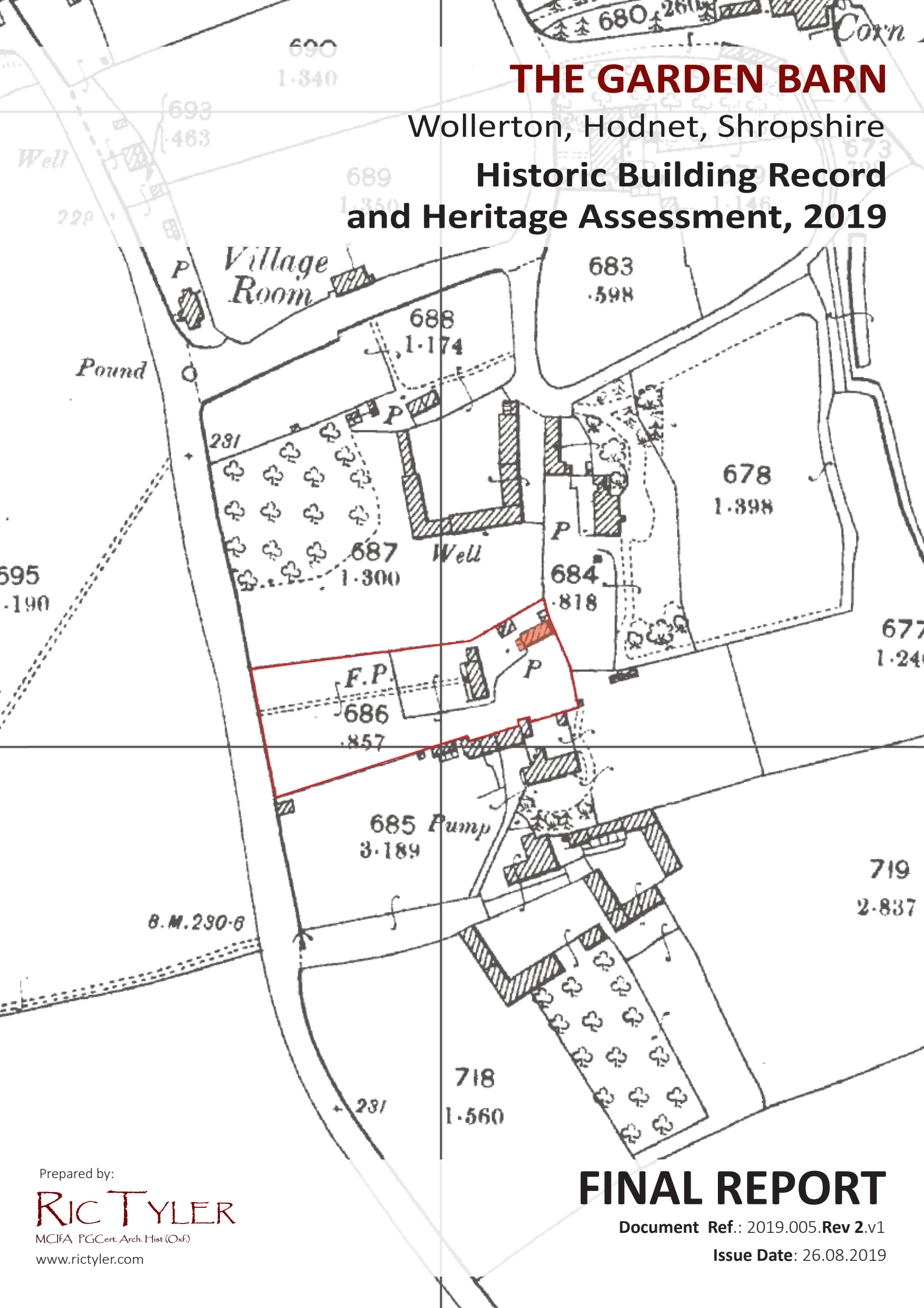


THE GARDEN BARN

Wollerton, Hodnet, Shropshire

Historic Building Record and Heritage Assessment, 2019



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FINAL REPORT

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Parish: Hodnet CP

NGR: centred on SJ 62429 29642

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Statutory Designation: None

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Cover image: Extract of Ordnance Survey 25in. edition map of 1902.

