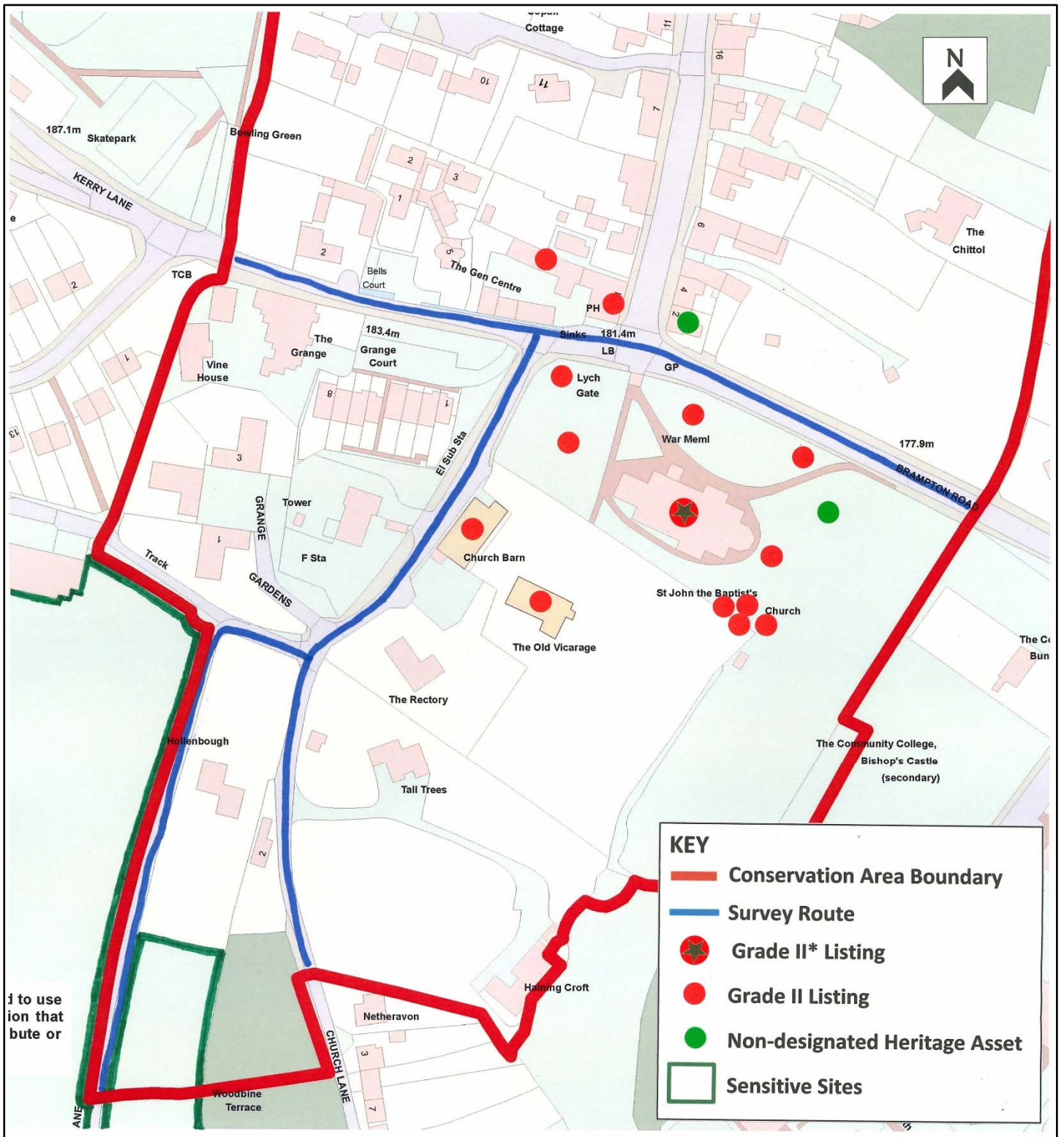





ZONE 8 SURVEY ASSESSMENT – Brampton Road, Kerry Lane, Church Lane and Field Lane



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Character Assessment Route and Description		Value Range very negative to very positive				
ZONE 8. Brampton Rd./Kerry Lane/Church Lane/Field Lane						
DATE: August TIME: WEATHER: fine						
A. VIEW (i) of BRAMPTON ROAD from the Church Gate/Six Bells towards the A488		VN	N	O	P	VP
	<p>This is a medium distance view, slightly downhill and gently curved with trees either side of the road with Oakeley Mynd in the distance. The view is partially enclosed by buildings near the junction. There are pedestrian pavements on both sides of the road. At the junction with Church Street there is a corner of the Tan House painted blue and part of an overall artistic jigsaw</p>			X		
<p>representation. There are white road lane markings, but the road surface at the junction is badly worn and corroded.</p>	X					X
<p>Further along there is greenery on top of low stone walls on both sides with a neat high garden hedge on the north side and over hanging shrubs on the southern church yard side. There are parked cars on the church yard side of the road forming a potential obstruction to oncoming traffic on this major route into the town from the A488. There is a 'school ahead' warning sign. Tall standard streetlights are positioned along the north side of the road.</p>		X				
<p>Beyond the Conservation Area the road leads past the Community College on the south side and opposite, Blunden Hall before reaching the junction with the A488 and B4385 to Brampton. Blunden Hall is probably late 16th century and regarded by Pevsner as the best timber framed house in Bishop's Castle.</p>						X
Reverse view:						
	<p>In the reverse direction the view is slightly up-hill towards the junction with Church Street having the Six Bells public house (built c. 1750), the former carriage works and other buildings including some eco-friendly houses as backdrop to the scene. There is a busy community notice board outside the Six Bells with parked cars near the junction</p>			X		
<p>and also outside the Lych-gate entrance to the Church.</p>	X					

