

## **Weobley Neighbourhood Development Plan**

### **Weobley Parish Council response to representations made at the Regulation 16 Stage, March 2019**

**(NB The representations listed are only those to which a response is considered necessary)**

## Weobley NPD: Overview

### Background

The minimum level of proportional housing growth that the Parish is required to accommodate during the plan-period is 83 and the estimated level of development that will result from the NDPs planning policies is considered to be 117.

This is despite a number of significant constraints including the effects of additional traffic, the need to assess the impact upon the Conservation Area, and the implications of drainage on the River Wye SAC, especially that comprising the River Lugg which falls within the River Wye's catchment.

The village centre already has a problem with traffic as does Portland Street. The whole of the village falls within an extensive Conservation Area that protects its setting.

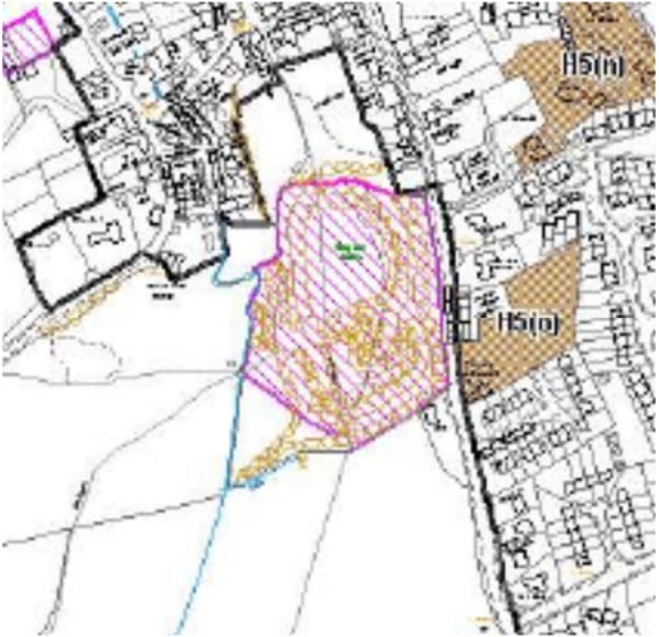
The Habitats Regulation Assessment produced for the Neighbourhood Plan concluded that it will have no adverse effect because the housing sites will be small scale and the amount is *'in line with the proportional growth specified in the Core Strategy.'*

### Representations

A number of representations provided support, no further or neutral comment in response to consultation. The Parish Council is, however, grateful for the organisations concerned in providing a response. They include:

- The Coal Authority
- Dwr Cymru – Welsh Water
- Historic England
- National Grid
- Herefordshire Council Environmental Health and Trading Standards (S Burrage)
- Natural England
- Highways England

Ref	Representation By	Summary of Representation	Response
1	A Turner, Herefordshire Council Environmental Health (Air, Land and Water Protection)	<p><u>Policy WEO16(ii): Housing site off Meadow Street</u></p> <p>A review of Ordnance survey historical plans indicate that site (ii) has historically been used as an orchard. By way of general advice, I would mention that orchards can be subject to agricultural spraying practices which may, in some circumstances, lead to a legacy of contamination and any development should consider this. Please note it would make it easier to reference and identify sites in the next NDP if the allocated housing sites are labelled on the plans.</p> <p><u>General comments:</u> Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p>	<p>The NDP requires contamination to be addressed as indicated in policy WEO12 which has been advised by HC.</p> <p>HC has produced the policies maps as per its 'house style' in order to be consistent with its County Policies Map. It has determined that individual sites should not be labelled.</p>

		<p>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>	
2	CR Planning Solutions on behalf of Mr Marsh	<p>Seeks a small amendment to the settlement boundary at Camberwell Cottage to include the remainder of its garden to help facilitate an enhancement to the setting of a listed building, ensure preservation of a listed building and deliver an overall enhancement to the character and appearance of the wider Conservation Area of Weobley. Three outbuildings are located to the north and east of Camberwell Cottage which are no longer in use and form a potential development site. The site has two existing access points onto the B4320. The site lies at a lower level than the designated Scheduled Monument of Weobley Castle. The setting of the Monument is protected through Policy WEO3 of the NDP which identifies a Local Green Space to the north of the Monument.</p> <p>The outbuildings at Camberwell Cottage are surplus to requirements and have potential to be converted/redeveloped for a more productive use whilst preserving the Grade II Camberwell Cottage and enhancing its setting. Furthermore, the sensitive development of these out buildings for a residential use would help to deliver a visual improvement to the character and appearance of the site resulting in a positive impact on the character and appearance of the Conservation Area in a location at the gateway into Weobley as well as to the settings of the Listed building of Camberwell Cottage and the Scheduled Monument of Weobley Castle.</p>	<p>This site was not previously included within the settlement boundary defined in Herefordshire Unitary Development Plan nor its predecessor, Leominster District Local Plan. (see below)</p> 

The Weobley Village Policies Map shows that the draft settlement boundary for Weobley currently divides the site into two areas. The boundary is currently drawn tight to the building line of the developed area of the site and includes the Cottage, its adjoining garden and the outbuildings, however, leaves further garden land to the east of the site outside it.

A sensitive heritage led development of the redundant buildings/land within the boundary for a residential use is in accordance with Policy WEO15 of the WNDP. That said, the boundary does not allow sufficient space for the provision of amenity space linked to a small residential development and therefore limits the site's potential and the heritage benefits that would result.

Inclusion of all of the site within the settlement boundary would enable a heritage led development of the site in accordance with Policies WEO1, WEO7, WEO8 and WEO15 of the WNDP as follows.

The site forms a well contained small infill site and has the potential subject to the small settlement boundary amendment to deliver:

- a high quality, small scale residential scheme on a previously developed site,
- smaller properties to meet local housing requirements with required amenity space which will address and safeguard residential amenity,
- an enhancement to the character and appearance of the site, the setting of Camberwell Cottage, the Scheduled Monument and the wider Conservation Area,
- the preservation and enhancement of Camberwell Cottage,



These were utilised as the starting point for determining the settlement boundary in the NDP. No previous request was made, nor site submitted during the 'Call for sites' for this area to be considered.

The suggested extension lies between the Listed Building and Scheduled Ancient Monument and is consequently a sensitive site. It is understood from the representation that the land is required as amenity space in association with the conversion or redevelopment of outbuildings. Whether conversion or redevelopment of the outbuildings to dwellings would obtain planning permission is uncertain and

		<ul style="list-style-type: none"> <li>• an improvement to site access arrangements.</li> </ul>	<p>would need to be judged in terms of effect on amenity and a satisfactory scheme that complies with heritage policies. Given the area's sensitivity as explained in the representation, the latter would need to be informed by a Heritage Impact Assessment. Should it be possible to achieve an acceptable scheme for the buildings within the settlement boundary, the proposed area to be used as associated amenity space need not itself fall within a settlement boundary. Extending the boundary to encompass this might suggest that the area itself has some development potential. This should not be assumed given its relative sensitive nature in relation to its surroundings.</p>
3	Diocese of Hereford	<p>The Hereford Diocesan Board of owns the freehold of land within the settlement boundary. It is shown shaded red on the attached Weobley village Policies Map (provided). At present the Glebe is included in Policy WEO3: Protection of Local Green Space ... d) Field west of St Peter and St Paul Church – Glebeland. <b>The Board requests that the Glebe (and only this part of the Glebeland) is removed from Policy WEO3.</b></p> <p>This request is submitted on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The Board were not consulted under Regulation 14.</li> <li>2. The Board is under a statutory duty to optimise the value of its glebe and financial return from its Glebeland towards the remuneration of the parish clergy.</li> <li>3. Removal of the Glebe from Policy WEO3 would have no consequential detrimental effects on the Plan. parish clergy.</li> <li>4. The Board accepts the principle and purpose of Policy WEO3: 'Local Green Space. Development that would result in the loss of these sites or the diminution of their use or characteristics will not be permitted.'. The vast amount of Glebeland in Policy WEO3(d) lies outside the settlement boundary. It is accepted</li> </ol>	<p>Although not necessarily material to the decision the Examiner must make, it is pointed out that the Parish Council sought to consult the owner of the Glebeland at the Regulation 14 stage through the Weobley and Staunton Group of Parish Churches whom it was understood to be responsible for the area. The website for this group (<a href="http://www.weobleyandstaunton.co.uk/">http://www.weobleyandstaunton.co.uk/</a>) provided the relevant email address and a copy of the email sent is provided at Appendix 1.</p> <p>Although the space concerned may appear narrow and between existing properties, it does bring the rural character of the village into its core area and forms part of the Church's setting (See Appendix 2). It also forms part of the historic Glebeland and has significant heritage value. This is emphasised by the stone wall and rural gate, all of which add to the character and appearance of the Conservation Area at this location.</p>