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TABLE OF CONTENTS

<i>Summary</i>	1
1 INTRODUCTION	3
1.1 Background to the Project	3
1.2 Designations	5
1.3 Planning History	6
1.4 Scope of the Report	6
1.5 Acknowledgements	6
2 AIMS AND OBJECTIVES	6
3 METHODOLOGY	7
3.1 Documentary Research	7
3.2 Structural Recording and Analysis	7
3.3 Setting	8
4 HISTORICAL BACKGROUND AND CONTEXT	8
4.1 General Historical Context	8
4.2 Designated Heritage Assets	10
4.3 Historic Environment Record	10
5 CARTOGRAPHIC SOURCES	10
5.1 Early Maps and Views	10
5.2 Historical Ordnance Survey Maps	14
6 OTHER SOURCES	16
6.1 Census Data (see Appendix E)	16
6.2 The 1910 Finance Act Valuation Office Survey	17
6.3 20 th -century Occupation	18
7 BUILDING DESCRIPTION	19
7.1 Overview	19
7.2 Exterior	19
7.3 Interior	21
7.4 Setting	22

8	DISCUSSION	24
8.1	Origins and Development.....	24
8.2	Assessment of Importance	24
8.3	Assessment of Impact of Proposals	25
8.4	Setting.....	26
9	CONCLUSION	26
10	SOURCES AND BIBLIOGRAPHY	28

List of Illustrations within main text

Site Location (Google Earth aerial photograph dated 27.06.18)	3
Domesday Book entry for Wollerton ('Uluretone')	7
Extract of Speed, 1577 and Rocque, 1752.....	11
Detail extract of Fenna's survey map of 1815	11
Detail extract of Hodnet tithe map of 1840	13
Summary of change of ownership, 1815-40.....	14
Ordnance Survey maps of 1881/1902 (extracts)	15
Ordnance Survey 1maps of 1954 and 1967-70 (extracts)	15
1911 Census Return for Hawkstone View	16
1910 Finance Office Valuation Survey.....	17
Comparative Aerial photographs of 1999 and 2010.....	18
Key plan of Garden Barn showing elements described in text	19
Plan of Old Hall Gardens showing Hawkstone View and Garden Barn	23

List of Tables

Table 1: Listed buildings within immediate vicinity of Garden Barn	10
Table 2: Hritage Assets on Shropshire HER within immediate vicinity of Garden Barn	10
Table 3: Schedule accompanying Fenna's Poor Rate Survey of 1815	12
Table 4: Apportionment accompanying tithe map of 1840	13-14
Table 5: Assessment of Importance of Heritage Assets	24
Table 6: Criteria for determining mangnitude of impact	25
Table 7: Criteria for determining significance of effects	25

List of Figures

Figure 1:	Location Plan
Figure 2:	Detailed Location Plan; modern aerial photograph.
Figure 3:	Designated Heritage Assets in vicinity of Garden Barn.
Figure 4:	Thomas Fenna's 1815 Poor Rate 'Survey of the Township of Wollerton'.
Figure 5:	Extract from Hodnet Tithe Map of 1840.
Figure 6:	Evolution of Garden Barn on historical maps, 1815-1970.
Figure 7:	Garden Barn; north elevation.

- Figure 8: Garden Barn; south elevation.
 Figure 9: Garden Barn; west and east elevations.
 Figure 10: Garden Barn; ground floor plan.
 Figure 11: Garden Barn; first floor plan.
 Figure 12: Garden Barn; indicative cross-sections (a) transverse and (b) longitudinal.