B. COMPONENTS of the STREETScape from the Church Gate/Six Bells to the Conservation Area border.	VN	N	O	P	VP
<p>The streetscape feels open because it is in a semi-rural situation and few buildings obstruct the view. On the south side the church yard has a low stone wall with untrimmed shrubs. To the north the outbuildings of the Tan House (probably 18th century) and the garden beyond can be seen from the road. This garden was once part of the tannery and hemp yard at the rear of Tan House. It contains a small kiln, the only building remaining from the tannery other than Tan House itself which was once the tannery’s entrance and the master’s cottage. The kiln, thought to have been used in the curing of certain kinds of leather, is not visible from the street.</p> <p>The upper part of a 2-storey garden building constructed of red brick and probably Edwardian, can be seen along with specimen trees in the grounds of one of the properties in Church Street.</p>  <p>Beyond the garden is a gated footpath leading to Station Street. It runs along the line of the old town boundary and is now the boundary of the Conservation Area. An old, tall stone wall immediately abuts the path.</p> <p>On the opposite side of Brampton Road is an iron-gated pedestrian entrance to the church yard.</p> <p>← The footpath to Station Street</p> <p>Brampton Road is a busy entrance to the lower part of the town – a street through which many travel without stopping; it is one of only two entries into the town from the A488 which provides the main access to the English hinterland and all major destinations. A range of vehicular, bicycle and pedestrian users were present on the day of recording.</p>				<p>X</p> <p>X</p> <p>X</p> <p>X</p>	
A. VIEW (ii) of KERRY LANE from the Church Gate/Six Bells towards Oak Meadow	VN	N	O	P	VP
<p>Kerry Lane has a straight view with an uphill slope at the top of which the gable end of a modern building provides a visual stop. It blocks sight of where the road continues beyond this point. There are buildings and gardens on either side of the lane with large trees and shrubs a significant feature.</p>  <p>On the north side is an open stream culverted in parts (this may be the remains of the River Pennell).</p>				<p>X</p>	