	<p>that this land makes a very worthwhile contribution to the foreground perspective to the approach to Weobley from the north-west along Meadow Street. The Board accepts the justification for the major part of the Glebeland that lies outside the settlement boundary adjoining Meadow Street.</p> <p>5. A single dwelling on the Glebe as infill would comply with the Plan 4.3 - To define a settlement boundary for the village that would enable individual/small infill plots to be found to meet the outstanding requirement.</p> <p>6. In or about 2013, adjoining the Glebe to the south, permission was given for an extension to Bellbrook House, a then recently constructed house (over ten years old), built using traditional oak framing methods and techniques. Adjoining the Glebe to the north is the vicarage.</p> <p>6. An appropriately designed dwelling on the Glebe would not be detrimental to the view across the Glebeland from Meadow Street. Such a dwelling would fill and enhance the narrow gap in the Church Road street scene between the vicarage and Bellbrook House.</p> <p>7. It is respectfully submitted that there are no policies in the Plan, save its inclusion in Policy WEO3(d), that prevents the Board from having a legitimate expectation that the Glebe should be developed as a small infill site within the settlement boundary. It is requested that the Glebe be removed from the Local Green Space in that policy.</p>	
--	---	--

4	G Irwin Environment Agency	<p>As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the Environment Agency guidance and pro-forma which should assist you moving forward with your Plan. However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).</p>	<p>These points were responded to at the Regulation 14 stage. The NDP is not a strategic plan requiring an SFRA provided it accords with policies within the Core Strategy. No development is proposed with Flood Risk Zones 2 or 3. Any development seeking to utilise general policies within the NDP would need to comply with policy WEO11 which refers to the sequential and exception tests. Welsh Water, the local water company, was consulted and submitted no objections. The Plan was subject to an SEA and HRA which indicated that the level of development advocated in the plan did not exceed that which might cause problems to the water environment. Herefordshire Council is the LLFA and was consulted at both Regulation 14 and Regulation 16 stages and no comments were received.</p>
5	M Tansley Herefordshire Council	<p>The village plan does not include the full extent of the conservation area boundary.</p>	<p>The full extent of the Conservation area is not shown on the Weobley Village Policies Map. However, its full extent is shown on the Parish Policies Map. It should be noted that some of Weobley Conservation area actually falls within Dilwyn Parish, for which a separate NDP is being prepared.</p>



6	Herefordshire Council (Strategic Planning Team)	<p>All policies indicated to be in general conformity within Core Strategy</p> <p><u>WEO2- Protection and Enhancement of Community Facilities and Services</u></p> <p>Last paragraph: “...will be opposed unless it is clear <u>from evidence</u> that the facility or service concerned is no longer viable.”</p> <p><u>WEO8- Development within Weobley Conservation Area</u></p> <p>Criterion 3: “Important” views are quite subjective and difficult to define. It would be helpful if the defined views were underpinned with the evidence that demonstrates that they are of value to residents.</p> <p><u>WEO12- Sustainable Design</u></p> <p>It is noted that some of the criteria here is already covered by the equivalent design policies of the Core Strategy and does not necessarily need including.</p> <p><u>WEO17- Meeting Housing Needs</u></p> <p>The likelihood is that the delivery of most of the listed types of housing will be best delivered by the 2 large committed housing sites in the village (policy WEO16).</p>	<p>Noted</p> <p>It is felt ‘from evidence’ is implicit within the context of it being ‘clear’.</p> <p>The views included within this policy have been taken from information included within Herefordshire Council’s own draft Conservation Area Appraisal (See Appendix 3). The vast majority are specifically highlighted within that draft appraisal as important views, while a limited number have been extrapolated from elsewhere in the document and local interpretation. It is considered important that the draft appraisal be given some weight through its inclusion in the NDP, having gone through significant public consultation.</p> <p>The benefit of this policy is to ensure all the components that would promote sustainable design are advocated through a co-ordinated approach. Th community is especially concerned to promote sustainable development in the way expressed.</p> <p>Noted.</p>
---	--	---	---

## **Appendix 1: Email sent to Weobley and Staunton Group of Parish Churches**

-----Original message-----

From : jandlanderson@btinternet.com  
Date : 05/07/18 - 06:13 (BST)  
To : weobleyandstaunton@gmail.com  
Subject : Weobley Parish Neighbourhood Plan - Regulation 14 Consultation

### **Weobley Neighbourhood Plan**

Dear Sir / Madam

I write to you on behalf of Weobley Neighbourhood Plan Steering Group and Weobley Parish Council.

The Draft Weobley Neighbourhood Development Plan has now been published for Regulation 14 Consultation.

The consultation period runs until 12.00 am on 6th August

I attach a copy of the Neighbourhood Development Plan and would be pleased to receive any representations you may wish to make upon these documents.

Should you be interested, copies of the Strategic Environmental Assessment and Habitats Regulation Assessment documents can be viewed

at <https://weobleyndp.weebly.com/> or <http://weobleyparishcouncil.org.uk>

A form which you may utilise for making representations is also attached. However, should you wish to respond within a format of your choice please do so.

Please submit any representations on the Draft Neighbourhood Development Plan by email to [weobleyndp@gmail.com](mailto:weobleyndp@gmail.com) or by post to: Weobley Parish Council, Att. Lorraine Anderson, Chairman Weobley NDP Steering Group, 1 Apple Meadow, Weobley HR4 8RZ by 12.00am on 6th August

Weobley Neighbourhood Plan Steering Group and subsequently Weobley Parish Council will consider all representations received and make any amendments that are considered necessary before submitting the Neighbourhood Development Plan to Herefordshire Council. At this time other supporting documents will also be submitted, including a statement setting out how the local community, statutory consultees, stakeholders and other organisations have been consulted. Herefordshire Council will then publish the amended plan for further consultation prior to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subject to a local Referendum.

If you require any further information please email myself at [weobleyndp@gmail.com](mailto:weobleyndp@gmail.com)

Yours faithfully,

Lorraine Anderson  
Chairman Weobley Parish Council & Weobley NDP Steering Group

**Appendix 2 – View of relationship between the Glebeland and Church**



**Appendix 3 – Herefordshire Council’s Draft Weobley  
Conservation Area Appraisal**

**WEOBLEY  
CONSERVATION AREA**

**APPRAISAL**

**June 2006**



## **WEOBLEY CONSERVATION AREA APPRAISAL**

### **1. Introduction**

1.1 Weobley is a large village, and former parliamentary borough, located ten miles (16km) north-west of Hereford City. It is approximately 0.5 mile (0.75km) south of the A4112, a main road running east-west through Herefordshire. The village is situated on the gently sloping plain of the Newbridge Brook, overlooked by the steep sided Burton Hill to the south.

1.2 Weobley Conservation Area was designated in 1977 by the former Leominster District Council. The conservation area lies mainly within the Civil Parish of Weobley; although the northern part (north of the Newbridge Brook) is in the Civil Parish of Dilwyn.

1.3 The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

1.4 An appraisal has now been carried out to review the special qualities of Weobley Conservation Area, particularly in view of changes within the conservation area since the original designation. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Weobley Conservation Area will be taken at a later stage in association with consideration of management proposals.

