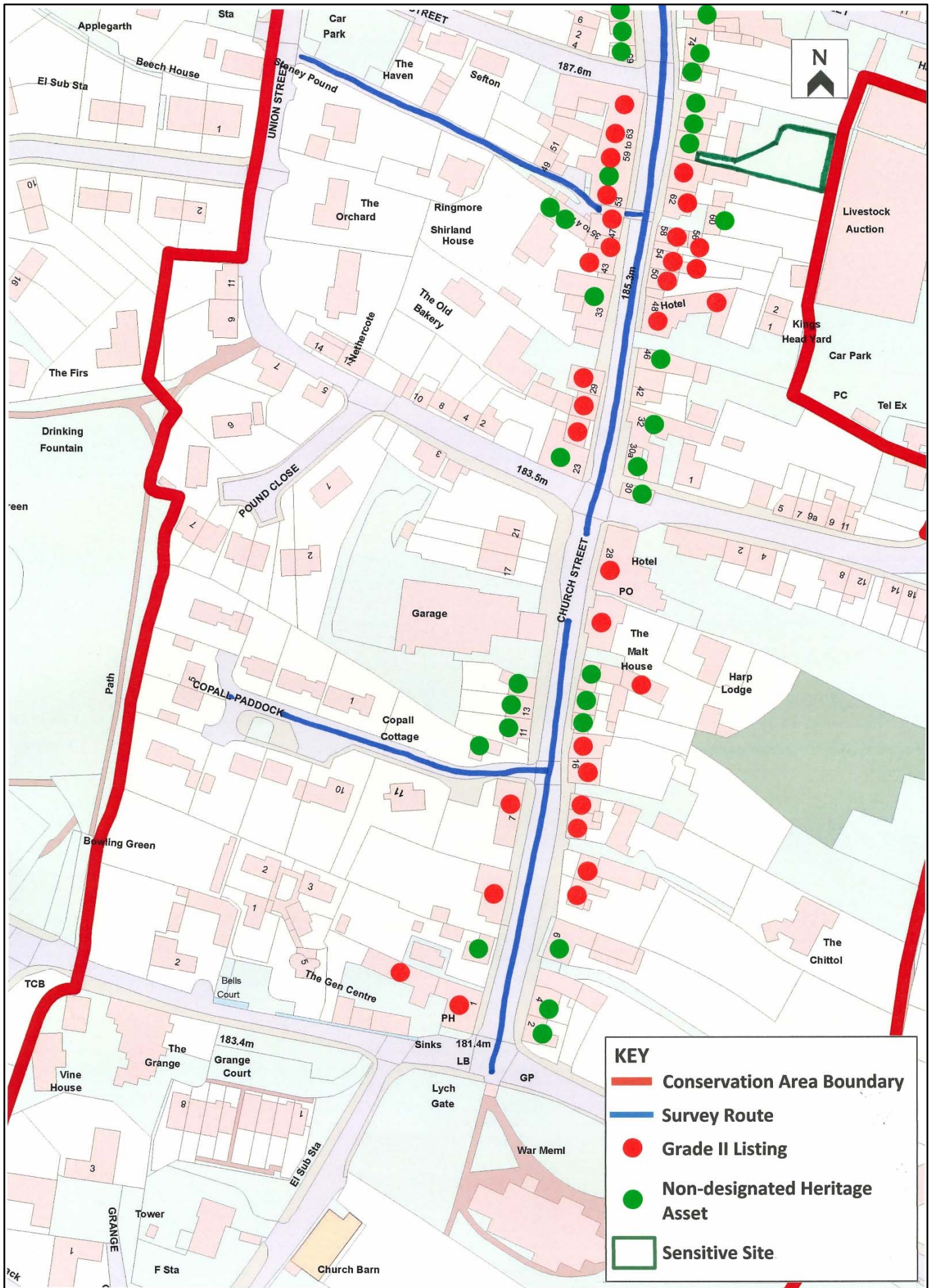


# ZONE 6 SURVEY ASSESSMENT – Church Street, Red Lion shut and Copall Paddock



**Character Assessment Route and Description**

**ZONE 6. Church St.**

**DATE:** 1/8/19 & 14/8/19 **TIME:** 14.30 – 16.00 **WEATHER:** Sunny with some clouds

Value Range  
very negative to  
very positive

**A. VIEW of CHURCH ST. from Lych Gate to New St.**

VN	N	O	P	VP
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With backs to the Lych Gates, the first observation is that this is a very busy junction. Traffic features strongly both moving and stationary. There is parking on both sides of Church St and on one side of Kerry Lane and Brampton Road. During the time we observed two near miss accidents and many awkward traffic movements – this often occurred when cars coming along Brampton Road on the south side and overtaking parked vehicles, met on the corner, vehicles coming down Church St where the corner is blind.

X				
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	X			
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At the blind corner of Church Street and Brampton Road, a car travelling down Church Street meets an oncoming car travelling along Brompton road which has had to cross the central white line in order to pass parked cars.



A car parked outside the church on the junction of Brampton Road, Church Street and Kerry Lane. Another car is parked (above) on Brampton Road just by the blind corner.



A car waits to turn left up Church Street whilst pedestrians attempt to cross the road at the busy three-way junction of Brampton Road, Kerry Lane and Church Street.



The general view is of a wide, open street from the gates to New Street with the street narrowing above Station Street.

The View to the left-hand side is of Kerry Lane and the old coachworks of the Six Bells which is a pleasant open space

The view to the right-hand side is of Brompton Road (known locally as Church Bank as it slopes down to the junction with the A488) with a very long stone wall and hedge and trees. A green space.