	VN	N	O	P	VP
<p>The south side is bounded by the old stone wall of the former Grange Estate. Alongside it and prominent in the view is a footpath that is raised above road level and protected by a metal handrail. This adds interest to the view in this direction.</p> <p>Reverse view:</p> <p>The reverse view downhill to the junction with Church Street is softened by the trees on either side. There is a prominent red telephone box near to the entrance of the Keegan’s Court care home which was originally the residence of the former Grange Estate.</p> <p>At the bottom of the hill near the junction with Church Lane and Brampton Road, the view towards Blunden Hall is partially obscured by parked cars. Prominent in the view here is a seat outside the lych-gate to the church and an interpretation board for the Kerry Ridgeway on the corner of Church Lane.</p> 				X	
<p>B. COMPONENTS of the STREETScape from the Church Gate/Six Bells up to Grange Road</p> <p>Kerry Lane is an ancient trackway and coaching route which is still, in parts, a single vehicle width.</p> <p>However, the lane is busy with local traffic emanating from several modern housing estates and is a recommended route for lorries accessing Bishop’s Moat and beyond. It is also used by hay wagons and other large agricultural vehicles transporting livestock to and from the farms that lie to the west of the town. A hay wagon delivers animal feed to a farm</p> <p>The only footpath is a raised one on the south side of the carriageway.</p> <p>At the boundary of the Conservation Area, on the north side of the carriageway, is an access to the Corporation recreation field. The gated entrance, wide enough for vehicles, is set back from the carriageway and is shrouded by trees and shrubs on both sides.</p> <p>There are only three buildings fronting this stretch of Kerry Lane, the Keegans Court care home, formerly The Grange; Lanserth and the old carriage works at the junction with Brampton Road and Church Lane. All three are prominent buildings, set in their own grounds, and believed to date from the Victorian period and the 18th century. However, at the end of the 20th century a group of five eco-friendly houses, Bells Court, was built on steeply rising ground at the rear of the Six Bells pub. This court is fronted by an open, gravelled, residents’ parking area. Both the properties and the parking area are clearly visible from the roadside and the</p> 	VN	N	O	P	VP
		X		X	

<p>raised pavement opposite but do not intrude upon the street view.</p> <p>All the properties in the view appear to be well maintained. The urban streetscape is surprisingly open despite the road being in a shallow cutting and the large buildings fronting the carriageway or pavement being so prominent.</p>  <p>However, the walls of the Victorian Keegan's Court building which replaced an earlier 18th century structure, dominate the south side and make it appear partially enclosed at this point.</p>	VN	N	O X	P	VP
<p>C. DETAILED DESCRIPTION of SIGNIFICANT ELEMENTS of the streetscape from the Church Gate/Six Bells up to Grange Road</p> <p>At the Junction with Brampton Road, on the north side of the carriageway the Six Bells Yard together with the carriage works (c. 1905-9) form an interesting community of buildings.</p>   <p>Both the Six Bells pub and the stone buildings to the rear are Grade II Listed buildings.</p>  <p>The carriage works comprise a brick upper floor with metal window frames all supported on iron pillars and sheltering the open work area below.</p> <p>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 upholstery department. The cast iron pillars are believed to have come from Coalbrookdale.</p>	VN	N	O	P	VP X X X

Whilst the coming of motorised transport would have meant its early demise, it is thought that its survival as a building is almost unique in England.

Adjoining the Six Bells complex on the west are the five matured, modern eco-friendly properties of Bells Court. Both the individual dwellings and their setting are architecturally incongruous in relation to adjacent properties.

However, despite sitting above the height of the carriageway, the two and three storey houses are only visible from directly opposite. This is due primarily to the fact that they are set well back from the road and are surrounded by mature soft landscaping and trees.



Whilst these properties inevitably stand out, they contain many of the themes of the Conservation Area: interconnection; high density; intricate angles and rooflines; and adherence to the positive principles of the time in which they were built; themes seen in the many historic buildings in the town, at the same time reflecting the spacious, landscaped settings of most of the properties in this zone.

On the opposite side of the Bells Court site is 'Lanserth', a substantial 3-bay stone built house of Georgian appearance.