### **2. Planning Policy Context**

2.1 There is a considerable amount of guidance and policy published by a number of sources concerning the use of, and approach to, the designation of conservation areas. A bibliography of useful publications is given at the end of this document.

2.2 Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including within the village of Weobley.

2.3 The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5) and how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special

character of the area. A conservation area is an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

2.4 Weobley is defined in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within a defined settlement boundary (Policy H4). The Weobley settlement boundary falls within the conservation area. The UDP also allocates one site for development within the village. This site, adjacent to Weobley Methodist Church (Policy H5), falls within the Conservation Area boundary. Its release together with any windfall sites would need to comply with design and other policies set out in the UDP.

### **3. Summary of Special interest**

3.1 Weobley Conservation Area includes the village of Weobley and the rural area that immediately surrounds the village. The rural area is more extensive in the southern part where it includes much of Garnstone Park.

3.2 The village dates to at least the 11<sup>th</sup> Century, and there may have been a settlement on the site before that date. The form of the medieval planned town, with its wedge-shaped market place and burgage plots set out on a north-south axis, is discernable today in the layout of the village. The parish church and castle earthworks both date to the 12<sup>th</sup> Century, and are likely to have been preceded by an earlier church and fortifications. The medieval open field system, with its long narrow furlongs, was an integral part of the local economy. The form of the field system is retained in post-medieval enclosures and is also identifiable in contemporary field boundaries. In recent years, however, a number of these field boundaries have been removed.

3.3 During the medieval period, and into the 17<sup>th</sup> Century, Weobley prospered as a market town and wool centre. Today, a large number of surviving timber-framed buildings, dating to between the 14<sup>th</sup> and 17<sup>th</sup> Century, are evidence of that period of prosperity. Several architectural periods and styles are represented, including cruck-trussed buildings, box-framed buildings and 'wealden' style houses. Building types include merchants' hall houses, farmhouses and a school. A limited amount of new house building took place during the 18<sup>th</sup> Century, although there is evidence of Classical/Georgian architectural influence in the area. Further development took place during the 19<sup>th</sup> Century, including the construction of houses, churches, a mill, a school and a workhouse. Agricultural buildings of the 18<sup>th</sup> and 19<sup>th</sup> Century include barns, stables, sheds, a dairy and a cider house.

3.4 Heritage assets within the conservation area include 79 Listed Buildings, including one Grade I building and eleven Grade II\*, and three Scheduled Ancient Monuments. Four unlisted buildings are identified as buildings of local interest. All of these buildings contribute to the special character of Weobley Conservation Area.

### **4. Location and Setting**

4.1 The village of Weobley lies on a gentle north-facing slope at the centre of, and completely contained within, the conservation area. To the north of the village, the conservation area includes an area of meadowland on the floodplain of the east-flowing



Newbridge Brook at an elevation of c. 90m above Ordnance Datum (OD). The silty (typical stagnogley) soils of this area are prone to seasonal waterlogging, and support stock rearing on permanent pasture. South of the meadowland, the generally deep, well drained, coarse loamy soils (typical argillic brown earths) support cereals and short-term grassland, and some fruit, potatoes and hops.

4.2 To the south of the village, the conservation area includes Garnstone Park, an area of parkland and agricultural land rising to 140m OD. A small stream, the Marl Brook, flows north through the conservation area, and through the village, to its confluence with the Newbridge Brook. The Marl Brook has been regularised for much of its present course and it is likely that, in the past, the flow of water was greater.

4.3 The underlying bedrock of the area is the Raglan Mudstone Formation of the Lower Old Red Sandstone, composed of red-brown mudstones with beds of greenish-grey sandstone. This bedrock has long been an important source of building material, and can be seen today in many houses and boundary walls in the village.

## **5. Historical Development and Archaeology**

5.1 The place name, Weobley, is of Old English origin. The suffix, *ley*, originally referred to a clearing in, or on the edge of, woodland, and later came to mean pasture or meadow. The prefix is thought to have been a Saxon personal name.

5.2 The Domesday Book of 1086 records a manor at Weobley (*Wibelai*) held at that time by Roger de Lacy, who had inherited from his father, Walter. The population of the settlement included 10 villagers, a priest, a reeve, five smallholders and 11 slaves. In addition to arable land (170 hectares), the manor included woodland (75 hectares, possibly on Burton Hill south of the conservation area) and a park.

5.3 Specific mention is made of assarting, the clearance of woodland for cultivation. Woodland provided a range of resources, and its management would have included coppicing. The park mentioned is likely to have been an enclosure for deer raised for domestic consumption. The presence of a priest implies that there was a church at Weobley at this time.

5.4 Before the Norman Conquest, the manor was held by Edwy Young. It is possible that a settlement existed at Weobley at that time, centred on the present day Bell Square where earthworks in the form of house platforms have been identified.

5.5 An earthwork castle was constructed by the De Lacy family in c. 1100 AD on the site of an earlier fortification. The castle was later rebuilt of stone, and extended. The earliest identifiable fabric of the present church probably dates to the 12<sup>th</sup> Century, but it is likely that an earlier church existed here (particularly in view of the Domesday evidence).

5.6 It is apparent from a number of sources that Weobley was a successful settlement that grew rapidly with planned burgage plots on a north-south axis. Two rows of burgage plots, aligned east-west, extended north from the castle on each side of Broad Street/Portland Street. A single row of burgage plots extended south on the east side of the castle. Back Lane, which provided access to the rear of burgage plots facing onto Broad Street and Portland Street, became the focus of further settlement.

5.7 From the mid-13<sup>th</sup> Century, charters were granted by the king for a market and a fair, and in the late 13<sup>th</sup> Century, Weobley sent two members to Parliament. By the 14<sup>th</sup> Century, Weobley was a thriving town, and documentary evidence of economic activities lists a range of occupations, including carpenter, shoemaker, smith, tanner, butcher and shopkeeper. Two watermills were recorded at this time, one located on the site of The Mill (now a residential building) on Mill Bank and the other on a site closer to the castle. A windmill was recorded by the beginning of the 15<sup>th</sup> Century. The site, on high ground west of the village, is known today as Windmill Knapp.

5.8 Markets were held in the Broad Street/Portland Street and Bell Square areas. The wedge-shaped Broad Street market place would have been wider at the south end than at present, and eventually contained two infill rows of shops and merchants' houses aligned north-south. This included a timber-framed market hall (demolished in the 1860s) and a row of buildings burned down in 1943. The eastern infill row survives in part as the present east side of Broad Street south of Mellington House. The former eastern edge of the market place coincides with a lane behind the infill row, and can be traced northwards following the line of the frontages of Mellington House and other buildings to the north.

5.9 From the end of the 13<sup>th</sup> Century, the strategic importance of the castle began to decline, although it continued to be occupied for several centuries. Throughout the medieval period, and into the 17<sup>th</sup> Century, however, the village grew and prospered as a market town and wool centre. The 16<sup>th</sup> and 17<sup>th</sup> Century in particular saw a considerable amount of new and high status building in Weobley reflecting its continued prosperity and significance as an urban centre.

5.10 By the beginning of the 18<sup>th</sup> Century, Weobley was in decline to some extent, partly due to the increasing strategic and economic importance of the town of Kington, eight miles (12km) to the north-west. There was very little construction of new buildings in the village during the 18<sup>th</sup> and 19<sup>th</sup> Century, although many existing buildings were adapted or extended. During the 20<sup>th</sup> Century, new housing estates and schools were constructed to the east of the historic settlement area. The division between the historic and the new areas is well marked, and generally follows the eastern boundary of the medieval settlement.

5.11 On the east and west sides of the village, contemporary field boundaries are indicative of the enclosure of an earlier medieval field system. This would have consisted of large open fields divided into narrow strips, or furlongs. To the west of Weobley, where the slopes are steeper, medieval (or early post-medieval) field boundaries are

marked by lynchets (terraces). A deeply cut holloway, extending westwards from Meadow Street, has long given access to this area.

