



# Village Design Statement

-2007-



## The Parish of Rushbury

*including reference to the smaller settlements*



# Contents

---

Introduction .....	2
Map of Rushbury Parish .....	2
Historical background to Rushbury Parish .....	3-4
Rushbury Village .....	5-6
Wall under Heywood.....	7-8
Longville in the Dale .....	9-10
Stanway .....	11
Walls Bank.....	11
East Wall .....	12-13
Lushcott .....	13
Future Development.....	14

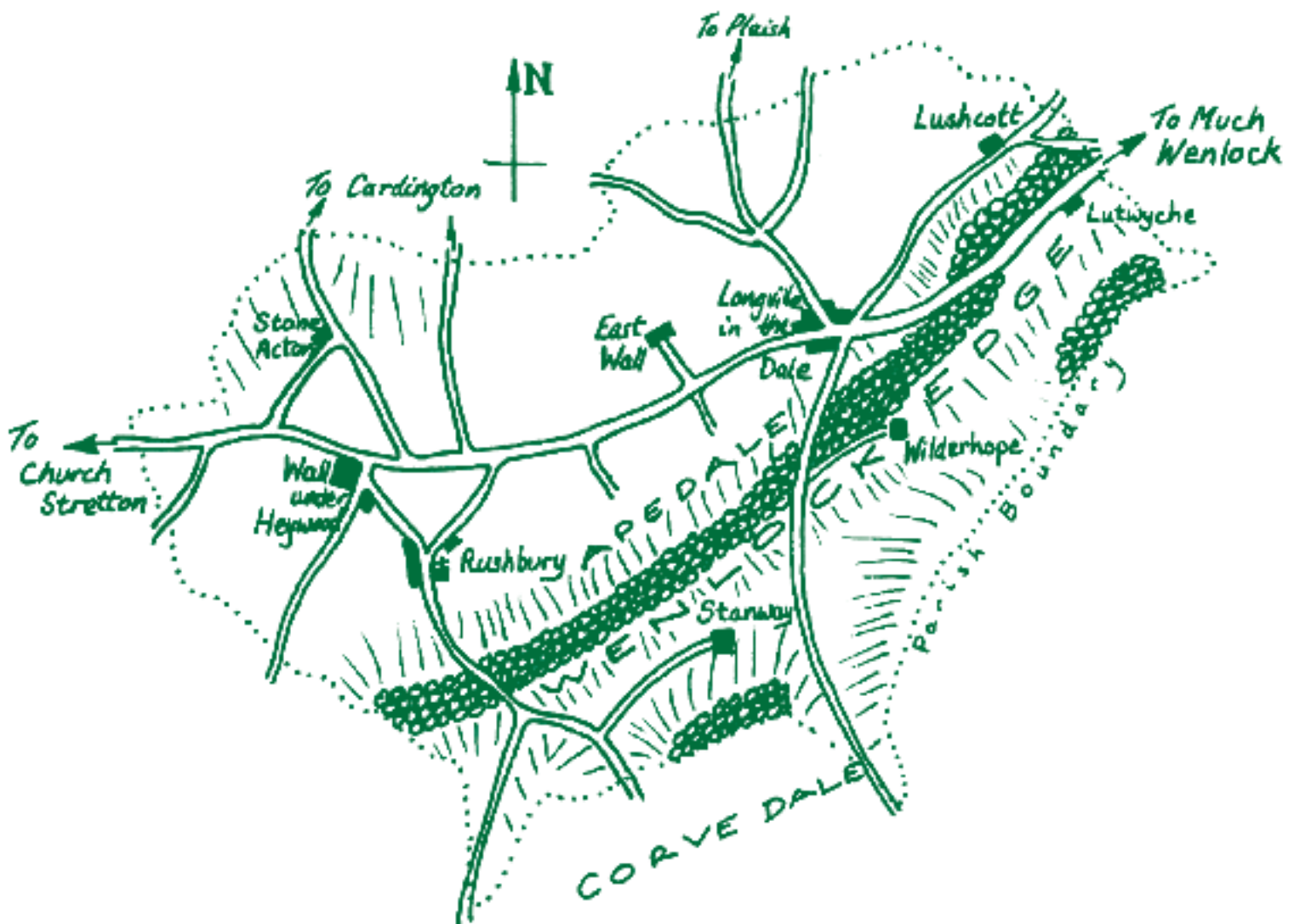




# Introduction

## What is the Rushbury Parish Village Design Statement?

The Rushbury Parish Plan identified the need to produce a statement of the characteristics of the buildings and architectural features of the parish as an aid to further planning and development. This document should be of importance to residents, planners and public bodies with an interest in how the Shropshire countryside develops.



# Historical background to Rushbury Parish

The parish lies at the foot of Wenlock Edge in the valley of Ape Dale, between Church Stretton and Much Wenlock in South Shropshire. With a total area of about nine square miles, the entire parish is in a designated Area of Outstanding Natural Beauty and includes the village of Rushbury with the hamlets of Wall-under Heywood, Longville, Stanway, Lushcott and Wilderhope. There are several smaller outlying communities, including East Wall and Walls Bank. In 1801 the first national census recorded the population as 356.

The literal meaning of Rushbury, 'rushy fort', may refer to a fortified place in or near the village in Norman times, and the first reference to the village is in the 1086 Domesday survey when the manor was in the hands of Roger de Lacey and sublet to a fellow Norman by the name of Odo. It was a fairly prosperous settlement with five hides of land, a mill, a wood capable of fattening 40 swine and a falcon's eyrie. From the earliest times the main occupations of the people of the parish were those associated with agriculture.



The Parish Church of St Peter's in Rushbury is the only building surviving from the first millennium. The tower, nave and chancel have been little altered in 800 years. The priest here has been a rector since at least 1260.

Most local services were located at nearby Wall-under Heywood whereby in 1900 there were two farms, a butchers shop and a bakers, a blacksmith, a carpenter, a wheelwright and shoemaker, a post office and general store.