It also is set back slightly above the road behind a small garden which is enclosed by a rubble stone wall bearing iron railings. The garden has small mature bushes and flowering shrubs. The house itself probably dates from the 18th century. It has a short uphill drive leading to a range of outbuildings, 18th century and more recent.

Adjacent to Lanserth is the entrance to the Corporation recreation field. The wooden entrance gates have the town seal carved upon the structure. This well-kept amenity also has a working water fountain, at the north-east corner close to the Union Street entrance, donated to the town by Thomas Penson Griffithes in 1887. Originally sited opposite the Boars Head Inn on Church Street, this facility was moved to its present position in the 1920s.



The 1887 water fountain

VN	N	O	P	VP
			X	
			X	
			X	

	VN	N	O	P	VP
<p>Grange Gardens, the estate of three, late 20th century bungalows.</p>					
<p>The Church Barn, which is possibly medieval, is the most interesting building on the lane. The high, sone and red brick retaining wall of the gardens of the former vicarage property is another prominent feature.</p>				X	
<p>C. DETAILED DESCRIPTION of SIGNIFICANT ELEMENTS of the streetscape from Kerry Lane junction to Field Lane</p>					
<p>Church Lane sits at a complex, 5-way, staggered junction with Brampton Road, Church Street, Kerry Lane and the access to a small estate of eight terraced dwellings. Both parked and moving traffic are a constant presence at this junction.</p>					
<p>This is in contrast to the use of this junction by pedestrians: accessing the town centre from the many houses in this part of the town; visiting the Grade II* Listed church and its</p>					
<p>Grade II Listed monuments; viewing the Lych Gate which has both architectural and historic features; taking a rest on the bench by the Lych Gate; and reading the information panel on the long distance footpaths that are accessed from this point before continuing their walk along the Shropshire Way.</p>					
<p>The entrance to Church Lane is also marred by the seemingly haphazard arrangement of signs on the western corner.</p>					
<p>Grange Court, a terrace of eight dwellings sits gable end to Church Lane on its eastern edge and is raised slightly above the lane. Built at the end of the 20th century, the development reflects features of the original Grange property which lies immediately adjacent to it. These include steeply pitched rooves and staggered frontages reflected in hooded porticos above the doors. The development is surrounded by trees and includes its own parking spaces.</p>					
<p></p>					



On the opposite side of the lane, behind the Church Barn is the former vicarage, a Grade II Listed Building. It is thought that it may be a 17th century replacement for an earlier building destroyed in the Civil War and which is now shrouded by an 18th century façade. It includes modern extensions and outbuildings.



Whilst only a small part of the frontage is visible from the lane, the upper half of the rear of the building can clearly be seen from the Church Barn car park gateway, revealing the common features of gabled dormer windows with pointed finials.

The Church Barn is one of two focal points along this stretch of road. It is a Grade II Listed Building, built of mortared stone and partially hidden under wooden cladding with modern brick infill at ground level below the stone. It is topped by a steeply pitched slate roof.

Originally called the Parson's Barn and built to house the small tithes, the Church Barn has been refurbished several times and was used as an ARP (Air Raid Precautions) post during the war years, and as a school kitchen and dining room, before its current use as a church and community meeting place.



Extending from the Church Barn is the retaining wall of the former kitchen garden for the original vicarage. This 4-metre-high wall sits immediately at the edge of the carriageway and, apart from a gap that provides access to the Church Barn carpark and adjoining modern vicarage, it stretches some 76 metres in length. Like the lane, the wall curves round the bend as it approaches the junction with Field Lane and creates a



very imposing presence.

The brick wall is possibly Victorian in origin. It sits on a low rubble stone wall and is capped with stone tiles. It shows signs of multiple repairs to the brickwork and now forms the boundary of the new vicarage. Nothing is visible behind it.



VN	N	O	P	VP
				X
				X
				X

Opposite the Church Barn is the 20th century fire station. Whilst the development itself is incongruous in relation to its setting, it provides an essential service to the community and as it is set well back from the road and partially screened by trees, it does not intrude upon the general view.