5.12 There was little change in field boundaries and orchards between 1887 and 1951. Since 1951, however, there has been considerable change as the result of the removal of field boundaries. Moreover, change of use from permanent pasture to arable was noted by the Land Utilization Survey of 1930.

5.13 Garnstone Park is thought to have been created in the 16<sup>th</sup> Century. The estate, together with its medieval house, was purchased in 1661 by Col. John Birch. Birch was responsible for alterations to the house and, possibly, for planting avenues of trees within the park. A new house, described as a 'castellated mansion', was built between 1806 and 1810 by John Nash. Garnstone House was surrounded by lawns, gardens and shrubberies. On the west side, there was a walled garden with hot houses and exotic fruit trees. The house was demolished in 1958-9.

5.14 The West Lodge of Garnstone, also designed by Nash, was constructed at the same time as Garnstone House. Fields End Farm, located at the south-west corner of the conservation area, dates to the 18<sup>th</sup> Century. The nearby Home Farm is of 19<sup>th</sup> and 20<sup>th</sup> Century date. The east and west lodges, and several buildings associated with the walled garden survive to the present.

## **6. Spatial Analysis**

### Character and Interrelationship of Spaces

6.1 Weobley Conservation Area consists predominantly of an agricultural landscape with a large village at its core. In the central area of the village, and in the area of new estates on the east side of the earlier settlement, buildings are set fairly close together. Some linear development also took place to the south along Hereford Road and to the north along Meadow Street. Two small industrial estates are located on Kington Road in the north-west, and several clusters of farm buildings are located in the south-west in Garnstone Park.

6.2 Along the northern edge of the new estates there is a belt of trees with cultivated land to the north. The trees are protected by a Tree Preservation Order (TPO 090).

6.3 On the north side of the conservation area lies the meadowland of the Newbridge Brook. The topography is fairly level, but the land rises on the north side of the brook. The area consists mainly of large rectangular fields, bordered by hedges, given over to cultivation and grazing. There are clusters of trees and shrubs in the northwest part of the area in the

vicinity of the industrial estates and Whitehill House (a former workhouse and, more recently, a housing development).

6.4 Fields lie on rising land to the west of the village. The fields at this location are generally smaller, and are also bordered by hedges. Fields closer to the village are generally used for grazing and those further to the west, for cultivation. On the east side of the new estates there is a strip of fields, some of which are quite long and narrow and bordered by high mature hedges. Most of these fields are in pasture.

6.5 To the south of the village lies the wide expanse of Garnstone Park. The area is actively farmed (arable and livestock) but the presence of large mature trees, including oaks, elms and an avenue of redwoods, together with small areas of woodland, gives the area a parkland quality.

6.6 There are several significant open spaces within the village itself. The most prominent is the site of the castle earthworks. The site is wooded on the west and south-east sides. In addition, an avenue of oaks extends northwards from the edge of the outer bailey. These trees date to c. 1837, the succession of Queen Victoria.

6.7 In the centre of the village, a long narrow public garden bordered by Broad Street, Portland Street and Market Pitch (the site of the medieval market place), provides a focus for social activities and shopping. The small garden, with its public art and street furniture, has an air of intimacy. The closely set buildings that surround this space promote a sense of enclosure.

6.8 In the northern part of the village there is a small, green open space that was formerly used as a bowling lawn. The relationship of this open space to the parish church is a significant aspect of the setting of the church, and of the recognition of the steeple as a local landmark.

### Key Views and Vistas

6.9 There are a number of panoramic vistas within the conservation area:

- Looking south from the A4112 road across the Newbridge Brook meadows to the church steeple, to the timber-framed buildings of the village on rising ground beyond, and to the distant wooded uplands of Garnstone;
- Looking north from the churchyard across the meadowland of the Newbridge Brook;

- Looking east from higher land on the west side of the conservation area across the Weobley townscape;
- Looking south from Weobley castle earthworks across Garnstone parkland;
- Looking south-west from the Weobley to Hereford road near the East Lodge across Garnstone parkland.

6.10 There a number of key views within the village of Weobley, including:

- A sequential view looking north from the castle earthworks along the avenue of oak trees, through a gateway into Broad Street, with a distant view of the church steeple beyond; then, looking north along Broad Street, the projecting facades of buildings on the east side of the street creating a visual meander, the Red Lion Hotel at the end of the street creating a visual pause, and with the church steeple towering above the streetscape; finally, looking north from Church Street across the open space of the former bowling lawn to the parish church and steeple set in its churchyard;
- Looking south along Broad Street towards Market Pitch, projecting buildings and bay windows punctuate the view, a narrow lane offers a glimpse of the avenue of oaks beyond;
- Looking east from Meadow Street along Bell Square, the juxtaposition of intricate front elevations (including timber framing, jettied gables and bay windows), cobbled paving and greensward creates a series of textured surfaces;
- Looking west along High Street towards Market Pitch, a series of timber-framed buildings with intricate front elevations that include the following features: an arcade, pilasters, 1<sup>st</sup> floor jetties and dormer windows; the view is punctuated at Market Pitch by Corner House;
- Looking north along Hereford Road to High Street, a sweeping view that includes a range of stone-built houses with variable rooflines on the west side, a series of brick, rendered and timber-framed buildings on the east side, narrow front gardens with abundant shrubs and other greenery, terminated abruptly by a timber-framed cottage on High Street;
- A deflected view looking east then north along Mill Bank, following a deeply cut holloway enclosed by mature hedges, the view suddenly opens out to reveal a terrace of 19<sup>th</sup> Century brick-built cottages dominated by a four-storey former corn mill.

## **7. Character Analysis**

### Character Areas

7.1 The following character areas have been identified within Weobley Conservation Area:

1. Historic Core
2. Newbridge Brook Meadows
3. Garnstone
4. New Estates

## **Historic Core**

7.2 The historic core character area lies at the centre of the conservation area; it includes the village of Weobley, the fields to the west of the village and several fields to the north-east. The plan form of the medieval borough, including the market place and burgage plots, has strongly influenced the layout of streets and building plots in the centre of the present-day village. The organisation of the medieval agricultural system, with large open fields divided into narrow strips, also influenced the post-medieval enclosure of open fields, and can be inferred from contemporary field boundaries.

7.3 The earliest surviving building in the character area is the parish church of St Peter and St Paul (Grade I), located at the north end of the village. The present structure dates to the 12<sup>th</sup> Century but may have earlier origins. In the churchyard is an ashlar cross (Scheduled Monument, Grade II) dating to the 14<sup>th</sup> Century. Earthworks at the south end of the village mark the location of the castle (Scheduled Monument), also constructed in the early 12<sup>th</sup> Century on the site of earlier fortifications.

7.4 The oldest surviving secular buildings date to the 14<sup>th</sup> Century with later alterations or extensions; there are three such buildings. All are former hall houses of timber-frame construction with painted brick or rendered infill on a coursed rubble or rendered plinth. The most prominent is the Red Lion Hotel (Grade II\*) standing at the north end of Broad Street (the medieval market place). The box frame construction of the hotel contrasts with the cruck trusses of a building (formerly a barn) at the rear. The Unicorn Hotel (Grade II\*) is located on the north side of High Street. This would have been a prominent location at the south end of the medieval market place (prior to infill by buildings now lining the east side of Broad Street). This building is particularly interesting because of its two jettied bays at first floor level, a feature more common in south-east England. (A similar 'wealden'-style house (Grade II\*), dated to the 15<sup>th</sup> Century, is located at no. 4 Portland Street.) The Old Manor (Grade II\*) is located on the south side of Bell Square, also thought to have been a former market place. The close association of these houses with medieval market places suggests that they may have been the properties of wealthy merchants.

