



Telford & Wrekin Council
**Kynnersley
Conservation
Area Appraisal &
Management Plan**

2021



Telford & Wrekin
COUNCIL

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1 Summary of Interest

1 Summary of Interest

1.1 Kynnersley dates from the medieval period with some of the original road lay out being still evident. However, following a major fire in the late 18th century, the owner of the village made significant investment, from the early to later part of the 19th century, building new farm buildings and dwellings.

1.2 Many of the buildings erected during the period show surviving high quality of new-gothic revival architectural detailing.

1.3 There are 3 statutory listed buildings located within the proposed boundary and 14 local listed buildings.

2 Introduction

2 Introduction

a. Planning Context

2.1 Conservation Areas were introduced by the Civic Amenities Act 1967 and superseded by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The legislation came in response to the increasing erosion of historic areas by new development.

2.2 The statutory definition of a conservation area is an “area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69 of the 1990 Act). Conservation Areas may include historic town or village centres, historic parks and sites of industrial, archaeological or transport interest, such as canals.

2.3 Conservation Areas create a framework within which to safeguard the character of a whole area by protecting not just listed buildings, but also those that individually do not qualify for listing, but have a group value. The designation also extends beyond individual buildings to protect open spaces between and around buildings, trees, historic surfaces or boundaries, and items of street furniture.

2.4 Broadly, the effects of designation are:

- Planning permission must be obtained from the local planning authority or Secretary of State prior to the substantial or total demolition of any building or structure within a conservation area, with some exceptions;
- The local planning authority must consider the desirability of preserving or enhancing the character or appearance of the conservation area when assessing applications for change in conservation areas;
- Permitted development rights are slightly different in conservation areas; and
- Permission is required from the planning authority to fell or lop a tree over a certain size.

2.5 As well as receiving statutory protection, conservation areas are protected by national and local planning policies:

- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Central government policies as set out in The National Planning Policy Framework (NPPF);

2.6 Telford and Wrekin Local Plan 2011-31, particularly policy BE5 regarding Conservation Areas, policy BE4 regarding Listed Buildings and policy BE8 regarding archaeology.

b. Purpose of the Appraisal

2.7 This appraisal defines the special architectural and historic interest for which the Kynnersley merits designation as a conservation area and supports the location of the proposed boundary. It identifies the positive features that should be protected and highlights the negative factors that detract from its character and appearance. It will be used by the Council in considering proposals for demolition or alteration of buildings, as well as for new developments. It will also help property owners and developers consider the importance of buildings, features, spaces and landscapes within and adjacent to the Conservation Area and help the public recognize the importance of the conservation area and their own responsibilities as custodians of the town.

c. Community Involvement

2.8 Preparation of the appraisal involved an extensive survey of the Conservation Area between June 2021 and October 2021. The omission of any particular feature does not imply that it is of no significance.

2.9 A six week consultation will be held, during which residents and other interested parties will be notified of the draft appraisal and boundary revisions and invited to comment. All responses will be considered and appropriate amendments made prior to adoption.

3 Location, Physical Features and General Description

3 Location, Physical Features and General Description

- 3.1** Kynnersley is a village set 7.2 miles north of Telford and 10.2 miles from Ironbridge Gorge. The village lies within the Shropshire North Weald Moors, with Kynnersley Moor to the east and Rodmoor to the north, an area of wetlands which has been drained to produce agricultural land by a series of drains or 'strines'.
- 3.2** The village lies on a hillock above where the wet lands lie. Without this topographical feature the village would not have developed.
- 3.3** The setting is very rural in nature with agricultural use and a natural wetland landscape surrounding the village in all directions. The area has a tranquil atmosphere and a compact historic centre. The number of dwellings has increased over the last 20 years with the conversion of old farm buildings.
- 3.4** The village lies within the heart of an Area of Special Landscape Character.
- 3.5** The Village highest point is 5 meters above lowest level of the surrounding land which matches the other two significant sites in the parish of Buttery Farm and The Walls.
- 3.6** The geology of the village is superficial Glaciofluvial Deposits, Devensian - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. The Bedrock geology: Bridgnorth Sandstone Formation - Sandstone. Sedimentary bedrock formed between 298.9 and 272.3 million years ago during the Permian period.
- 3.7** Prior to the formation of the Telford and Wrekin Unitary Authority in 1998, Kynnersley was within the County of Shropshire and formed part of the Wrekin District.
- 3.8** The population of Telford and Wrekin as of the 2011 census is 166,641, an increase of 5.3% over the 2001 census. Kynnersley has a population of 284.

4 Historical Background and Development

4 Historical Background and Development

a. Pre-Industrial

4.1 The most notable site from this period is the Iron Age hill fort located north east just outside the village known as The Walls.

4.2 The name Kynnersley is thought to come from Anglo-Saxon meaning 'forest clearing belonging to Cynheard'. It has a list entry in the Doomesday book, the lord of the manor was Gerard of Tournai-Sur-Dive, there was 4 ploughlands and one lord's plough team and two men's ones, with 4 villagers, 3 small holders and 3 slaves. The land value at 1086 was 18 shillings.

4.3 There is no mention of mills here which is understandable as windmills had not yet been introduced to England these did not arrive until a couple of centuries later. The local river would have been unsuitable at this point for a watermill as it is slow flowing.

4.4 During the medieval period a stone church was built sometime in the 14th century. The chancel remains with early 14th century windows.

