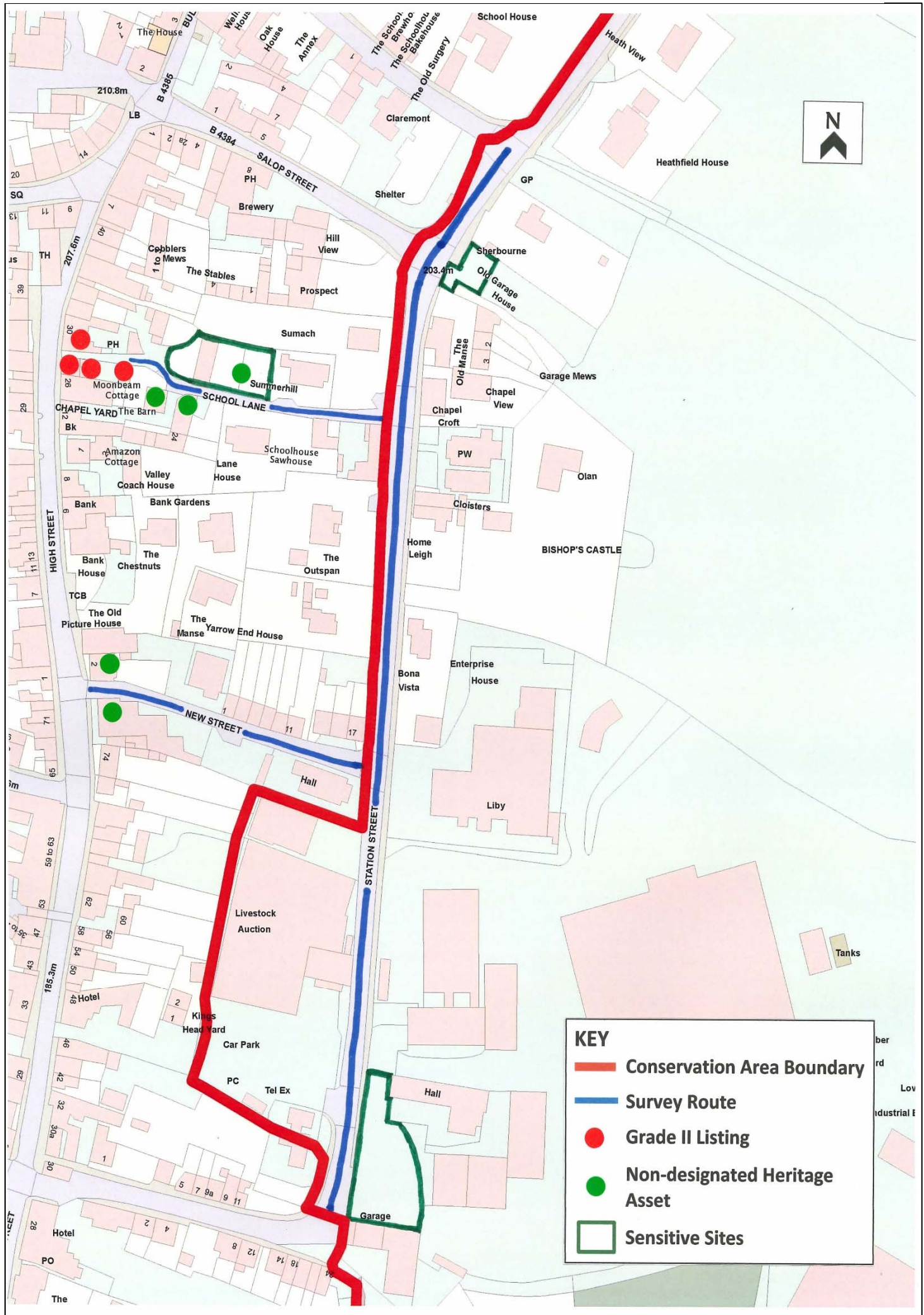


ZONE 4 SURVEY ASSESSMENT – Station Street, School Lane and New Street



Character Assessment Route and Description		Value Range very negative to very positive				
ZONE 4. Station Street/School Lane/ New St.						
DATE: 7/8/19 & 15/8/19 TIME: 5.30pm / 11am WEATHER: overcast/wet						
A. VIEW (i) of STATION ST. from nos. 22/24 up to Salop St. junction		VN	N	0	P	VP
<p>Mostly straight street rising gently at first but considerably steeper towards Salop Street junction. There is no focal point as the Cattle Market/Auction Yard is visible on the left, whilst there is open space and industrial buildings to the right. The Auction Yard is blocked from vision at the start of the view due to overgrown trees.</p>  <p>There are some old buildings immediately to the right that are believed to be a former gas works and fire station – behind this is the site of the former railway station where the weighbridge is currently being restored – A red plaque on the building notes the location of the former railway station.</p> <p>The waste ground just beyond the beauty parlour is not in a good state of repair and was virtually empty at this time. It does get used for parking when auctions are in progress at both the Cattle Market/Auction Yard which is opposite and the Public Hall which sits at the northern end of the waste ground.</p>   <p>The buildings surrounding the waste ground and Cattle Market/Auction Yard are all of various height and design. Within the Cattle Market itself there is a large agricultural shed and container buildings including a portacabin for office and canteen use. Adjacent to the Market is another agricultural type of shed.</p> <p>The Cattle Market/Auction Yard is available as a car park when not in use for auctions</p>				X		
		X				X
					X	
						X



Once past the cattle Market and Enterprise House opposite it, the street takes on a more residential character. The property known as Bona Vista becomes a focal point on the right with its variety of windmills and iron works produced by a well-respected late local artist whose work also appears elsewhere in the town.

Bona Vista

Continuing past Bona Vista the focal point becomes the varied greenery which hides the residential properties and is now prevalent on both sides of the street. Stone walls are also a significant feature.



Stone walls along Station Street

The former boys' school built in 1840 and the Methodist Chapel in 1904 are the focal points further up the street.




The old boys school now a Business Unit



The Methodist Chapel – awaiting conversion to affordable housing

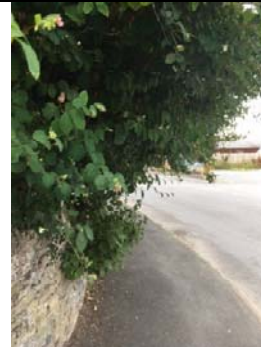
There were a few parked cars during both visits although the situation becomes crowded when there are auctions at either the Cattle Market/Auction Yard or the Public Hall and there is a pinch point at the top of the street at its junction with Salop Street.

VN	N	O	P	VP
			X	
			X	
			X	
			X	
		X		

	VN	N	O	P	VP