Although partially hidden from the roadside the church and churchyard is one of the most important historical sites in the town and contains several Grade II Listed monuments and tombstones.

The lychgate at the north entrance to the churchyard at the bottom of Church Street was erected in 1894 to the memory of members of the Griffith[e]s family. The Griffith[e]s were a prominent local family who lived at The Grange, the entrance to which is on the opposite corner of Church Lane.

The lychgate is of cruciform construction with two roof ridges intersecting at the centre, surmounted by a wooden cross, giving 4 gable ends. The pegged structure (of South American hardwood, EKKI) stands on a low stone base, with square chamfered corner posts and a central side post on each side, with balustrading to the lower half and open upper sections. There are arch braces above the front and rear entrances below the cambered tie-beams, which have billet moulding to the upper surfaces. A date of 'AD 1894' is carved on the tie-beam above the front entrance. Smaller arch braces run from the top of the posts to the side beams in each of the open upper sections. There is ornamental panelling to each of the 4 gable ends, with decorated barge boards to the front and rear gables and plain barge boards to the side gables.



A pair of oak gates hang by wrought iron strap hinges from the front corner posts. Each gate has a panelled lower section with eight lights to the top section in two rows, the top row having carved headings. Billet moulding to the top of the gates replicates that on the tie-beams.

A carved inscription on the internal wood band records the lychgate as being:

In memory of Thomas Jones Griffiths of this parish and of Frances and Mary Elizabeth Griffiths both of Trefrie Aberdovey. To the glory of God.

In 2010-11 major restoration work by Castlewood, a local company, replaced timber that had decayed through rot or worm and disabled access was facilitated.

The church is a Grade II* Listed Building. The tower and the font date back to 1291 and are the oldest parts of the church although the tower was largely rebuilt in the 17th century.

VN	N	O	P	VP
		X		
				X
				X
				X
				X



The body of the church was entirely rebuilt in 1859–60 in the Early English style, chosen by the architect Thomas Nicholson of Hereford. Built in limestone with slate roofs, it consists of a nave with a clerestory, north and south aisles, a north porch, transeptal chapels, north and south vestries, a chancel with a polygonal apse, and a west tower.

The tower has two stages, a west door, string courses, a coped embattled parapet, a pyramidal roof and a weathervane. The old wooden weathervane is housed in the Bishop’s Castle Heritage Resource Centre, off the High Street. The tower houses six bells, two of which are dated at 1718 and 1767 and the remainder in 1820.

Two interesting features of the tower are the octagonal clock face on the north front, made around 1720 and retaining its original single hour hand, a reminder of the era before timetables were required and life was not measured in minutes. The red line painted at the foot of the tower and still visible was used in a game of ‘Fives’ which was played after church on Sundays.



The War Memorial, erected in 1921, is an obelisk of white Hollington stone dedicated to the 33 men who died in the Great War 1914-18 and unveiled by the Countess of Powys. The names of 11 men killed in the second World War 1939-45 have been added since.



The churchyard, now extended by a graveyard to the east, contains many important edifices and head stones, 13 of which are Grade II Listed. The yard is bounded by stone walls to the west, north and east with a high stone wall to the south leading to the old vicarage. An ancient doorway is built into this wall and there is an ancient 'hayment' reproduced in the parish register listing those people responsible for maintaining the churchyard wall. The Grade II listed Georgian monuments and tombstones are the subject of the current 'Georgians in Stone' project. There are many others of a similar date which are still to be investigated.

There are trees of various species within and around the old part of the churchyard giving pleasant shady spots in the summer months.

VN	N	O	P	VP
				X
				X
		X		
				X

COMPONENTS of the CHURCH LANE STREETSCAPE between the Field Lane junction and the boundary of the Conservation Area

From the junction with Field Lane, Church Lane rises and curves slightly to the left. On both sides of the tarmac road there are walls immediately abutting the narrow carriageway. The old vicarage garden wall along the eastern edge is complemented by a neat dry-stone wall surmounted by a tall trim hedge. The sense of enclosure and dominance of the tall red brick wall is softened by the hedge on the west side and the overhanging trees and foliage beyond.