4.5 The drainage of the wetland started about 1650 and continued through the 18th century.

4.6 The village continuously developed during later medieval times through to the late 18th century. A devastating fire took place in late 18th century leaving only a handful of properties standing. The remaining properties from before the fire are the Church, Wyhm Cottage, the building with a date inscription of 1792 on the front and a timber framed with brick infill panel barn.

b. Early Nineteenth to World War I

4.7 The drainage of wetland continued into the 19th century providing more agricultural land for cultivation and livestock rearing. Mixed farming was the most popular form of farming at this time which required a large number of specific building types which can be seen in the agricultural buildings from this period in the village.

4.8 The village was much developed by the Duke of Sutherland during the mid-19th century. This related to rebuilding after the fire and following his head estate managers, economic and modernising ethos. The difference between the 1840's Tithe Map and the 1880 1st Edition OS map clearly shows investment during the mid-part of the century (fig 1 Tithe Map and Fig 2 1880 1st Edition OS map). The village was part of the Duke of Sutherlands estates in the area. The estate commissioner at this period was James Loch and later his son who modernised the way the estates ran. Although he was not directly involved with the highland clearances in the first period, he did subscribe to this method of increasing the tenancy income for the estate. However, in areas where mixed farming was actually considered profitable, the estate, following developments in agricultural and economic theories of the day, invested in new farm buildings, estate cottages and farmhouses. Kynnersley benefited from this investment.

4.9 The village is a microcosm for the influence of estate owners and the push to increase tenancy values in the early to mid-19th century. It shows the impact the enlightenment of the 18th century had on all aspects of life from the development of industry, free markets, and the requirement for raw materials and food that agriculture could supply. There appears to be little investment following on from the 1860's which reflects the deep and lasting agricultural depression of the later part of the 19th century. Parts of the estate were sold off in 1914.

4 Historical Background and Development

Figure 1: Tithe Map



Figure 2: 1st Edition OS Map 1880



c. Twentieth Century

4.10 The rest of the estate was sold in 1917. It is very clear that the new owners and tenants had no extra income to further invest in modernisation until the mid-20th century. The farm buildings of the 17th to 19th century fell quickly into disuse following the enormous changes in agricultural in post war Britain.

4.11 In the later quarter of the 20th century and early part of the 21st has seen a resurgence in interest in the old farm buildings not for agricultural use but for residential conversions. The push for new housing with some character in rural areas has been significant and the reuse of these remnants of a quieter time are being rescued from demolition (fig 3 and 4 2021).

4.12 Following the end of World War II there was need to provide significantly more housing as quickly and cheaply as possible. This led to a number of different designs being tried an example of these can be found just outside the core of the village. Two sets of pairs of 1 ½ storey dwellings. This design was not picked as it proved too expensive to construct so they are rare survivals of this type of building.

4 Historical Background and Development

Figure 3: Core of Village



Figure 4: Proposed Boundary 2021



5 Conservation Area Character

5 Conservation Area Character

a. Built Character

5.1 The village is centre around the egg shaped lane with the church on the south, the Manor House on the west, Whym Cottage in the centre and the estate cottages east. The later development is mainly gathered along both sides of the road from Preston on the Weald Moors and the road out towards A442.

5.2 The character is clear from the building types that are found in the village as mainly domestic and agricultural.

5.3 The building materials are predominately brick with plain tile, some painted brickwork some ploy-chrome and the 19th century development is highly decorated using the neo-gothic revival features.

5.4 The agricultural buildings are mainly brick and vary between single storey and two storey. Nearly all the former agricultural buildings have been converted and this now forms a strong character in the village.

i. Key Positive Buildings

5.5 There are 3 listed buildings (Appendix 1) within the centre of the village, 11 previously identified local list (Appendix 2)

Figure 5: Selection of Prominent Buildings



5 Conservation Area Character

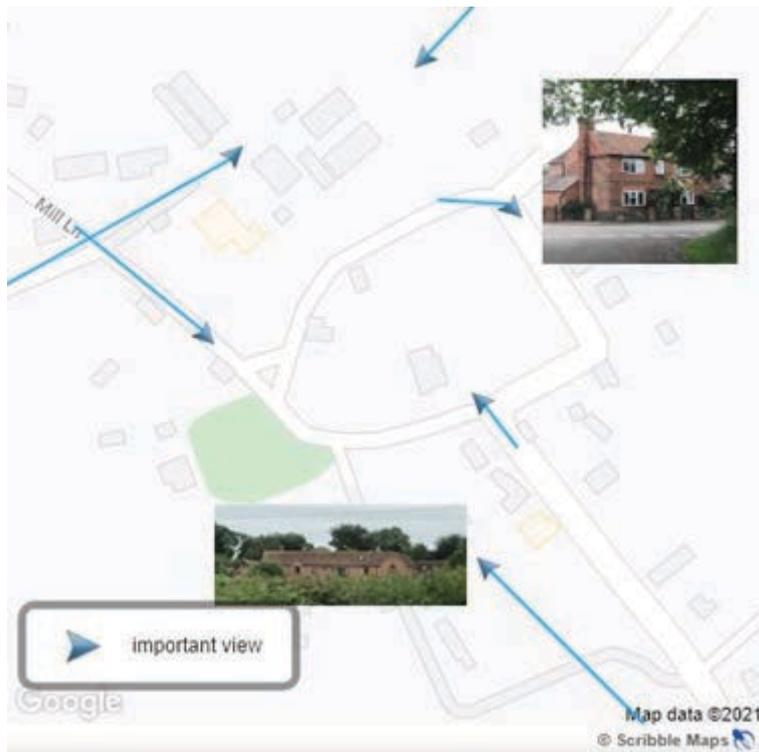
Figure 6: Location of Prominent Buildings



- **Note:** Green - Listed Buildings, Yellow - Former Agricultural Buildings and Purple - Other Important Prominent Buildings

ii. Views and Approaches

Figure 7: Views and Approaches



5 Conservation Area Character

5.6 The landscape around the village is wholly rural with arable farming being predominant. The surrounding landscape is recognised as being of a special character due to the drainage 'strines' creating strong biodiversity.