<p>Reverse view:</p> <p>The reverse view is dominated on the east by the residential properties believed to have been built in the 1950's. The Industrial landscape at the southern end of the street is hidden from view.</p> <p>The view is dominated by the hills in the distance as the street slopes down before turning sharply to the west where it is no longer visible.</p> <p>View south from the top of the incline.</p> 				X	
<p>B. COMPONENTS of the STREETScape from nos. 22/24 up to Salop St. junction.</p> <p>The street feels open as the properties are mostly set back from the street including the industrial sites which are only visible when in the immediate vicinity. The 19th and early 20th century buildings are clearly distinguishable from the more modern industrial and residential buildings. The bright pink commercial building on the southern corner of Station Street is in keeping with other brightly painted and decorated properties in the town.</p> <p>Most of the properties are well maintained. Both the waste ground opposite the Cattle Market/Auction Yard and the green shed adjoining it show signs of poor maintenance whilst the former Methodist Chapel has been declared unsafe but is due to undergo building works shortly and conversion into residential use. There is considerable diversity in the construction methods and materials used on the various buildings in this area.</p> <p>Station Street is a major route into and out of town and carries a steady flow of traffic at all times of the day and night. It is also the bus route to and from Shrewsbury. Traffic flows vary day by day and are impacted when vehicles are double parked during events at the Cattle Market/Auction Yard and the Public Hall. This also reduces the speed of travelling vehicles.</p> <p>The Public Hall is a well-known local venue in Bishop's Castle with a long history. It was previously known as The Legion Hall due to its long association with the local branch of The Royal British Legion. Originally a chicken shed, it was a generous gift from a local benefactor for use by the community. In the 1980's it was rebuilt and developed by the community on the same site with the addition of an underground youth venue. Today, whilst not greatly appreciated in the town as a public venue due to competition from other purpose-built halls in the surrounding villages, the hall is used regularly by a local auctioneer thereby benefitting the town's economy. The Underground venue remains with the potential to become a vibrant youth and music venue following recent refurbishment and use by the AMP (About Music Project) community group.</p>		X	X	X	

There are pedestrian walkways on both sides of the street although in places these are impacted by overgrown trees and shrubs.

Overgrown hedges on the west side of Station Street



There is little or no evidence of the medieval origins of the town in this area. There is however conjecture that the original Norman settlement with its burgage plots and shuts, ran down the western side of Station Street with the line of the street providing the bank and ditch edge to the town.