Remains of Roman roads can be found in and around the parish, and there may have been a Roman settlement in Bury field to the north east of the church. The circular earth mound of a small castle sited in Rushbury was built perhaps a thousand years later. The Saxons who arrived here some 500 years before the Norman conquest would have found ideal woodland situations for their settlements, as Rushbury and Wall stood on elevated ground with readily available water.

A number of timber-framed buildings, usually combining local stone in their construction, can be found throughout Ape Dale. Although difficult to date, the parish can be assumed to have examples of dwellings from the tenth to the seventeenth centuries.

One of the finest half-timbered buildings in the parish is Rushbury Manor (see page 4). Never strictly speaking a manor house, it was at various times two cottages and a drovers inn, reflecting the ancient rural character of the village. To the north are two "grand houses" both built by the Smallman family; Lutwyche Hall, in brick and stone, dates from 1587 and Wilderhope Manor, entirely stone built in the same period. Local stone was used in the construction of these houses as well as the fair sprinkling of vernacular cottages and barns throughout the area having no obvious dateable architectural features.



The mid-eighteenth century saw the introduction of brick houses and there are identifiable Georgian buildings in the parish. The Victorians left a typical example of polychromatic brickwork in Stanway Manor and a Gothic Revival addition to the Rectory at Rushbury.

Rushbury School was built in 1821 with money left in his will by Benjamin William Wainwright of Stanway and exhibits an interesting amalgam of Classical and Gothic styles. As a result of the 1870 Education Act, the school grew considerably, having over 100 pupils by 1871.

Two nineteenth century public houses still survive in the parish, in Wall and in Longville, presumably built to satisfy the thirst of hardworking farmhands.

A railway built in 1867 ran the full length of the parish and provided a welcome lifeline. Italianate station buildings and road bridges survive in Rushbury and Longville. It provided work and a means of transporting farm produce as well as conveying the local children to and from school until its closure in 1963.