Above New Street a view of the roofscape rises up to the skyline in which trees feature.

Walking up the street - a mix of housing and business premises – many types from brick – to render – to painted – to wooden frames.



Often a view to the right or left gives a view to other spaces. The view down the access to the former burgage plots often show other green spaces.

e.g. between the Limes and 4 ½ Tan House a tree is prominent





Parking on pavements on both sides of the road.

VN	N	O	P	VP
				X
			X	
			X	
			X	
			X	
			X	

<p>The view changes after Union St. The road curves slightly to the left. Less sense of the town rising from here and the properties are closer together. Parking on both sides of the road. There are bollards on the pavement to restrict pavement parking. More commercial premises on this part of Church St. Trees are still visible in the view of the town rising away from you.</p> <p>The Town Hall clock becomes visible at 32 Church St. It isn't at The Kings Head and plays hide and seek with you depending where you are on the street and which side you are e.g. a tree blocks the view from the pavement opposite the Co-op</p> <p>There are several flying freeholds in this part of the street.</p> <p>Approaching New Street where Church Street ends and High Street begins the view focuses on the Town Hall which sits on the carriageway. The trees beyond it are also a feature as is the proximity of the buildings to the carriageway as the majority line the rear edge of both pavements.</p> <p><b>Reverse view:</b></p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="97 864 408 1328">  </div> <div data-bbox="432 857 724 1079"> <p>Standing beside the old Primary School with the Co-op building in the right foreground at the Harley Jenkins Street junction.</p> </div> <div data-bbox="879 875 1187 1332">  </div> </div> <p style="text-align: center;">Closer to Brampton Road with the Kings Head hotel in the foreground on the left and the opticians, no. 29, on the right.</p> <p>Two views down towards Brampton Road from the Old Primary School. Parking on both sides of the street. The Church and its trees are prominent at the end of street. Feels more open than looking up the street.</p> <p>Interesting roofscape with varying rooflines A view of the hills on the horizon</p> <p>Signage advertising - relatively few and small – some more visible than others.</p>	VN	X N X	O	P  X  X  X	VP   X
<p><b>B. COMPONENTS of the STREETSCAPE from the Lych Gate to New St.</b></p> <p>A wide variety of styles of houses – nearly every property is unique.</p> <p>The street divides in two naturally. South of the cross roads with Station St (originally known as Horse Fare as, pre the Second World War, agricultural horse sales were held here) and opposite, Union St (originally known as Pig Fare, for the same reason), Church Street is wider and the properties nearly all domestic. The street feels more open, particularly from Brampton Road/Kerry Lane to the Copall Paddock access, primarily because the buildings are either large and detached or very small terraces with space all around.</p>	VN	N	O  X	P	VP  X

	VN	N	O	P	VP
<p>Above the cross-roads the street feels narrower with properties grouped in long terraces immediately at the pavement edge. 50% of properties are commercial.</p> <p>The building line is also more staggered in the top half of the street. This is emphasised most prominently in the area of Halls (no. 43) and Decorative Antiques (no. 47) – with some properties marked by different paving.</p>  <p>A recent renovation to no. 53, a Grade II Listed property, included the provision of setts in the pavement fronting the property.</p> <p>The edge juxtaposing the pavement, indicates the extent of the land ownership of the property behind. This line also applies to the frontages of all of the other properties in this view, down to the building that is set forward of the rest.</p> <p>This suggests that the ‘carriageway’ may have been much wider at one time in the past.</p>				X	
<p>On the east side of Church Street, properties almost continuously abut the pavement. The only significant interruption of the building line is at the bottom of the street.</p> <p>Here, a crook-built cottage, dating from 1510 sits back at an angle with a well-tended formal garden in front.</p> <p>Despite the garden fence, the frontage to this dwelling also extends into the pavement as described above, in line with the red brick building visible beyond.</p> 				X	
<p>Glimpsed views of gardens and trees behind the street are a feature of the area – with 14 such views in the lower half of the street, up to Union Street/Station St. This includes views along both Kerry Lane and Brampton Road. There are then a further 7 views in the upper half of Church St including glimpses along Station St, Union St and Harley Jenkin St.</p>					X
<p>There is 1 Flying Freehold in the lower half of Church Street and 6 in the upper half of the street.</p>					X
<p>A gap between nos. 29 and 31 Church Street leads to what was once known as ‘Owen’s Yard’. In 1881 there were six cottages here. There still remains a short terrace (nos. 35 to 41), attached at right angles to the Church street frontage properties of 45 and 47. These properties also back onto the Red Lion shut, an adjacent access to the former burgage plots. The land beyond ‘Owens Yard’ has now been developed as individual,</p> 					X

