Bridge Cottages (Grade II). The Pembridge place name implies a bridge over the Arrow in the 11<sup>th</sup> Century; the earliest documentary evidence of a bridge at this location, however, dates to the mid-16<sup>th</sup> Century.

#### *The Post-medieval Town*

- 5.11 More than thirty timber-framed buildings date from the 16<sup>th</sup> and 17<sup>th</sup> Centuries. These include, in East Street, the Old Post Office (Grade II, dated 1538 by tree-ring analysis), Trafford's Almshouses (Grade II, dated 1686 by documentary evidence), and Townsend Farm (Grade II, 17<sup>th</sup> Century); and in West Street, West End Cottage (Grade II, 17<sup>th</sup> Century) and The Malt House (formerly West Croft, Grade II, 17<sup>th</sup> Century).
- 5.12 Several timber-framed buildings, probably dating to this period, encroach on the north side of the churchyard precinct. Ye Olde Steppes (Grade II, 16<sup>th</sup> Century), in East Street, is probably the surviving cross-wing of a hall house that previously extended to the east. Now a shop, during the 18<sup>th</sup> Century this building was the rectory. The Red Lion public house (unlisted), in High Street, has timber framing on interior walls and ceilings not visible from the brick-encased exterior.
- 5.13 At Market Place, the Market Hall (Grade II\*) is dated 1502-1538 by tree-ring analysis. Originally, the building had an upper storey that has since been removed. Other buildings of 16<sup>th</sup> and 17<sup>th</sup> Century date may have replaced earlier structures at this location. These include the Old Stores (formerly Pembridge Post Office and Stores, Grade II\*, dated 1562-1593 by tree-ring analysis), a hall house and possible guildhall, The New Inn (Grade II, 17<sup>th</sup> Century), an H-plan building, and Rose Cottage (unlisted), the surviving cross-wing of a hall house.
- 5.14 Court House Farmhouse (Grade II) was constructed in the 17<sup>th</sup> Century on the west side of the moated site; some time earlier the fortified manor house was demolished and the western part of the ditch was filled in. An adjacent timber-framed barn (Grade II) is of similar, or earlier, date.

- 5.15 New developments took place in Bridge Street at this time. These include timber-framed buildings at the south end of the street: no. 2 Bridge Street (Grade II), Duppa's Almshouses (Grade II), and two cottages (both unlisted); and at or near the north end: nos. 1, 2 and 3 Glen Arrow (or Glanarrow) Cottages (Grade II), formerly Rectory Cottage, originally constructed as a house and later sub-divided; West Bank cottage; and a cross-wing addition at nos. 1, 2 and 3 Bridge Street. Bridge House (Grade II), on the north side of the River Arrow, was constructed in the 17<sup>th</sup> Century. The bridge over the River Arrow (Grade II), constructed of sandstone rubble with three arches and causeways on the approaches, is of early 19<sup>th</sup> Century date.
- 5.16 A survey of the borough boundary undertaken in AD 1694 indicates that the late 17<sup>th</sup> Century settlement was generally more extensive than the present settlement. Burgages extended to the south-east (south of surviving burgage plots on the south side of East Street); as far as the Curl Brook on the north-west side of the settlement; along much of the west side of Bridge Street and north of the River Arrow to Clear Brook. Glebe (church) land was not within the borough boundary, including the churchyard and the site of The Old Rectory on the east side of Bridge Street. Remnants of the 17<sup>th</sup> Century boundary survive as ditches (on the east side of the 20<sup>th</sup> Century churchyard extension, and on the west side of Curl View and Curl View Crescent) and lynchets (at the tails of former burgage plots on the north side of West Street, extending into open pasture in the western part of the conservation area).
- 5.17 Development during the 18<sup>th</sup> and 19<sup>th</sup> Centuries took place mainly within the post-medieval borough boundaries or on glebe land on the east side of Bridge Street. At the west end of the village, West End House and Upper House (both unlisted) are brick-built houses of Georgian architectural design, with symmetrically proportioned front elevation and Classical doorcase, dating to the 18<sup>th</sup> or early 19<sup>th</sup> Century. Both are associated with earlier timber-framed structures. A number of residential and commercial buildings, probably of the same date range and of similar architectural style, are located in the centre of the village. These include Broadstone (with an inserted 19<sup>th</sup> Century shop window) and Walcote House (possible of early Victorian date) in the narrow section of West Street, and commercial premises at the junction of East Street and Bridge Street. All of these buildings occupy former burgage plots and may conceal earlier timber-framed structures. Church House in Market Place is also dated to the same period based on external stylistic evidence. The building is located on an infill site on the edge of the churchyard and may have earlier origins.
- 5.18 A number of brick buildings of 19<sup>th</sup> Century date are located in the conservation area (most are unlisted). They include several large and small houses, a school and two chapels. The Methodist Chapel, the former Congregational Chapel and several residences in the centre of the village are located on former burgage plots. Pembridge Primary School overlooks the former West Street market area from a raised garden. The building is of Victorian Gothic style with decorative polychrome brickwork and cusped tracery.
- 5.19 The Old Rectory, at the north end of Bridge Street, is a large house in the Victorian Tudor style, with stone dressings, set in an ornamental garden. The house is on the site of an earlier rectory of Georgian architectural style on former glebe land.



- 5.20 In the north-western part of the conservation area, outside the Pembridge settlement boundary, is Byletts (Grade II). The original timber-framed 17<sup>th</sup> Century house was the home of the Lochard family, prominent Royalist supporters during the English Civil War. Access to the house was probably along Curl Lane, a holloway (now on private land) extending north-west from West Street. In the late 19<sup>th</sup> Century, the house was rebuilt (encased) in brick in the Victorian Gothic style. The house and outbuildings are set in a landscape park of early 19<sup>th</sup> Century date; the present access road to the house is probably of the same date. During the early 20<sup>th</sup> Century, Byletts was used as a school.