The twentieth century brought to the parish, on a modest scale, the first wave of urban re-population of the countryside, reversing the movement brought about by the mechanization of farming and the consequent reduction in demand for farm workers.





# Rushbury Village

Rushbury village goes back beyond the Domesday Book and is now a Conservation Area within the South Shropshire Hills AONB. It is characterised by the Tudor timbered houses, the stone Saxon/Norman Church, stone houses, stone walls and the narrow winding road. More recent housing is in red brick. In all the villages comprises some 20 dwellings.

Approaching from Church Stretton through Wall under Heywood, Rushbury village presents itself as a compact cluster of black and white houses, and stone and timber barn conversions around the large stone Saxon/Norman Church. To one side is an ancient Norman Motte (earthworks) in a prominent position. The road winds around the village with stone walls on each side, providing a natural restriction to traffic. There are red brick houses, both Victorian and modern. Roofs are traditional flat tile.



The village is set on a natural mound above the valley floor with the Church at the highest point and an old stone Rectory opposite, behind a stone wall. Next to the Church, the small Victorian primary school sits alongside the old schoolhouse and alms houses. Tracks on the right lead to a few houses. Footpaths criss-cross the village and three old packhorse bridges are still to be found on routes out of the village.

Continuing on through the village towards Wenlock Edge, stone houses are visible either side where the road goes over the 1795 stone bridge crossing the Eaton Brook. A second bridge crosses the disused railway line. The Victorian railway station is now an attractively converted dwelling house.



Despite its prominent position, much of the village is obscured by trees, with the Church tower being the only feature visible from certain directions. Within the village open spaces have been retained between buildings, offering views to Wenlock

Edge in the south and west, and to the Church Stretton Hills and the Long Mynd in the north.

### **Infrastructure**

The Parish Plan makes reference to the pressures on the local infrastructure. In particular the pumping station and sewage works which serve Wall and Rushbury lie within Rushbury village, and are at present working to full capacity. Any future development should be preceded by work to upgrade the facility.





## Wall under Heywood

The most important buildings historically, all of them grade II listed, include the post medieval Old Hall Farmhouse (1620 with eighteenth century extensions), The Stone House dated around 1800, the seventeenth century Malt House with later alterations and the eighteenth century Lutwyche House which stands back from the road leading to Longville.

Much of the timber framing in Old Hall farmhouse has been covered by later brick and render (right), whilst the Stone House has walls of painted roughcast and rendered stone, and the Malt House (below) has a timber frame with rendered and painted infill panels.



Several stone cottages, adjacent to the Malthouse and also a number of nearby stone and brick built cottages date from the mid nineteenth century, one at least probably much earlier. These would seem to have influenced the approach to building the newest houses in Wall in the early 1990's. They exhibit the features which predominate in the hamlet such as clay tiled roofs, small paned window frames and the use of dormers. Several of the newest houses have also picked up the theme of using a mixture of brick and stone whilst, conversely, modern materials have been introduced in the renovation of older dwellings.

There are consistencies which can be discerned when looking at the materials used in houses of all ages in Wall. By far the majority of houses have clay tiles with only a small number of bungalows built in the 1970's being roofed with pan tiles and two houses from the early 90's slated. As might be anticipated the older buildings have clay bricks in varying shades of light to dark red or brown and these mellow colours have been picked up in the newer houses. The approach has been to use mixed colours, occasionally traditionally cast clays and reclaimed bricks have been employed to attain a "cottage" appearance which does not contrast too markedly from the older dwellings in the hamlet.



The older cottages are either wholly stone built or a mix of stone and brick. Only one row of cottages use brick to any great extent.



It should be pointed out that many buildings in Wall are rendered in one way or another, from the oldest listed properties to the council houses built in Rushbury Lane in the 1940's.

