



Telford & Wrekin

C O U N C I L

# **Horsehay & Spring Village Conservation Area Appraisal & Management Plan**

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# **Horsehay & Spring Village Conservation Area Appraisal And Management Plan**

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# 1. Introduction

## 1.1. Designation

A Conservation Area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.*”<sup>1</sup> This local distinctiveness can encompass not just buildings but also open spaces, materials, streetscape, landscape, historic urban development, all of which contribute to its sense of place and special interest.

Horsehay and Spring Village was designated as a Conservation Area in 1999. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that all Conservation Areas are periodically reviewed - best practice is every 5 years. The Act (1990) states that:

*“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”*<sup>2</sup>

The purpose of this document is to:

- to identify and improve understanding of the historic context of Horsehay & Spring Village in order to appreciate its special interest
- improve understanding of and recognise the possible threats and opportunities
- provide the Local Planning Authority with a valuable tool to inform future development management decisions

The appraisal will concentrate on several topics in order to assess the reasons for designation and conclude with a management plan including proposals and recommendations with the aim of further preserving and enhancing the special interest of the Horsehay & Spring Village Conservation Area.

## 1.2. Planning Policy Context

The National Planning Policy Framework which replaced Planning Policy Guidance in 2012 refers specifically to Conservation Areas and seeks their protection. When designating a Conservation Area the NPPF states that “...*authorities should ensure that an area justifies such status because of its special architectural or historic interest.*”<sup>3</sup> The designation does not necessarily prohibit development; alternatively planning policy takes the view that any new development within a Conservation Area should always aim to “...*preserve those elements of the setting that make a positive contribution...*”<sup>4</sup> to the Conservation Area and acknowledges that “*not all elements of a Conservation Area will contribute to its*

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<sup>1</sup> Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 (3) Available at: <http://www.legislation.gov.uk/ukpga/1990/9/section/69>

<sup>2</sup> Planning (Listed Buildings and Conservation Areas) Act 1990 Section 71 (1) Available at: <http://www.legislation.gov.uk/ukpga/1990/9/section/71>

<sup>3</sup> Department for Culture, Media and Sport, 2012. 12. *National Planning Policy Framework: Conserving and enhancing the historic environment* pg. 30 Available at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>4</sup> Ibid pg.32

*significance*<sup>5</sup>” and therefore this presents opportunities to enhance and make a positive contribution through loss.

The Wrekin Local Plan (Saved) 2000-2016 sets out the criteria to control new development and ensure it is “...of the highest standards of the design and will preserve or enhance...the area...”<sup>6</sup> The Telford & Wrekin Local Plan 2011-2031 has been submitted for independent examination, with the Examination in Public taking place between 30 January and 10 February 2017. Final modifications have now been sent to the Inspector. Once adopted Policy BE5 will be relevant to Conservation Areas where the Local Planning Authority will support development where it will “*preserve or enhance its character or appearance.*”<sup>7</sup>

Horsehay & Spring Village does not currently have an Article 4 Direction in place which would restrict permitted development rights. However, the demolition of any structure within a Conservation Area may require planning permission as well as works to trees.

## **2. Context**

### **2.1. Location & Setting**

The village of Horsehay lies on the outskirts of Dawley (Dawley Hamlets Parish) within Telford, 3 miles north of the Ironbridge Gorge. The area surrounding the historic core is a mixture of new development with infrastructure networks, a golf course, and Horsehay Common (Fig.1). Although undoubtedly Horsehay & Spring Village is an urban settlement, the setting is actually relatively rural with a tranquil atmosphere. At present there are approximately 100 dwellings within the historic core.

### **2.2. Historic Context**

The name ‘Horsehay’ is Anglo Saxon and comes from “*an enclosure for horses.*”<sup>8</sup> Horsehay’s golden era was during the industrial revolution when the East Shropshire Coalfield became a huge asset and consequently a hub of huge activity that formed the built and historic environment of the Conservation Area today.

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<sup>5</sup> Ibid

<sup>6</sup> Wrekin Local Plan, 2008. *HE3 New Development in Conservation Areas* [online] Available at: [http://www.telford.gov.uk/downloads/file/1264/wrekin\\_local\\_plan](http://www.telford.gov.uk/downloads/file/1264/wrekin_local_plan)

<sup>7</sup> Telford & Wrekin Local Plan, 2011. *Policy BE5 Conservation Areas* [online] Available at: [http://www.telford.gov.uk/downloads/file/4486/a1\\_telford\\_and\\_wrekin\\_local\\_plan\\_2011-2031\\_-\\_submission\\_version\\_low\\_res](http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031_-_submission_version_low_res)

<sup>8</sup> Gelling, M., 1990. *Place Names of Shropshire*. London: English Place Names Society.