#### *Field Boundaries*

- 5.21 Contemporary field boundaries throughout much of the conservation area are characterised as the small compass enclosure of the landscape associated with the reconfiguration of former common arable land (Herefordshire Historic Landscape Characterisation). Vestiges of the medieval field system are recorded on the Pembridge Tithe Map. A former large open field, Manly Field, was located in the south-western part of the conservation area. Access was by means of Manly Lane, now a public footpath extending south from West Street. Lower Field, a former large open field to the east of the conservation area, was accessed by a trackway extending north-east from East Street. A short section of the trackway is now a public footpath.
- 5.22 Medieval open fields were divided into long narrow arable strips, or furlongs. A large number of such strips are recorded on the Pembridge Tithe Map at Manly Field and Lower Field. At the time of the Tithe Apportionment (c.1842), some strips in both fields were in individual private ownership; the majority were owned by the church.
- 5.23 In the north-western part of the conservation area (in the area of Byletts estate) and beyond, contemporary field boundaries are characterised as the adaptation of an earlier enclosure system where more than one episode of enclosure has resulted in a co-axial system with former common arable fields (Herefordshire Historic Landscape Characterisation). At Byletts (within the conservation area), land use since at least the 19<sup>th</sup> Century has included pasture, meadowland and some orchards. Most of this area was within the 19<sup>th</sup> Century landscape park. Field lynchets in the landscape park are evidence of the earlier enclosure of arable land; a lynchet (aligned north-east/south-west) in the southern part also indicates the 17<sup>th</sup> Century borough boundary.

#### *Recent Residential Development*

- 5.24 A significant amount of residential development has taken place during the second half of the 20<sup>th</sup> Century, including infill and newly constructed cul-de-sacs. Bungalows were built on large plots in Parsons Walk, and high-density semi-detached houses were constructed on Curl View and Curl View Crescent, both sites are on the east side of Bridge Street. Bungalows were also built on the west side of Bearwood Lane and in Manley Crescent, a cul-de-sac.
- 5.25 Further development has taken place since the designation of the conservation area in 1974. This includes cul-de-sac development at Court

Meadow (off Bearwood Lane), Sandiford Ploc (off Bridge Street), Church Crescent (off East Street) and on the site of a former orchard at the east end of the village. Infill development has taken place at a number of locations, including some recent backland development on the backs of former burgage plots.

## 6. **Spatial Analysis**

### Character and Interrelationship of Spaces

- 6.1 The basic plan-form of Pembridge changed little between the establishment of the medieval borough and the end of the 19<sup>th</sup> Century. Landmark buildings, including the parish church and the detached bell tower, and the many timber-framed buildings of medieval and early post-medieval date all contribute to the essential character of Pembridge Conservation Area.
- 6.2 Many of the original burgage plots on East Street and West Street have survived with very little development at the rear of the plots. Several other larger open spaces, most of which are within the settlement boundary, are important foci of recreational activity and tourist interest.
- 6.3 At the centre of the village are two areas of contrasting character, sights and sounds. The churchyard and adjacent moated site is a quiet green space with monumental medieval structures and mature trees, and with unimpeded views across the Arrow Valley to distant wooded hills. The East Street/Bridge Street/High Street/Market Place junction is the commercial centre of the village, enclosed by five hundred years of changing architectural styles and traversed by both local traffic and long-distance transportation. These contrasting areas serve as a reminder, perhaps, that the medieval borough was no rural backwater, but a place of intense economic activity and cross-border communication, frequented by hero and rebel, and patronised by bishop and king.
- 6.4 The following open spaces within the conservation area contribute significantly to its character:
  - St Mary's churchyard: to the west and north of the parish church, an extensive area of well-maintained lawns (grave markers have been removed) with half-a-dozen individual trees subject to a preservation order, bordered by hedges; to the east of the church, the present burial ground (a former orchard) where more than a dozen individual trees and a group of trees are subject to a tree preservation order, bordered by hedges.
  - The Moated Site (Scheduled Monument, private property with no public access): a ditch and truncated mound with tree and bush cover, with sandstone rubble boundary walls, iron railings, fences and hedges.
  - The backs of gardens (former burgage plots) on both sides of East Street and West Street: groups of small adjacent plots.
  - Three small fields between Manly Lane and Suckley Lane: paddocks and old orchards bordered by hedges.
  - Millenium Meadow: a public recreation area in the north east part of the conservation area (adjacent to the settlement boundary) bordered by hedges.

- The Village Green: a public recreation area on the north bank of the River Arrow, bordered by fences and the river.
- Pembridge Primary School playing field: a private (Herefordshire Council) recreation area between Suckley Lane and Market Place, bordered by hedges.
- The Village Hall field: a public recreation area adjacent to the village hall, bordered by hedges and fencing.
- Byletts Landscape Park: in the north-west part of the conservation area, a 19<sup>th</sup> Century landscape park with solitary oaks and ornamental trees, and a stone causeway, bordered by hedges and fences (private property, limited access by public footpath).

6.5 Mature trees (native hardwood, coniferous and ornamental) are an important feature of the conservation area. They are prominent in the following areas:

- A solitary oak tree near Trafford's Almshouses, East Street.
- The parish churchyard and the moated site.
- Byletts Landscape Park.
- The grounds of The Old Rectory on the east side of Bridge Street.
- On the west side of Bridge Street at its northern end.
- Along the banks of the River Arrow and the Curl Brook.
- In hedgerows lining the eastern and western approaches (A44) to the conservation area.
- In hedgerows lining Suckley Lane and Manly Lane.
- In hedgerows marking field boundaries outside the settlement boundary.

6.6 Tree Preservation Order 276 applies to individual trees and a group of trees in the parish churchyard.

#### Key Views and Vistas

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

- At the western entrance to the conservation area on the A44: the road rises and turns towards the village enclosed by narrow grass verges and mature hedges with oak and horse chestnut trees; the gable end of a timber-framed building signifies the entrance to the village (two high visibility speed limit signs, a traffic island with bollards and 'Keep Left' signs, and extensive road markings detract from the view).
- At the eastern entrance to the conservation area on the A44: the road falls and turns towards the village, a high hedge overhangs the road on the right, on the left is a wide grass verge, a low hedge and several overhanging trees; the entrance to the village is announced by a cluster of high visibility traffic signs, bollards and road markings indicating a road width restriction, tourist information signs and advertising boards.
- At the northern entrance to the conservation area, the stone bridge over the River Arrow is a gateway to the village: ahead to the left, the tall chimneys and gables of the redbrick Victorian rectory can be seen above a thick canopy of native and ornamental trees in the rectory gardens bounded by a redbrick wall; to the right, the gable ends of black and white box- and cruck-framed houses are almost overwhelmed by a luxuriant growth of trees and shrubs rising up from the river bank.
- On the west side of the churchyard: an intimate view along a cobbled footpath between redbrick and timber-framed buildings, down a short

steep flight of steps—a gateway to Market Place with a glimpse of the open-sided Market Hall.