random plots for housing.	VN	N	O	P	VP
<p>No. 39/41, the last of the terraced row of red brick and rendered cottages, is now partially hidden by a late 20<sup>th</sup> century detached, rendered dwelling that has also been built on the old burgage plots. Access to 39/41 is down the narrow gap between the old terrace and the modern dwelling that can be seen on the previous photograph.</p>					
<div style="display: flex; align-items: flex-start;">  <div style="margin-left: 10px;"> <p>← This is the access to the terrace at 'Owens Yard'. The red brick gable end is no. 31 Church Street.</p> <p>The detail at the rear corner of this red brick building where the upper floor extends beyond the lower one is also seen on other buildings elsewhere within the Conservation Area.</p> </div>  </div>					
<p>All the way up the street there is clear evidence of the former burgage plots that lay to the rear of properties on the frontage.</p>					X
<p>There is only one poorly maintained property in the street – no. 70, the old Stars Newsagents, now a vacant premises, the windows of which are littered with posters and the general fabric of the building appears neglected.</p>	X				
<p>In upper half of the street there are bollards on the outside edge of the pavement to stop pavement parking at critical points.</p>			X		
<p>Cars dominated when assessing the area which had something of a negative impact. At the same time they contribute something to the street scene which appears lively with both vehicles and people (both locals and tourists).</p>		X		X	
<p>The street is a mixture of both housing and commercial properties with styles reflecting both their history and their adaptations over time. Materials are also varied, in part also reflecting their history. They include stone, brick, timber framed and rendered, sometimes with mixed materials. Many of the rendered properties are painted in a variety of colours, some bright. Some have also been indented with lines to look like larg stoes, hiding the core structure and materials used.</p>					X

**C. DETAILED DESCRIPTION of SIGNIFICANT ELEMENTS of the streetscape from the Lych Gate to New St.**

VN N O P VP

The view from the Lych Gate looking along Church Street.



Of the 61 properties that immediately front Church street, only 7 are not listed as heritage assets. 27 of the 54 heritage assets are Grade II Listed with a further 5 Grade II and 3 locally listed properties immediately behind the frontage.

X

The following describes properties that are both visually and historically significant, starting at the junction with Brampton Road/Kerry Lane up to the junction with New Street where High Street begins.

At the junction with Kerry Lane is no. 1 Church Street, the Six Bells Pub and brewery, the latter being a former stable to the rear. Both sections of the



building are Grade II Listed. The pub was first licensed in 1750. Behind the pub is a yard containing a former workshop for the construction of horse drawn carriages.

X

The pub itself is architecturally interesting with typical features seen elsewhere in the town centre such as three gabled dormer windows at the front. A

hooded porch, also at the front, stretches out over the pavement with two wooden pillars for support and on the gable end of the building, a wooden staircase gives access to the residential quarters above. At the corner is a large public notice board, permanently filled with posters advertising local events and attractions.

The former carriage works at the rear appears to have been constructed from re-used materials and was first opened in 1904-5. It is a long two storey building of stone, wood and brick which is open at ground level towards the front of the yard and is supported by thin, cast iron pillars.

In its heyday, at the rear of the works was a forge to create the metal components; the open ground floor was used to assemble the carriage and the upper floor contained the



X

upholstery department. The cast iron pillars are believed to have come from Coalbrookdale where the Industrial Revolution began. Whilst the coming of motorised transport would have meant its early demise, it is thought that the survival of the carriage works as a building is almost unique in England.

Opposite the Six Bells is the Tan House which formerly comprised the tannery master's cottage, part of the bark barns for the tannery and an entrance to the

tannery itself which lay behind the building. The remains of the tannery kiln still lie behind the Tan House, in the garden of the adjacent Limes property which now extends to the boundary of Brampton Road.

The building has now been converted into three separate units of accommodation, easily defined on the outside



by colourful and humorous paintwork that suggests the three are pieced together by a zip on one side and a jigsaw on the other. The building attracts a lot of attention from visitors to the town.



In summer there is a verdant frontage to no.2 provided not least by honeysuckle and grape vines along the wrought iron railings of the boundary wall and over the canopy of the side entrance.

Visible too is a metal owl sculpture by the late, local artist Roger Williams, several of whose sculptures are distributed through the town and an adjacent drainpipe has been decorated with yarn bombing, another common feature through the town. The properties in Tan House are listed as non-designated heritage assets.

Alongside the Six Bells is no. 3, a colourful property set back from the pavement line with wrought iron railings atop a low stone wall along the front.

A corrugated tin building sits at the side,



VN	N	O	P	VP
			X	
			X	
			X	
			X	



towards the back of the property where the land rises. It is reached by a set of 12 steps along its frontage. Known as The Church Room, in the early part of the last century it was an important centre for a wide range of activities including the British Legion meetings and various church related groups.

No. 3 is a non-designated heritage asset.



Norton House (no. 5) is an elegant Georgian property with a double gable end. It is Grade II Listed and is thought to have been commissioned in 1832 as a private or parish Workhouse before the first Clun Union workhouse was built on Union Street in the 1840's.

Also set back slightly from the pavement edge, it too is bounded at the front with wrought iron railings through which grows a hedge.

Opposite Norton House is The Limes (no.6). Equally grand but from a later period, The Limes is three storeys high and towers above adjacent properties. It is listed as a non-designated heritage asset and was once a private nursing home. Wrought iron railings enclose the front of the house.



Next to The Limes is a timber framed cottage. A crook built Tudor town house dating from 1510, the building was originally a single dwelling, at some time divided into two cottages but now restored as one. Whilst the basic structure remains, the property has seen several changes at different times over the last 500 years, including significant refurbishment in the 17<sup>th</sup> century. Most



noticeable include: the roof line being raised; red brick chimneys introduced; a canted bay window added at ground floor level on the south gable stone wall; an enclosed porch with intricate slated roof at the southern end of the building; and an additional dormer window added to the southern end of the cottage in the 20<sup>th</sup> century.

The cottage is Grade II Listed with a formal garden at the front which reflects the style of medieval decorative planting. It sits back from the building line, the only property on the eastern side of the street to do so. This, together with its open setting, reinforces its significance as an historical monument.