Fig. 1 Horsehay & Spring Village Conservation Area Aerial View

### 3. Summary of Special Interest

#### 3.1. Historical Development

Horsehay and Spring Village has grown around an industrial core (Fig. 2) dominated by the development of the Coalbrookdale Company which is apparent in much of the borough. The Conservation Area and surrounding towns and villages are abundant in natural resources ideal for the type of industry that thrived in the 18<sup>th</sup> and 19<sup>th</sup> centuries.

Horsehay was chosen by the infamous Darby family for their works due to its prime location and proximity to raw materials and sources such as coal, ironstone, limestone and sand. In 1754, the already successful Abraham Darby leased Horsehay Farm in order for the Coalbrookdale Company to expand their

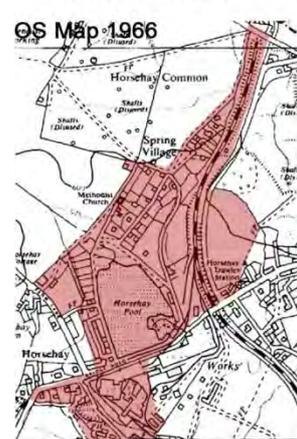
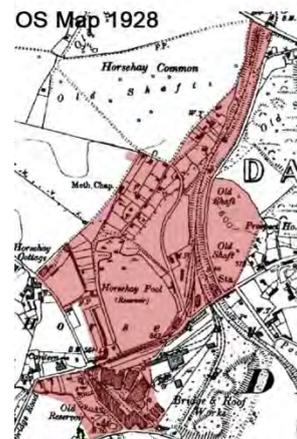
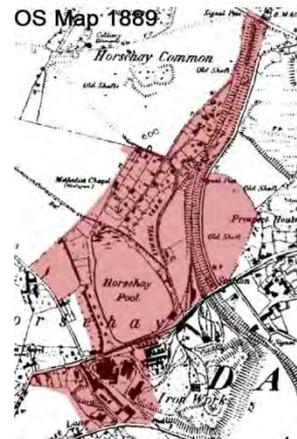
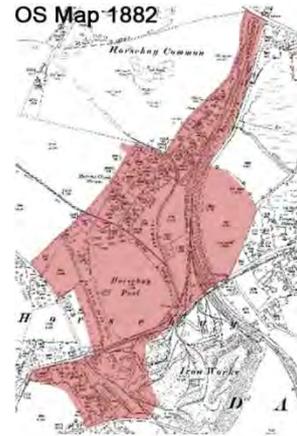


Fig. 2 Map Regression

works<sup>9</sup>, with stabling for the horses for the Ironworks. Industrialisation in Horsehay came as early as 1781<sup>10</sup> where pig iron produced for local charcoal forges. In order to create the fully functioning Ironworks, Horsehay Pool was created by the construction of a dam at a nearby stream which provided their power source through waterwheels and steam engines. The raw materials were transported on a wooden (later cast iron plateway) railway, pulled by horses to the works from the several nearby coal pits<sup>11</sup>.

The Horsehay Ironworks “...were constructed by Abraham Darby II in 1754-7 where...for the first time a coke-blast furnace...proved conclusively superior to a charcoal-fired durance in the production of iron for forging.<sup>12</sup>” Unfortunately, no structures directly associated with the works survive “...but Horsehay Pool is the company’s furnace pool.”<sup>13</sup> (Fig. 3) Horsehay & Spring Village Conservation Area has much surviving visual evidence of its industrial past including structures. “In 1887 when the works were sold...The



Fig. 3 Horsehay Pool (view from Old Row)

[Coalbrookdale] Company owned in addition to some 300 houses.”<sup>14</sup> Some of which are still in existence within the Conservation Area and provide visual and physical evidence of a once living and breathing, industrial community. The later formed Horsehay Company (1884) was a “successful manufacturer of bridges and large engineering assemblages...”<sup>15</sup> and benefitted from the development of railway building in the colonies and after going through several changes in line of manufacturer the Horsehay Works site (latterly known as A.B. Cranes) was finally closed in 1986. The site at present is still used for light industry which is appropriate given its background. The original structures have now been lost, but the form and design of the development is relatively in keeping with regards to the use of vernacular materials with some C20 industrial additions that are sensitive (Fig. 4).



Fig. 4 The Bridges industrial estate

<sup>9</sup> Trinder, B.S., 2000. *The Industrial Reveolution in Shropshire*.

<sup>10</sup> The Institute of Historical Research, 1985. *Victoria County History of Shropshire, Volume XI*

<sup>11</sup> Ibid

<sup>12</sup> Newman, J., & Pevsner, N., 2006. *The Buildings of England: Shropshire* pp.637-638

<sup>13</sup> Ibid

<sup>14</sup> Clark, C. et al, 1989. *Archaeological fieldwork report: Horsehay Ironworks - an Archaeological and Historical Evaluation* (Ironbridge Institute Research Paper)

<sup>15</sup> Ibid

The Horsehay Company which took over the site after the Coalbrookdale Company blew out the furnaces made further use of the plateway and “was a scene of intense activity with 10 sidings and works access lines with a capacity of over 200 wagons”<sup>16</sup> (Fig. 5). In 1857 Horsehay and Dawley Station was opened for passenger service (Fig. 6) leased by the Great Western Railway<sup>17</sup>. The site of the station is now home to the Telford Steam Trust which was set up in the early 1970’s to restore a steam locomotive for display in the Horsehay Company’s train shed<sup>18</sup>.