5.7 The village is mainly flat except for a slight berm where the church is located.

5.8 Due to the historical development of the village there is a feeling of intimacy in some areas. This creates some short views which entice one to follow the road to see what is around the corner and others where the view is long and constrained by boundary features which are softened by the mature trees, shrubs and hedges set behind the strong masonry boundary treatments. There is two strong views into the village as you approach. The one is from the road behind the Manor house toward the rear of the house and includes the farm buildings and the other is located from the Preston road towards the former farm buildings on the left.

iii. Plan Form

5.9 The village appears to have developed mainly to the east of the church with a lane running around a central green area. The cottages front onto the lane with small front areas and the plots running outwards from the back.

5.10 This egg central shaped area has a road coming in from Preston to the south east and one that leads away in the corner of the egg, furthest from the church which goes to The Walls farm and Iron Age Fort and a third one that exists the village towards the A442.

5.11 It has a nucleated plan form which has developed lanes leading away towards former farms and the other villages located nearby.

5.12 There are four separate scales firstly, the earlier surviving buildings are mainly 1 1/2 storeys in the form of rows of cottages and the detached Wyhm Cottage, secondly, there are the later estate cottages that are pairs or single but are two storey, thirdly the 18th century detached former farm houses, Church Farm House, Grey Cottage, Kynnersley House and the building with the date of 1738 on the front are two storeys and fourthly, the large Victorian buildings the Old School House, Crown House, Kynnersley Manor which are also two storeys. The former and remaining farm buildings are mainly 1 to 1 1/2 storey high. The small amount of later development has followed this the single dwelling type with larger plots with the house centred towards the middle.

5.13 The plot sizes vary as well however, the smallest plots are found at the end of the egg shaped lane with the cottages at the bottom. All the estate cottages that are pairs have a similar plot size, with space to the front and rear. The single estate cottages have a plot sizes that allow for wrap around gardens. The separate large properties have significant plots which originally included farm buildings but have been reduced due to the conversion of the farm buildings. Although reduced the size of plots still leave a considerable garden area to each property.

5.14 The converted farm buildings have varying size of plot but mainly have a considerable plot size. The plan forms vary but most of the properties are one room deep with small wings set to the rear. The larger houses are still mainly one room deep just larger rooms. The exception to this is Crown House, Kynnersley Manor and the house dated 1738.

5 Conservation Area Character

iv. Character Areas and Focal Buildings

5.15 In the centre of the village is the cluster of the oldest buildings around the church and the lane that forms a rough egg shape enclosing the central piece of land where Wyhm Cottage and Crown Farm and some converted former farm buildings. There are two lanes that lead out of the village centre south towards Preston Upon the Weald Moors and the other one west to Duke's Drive and the monument to the Duke of Sutherland.

5.16 St. Chads is by far the oldest building is sited at the west end of the centre of the village. The nave is medieval and there are two 14th century lancet windows restored in 19th century. Notably the tower was built between 1722-3 and the porch dates from the later part of the 19th century and the architectural style of the Arts and Crafts with some fine moulded terracotta infill panels.

5.17 The church sits within a circular stone enclosed graveyard. The graveyard is fairly tight around the church and may have been truncated by the building of the rectory towards the east end of the church. The church sits on a slight knoll which gives more presence in the street scene.

5.18 The Graveyard has been allowed to become a wildlife haven where wild flowers abound outside of the shade of the yews.

5.19 Opposite to the church is a triangular raised piece of land which dissects the lane running west from the main road. This is enclosed by a brick and stone wall retaining wall and in the centre is a mature tree. This area is called the Whim and the Oak tree in the middle is said to be the hanging tree related to the court house. This court house is now part of Kynnersley Manor Farm buildings. To the left of the triangle is found the entrance to Kynnersley Manor (Fig 8). To the right of the triangle and set slightly back is Wyhm Cottage (Fig 8).

5.20 This area with the Church, triangle, grouping of trees, manor entrance and Wyhm Cottage makes a strong central feature within the village.

Figure 8: Kynnersley Manor (left) and Wyhm Cottage (right)



5.21 Taking the lane opposite the church and down past Wyhm Cottage this leads down to the bottom of the historic village. The boundaries are the strongest feature along this lane with the trees and hedges on one side and the brick and stone walls on the other, make a enclosed feeling until halfway down when it opens up to the south east. Some of the much of low stone

5 Conservation Area Character

enclosure wall still survives on the side of the barn conversions. A new entrance with a low, short, stone curved entrance walls leads down to the barn conversions in the centre of the egg shaped enclosure.