- From Bearwood Lane looking north along Suckley Lane: an intimate view along a narrow, deeply cut road, almost completely enclosed by hedges and overhanging trees.
- A sequential view east along West Street:
  - ⇒ At the west end of the village, the carriageway is bordered on both sides by footways and grassy verges behind which are timber-framed and rendered former halls, some with jettied upper stories and steeply pitched roofs, and symmetrically fronted redbrick Georgian houses with Classical doorcases and roofs of shallow pitch; roofs are of tile or slate, of varying heights, generally aligned with the street but with occasional gabled cross wings, and with prominent chimneys.
  - ⇒ Further east, groups of timber-framed, brick and rendered houses crowd onto the back of the footway; the west-facing Georgian frontage of Broadstone punctuates the view creating a visible pause opposite the raised school gardens, and the highly decorative Victorian Gothic school contrasts with Georgian Classicism.
  - ⇒ Here the street narrows quite suddenly creating a pinch point, and the carriageway falls away leaving the footway high and dry; on the left there is a mixture of Victorian brick and Tudor timber-framed houses, and on the right the view is punctuated by the timber-framed ranges of the New Inn with massive stone chimneystack set on a high sandstone plinth, deflecting the view upwards and to the right, creating a gateway to Market Place and the Market Hall.
- A sequential view west along East Street:
  - ⇒ At the east end of the village, the carriageway sweeps to the right past grassy banks and hedges concealing modern houses; past a timber-framed farm on the left before encountering, on the right, a row of black and white timber-framed almshouses with hipped dormers roofed in stone flags, bounded by a sandstone rubble garden wall, all partially concealed by hedges, ornamental plantings and a young oak tree.
  - ⇒ The street then curves to the left, presenting an almost continuous line of timber-framed halls, some concealed behind brick or render; intricate front elevations with projecting gables, jettied upper stories, porches and raised footways contribute to the variety and interest of the townscape.
  - ⇒ At the centre of the village, the timber-framed New Inn on a high sandstone plinth at the crossroads acts as a pivot offering a number of further choices of views and spaces to explore.
- A sequential view south along Bridge Street:

- ⇒ The street rises from the Arrow Valley, on the left The Old Rectory is screened by redbrick walls and ornamental plantings, on the right is a sequence of black and white timber-framed cottages.
- ⇒ Continuing upwards, the street is lined discontinuously by timber-framed cottages, brick houses and modern bungalows behind raised gardens, mature hedges and shrubs, and footways with stone retaining walls. The parish church can be seen in the distance high above the rooftops.
- ⇒ At the top of Bridge Street, Ye Old Shoppe, a gabled timber-framed building high on a sandstone plinth, acts as a temporary visual stop; the roof of the detached belfry rises high above it. To the right, a series of steps and an intimate cobbled footpath offers a glimpse into the churchyard through a tree-lined gateway.

6.8 The following panoramic vistas offer views beyond the conservation area disclosing its wider landscape setting:

- From the churchyard, looking north over the rooftops and across the Arrow Valley towards the wooded limestone uplands of Wapley Hill and Shobdon Hill Wood.
- From the public footpath on the south side of Byletts, looking north-west across the landscape park and the valley of the Curl Brook.

## 7. **Character Analysis**

7.1 The general character of Pembridge Conservation Area is that of a small post-medieval market town. Although the economic role of the market had declined by the end of the 17<sup>th</sup> Century, the contemporary village retains many of its earlier medieval features. These include the large Gothic parish church, the earthwork remains of the castle, the market place, the plan-form of burgage plots, and a significant number of timber-framed halls (most of which have been altered). Timber structures of post-medieval date, including the Market Hall, and brick buildings of Georgian and Victorian architectural styles contribute to the character of the conservation area. In the north-western part of the conservation area, the 19<sup>th</sup> Century landscape park at Byletts adds a further dimension.

### *East Street, High Street and West Street*

7.2 The A44, a modern tarmac road aligned east-west, follows a curving, sinuous route through Pembridge Conservation Area. Within the settlement boundary, the road (East Street, High Street and West Street) is lined for much of its length by footways with kerbstones, many of which are of granite. In places, the footway is raised above street level and reinforced by stone retaining walls. Elsewhere, buildings and small gardens front directly onto the carriageway, in some cases supported by sandstone rubble plinths or retaining walls, and with access steps to the building. The road is an old route into central Wales; during the 18<sup>th</sup> and 19<sup>th</sup> Centuries, it was an important coach and wagon road between London and Aberystwyth. The long and heavy use to which the road has been subjected accounts for significant down cutting. In places, this is well below the level of houses lining the road. The hard surfaces, of road, footways and kerbs, are of

comparatively recent (generally 20<sup>th</sup> Century) construction. The curving route is likely to be the result of the earlier road following long sinuous medieval field boundaries. Ye Olde Steppes, in East Street at the junction with High Street, now serves as a post office and shop, and is a focus of social interaction and economic exchange.

- 7.3 To a great extent, East Street, High Street and West Street have retained the plan-form of their medieval burgage plots, with buildings at the front and gardens or orchards at the rear. These streets are almost continuously lined by buildings, many of which are timber-framed structures of pre-18<sup>th</sup> Century date. A number have been refronted in brick or render. Most of the timber-framed buildings have been painted black and white (or other pale shade); in some cases, render has been removed to expose timber framing. Many of the timber-framed houses were constructed as open halls (aligned east-west) with a cross wing (generally at the western end). Roofs are of tile or slate, in some cases stone, and, generally, are steeply pitched. There is evidence at the gable end of several buildings that the roof has been raised for the insertion of a second storey. Most have prominent brick chimney shafts, some with exposed sandstone rubble stacks.
- 7.4 In West Street and at the west end of East Street, there are a number of brick-built (or brick fronted) buildings. These include Georgian houses with symmetrical fronts, sash windows and Classical doorcases. All of these houses are aligned east-west, with the prominent exception of Broadstone, a pebble-dashed building aligned north-south at the pinch point in West Street. Roofs are of slate and of shallow pitch; several are hipped. Victorian buildings include modest houses with casement windows and shallow pitched roofs with slates, two non-Conformist chapels, and a 19<sup>th</sup> Century Gothic school with polychrome brickwork. Decorative elements of the school and the Methodist chapel include Gothic tracery. The chapels and the school have steeply pitched roofs; that of the school is tiled. Most of these buildings have prominent brick chimneys.
- 7.5 A number of 20<sup>th</sup>/21<sup>st</sup> Century residential and non-residential developments have been undertaken in the area. These include a high-density residential development on a cul-de-sac, Church Crescent, on the south side of East Street near the centre of the settlement; several sites with three or four houses; and infill sites with individual buildings, both residential and commercial. Buildings include brick houses with tiled roofs, and timber-framed and rendered houses with dormer windows and front porch.
- 7.6 At the rear of premises on both sides of East Street and West Street are a number of small but significant open spaces. These gardens and orchards occupy the backs of former burgage plots, and preserve the plan-form of the medieval borough. At the time of the current conservation area survey, several houses were being constructed on backlands, particularly on the north side of West Street. A larger single open space to the north of burgage plots on East Street, Millenium Meadow, has been developed as an outdoor recreation centre.
- 7.7 A number of features contribute to the significance and visual interest of the townscape. These include the projecting gables and jettied upper stories of timber-framed buildings; a variety of architectural forms, including Tudor, Georgian and Victorian; a variety of textures including timber, brick and stone; and the change of level between carriageway, footways, buildings and