List of Plates

Building Record

- Plate 1: Detail of brickwork (south elevation).
 Plate 2: Detail of dentilated eaves band.
 Plate 3: Detail of two-course, Grinshill stone plinth (south elevation).
 Plate 4: North elevation of Garden Barn viewed from northern access driveway.
 Plate 5: Blocked former coach/cart entrance (with timber lintel over).
 Plate 6: Vertical SJ (arrows) to west side of former coach/cart entrance.
 Plate 7: Detail of 2-leaf door to [G1b], inserted into blocked coach/cart entrance (NB. lintel over).
 Plate 8: Modified door to stable [G2] (left) beneath segmental brick arch.
 Plate 9: Timber and corrugated-iron lean-to wood store abutting north elevation of Garden Barn.
 Plate 10: South elevation of Garden Barn.
 Plate 11: Inserted doorway to west end of south wall.
 Plate 12: First floor window lighting [F2].
 Plate 13: Iron end-plate to transverse tie-rod.
 Plate 14: East gable end of Garden Barn.
 Plate 15: Pigsty 1 'outlet', erected against west gable of garden barn NB. feed chute to front wall.
 Plate 16: Collapsed bounding wall of pigsty 2 outlet to west gable of Garden Barn.
 Plate 17: Feed chute serving feed trough (outlet 1).
 Plate 18: Blocked doorway, formerly serving inlet 2.
 Plate 19: [G1]; prop supporting ceiling beam.
 Plate 20: [G1a] looking north with inserted partition to right.
 Plate 21: [G1a] looking south with inserted partition to left.
 Plate 22: [G1a]; blocked door formerly serving outlet 2.
 Plate 23: [G1b] looking south.
 Plate 24: Window with 'hit & miss' vent; [G1b](N wall).
 Plate 25: Former stables [G2] looking south-east.
 Plate 26: Trimmed ceiling void to first floor over [G2] indicating former ladder access.
 Plate 27: Socket and scar to south wall suggesting former stalling partition.
 Plate 28: Blue-brick flooring with line of drainage channels.
 Plate 29: 1F space [F1] with connecting door to [F2], looking south-east.
 Plate 30: KP truss over [F2], looking south-west.

Setting

- Plate 31: Access lane opening off Mill Road, with restored timber-framed barn to left.
 Plate 32: South end of access lane approaching Garden Barn site.
 Plate 33: Restored timber-framed barn (Shrops HER 13942) to west side of access lane.

- Plate 34: Modern garage associated with 'Old Barn', to east side of access lane, immediately north of Garden Barn site.
- Plate 35: Unsympathetic 'mower and garden store' of 2003 forming part of northern boundary of Garden Barn site.
- Plate 36: Hawkstone View, west front looking east.
- Plate 37: Rear elevation Hawkstone View (right) and Old Hall/Old Hall Cottages (centre/left) seen from west end of Garden Barn.
- Plate 38: View towards Garden Barn from terrace to north of Old Hall Cottages.
- Plate 39: View towards tea-rooms from Garden Barn, looking south.
- Plate 40: Timber-framed gable end of Old Hall (right) and Old Hall Cottages (left), looking north-east.
- Plate 41: Old Hall with south wing of 2001 to right.
- Plate 42: Old Hall Cottages, looking north-west.
- Plate 43: Tea Rooms infill block between Old Hall Cottages and detached former coach house.
- Plate 44: Hawkstone View seen from Garden Barn (N).
- Plate 45: Hawkstone View seen from Garden Barn (S).

List of Appendices

- Appendix A:** Written Scheme of Investigation.
- Appendix B:** Register of Project Drawings.
- Appendix C:** Register of Project Photographs.
- Appendix D:** Copies of List Entries for adjacent Heritage Assets.
- Appendix E:** Transcript of Historical Census Data.