Today, the boundary of the Conservation Area runs along the western edge of the Station Street carriageway, skirting round the site of the Cattle Market/Auction Yard and the adjoining 20th century commercial building to the north. The industrial zone, defined as the 'Protected Employment Area' in the Shropshire Council Local Plan, includes the Cattle Market/Auction Yard and on the eastern side of Station Street, all the land stretching from its junction with New Street to the southern end of the carriageway where it turns west.



North facing view up Station Street with the Cattle Market/Auction Yard in the left foreground and the waste land just out of view to the right foreground.

This area includes several buildings and a vacant plot. The industrial zoning stretches as far as the A488 which lies further to the east and runs behind all the properties on the eastern side of Station Street as far as Salop Street.

VN	N	O	P	VP
	X		X	

	VN	N	O	P	VP
<p>C. DETAILED DESCRIPTION of SIGNIFICANT ELEMENTS of the streetscape from nos. 22/24 up to Salop St. junction.</p> <p>There is no green space that can be seen on this streetscape. It is all either industrial, vacant or residential use. Although residential properties have green space these are all hidden behind stone walls or shrubbery.</p> <p>From its southern-most point to the junction with New Street, almost all the land is zoned for industrial use. This zoning and within it, the woodyard and its buildings dominate the appearance of the locality. There are only two premises that are obviously not either industrial buildings or uses: the former Congregational Chapel, now an Army Cadet Hall and the tiny beauty salon in the corner of one of the old industrial units. The collection of buildings and spaces that lie within the industrial zone include:</p> <ul style="list-style-type: none"> Two large buildings provide the southern border of the industrial zone. These date from around 1860 and were originally the gas works. Both were a red brick construction although one unit has had major renovation and is now clad in metal. The other half of the building was also at one time the fire station and has a very imposing curved roof and large red gates. This section appears to have had several alterations leaving a facia of infilled brickwork and beams where there were previously apertures. These buildings are now occupied by a car sales garage and used for the storage and repair of cars. One corner of the red brick building is the beauty salon, now painted bright pink. The area of wasteland that stretches from these buildings to the frontage of the Public Hall. This site was formally occupied by a warehouse, since demolished. Unkempt, with potholes and puddles, it has direct access from the pavement along its entire length. It is generally used for overnight parking of lorries and daytime parking for cars particularly when auctions are held at the Cattle Market or Public Hall. The condition of this site not only detracts from the immediately adjoining Conservation Area but affects the future potential of a current project to renovate the old railway weighbridge and provide public access to it as a visitor attraction.  <p>The weighbridge and office stand just beyond the rear corner of the site, to the left of the buildings in the photograph. It dates from circa 1870. When the railway closed in 1935 it remained in use as a coal merchant until 1966. It</p>	X		X	X	X

is being restored with various grants and a crowd funding campaign by the Bishop's Castle Railway Society and will be used as an interpretation centre. The Society has erected a commemorative plaque on the wall of the red brick building that was the fire station to celebrate the significance of the railway in bringing great benefits to the town. Access to the weighbridge is across this dilapidated site.

✚ At the rear of the wasteland is a large, dilapidated building formally used by the egg packing station that still operates on the Love Lane Industrial Site. Other buildings that form part of the Ransford's woodyard and processing plant are also visible from here. The wood yard extends way beyond the town centre to the A488 and behind the properties that sit on the west side of Station Street all the way up to Salop Street.

✚ At the northern end of the wasteland stands the Public Hall. It is now indistinguishable from surrounding industrial uses, primarily for three reasons: adjoining the building is a large vehicular access with iron gates that leads into the woodyard; the primary use of the building and outside space is now for the storage and auction of house clearance items that occur on a regular basis with all the vehicular access that this entails; and the building's architectural vernacular and condition no longer suggest its purpose as a public hall accommodating civic and social events.




The Public Hall with access to the woodyard on the left and delivery of goods for a forthcoming auction.

✚ Adjoining the Public Hall and double gated vehicular access to the Ransford's wood yard, are two large industrial buildings also part of the woodyard complex. From here the industrial premises are bounded by sections of wall which run along the pavement edge and are interspersed with large gates.