gardens. Architectural forms, features and textures also add to the interest of the roofscape, including pitched and hipped roofs of varying height and pitch; the alignment and juxtaposition of ridges and gables; a variety of textures including clay tiles, slate and stone; and prominent chimneys.

*Market Place, the Churchyard and the Moated Site*

- 7.8 Market Place is a triangular-shaped open space with tarmacadam surface on the south side of the A44, to the west of the churchyard. It is surrounded by buildings that create a sense of enclosure. Road access is at the three angles of the triangle; a flight of steps on the east side offers pedestrian access to the churchyard. At the centre is the 16<sup>th</sup> Century Market Hall; the market was already almost three hundred years old when the hall was built. The structure is a focus of local social activities; it is used for village functions, including a farmers' market. The clay floor of Market Hall and its cobbled surround, and the cobbled forecourt of the New Inn (see below), contrast with the metalled road surface visually and in terms of texture.
- 7.9 On the north side, Market Place is bounded by the New Inn, a timber-framed, black and white painted public house consisting of several ranges of two stories with attics. This is a landmark building occupying a prominent position when approached from east, west or south. On the east side of Market Place is an almost continuous line of buildings that encroach on the churchyard. They include Church House, a black and white painted timber-framed building with jettied upper storey, and several brick and sandstone buildings of Georgian and Victorian age and architectural style, at least one of which has a timber-framed core of earlier date. On the west side of Market Place are two buildings only. The Old Stores is a prominent two-storey building with two steeply pitched gables and an off-centre doorcase between two late 19<sup>th</sup> Century shop windows. A tiled panel over the door bears the legend, "BUTTER EGGS OATMEAL". The painted brick facing conceals an earlier timber-framed hall. Rose Cottage is of white painted brick under a hipped slate roof with porch and casement windows in a symmetrical front (east) elevation, set behind a lawned garden. At the core of the house is a timber-framed structure.
- 7.10 The parish church of St Mary is a large Gothic structure, in the Decorated architectural style, constructed of sandstone rubble with ashlar dressings under steeply pitched tiled roofs. The church and the detached weatherboarded belfry are set in a significant open space, from which grave markers have been removed, with extensive views to the north beyond the conservation area boundaries. The 20<sup>th</sup>/21<sup>st</sup> Century burial ground is located to the east of the church. The area is enhanced by a large number of mature trees, particularly in the eastern part. Access to the churchyard is by stone steps and cobbled footpaths on the north and west sides, and by a trackway at the south-west corner. The church and belfry are both landmark buildings that can be seen above the rooftops of buildings at lower elevations.
- 7.11 The moated site to the south of the churchyard is a significant open space with fairly heavy tree cover on the inner and outer edges of the ditch. Court House Farmhouse, on the west side of the monument, represents the continuing occupation of this medieval site. The 17<sup>th</sup> Century farmhouse is of square panelled timber frame construction with part wattle-and-daub and part painted brick infill. The building is of two storeys with cellars, and basically rectangular in plan with three gables to the north, two to the east and west

and one to the south. It is set on a sandstone rubble plinth with sandstone chimney stacks, under tiled roofs. At the west (front) elevation is a doorcase with open pedimented surround and 20<sup>th</sup> Century windows: a multi-paned casement window and multi-paned canted bay windows. There is a garden to the south with ornamental trees and sandstone rubble boundary walls.

*Bearwood Lane, Manley Lane and Suckley Lane*

- 7.12 Bearwood Lane extends south from Market Place as a metalled road with a footway extending for about 100m on the west side. At this location there are three brick bungalows set back off the road on spacious plots. The road then curves to the west, with five brick bungalows on the north side set closer to the road on smaller plots; several were unoccupied at the time of the survey. On the south side of the road, a range of brick and weatherboarded agricultural buildings has been converted to residential use. Further west, at Court Meadow, is a cul-de-sac development of thirteen homes. Most are detached, two storey brick houses in a landscaped setting without footways. Manley Crescent, a cul-de-sac with footways on both sides of the carriageway, extends west from Bearwood Lane. This consists of bungalows and several two-storey houses with front gardens of ca. mid-20<sup>th</sup> Century date. Further south on Bearwood Lane is the present rectory, a mid-20<sup>th</sup> Century detached house, and the modern village hall, a focus of local social activities.
- 7.13 Manley Lane, on the west side of the settlement, extends south as a trackway with, in places, a hardcore base. A short section at the north end has a tarmacadam surface. At this location, on the east side, is a linear development of half a dozen detached houses and bungalows with front gardens, most of late 20<sup>th</sup> Century date.
- 7.14 Suckley Lane links Bearwood Lane with West Street. In the borough boundary survey of AD 1694 it is referred to as the town ditch. This is now a narrow lane, surfaced in tarmacadam without footways, with high hedges on both sides. There are no developments that face directly onto the lane. On the west side are three small fields (paddocks or orchards) that form significant open spaces, and on the east side is the Pembridge Primary School playing field. At the north end of the lane, on the west side, is the rear access to Pump House, a black and white painted timber-framed building facing onto West Street. On the east side is recent development of four modern timber-framed and rendered detached residences.