THE 'GARDEN BARN'

Wollerton, Hodnet, Shropshire

Historic Building Record and Heritage Assessment, 2019

Summary

An historic building record and heritage assessment was undertaken in August 2019 in respect of the 'Garden Barn', Wollerton, Hodnet, Shropshire (NGR SJ 62429 29642) at the request of Mr. Richard Linington of Linington Design, Wentnor, Shropshire working on behalf of the site owners, Mr. and Mrs. J. Jenkins of Wollerton Old Hall. The project was commissioned to supplement existing information pertaining to the building, a redundant agricultural range of late-18th/early-19th-century date, in order to enhance understanding of its significance in the context of an outline planning application (Shropshire Council Planning ref. 19/03175/OUT) for its demolition and replacement by a new domestic building. The study was required by Shropshire Council, under the terms of National Planning Policy Framework (NPPF) and Shropshire Council's 'Site Allocations and Management of Development' (SAMDev) Plan, to inform the application process.

The building record has established that Garden Barn is a structure of considerable antiquity being first indicated, albeit in a significantly different form, on a map of 1815, and that it has developed and changed considerably over time. Historically associated with 'Hawkstone View' to the west, and originally forming part of a wider agricultural complex, the building originally functioned as a coach/cart house and probable stables with hayloft/storage over, the coach/cart house element being subsequently converted to use as a loose box and to house two pigsties. Although not statutorily or locally listed, nor lying within a designated Conservation Area and not included on the County Historic Environment Record, the building is nonetheless not without merit and is of some intrinsic historical significance, and can thus be seen to meet the criteria for the status of 'local' significance in cultural heritage terms. The evolution of property boundaries and loss of the associated agricultural complex, largely gone by the late-19th century, has however effectively removed the barn from any form of immediate historical context, while the conversion of most of the former subsidiary ranges of both Pound Farm to the north and Wollerton Farm to the south to residential use, effected in more recent years, has resulted in the agricultural context of the Garden Barn being significantly eroded. The barn appears to have long since fallen into disuse, and has been described as such since at least the 1980s.

Given its location, views of the barn site from the 'public domain' are highly restricted, and there is limited if any appreciation of either the structure or its setting from without its immediate plot boundary, partly as a result of extensive boundary planting and surrounding structures. The setting of the Garden Barn itself has been influenced and impacted upon by historical boundary changes and a number of relatively recent developments, in particular a number of buildings abutting the site boundary. The development of the Garden Barn site, either by demolition and replacement or indeed by conversion of the extant structure, would have the potential to change the experience of a number of nearby designated heritage assets, in particular the Grade II listed Wollerton Old Hall and the Grade II listed Old Hall Cottages, though the extent of intervisibility with the application site in both cases, and thus the potential for visual impact and intrusion, is highly restricted. The principal 'open' sight-lines from Garden Barn are towards the rear (eastern) elevation of Hawkstone View, reflecting the historical association of the two buildings. There is no intervisibility with other designated assets, viz. Pound Cottage/Wollerton Farm and so any development of the Garden Barn site would have no appreciable, significant impact upon those assets or their setting.*

It is concluded that, while it would appear to be difficult to justify the removal of the Garden Barn on heritage grounds alone, any determination will hinge largely upon the question of the structural integrity of the extant structure and its suitability for conversion. While not seeking to anticipate the results of a structural survey of the barn, currently in preparation, it is noted that proposals for conversion of the building have historically been rejected on two occasions by North Shropshire District Council, first in 1988 on the grounds that the building was of 'limited architectural merit and an unsound state of repair', and again in 2006 when it was argued that it had not been established that the building was in a sound enough condition to be 'capable of conversion without extensive rebuilding'. While appreciation of, and attitudes towards the historic built environment have evolved over the past 30 years in line with changing Government guidance and policy, the fact that the barn has been repeatedly considered to be structurally unsound and unsuitable for conversion is clearly relevant in the case of the current application. Should the structural integrity of the building ultimately be found to make retention unfeasible, mitigation of loss of the heritage asset and minimisation of impact upon surrounding heritage assets may be achieved in part through a process of sensitive design in terms of the form, size, massing, detailing and materials of any replacement building at the site, and the use of appropriate boundary treatments.