The first of these is a low red brick wall with brick pillars connected by iron rails. Following are two old stone walls between which are three large iron gates providing another access to the woodyard. A red brick wall then provides the boundary

VN	N	O	P	VP
				X
	X			
		X		
	X			
			X	

	VN	N	O	P	VP
<p>to Enterprise House which is the last of the buildings on the east side of Station Street that lie within the industrial zone.</p> <ul style="list-style-type: none"> <li data-bbox="180 219 1259 607">✚ Enterprise House is a 20th century red brick block of buildings. The facility is occupied by a Social Enterprise company which provides and manages on site a variety of business and community development schemes. These include an IT service drop-in centre; a local Business Network; and equipment hire for local events. The buildings also house a range of offices; workshops and meeting rooms for hire as well as the Public Library, also managed by the company, and Registrar’s Office. The building generates a lot of activity and traffic, both pedestrian and vehicular and the company is an invaluable asset to the community and local economy as a provider of essential local services both independently and on behalf of the local authority. <li data-bbox="180 645 1259 837">✚ On the opposite side of Station Street, the Cattle Market/Auction Yard also houses a modern, public toilet block that serves the town. The Auction Yard is concrete with agricultural buildings of varying height that impact on the view but form part of the town’s heritage as a rural market town serving a wide agricultural hinterland. This land is generally well maintained. 					
<p>There are no notable features in any of these buildings. The roof of Enterprise House houses a bank of photo-electric cells that are visible from close to the property but do not impact on the general ‘industrial’ character of the zone.</p>					
<p>Adjoining the Cattle Market buildings is an old garage occupied by a local business. It appears run-down but is in use. The frontage which abuts the carriageway contains a portacabin and is littered with various machinery parts. Whilst this site is not designated as part of the industrial zone, its appearance links it completely with the adjacent industrial and commercial premises on both sides of the street. It bears no relationship whatsoever to the other buildings lining Station Street immediately to the north.</p>					
					
<p>The area around this part of Station Street is bustling and full of life when there are auctions on Market Days and at the Public Hall. During the rest of the time the area can appear deserted.</p>					
<p>Moving up the street into the residential section the ambience changes to a more relaxed, less vibrant environment. The property known as Bona Vista next to Enterprise House is the dominant feature of this area with its abundance of windmills and iron works making it a very attractive and eye-catching feature.</p>					
<p>Opposite Bona Vista properties are set back from the carriageway and behind stone walls with shrubs and trees blocking the view of the majority of them. The properties appear to be well maintained.</p>					
<p>Further up the street on the eastern side is the Methodist Hall and chapel. Both buildings are set back from the pavement and a green frontage creates an open</p>					

X

X

X

X

X

X

X

X

X

X

X

	VN	N	O	P	VP
<p>space. The modern church hall is not in keeping with the 1904 chapel. When the hall and chapel are used the surroundings appear busy and vibrant but quiet the rest of the time. The chapel is awaiting conversion into apartments designated for local needs. Parking issues arise in this part of the street during religious services and related events.</p>		X			
<p>Immediately adjacent to the chapel are two residential properties that are set at right angles to it – Chapel Croft and Chapel View. Chapel Croft is three stories and has had modern extensions added with an outdoor seating area at first floor level. Chapel View, a two storey premises was a new build in the garden of Chapel Croft some years ago. They appear crowded and out of keeping with the other older properties either side of them. Because of the steep changes in height of ground level in this area the two properties are not out of scale with each other nor with surrounding buildings.</p>			X		
					
<p>Beyond Chapel Croft and Chapel View is the old Manse, a two-storey stone dwelling with a rendered frontage that is painted blue and contains a shallow extension at the pavement edge. Immediately behind the former manse is a row of three cottages,</p>			X		
		X			
<p>The manse and terrace viewed from the access track and derelict plot that once provided petrol</p>					
<p>one of which until the 1970's operated a garage with petrol pumps on the adjacent plot of land facing Salop Street. The pumps are now gone but the plot has never been developed and appears dilapidated and neglected. This image is not improved by the overgrown, track between the plot and the cottages which provides vehicular access to the fields below. The cottage terrace is only visible from a couple of points on the street.</p>					
<p>Between circa 1786 and 1844, the same cottage was The Fox Inn, reputedly to have been a 'fighting pub' where disputes were settled in a pit in the garden. Records indicate that the same family ran the pub for all but the last four years</p> <p>The General ambiance of this area is quiet however it does get busier during evenings and weekends as it is a popular area for parking whilst visiting establishments at the top of the town. The streets become cluttered with vehicles at busy times.</p>			X		

A. VIEW (ii) of SCHOOL LANE from Station St. to High Street

VN	N	O	P	VP
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School Lane is thought to follow the line of a shut from High Street to Station Street, leading through one of the 32 burgage plots that formed the basis of this Norman ‘planted’ town. Whilst the burgage plots were subsequently divided up and built on, here there remains a hint of their original use, particularly along the northern edge of the lane where soft landscape and spaces are more evident than the hard, enclosed plots along its southern edge.