*Bridge Street*

- 7.15 Bridge Street extends north from the bridge over the River Arrow, rising steadily to the junction with East Street and High Street. The street is tarmacadamed with a continuous footway on the east side. At the south end, the footway is raised above the level of the road surface, reinforced by a sandstone rubble retaining wall. On the west side, for much of the length of the street, there is a narrow grass verge.
- 7.16 At the north end of the street, on the west side, are two groups of black and white painted timber-framed cottages with exposed box frames (a cruck frame is also exposed at Bridge Cottages) and painted brick or rendered infill. All are set back off the road with front gardens; at Bridge Cottages, a large part of the garden has been replaced by a gravelled parking area. Further south



are several 20<sup>th</sup> Century high-density residential developments on cul-de-sacs. They consist mainly of semi-detached, two storey brick houses with gardens. Most are screened from Bridge Street by hedges. A terrace of three residences overlooks the street from raised gardens. Holmleigh is a brick-built Georgian house with symmetrical front (east) elevation, including central doorcase, broken pediment and pilasters, and sash windows. Two adjoining cottages are timber-framed but much altered. The gardens are bounded by sandstone rubble retaining walls and, in one case, by hedges. At the south end of the street, on the west side, Duppa's Almshouses, a row of four, two storey timber-framed tenements overlooks Bridge Street from a raised footway with sandstone rubble retaining wall. The black and white houses are box-framed with painted brick infill on a sandstone plinth under a continuous pitched slate roof. The upper floor is jettied at the gable ends.

- 7.17 At the north end of Bridge Street, on the east side, a large 19<sup>th</sup> Century rectory is screened by trees and a brick boundary wall. The Old Rectory is brick-built with prominent gables and chimneys, and has been converted as two residences. To the east of the former rectory, accessed by a narrow road, are a number of 20<sup>th</sup> Century bungalows on large plots. Further south on Bridge Street there is a late 18<sup>th</sup>/early 19<sup>th</sup> Century detached house of symmetrical design, a black and white timber-framed cottage, and several 20<sup>th</sup> Century residences, including bungalows, set back off the street with gardens bordered by hedges and trees. At the south end of the street, no. 2 Bridge Street is a timber-framed building on a sandstone rubble plinth, with close studding, wattle-and-daub infill and a jettied upper storey. Adjoining is a redbrick house of symmetrical proportions. Both houses are set on a raised footway with sandstone rubble retaining wall.

#### *Byletts*

- 7.18 The north-western part of the conservation area is the site of a 19<sup>th</sup> Century landscape park. The area is now given over to grazing. Distinctive features of the park are visible in the landscape, including solitary oak trees and a stone-built causeway across the flood plain of the Curl Brook. Byletts is a large brick L-plan house in the Victorian Gothic style with stone, polychrome and herringbone brick dressings, a Tudor arched window with cusped tracery, and prominent gables and chimneys. There are several other buildings and a walled garden within the curtilage.

#### Buildings of Local Interest

- 7.19 Several unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. The following are considered to be Buildings of Local Interest (see also Appendix II):
- The Old Wheelwrights, East Street.
  - Red Lion public house, High Street.
  - Barn (adjoining Woodsmiths Cottage), High Street.
  - Methodist Chapel, West Street.
  - Walcote House, West Street.
  - Broadstone, West Street.
  - Pembridge Primary School, West Street.
  - Clover Cottage and Coombe Cottage, West.
  - Upper House, West Street.

- West End House, West Street.
- Rose Cottage, Market Place.
- The Steps, Market Place.
- Church Cottage, Market Place.
- House south of no. 2 Bridge Street.
- The Old Bike Shop, Bridge Street.
- Holmleigh Cottage, Bridge.
- Holmleigh, Bridge Street.
- House south of West Bank, Bridge Street.
- The Old Rectory, Bridge St.

### Features in the Public Realm

7.20 The following features in the public realm also contribute to the local character of the conservation area:

- Bench, East Street near the entrance to the village: a metal seat set around a young oak tree.
- Pump, East Street outside Stoney Croft: a cast iron pump with stone basin set in a recess in a sandstone retaining wall.
- Telephone call box (Grade II), High Street (north side): K6 design in cast-iron, painted 'post office' red.
- War Memorial in the grounds of Pembridge Primary School overlooking West Street: a stone cross, shaft and base with copper plaques, set on a stone platform with three steps up.
- Raised footways with sandstone retaining walls: at locations on East Street, West Street, Bridge Street.
- Granite kerbstones: at locations on East Street, High Street, West Street.
- Cobble setts: at various locations, including, the north and west entrances to the parish churchyard, around the Market Hall, the forecourt of the New Inn, a pathway on the west side of Chapel Cottage, timber-framed cottages on the east side of Bridge Street, The Old Oak House.

### Prevalent Building Materials and Local Details

7.21 Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local stone and timber. The walls and dressings of the parish church are of sandstone rubble and the roof timbers are of oak. The detached belfry is timber-framed; the lowest stage has sandstone rubble walls; the second and third stages are clad in weatherboarding. The roofs of the first and second storeys have stone slates; the spire is shingled.

7.22 Timber-framed buildings, generally dating between the 15<sup>th</sup> and 17<sup>th</sup> Centuries, are of oak on a plinth of sandstone rubble. Most are of regular, square box frames; several are close-studded; a number are cruck-framed. Panels were originally infilled with wattle and daub and later, in some cases, with brick (nogging) or plaster. Roofs were generally thatched; some were covered with stone tiles. A number of timber-framed buildings have chimneystacks of sandstone rubble, placed axially or at a gable end. The oldest timber-framed houses were constructed as open halls with family accommodation at one end, usually constructed as a cross-wing. The roof of the hall was later raised to accommodate a second storey. In some cases, the second storey is jettied. All of these structures have been altered, some

considerably. Alterations include re-facing with brick or render, re-roofing with tiles or slates, replacing doors and windows, adding dormer windows and porches, and adding extensions. Several of these houses have been subdivided to form two or three separate residences. In a number of cases, the cross-wing, or the hall itself, has been demolished.