VN	N	O	P	VP
			X	



The stone block wall on the left is surmounted by a wayney fence which is broken in places, promoting a somewhat neglected air. A small building behind is obscured by hedging.

At the end of the red brick wall the bend in the road is more prominent as is the sense of this being a country lane.



			X	
X				





After the block wall is a gravelled drive leading to two modern properties, Tall Trees and Haining Croft, the former being partially visible at the entrance to the site whilst Haining Croft is hidden in the semi-wild wooded area of the sites frontage. Also visible at the frontage with the carriageway are several local authority refuse bins.

Immediately opposite is a white cottage that sits behind a high hedge and is barely visible behind the foliage. So is its garden. Only the garage area which is also occupied by refuse bins is clearly visible from the lane. Just beyond this point the Conservation Area ends, as does the 30-mph speed limit, allowing 60mph travel along this dead-end lane. Two low rise, modern properties with trees towering above, can be seen on the eastern side of the carriageway before the lane bends sharply to the right.



	X			
		X		

<p>Travelling back to the Field Lane junction the winding lane presents a lush and verdant scene. The dropped roofline of the white cottage, 2 Church Lane, and its gated access is clearly visible in this direction. The cottage which possibly dates from the 19th century and replaced an earlier building on this site, nestles in the dense foliage and tall trees of the surrounding landscape.</p>   <p>As the lane curves again to the right, the trimmed hedge on its dry-stone wall signals the approach to the Field Lane junction.</p>	VN	N	O	P	VP X X
<p>COMPONENTS of the FIELD LANE STREETSCAPE up to the boundary of the Conservation Area</p> <p>At the junction of Church Lane with Field Lane, the essential rural nature of the long-distance Shropshire Way footpath returns. Here, the damaged road name sign to Field Lane is accompanied by the characteristic, carved fingerpost for the Shropshire Way footpath which also depicts a buzzard.</p>   <p>Field Lane is an 'unadopted' track of gravel and loose stone which, at this point is bounded on the northern edge by the original capped stone wall of the Grange Estate. The track originally led to the tradesman's entrance to the property as well as the fields beyond. Some of the Grange wall is in a poor condition and along part of its length a narrow strip of shrubs and flowers have been planted.</p>  <p>On the opposite side is the entrance to the property known as 'Hollenbough' which has a gravel drive with a cobbled central strip. There are several mature specimen trees within this property which can be seen from the lane. The hedge and low dry-stone wall that borders the</p>	VN	N	O	P	VP X X X

property along Church Lane continues into Field Lane.

After approximately 27 meters, Field Lane and the Shropshire Way footpath take a right angled turn south. The rough track still continues straight ahead, but only providing access for farm vehicles to the field beyond and to a footpath through the residential areas that lie to the west, beyond the Conservation Area. A second Shropshire Way finger post also carries a 'no fouling' sign for dog walkers. Adjacent to it a water course can be seen and heard.



Turning the corner, the lane, still unsurfaced, gently rises to the south. There is an abundance of hedges and trees on either side above the sunken lane. Although not visible from the track, the land on the west is farmland. On the east, the apex of the brick-built gable end of the property 'Hollenbough' can be seen, with its host of bird boxes just below the roofline. Beyond this property is an open field. Like Church Lane, Field Lane is alive with birdsong and wildflowers in summer, the setting becoming progressively more rural as the lane travels southwards.

Beyond the Conservation Area, there are 4 more properties, some dating from at least 1843, arranged in a ribbon development with spectacular views towards Oakeley Mynd and The Cunnery.



Returning down Field Lane the view facing the walker is rural but as you move closer to the bend at the bottom of the hill, the horizon is unexpectedly filled with a long-tiered view of properties in the town, finishing at the ridge of the Castle bowling green. A pleasant prospect for the weary traveller on the Shropshire Way.