7.5 A significant percentage of buildings in the character area are of timber frame construction with painted brick or rendered infill, dating to between the 14<sup>th</sup> (above) and 17<sup>th</sup> Century. Most have been altered or extended in brick; some were refronted in painted brick during the 18<sup>th</sup> or 19<sup>th</sup> Century. In the central area, particularly Broad Street, Portland Street, Market Pitch, High Street and Bell Square, these houses are likely to have been owned by merchants and tradesmen. Further from the centre, there are also timber-framed farmhouses and agricultural buildings. These include The Throne (Grade II\*), Hereford Road, and The Dairy Farm (Grade II\*) and Fenmore (Grade II) on Meadow Street.

7.6 Timber-framed buildings make an important contribution to the character of the conservation area. They identify Weobley as a village with a prominent history and they attract visitors to the area, so contributing to the economy of the region.

7.7 More recent trends in building design and construction are also represented in the character area. On Broad Street east side, three houses represent changes in architectural design and construction methods between the 15<sup>th</sup> and 18<sup>th</sup> Century. The Gables, no. 7 (Grade II\*), is a 15<sup>th</sup> Century hall house with later alterations. It is of H-plan, with the main range aligned north-south, and timber frame construction with rendered infill underbuilt in coursed rubble. Mellington House (Grade II) is a late 17<sup>th</sup> Century timber-framed and stucco building with hipped roof, quoins, and windows with architraves and central entrance with moulded wooden architrave. These features give the house a Classical/Georgian appearance. The Bear and Ursa House, nos. 9 and 10 (Grade II), are of 18<sup>th</sup> Century date and were built as one house, formerly an inn. The building is of brick with roughcast front, hipped roof and coursed rubble plinth. It is plainer in appearance than its two neighbours. All three houses have a small garden to the front. A similar juxtaposition of architectural styles and periods can be seen throughout the village, contributing to the individual character of the conservation area.

7.8 Several 19<sup>th</sup> Century buildings illustrate the use of alternative building materials at that time, i.e., brick and stone. A former corn mill stands on Mill Bank. The Mill (Grade II) is brick-built and is four storeys high—the tallest secular building in the village. It has recently been converted into housing. A row of four houses, Mill Bank Cottages (Grade II), stands adjacent. All are of two storeys and are brick-built with tile roofs. Castle House (Grade II), Hereford Road, is an early 19<sup>th</sup> Century two-storey house of coursed ashlar under a hipped slate roof; the wooden door case has Doric pilasters and a moulded cornice. The house has a narrow garden to the front. There are several other stone-built houses at this location. A former school (now a shop) is located on Portland Street on the site of an earlier school. The one-storey building with two-storey cross-wing is built of coursed rubble with ashlar dressing under a slate roof with a small stone bellcote.

7.9 The steeple of the parish church is a prominent landmark; it can be seen at a distance from beyond the conservation area, and dominates the skyline from within the conservation area. In contrast, the castle earthworks, once the focus of political and economic control, are mainly hidden from view, except from Hereford Road. The four-storey mill, located at the foot of Mill Bank, is also fairly well hidden. It dominates the view only in its immediate vicinity.

7.10 The focal point of the village is the central Broad Street/Portland Street area. This small open space continues to be the commercial centre with several shops, a restaurant and three public houses nearby. This area exhibits the urban character of a small town centre with buildings set close together. On the west side of Portland Street, buildings are set back on the edge of a narrow pavement. On the east side of Broad Street, three prominent buildings have small front gardens. Further north, several buildings crowd onto the street while to the south, the pavement is quite wide. The short steep slope of Market Pitch at the south end of Broad Street/Portland Street results in a change of level between the east and west sides of the area.

7.11 A range of architectural styles and periods is represented, from 14<sup>th</sup>/15<sup>th</sup> Century

timber-framed houses to 18<sup>th</sup> and 19<sup>th</sup> Century brick and stone buildings. The majority are painted, rendered or stuccoed in white, and, occasionally, in yellow. 7.12 Many roofs have clay plain tiles; the remainder are mainly of slate. The majority of windows are vertical sashes; there are also some bay windows. Several 19<sup>th</sup> Century shop fronts can be seen, as well plate glass 20<sup>th</sup> Century shop fronts.

7.13 Many of the buildings are of two storeys, however, gabled cross-wings and topographic gradient (sloping downwards from south to north and east to west) produce a variable skyline. This can best be appreciated when looking south towards Market Pitch. A similar variable skyline can be seen when looking north towards the gable ends of the Red Lion Hotel and The Old Corner House (II\*), but here the church steeple towers above the skyline.

7.14 In the short High Street, buildings are set close together and crowd onto the narrow pavement. On the north side, the buildings are all timber-framed with painted brick or render infill of white or off-white. The buildings are of two storeys with pitched roofs of clay plain tiles or slate. The differing roof heights and the dormer windows of the Unicorn Inn create a variable skyline. Variation is also seen in the front elevations of these buildings since several, including the Unicorn Hotel, retain their first-floor jetties. On looking west along High Street, the view narrows towards Market Pitch until the gable end of Corner House (Grade II) punctuates the alignment.

7.15 Hereford Road sweeps southwards out of the village towards Garnstone. At its north end, buildings are set close together. On the east side, the street is dominated by The Throne, a 16<sup>th</sup> Century timber-framed building with rendered infill on a coursed rubble plinth. The house has been extended several times and now includes a range constructed of rendered brick and one of plain brick, all under a continuous roof of clay plain tiles. The front elevation is further differentiated by windows of different design and period. Immediately to the south, there are two timber-framed buildings refronted in painted brick (both Grade II). The row of buildings is terminated by Fairlawn (Grade II), an early 19<sup>th</sup> Century Classical/Georgian style building of brick on a coursed rubble plinth under a tile roof. The central bay of the south-facing front elevation breaks forward with a gable over. The parapetted west gable overlooks the street.

7.16 Further south on Hereford Road, the buildings are well spaced and, generally, set back off the street behind front gardens. The southern-most building in the character area is the Methodist Chapel, built in 1861. The building is of brick with stone dressings. A short distance to the north stands a barn constructed of sandstone rubble with timber frame, weatherboard and corrugated iron under a corrugated iron roof. The building probably dates to the 18<sup>th</sup> Century. The barn adjoins Oak View, a small two-storey house (in a terrace of two), rendered under a tile roof with two bay windows at the front on the ground floor. The house probably dates to the 18<sup>th</sup> or early 19<sup>th</sup> Century. In the early 19<sup>th</sup> Century, Hereford Road was wider at this point than at present and Oak View may have been used as a tollhouse.

7.17 Most of the buildings on the west side of Hereford Road are set close together. The



most notable is the 17<sup>th</sup> Century Old Grammar School (Grade II\*). The one-storey building is timber-framed with rendered infill on a coursed rubble plinth under clay plain tile roof. The east front has two dormer windows and a central entrance with gabled porch. Next is a row of five stone built houses, including Castle House. All are on short plots. The roofs of these houses are at different heights and create a variable skyline. Immediately to the south, the castle ditch is aligned parallel with, and close to, Hereford Road. The earthworks of the inner and outer baileys rise up prominently behind the ditch.

7.18 Shrubs and trees are fairly abundant on Hereford Road, even on the very narrow frontage of The Throne. To the south, the thickness and density of the vegetation increases. The view to the south is screened by trees and shrubs at the south end of the castle earthworks. The view to the north along Hereford Road is terminated by timber-framed houses on High Street.

7.19 In Bell Square, the houses on the north side are set closely together. Most are two-storey timber-framed buildings with white-painted brick infill on coursed rubble plinth under clay plain tile roofs. The roofline of the buildings follows the topography and is broken in places by the gables of The Old Manor. Windows include the transoms of The Corner House, vertical sashes, casements and bay windows. Several of the houses have a narrow flower garden in front and a cobbled footway. A grass verge planted with small trees shields the houses from the road.

7.10 Looking east along Bell Square, the view is enclosed by the timber-framed buildings, i.e., the Red Lion Hotel on the north side and The Corner House on the south side, and is terminated by white-rendered buildings on Broad Street. To the west, the view opens out onto green fields with mature hedges.

7.21 On Back Lane, most of the buildings are modern, well spaced and set back off the road in large gardens. A variety of designs can be seen. There are also several 17<sup>th</sup> Century timber-framed houses with painted brick and rendered infill, i.e., Bell House (Grade II) and Willow Cottage (Grade II).