A contentious issue raised by responses to the recent Parish Plan questionnaire was the use of very bright orange/red bricks in the most recent buildings in Wall (below). The architect appears to have taken the Parish Hall as a reference point, rather than looking to the overall character of dwellings in the hamlet. They are also in fairly stark contrast to the rendered and painted houses that line the lane on the other side.



Boundaries throughout the hamlet vary between mainly stone and hedging, with some post and rail or wicket fences and occasionally less typical brick walls.

In summary, the houses built in the hamlet since around 1990 have to a greater or lesser extent incorporated features that reflect the character of the older dwellings of Wall, adding to the prominence of such elements as mellow brickwork, stone-work, clay roof tiles, small paned windows and dormers. The hamlet also remains relatively compact, with newer houses mainly grouped around a close rather than reflecting the much maligned “ribbon development”

of the post-war years. The development in Rushbury lane is the exception in materials, style and layout, and was one reason for this village design statement's inclusion in action points arising from the Parish Plan.

## Infrastructure

The level and location of further development in Wall was of considerable concern with regard to safety, particularly of children, and the lack of adequate public transport. (Parish Plan pp 24-30)

Any future development should be preceded by work to relieve pressure on the sewage system, which is already over capacity and causing periodic public health problems.



# Longville in the Dale

Longville in the Dale is a small settlement in Apedale in the parish of Rushbury. The hamlet comprises of around 32 dwellings including a number of farms and The Longville Arms public house. The B4371 runs through the centre as it winds its way from Much Wenlock to Church Stretton along Wenlock Edge.



Longville is characterised by having an open aspect on the approaches from Much Wenlock and Church Stretton with the majority of its properties set back from the road behind a range of ancient stone walls, brick walls and hedges. In addition the old Longville Railway Station has been turned into a residence and the original “railway style” cream wicket fence forms an attractive feature.

Properties range from old stone built to modern brick built and comprise of a mixture of styles but the majority reflect the style of the older farm houses with gables, dormers, chimneys & tiled roofs.

The road continues on its way through the hamlet round a series of bends to pass the Longville Arms, a stone built public house painted cream.

There are a large range of materials used in the construction of these properties spanning several centuries from the farm houses to a terrace of houses to modern detached houses and bungalows. The majority of the houses stand on good sized plots and are not cramped together.





Any future development needs to retain the features of houses in the hamlet e.g. dormers, tiled roofs etc to blend in with the general aspect of the hamlet and minimise the impact of further development on our Area of Outstanding Natural Beauty.



The last house built in the hamlet is a fine example of the type of sympathetic design required. Any future development should strongly favour affordable homes for purchase by the young people of the hamlet but only if a viable sewage system is also provided and the safety aspect of lack of footpaths at the side of a road with a 60mph speed limit winding through a hamlet needs to be addressed.



## Stanway

The area of Stanway is divided into Lower Stanway and Upper Stanway. Along the Slaughterhouse Lane, the furthest easterly point of the Parish, are a few dwellings viz Wilderhope Manor, Lower Stanway Farm and a recently built timber framed house.

The original Stanway Lodge is at the entrance to the ancient 'manor' of Stanway. The present Stanway Manor house is a Victorian residence, the outbuildings and stables of which have been converted to further residences.

Continuing along the private drive is Upper Stanway Farm, the buildings of which were designed by J. Brooks in 1891. The farmhouse is circa. seventeenth century with modern additions. The buildings are now redundant as farm buildings and have been converted into five residences whilst maintaining several features of the original buildings. New buildings appropriate to modern farming methods have been erected.

The South Shropshire Remembrance Park, a woodland burial site, is at Upper Stanway.



## Walls Bank



Situated on the B4371 Church Stretton to Much Wenlock road with roads leading off to Soudley, Ticklerton and Stone Acton, much of this area was originally common land. The majority of buildings show evidence of being built in the 17th, 18th and 19th centuries; in 1830 four houses were built to accommodate the poor. The cottages, which are scattered on both sides of the road are built of Soudley stone with brickwork extensions.