- 7.23 Georgian (18<sup>th</sup>/early 19<sup>th</sup> Century) houses, of Classical architectural influence, are constructed of brick in Flemish bond; in some cases they have been rendered in pebbledash. The houses are symmetrically proportioned, with a prominent central doorcase under a slate pitched or hipped roof. Architectural details include pediments and pilasters, sash windows with flat arch heads (in some cases of rubbed brick), and dentilled eaves.
- 7.24 A number of large Victorian (19<sup>th</sup> Century) buildings of brick construction (in Flemish bond) show evidence of Gothic architectural influence. Architectural details include prominent gables with steeply-pitched roofs, entrances and windows with pointed arch heads, windows with cusped tracery, and decorative brickwork including herringbone and polychrome diaper patterning.
- 7.25 At a number of locations, cobbles are used for small areas of paving. They generally highlight and enhance the setting of historical buildings.
- 7.26 Prominent boundary walls (and retaining walls) of sandstone rubble, with vertical 'cock-and-hen' coping in some instances, are present at locations throughout the conservation area. Sites include:
- Trafford's Almshouses
  - Stoney Croft (west side)
  - Market Place (north-east and north-west approaches)
  - Court House Farm
  - Pembridge Primary School (West Street)
  - The Old Rectory (south side).

#### Positive Areas and Features

- 7.27 The following are important elements for the reasons outlined contributing significantly to the character of the conservation area:
- East Street, High Street, West Street: retains the form of a medieval planned borough with buildings of historical and architectural importance.
  - Market Place, St Mary's Churchyard, the Moated Site: significant components of the early settlement and the medieval borough with earthwork monuments and buildings of archaeological, historical and architectural importance.
  - Bridge Street: north end from the Bridge over the River Arrow to Parson's Walk; south end from Holmleigh (west side) and no. 2 Bridge Street (east side) to East Street/High Street: a significant component of the post-medieval development of Pembridge with buildings of historical and architectural importance.
  - Significant open spaces (see para. 6.4 above).

#### Neutral and Intrusive Elements

7.28 The following intrusive elements do not contribute to the character of the conservation area:

- Bridge Street: 20th Century residential developments at Sandiford Ploc, Curl View, Curl View Crescent, Parson's Walk.
- Bearwood Lane: 20<sup>th</sup> Century residential developments on the west/north side and on the south side at Court Meadow.
- Manley Lane and Manley Crescent: 20<sup>th</sup> Century residential developments.

## **8. Pressures, Capacity and General Condition**

8.1 Pembridge is a popular village that attracts potential new residents because of its location, character and amenities. These include a medical surgery and dispensary, a post office and shop, a primary school, and opportunities for social and recreational activities, both locally and within the surrounding area. Since the mid-20<sup>th</sup> Century, several private and social housing developments have been undertaken on cul-de-sacs. The construction of detached residences continues on infill and backland sites within the settlement boundaries, particularly in East Street and West Street, and includes single houses and groups of three or four. It is probable that pressure for development within the settlement will continue.

8.2 Most buildings in the conservation area appear to be occupied, or in use, and in a good, or reasonable, state of repair. No listed buildings appear to be at risk of deterioration as a result of damage or poor condition.

## **9. Issues**

### Proposed Boundary Changes

9.1 General considerations underlying proposals to change conservation area boundaries include the following:

- i) To include areas of special architectural or historic interest that would contribute to the character of the conservation area.
- ii) To include areas of the landscape that form an integral part of the historic built environment and contribute to the character of the conservation area.
- iii) To exclude neutral or intrusive areas (other than small sites within an otherwise important part) that do not contribute to, or detract from, the character of the conservation area.
- iv) To exclude areas of landscape that do not form an integral part of the historic built environment.
- v) To align the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads, lanes or public footpaths.

### 9.2 Proposed Inclusion

9.2.1 In the north-western part of the conservation area: a small part of Byletts 19<sup>th</sup> Century landscape park.

### 9.3 Proposed Exclusions

- 9.3.1 In the south-western part of the conservation area: an area of landscape west of Manly Lane (agricultural use).
- 9.3.2 In the southern part of the conservation area: areas of 20<sup>th</sup> Century residential development (Bearwood Lane, Court Meadow, Manley Crescent), and an area of landscape south of the settlement boundary (agricultural use).
- 9.3.3 In the eastern part of the conservation area: areas of 20<sup>th</sup> Century residential development (East Street, Parson's Walk), and areas of landscape south-east and east of the settlement boundary (agricultural use).
- 9.3.4 In the northern part of the conservation area: a residential site (Troutbeck) north of the public footpath.

#### 9.4 Proposed Boundary

- 9.4.1 The following boundary is proposed, based on the above inclusion and exclusions:
  - ⇒ North along the eastern boundary of Trafford's Almshouses; west along the northern boundary of the backs of former burgage plots; north along the east side of Millenium Meadow; west along the north side of Millenium Meadow to Parson's Walk; north along the eastern boundary of The Old Rectory; east along the public footpath on the north side of Parson's Walk residential development; north along the east bank of the River Arrow;
  - ⇒ After crossing the river, west along the field boundary on the north side of Bridge House; south along the east side of the Staunton-on-Arrow road; west along the footpath south of Troutbeck to the River Arrow;
  - ⇒ After crossing the river, south along the west bank of the River Arrow; west along the north bank of the Curl Brook; after crossing the brook, south along a field boundary to the public footpath north of Curl View Crescent residential development; south-west along the public footpath; north-west along a field boundary to the Curl Brook;
  - ⇒ After crossing the brook, east along the north bank of the Curl Brook; north along the eastern field boundary of Byletts landscape park; north-west along the northern boundary of the landscape park; south along the western boundary of the landscape park; west along the northern boundary of the curtilage of Byletts; south along the western boundary of the curtilage following a public footpath; south-east along a drive following the public footpath; south along the drive to the A44;
  - ⇒ East along the north side of the A44; crossing the A44 to follow a field boundary eastwards on the southern boundary of West End House; south along the west side of Manley Lane; east along the north side of Manley Crescent continuing eastwards along the north side of Bearwood Lane;
  - ⇒ South along the western boundary of Court House farm; east along the southern boundary of Court House farm continuing east along the southern boundary of the Moated Site; north along the eastern boundary of the Moated Site; east along the southern boundary of St Mary's churchyard continuing

eastwards along the southern boundary of the backs of former burgage plots; north along the eastern boundary of Stoney Croft; east along the south side of East Street to a point opposite the eastern boundary of Trafford's Almshouses.

### Other Issues

#### *Traffic*

9.5 A fairly high volume of traffic, including Heavy Goods Vehicles and large agriculture vehicles and implements, travels through the conservation area on the A44, a trunk road providing access to and from central Wales. Additional traffic, including commercial vehicles, enters the conservation area from the north along Bridge Street. As a result, traffic can become congested, particularly at the junction of High Street, Bridge Street and East Street, and in the narrow High Street. Potential problems associated with heavy traffic flow and the movement of large vehicles that affect the character and appearance of the conservation area include:

- Damage to the historic fabric of the conservation area through buildings and features being hit.
- Pollution (including noise and fumes).
- Safety of pedestrians and impact on their perception of the conservation area's character.

