



Committee and Date

Cabinet

13th July 2016

Proposed Kinnerley Conservation Area

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1. Summary

This report advises Cabinet of the proposal to designate Kinnerley Conservation Area and seeks approval of this designation. The report outlines the consultation exercise and background information, as well as detailing the aspects of significance of Kinnerley meriting its designation. A map showing the proposed Conservation Area boundary can be found in Appendix 1, with a summary of consultation responses included as Appendix 2.

2. Recommendations

Cabinet is asked to:

1. Approve the proposed Kinnerley Conservation Area in accordance with the area boundary identified in Appendix 1.

REPORT

3. Risk Assessment and Opportunities Appraisal

Designation of the Conservation Area would give additional planning protection from unsympathetic development which might otherwise spoil the area's special character, including the safeguarding of important trees and open spaces.

The formal public consultation period ran from 5th April to 26th April 2016. A summary of the comments received are attached as Appendix 2. Local consultation was also undertaken by the Parish Council in partnership with a qualified and experienced historic buildings consultant prior to this in 2015. This included a drop in event and questionnaire where 41 questionnaires were completed and these have been provided to the Council as part of the Parish Council's submission requesting consideration of the Conservation Area designation.

Human Rights Act Appraisal

The recommendations contained within this report are compatible with the provisions of the Human Rights Act 1988.

4. Financial Implications

The proposed Conservation Area has no financial implications as such, all additional work load produced as a result would be accommodated within current working practices and current budgets.

There will be a minimal fee for the cost of advertising the completion of the designation process in the local newspaper and the London Gazette as required by legislation.

5. Background

Background on Conservation Areas

1. The concept of conserving the character of entire areas was first introduced in the Civic Amenities Act of 1967. These provisions were consolidated into the 1971 Town and Country Planning Act, subsequently the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. Conservation Area legislation emphasises the importance of the character of an area as a key consideration when decisions are made in respect of development proposals. A Conservation Area is defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation is a more dynamic approach which allows change, but change that is managed so as to retain the character and appearance of a place. Upon designation the Historic Environment team will be a consultee on all applications within and adjacent to the Conservation Area to ensure this historic interest, character and quality of place is retained.
3. Other consequences of conservation area status of note:
 - In most circumstances outline planning applications are not acceptable. This is because it is not possible to "pay special attention" to the desirability of preserving or enhancing the character or appearance of the area without seeing the details of what is proposed.
 - Planning permission is required for demolition of buildings and structures over 115 cubic metres in size.
 - It is an offence to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks' notice to the Local Planning Authority. During this period, the LPA may consider whether to make a Tree Preservation Order.
 - Permitted Development rights are more limited than elsewhere.
 - Rights to display advertisements are more limited than elsewhere.
4. The Council has a duty to review from time to time areas of special historic or architectural interest for designation. At the present time there are 127 Conservation Areas designated within the County.

Background on Current Proposal

5. The village of Kinnerley is located approximately 9km to the south east of Oswestry with the historic core of the settlement located to the centre of Kinnerley, around the village green. The village is surrounded by relatively flat undulating open countryside with the village of Knockin to the north west and Dovaston to the north east.
6. The prominent grade II* listed St. Mary's Church lies to the north east of the green, beyond which is largely agricultural land acting as a buffer between the historic core

of the village and the relatively modern housing development to the north. Other buildings surrounding the village green include the grade II listed Cross Keys to the north, Lilac House and former traditional agricultural buildings to the south west, Cleveland House (former Manor House) to the south east and the Post Office to the south (attached to the earlier farmhouse). These represent the most significant historic buildings within the village along with the Old Vicarage, Enfield House and Hazlecroft to the west, and Church House to the east.