Along the northern edge, there are three properties, two are late 20th century bungalows and one is a two storey, red brick dwelling built and occupied early in 2019. Until recently there was also a large metal barn that sat at right angles to the lane, within the curtilage of the new house. This was a further reminder of the origins of this locality as a burgage plot attached to the High Street property that fronted it.



Walking from Station Street there is an immediate difference between the north and south edges of the Lane

The lane is tarmacked along its length. Immediately at its entrance from Station Street the view is entirely enclosed by old stone buildings and walls along the southern edge but opposite a low stone wall and grassed frontage to a bungalow provides an open view with glimpses of the rear of properties on Salop Street visible. The lane is flat and straight but with a curve apparent in the distance. The dominant feature at this end of the lane is a large two-storey stone building which has been recently renovated and whose gable end immediately abuts the lane edge. The L-shaped property is enclosed by a high stone wall and one facia of the building has been dressed in wooden planks.

Travelling along the lane, there is a second plot on the northern side that contains a bungalow. It too has a low stone wall abutting the lane but that is topped by a substantial hedge and so the sense of enclosure increases, and the lane appears to narrow. The edge of the Heritage Resource Centre building, a non-designated heritage asset, is just visible at the end of the view.

Beyond the large stone house on the south side, the stone wall has a decorative metal gate which affords glimpses into another plot with a red brick bungalow on it. The bend in the lane is more obvious now and the gable end of an old property further down the lane that is currently being renovated blocks the view beyond the bend.

A strong sense of enclosure is provided by the high stone walls and hedges





X




X

X

X

X

	VN	N	O	P	VP
<p>At the northern edge of the lane the hedge hides a piece of open ground that has for many years been cultivated, again a reminder of its use as an ancient burgage plot. Through the hedge, can be seen, on the northern side of the plot, the tall facade of the red brick outbuildings of the Three Tuns property.</p> <p>The hedge ends abruptly and reveals an open space where the old barn once stood. Its footings remain and the ground around them is unkempt and overgrown with weeds, grass and rubble. With its uneven surface and residents' cars parked randomly over the site, the scene is very cluttered. As this plot is part of a larger site on which a house with garden has recently been built, it suggests that further development may be considered on the remainder of the site.</p>  <p>The new property is red brick. As such it mirrors some older buildings in the immediate vicinity. Its irregular footprint is also compatible with adjacent older premises as is its roofline which reflects the staggered rooves of the historic High Street buildings adjacent to it and helps frame the sight of the Town Hall clock tower above.</p>		X		X	
 <p>Chapel Yard enables limited vehicular access and the surface is irregular.</p> <p>Immediately facing the open land, on the opposite side of the School Lane carriageway, is the Chapel Yard shut. This also leads to High Street and once accessed the burgage plots. Most of the buildings now occupying the site are classified as either Grade II Listed or non-designated heritage assets and are built of stone or red brick. This includes a former chapel, now the Bishop's Castle Heritage Resource Centre, on the left of the photograph and the row of stone cottages facing the yard.</p>				X	

	VN	N	O	P	VP
<p>Moving along School Lane towards High Street, the lane narrows and is no longer suitable for vehicular movement. The height of the buildings and perimeter fences and walls bordering the lane create a very enclosed feeling. The buildings on either side of the lane date back to the 17th century and are Grade II Listed. They have been considerably altered over time and a range of facing materials are now visible including timber, painted render, red brick, breeze block and stone. The base of the perimeter fence of The Vaults pub, on the northern edge of the lane, has been painted bright orange as has its High Street frontage.</p> 				X	
 <p>The fascia along the southern boundary, is by far the most attractive of the two. At the junction with High Street are a collection of Grade II Listed buildings. The first has a red brick fascia. This is followed by a dark wood panelled frontage and then a completely new renovation following a fire in this area which has been constructed in stone with purpose built wooden window frames and doors finished with a brick architrave.</p>					X
<p>Two dormer windows provide a continuous link with the first two properties and are typical of many properties throughout the historic town. On the other side of the new stone building is a comparable but new wood panelling finish which will undoubtedly weather with time and tone in further with the building on its opposite side. The renovation was nearing completion at the time of the study. The fascia along this stretch of the lane is completed by an old stone and then red brick wall.</p> 					X
<p>At the end of the lane, on High Street, the Grade II* Porch House provides an enticing visual stop.</p>					X

Reverse view:

The open space at the junction with Chapel Yard presents a disconcerting view from High Street. The lane appears even narrower than when looking from the opposite direction emphasised by the fact that at the end of the corridor the sky meets the horizon with only the upward pointing gable end of a modern bungalow and some parked cars visible. The foreground appears claustrophobic and the vacant space with its modern building and vehicles bares no relation to the ancient buildings in the foreground.