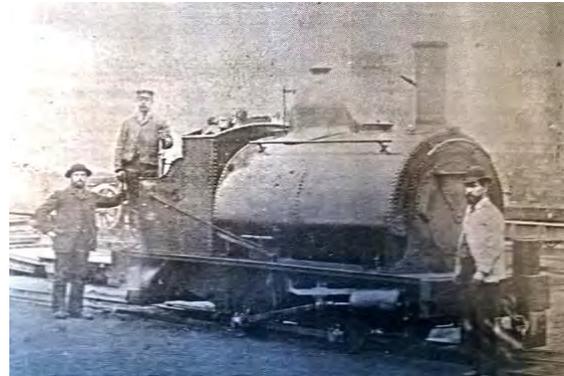


Fig. 6 Horsehay Station (date unknown)  
Source: Telford Steam Railway



Fig. 5 Transportation into and around Horsehay Works Source: IGMT

### 3.2. Architectural

There are six listed buildings (Appendix 6.1) in the Conservation Area, two of which are group listings and two identified buildings of local interest (Appendix 6.2) although numerous heritage assets of architectural or special interest.

Old and New Rows are examples of philanthropic housing, built specifically for the workers of the Coalbrookdale Company in the 18<sup>th</sup> and 19<sup>th</sup> century. The choice of the row design was a popular one for working class housing of the time and cut down on the cost of building. It was also a simple way of keeping a labour source close to the factory and in conditions that would encourage higher standards of health. It is more than likely that the bricks and tiles used to construct Old and New Row Cottages and 24. Pool View were locally sourced from the Coalbrookdale Company’s own Brickworks. Both Old and New Row are similar in vernacular design, although the two do have differences and it is clear that New Row is a later, superior version of Old Row with ‘extravagances’ such as additional detailing and a larger garden as this was built “for the principal workmen”<sup>19</sup>. Over the years several alterations have taken place

<sup>16</sup> Telford Steam Railway [online] Available at: < <http://telfordsteamrailway.co.uk/the-railway/tsr-history/>>

<sup>17</sup> Ibid

<sup>18</sup> Ibid

<sup>19</sup> Trinder, B.S., 2000. *The Industrial Reveolution in Shropshire* pg.147

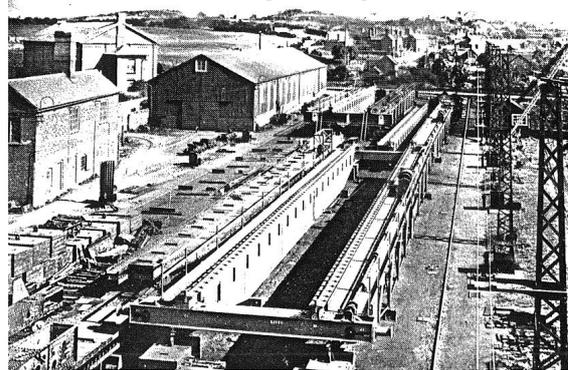
but originally, the cottages would have had outhouses at the rear – only one of which remains (Fig.7).

Horsehay Works Offices are located on the north-west corner of the former Horsehay Works site and are one of the only surviving architectural records of the huge industrial Iron Works (Fig. 8) that is encompassed in the Conservation Area. There have been later C20 additions at the rear which have compromised the building which increased its size and was granted planning approval for conversion to residential units in 2012.



Fig. 7 Original outhouse

In addition to the Listed Buildings, there are three buildings local interest buildings. These are the brick train shed (C19) and two C18/19 brick houses, all located on Bridge Road (Appendix 6.3). All of which are likely to be associated with the Iron Works. The 'Loco Shed' is still used today by the Telford Steam Railway and remanence of the original tracks to the Works is still in situ.



Several other buildings make a positive contribution to the overall built environment although are not Local Interest, but show the vernacular architecture of the Conservation Area (Fig. 9).