7. The geology of the village centre is Chester Pebble Beds with nearby boulder clay, gravels and sandstone. This is reflected in the development of the village, specifically the use of sandstone, and the crucks and timber framing is thought to relate to the historic forest around Argoed (which means 'by a wood').
8. The village name has appeared in many forms, and was known as Chenardelei in the Domesday Survey of 1086. The name appeared as 'Kinnardinlle' in the 13th and 14th centuries which is understood to relate to fortification and raised ridges of land, in this case appearing to reference the elevated church site and possible earthworks to the north, south and south east. Kinnerley Church was the Mother Church of all the churches South of Oswestry, and there is documentary evidence of Kinnerley church as a Saxon Missionary Church from the 6th century.
9. Essentially, this area of Kinnerley represents an early medieval/Saxon settlement pattern with ecclesiastical origin on an elevated site, and its Saxon foundation is believed to be the catalyst for the village green layout (historically a large animal pound) surrounded by buildings now rebuilt numerous times over and tracks across the green which have now developed into roads. The Church and the Cross Keys appear to have been closely associated with the pre 1600 period with both constructed on earthworks which probably reflects the Mother Saxon Church needing to be seen as far as possible across the wider area.
10. A move away from this cluster can be seen in the development of yeoman houses in Vicarage Lane (Hazlecroft, Enfield House) dating to around the 16th or 17th Century. The 18th and 19th century saw the dominance of the simple late Georgian classical style and proportion which remains, stimulated by the agricultural wealth during the Napoleonic wars and achieved either through total rebuilding or with new brick skins as is the case with the Cross Keys where the embellishment took the form of a completely new building frontage. The Victorian and Edwardian eras saw the school, smithy and shop front addition to the earlier farmhouse constructed, with the Gothic school being located within the village green but now demolished. The shop front retains its overtly early 20th century facade of yellow/brown brick, polychromatic voussoir arches over the windows (blue and plain brick alternating), and its corner doorway with flat canopy and moulded surround.
11. As referenced above, an intriguing aspect of the archaeological form of the settlement relates to the raised earthwork on which the Church and Cross Keys sit, and which continues to the south. This raised land might have been utilised for the early defences of a fortified Saxon settlement though it is acknowledged that further investigation is required in this regard. The full Conservation Area Appraisal carried out by the Historic Environment specialist on behalf of the Parish Council is attached as Appendix 3.

Public Consultation

14. The formal consultation took place over a period of 3 weeks between 5th and 26th of April 2016. The Consultation included the following:
 - Written letter notification of the proposed Conservation Area to all buildings affected.
 - The proposals were advertised via the Shropshire Council website.
 - Laminated posters were put up on the two notice boards in the village.
 - The Local Member and local groups were informed of the proposals by email.
 - Relevant Council departments were consulted including Trees, Planning Policy and Development Management.
 - Historic England were contacted and raised no objections to the designation
15. Responses from local residents on the draft proposals were sought, residents could respond by phone, email or letter.
16. Only three comments were received, which included a comment of no objection from Historic England. Of the two comments received from local residents, one was neutral and referred to vehicle traffic speeds and more designations for pedestrians/cyclists. One of the comments received raised concerns at the designation and whether this was necessary in order to protect the Cross Keys building. Issues were also raised regarding the impact on house prices, and a one sided local view of the designation. However, some of these issues were addressed via email correspondence from the Conservation Officer.
17. No comments requested changes to the proposed boundary though the objection received did refer to an apparent lack of rationale for inclusion and omission of specific buildings.
18. Prior to requesting that Shropshire Council consider designating the Conservation Area, Kinnerley Parish Council had undertaken relatively extensive consultation which involved a drop in event, and a questionnaire completed by 41 people. Letters and questionnaires were also sent out informing residents of the drop in event and offering further opportunity to comment. The feedback to the Parish Council was largely positive and whilst there were 4 who disagreed that a Conservation Area was needed, the vast majority were clearly in favour of the designation.

6. Conclusions

19. A number of factors give rise to the significance and special interest of Kinnerley, most notably its original and historically significant layout and pattern of development including village green; its ecclesiastical origins and prominence of the elevated church site; the later dominant Georgian architectural style which remains prevalent; and the archaeological potential/interest of the raised earthworks surrounding the church, Cross Keys and to the south west of the village green.
20. Kinnerley is a settlement of significant historic and architectural character, and archaeological interest, with its original character largely intact given the survival of the village green and surrounding buildings. The Conservation Area will seek to

retain and enhance the quality of the local environment overall and its local distinctiveness, permitting appropriate new development which takes account of the area's special character. It also provides for greater opportunity to engage with the local community in managing the historic environment that they value.

21. Should the Council recommend this endorsement a Notice of Designation would be drafted and advertised as statutorily required.

6. Additional Information

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

See Appendices below.

Cabinet Member (Portfolio Holder)
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Councillor Malcolm Price

Local Member

Councillor Arthur Walpole

Appendices

Appendix 1 – Kinnerley Conservation Area proposed boundary map.