At the end of the corridor the view is flat and characterless with the neglected open space taking up the immediate foreground. The vegetation and shrubs do nothing to enhance the scene.



The modern bungalow on the south side of the lane is the most prominent feature and is alien to the original properties that make up most of this historic locality. It is matched by the gable end of a similar bungalow that sits opposite it on the northern side of the lane. The junction with Chapel Yard is barely visible until you are upon it.



Once beyond the junction with Chapel Yard the enclosed nature of the lane returns with the high stone walls on the southern edge and tall hedgerows along the north. Towards the Station Street end of the lane, the large stone house on the southern side is a focal point and the view across Station Street leads out to the hills of Oakly Mynd.

VN	N	O	P	VP
	X			
X				
X				
			X	
				X

	VN	N	O	P	VP
<p>In School Lane it is possible to imagine the historic burgage plots that were the origin of the lane, particularly in the open area towards the High Street end. Although not confirmed, it is highly likely that the 'Tenement plots east of High Street' that are classified as a non-designated heritage asset, comprise these remaining open spaces. The locality has an organic feel and it is possible that there is development pending.</p> <p>The lane is generally quiet with no vehicular or pedestrian movement at any time during the visit. There is a significant increase in noise in the evenings and at weekends however at the High Street end if the yard at the rear of the Vaults pub is being used for music or entertainment.</p> <p>At both ends of the lane where the buildings and perimeter walls are high there is significant light diminution and in parts, a lack of 4G phone coverage. On Market Day, when undertaking the survey, the smell of the Auction Yard was quite defined – warm sunny day!</p>				X	
<p>A. VIEW (iv) of NEW ST. from Station St. towards High Street</p> <p>Looking along New Street from the junction with Station Street, the view leads directly to a property on High Street that provides a visual stop and completes the sense of an enclosed space. For the most part, New Street is straight, curving only slightly at its junction with High Street and so limiting how much can be seen of the facing High Street property.</p> <p>The carriageway is narrow, barely two cars in width with no pavements along its entire length. At the Station Street junction on the north side of the carriageway is a modern terrace of 3, two-storey dwellings which is set back from the carriageway to accommodate parking provision in front. The ground floor of the terrace sits more than a metre above the carriageway and is accessed by three staircases with iron railings. The elevated height and the dormer windows set in the roof help to integrate the new properties with the adjacent three-storey Victorian terraced cottages which also feature dormer windows. Opposite, on the south side of the carriageway sits a one and a half storey, Victorian former Congregational Chapel which was built in 1913. Its 'austere' architecture is typical of the time and more in-keeping with the Victorian cottages on the opposite side of the carriageway than with the modern terrace.</p>		X	X		
				X	
			X		



New Street looking west. The vans are parked beside the former chapel and opposite the modern terrace of three houses

Reverse view:

The curve in the road at the High Street end of New Street appears much more prominent when viewing the street from the High Street junction. In the foreground the two Victorian buildings on either side of the narrow carriageway; the overgrown hedges at the end of the property on the north side of the carriageway; and the absence of pavements at either edge of the carriageway conspire to create a very restricted view and a claustrophobic feel to the immediate area of the street. When vehicles are parked on the northern side of the carriageway, just beyond the white lines, this feeling is intensified.


Primarily because of the curve in the carriageway, the only part of the street that is visible beyond these two buildings is the Victorian terrace near the Station Street end and that view is limited primarily to part of the gable end of the terrace. Whilst there is an obvious gap between the terrace and the hedge in the foreground there is no sight of the commercial premises that occupies it.



In the distance, beyond Station Street the hills of Oakley Mynd can be seen.

Just beyond the terrace and the former chapel, on the south side of the carriageway, there are no visible buildings until the old girls and infants' school that stands at the High Street junction. Consequently, the view leaks out in this space. However, the Victorian terrace of three storey cottages in the near foreground dominates the view and enclosure is achieved by the two tall buildings on both sides of the street at its junction with High Street.