7.22 Two prominent timber-framed buildings are located at the junction of Back Lane and Mill Bank. Marlbrook House (Grade II\*) dates to the 15<sup>th</sup> Century. The house is timber-framed with wattle-and-daub infill on a coursed rubble plinth under a slate roof. The hall range has mullioned windows and the cross-wing has a jettied upper floor. Outbuildings extend to the rear. The Forge (Grade II) lies immediately to the south. Probably dating to the 16<sup>th</sup> Century, the building is of timber frame construction with rendered infill on a coursed rubble plinth under a clay plain tiled roof.

7.23 Further south on Mill Bank are the 19<sup>th</sup> Century brick-built Mill and Mill Bank Cottages. There are also two 17<sup>th</sup> Century houses set in large gardens, Camberwell Cottage (Grade II) and Orchard Bank (Grade II).

7.24 Mill Bank enters Weobley from the west as a deeply cut holloway enclosed by

mature hedges. The view along Mill Bank is deflected to the left, emerging at the foot of the four-storey mill.

7.25 To the north of the village centre, buildings on Church Road and Meadow Street are widely spaced with views across open spaces with mature trees and hedges. The church spire towers over the churchyard and surrounding fields, and can be seen from all sides. Many of the houses on Church Road are of 20<sup>th</sup> Century or late 19<sup>th</sup> Century date, and are of various architectural styles set in large gardens. The oldest secular building is Parkfields (17<sup>th</sup> Century), a timber-framed house with painted brick and rendered infill on a coursed rubble plinth under a clay plain tile roof.

7.26 Of the buildings on Meadow Street, the majority (nine) are of timber frame construction with painted brick or rendered infill; many are on coursed rubble plinths with clay plain tiled roofs. Most of the houses and farmhouses were constructed as halls with gabled cross-wings, e.g. The Dairy Farmhouse (Grade II\*), The Old Vicarage (Grade II). All show variability in terms of design.

7.27 At the north end of Meadow Street are two 19<sup>th</sup> Century buildings, the Roman Catholic Church of St Thomas of Hereford (Grade II) and the attached Presbytery (Grade II). The church is constructed of coursed stone rubble in Gothic style with a slate roof and small bellcote; the presbytery is of brick with a hipped slate roof.

7.28 The most prominent forms of boundary treatment in the character area are coursed rubble walling and mature hedges. Examples of stone walling can be seen surrounding the churchyard, on the north side of the castle earthworks, and in Bell Square extending along Meadow Street and in Broad Street. The churchyard wall exhibits several periods of build and repair, and several construction techniques. There is also evidence of reused dressed and picked stone. At the site of the castle, rubble walls incorporate dressed stones, some of which may have been part of the castle fabric. The weathered stone with lichen contributes significantly to the historic character of the area.

7.29 Mature hedges are generally used near the perimeter of the character area. They are prominent on Hereford Road, and in the area of the parish church and the castle earthworks. Wooden fences can be seen in Bell Square, Hereford Road and Meadow Street, and iron railings on the east side of Broad Street.

7.30 A number of unlisted buildings and structures make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as buildings of local interest:

- The Old School, coursed rubble with ashlar dressing under slate roof with stone bellcote, built c.1873, Portland Street;
- Methodist Chapel, redbrick with stone dressings, built 1861, Hereford Road;

- Barn, sandstone rubble and timber frame with weatherboard and corrugated iron under corrugated iron roof, adjoining Oak View, Hereford Road;
- Barn, sandstone rubble and timber frame, timber exposed on west elevation, at rear of The Hayloft, Gadbridge Road.

7.31 Several other features, including street furniture, contribute to the character of the conservation area and promote a sense of continuity. These include:

- Black and white striped cast iron sign post with wooden finger boards and roundel marked 'Hereford CC', (i) Meadow Street j/w Bell Square, (ii) High Street j/w Hereford Road;
- Green cast iron gas lamp, Broad Street;
- Black cast iron pump, Hereford Street;
- Green cast iron stand pipe, (i) Bell Square, (ii) Broad Street, (iii) Church Road, (iv) Hereford Road;
- Red cast iron telephone box, lane off High Street leading to the castle site;
- Brick electricity substation with 'timber- frame and render' cladding (distressed), car park off Bell Square;
- Stone walls, particularly (i) surrounding the churchyard, (ii) north of the castle site (rear walls of houses facing onto Market Pitch, High Street south side, Hereford Road west side), (iii) Bell Square north side extending along Meadow Street east side;
- Area of cobble paving, (i) in front of houses at Bell Square, (ii) Broad Street.

### ***Newbridge Brook Meadows***

7.32 The character area is located on the north side of the conservation area. The Newbridge Brook flows through the area towards the north-east. At the time of designation of the conservation area, in 1977, this area was almost entirely agricultural. The only significant building was Whitehill House (Grade II), built in 1837 as a workhouse. The building is of double H plan (cruciform) and is typical of other workhouses built in the region. It is brick-built with a hipped slate roof. Today, it is used as housing. The building is well preserved with little alteration to the exterior.

7.33 The silty soils of the area can be prone to seasonal waterlogging, and the meadowland was used mainly for stock rearing in the past. The Weobley parish tithe map of 1838 records several fields in, or adjacent to, the character area with the descriptive term 'park' in their field name. This may be associated with the Domesday park. If so, this would suggest that deer were raised here for domestic consumption during medieval times. The tithe map also records the descriptive term 'meadow' for most of the fields in this area.

7.34 Existing field boundaries are characteristic of the reconfiguration of earlier meadow

enclosure and drainage. The fields are generally quite large and there has been little change in their configuration since the tithe map was drawn (1838), except for the loss of several field boundaries in Dry Parks, a large field on the eastern edge of the character area. Agricultural usage today includes arable and livestock, particularly as a result of more efficient drainage.

7.35 Since designation, a number of developments have taken place on the west side of the character area along Kington Road. These include the establishment of two small industrial estates (Whitehill Park and Kington Road), and the construction of a sewage works, a small housing estate (Park View), and several individual houses. This has also entailed the sub-division of large fields into smaller plots in this area.

7.36 The character of the area is derived from its open spaces, large fields, and agricultural usage. This permits extensive views of the conservation area from the A4112 on its northern edge. More intensive industrial or residential development would change the character of the area, and its amenity value would suffer as a result.

### **Garnstone**

7.37 The character area is located on the south side of the conservation area and accounts for approximately 40% of the total conservation area. It is mainly agricultural land, including arable and pasture. There are also a number of small areas of woodland. Many mature parkland trees survive, including oaks, elms and an avenue of redwoods aligned east-west along the old drive from the west lodge to the site of Garnstone House (demolished). Today, the area is probably very similar to when first designated in 1977.

7.38 Buildings are located in the southern part of the character area. There are two main groups of farm buildings, and a small number of more scattered cottages.

7.39 Fields End, a group of about 15 buildings, is located in the south-west corner of the area. The farmhouse dates to the mid-18<sup>th</sup> Century (with some late 19<sup>th</sup> Century alterations). The two-storey building is constructed of coursed stone rubble with a slate roof and gable-end stacks with brick shafts. On the north front there is a central entrance with a gabled porch and a square oriel on the ground floor to the right. There are two other buildings of similar date: the stables and cider house of coursed rubble with ashlar dressings and slate roof; the cart and implement shed, originally built of coursed rubble with an arcade supported by wooden posts. There are two early 18<sup>th</sup> Century buildings: a timber-framed barn on rubble plinth with rubble gable ends, partly weatherboarded with corrugated iron roof; a two-storey cowhouse with coursed rubble ground floor, weatherboarded timber-framing and slate roof. An early 19<sup>th</sup> Century dairy is built of brick with a pyramidal slate roof topped by a louvre. These buildings are all Grade II Listed (the cowhouse was the subject of mid-20<sup>th</sup> Century alterations and was included in the listing for group value). Fields End farm includes additional 19<sup>th</sup> and 20<sup>th</sup> Century buildings.