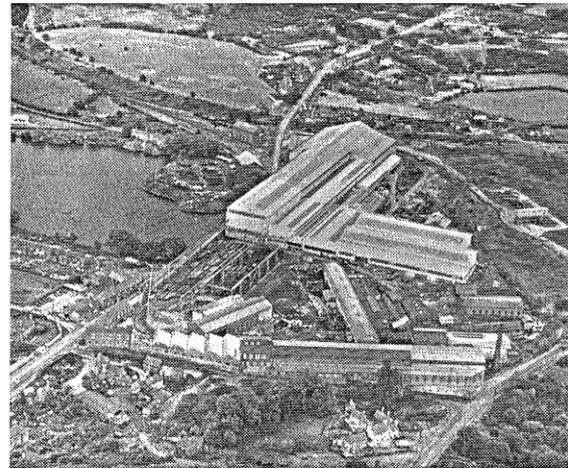


Fig 8. View of Top Yard and aerial view of evolving Horsehay Works circa. 1900  
Source: IGMT



Fig 9. Vernacular dwelling styles

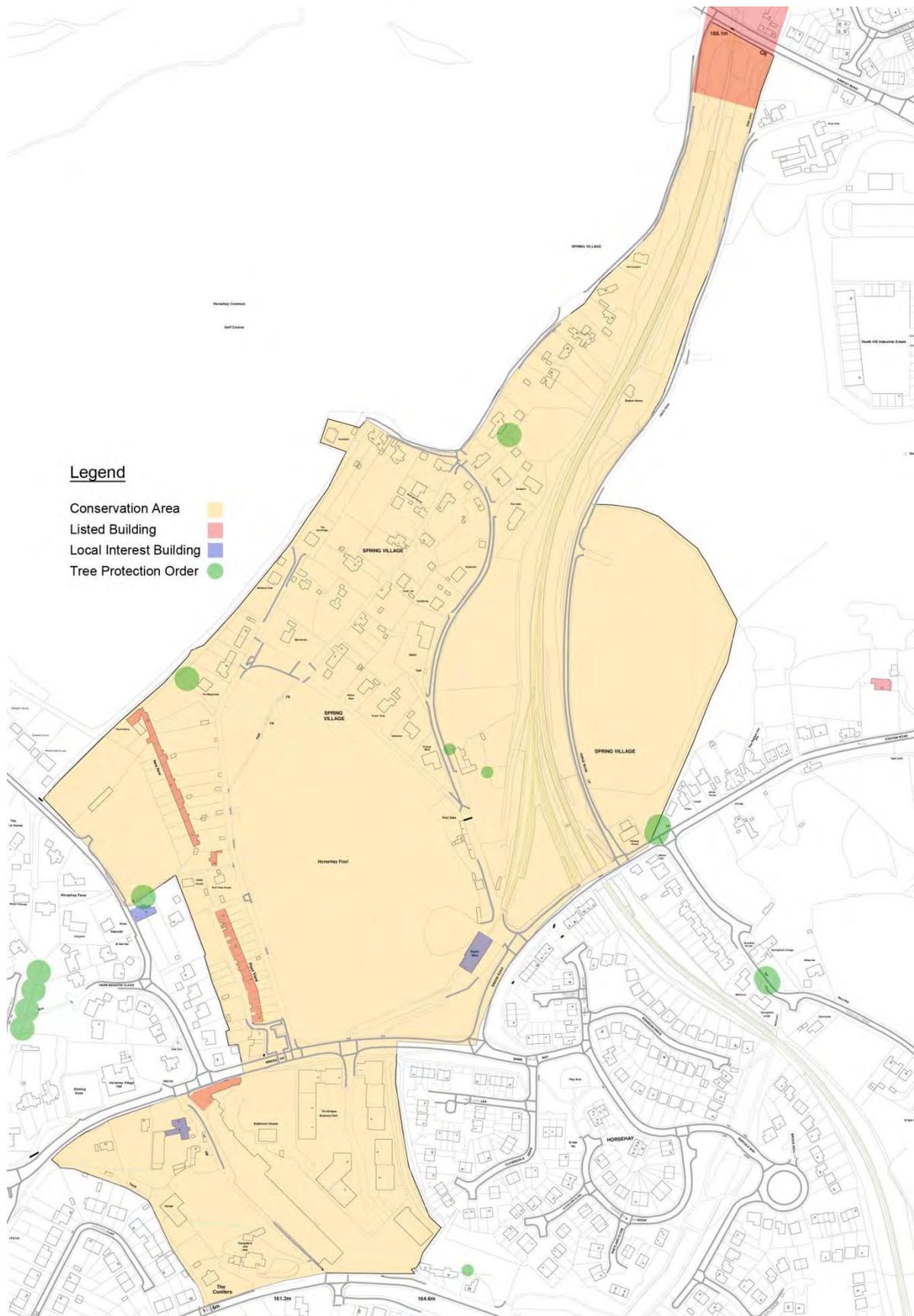


Fig. 10 Map showing Conservation Area designations

### 3.3. Archaeological

There are no Scheduled Ancient Monuments within the boundary of the Conservation Area, however this does not mean there is an absence of archaeology. The Historic Environment Record (HER) has several recorded archaeological remains – most of which are associated with the Iron Works and Wellington & Severn Junction Railway, both of which have undergone archaeological investigations, although neither are considered *heritage assets*.