VN	N	O	P	VP
	X		X	
	X			
		X		
			X	

	VN	N	O	P	VP
<p>Once beyond the two Victorian buildings the view opens out and there is a sense of space. A dominant feature is a telegraph pole with wires fanning out and which is located in the grounds of the old school, now a café.</p>  <p>The six terraced, three-storey cottages are also a dominant feature largely because of their scale and because beyond them there are only the low-rise, Station Street properties of Enterprise House and the old chapel, before the view opens out to the landscape beyond and Oakly Mynd.</p> <p>The sense of space in the middle of the street is largely determined by the single storey commercial premises on the northern side of the carriageway and, on the opposite side, the single storey café and forecourt which is followed by a double garage with its own large forecourt.</p>		X	X	X	
<p>B. COMPONENTS of the STREETScape from Station St to High St.</p> <p>New Street lies approximately halfway along the main shopping street of the town centre just before the steep rise to the Town Hall and exactly where Church Street and High Street join. As such the High Street/Church Street area at the end of New Street is probably the busiest part of the town centre as regards both vehicular and pedestrian traffic. New Street is consequently used not only by pedestrian and vehicular traffic wishing to access premises on the street itself but also by main street traffic wishing to access Enterprise House at the opposite end of the street and other Station Street premises. As regards vehicles, this is particularly the case when there are blockages going up High Street due to parking on the passing places and to delivery vehicles accessing commercial high street premises. In these instances, New Street provides an opportunity for those also wishing to access the A488 in order to exit the town.</p> <p>There are frequently cars parked at both ends of New Street as, due to the narrowness of the carriageway, on street parking is not possible beyond the junctions. During both survey dates there were always vehicles parked beside the old chapel at the junction with Station Street.</p> <p>In addition to the garage forecourt which lies on the southern side of the carriageway, there are only 11 properties taking direct access onto New Street, 9 of which are residential and 2 have a commercial use. None of these properties have been identified as having any architectural, historic or heritage significance.</p>		X	X	X	

	VN	N	O	P	VP		
<p>There are however additional properties at both ends of the street which do not take direct access onto New Street but which have a significant visual impact on its character.</p>							
<p>At the High Street end, the former girls and infant school, on the southern side of the carriageway and the Victorian post office on the opposite side are both classified as non-designated heritage assets. The frontages of both however are on High Street. Whilst the rear facia of the former school has character, the modern single storey box extension which is clearly visible when in proximity to it, detracts from the main building.</p>		<p>The rear of the Victorian girls and infants school with the 20th century single storey extension that is the café.</p>	X		X		
<p>The view of the old Post Office which has also been used as a veterinary surgery and is often referred to colloquially as ‘the old Vets’, is limited at the rear. Both properties however are of a grand scale particularly in relation to buildings in the rest of New Street and together provide a dominant feature at the western end of the street.</p>				X			
<p>At the Station Street end of the carriageway sits the old Congregational Chapel, constructed in 1913. This is now the home of the Army Cadets. The frontage and main entrance to the building are on Station Street. The building’s architecture is somewhat severe but typical of its era and its ecclesiastical origins. From this perspective alone, together with the adjacent terrace of cottages, it is the only remaining reminder along New Street of the town’s history. Cars and commercial vehicles are frequently parked alongside it.</p>		X		X			

	VN	N	O	P	VP
<p>The garage and sizeable forecourt on the southern side of the carriageway is the only premises between the old chapel at the Station Street junction and the old school and café at the High Street junction. The forecourt has a tarmac surface and is part of the grounds of a residential property on High Street. As such its perimeter affords views of shrubs and trees, soft landscaping that is not immediately visible elsewhere along the street except for the hedge at the rear of the old Post Office. The view extends across other gardens at the rear of High Street properties. The only building immediately visible is the corrugated roof of the large shed that is situated on Station Street.</p> <p>The forecourt lies alongside the parking area of the café, and together they form an amorphous space that sits uneasily with the hard angular feel of the rest of the street, particularly as, immediately opposite, on the carriageway edge, is the tall terrace of six, three storey cottages and immediately adjacent are the two imposing red brick Victorian buildings on the High Street frontage.</p>			X		
 <p>Adding to the fluidity of this space is the commercial premises that sits diagonally opposite the garage forecourt, just beyond the terraced cottages. This is a single storey building that is set back from the carriageway. The frontage is a tarmacked area to enable parking of vehicles accessing the premises. Immediately adjacent is a wide tarmacked access to the customer parking area of a hair and beauty salon located on High Street. This increases the sense of the empty space.</p>		X			
 <p>The commercial unit is a modern construction which is not in-keeping either with the adjacent terraced cottages nor the two red brick Victorian buildings on the other side. As such it adds to the apparent architectural confusion of the street.</p>		X			
<p>Despite its location in the centre of the town and at its lowest point, the surrounding landscape is visible when looking east along the street, across Station Street to Oakley Mynd beyond.</p>				X	
<p>The ambience is generally peaceful with little noise and some aroma from the café when it is open. The parking places in the café forecourt are frequently full.</p>			X		