5.22 The boundary to the manor, on the opposite from the barn conversions, retains some low stone walling and then degenerates to modern wooden fencing. This is out of keeping with the character within the rest of the village. Before you reach the corner is a side garden that relates to the semi-detached former council houses. This is also an important site and if to be developed would need to be carefully designed to fit in other cottages in the village.

5.23 After the entrance to the former barns the low stone wall is intermittent with self-sown hedging behind. The lane starts to curve to the right and at the bottom there is modern metal fence boundary on the left and a glimpse of the brick and trellis boundary of the cottages at the bottom of the village. The view also takes in the lane leading out of the village and into the countryside.

5.24 As you turn the corner, at the bottom, the full view of the row early 19th century cottages (Fig 9) comes into view and the mid-19th century detached villa (Fig 9), with the 18th century row of cottages at the end (Fig 9), before the lane turns back towards the church. The lane has enclosed feel as the road is bounded with the low stone wall one side and the cottages on the other side.

Figure 9: 19th Century Cottages (left) Mid 19th Century Detached Villa (middle) and 18th Century row of Cottages (right)



5.25 In the corner set between the detached Victorian house and the 18th century row of cottages, set back behind the established building line is a mid-20th century bungalow which is out of keeping with the rest of the central area. Next to this is gap with caravans and garaging that links the bungalow and the 1 1/2 storey row of cottages (Fig 10). Although low key in design terms this is an area where an opportunity for visual improvement would be possible.

5.26 After turning the corner to go back towards the church the road opens out with the former farm buildings set back within the centre piece of land behind a low stone wall. Opposite is a large detached former farm house date 1738 on the front.

5.27 The farm buildings are constructed in the usual palette of the mid-19th century development period. Whereas the early building is painted brick work with steeper pitched roofs (Fig 10).

5 Conservation Area Character

Figure 10: Row of Cottages (left) and Painted Brickwork with Steeper Pitched Roofs (right)



5.28 At the top of the lane where it re-joins the main road running through the village is sited the large mid Victorian farmhouse (the former Crown Public House) with the adjacent former farm buildings was associated with. It is a fine house and represents all the features found on other development of this time. It has a fine low brick wall with original decorative metal railings on top. This building forms a focal point at the end of the lane and as you turn the corner of the main road towards the church (Fig 11).

Figure 11: Former Crown Public House



5.29 At the boundary between the old farm buildings and former farmhouse is also a collection of street furniture that creates a feature on this corner.

5.30 At Crown House Farm turning towards Preston upon the Weald this street has the vast majority of domestic mid-19th century development. On the left as you turn onto the street there are two farm buildings on the back edge of the highway both associated with the house from 1738. As you turn the corner on the opposite side is a large detached building which has taken some of the features found on the estate architecture and incorporated them into the design allowing it to fit in fairly harmoniously with the other buildings.

5.31 As you travel towards the edge of the village here is large modern agricultural building on the left set back behind modern mesh fencing and then a timber clad village hall set behind a hedge. Neither building sits well in the setting, however, the agricultural building and associate paddock behind is still a working farm, a rare survival within the village. The hedging as a boundary runs up this side of the road to the edge of the village. Just after the village hall is a later estate house with much plainer detailing and then after the road to Kynnersley House Farm, there are two pairs of the earlier estate cottages with all the high quality detailing of this period (Fig 12).

5 Conservation Area Character

Figure 12: Estate Cottages



5.32 Turning around at this point it is clear that this one of the main village entrances. The village sign is found on a small green just by the first cottage. To the left, across the hedge and field is a clear view of the first set of Victorian farm buildings. This view is important as you can see the model farm set out clearly in front of you, with the estate cottages on the right this forms an attractive gateway to the proposed conservation area (Fig 11).

5.33 As you follow the road down into the village again you pass the entrance to the former agricultural buildings on the left marked with post and rail fencing. The low stone wall on this side of the road is a majorly significant feature and one of last surviving clinker built walls (Fig 13) and continues until the old School House.

Figure 13: Clinker Built Walls and the Old School House



5.34 By the old School House a brick wall marks the boundary between public realm and private front gardens. The Old School House is a striking building with sweeping roofs and black and red striped polychrome brick work (Fig 13). Next to The Old School House is a row of Victorian estate cottages one of which was the school teacher house. Many of the architectural details seen on the other buildings of this period (Fig 14) are found on this cottages.

5 Conservation Area Character

Figure 14: Victorian Estate Cottages



5.35 As you pass the old school house on your left to the right is another set of Victorian estate cottages (Fig 15) and the remaining red brick barn that related to the 1738 property. As you approach the corner where the two lanes meet, turning left passing Crown House on your right. There are glimpses across the corner on left of the church (Fig 15) and a clear view is seen of the street furniture next to Crown House on the right (Fig 15).

5.36 Turning the corner the Church and the Wyhm come into view. Passing down this road Whym Cottage stands on your and Kynnersley Manor on your right and the church on your left. Along this road on the right is the long tall red brick boundary wall of the Manor (Fig 15).

Figure 15: View of Crown House (left) Street Furniture (middle) and Manor Boundary Wall (right)



5.37 As you pass the wall on the right, on the left is Grey Cottage and attached later house set gable end onto the street with a fine porch (Fig 16) and converted red brick former threshing barn and a converted timber frame barn which also has a red brick wall as its boundary (Fig 16). At the bottom of the brick wall where it turns into Manor House Farm you reach a Y junction where you can turn sharp left away from the village centre or straight on towards the old Mill area. At this point you can clearly see the two new detached executive dwellings that have been put up recently. The design of this large dwellings do not reflect the general character of the buildings within the proposed boundary. These very large and imposing dwelling should be resisted unless they form part of a comprehensively designed extension that takes into account a variety of house sizes, including farm buildings style and feature the appropriate detailing and materials to fit in with the village.