Appendix 2 – Public consultation letter, information sheet and responses

Appendix 3 – Full Conservation Area Appraisal submitted by Parish Council

Appendix 4 - Map of heritage assets supplied by Parish Council

Appendix 2 - Public consultation letter, information sheet and responses

Dear Sir or Madam,

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

RE: Proposed Kinnerley Conservation Area

PLEASE NOTE THIS AFFECTS YOUR PROPERTY

A recent Consultation Event was undertaken by Kinnerley Parish Council relating to the proposed Kinnerley Conservation Area. The Historic Environment Team at Shropshire Council is now undertaking formal consultation for the designation of this Conservation Area and you have received this letter as your property falls within the area which is proposed to be designated.

Conservation Areas are designated to preserve and enhance the special architectural and historic interest of an area. More information on Conservation Areas and how it may affect your property can be found on the attached leaflet and on the Shropshire Council website (search Conservation Areas).

Please also find enclosed a map which identifies the area to be covered by the Conservation Area. This is a **draft** map and is open to suggestions. If you would like to comment on the proposals, please do so in writing and/or highlight on the attached map.

You can return your comments and/or the attached map via post or email to one of the addresses below.

The consultation period for the proposed designation will end on Tuesday 26th April.

If you would like further copies of the maps, or you know of other residents who are included in the proposed boundaries who have not received a copy of this letter, or have any further questions please contact us. My contact details are below. Alternative contacts in the Historic Environment Team are Berwyn Murray and Joe Crook at historic.environment@shropshire.gov.uk or 01743 254608/01743 258725.

Yours Sincerely

Ruth Hitchen

Ruth Hitchen MA

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What is a Conservation Area?

Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as:

"...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."

This is a strictly applied definition and should not be confused with areas of outstanding natural beauty or other designated areas.

Conservation Areas are designated by the council, usually after public consultation, although this is not a legal requirement.

How are Conservation Areas chosen for designation?

Conservation areas vary, ranging from historic town centres to industrial and rural villages. They are designated usually because of their buildings, but they can also be designated because of their history, architecture, layout or private spaces, such as gardens, parks and greens, trees or street furniture. Conservation areas give broader protection than listing individual buildings, and all features within the area, listed or otherwise, are recognised as part of its character.

What does it mean for your property?

The Council has extra controls over the following:

- works to trees
- Demolition
- New development
- Advertisement
- Shop fronts
- Street furniture, surfaces and signage

With designation or extension of a Conservation Area there are more opportunities for grants or enhancement schemes.

Contact

Historic Environment Team

historic.environment@shropshire.gov.uk

01743 258725

Shropshire Council

Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Responses:

1. I regularly cycle through Kinnerley. To complement the Conservation Area can consideration be given to measures to reduce vehicle traffic speeds and make greater provision for cyclists and pedestrians?
2. I am directly affected by the proposal for a conservation area in Kinnerley. As I said in my original feedback to the very limited consultation exercise, I don't see that the case is proven. It seems to be a large bureaucratic sledgehammer to crack the Cross Keys nut. However I understand that the proposal is certain to go ahead so there's no real point in commenting further.
3. Of course some of the buildings, including mine, were not built in 1902, though I do understand that it's the area designation as opposed to buildings. It does seem strange that some buildings are included, whilst those adjacent are not, with no obvious rationale for that omission. May I ask:
Would it be your view, as an expert on the subject, that property values within the conservation area would be affected either way, or whether property sale may be in any way problematic?

and

I'm not concerned about new development as I have no intention of doing any of that myself. However have there been any surveys done into how people feel about living in a conservation area?

I'm still struggling to weigh up the advantages v disadvantages of living in a conservation area, the information provided via the parish council was very one-sided and never sought a view as to whether residents felt that a conservation area was needed or not. Hence my thought around fait accompli prior to "consultation." That thought has been enhanced by local comment recently so I was not at all certain of the point of seeking further clarification.

Customer directed to Historic England website links for some of the information requested, and clarified issue of consultation.

4. Thank you for your email, the contents of which has been noted. I can confirm that we have no comments to make on this occasion. Please keep us informed on the designation.

Best wishes

Susan

Susan Smith
Business Officer - West Midlands

Appendix 3 – Full Conservation Area Appraisal submitted by Parish Council

Conservation Area Appraisal for Kinnerley

Introduction and Background

Designation is necessary to sustain and enhance the quality of the built and natural environment in the core of Kinnerley and most pertinently to reinforce the archaeological potential of the area. English Heritage guidance specifically states ‘that archaeological remains, whether above ground structures, earthworks, or buried deposits, often contribute directly to a sense of place as well as representing a potential resource for research, interpretation and education. Mention in the management plan may be useful both as information for developers and for their conservation and protection. A medieval road pattern, former defensive features, watercourses, and the relationship of buildings to open spaces (so relevant around the green in Kinnerley) are historic elements which will determine the form of the conservation area today’.