### 3.4. Character & Appearance

The majority of buildings within Horsehay are built of red/brown brick in a simple vernacular style, typical of the late C18th and early C19th. Excluding the cottages of Old and New Row, the dwellings are of a medium size, situated within reasonable sized plots. Again excluding Old and New Row cottages, the layout is random, with little planned morphology, although principal elevations are orientated towards the Pool. Development that has taken place in the C20th has been mainly on the edges of the village to the north and east.

The built form is primarily residential, with the two main two house types, both of which are generally two storeys. The first is characterised by historic and traditional smaller forms dominated by Old and New Rows (Fig. 11) of which similar styles are found throughout the Conservation Area. The second of which are larger more modern, usually C20/C21 houses on larger plots some of which are more successful than others (Fig.12). The latter are usually found towards the Spring Village end of the Conservation Area where plot sizes are more generous and the character becomes more rural. Although some render is present, it is clear that in some cases this has been over original brick buildings. Clay tile roofs and chimneys are also a continued traditional design feature of the Conservation Area.

The tonality of the Horsehay and Spring Village Conservation Area is also part of its local distinctiveness regarding the joinery details which are dominated by black frames, white windows and black or white door. The use of decorative ironmongery and door furniture is also present and a local characteristic (Fig. 13), evident particularly on



Fig. 11 Grade II Listed Old Row Cottages



Fig. 12 C21 Development using some traditional and vernacular features of the Conservation Area (Spring Village)



Fig.13 Traditional ironmongery

the dwellings of historic interest. Porches also feature, although these are later additions to historic dwellings, the majority generally follow the same simplistic form and design.

### 3.5. Streetscape

Street improvement works, including those carried out by statutory undertakers can have a significant effect on the character of the village. These need to be undertaken sensitively in order to protect and enhance those features drawn out as part of the appraisal.

Boundary treatments are particularly crucial in the Conservation Area and the majority of brick built boundaries are historic with a vernacular capping and should be retained. Although it should be noted these can rarely be controlled through the planning process other than the use of an Article 4 Direction. They are all low level, which gives an open feel to the village. Softer and natural boundaries appear towards Spring Village leading up to Horsehay Common as it becomes more rural (Fig. 14). More standard fencing is not traditional and in highly sensitive places can be harmful (Fig. 15). The brick vernacular is recognised again for landscaping materials (driveways, walkways, steps etc.) as a softer and traditional approach (Fig. 15) instead of a harsh and more modern tarmac.



Low boundary masonry walls



Fig. 14 Changes to soft boundary treatments in Spring Village

Public realm paraphernalia is nominal, with minimal street furniture and signage that adds to the visual openness. There are a few pavements within the core of the Conservation Area – predominantly around the Pool, Spring Village and Horsehay Common. Although, it becomes more typically suburban along the main two-way public highway (Bridge Road). Road markings in this core area are sparse and generally single lane, the more historic of which are extremely narrow. All of which, again contribute to its more rural appeal.

Unfortunately some roads in the Conservation Area are un-adopted which has resulted in patchwork resurfacing and a visually unattractive appearance. If these were to be adopted in the future this would be beneficial from a maintenance aspect but standards may impact on the character of the area and would need to be done sensitively.



Fig. 15 Public footpath bounded by inappropriate boundary treatments



Fig. 16 Traditional hard surface materials

### 3.6. Landscape & Views

The land is generally flat throughout the area where there is development with no significant inclines or descents. Although the south-west edge of the Conservation Area has a distinct change in topography which reflects its historical land uses of a reservoir and mine shafts – hence the steep change in levels.

Tree Protection Orders are in place, none of which are in significant public places and instead tend to be designated for the value of the tree rather than the amenity value in the Conservation Area. The leafy, soft landscaping around the Pool creates natural pockets of enclosure and some views across the Pool. Accumulative loss of trees and vegetation around the Pool would dramatically impact the scenery of the Conservation Area and the views and visual character of ‘centre piece’ that the Pool plays in the area.

The positioning of Old and New Row adjacent to one another and directly opposite the Pool, is a pivotal visual feature of Horsehay. These listed buildings and the Horsehay Pool itself are directly linked to the historical development of the Conservation Area can be viewed from various angles walking around the Pool and views should not be obscured.

The Pool itself is also a key viewpoint of the Conservation Area which is an example of how heritage can be managed and change with its industrial origins now extinct and a new current use of angling. To the north of the Pool is small landscaped area (Fig. 17) which contributes greatly to the village feel of the Conservation Area with paths and a small bridge which is designated as Green Network in the Local Plan.



Fig. 17 Landscaping adjacent to Horsehay Pool

There are other valued open spaces that contribute in a positive way to the area, both visually or and providing facilities and are Green Network. Two other significant open spaces to the east of the Conservation Area offer both of these and are divided by two parallel transport routes – Fence Road and the railway line. One of which is open and undeveloped (a former opencast coal site) and backs onto a large expanse of woodland which although falls outside of the Conservation Area contributes positively to the open countryside and village character of this part of the settlement. The second open space provides a community facility in the form of playground adjacent to some grazing land. This balance of open space and urban development creates the ‘village’ feel to the Conservation Area despite being in the urban area.