VN N O P VP

X

X

X

VN N O P VP

Opposite the Tudor cottage is the Old Brick Guest House (no.7), another seemingly Georgian property, also a Grade II Listed building. This is the last of the rather grand detached properties that characterise the lower section of Church Street, close to the church itself.

From this point on most buildings are terraced or are of a more modest or modern appearance.

No. 7 is a large property which suggests that at one time was two separate premises. One half is a rendered, two storey structure that is painted white. The other half is a two and a half storey, red brick building. This is one of the few red brick buildings on Church Street. It is in keeping however with a three-storey brick fronted property (no.16/18) diagonally opposite on the eastern side of the carriageway.



Wrought iron railings enclose the front of the building along the edge of the pavement. Immediately next to the property is the vehicular access to Copall Paddock, a small red brick housing development built at the end of the 20<sup>th</sup> century on pastureland that had once been the burgage plots.

Opposite Old Brick Guest House are two semi-detached cottages (nos. 12 & 14), both of which are rendered and painted white and constitute Grade II Listed buildings. From c1732 to c1809 no. 14 was the Swan Inn. The cottages front the pavement and are in keeping in size and appearance with the Tudor cottage adjacent to them. They suggest a time when the agricultural history of the town featured prominently at this end of Church Street.



Next to nos.12 & 14 is the three storey, brick fronted Town House nos. 16/18) previously referred to. This is the first in a terraced row of five properties that front directly onto the pavement. The gable end and the base of the property along the frontage are constructed of stone. There are two tie bars in the gable end. This property was originally two premises. Both are Grade II Listed

The frontage displays fenestrations and doorways, typical of the Georgian period. In the early/mid-20<sup>th</sup> century the town's GP lived here and it still has a metal plaque bearing his name, 'Dr. W.B. Clegg' on the front door of number 16 which

X

X

X

provided access to his surgery.

Opposite no. 16/18, after the access to Copall Paddock lies a terrace of three stone cottages, painted white.

All three cottages are listed as non-designated heritage assets. However, the terrace borders a petrol station and the combination of unsightly garage equipment at the gable end and refuse bins along the frontage, does little to enhance the buildings.



VN N O P VP

X

The terrace adjoining the red brick town house referred to above, sits opposite the white cottages. Two of the three dwellings are rendered and painted off white. The middle one is a stone frontage with exposed timbers at the upper level. Their roof line is continuous but significantly lower than the adjoining three storey town house. All three are listed as non-designated heritage assets.



X

At the end of the terrace there is a gap in the building line. This leads into Harp Yard, so called because of its relationship to Harp House, the 16<sup>th</sup> century building that from 1642 to 1907 was an inn, and which sits at the Church Street frontage on the opposite side of the gap.

The end cottage of the Church Street terrace is L shaped. Attached to its gable end in Harp Yard is the Malt House, now renovated for use as a dwelling. It is thought to have been in use as a malthouse between 1822 and c 1960.



Just beyond it is an old abattoir from the time when this area was a burgage plot.



The Malt House for the Harp Inn is Grade II Listed. The former abattoir lies beyond

X

VN N O P VP

Harp House (no. 26) dates from circa 1570. It has a long and chequered history. First given its licence as an inn in 1642, it continued to trade as a pub until c1907 after which it was used as a local authority cookery school before reverting to a private house.

The building still shows evidence of its ancient origins and future adaptations. The gable end exposes the medieval timbers that supported the original thatched

roofline. →



At the opposite end of the building, the frontage has a Tudor extension that is a half-timbered, jettied gable with red brick in-fill. There is a dragon post with a piece of barley-sugar carving that dates this section of the house to c1570.

The property is Grade II Listed.

X

Opposite Harp House is a supermarket with a petrol station immediately in front. Alongside it is a vehicular access to a commercial garage at the rear that services and repairs motor vehicles.

This is inevitably a busy location and, as there is no onsite parking facility, cars are frequently parked on the pavement immediately in front of the filling station whilst occupants visit the shop.



This relatively open and modern use of the space is a huge contrast with the closely built 16<sup>th</sup> and 17<sup>th</sup> century properties opposite which form an almost continuous wall at the back of the pavement. The contrast is a reminder however of the history of this part of the spine road down the centre of the town for it was not until 1914 that cattle auctions began to take place at the current site on Station Street. Until then Church Street provided the venue. Photographs from 1897 and 1902 show the street full of cattle brought in for sale and the supermarket site used as cattle pens to contain the animals that will be sold on the street itself. The pavement in front had posts for tying up horses along its edge.

X

X

VN N O P VP

Beyond the supermarket, on the corner with Union Street is a pair of mid-20<sup>th</sup> century semi-detached houses, typical of the time. They are partially hidden by trees. The only clear view of the properties is from the garage forecourt.



One of two town centre bus stops is located at the front of the houses.



Opposite, on the corner with Station Street, is no. 28, The Boars Head hotel. Like the Three Tuns in Salop Street it was first licensed in 1642 and has continued trading for over 370 years – the two oldest pubs in the town. The building is Grade II Listed and its outbuilding, at the rear on Station Street is listed as a non-designated heritage asset.



On the opposite corner of Church Street/Station Street is no. 30, a retail outlet, the Drivers Travel Agency. This building is detached with no private outside space. It is an 'island' encroaching onto the carriageway of Station Street whose pavement continues to Church Street along a narrow gap between no. 30 and the adjacent, red brick Church Street property.



The building is oriented with its gable end facing Church Street. This is one of a few properties along the northern end of Church Street that has this alignment. It is thought to suggest that the building is of medieval origin when the burgage plots would have been behind. No. 30 is listed as a non-designated heritage asset.