#### *Signage and Associated Features*

9.6 The modern form of the traffic calming measures at the western and eastern entrances to the village stand out from the both the rural and historic character of the village through their signs and associated infrastructure. Their use is important in terms of reducing traffic speed and forewarning drivers of the village ahead. When the opportunity allows their design and materials might be reviewed to determine whether a more sympathetic approach is possible

9.7 There are a number of other signs and advertising boards that might be reviewed to determine their need and form.

#### *Residential Development*

9.8 It is critically important to ensure that any further residential development within the settlement, particularly on infill and backland sites, does not erode the plan-form of the medieval borough causing a significant loss of character.

## **Appendix I: List of Heritage Assets**

### Scheduled Monuments

- Moated Site at Court House Farm

### Listed Buildings

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

- Church of St Mary
- Belfry approximately 5m north-east of the Church of St Mary

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

- Market Hall, Market Place
- Pembridge Post Office and Stores (now The Old Stores), Market Place
- Swan House and School View, West Street

Grade II: Buildings of special interest (94%).

- The Byletts
- Bridge over River Arrow
- No. 2 Bridge Street
- Bridge House, Bridge Street
- Duppa's Almshouses, Bridge Street
- Nos. 1, 2 and 3 Glanarrow Cottage, Bridge Street
- Nos. 1, 2 and 3 Bridge Cottages, Bridge Street
- The Gate House, East Street
- The Greyhound Inn (now The King's House), East Street
- Olde Post Office and Old Post Office Cottage, East Street
- Nurses Cottage and Rowena Cottage, East Street
- Pilgrims, East Street
- Fig Tree House and Grosmont House, East Street
- Oak House and attached outbuilding, East Street
- Trafford's Almshouses, East Street
- Ye Olde Steppes, East Street
- Spire View and Victoria Place, East Street
- Range of three tenements to the west of The Old Forge, East Street
- The Old Forge, East Street
- The Cottage, East Street
- Stoney Croft, East Street
- Townsend Farmhouse, East Street
- Church House, Market Place
- Court House Farm, Market Place
- Group of adjoining barns approximately 30m south-east of Court House Farmhouse
- The New Inn, Market Place
- West End Cottages, West Street
- Brick House, West Street
- West End Farmhouse, West Street
- Hazel Dene, West Street
- Westfield (formerly listed separately as Westfield and Verndale), West Street
- The Garth and adjoining house, West Street
- Oak View, West Street
- Forsythia and West Leigh, West Street
- Ivydene and Shamrock Cottage, West Street
- Highways, West Street
- Bank House, West Street
- Rose Villa, West Street
- West Croft, West Street
- Nos. 2, 3 and 4 West Street
- Pump House, West Street
- K6 Telephone Kiosk, High Street

### Herefordshire Sites and Monuments Record Entries

- Court House Farm Moat
- Outer Bailey, Court House Moat
- Market Hall
- Cross Base, Market Hall
- St Mary's Church
- Trafford's Almshouses
- Greek Coin (find)
- Duppa's Almshouses
- Byletts, 17<sup>th</sup> Century dwelling and barn
- New Inn
- The King's House (formerly the Greyhound Inn)
- Medieval Coin (find)
- Medieval Occupation Site off Bridge Street
- Medieval Settlement (Domesday Book)
- House Platforms
- Ridge and Furrow Earthworks, Manley Field
- Pembridge Medieval Town
- Pembridge Post-medieval Town
- Air Raid Shelter, Suckley Lane
- Pembridge Service Station
- Fig Tree House/Grosmont House
- The Garth
- Oak View
- The Gatehouse
- The Old Post Office
- The Old Stores (Guild Hall)
- The Old Wheelwrights
- Swan House and School View
- West End Farm
- The Old Forge
- Victoria Place
- Nos. 1-3 Bridge Street
- The Malt House
- The Old Rectory
- Independent Chapel
- Methodist Chapel
- Oak House
- Star Cottage
- The Olde Steppes
- No. 2 Bridge Street
- Bridge Cottages
- Ross (Rose) Cottage
- Byletts Landscape Park
- No. 37 West Street
- Stoney Croft
- House at the top of Bridge Street
- Glan Arrow Cottages



## **Appendix II: Buildings of Local Interest**

- The Old Wheelwrights, East Street: a timber-framed (box frame) former linear hall house on sandstone plinth, aligned east-west, dated by tree-ring analysis to AD 1445-1481. Altered significantly: two storeys with raised pitched slate roof, pebble dash, at the front (north) elevation: an off-centre entrance with a glazed porch, five vertical sash windows, a bay window at the ground floor; a small front garden above street level with a sandstone rubble retaining wall, low iron railings and steps down to the street.
- Red Lion public house, High Street: 17<sup>th</sup> Century or earlier, a timber-framed house (framing not visible from the exterior). Refaced and re-roofed in the late 18<sup>th</sup> or 19<sup>th</sup> Century, two storeys, painted brick under a hipped tile roof, at the front (north) elevation: two door cases in glazed porches with steps down to the footway, six vertical sash windows, two cottage casement windows.
- Barn (adjoining Woodsmiths Cottage), High Street: possibly 17<sup>th</sup> Century or earlier, timber framed with irregular square panels, brick infill (nogging) in stretcher bond, the upper part weatherboarded, on a sandstone plinth, under a pitched tile roof, at the front (south) elevation: an off-centre double door, four windows with wooden shutters.
- Methodist Chapel, West Street: a Victorian chapel of 1891 designed by Henry Millward, brick in Flemish bond with stone quoins and dressings under a pitched slate roof aligned north-south, at the front (south) elevation: a central doorcase with an overlight, and two windows, all with tracery, stone Gothic arch heads and label moulds, a date plaque in the gable "PRIMITIVE METHODIST/ CHAPEL/ 1891", bargeboards and a finial; a low brick boundary wall with iron railings and gates opening onto the footway.
- Walcote House, West Street: an early 19<sup>th</sup> Century symmetrically proportioned Georgian house, two storeys, brick in Flemish bond under a pitched slate roof, at the front (south) elevation: a central doorcase with pilasters and hood, steps down to the footway, a six-panel door, five vertical sash windows with flat arch heads.
- Broadstone, West Street: a late 18<sup>th</sup>/early 19<sup>th</sup> Century symmetrically proportioned Georgian house, two storeys, pebbledash with dentilled eaves under a hipped slate roof, aligned east-west, at the front (west) elevation: a central door case with pilasters and broken pediment, panelled door, at the first floor: a central round headed window, two flat headed casement windows; at the ground floor: one vertical sash window, one 19<sup>th</sup> Century shop window; iron railings.
- Pembridge Primary School, West Street: a Victorian school of c.1866 designed by Henry Curzon, one storey, brick in Flemish bond under a steeply-pitched tile roof, at the north elevation: polychrome diaper brickwork, two gables (one larger with more elaborate decoration and dentilled eaves), an off-centre door with steps up, two windows (one in each gable) with cusped tracery, other casement windows; a lawned garden above street level with a war memorial and a sandstone rubble retaining wall.
- Clover Cottage and Coombe Cottage, West Street: possibly 17<sup>th</sup> Century, timber-framed with irregular panels and scantlings. Altered and extended (partly in stone) during the 20<sup>th</sup> Century, two storeys, plaster infill, painted brick gable end, pitched cement tile roof, at the front (north) elevation: replacement doors and windows; small front gardens with sandstone rubble boundary walls.