7.40 Home Farm is a group of about six buildings of 19<sup>th</sup> and 20<sup>th</sup> Century date. Several cottages and other buildings of 19<sup>th</sup> and 20<sup>th</sup> Century dated are also located in the area. These include the west and east lodges of the now-demolished Garnstone House.

7.41 West Lodge (Grade II) was constructed at the same time as Garnstone House (1806-10). It is a two-storey building of coursed rubble with a plain parapet and pilaster buttresses to the corners at the front elevation, and slate roof. East Lodge was constructed later in the 19<sup>th</sup> Century.

7.42 The character of the area is influenced by its open spaces and large fields. However, although the landscape is predominantly an agricultural one, views into the area from the castle site to the north and from the Weobley to Hereford road to the east reveal a parkland setting. The large number of mature trees scattered across an open landscape with small patches of woodland give the area its parkland character. The lodges on the east and west sides of the area contribute to this interpretation, even though the mansion at the centre of it all this no longer exists.

7.43 Garnstone Park is also recognised by Herefordshire Council as of local importance (an 'unregistered' park). As such, it is afforded the same measure of protection by the Herefordshire Unitary Development Plan as parks and gardens of special historic interest registered by English Heritage.

7.44 Farm buildings and cottages are generally hidden from view due to screening by trees or distance from areas of public access. Fields End farmhouse and the associated Grade II Listed buildings are, nonetheless, of particular architectural and historic interest due to their design, construction and use of materials. This group of buildings, moreover, is within the designed visual envelope (vista or view) of Eywood (registered by English Heritage) and Titley Court (unregistered—recognised by Herefordshire Council). They are also protected by the Herefordshire Unitary Development Plan.

### ***New Estates***

7.45 This character area is located on the east side of the conservation area. At the time of designation the area consisted mainly of fields and orchards. A wood-built primary school, constructed in 1834, was located at Burton Road near the junction with Hereford Road. Further west on Burton Road, several houses were located at Pepper Plock on a site occupied since the 19<sup>th</sup> Century.

7.46 Field boundaries took the form of closes with a high frequency of 'dog-leg' boundaries. This is indicative of the enclosure of an earlier, medieval open field system associated with the medieval settlement of Weobley.

7.47 Today, much of the area consists of planned residential developments of fairly high density. In Bearcroft (north of Gadbridge Road), there is a mixture of detached and semi-detached two-storey houses and bungalows. Most are brick-built; some are rendered, painted, or fitted with shingles. Roofs are generally covered with cement tiles or slate. Many of the residences have a small front garden with a low brick wall or hedge, or are open to the footpath. South of Gadbridge Road, there is a higher percentage of terraced houses sited on smaller plots. Weobley High School and Weobley Primary School are

located on Burton Road in the southern part of the character area. Both are modern buildings. The former primary school has since been demolished.

7.48 Several public footpaths run through the residential area. Generally, the footpaths are hard-surfaced with high wooden fences on either side. There are no open green spaces within the area of recent residential development. A belt of various specimen trees forms a screen along the northern edge of the Bearwood estate. The trees are subject to a Tree Preservation Order (TPO 090) imposed in 1976.

7.49 On the east side of the character area is a narrow strip of agricultural land. Evidence for the enclosure of medieval open fields is still discernible here, but the area is now divorced from its previous close association with the historic core of the conservation area as a result of the recent residential development.

7.50 The character of the area is now derived from its modern development. In plan form, architectural design, building materials and site density it is similar to recent planned residential developments in many other areas.

#### Prevalent Building Materials and Local Details

7.51 A large number of houses in the village of Weobley date from the 14<sup>th</sup> to 17<sup>th</sup> Century. They are timber-framed structures, most of which are of box frame construction (there are also several cruck-trussed buildings), set on a plinth of coursed rubble. Many originated as hall houses with one or two cross wings; at a later date, an upper floor with dormer windows was inserted into the hall. Early timber-framed houses were infilled with wattle (or lathes) and daub, later replaced with brick, painted brick or render. Original thatched roofs were replaced with clay plain tiles. Many timber-framed houses were later refronted in brick or painted brick.

7.52 Two 'wealden' style houses, dating to the 14<sup>th</sup> and 15<sup>th</sup> Century, are located in Weobley. These timber-framed hall houses would have had two cross wings with 1<sup>st</sup> floor jetties under a continuous pitched, hipped or gabled roof. Both of these houses have undergone alterations, and their original thatched roofs replaced with clay plain tiles or slate. Houses of this style are known more commonly in south-east England.

7.53 There are few houses of Classical/Georgian style in the conservation area, however, one such house occupies a prominent position in Broad Street. This 17<sup>th</sup> Century stuccoed building has a hipped tiled roof, quoins, and windows and a central entrance with architraves. The building is of timber-framed construction.

7.54 Buildings of 19<sup>th</sup> Century date are of brick or stone construction with tiled roofs. These buildings include dwelling houses, a former, a former school and a former workhouse. Most 20<sup>th</sup> Century houses are brick-built; some are rendered, painted or finished with shingles. Roofs are covered with cement tiles or slate.

7.55 Agricultural buildings dating to the 18<sup>th</sup> Century, including barns and cowhouses, are generally timber-framed with weatherboarding on a coursed rubble plinth, sometimes with coursed rubble first floor or gable ends, under a corrugated iron or tile roof. Weatherboarding may be replaced by corrugated iron.

## **8. Pressures, Capacity and General Condition**

8.1 A considerable amount of residential development has taken place within the conservation area since its designation. This has occurred mainly on the east side of the village of Weobley and is generally of a higher density than elsewhere in the conservation area. Some infill development has taken place on the west side of the village in the area of Back Lane, and to the north-west on Kington Road. It is thought that, in the future, pressure for further development will occur as a result of the continuing recognition of the Weobley area as a desirable place to live, particularly in retirement.

8.2 Two small industrial areas are located on Kington Road in the north-west part of the conservation area; both may have the capacity for further development. Future development, whether residential or industrial, if undertaken at a similar level as that which has occurred since 1977, will almost certainly change the character of the conservation area considerably.

## **9. Current Issues**

### Boundaries

9.1 At several locations the conservation area boundary does not follow marked or recognisable boundary features:

- On the west side of the conservation, the boundary crosses several fields;
- On the north-east side of the conservation area, near Parkfields, the boundary crosses a field where a former field boundary has been removed.

It is proposed that at these locations the boundary should be realigned to follow recognisable features, such as field boundaries or public footpaths, without resulting in any significant loss to the conservation area.

9.2 The development of residential estates on the east side of the village post-dates the designation of the conservation area in 1977. It is suggested that these developments do not contribute to the character of the conservation area, and proposed that consideration be given to the re-alignment of the boundary to exclude these areas of modern housing.

## Buildings at Risk

9.3 The Throne (Grade II\*): Originally a farmhouse. 16<sup>th</sup> Century, extended in the early 17<sup>th</sup> Century, with some late 18<sup>th</sup> Century alterations. Timber-framed with rendered infill on a coursed rubble plinth extended in brick and rendered brick under a tile roof.

9.4 The building appears to be structurally sound and the roof in good condition (exterior only viewed, June 2006), but it is considered to be at risk/vulnerable for the following reasons:

- Infill panels are water-eroded and possibly damp
- Timber fascia boards are detached in places
- Building is presently offered for sale and may be unoccupied.

## Other Issues

9.5 Views into the conservation area from the A4112 on the north side offer a sweeping panorama of the historic landscape, and an appreciation of the outstanding character of the conservation area.

9.6 This view is potentially at risk, however. Two small industrial estates are located near the north-west corner of the conservation area (in the Civil Parish of Weobley). Presently, trees and hedges screen, to some extent, a large red-roofed abattoir building in this area. This may improve as the trees mature. Additional planting should be considered if further development is planned in this area.