Historic Characterization of the area has been done in response to a development threat and in conjunction with the local community who have identified areas ‘with previously misunderstood historic associations.’

It is believed that the proposal satisfies Paragraph 127 of the National Planning Policy Framework (NPPF) i.e. the area has sufficient special architectural or historic interest’ and has the following significance .

- 1) An original and historically significant layout visible in the modern street pattern with a village green (large animal pound in origin), houses grouped around it and tracks across the green which have become later roads.
- 2) Early medieval/Saxon settlement pattern with an ecclesiastical origin on an elevated site, the origin of which is under further research.
- 3) The fossilised village green, in origin a large animal pound, with possible origins in the early medieval period, with potential for enhancement and extension.
- 4) A particular style of architecture predominates, viz. late Georgian and is reflected in the upgrading of The Cross Keys, Cleveland House and Enfield House, and reflects period of prosperity and increased food production in conjunction with the Napoleonic Wars.
- 5) Victorian endeavour with encroachment onto the village green of a school and smithy and village shop (late Victorian/early 1900s), all showing a clear progression in village life after what may have been a period of shrinkage due to the Black Death.
- 6) An agricultural landscape based on the village green/animal pound, back lane, yeoman house development along Vicarage Lane, and surrounding fields with traces of ridge and furrow.

- 7) An open area based on the village green with clear historical associations and an important spatial element.
- 8) Historic development plots with archaeological potential.

Community Involvement

The community are invited to be proactively involved in identifying and agreeing to the general area that merits conservation area status. Members of the community have been involved in undertaking the initial survey work and compiling survey data. It is planned to publish the appraisal together with the results of the feedback form and in due course this may appear on the Local Authority website, in order to show how this consultation procedure has influenced the definition of special interest. If the Local Authority decides to designate the area they will publicise this by a notice placed in the London Gazette and in a local paper.

The Purpose of the Appraisal

This is designed to

- 1) Demonstrate the area's special interest by identifying important elements
- 2) Show what the community values, and identify beneficial change.
- 3) Define the character which it is essential to protect (plus neutral elements).
- 4) Inform the scale, form and content of new development

Location, Geology, Place name, and Context – The Origin and Development of Settlement.

Kinnerley is located to the SW of Oswestry and also of its nearest village, Knockin. The hamlets of Dovaston and Knockin Heath are situated to the north.

The Geology – is boulder clay and gravels, with some sandstone. All of this is reflected in the development of the village with crucks and timber framing reflecting the nearby forest around Argoed, sandstone walls and Hazlecroft which is largely sandstone, and good agriculture on the clay and gravel subsoil.

The Place Name

The name has appeared in many forms

Domesday Survey 1086- Chenardelei

1253- Kinardinlhe

1291- Kynardynllef

1292- Kynardlegh

1300s- Kinnardinlle.

Din-lle means the place of the fort or citadel which has always been reputed to have referred to Bellan Bank but as the latter is unlikely to have existed at the time of the Domesday survey 1086 the fortification may refer to the earthwork banks recently identified, e.g that running parallel to Back Lane, south of the Church and possibly also east of the Church.

Kin-ar or Chen-ar represents cefn or slightly raised ridge of land (ar means on or adjoining) and this appears to be a clear reference to the linear earthworks set out in the significance listed above.

The forest of Argoed (The District on the forest) adjoined Kinnerley and in Domesday Kinnerley is noted as encompassing half a league of wood.

The Church and its Context

Kinnerley is recorded as the district between the Welsh and the Saxons whose conversion began in the 6th century to judge from the prominent position occupied by St Ffraid (Brigid) in the annual festival commemorating the connection of Knockin daughter Church with the Mother Church of Kinnerley. This is the primary evidence for a Saxon Missionary Church at Kinnerley. The Knockin Church became independent in 1182-95. There is some possibility that the mother Church was originally founded by Celtic missionaries and that a preaching cross existed in or near Cross Field, and who in turn were supplanted by Saxon ecclesiastics. (basic data from the Shropshire Parish Registers)

In or around 1248 the living of the Church and the rectory itself was given to the Knights Hospitallers of the Order of St John of Jerusalem (head quarters at Halston). The order was dissolved and the tithes purchased by numerous people in other counties by 1710 (which suggests that the manor house had ceased to function by this date).