At the present time there are a total of eight properties along the length of Walls Bank. A mixture of elderly couples and young families permanently occupies all of them. The cottages have all been altered to modern day standards and retain their original character and individuality.





# East Wall

The hamlet of East Wall is situated between Wall under Heywood and Longville in the Dale and is divided by the B4371. At the turn of the 20th Century, East Wall comprised 7 farms, two smallholdings, eight cottages, blacksmiths house, shop and threshing contractors premises, a retail butchers premises, and a Methodist Chapel.

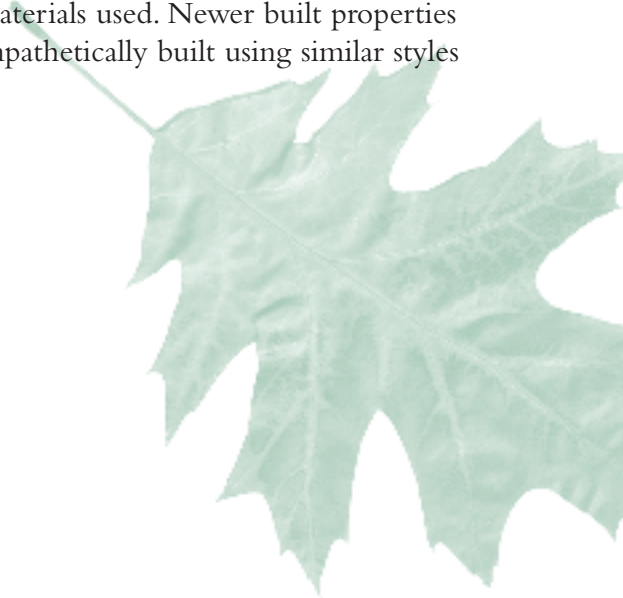
Today East Wall comprises one dairy farm, one arable farm and a pig farm providing meat for its own farm shop, a garage, sixteen houses and a mobile home.

East Wall has remained largely unchanged since 1910, only one bungalow was built in the late 1960's, a private house in the late 80's, two houses with agricultural ties in the mid 90's and an agricultural tied house in early 2006.

The oldest dwellings in East Wall were either made from local stone or were timber framed with hand made brick infill.



Most of the older dwellings are a mixture of these materials and whilst extensions have used more modern materials they are generally in keeping with the existing materials used. Newer built properties have been sympathetically built using similar styles and materials.



### Boundary Features:

Every property in East Wall features a mixed hedge within its boundary. In addition 86% of properties also have a fence. The use of fences within East Wall are mixed, sometimes they provide a livestock barrier between properties and surrounding fields or as a back drop to a boundary hedge. Other boundaries wall are made of brick and stone, the material used often makes reference to those used in the property itself.



## Lushcott

Lushcott is a small hamlet on eastern edge of the parish, accessed by a narrow loop road from the B4371. Historically it was a small farming settlement of two farms but in recent years the land from the farms have been joined.

A nursery has operated for a number of years but this has recently been closed. Two of the original farm buildings are being converted to dwellings and on completion the hamlet will be made up of seven dwellings, six being brick construction and one of render. The properties each have their own septic tank sewage and six dwellings are supplied with water from a spring and one dwelling has its own bore hole supply.





# Guidance on any potential future development in Rushbury Parish

---

- New development should acknowledge and reflect the traditional building forms and designs, adding to rather than detracting from the character imparted by the older houses in the hamlet. (This is the demand of 88% of respondents to the Parish Plan with scarcely anyone disagreeing. Parish Plan p21, para 3 & p23, para 2-4 )
- Buildings should be maintained or extended using original or sympathetic materials and styling.
- Boundaries should preferably be of mellow brick or stone walling, hedges, or traditional wicket fencing.
- Infilling should be discouraged, the spacing between existing houses preserved.
- Existing mature trees and hedges should be protected and preserved.
- Building materials should not be obtrusive and reflect the fact that 95% of all roofs are clay tiled and 90% of the houses in Wall are rendered, stone built or of mellow brown/red brick, 15% of these (old and recently built) a mix of stone and brick and a few half-timbered.
- There should be no further greenfield development. (This is supported by people of the parish by a majority of 3 : 1; in Wall and Rushbury this was nearer to 4 : 1 Parish Plan p21, para 1 )
- The amount of any further development in Wall should be considered in the light of responses and comments of respondents to the Rushbury Parish Plan (pp 19-20). These include the necessity to consider the current infrastructure problems: the capacity of roads within the parish, the lack of speed restrictions, inadequacy of footpaths, over loaded sewage systems, distance to secondary schools and the lack of regular public transport.