THE 'GARDEN BARN'

Wollerton, Hodnet, Shropshire

Historic Building Record and Heritage Assessment, 2019

1 INTRODUCTION

The current report outlines the results of a programme of historic building recording and heritage assessment undertaken in August 2019 in respect of the 'Garden Barn', Wollerton, Hodnet, Shropshire (NGR 62429 29642).

1.1 Background to the Project

Site Location

- 1.1.1 The 'Garden Barn' is located in the village of Wollerton, near Hodnet in north-east Shropshire on the western bank of the upper Tern valley.¹ Wollerton is situated within the civil parish of Hodnet, c.7km south-west of the market town of Market Drayton and 21.5km north-east of the county town of Shrewsbury (Figure 1). The village is of scattered form with the historic core located to the south around Wollerton Old Hall and with 19th-century and more recent development extending to the north and north-west. The former Shrewsbury-Newcastle turnpike road passes through the village, to the west of Old Hall, though the opening of the A53 Hodnet/Wollerton bypass in September 2003 removed the majority of through traffic.



Site location (© Google Earth; image dated 27.06.2018).

¹ Although the building will be shown below to have originally served a more specific purpose, viz. coach/cart house and probable stables, the general, generic descriptive term 'barn', used in all current and historical planning materials related to the site, will be adhered to in the following document for consistency when referring to the structure as a whole.

- 1.1.2 The 'Garden Barn' lies adjacent to the north of the late-16th-century, Grade II* listed Wollerton Old Hall,² and the Grade II listed Old Hall Cottages (aka. 1 and 2, Wollerton);³ it is centred on NGR SJ 62429 29642 and lies at an elevation of c.74m AOD. The site is located to the east end of a plot historically associated with a property known, since the early 20th century at least, as 'Hawkstone View' (see Figure 2 and inset above; Plate 36),⁴ a domestic dwelling of probable 18th-century date, though the site has since 2002 formed part of the lands associated with Old Hall gardens⁵ and is currently accessed from the north via a trackway opening off the south side of Mill Road to the north, and passing to the east of Pound Court.
- 1.1.3 The Garden Barn comprises a freestanding, brick built structure, set largely on stone footings, rectangular in plan aligned approximately east-west, rising through two storeys beneath a pitched roof, gabled to east and west. The remains of two pig sties abut the barn to the western gable end. A full description of the building is given at §.7 below.

Planning Background

- 1.1.4 An outline planning application (ref. **19/03175/OUT**)⁶ was made on 13th October 2018 to Shropshire Council (SC),⁷ under the terms of the Planning (Listed Buildings and Conservation Areas) Act, 1990 in respect of the 'erection of a single dwelling following demolition of barn' to the north of Old Hall, Wollerton, Hodnet. Works are detailed in the application documentation as follows:

'It is proposed that the existing building be demolished, salvaging as much of the building material as possible for re-use in the building of a new structure. The proposed residential unit will be on the existing building's footprint, taking in the footprint of the existing pig pens to the west elevation of the building... the height of the new building will not exceed that of the existing structure.'

(R Linington, Design and Access Statement, 13.10.18)

- 1.1.5 At the time of preparation of the current document, the application is pending consideration. This Historic Building Record and Heritage Assessment has been required by SC under the terms of National Planning Policy Framework (NPPF, 2019) and Shropshire Council's SAMDev Plan (2015), to inform the application process.⁸

National Planning Policy Framework⁹

- 1.1.6 Section 16 of National Planning Policy Framework (MoHC&LG 2019, 54-57) addresses 'Conserving and Enhancing the Historic Environment'. The relevant paragraphs are as follows:

Para 189:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a

² <https://historicengland.org.uk/listing/the-list/list-entry/1055350> (see **Appendix D (i)**). Shrops. HER 13939.

³ <https://historicengland.org.uk/listing/the-list/list-entry/1176518> (see **Appendix D (ii)**). Shrops. HER 13940.