VN	N	O	P	VP
			X	
		X		
			X	
			X	
				X
			X	

D. SPIRIT OF THE ZONE

This area of the town has always been sparsely populated. It is part of its attraction and deserves to be cherished. Various old maps and references bear witness to this and are referenced below.

Historically, there were few buildings in this zone: the Tan House and the Six Bells inn and carriage works at the bottom of Church Street; Lanserth and The Grange on Kerry Lane; and the Church, the old vicarage and the Church Barn. All are substantial buildings with classic features of their age. The church and the three residential premises are set in their own grounds maintaining the spacious feel to the area. Two of the three new residential developments have, in their own way, acknowledged something of the

character of the historic development of the zone: the eco-houses, whilst very much 20th century in design are set back in a heavily landscaped site providing glimpsed views of grand edifices with staggered footprints; the Grange Court terrace has steeply pitched roofs, a staggered frontage and hooded porticos above the doors, typical of its adjacent namesake. and the single storey Grange Gardens development sits well back within the original grounds of The Grange behind the stone boundary wall.

There are three distinct sections to this zone. The first is the staggered 5-way junction of Brampton Road, Kerry Lane, Church Street, Church Lane and the Grange Court access. This is a busy place with traffic almost continuous from several directions. Parked cars at the Church lych-gate as well as on Brampton Road and Kerry Lane present a hazard to the unwary pedestrian as well as the motorist. Both commercial and heavy agricultural vehicles use this junction, yet this is also a stopping place for pedestrians with information boards to read and historical features to look at. However, despite being part of The Shropshire Way long distance footpath, this is a place to pass through on the way to more gentle areas of the town.

Church Lane is the second section and between the Kerry Lane and Field Lane junctions there is a different, if partly disarming feel. The grand, historic buildings of Kerry Lane and Church Street have been left behind and save for the Grade II Listed Church Barn and old vicarage, which is only partially visible from Church Lane, the edifices here are modern. Whilst the new terrace of Grange Court reflects the proportions and architectural detail of the adjacent, old property The Grange, the other three developments make no reference to the older architecture and are incongruous with the old stone and red brick walls of The Grange and the old vicarage properties.

However, the density of the soft landscape and the very limited vehicular traffic are significant factors in re-establishing the sense that this is The Shropshire Way long distance rural footpath. Traffic is minimal because there is nowhere to go besides the few residential properties, although there must be some excitement when the fire engine is called out.

The third section is the unadopted track that is Field Lane. From turning south on the lane and beginning the rise up to the top, the surrounding hills beckon and the town is left behind. Whichever way you face you are in open countryside, save for 4 individual dwellings, 3 of which are pre 20th century and 1, a modern 'affordable' home reserved for a local family. As such, the fields either side of this lane are sensitive to any further development that might drastically alter the peaceful, rural character of the setting.

Other than the traffic at the 5-way junction the only other negative features in this zone are the cluttered signage at the junction and the telegraph pole along Church Lane.

REFERENCES

- 1796 Map, Bishop's Castle: Powis Castle Estate Map and Particular, Powis Castle Archive, M13
- 1809 Map, Bishop's Castle: Powis Estate, SA 552/8/639
- 1830 Map, Bishop's Castle: Kinchant Estate SA 552/8/635
- 1843 Tithe Apportionment Map, SA P33/T/1/1
- Ordnance Survey 25inch map, Bishop's Castle, 1880-1903, National Library of Scotland.
- BCHRC library and collections.
- The Georgians in Stone project, referred to on page 13 of this survey, researches the Georgian tombs that are located in the churchyard and to date has produced a leaflet on three of significant gravestones: the unknown African, believed to have been a former slave; Matthew Marston, an honest Burgess of the Borough when it was known as a rotten Borough ; and Louis Paces, a French Napoleonic colonel who may at some time have been a prisoner of war.
- Attached below is an illustrated location diagram of the 9 Grade II Listed entries in the Historic Environment Record which encompass 13 separate tombs.

Description of the Grade II Listed entries, encompassing 13 Tombs

Grade 2 listed tombs

in St John the Baptist Church,
Bishop's Castle, Shropshire