- Upper House, West Street: a late 18<sup>th</sup>/early 19<sup>th</sup> Century symmetrically proportioned Georgian house, two storeys, brick in Flemish bond with dentilled eaves under a pitched slate roof, at the front (north) elevation: a central doorcase with pilasters, hood, and fanlight, a six-panel door, five vertical sash windows with flat arch heads. Adjoining on the west side is a former barn converted to residential use, timber-framed with regular square panels and painted brick infill, sandstone plinth, pitched slate roof, at the north elevation: a double door, inserted windows. On the north side is a small open landscaped area extending to the footway.
- West End House, West Street: a late 18<sup>th</sup> Century/early 19<sup>th</sup> Century symmetrically proportioned Georgian house, two storeys, brick in Flemish bond with dentilled eaves under a pitched slate roof, at the front (north) elevation: a central doorcase with pilasters and hood, a six-panel door, five vertical sash windows with flat arch heads; a small front garden with a low brick retaining wall, iron railings and gate. Exposed timber frame with brick infill at the rear.
- Rose Cottage, Market Place: possibly 15<sup>th</sup> Century, the cross-wing of a timber-framed medieval hall house, framing not visible from the exterior. Altered extensively: two storeys, painted brick with a string course under a pitched slate roof, at the front (east) elevation: a central door in a glazed porch, three cottage casement windows (one with a segmental brick arch head), one bow window; an open front garden extending to the street; on the west side: a painted brick extension with a lean-to roof.
- The Steps, Market Place: 15<sup>th</sup> or 16<sup>th</sup> Century, a timber-framed house with regular square panels, brick infill in stretcher bond, on a sandstone plinth under a raised pitched tile roof, aligned east-west, two storeys at the east gable end facing onto the churchyard, three storeys at the west gable end; at the south elevation: an off-centre door under a gabled canopy, a replacement wooden casement window, facing onto stone steps and a cobbled path on the west side of the churchyard; the west gable elevation: 19<sup>th</sup> Century refacing or extension in brick (English garden wall bond) later remodelled, sandstone random rubble lower storey, three replacement wooden casement windows, two with brick segmental arch heads.
- Church Cottage, Market Place: a late 18<sup>th</sup>/early 19<sup>th</sup> Century Georgian house, brick in Flemish bond with dentilled eaves under a pitched slate roof, at the west elevation: three storeys, the lower storey of coursed squared sandstone with an off-centre door and casement window both under stone segmental heads, at the first floor are two vertical sash windows with rubbed brick flat arch heads; at the east elevation overlooking the churchyard: two storeys, central glazed door, three vertical sash windows with rubbed brick flat arch heads.
- House south of no. 2 Bridge Street: early 19<sup>th</sup> Century, two storeys, brick in Flemish bond with dentilled eaves under a pitched slate roof with an axial brick chimneystack, may conceal an earlier timber-framed house, at the front (west) elevation: central doorcase with steps down to the footway, three casement windows, a large sixteen-pane window to the right of the door, double segmental brick arch heads over door and windows; a very narrow front garden.
- The Old Bike Shop, Bridge Street: 16<sup>th</sup>/17<sup>th</sup> Century, a timber-framed house with irregular square panels and scantlings. Altered and extended, infilled with brick in stretcher bond under a raised pitched slate roof, of two storeys, at the east (front) elevation: an off-centre door with a canopy, replacement wooden casement windows; a small front garden behind a high hedge and sandstone rubble wall.
- Holmleigh Cottage, Bridge Street: 16<sup>th</sup>/17<sup>th</sup> Century, a timber-framed house with irregular square panels. Altered, two storeys, plaster infill, raised pitched slate roof, at front (east) elevation: replacement door and casement windows; a small sloping front garden with steps down to the footway.

- Holmleigh, Bridge Street: a late 18<sup>th</sup>/early 19<sup>th</sup> Century symmetrically proportioned Georgian house, two storeys, brick in Flemish bond with dentilled eaves under a pitched slate roof, faced in sandstone rubble at north gable end, a brick chimney at both gable ends, at the front (east) elevation: a central doorcase with pilaster, broken pediment and fanlight, a panelled door, five vertical sash windows with rubbed brick flat arch heads; a small front garden above street level with sandstone rubble retaining wall and steps down to the footway.
- House south of West Bank, Bridge Street: 16<sup>th</sup> or 17<sup>th</sup> Century, a timber-framed house with irregular square panels and scantlings, with plaster infill, on a sandstone plinth, two storeys with a raised pitched slate roof, a sandstone rubble chimneystack with a brick shaft at the south gable end, at the front (west) elevation: an off-centre door with steps down to the footway, replacement casement windows (those at the 1<sup>st</sup> floor fitted after the roof was raised); cobbled pavement immediately in front of the house.
- The Old Rectory, Bridge St: a Victorian house of c.1850, designed in the Tudor style by Thomas Nicholson (Diocesan Architect); three storeys, brick with stone dressings under pitched slate roofs, octagonal brick chimney shafts, at the front (south) elevation: gables, a buttressed porch with a four-centred arch entrance, windows with stone mullions, surrounds and label moulds; set in a large ornamental garden with a sandstone rubble wall on the west side.

### **Appendix III: Sources**

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