The old Church is recorded as having two aisles and with their respective chancels and the present tower. The base of the old font has pre-Norman decoration reinforcing the presence of a Saxon Church.

Historic Location and Setting. The Effect of Setting on the Area.

The location may well be the result of the presence of the former forested area of Argoed. This would have proved attractive to incoming Saxons whose buildings and artefacts were made of wood. They may have travelled by river alighting at the nearest river crossing (now at the Royal Hill PH) on the nearby River Vyrnwy. A river crossing existed here in recent times and may also have existed in earlier times. The substantial linear earthwork, if a natural feature (only archaeological investigation will clarify) and if already existing, would have proved attractive to Saxon settlers who were known to favour siting a settlement in the vicinity of such features, as they considered them to denote a place of special or magical meaning. Settlement would have involved considerable clearance of trees to create the open fields of ridge and furrow to the north west which continued in use in the Middle Ages and beyond until enclosure by agreement took place, probably from the 17th century onwards. Common land for communal grazing was cleared to the north and was colonized by a squatter which suffered clearance in yet more enclosure by 1840. This universal problem at this period would have caused great hardship, as it did all over England, as residents dependent on grazing their one cow, sheep and pig were forced into poverty.

By the 19th century when the village became an administrative focus for the surrounding farmland and farms, the setting had transformed into the enclosed fields we see today. This continuum of farming use was only interrupted by the necessity to build an extensive wartime munitions supply depot to the W which is majestic in its extent and form, consisting of brick buildings camouflaged with turf roofs. It is the

building of this area that may have resulted in the over-large road junction which obliterated a great deal of the village green.

Communications and Past Land Use

The road connections with Knockin, Knockin Heath and Dovaston to the north and with Argoed, Edgerley and Pentre to the west and south probably started as tracks across the 'green', that for Argoed being in a rectangular format and leading back into the village (now opposite the school). The surrounding settlements show a similar formation with roads surrounding a roughly rectangular formation. This may be all part of the early settlement pattern.

The 'green' is a former animal pound of some considerable size bounded by the Church to the north east, The Cross Keys to the north, Lilac House and the Vicarage (the garden of the latter encroaching onto the green?) to the south west and west respectively, and the Manor House and shop/farm to the south. It was a fundamental basis of farming life for early settlers whose stock would have been under constant threat from the Welsh and other neighbouring settlements. Cattle and sheep were currency, and 'cattle-rustling' was rife. Other encroachments onto the 'green' included the frontage range of the Cross Keys, the now demolished Victorian School, the smithy and the village shop, the last being the latest in the early 1900s.

The roads which now cross the 'green' started life as tracks across the forest, that to the north is shown as a cattle outgang on an early map and their purpose was to funnel stock into the surrounding fields, particularly the common land to the north, for grazing. These trackways continue across the landscape as winding tracks with steep bends, reflecting the line of the Saxon plough. The road to Kinnerley and Dovaston are particularly noticeable in this respect. The rectangular road system around Argoed may reflect a large clearing in the forest.

The development along Vicarage Lane, aside from the building of the Vicarage in the mid-late 18th century and which may have an earlier core reflects the consolidation by 16th/17th century yeoman farmers post the Black Death. The settlement in general shows some shrinkage and this is often attributed to the loss of a substantial population in the Black Death peaks of 1349 and 1361. Hazlecroft reflects a possible stone encapsulation of a 16th or 17th century farm house, and Enfield House may well have an earlier core or has been totally rebuilt from an earlier farmhouse in the early 19th century.

The Origin and Development of the Settlement- Economic and Social History

The village is a microcosm of village life in England from its earliest inception. The early settlers, believed to be Saxon, were avid farmers and initiated the field patterns we see today as can be read from their boundaries which are in a 'reversed S' shape. The 'green' is another manifestation of these early settlers who were highly desirous of protecting their valuable cattle.

The field patterns show a clear distinction between the former open fields of ridge and furrow to the north west (the bundling of these strips can be discerned in the field pattern) and the area of open heath or common to the north, in the vicinity of Heathwaen Lane (the name means meadow on the heath). The lane became the focus for a squatter settlement which in turn suffered destruction following parliamentary enclosure. Such squatters were a normal part of village life, grazing their single cow, sheep and pig and hens on the common. Parliamentary enclosure in the early-mid 19th century brought this land into the ownership of wealthy farmers and its occupants descended into poverty and hardship, wandering from village to village in an attempt to find labouring jobs.