No. 30 is the first of a cluster of buildings, most of which are non-designated heritage assets and which previously included at least another four cottages at the rear of no. 32 in what used to be called Jenkins Square. Census information over 4 decades between 1841 and 1881 records occupation of these rear cottages by labourers, shoemakers, a charwoman, a sawyer and a driver of a mail cart. No visual evidence of these cottages remains but the current non-designated heritage assets list includes 34/38 Church Street. Some of the features of current

X

X

X

premises in the cluster on Church Street might hint at how the 'lost' cottages might have looked.

The next building in the cluster 30a is listed as a non-designated heritage asset. A single storey, red brick building that is now a hairdressers/beauty salon, its roofline is continuous with the building that adjoins it.



The appearance of the two properties is completely different, however. 30a was refurbished in the latter part of the 20<sup>th</sup> century and, in addition to its red brick exterior, the roof is slated. The roof of the adjoining section of the property remains corrugated iron as was 30a before its renovation.

The adjoining section is now part of no. 32, which is 2-storey and sits at right-angles to the smaller building. Like no. 30, the gable end of no. 32 faces Church Street, an indication of its historic origins on the burgage plot. It too is a non-designated heritage asset and operates as a retail outlet with residential accommodation.



Renovations to this old building include a 20<sup>th</sup> century, flat roofed, dormer window on the side of the building. To accommodate this the corrugated roof of the single storey annex is stepped down to below window height. The main 2 storey building sits forward of the annex. All buildings in the complex immediately abut the pavement, maintaining the tight feel of this part of the street.

The 20<sup>th</sup> century renovations to both no. 30a and the 2-storey section of no. 32 appear incongruous particularly in relation to the middle section of this part of the terrace. Neither are the shape of the dormer window nor the red brick material in keeping with surrounding buildings, all of which are rendered, painted in light colours and for the majority, have more intricate facades.

On the opposite side of the street to the above terrace is no. 23, until recently a grocers run by the same local family since c1900. Prior to that, between c 1864 – c1868, it was the Railway Tavern, opened just in time for the new railway to arrive in 1865. The railway station sat at the opposite end of Station Street.



No. 23 is a non-designated heritage asset. It is the first

VN	N	O	P	VP
		X		
	X			
			X	

building in a short terrace of four properties, the remainder of which are all Grade II Listed.

The first, Grade II Listed cottage (no. 25) is set back slightly from the pavement edge, one of only three in the entire section of Church Street, from the Station Street/Union Street junction right through to New Street. The other two buildings adjoin at the junction with New Street. All the rest sit at the pavement edge maintaining a continuous line.



The second, Grade II Listed cottage in the terrace, no. 27, has an interesting roofline. The main part of the building lies east/west with the gable end on Church Street. New plaster work above the upper floor window, between the exposed beams has been carved with interesting patterns. Both cottages are residential.

The last building in the terrace, no. 29, is also Grade II Listed. Now an optician's, between c1788 – c1848, it was the Black Lion Inn.

The access along the side of the building leads to what was Owens Yard, mentioned in the previous 'streetscape' section, and which still contains a short, terraced row of cottages on what was once the rear burgage plots as well as an interesting brickwork feature on one of the buildings at the entrance to the courtyard.



Opposite no. 29 is a terrace of three properties that are adjacent to no. 32. This terrace however is numbered 42 to 46. It is between no. 32 and 42 that access to the former Jenkins Square was gained which, as described earlier, at one time contained four cottages.

No. 42 is residential. The other two premises are retail – a pet shop and butchers, both with residential accommodation. Only no. 46 is a heritage asset and is classified as non-designated.

VN	N	O	P	VP
			X	
			X	
			X	
			X	
			X	

	VN	N	O	P	VP
<p>Beside no. 46 is the access to the main town centre car park at the Livestock Auction Yard. Whilst it is wide enough for a vehicle, for public use it is restricted only to pedestrians.</p> <p>On the other side of the access is no. 48, the Kings Head pub, a two and a half storey building. Whilst it somewhat dwarfs the previous row of cottages it is in keeping in size and proportions with the next two properties in the terrace.</p> <p>Records show that it was licensed in 1832 and during the 19<sup>th</sup> century was also a popular venue for local property and merchandise sales. It was operated by the same family from 1868 until 1920 and continues to be run as a pub today. Both the pub itself and its outbuildings are Grade II Listed.</p>				X	
 <p>The two premises immediately adjoining the King's Head (nos. 50 &amp; 52/54) are both Grade II Listed residential properties. The flying freehold connecting no. 50 to the King's Head covers the access to the rear of the property where no. 52 (annexed to 54) is located and is also classified as Grade II Listed. The space under the flying freehold is also now partially enclosed.</p>				X	
 <p>The last building in this self-contained cluster that also sits immediately at the back edge of the pavement, is no. 58, Bumbles Cottage. Another Grade II Listed building, it has an east/west facing aspect signifying its historic medieval origins at the front of the burgages plots. Its frontage, a Tudor extension to the original building, displays the full splendour of its timber framing. At the rear, what was once a separate, adjoining property (no.56) and also Grade II Listed, has now been incorporated into Bumbles Cottage. A tall red brick chimney appears to stand precariously at the edge of the dwelling.</p> <p>Bumbles Cottage is a residential premises, with a rendered finish, painted pale pink. No. 60, which is visible at the rear, sitting at right angles to no. 56/58 is a non-designated heritage asset.</p> <p>On the opposite side of the road to this cluster of buildings is an equally significant group of historical premises which includes three Grade II Listed buildings and a non-designated heritage asset. The buildings form a terrace whose staggered frontages and rooflines provide a very interesting and varied</p>					X



perspective. It is behind these properties that the previously described Owens Yard lies.