## 4. Threats & Opportunities

### 4.1. Opportunities

The Telford Steam Railway provides great opportunities to bring tourism into Horsehay and further afield within a borough. It is a registered charity and has several strategic aims including utilise the existing track (the original track bed is still in existence) to continue their steam trains to the World Heritage Site. However, a severe lack of funding contributes to an untidy appearance of the site which acts as a landmark site.



Fig. 18 Opportunity to create an enhanced visitor destination and experience to increase heritage interpretation of the Conservation Area

The primary reason for designation as a Conservation is due to its historic importance linked to the industrial revolution links to this area which has given heritage values to the settlement. The railway is an ideal interpretation tool for the Conservation Area and its connection with the Horsehay Ironworks and the Coalbrookdale Company (Fig. 18).

Larger development opportunities for the Conservation Area are limited. However, some development still to be completed on the boundary and within the Conservation Area are 13no. new dwellings that back onto New Row and redevelopment of the Horsehay Works Office (also known as Horsehay House) to residential. The former is a balanced development that contributes to the urban growth of the borough whilst still respecting



Fig. 19 Gateway site to Conservation Area

the character and form of the Conservation Area's distinctiveness is materials and design. The latter makes viable use of a former listed Horsehay Works building with additional new development at the rear and will make a positive contribution to the Conservation Area as the building has been uninhabited for some time.

Horsehay Pool creates an attractive approach to the main residential core of the Conservation Area, however has been compromised by unsympathetic development commercial including a car park. Opportunities should be sought to improve this space and address this corner and gateway site (Fig. 19) as well as the adjoining spaces.

## 4.2. Threats

Several plots within the Conservation Area are large single dwellings with an extended curtilage. This has resulted in an increased risk of infill development which would firstly change the 'village' character of the Conservation Area due to the harmful visual effect on the built form of the Conservation Area that causes an imbalance between open and built structures and would alter the urban pattern. In turn it could cause accumulative changes to boundary treatments.

Several roads are un-adopted and therefore not regularly maintained, thus visually detract from the Conservation Area. Due to the mix of housing types – specifically where there are terraces and semi's, inappropriate boundary treatments between gardens and plots. The loss of boundary treatments which are often classed as historic fabric also relate to the development of parking and garages. This piecemeal erosion contributes to the gradual deterioration of the character of the area (Fig. 20).



Fig. 20 Loss of boundary treatments from harmful parking solutions and inappropriate boundary treatment replacements

Due to unclear responsibilities between stakeholders (owners and leaseholders) around the Pool, there is a distinct lack of maintenance around the Pool bank including damaged and rotten pegs, signage which could result in overall harm to the character and appearance of the Conservation Area. Equally, loss of trees and any inappropriate works could have the same consequences. Trees surrounding the Pool have been subjected to tree surgery operations including 'pollarding' which primarily reduces their height as part of a cyclical management regime. The Local Authority under legislation is not required to serve notice upon itself for these works. However, a more cohesive approach to management of the Pool and stakeholders is needed.



Fig. 21 Inappropriate modern design and material of windows



Fig.22 Inappropriate extension

Other small scale uncontrolled development is a recurring management issue, particularly on non-designated heritage assets and other buildings. For example, the use and replacement of timber for uPVC for windows and doors and also use of the material in glazed porches, conservatories or extensions (Fig. 21). Other small scale accumulative change that over time have an increased harmful extends to poor quality details and design (Fig. 22).

These ongoing issues are likely to become a further threat due to the lack of immediate control that the planning system offers to small scale development. The details must be carefully considered to safeguard the character and appearance of the Conservation Area.

New and Old Row should be the main visual features around the Pool as they are the most significant, but in a clearing much closer to the Pool is a smaller terraced row which seems to have historic origins that has been rendered over at a later date, therefore stands out to create a much bigger visual impact. This starts to disturb the sensitive character of the surrounding Pool environment as it is the most visible set of dwellings from several angles (Fig. 23). Brick is the most common vernacular material in the Conservation Area and generally is seen on the periphery rather than immediately around the Pool.



Fig.23 Brick dwelling that has been rendered and is now a prominent visual feature by Horsehay Pool

Poor design quality also has a negative and harmful impact. Under local planning policy, development should seek to preserve or enhance the character or appearance of the Conservation Area and the highest standards of design are expected. Otherwise, this can be visually detrimental; this includes poor signage— although this type of development is uncommon in Horsehay & Spring Village as there are minimal commercial properties.

The borders of Conservation Area also suffer from poor design quality and often have a greater impact as they are the gateways to the Conservation Area; this impacts on the setting of the Conservation Area which is a material consideration for development management decisions. For example, the former mine workings (also part of the Horsehay Iron Works immediately south-west of the Conservation Area) was developed as a late C20 residential cul-de-sac; there were opportunities to enhance the setting of the area through a development that was sympathetic to the historical characteristics, however the development failed to reflect the sites significant industrial value, which is now entirely lost. Fortunately this historic character survived elsewhere in the Conservation Area.