5 Conservation Area Character

Figure 16: Grey Cottage and Red Brick Wall Boundary



5.38 Taking the road to the left the boundaries are softer on the right and are made up of mature hedging. Going straight on into the former mill area there is a Victorian estate cottage on your left and a low stone wall (with the site of a hydrant set into it on your right). Set back behind the stone wall is a tall conifer hedge screening the two new dwellings behind from this part of the village.

5.39 Coming in from this direction into the village the view is of hedging and the start of the village is apparent because of the clear view of Kynnersley Manor's brick boundary wall and the early 18th century farm complex set next to the manor (Fig 17).

5.40 There are a few further buildings up the lane but only one notable dwelling and former coach house now a garage both dating from the Victorian period and the low brick wall on the left (Fig 17).

Figure 17: Kynnersley Manor (left) and Victorian Period Housing (middle and right)



b. Surfaces and Street Furniture

5.41 An old wooden road sign, parish notice board (now replaced with a new one, the old one is being refurbished and will be placed in some other location in the village) and an old red telephone box (Fig 18).

5 Conservation Area Character

Figure 18: Telephone Box (left) Hydrant (middle) and Victorian Cast Iron Seat (right)



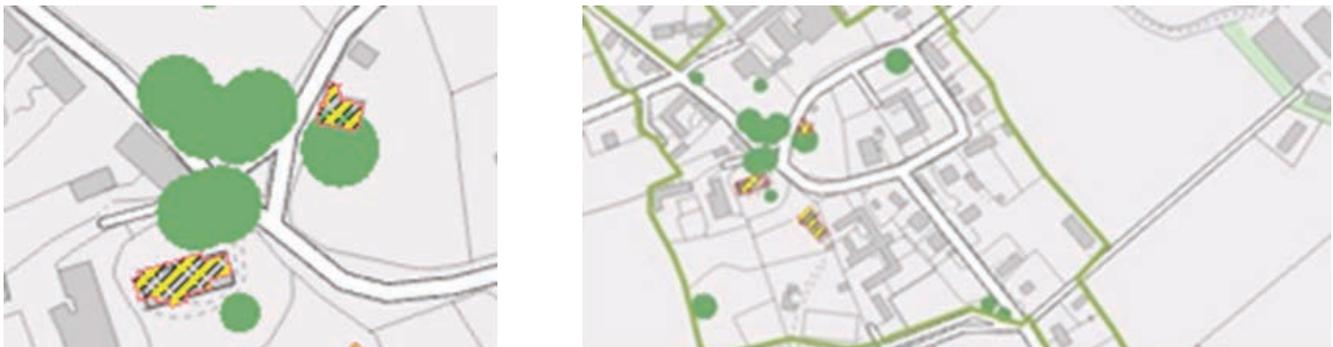
5.42 The public realm is mainly black tarmac pathways and road ways but this softened by the natural materials that the boundaries and properties are constructed out of and, the abundance of hedging and mature trees within the proposed boundary. The street furniture is not extensive apart from the hydrants (Fig 18) as there is no street lighting, only two telegraph poles both at the bottom of the egg shaped lane one at each end and the electricity poles have been ended just before the proposed boundary.

5.43 There is also a fine Victorian cast iron seat set along the wall by the church, placed there by kind donation of one of the Parish Councillors (Fig 18).

c. Trees

5.44 Trees are in the abundance within the proposed boundaries the main Tree Preservation Orders are grouped around the church and Kynnersley Manor (Fig 19).

Figure 19: Tree Preservation Orders



d. Open Spaces

5.45 Open spaces are only found as part of gardens to dwellings except the paddock but the in use agricultural building by the village hall. There is no formal open space within the village. However the gaps between the buildings, as many are set within large plots are a significant feature and create a spacious feeling around the church area, the former agricultural buildings and Crown House.

5 Conservation Area Character

e. Archaeology

5.46 There are no known archaeological sites within the centre of the village nor any finds indicative of earlier settlement beyond the medieval period.

5.47 However to the north-east is a Scheduled Ancient Monument, The Wall, which is an Iron Age hill fort. There has been finds in the surrounding area ranging from pre-history, through the roman period into medieval period pottery sherds.

6 Positive and Negative Areas and Features

6 Positive and Negative Areas and Features

6.1 The areas that the most positive lie within the core of the village, around the church and egg shaped lane and the and along the road from Preston. The boundary features are very prominent within the village and make a positive impact on the special character of the village.

6.2 The detailing on the Victorian neo-gothic houses and cottages are a very positive feature which requires protection.

6.3 The areas that could be termed negative are located in the top right hand corner of the egg where the bungalow and storage area is located. It should be noted that the bungalow and storage area is considered to be out of keeping with the surrounding historic buildings and not poor quality or maintained in a poor way.

7 Protecting and Enhancing the Character and Appearance of the Conservation Area

7 Protecting and Enhancing the Character and Appearance of the Conservation Area

a. General Design Advice

7.1 New buildings that replace older properties should respect the character and design principles of earlier development regarding the plot size, detailing and rhythm, scale and massing.