The first property in this terrace is not historically classified. It currently accommodates a chiropody clinic and an accountant's office. It is believed to have briefly been the Crown Inn between c1841 and c1850 and is included in the Lost Pubs of Bishop's Castle guide.



The building to the left of the cottage (no. 29) sits proud of it along the rear edge of the pavement. The line that can be seen in the pavement running at an angle with the cottage fascia is aligned with the front of number 29. It denotes the extent of the cottage property's ownership which extends onto the pavement.

A bollard stands at the outer edge of the pavement in front of this property.

The second premises in the terrace is no. 33. It was until December 2019 a local family business, Gwythers, a longstanding shoe shop and outfitters. The premises is classified as a non-designated heritage asset.

The continuing line along the back of the pavement again denotes the extent of the property ownership along this frontage.



Whilst there is a continuous building fascia the roof line is broken part way along.

Beyond the 2-storey Gwythers premises are nos. 43 to 47. This section of the terrace is the most intricate with variations in height as well as in both the line and the features of the fascia.

Both 43 and 45 are 3-storeys and 47 just 2-storey. This produces four changes in roof height and pitch. Nos. 43 and 45 display a regular Georgian façade albeit with a square bay window at ground level of 43. Both properties are set back from the Gwythers premises and 47 is set back again from no. 45 producing a very noticeable staggered appearance. The line in the pavement denoting property ownership continues along the entire façade.



All three properties are rendered and painted in pastel colours and are classified as Grade II Listed buildings.

VN	N	O	P	VP
		X		
			X	
				X

VN N O P VP

Between number 47 and 53 is a flying freehold which spans the Red Lion Shut, an access to the former burgage plots behind. The shut runs all the way through to Union Street, which is one of the original 'back' lanes of the 12<sup>th</sup> century planned town. The shut's name derives from the fact that it provided entry into the yard of the Red Lion Inn which, between the 18<sup>th</sup> and 20<sup>th</sup> century operated at number 57, further along the terrace.



47 Church Street



53 Church Street

At number 53, also a Grade II Listed Building, the roof line reverts to a height comparable with number 45, embracing the smaller property between the two. Despite appearances the flying freehold is part of the taller building, number 53, which has been recently renovated. Here the extended land ownership of the property is more obvious as, during the renovation setts were laid along the frontage of 53 and 55, defining the curtilage of both premises.

The three properties 53 to 57 have a continuous roofline. Number 55 is a non-designated heritage asset and 57 is a Grade II Listed building which from 1792 until 1956 was in continuous use as the Red Lion pub.



The remainder of the terrace now constitutes the Co-op food store and incorporates previous cottages two of which are Grade II Listed.

The building is L shaped and the last of the cottages, number 63, signifies its historic origins, running east to west along the former burgage plots and what is now Harley Jenkins Street.



X

X

X

X

X

VN N O P VP

Opposite number 53 is another Grade II Listed building, number 62 Church Street.



However, it is difficult to appreciate from its outward appearance what constitutes its Listing.

This property is the first in another terrace of five properties that immediately abut the pavement. All except the second one, 64, are two storey. The roof of number 64 breaks the line of the terrace.

Number 64 is Unicorn House. Records show that this Grade II Listed building was owned by the Earl of Powys in 1817 until 1848. From circa 1851 until 1893 it was licensed as an inn at which point the then tenant was deemed not to be a fit and proper person to hold a licence and within 160 yards there were four other licensed premises.



The adjoining property, number 66, is attached to Unicorn House by a flying freehold under which there is access to a public carpark that can accommodate about 20 cars. At the rear of Unicorn House, on the approach to the car park is a metal sculpture of a unicorn head, a work by the local metalwork artist Matt Maddocks. Number 66 is a non-designated heritage asset.

The car park is not well signposted and is not surfaced or maintained so it is not heavily used. Beyond it, the large sheds of the cattle market on Station Street are visually prominent.



The two remaining properties in the terrace, numbers 68 and 70 are both classified as non-designated heritage assets but are in a poor state of repair.



Both are in a single ownership and have been empty for a couple of years. The property has a mixed residential and retail use and was for many years the town's newsagents. The large TO LET sign on the upper floor and the litter of posters across the shop frontage and on the notice board outside are visually very intrusive. Directly outside the shop is a finger post