Despite the best efforts of the enclosure commissioners at re-enclosing strips previously done by private agreement and straightening out roads they never succeeded in eliminating the early medieval road system and landscape. The bends and twists in the roads are testament to this.

No record exists of the shrinkage and desertion which must have accompanied the Black Death and diminished the number of medieval houses which may have existed clustered around the village green. This catastrophic era in the late 14th century and constant diminution of population meant that fewer houses survived to be rebuilt in later periods. These include the Manor House, the farmhouse behind the shop, Lilac House, and the Cross Keys around the Green and possibly Hazlecroft and Enfield House along a track leading from the 'green'.

If the Cross Keys PH was the former Church Ales House, built shortly after the recovery from the Black Death, its function may have been superseded by another building now called Church House by the 17th century and in all events its function, which was to raise funds by 'merry functions' may well have been frowned upon by the Puritans. Restoration of the monarchy could have heralded a revival in its fortunes as the village inn, and in the early 19th century this was further enhanced by the building of a classically designed frontage wing and large stable for traveller's horses. Like many such establishments it also ran a working farm which may have supplied food for the table at the Inn.

The Manor House descended the social scale to become yet another village inn, The Swan, possibly at the same time as the Cross Keys adopted the same function.

Whether it had ceased to be a manor house by the early 1700 when the demesne tithes were owned by a gentleman in Gloucestershire or even earlier it is difficult to trace. Like the Cross Keys PH it was re-fashioned in the early 1800s in the style of a gentry residence and has continued in this vein to the present day.

In the late 18th and early 19th century agricultural wealth stimulated by both the necessity to grow more food during the Napoleonic wars which cut off trade routes, and by considerable improvements in agricultural methods, resulted not only in the

new grand facades of the premier buildings (e.g. Cross Keys, Swan Inn, Enfield House) in the village but in the creation of farmyards of single function buildings (stables, cowhouses etc.) These existed at the Cross Keys and the Manor House, but only that accompanying the shop exists in any complete form same wealth stimulated the rebuilding of the Vicarage whether on a new site at this period or rebuilding on the same site (check maps).

The Victorians no longer operated the village green as an animal compound and saw it more as the centre of administration for the village and surrounding hinterland. The creation of a large village school in a Gothick style which considerably diminished the green may not have been a popular choice at the time and one wonders why another site was not found nearby, as the activities of for example Maypole dancing and general use of the green for socialising may well still have been popular. Its subsequent demolition has resulted in some re-instatement of the 'green'. The encroachment by the village blacksmith in a location near the village inns was probably deliberate to maximise passing trade.

Smithies were frequently placed on village greens, and were a key player in the village economy.

In the early 1900s the farm encroached onto the green with the building of a village shop. The grand 18th century house (and possibly earlier) house behind remains, as does the accompanying farmyard, which is a rare survival. The stimulus for the shop may have been selling milk initially, from the farm. The house occupies an enclosure in the plan of the settlement which approximates in shape to that for the Manor House.

Two World Wars have been a gone and presided over a stable village core which now operates in much the same way as it started nearly one and half millennia ago with an emphasis on trade rather than farming. New development of 20th century date has occurred in Vicarage Lane to the rear of the road through on the N side and to some extent on the S side, starting with a Modern Movement house and continuing throughout the late 20th century but none has interrupted the basic pattern of this part of the village. Other development has occurred in Back Lane on what must have been the Manorial enclosure or demesne farm, but the outline of this is still visible. Further development has occurred outside the village confines at Dovaston and Knockin Heath.

Impact of the Area's Historic Development on its Planform, Character and Architectural Style.

The Saxon foundation of the settlement is believed to be the catalyst for the 'green' village, i.e. buildings grouped around a village green. Although rebuilt many times over since their inception the grouping of the buildings reflect this planform for the village. Individual building groups reflect the position of their very much earlier predecessors facing into the village green. (e.g The Manor House, later Swan Inn, the shop and its farmyard, Lilac House, the Vicarage and the Cross Keys PH). The Church and the Cross Keys appear to have been closely associated in the period before 1600 as is shown on the map of the period, if the gothic hinge decoration on the latter is an indication of ecclesiastical use, and this is reinforced by the survival of the Cross Keys as a cruck framed open hall. More pertinently they appear to have been constructed on top of an earthwork. This may be a reflection of the initial preaching cross and then the Mother Saxon Church being needed to be seen across a wide landscape. A further manifestation of this earthwork runs parallel with Back Lane. The position of Back lane may reflect its presence and is a typical feature of post Norman conquest development.