### 4.3. Old & New Row

Both rows of listed buildings have been altered in various ways over time, with extensions, porches and garages being the most common changes. The majority of porches are all in keeping with some being inappropriate in materials (Fig. 24).

The rear of Old Row has suffered particularly badly with poorly controlled alterations. Almost all the houses have double storey rear extensions which are mixed in materials and therefore the terrace lacks any visual cohesion (Fig. 25). Other single storey extensions are also present but are inappropriate in their form (Fig. 26). There is an extreme quantity of authorised uPVC and poor quality replacement windows and doors. A scattering of poorly designed garages have also unfortunately impacted on the original run of rear raised gardens and associated boundary treatments and steps.

New Row has been somewhat better preserved, although small, poor quality front extensions and porches are evident here also. The rear (Fig. 27) contrasts hugely in quality to Old Row as it has retained the majority of its original fabric with relatively few cumulative changes that have contributed to its level of significance.

On New Row, although extensions and porches may be more sensitive in form, the brick does not match and therefore has a negative impact on the visual character and the heritage asset. Although there is evidence of good small scale extensions (particularly porches on Old Row), all these alterations are examples of



Fig.24 Unsympathetic porch additions to Old and New Row



Fig.25 Mixed use of materials to rear extensions on Old Row



Fig. 26 Inappropriate use of materials and flat roof form for rear extensions on Old Row



Fig. 27 Rear of New Row with minimal additions in comparison to Old Row with multiple two storey extensions

accumulative change overtime which have had and will continue to have a detrimental impact on listed buildings and the Conservation Area if these are not carefully managed.

## **5. Management Plan**

The purpose of the Management Plan is to complement and re-enforce local and national government policies regarding the conservation of the historic fabric and character. Issues that have been raised in the Appraisal should be addressed in the Management Plan to assist with managing change whilst preserving and enhancing the character and appearance of the Conservation Area. Therefore the two documents should be considered and read together.

All Local Authority departments involved in decisions affecting change within the Conservation Area should understand the significance of the designation and key factors that contribute to this. Teams should work cooperatively in an approach to ensure that development decisions of any scale are considered and consistent with preserving and enhancing the character and appearance of the Area.

### **5.1. Management Proposals**

#### **5.1.1. Boundary**

There are no proposed boundary changes to Horsehay & Spring Village Conservation Area. There are several buildings of historic and architectural merit linked to the industrial core along Bridge Rd. however the boundary if extended would not be succinct and have to include unnecessary C20-21 development which does not have any link historically to the special interest of the Conservation Area. The houses on Bridge Road could alternatively be considered in the review of Local Interest Buildings.

#### **5.1.2. Enforcement & Other Powers**

The Council will try to resolve breaches of planning control through negotiation instead of formal action. However, the Council has an Enforcement Policy which deals with breaches of planning control including the below and should be used when necessary to help manage the Conservation Area:

- Unauthorised buildings works
- Unauthorised change of use of property or land
- Non-compliance with condition(s) attached to planning approval

In addition, a variety of formal notices can be served to ensure effective management of the Conservation Area. These include:

- *Section 215 Notice* for improvements to untidy land that is affecting local amenity,
- *Urgent Works Notice* to carry out basic works urgently needed to protect a listed building or one in a Conservation Area
- *Repairs Notice* which requires owners of dilapidated listed buildings and vacant buildings in Conservation Areas to carry out repairs

### 5.1.3. Development Recommendations

There are no pending *general development pressures* to the Conservation Area – the Green Network designation constrains development within these areas which supports the semi rural character of the area. In addition there have been no sites allocated for housing or employment that would have a detrimental impact on the heritage asset or its setting. However, there are some sites within the Conservation Area including sites adjacent to Horsehay Pool and the Telford Steam Railway site which is integral to the understanding of Horsehay and Telford, which are in need of appropriate enhancement to improve the appearance and character of the Conservation Area.

#### General Development

1. Encourage and support the enhancement of landmark and gateway sites
2. Encourage sensitive development of the railway line (Policy C2 Telford & Wrekin Local Plan) and associated site to promote heritage interpretation
3. Retain rural approach to public realm development
4. Management Plan for Horsehay Pool

*Smaller scale development* presents the biggest pressure. The Conservation Area at present has no Article 4 Direction which would restrict Permitted Development Rights and control accumulative changes that could threaten the character of the area and avoid smaller scale development pressure. The majority of small scale changes that have caused the most harm have taken place on Old and New Row which Permitted Development Rights do not apply to as these are Listed Buildings. The Council reserve the right to review the need for the introduction of an Article 4 Direction at any point which would be crucial to avoid the Conservation Area being classified as ‘*at risk*’. The guidance contained within this Management Plan aims to encourage and inform to avoid any piece meal erosion.