VN	N	O	P	VP
		X		
			X	
			X	
	X			
X				

	VN	N	O	P	VP
<p>providing directions to places of interest in the town.</p> <p>The last three properties on this side of Church Street sit proud of the terrace and have a quite different character. All three are none-designated heritage assets.</p> <p>The first, number 72, is Hamilton House. As its name suggests this is a substantial property. Its Victorian façade is double fronted and two-storey with bay windows either side of the front entrance that are replicated on the second storey and encroach into the roofline – a variation on the dormer windows of older properties seen elsewhere in the Conservation Area. A small front garden is contained by a low wall with the decorative iron railings typical of the period that are common elsewhere in the town centre.</p>  <p>Adjoining Hamilton House is number 74. It is also a two-storey, double fronted property and its roofline is continuous with Hamilton House. It has a gabled, central porch, set proud of the façade and, like Hamilton House, a small front garden with a low wall topped with wrought iron railings. Its façade is however a little less imposing than that of number 72.</p> <p>Between 1786 and 1804, numbers 72-74 operated as the Red Lion Alehouse and are now recorded in the Lost Pubs Trail. In the latter part of the 20<sup>th</sup> century until 2016, number 74 was the town’s Post Office. Now, both properties are residential and are rendered and painted in an off-white colour.</p> <p>Number 76 is a very imposing, detached, red brick building with decorative stone features, large windows, stepped frontage and an intricate roofscape. In addition, it has a unique history of its own.</p> <p>It was constructed in 1875 on a site that historical records show stretched from Church Street to Station Street and was dedicated to ‘The Poor of the Town and Parish of Bishop’s Castle’. This Victorian building replaced the original Stone House, a workhouse that occupied the same position and, until 1832 was administered by the Church Wardens and Overseers variously as a workhouse, a school and a residence.</p>  <p>From c1841 until c1874, the original Stone House operated as a licenced premises until a recently elected school board replaced it with this school to educate 120 girls and 120 infants. One of the funders who contributed to this new school was a former poor resident of Bishop’s Castle who had left to work as a servant in London and married a merchant. The school continued to</p>				<p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p>

	VN	N	O	P	VP
<p>operate until 1974. It is fitting that its current use as a pharmacy and Dog's Trust Charity Shop maintains the historic emphasis on welfare.</p>  <p>The last three properties on the opposite side of Church Street comprise a short terrace of two two-storey cottages and a large three-storey Georgian residence.</p> <p>The first of these cottages, number 65 sits on the corner with Harley Jenkins Street. It has recently been renovated to reveal a stone frontage and the rendered gable end has been painted with a motif at the apex of the roof. The other two properties have painted rendered frontages. Number 69, the three-storey, brick built Georgian property sports a large shop window at ground level and, typical of other similar properties of the same period, elsewhere in the town, three small windows immediately under the roofline at the upper level.</p> <p>Immediately behind this terrace are three old, now modernised cottages that in the Victorian era, were part of a group of nine cottages that stood in what was then Wootton Square. At the beginning of the 20<sup>th</sup> century the rest of the cottages were demolished to create Harley Jenkins Street, connecting Church Street with Union Street on the western side of the old burgape plots.</p>				X	
<p><b>A. VIEW and COMPONENTS of RED LION SHUT from Church St. through to Union St.</b></p> <p>A flying freehold frames the view from Church St along the shut and together with the curve of the alleyway discourages the idea that this is a public access. It hints however that beyond the immediate view there is more to be seen. The exposed timbers of both properties either side of the shut clearly evidence the historic origins of the street.</p>  <p>The Red Lion Shut historically provided access to both the burgapes plots beyond and to the rear yard of the Red Lion pub which stood three doors along the terrace. Records show that as late as the Victorian era the pub yard led to 'Tuggs Passage' where two houses stood and from there into 'Wootton Square' which contained another nine properties.</p> <p>Some of these properties were demolished when in 1898 the owner Mr. Harley Jenkins left his land and property to the council to facilitate the construction of Harley Jenkins Street in 1903. One of the remaining properties is now incorporated in the Co-Op shop on the corner of Harley Jenkins Street and the cottages at right angles to the Co-Op on the opposite side of Harley Jenkins Street were also part of the former 'Wootton Square'.</p>	VN	N	O	P	VP
				X	X



On passing under the flying freehold, there continues to be a sense of restricted space, dense with buildings and out houses clustered together with irregular footprints. The track surface is hard and irregular with weeds growing at the edges. There is a sense of what it must have been like when the pub yard, the Passage and the Square were still intact. The telegraph pole is a reminder however of the impact of 20<sup>th</sup> century.

VN N O P VP

X

X

Beyond the curve the view begins to open out. Whilst in the immediate foreground there are still two storey dwellings and outbuildings immediately abutting the shut along the northern edge, on the opposite side low rise outbuildings and modern houses and bungalows in gardens are visible. Vegetation including shrubs, hedgerows and distant trees is prominent. The track begins to look like a country lane.



X

Progressing further it becomes easier to imagine the open burgage plots that historically comprised this area. On the north side of the shut, development has been incremental with two storey houses in substantial plots but with no common features. The lane begins a gentle rise.



X

From here the view opens completely with luscious hedgerows either side of the shut and a green swathe down the centre of the track. It feels like a 'green lane'.

At the crest of the slope there is a view of modern housing on Union St. and Corporation St beyond. Trees feature on the skyline. As the shut drops down to Union St. the Harley Jenkins St. car park is visible through the hedge on the northern side of the shut.



X

X

VN N O P VP

**Reverse View**

On entering the shut from Union St. the track rises steadily. The shut itself has the feel of a country lane at this point, enhanced by the sight of the Oakley Mynd hill directly in front on the horizon. Nevertheless there is an ever present reminder that you are in the town centre, a combination of the built up area just left behind in Union Street, the glimpses of the rooves and gable ends of the modern dwellings, built on the old burgage plots along both sides of the shut and the sight of the cluster of the historic street frontage properties that block the view of the shut's exit onto Church St.



X



Continuing along the shut the track drops gently down towards Church St and the cluster of buildings behind the street frontage begin to enclose the space, removing any sense of the earlier burgage plots other than the nature of the tracks surface.

X



On reaching the collection of historic buildings it is possible to visualise how the historic layout of 'Owens Yard', the Red Lion yard, 'Tugg's Passage' and 'Wootton Square' operated.