7.2 Any proposed new development should be guided by sound principles of urban design, as well as sympathetic detailing and use of materials in relation to the historic context. All forms of new development should:

- Preserve and reinforce the distinctive pattern of historic development, including street patterns, open spaces, plot boundaries and boundary treatment
- Maintain key views and vistas within, into and out of the Conservation Area
- Reinforce the distinctive architectural character of the Conservation Area through an informed understanding of distinctive building styles, features and materials
- Consider the scale and massing of surrounding buildings. It is essential that new development is not out of scale with existing historic buildings
- Reinforce existing building lines and the orientation of existing development
- Minimise the visual impact of parked vehicles and parking areas on the streetscape and landscape setting of historic buildings

b. Specific Advice

7.3 There is a strong emphasis on the quality of detailing on the new building with the use of bargeboards, drip moulds, decorative uprights to support porches and polychrome.

7.4 The architectural influence is mid Victorian neo-gothic with gables and cut through dormers, drip moulds and decorative porches. The porches are more decorative the more important the house (Fig 20). The Villas, (Fig 20), was originally the village Blacksmith and shop.

7.5 Detailing on new development should respect the detailing found in the historic buildings with in the proposed conservation area.

7 Protecting and Enhancing the Character and Appearance of the Conservation Area

Figure 20: Porch (top left) The Villas (top middle) and converted farm buildings



Farm Buildings

7.6 The farm buildings were almost comprehensively replaced within the village by the mid-19th century investment. There is two exceptions one now is converted to a house in the late 20th century (Fig 20) and the barns next to the rear of the Kynnersley House with a date stone of 1816.

7.7 The remaining farm buildings should be protected through sensitive conversions where the exterior is changed as little as possible and any new boundary treatments should reflect the character and materials of the existing ones found in the proposed conservation area.

Windows, Porches and Dormers

7.8 The original window styles follow the estate design in the Victorian buildings, mainly one over one side hung casement windows (Fig 21 top left) varying only in relation to the status of the building where it is the number of sashes side by side (some fixed) that create the sense of status these larger windows (Fig 21 top middle) are found on the more prominent elevations. The Old School House and Kynnersley Manor have small paned windows in difference to the other estate houses of the same period.

7 Protecting and Enhancing the Character and Appearance of the Conservation Area

7.9 The windows are set close to the eaves on many of the earlier dwellings (Fig 21 top right) and on the Victorian estate cottages are mainly found with decorative rubbed brick arch using red and black bricks to create the decoration or a brick drip mould above and below (Fig 21 bottom three). The drip moulds project a half a brick to provide suitable shadow lines.

7.10 The earlier buildings have a mixture of small paned vertical sliding timber sashes and metal leded casements.

7.11 There have been many replacements of the original windows with uPVC windows some more successfully than others. This is a threat to the character of the conservation area.

Figure 21 Windows and Brick Drip Mould



7.12 The porches are either a gabled with tiled roofs and supported on decorative timber supports (Fig 22 left and middle) or of a lean-to type found on the pairs of estate cottages and on Crown House (Fig 22 right). Crown house shows a scaled up version of what was probably found on the estate cottages and again have decorative wooden supports.

7 Protecting and Enhancing the Character and Appearance of the Conservation Area

Boundary Treatments

7.14 The boundary treatments are particularly important within the proposed conservation area and form a significant proportion of its character.

- Brick walls with round clay capping bricks. Stretcher bonding should be discouraged as it is too uniform in appearance
- Rubble stone wall with either Cock and Hen or flat stone capping.
- Hedging set behind a wall
- Close boarded fencing should be resisted as it has a modern appearance which is out of keeping with the village.

Palette of Building Materials

7.15 There is a small selection of building materials found in the village.

7.16 The early buildings are timber framed with render or red brick infill panels with plain clay tiles on the roof and stone for the high status church. Later the red brick took over as it became more abundant from the 18th century onwards and this is reflected in the use of it in the buildings from this time.

7.17 The Victorian period used brick the way they were coloured in the kiln process to create patterns in the brickwork. The roofing material is still plain clay tiles.