The development of yeoman houses in Vicarage Lane which may be at least 16th or 17th century in origin (or earlier) i.e. Hazlecroft and Enfield House reflects a move away from farmhouses clustered around the 'green'.

In the early 1800s there is a clear desire for architectural embellishment to reflect a classical idiom and the most important buildings in the settlement vie with each other to display this classical revival style. (Cross Keys, Swan Inn, the former Manor House, and Enfield House). Whether this took the form of total rebuilding or new brick skins, without further investigation of individual buildings it is impossible to say except in the case of the Cross Keys where the embellishment took the form of a completely new frontage building.

In the Victorian and Edwardian period the school, smithy and shop frontage to the earlier farmhouse, were of their period and herald the 20th century development of the village with the construction of an early 20th C modern movement house.

Architectural Quality/Built Form/Archaeological Remains

The importance of the area is more archaeological than architectural with the exception of the most notable buildings such as the Church, Cross Keys PH, Cleveland House (former Manor House), farmhouse behind the shop, Lilac House and Enfield House, plus Hazlecroft. The early 19th century classical design which repeats throughout the village is a manifestation of agricultural wealth in conjunction with the Napoleonic wars and a general increase in agricultural wealth following what is known as the Agrarian Revolution.

The Vicarage with its mid-late 18th century Palladian window shows an even earlier Georgian improvement as befits the status of its rector who was regarded as a gentleman. Hazlecroft is also mid-late 18th century externally although this improvement may mask an earlier building, this being true of all pre-Victorian buildings.

The impressive Victorian school with its Gothick connotations is no longer present and the Smithy is of a simpler format. The shop is overtly early 1900s with its yellow/brown stock bricks, polychrome voussiour arches over the windows, (blue bricks alternating with plain bricks) and its corner doorway with flat canopy set within a moulded surround similar to that around the shop front. Amazingly and thankfully this has changed little for the whole of the 20th century.

The archaeological form of the settlement is considerably significant. The Church and the Cross Keys may well be sitting on was a continuous raised earthwork which continued to the south where it has remained unmolested by anything other than agriculture. The earthwork may have initiated the inception of the settlement by having a magical quality or it may be two sides of a defence. Of the two options the former may be more plausible as the location of the known earthwork is on the wrong side of the settlement to defend against a Welsh incursion unless further banks existed forming a Saxon Burgh and which were removed during the Norman conquest. Certainly the settlement was held by two Saxon thegns at the time of the Domesday survey in 1086 named Dunning and Algar and this may have included the mill recorded as standing where Victorian Brookfield Farm is now although it is not mentioned. Mills generally are on the site of their Saxon predecessors. The survey records the replacement of the Saxon thegns by a tenant of the Norman Earl Roger called Ernucion. (Eyton – Antiquities of Shropshire). Directly owned by Henry 11 in his reign commencing 1154 Kinnerley became the object of Welsh aggression by the Welsh Prince Llewellyn when it was regarded as being as important as Whittington Castle. Kinnerley was finally captured by Llewellyn in 1223. Reference is constantly made to Kinnerley castle and this has always been assumed to be Belan Bank but in reality this is some distance from the village and there is no proof that this could not have been a fortified Kinnerley village, its very name meaning citadel or fort. Were there more high banks at Kinnerley which were removed by the Normans or later royals to reduce the defensive quality of the settlement which may have been attractive to the Welsh? The two raised islands of land on the south side of the village running behind the former Manor house on the east side and the shop/farm on the west side and the formation of back lane have all the hallmarks of Norman or later village planning and may not be associated with the inception of the village green.

Open Spaces, Green areas and Gardens

The green is obviously the most significant open space but it needs enhancement and possible further reclamation if the relationship of this important public space is to dominate over private space.

The major earthwork to the east of Back Lane is an important landscape feature which every effort must be made to preserve. This area needs management i.e. mowing and generally to be brought into the general sphere of village use instead of being shut away in a backwater.