#### Small-scale Development

1. Resist the unnecessary removal of boundary treatments where they contribute positively to the Conservation Area
2. Follow TWC Windows & Doors Guidance for development management decisions
3. Consider vernacular ironmongery details
4. Consider vernacular colour palette of joinery
5. Porches where considered appropriate to be simple in design
6. Seek to reverse piecemeal changes (e.g. uPVC windows) and encourage an improvement and/or enhancement

*Old and New Rows* have suffered greatly with some works taking place without consent - particularly Old Row where little attention has been paid to the back which become incoherent in its use of materials, form and design details. New Row has had fewer alterations and more preserved, although some rear extensions have occurred, the majority are still in their original form. The objective should be to retain New Row as close to its original form as possible and not allow poor management to result in a loss of significance like at Old Row. Particularly as this is now the only surviving historic workers row in the

Conservation Area that has undergone the least change and therefore elevates its significance and status. New Row has undergone fewer changes than Old Row and regard should be made to its now elevated significance in the Conservation Area.

#### **Old & New Row**

1. It is accepted that Old Row has been historically poorly managed and should therefore not set a precedent for future decisions where these have been inappropriate
2. Opportunities coming forward for Old & New Row should seek to enhance and/or improve the appearance where poor quality changes have been made and had a negative impact on the heritage asset
3. Generally, additions to New Row should be resisted to preserve its original form and fabric and avoid loss of significance comparable to Old Row

The new Local Plan explains how it will adopt a Supplementary Planning Documents for its Conservation Areas. This will have weight in planning decisions and should be considered in the context of policy BE5. This document will be the evidence base for the forthcoming SPD.

## **6. Appendix**

### **6.1. List Descriptions**

#### **Horsehay Works Office, Bridge Road**

Grade II

C19 red brick corner building, L-shaped on plan. Two storeys. Eight and 10-window ranges. Cast iron lintels, some metal frame windows, the rest sashes. Plain tiled roof with gabled ends. During the late C18 and most of the C19 the Horsehay Ironworks formed part of the Coalbrookdale Company Ironworks and were run by members of the Darby family. They were finally taken over by the Simpson family soon after 1886.

#### **Old Row Cottages, 3-17 Pool View**

Grade II

Mid C18. Long row of 15 brick cottages with plain tile roof and square brick stacks at ridge. Two storeys, 2 windows per cottage with wooden casements. First floor windows under small gables, cambered head openings to ground floor windows. Central plain doors in cambered head openings. Gabled C20 extensions at rear of each cottage. Built in the 1750s to house workmen of the Horsehay Ironworks alongside the furnace pool (Horsehay Pool). Originally each cottage consisted of 4 rooms.

#### **24, Pool View**

Grade II

Early C19 brick cottage. Two storey, 3 window range. Gabled tiled roof with modillion eaves and tall chimney stacks at ridge. Casement windows. Small round-headed cast-iron window at the rear

#### **New Row Cottages, 1-12 Pool View**

Grade II

Early 1830. Long range of 12 brick cottages with plain tile roof and chimney stacks at ridge. Moulded brick eaves cornice. Two storeys, 2 windows per cottage with wooden casements and rectangular dripmoulds. Central plain doors, some doorheads with painted ornamental keystones, possibly of cast-iron. Some later porches. The row was also called 'Upper Row' and was built as "better class cottages" (than the Old Row) "for the principal workmen" of the Horsehay Ironworks owned by the Coalbrookdale Company, alongside the furnace pool (Horsehay Pool).

### **Coach House and Stables immediately north of New Row Cottages, Pool View**

Grade II

C19 brick building. Abuts north end of New Row. Consists of 2-storey portions, square on plan with hipped plain tile roof and single storey wing. Ground floor has 5 cart bays with brick piers between. First floor of 2-storey block has central loft door with small window either side.

### **Disused Railway Tunnel under Dawley - Wellington Road**

Grade II

Disused railway tunnel. Circa 1856 for the Wellington and Severn Junction Railway. Blue engineering bricks with stone dressings. Brick parabolic arch tunnel, with portal at either end with rusticated stone voussoirs and keyblock to the arch, stone bullnose cornice and parapet and splayed and ramped abutment wings with stone coping and small terminal piers. The tunnel is cut through the embankment of the road above. The Wellington and Severn Junction Railway was authorised in 1853. A short single track line from the main line to Horsehay was opened in 1857 and extended as far as Lightmoor in 1859. Although the Company was leased by GWR, initially most of the goods traffic was run by the Coalbrookdale Company.

## **6.2. Local Interest List Descriptions**

### **Railway Train Shed**

Late C19 brick train shed with round arched entrance and windows.

### **No. 13 and 14, Bridge Road**

C18/19 brick house. Two and three storeys. Sashes complete with glazing bars.

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