⁴ The name 'Hawkstone View' would appear to be an introduction of the early-20th century, being first listed in historical electoral registers of 1910 and the census return of 1911 (see §.6 below). The property name will be used here for reasons of convenience, though it has not been established that it was actually in use at an early date.

⁵ Hawkstone View itself, in common ownership with Old Hall / Old Hall Cottages since 2002, was sold to its current owners in 2018.

⁶ <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?keyVal=PUOSWGTD06Z00&activeTab=summary>.

⁷ Original application (ref. 18/04848/OUT) was withdrawn in December 2018 pending the undertaking of bat survey, subsequently completed in May/July 2019 (Churton Ecology).

⁸ See R Hitchen (SC) Conservation Team Comment dated 08.08.19.

minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 199:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Shropshire Site Allocations and Management of Development Plan (SAMDev)¹⁰

- 1.1.7 Local planning guidance is set out in the Shropshire Site Allocations and Management of Development Plan (SAMDev, adopted December 2015); Policy MD13: The Historic Environment states that:

Policy MD13:

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

- 1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.*
- 2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.*
- 3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.*
- 4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.*

1.2 Designations

Statutory Designations

- 1.2.1 The garden barn is not statutorily listed, nor does it lie within a designated Conservation Area. It is not considered to constitute a 'curtilage building' of the Grade II* listed Wollerton Old Hall.

Non-Statutory Designations

- 1.2.2 The garden barn is not 'locally listed' and is not included on the Shropshire Historic Environment Record (HER), although its status as a non-designated heritage asset¹¹ has been established as part of the current planning application process.¹²

⁹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
¹⁰ <https://www.shropshire.gov.uk/planning-policy/local-planning/samdev-plan-2006-2026/the-plan/>

1.3 Planning History

1.3.1 A number of historical planning applications are listed on the Shropshire Planning Register in respect of the garden barn, as follows:

- **NS/88/00649/FUL:** Conversion of existing disused barn into dwelling; refused. Appeal dismissed.
- **NS/06/00099/FUL:** Change of use and extension of existing barn to create lecture room; refused.
- **18/04848/OUT:** Erection of single dwelling following demolition of barn; withdrawn (see fn.7).

1.4 Scope of the Report

1.4.1 No formal project brief was issued in respect of the recording and assessment work, which was thus undertaken in accordance with a 'Written Scheme of Investigation' (WSI; see **Appendix A**) submitted to, and approved by, the Conservation Team of Shropshire Council in advance of work.¹³ A record commensurate with a hybrid 'Level 1/2' record as defined by Historic England was informally advised by the Senior Conservation Officer (North Area) of Shropshire Council.¹⁴

1.4.2 The recording, research and report preparation have been undertaken in accordance with requirements set down in the *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA, 2014a) and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA 2014b), and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*, (ALGAO, 1997). Guidelines set down by Historic England in *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE, 2016) and *Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets* (HE, 2017) have been followed.

1.5 Acknowledgements

1.5.1 The report was commissioned by Mr. Richard Linington, of Linington Design, Wentnor, Shropshire, working as agent on behalf of the site owners / applicants Mr. and Mrs. J. Jenkins of Wollerton Old Hall, to whom thanks are extended for help and cooperation throughout.

1.5.2 Thanks also to Ms. Ruth Hitchen, Senior Conservation Officer for Shropshire Council (North Area), to Ms. Yvonne Mason at Shropshire Council Planning Department (Oswestry), and to staff at the Shropshire Archives, Castle Gates, Shrewsbury.

1.5.3 Documentary research, site recording and assessment were undertaken by Ric Tyler MCI(A) who also wrote, collated and illustrated the current report.

2 AIMS AND OBJECTIVES

2.1 As noted above (§.1.4.1), an assessment and record commensurate with a hybrid 'Level 1/2' record was informally advised by the Senior Conservation Officer (North Area) of Shropshire Council. Historic England's

¹¹ See NPPF Annexe 2; Glossary.