The road winding down to Dovaston is an important visual public space opening out into the green and bounded by sandstone walls which reinforce the importance of its entry onto the village green, possibly cutting through an earthwork bank.

Vicarage Lane is a more intimate public space and narrows at its west end to the width of what was present for the early trackway and is discernible on early maps. This lends it a special significance and this needs reinforcing. It has been somewhat artificially widened at its east end.

The entrance onto the green from the School and Argoed from the south is of the same narrow format and is bounded on both sides by two of the most important buildings in the village, the farmhouse associated with the shop to the west and the former Manor House to the east. They make a dramatic entrance to this side of the village.

The garden of the Old Vicarage makes a contribution to the green setting as do the hedges down Vicarage Lane, and the new cemetery.

The plantation of young trees to the north, bordering the recreation ground and Heathwaen Lane is an important backdrop to the village core.

Designated and Non-designated Heritage Assets

Whilst the Church and the Cross Keys PH are now Grade 11 listed there is a distinct paucity of any other statutory protection in the area. This is somewhat surprising given the quality of Cleveland House (former Manor House and then Swan Inn), The Old Vicarage and Enfield House to name but a few of the key buildings, which clearly demonstrate clearly their 18th and early 19th century architectural credentials. In fact all the key historic buildings that are not Victorian encroachments have similar credentials, some of which is hidden behind high hedges or only visible in a private yard and many like the Cross Keys PH will have an early core. Hazlecroft is overtly late 18th century on the outside with its sandstone frontage with keystone lintels is probably a good example of this. Even plain buildings such as the smithy range have an important contribution to make to the historic form of the village and are thus important for this reason. All need to be part of a conservation area.

The earthworks need considerable further investigation as some appear to have lost definition due to the building of the Parish Hall, in particular have no protection and yet they could be the very basis for the Citadel or Fort that gives the village its name. They are also important undesignated heritage assets, hence the need for recognition and incorporation into a conservation area.

Both undesignated and designated buildings and the undesignated earthworks make a major contribution to the village townscape.

Local Distinctiveness and Sense of Place.

Kinnerley could almost be described as the village that time forgot. It has the following amazing attributes but their physical manifestations have latterly been poorly understood.

- A key fortified Saxon settlement either by natural or man-made earthworks.
- A missionary Church responsible for the conversion to Christianity of surrounding settlements e.g. Knockin
- A key strategic border outpost equivalent to Whittington Castle fought over by Welsh Princes and the King of England.
- A stud farm for the rearing and care of warhorses for the Marcher Lords (Anglo-Normans) and which must thus have been capable of considerable protection.

The survival of the village green and the village grouped around it is remarkable but this aspect needs reinforcement.

The earthworks are testimony to the events set out above but have been forgotten or are not generally seen by those passing through and their presence, although so clearly contributing to the sense of place, needs reinforcing.

The Victorian encroachments encouraged the delineation of private space with hedges, fences and boundaries that interrupt the open aspect of the village green. A major feature is the Cross Keys PH and if its surrounds become part of the green once again much would be achieved in reinforcing the presence of public open space. This building together with the Church, the Shop and Cleveland House are the major players in reinforcing local distinctiveness by delineating the village green. The PH in particular is so clearly The Inn on the Green.

The road system, originating in tracks crossing the village green now dominates the green because of the excess of tarmac and this is a situation which deserves further thought and potential management.

The Planning Policy Context

The National and Local Policy Framework

- Local Authorities have the power to designate Conservation Areas under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, as an area of Special Architectural or Historic Interest – the character of which it is desirable to preserve or enhance.

Special character is not just made up of buildings but of other features which contribute to particular views and the familiar and cherished scene. Viz.

- Layout of the village

- Roads, paths and boundaries
- Characteristic buildings and their uses
- Archaeological features
- Public and private spaces- gardens and village greens.
- Trees and open spaces

After designation permission is required:-

- To demolish a building with a volume of more than 115 cubic metres
- To demolish gates, fences, walls or railings of more than 1m high next to a highway/public footpath/bridleway or public open space.
- To demolish a gate, fence, wall or railings more than 2 metres high elsewhere.

With the objective of protecting trees that make a significant contribution to the Conservation Area, six weeks notification is required to the Local Planning Authority for removal of trees

- For trees having a trunk diameter of more than 75mm when measured 1.5m above ground level.
- A trunk diameter of 100mm if reducing trees in a plantation to benefit growth of other trees.

Appendix 4 - Map of heritage assets supplied by Parish Council