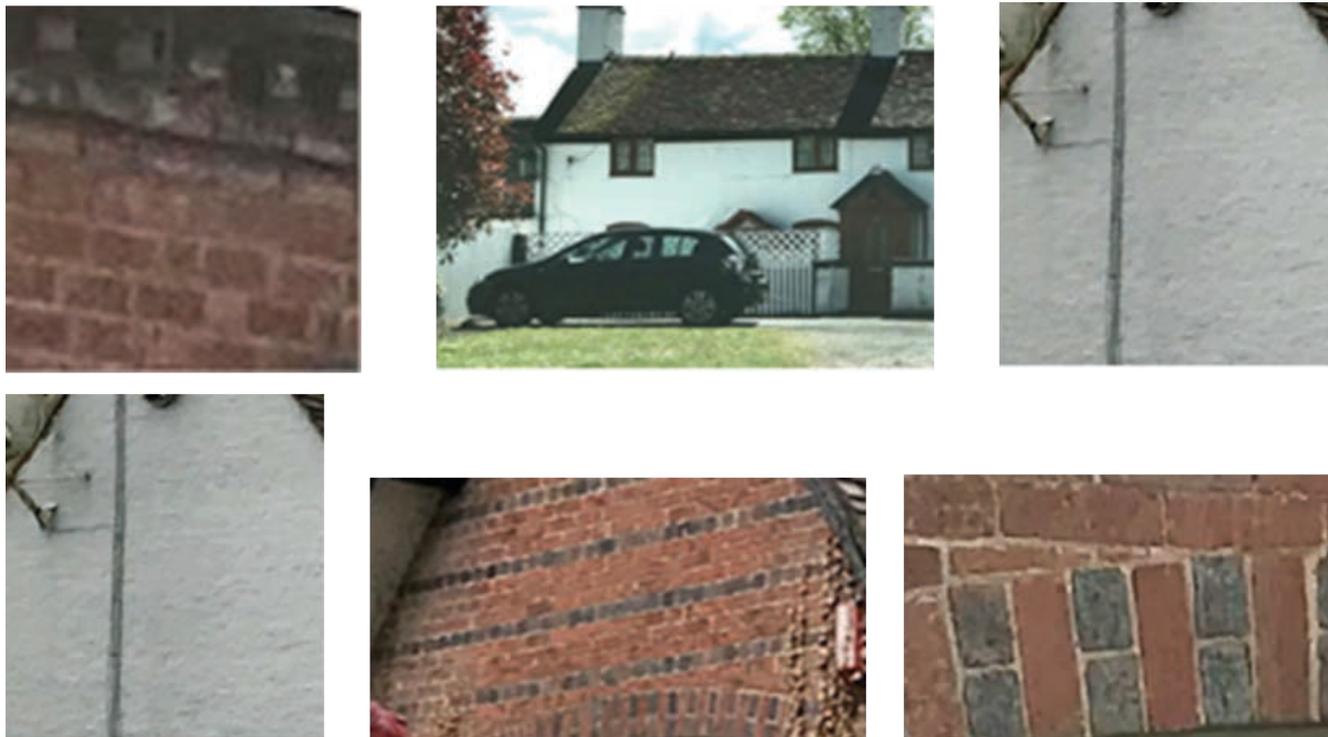
7.18 Stone is present to some extent in the Victorian period but is used on the higher status buildings for window dressings like Crown House.

7.19 There has been some use of render and painted brickwork but that is probably due to 20th century 'improvements' (Fig 24).

- Poly-chrome brickwork
- Plain clay tiles (avoid concrete interlocking or artificial roofing products)
- Soft red bricks
- Wooden windows
- Wooden doors
- Oak timber frame
- Brick or render infill panels

7 Protecting and Enhancing the Character and Appearance of the Conservation Area

Figure 24: Render and Painted Brickwork



Highway and Utilities

7.20 The Highways department is responsible for managing road works, whilst utility companies are responsible for managing utility works. Any reinstatement works or resurfacing should be carefully monitored to avoid the loss of historic paving materials or other paving of significance, especially in pedestrianized areas. The Council has recently issued Highway Design guidance which can be found online here:

7 . **2** **1**
https://www.telford.gov.uk/info/20652/highways_development_control/3891/highways_design_code

Trees

7.22 The Council's Arboricultural Officers should be notified of any works to trees in the Conservation Area which are over 75mm in diameter at the 1.5m high point, so that the Council can protect the tree by making a Tree Preservation Order (TPO), if appropriate. Further information on TPOs and trees in conservation areas can be found on the UK Government's Planning Practice Guidance page:

7.23 <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Community Involvement

7.24 Telford and Wrekin Borough Council will manage ongoing community review and involvement with assistance from the Wellington Town Council, Wellington LA21, Wellington History Society and other relevant community organizations who may have an interest in the historic environment, in accordance with the Council's Statement of Community Involvement (SCI) which is part of the Council's Local Plan.

8 Proposed Boundary Revision

8 Proposed Boundary Revision

Figure 25: Proposed Boundary Revision



9 Appendix 1 Telford & Wrekin Local Plan 2011-31 (2018) Conservation Policies

9 Appendix 1 Telford & Wrekin Local Plan 2011-31 (2018) Conservation Policies

Policy BE 5 Conservation Areas

The Council will support development in conservation areas where it will preserve or enhance its character or appearance. Development will not be supported where:

- i. It would prejudice the essential features of the conservation area, the relationship or appearance between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;
- ii. The design of any new buildings, including height, density, mass, layout, proportions, or materials would not respect the character or appearance of an area
- iii. The development would not do justice to the setting and surroundings of a conservation area or would impair views of the area; or
- iv. Where a proposed use of land would adversely affect the appearance or environment of a conservation area.

Any harm or loss to a conservation area must be justified.

The Council will only support proposals likely to cause substantial harm to a Conservation Area where it has been clearly demonstrated that there would be substantial public benefit associated with the proposal, or all the following circumstances:

- The asset cannot be sustained in its current use;
- The asset prevents all reasonable use of the site; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record (HER).

Applications affecting a conservation area should identify the significance of any heritage asset within the conservation area and provide a clear justification as to why the development is considered appropriate. The Council will expect proposals to:

- v. Reinstatement of original features and elements to add to the heritage asset's significance where these have previously been lost;
- vi. Remove modern additions or modifications to reveal the significance of any heritage asset. This could include the removal of pebbledash, paint from brickwork, non-original style windows, non-original doors, satellite dishes or other equipment; and
- vii. Use the heritage asset in a way which complements its conservation significance.

The Council will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal.

Development involving the demolition or removal of important parts of a heritage asset or its setting, or which cause substantial harm to it, will only be supported in exceptional circumstances.