9.7 In the parkland setting of Garnstone in the southern part of the conservation area, a number of trees may be at risk due to their advanced age. Additional planting should be promoted in order to create a more varied age structure.

## **Sources**

Herefordshire Council (2004) - *Herefordshire Unitary Development Plan: Revised Deposit Draft, May 2004.*

Nash, G. and G. Children (2003) - *An Anatomy of a Castle: The Weobley Castle Project.* Logaston Press.

Pevsner, N. (1963) - *The Buildings of England, Herefordshire.* Penguin.

The Royal Commission on Historic Monuments (England) (1934) - *Herefordshire, Vol. III—North-West.* RCHM(E).

Salt, A.E.W. (1954) - *The Borough and Honour of Weobley.* Thurston.

Thorn, F. and C. (1983) - *Domesday Book, Herefordshire.* Phillimore.



Whitehead, D. (2001) - *A Survey of Historic Parks and Gardens in Herefordshire*. Hereford and Worcester Garden Trust.

## **Maps**

British Geological Survey (1989) - *Hereford, England and Wales Sheet 198, Solid and Drift Geology. 1:50 000*. Ordnance Survey.

Ordnance Survey (1998) - *Explorer 202, Leominster and Bromyard, Hereford North*. Ordnance Survey.

Ordnance Survey (1890) - *1<sup>st</sup> Edition, Sheet 25NE*. Ordnance Survey.

Soil Survey of England and Wales (1987) - *Soils of England and Wales. Sheet 3, Midland and Western England*. Ordnance Survey.

Weobley Parish Tithe Map, 1838.

## **Appendix: List of Heritage Assets**

### Listed Buildings

Grade I: Buildings of national importance and exceptional interest (2% of Listed Buildings).

- Parish Church of St Peter and St Paul

Grade II\*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- No. 1 Bell Square (house)
- The Old Manor (house), no. 2 Bell Square
- The Gables (house), no. 7 Broad Street
- Red Lion Hotel, Broad Street
- The Old Corner House, Broad Street
- The Throne (house), Hereford Road
- The Old Grammar School (house), Hereford Road
- Unicorn Hotel, High Street
- The Dairy Farmhouse and attached barn, Meadow Street
- Marlbrook House and attached outbuilding, Mill Bank
- No. 4 Portland Street (northern half of shop)

Grade II: Buildings of special interest.

- West Lodge of Garnstone, off B4230
- Fields End (farmhouse), Garnstone, off B4230
- Barn, Fields End
- Cowhouse, Fields End
- Dairy, Fields End
- Stables and Cider House, Fields End
- Cart and Implement Shed, Fields End
- Willow Cottage, Back Lane
- Bell House, Back Lane
- Nos. 4 and 5 Bell Square (two houses)
- Brook Cottage, Bell Square
- No. 1 Broad Street (house) and stables attached to rear
- No. 2 Broad Street including Portland Grange (house and garage)
- No. 3 Broad Street (house)
- Nos. 5 and 5A Broad Street (two houses)
- Little Croft (house), Broad Street
- Barn east of The Gables, Broad Street
- The Bear and Ursa House (two houses), nos. 9 and 10 Broad Street
- Mellington House (house and outbuilding), Broad Street
- Jeans Fashions formerly Lloyds Bank and Hayes Stores (house and shop), Broad Street
- Lloyds Bank formerly London House, Broad Street
- Terrace north of Lloyds Bank (three houses), Broad Street
- No. 1 Homeleigh (house), Broad Street

- No. 2 Homeleigh (house), Broad Street
- Post Office (post office and house), Broad Street
- Tudor Cottage, Broad Street
- R. E. Williams & Sons, Butchers, Broad Street
- Parkfields (house), Church Road
- Churchyard Cross
- Holmleigh (house), Gadbridge Lane
- Mayfield (house), Hereford Road
- Troisdorf (house), Hereford Road
- Fair Lawn (house), Hereford Road
- Wits End (house), Hereford Road
- Castle View (house), Hereford Road
- Castle House (house and Registry Office), Hereford Road
- No. 3 Hereford Road (house)
- South Place, Castle Green Cottage and Stone Cottage (three houses), Hereford Road
- Mile Post, Hereford Road
- Barn north of the Unicorn Hotel, High Street
- Unicorn Inn, High Street
- St Columba's (house), High Street
- Throne View (house), High Street
- Nos. 1 and 2 High Street (two houses)
- No. 3 High Street (house)
- Barn attached to no. 3 High Street
- Corner House, Market Pitch
- Market Pitch Cottage, Market Pitch
- Ye Olde Salutation Inn, Market Pitch
- Church of St Thomas of Hereford and attached Presbytery, Meadow Street
- Stawne (house), Meadow Street
- Fenmore (farmhouse), Meadow Street
- Outbuilding north of Fenmore
- The Cwm (house), Meadow Street
- Aroha (house), Meadow Street
- High Towers (house), Meadow Street
- The Old Vicarage (house), Meadow Street
- Barn north of The Old Vicarage
- The Mill, Mill Bank
- Mill Bank Cottages nos. 1 to 4, Mill Bank
- Camberwell Cottage, Mill Bank
- The Forge (house), Mill Bank
- Orchard Bank (house), Mill Bank
- Jules Café, no. 1 Portland Street
- No. 2 Portland Street (house)
- No. 3 Portland Street (shop)
- Whitehill House (housing), Kington Road

#### Scheduled Monuments

- Weobley Castle
- Kiln (site), Back Lane
- Churchyard Cross

## Herefordshire Sites and Monuments Record

- Weobley Castle
- Kiln (site), Back Lane
- Medieval Settlement, Broad Street
- Windmill (site)
- Medieval Settlement, Bell Square
- Churchyard Cross
- Romano-British Coins (find)
- Neolithic Polished Axe (find)
- Church of St Peter and St Paul
- Mill (site) west of Weobley Castle
- Market Cross (site)
- Planned Medieval Town, Weobley
- Unicorn Inn, High Street
- Red Lion Hotel, Broad Street
- The Old Grammar School, Hereford Road
- The Throne, Hereford Road
- House east of RC church, Meadow Street
- House east of RC church
- House east of RC church
- Aroha, Meadow Street
- Public Hall (former barn), Meadow Street
- Old Vicarage, Meadow Street
- House, Bell Square
- House Bell Square
- House opposite Red Lion Hotel
- Home Lea, Broad Street
- The Cottage, Broad Street
- House, Broad Street
- House opposite Red Lion Hotel
- House SE of Red Lion Hotel
- House, Broad Street
- House Broad Street
- House and Barn, Broad Street
- House opposite PO, Broad Street
- House, Broad Street
- Houses corner of High Street/Broad Street
- Deerpark, Weobley
- Market House (site)
- House Platforms around Church of St Peter and St Paul
- Houses, High Street
- House, High Street
- Homeleigh, High Street
- House, Mayfield Road
- House, Hereford Road
- The Cottage, Hereford Road
- Camberwell Cottage, Mill Bank
- Orchard Bank, Mill Bank
- The Forge, Mill Bank

- Marlbrook House, Mill Bank
- Willow Cottage, Back Lane
- Cottage (site), Back Lane
- Bell House, Back Lane
- Garnstone House (site)
- Dairy Farm, Meadow Street
- Park, Garnstone
- Park, Park Barn
- Unicorn Pub and Orchard, High Street
- Mill, Mill Bank
- Timber Yard, Broad Street
- Tanhouse Meadow, Broad Street
- Pound, Meadow Street
- NW corner of Town Defences
- Pond Bay SW of Weobley Castle
- Holloway, B4230
- Outer Bailey, Weobley Castle
- Castle component
- Churchyard
- Market Place, Bell Square
- Chamberwell, Mill Bank
- House and Shop, Broad Street
- Parkfields, Weobley
- Deerpark, Parkfields
- Brick Close Orchard
- The Glebe House
- Primitive Methodist Chapel, Hereford Road
- Toll House
- Stawne, Meadow Street
- Pugh's Barn, Meadow Street
- 2 High Street
- Nos. 5 and 6 Hereford Street