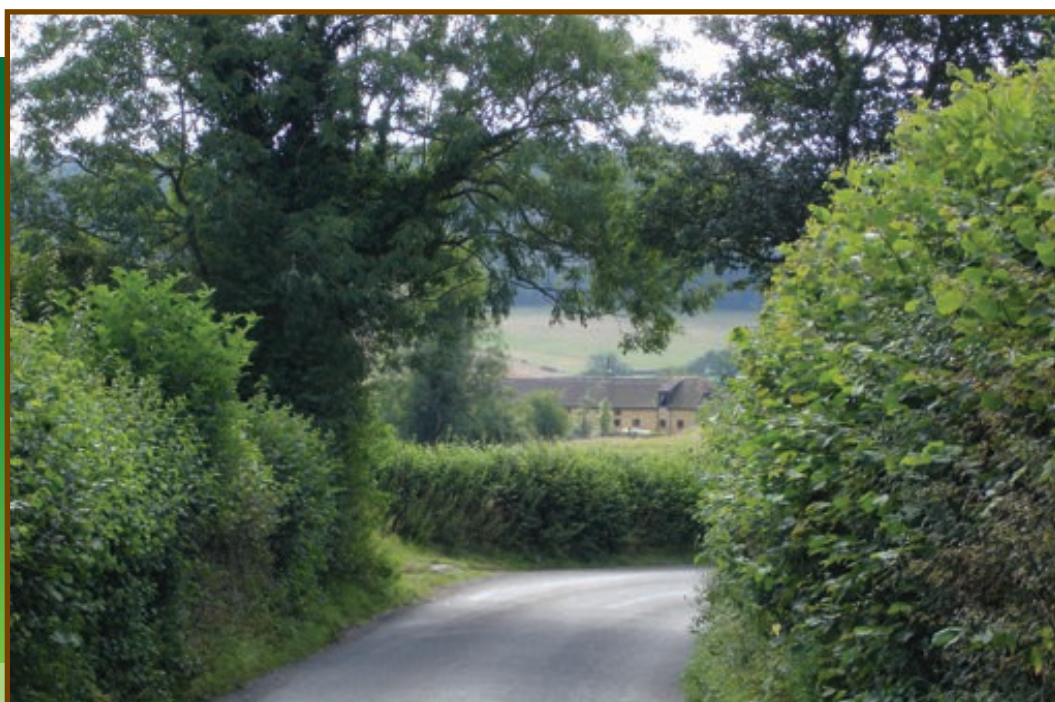
*The above points should be considered in the light of the planning policy for South Shropshire as communicated to the group working on the Parish Plan. This made clear that no further development in the small settlements would be envisaged, which would include the village and hamlets of Rushbury Parish. Additionally, whilst there was clear support for provision of affordable housing in the parish, the recent development does not conform to the criteria set out in the policy document "Affordable Housing Solutions in South Shropshire – Final Report October 2006" in respect of eligibility of occupants, current or continuing local need.*





# Village Design Statement

- 2007 -



## The Parish of Rushbury

*including reference to the smaller settlements*



*With thanks to Church Stretton Area Partnership (Community Chest)  
Designed & Printed by Printing Services, Shropshire County Council (01743) 252800.*

[www.rushbury.org.uk](http://www.rushbury.org.uk)