10 Appendix 2 Listed Buildings

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KYNNERSLEY HOUSE FARMHOUSE

Details

- SJ 61 NE; 23/401
- KYNNERSLEY, Kynnersley House Farmhouse
- GV
- II
- Late C18 red brick house. Tiled roof with gabled ends. Two-storeys and attic. Three-window range. First floor sashes with glazing bars in segmental headed openings with keystones. Modern bay and porch across ground floor. Three late C19 gabled dormers. Brick end stacks. Back faces the road. Included for group value.
- Listing NGR: SJ6731916674

WHYM COTTAGE

Details

- KYNNERSLEY No. 23 (Whym Cottage) 1.5362
- SJ 61NE 23/402
- II GV
- 2. C17 timber framed cottage with white painted infill panels. Machine tile roof with gabled ends. One storey and attic. Ground floor 2 modern casements and plank door off centre with modern gabled porch. Original large gabled dormer off centre. Brick ridge and end stacks rebuilt. White painted C18 brick wing at rear with crow-stepped gable.
- Listing NGR: SJ6731316745

CHURCH OF ST CHAD

Details

- KYNNERSLEY Church of St Chad 1.5362 (formerly listed as Parish Church) SJ 61NE 23/400 18.6.59
- II* GV
- 2. Small sandstone built church. Medieval nave has C19 restored 2 and 3-light windows with plate tracery and one straight headed window on north side. Gabled double bellcote over east end of nave. South doorway with pointed chamfered arch. Medieval chancel with early C14 windows the east window of 3-lights has reticulated tracery, and 2-light lancet north and south windows. Late C19 timbers framed gabled south porch. West tower built 1722-3, of 2 stages with covered cornice beneath the parapet and obelisk pinnacles at the corners. Round arched bell-openings, west window and south doorway. Interior: Double-chamfered chancel arch on short shafts supported on corbels. Nave roof has moulded tiebeams but above that it seems to have been replaced. Chancel roof has moulded collars, arched braces and queen struts. Simple ogee-arched piscina in south wall of chancel. Font has rough round bowl on Victorian stem. Victorian furnishings. In the churchyard some early C19 and later railed tomb chests and to south of church some C18 headstones and a table tomb.
- Listed NGR: SJ6727216703

11 Appendix 3 Local List

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Kynnersley Lodge At West End Of Kynnersley Drive

- Small circa mid C19 cottage. Red brick with tiled roof. Two storeys. Two window range. One on first floor blind. Ground floor canted bay.

Kynnersley Kynnersley Drive Nos. 2 and 3

- Circa 1860 red brick pair of estate cottages. Tiled roof with projecting end gabled wings. Two storeys. Brick drip moulds.

Kynnersley Nos. 4 and 5

- Circa 1860 red brick pair of estate cottages. Tiled roof with projecting and gabled wings. Two storeys. Brick drip moulds.

Kynnersley No. 6

- Circa 1860 red brick estate cottage tiled gabled roof. L-shaped on plan. Two storeys. Included for group value.

Kynnersley School

- Circa 1870 village school. Red brick with blue brick bands. Tiled gabled roof. L-shaped on plan. One storey. Large segmental headed window.

Kynnersley The School House/7 And No.8

- Circa 1860 red brick pair of cottages with tiled roof. One storey and attic. Three gabled dormers. Brick...

Kynnersley Crown House Including Garden Area Railings

- Circa 1870 estate house in chequered blue and red brick Tiled gabled roof. Two storeys. Including garden area railings on brick dwarf wall.

Kynnersley Oakdale And No.12

- Early C19 row of cottages. Painted brick partly roughcast. Tiled roof. Two stages five windows range.

Kynnersley The Villa.

- Circa 1860-70 brick cottage with tiled roof. Two storeys. Two windows. Casements with glazing bars. Ornamental timber framed porch to right.

Kynnersley Farm Building On Corner Of Road North West Of Church Farmhouse

- C17/18 origin but rebuilt to some extent in C19 or built in C19 reusing earlier timber framing. Long range with red brick infill and tiled roof. L-shaped on plan.

Kynnersley Deansfield (Former Rectory)

- C18 Brick house, rendered and with modern fenestration. Tiled roof. Two storeys and attic. Five bays. Central doorway.

12 Appendix 4 Historic Environment Record

12 Appendix 4 Historic Environment Record

- The Historic Environment Record (HER), maintained by Shropshire Council on behalf of Telford and Wrekin Council, is a continuously expanding resource on the historic environment – both archaeological assets and built heritage assets - within the county. The HER provides access to a range of resources which may provide additional information on these assets and which may be relevant in assessing impact to their character and significance. For further information, contact her@shropshire.gov.uk or go to:
- <https://www.shropshire.gov.uk/environment/historic-environment/historic-environment-record/>

13 Appendix 5 Contact Details

13 Appendix 5 Contact Details

- **Email the Conservation Team:** conservation@telford.gov.uk
- **Email the Planning Team:** planning.control@telford.gov.uk
- **Postal Address:** Telford and Wrekin Council, PO Box 457, Wellington Civic Offices, Wellington, Telford, TF2 2FH

14 Appendix 6 Bibliography / References

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- Pevser, N. (1958, 1st ed) The Buildings of England: Shropshire.
- Victorian County Series, London (1985) Victorian County Series – Telford.
Access: <https://www.british-history.ac.uk/vch/salop/vol11>