X



The two storey buildings on the right (above) are the remaining cottages at the rear of 'Owens Yard', which is accessed further along Church St. Both of these properties are non-designated heritage assets. The stone cottage, painted white in the immediate foreground (above) bordered the Red Lion yard and 'Tuggs Passage'. The latter led into 'Wootton Square' through

which the Harley Jenkins St. carriageway was built in 1903. The shut exits onto

	VN	N	O	P	VP
<p>Church St. between the yellow building and the taller building with the roof lights. Both of these buildings are Grade II Listed. The telegraph pole and the vehicle are a necessary if distracting presence.</p>		X			
<p><b>A. VIEW and COMPONENTS of COPALL PADDOCK from Church St. through to the end of the cul-de-sac</b></p> <p>Copall Paddock contains a relatively new development of 10 dwellings alongside two other new properties that have been built immediately behind the original dwellings that fronted this green field site.</p>  <p>The small estate is barely visible from Church St. because of the curve in the access road; after rising quite sharply from Church St. the site plateaus and; the two, historic dwellings fronting Church St. sit tight on either side of the access road, blocking the view behind. Mature trees on the horizon and substantial planting of shrubs within the site are the main features visible from Church St.</p> <p>The stone built Copall Cottage sits back from Church St and is unique amongst the other buildings on the site. It is classified as a non-designated heritage asset.</p>  <p>The cul-de-sac of two storey red brick properties clusters around the landscaped access road. All but two are detached premises and in both the layout of the site as a whole and in the detail in the individual buildings, there is a nod to the history of the old town centre streets. It includes the use of engineering brick as decoration, porticoed entrances, offset frontages and footprints of the dwellings.</p>  <p>Shrubs and trees proliferate in the view.</p>	VN	N	O	P	VP
				X	
				X	
				X	



	VN	N	O	P	VP
<p><b>Reverse view:</b></p>  <p>From the end of the cul-de-sac there is a fine view of the Oakley Mynd hills beyond the town. The offset gable end of the most recently built house in the grounds at the rear of Copall Cottage, is also prominent. The landscaped vegetation on the site itself is also a strong element in the view.</p>  <p>On leaving the estate, where the road starts to drop to Church St. the 18<sup>th</sup> century townscape is again prominent with the rear view of the Grade II Listed Old Brick Guest House, together with that of Copal Cottage and, on the opposite side of Church St. the Town House, also Grade II Listed. Trees are also evident beyond.</p>				<p>X</p> <p>X</p> <p>X</p>	

**D. SPIRIT OF THE ZONE**

Vibrancy defines the spirit of the place with its history, level of activity and continuous change and adaption, constituting its three main elements.

Of the 61 properties fronting Church Street, all but 6 (90%) are heritage assets. The identified assets that are classified comprise 27 Grade II Listed Buildings and 28 non-designated heritage assets. In addition, a further seven premises immediately at the rear of the frontage are also classified, 5 as Grade II Listed and 2 as non-designated heritage assets. Each of these buildings has a fascinating storey to tell, much of it visible from its appearance and/or evidenced by historical records and recent local heritage guides and publications. Not least are the 14 premises that have at one time been pubs. Only 3 remain in this use.

A sense of civic pride and dynamism prevails in the care taken of the ancient buildings whether through restoration in a classical form or including modern, painted murals on rendered walls. Whilst each building is unique, common architectural themes such as decorative wrought iron work; staggered facias footprints and building lines, even where terraces occur; decorative brickwork; and gabled dormer windows have stood the test of time. Adaptations to buildings have reflected both history and current styles.

There are fluid changes in the zone from the grand detached houses with gardens at the southern end close to the church, pockets of 20<sup>th</sup> century housing in Copall Paddock and at the corner of Union Street and stretches of terraced properties at the pavement edge, sometimes interspersed with detached premises. Materials also vary with red brick, render stone and even timber framing.

Whilst urban in nature, the zone still reveals glimpses of soft landscaping whether sight of trees beyond the immediate area; views of surrounding hills; or spaces at the rear of premises including the former burgrave plots.

A strong sense of social and cultural activity is also perceived from the number of posters along the street whether on noticeboards or in windows of both commercial and residential properties.

Church Street has long been and remains characterised by mixed residential and commercial uses which attract tourists as well as residents from both within the town and its surrounding hinterland. As the market town for the surrounding agricultural area, Bishop's Castle has also been the historical centre for agricultural stock sales. Until 1914 Church Street was used for weekly, on-street cattle sales. Whilst on street sales no longer take place, the cattle market remains at the rear of Church Street and, when in use, brings people onto the main street to visit the commercial premises.

Bishop's Castle's history as a 12<sup>th</sup> century, planned, linear town remains evident everywhere along Church Street, not least through its fine views of the Town Hall at the top of the hill. It is this that contributes hugely to the overwhelmingly positive ratings allocated in the survey. Six of the eight different\* negative ratings were attributed to traffic and parking incidences in separate locations. Only two different\* very negative ratings have been allocated, one to the traffic situation and the other to the impact of a neglected premises.

Today, the cattle on Church street have been replaced by both moving and parked cars. Opposite Harp House where the cattle pens once stood, a petrol station and supermarket with a garage at the rear all bring cars to this part of the street. With no off-street parking available here the carriageway is full. A key challenge of the 21<sup>st</sup> century will be how to conserve Church Street's history whilst still accommodating change, particularly in relation to the impact on this ancient street pattern of both moving and parked cars.

\*Where a rating was allocated to a building or situation more than once, but for the same reason only one of the allocations has been counted. Thus, the survey shows 10 negative ratings in total and 3 very negative ratings but only 8 and 2 respectively are referenced here.