	VN	N	O	P	VP
<p>Other than at the junction with High Street there appears to be no spatial or architectural cohesion to the street. Incremental change has brought a street scene that appears cluttered and other than the three terraced houses at the Station Street junction, does not appear to relate to any of the original buildings that remain on the street.</p> <p>There is little remaining of the pre- Victorian historical character that is prevalent in other parts of the Conservation Area, save for the three storey terraced cottages that still stand along its northern edge. New Street was constructed along the line of what was originally the narrow Stone House Shut. This ran the full length of the old burgage plots and provided access to the cottages. Records show that at the very narrow western end of the shut at its junction with Church Street, was Stone House. During the 18th century this building had been used as a school and as two workhouses for ‘the Poor of the Town and Parish of Bishop’s Castle’.</p> <p>In 1875 it was replaced by the current red brick building, a Bishop’s Castle Board School for 120 girls and 120 infants, built with funding from the Public Works Loan Board, thereby continuing the charitable status of the buildings on this site. All other buildings along New Street post-date the cottages and the Board School.</p> <p>Both the old and new terraced cottages contain dormer windows typical of many parts of the Conservation Area. The modern garage forecourt is bordered by a decorative ironwork fence and gate and the modern terrace also contains ironwork in the steps up to the ground floor. This is another material commonly seen in the historic centre.</p> <p>As New Street is a link between the busy high street and the perimeter road of the town, the narrowness of the carriageway and the lack of pavements inevitably have implications for potential pedestrian/vehicular conflict.</p>				X	
<p>SPIRIT OF THE ZONE</p> <p>The main route in this zone is Station Street. It lies along the boundary of the Conservation Area, its carriageway, the properties along its eastern edge and the Cattle Market being outside the Conservation Area. In addition, the southern end of the street is zoned as a ‘Protected Employment Area’. Only School Lane, the adjacent Chapel Yard and New Street lie totally within the Conservation Area.</p> <p>As might be expected, the areas beyond the Conservation Area, including the industrial zone contain no buildings that are classified as of archaeological significance or as a heritage asset although the cottages at the rear of the manse may warrant consideration. Some are 19th century Victorian properties; the rest are 20th century including typical 1930’s detached dwellings and late 20th century factory units. Materials also vary with rendered and red brick dwellings and industrial units with combinations of red brick, breeze block and corrugated metal, in all shapes, sizes and conditions. The intermingling of residential and industrial uses and the existence of two long term disused plots with a neglected appearance gives Station Street a somewhat negative and discordant feel.</p> <p>The two routes within the Conservation Area are similar in that redevelopment in the 20th century has partly destroyed their links with the past, particularly as regards New Street. This street now lacks any visual coherence or definable character. School Lane still retains a hint of its origins as a burgage plot,</p>					

particularly in the area at the heart of the Conservation Area where the land has not yet been developed. However, at the Station Street end, on the edge of the Conservation Area, the building of three bungalows on three separate plots in the second half of the 20th century was and remains totally out of character with the rest of the lane.

All the other buildings on the lane, save one, date from the Victorian period or earlier and nine are heritage assets, four of which are Grade II Listed. Redevelopment of two of the buildings has retained their historic character and a new property at the rear of the Vaults public house references some of the key characteristics of the historic centre. Thus, overall, the spirit of the town's origins is maintained. The continued preservation of its character will be determined by any development on the remaining undeveloped plots along the lane and on any future redevelopment of the three plots currently accommodating bungalows.

The accompanying map identifies the three sites that are sensitive to future development. The undeveloped land on School Lane is believed to be classified as a non-designated heritage asset and therefore by definition, requires careful consideration of its relationship to the buildings and space immediately adjacent to it.

Whilst the other two sites lie outside the Conservation Area, they immediately abut it and so any development would impact on the ambience of the Conservation Area. This is particularly the case as regards the old garage site at the end of Salop Street which currently affords magnificent views onto the surrounding hills from the heart of the Conservation Area. A key attribute of this zone is also glimpsed views, particularly from various parts of Station Street and from New Street of the hills in the surrounding landscape.

As Station Street is one of the main accesses to and from the A488, including the bus route, there is regular traffic along it. This does not present a problem. On New Street however there is an issue particularly at its junctions with Station Street at one end and Church Street/High Street at the other. Like its predecessor, Stone House Shut, New Street is narrow. There are no pavements; several buildings on both sides directly abut the carriageway; at both junctions there are frequently parked cars; and pedestrian traffic includes those accessing Enterprise House which sits directly opposite New Street at its junction with Station Street. This building houses the Library, an IT centre, meeting rooms and various other community facilities. Pedestrian/vehicular conflict is an issue particularly at both ends of the street when vehicles are parked at the junction.

All nine of the heritage assets are located at the extremity of the zone beside High Street and are therefore covered in detail in the zone 5 and 6 surveys.