¹² Info. Ms. Ruth Hitchen (SC Senior Conservation Officer, North Area) *pers. comm.* (telephone conversation 12.08.19).

¹³ E-mail exchange R. Tyler / R. Hitchen (SC), 13.08.19.

¹⁴ See fn. 9. See also Historic England comments; J. Taylor (HE) to R. Hitchen (SC) dated 15.08.19 (ref. P01096131).

'Understanding Historic Buildings: A Guide to Good Recording Practice' (HE, 2016) defines 'Level 1' and 'Level 2' surveys as follows:

- 'Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.' (HE 2016, 25).
- 'Level 2 is a **descriptive record**... It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project'. (HE 2016, 26).

- 2.2 The record included an assessment of the contribution of the building's setting, together with its influence upon the setting of nearby designated heritage assets in accordance with Historic England guidance set out in 'Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets' (HE, 2017).

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 A search was made of all relevant and readily available published and unpublished documentary source material, including historic maps, early photographs, drawings, paintings and written descriptions, and primary and secondary sources related to the site held by the Shropshire County Archives, Castle Gates, Shrewsbury. Standard on-line sources including The National Archives (www.a2a.org) were also consulted. A search of Shropshire Council's Historic Environment Record (HER) was made via Heritage Gateway (see §.4.3),¹⁵ while historical planning materials were reviewed via the Shropshire Council on-line planning register (<https://www.shropshire.gov.uk/planning/applications>). A full list of sources is given at §.10 below.

3.2 Structural Recording and Analysis

- 3.2.1 The study comprised an examination of all safely accessible areas of the building¹⁶ and the compilation of drawn, photographic and written records thereof, as follows:

Drawn Record

- 3.2.2 The drawn record comprised the preparation of plans, cross-sections and elevations sufficient to illustrate the dimensions, features and construction, phasing and development of the building so far as practicable from a

¹⁵ Due to SC staff absence at the time of preparation of the current report, no formal HER search has been undertaken though, given the availability of listings via Heritage Gateway, this can be seen to have had no significant effect upon the integrity of historical research

¹⁶ The semi-derelict condition of the barn meant that, due to health and safety considerations, the upper floor level was not fully physically accessible; visual access only was made by means of ladder.

non-intrusive survey. Records were based upon pre-existing survey data where available,¹⁷ otherwise site drawings were prepared at an appropriate scale in pencil on archivally stable drafting film, measurements being obtained by a combination of taped measurement and hand-held laser (disto). Site drawings, listed at **Appendix B**, form the basis for Figures 7-12 below.

Photographic Record

- 3.2.3 To complement the drawn survey, a photographic record was made comprising high resolution digital photography using a Nikon D3000 DSLR camera (10MP), commensurate with a 'Level 2' record. Where practically feasible, photographs included graded photographic scales; a selection of site photographs, listed at **Appendix C**, are included within the present report.

Written Record

- 3.2.4 A written record was generated by way of annotations to site drawings and as free text to accompany the drawn and photographic records, and forms the basis for the building description below. This extended to cover a summary of the buildings form and type, its function (historically and at present), materials of construction, date and sequence of development so far as practicable from a non-intrusive survey.

3.3 Setting

- 3.3.1 S66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires that special regard should be given to the desirability of preserving the setting of listed buildings. NPPF (Annexe 2: Glossary) defines the setting of a heritage asset as 'the surroundings within which it is experienced'; elements may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral. Setting is not itself a heritage asset, nor a heritage designation – its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance' (HE 2017, 4); whilst no statutory protection is extended to the setting of other heritage assets, para. 190 of NPPF requires an assessment of the significance of heritage assets that may be affected by a development proposal, including any contribution to their significance made by the setting of those assets.
- 3.3.2 The record of the barn therefore included an appraisal of the building within its immediate physical and historical context and an assessment of the contribution of the building's setting, together with its influence upon the setting of nearby designated heritage assets.¹⁸

4 HISTORICAL BACKGROUND AND CONTEXT

4.1 General Historical Context

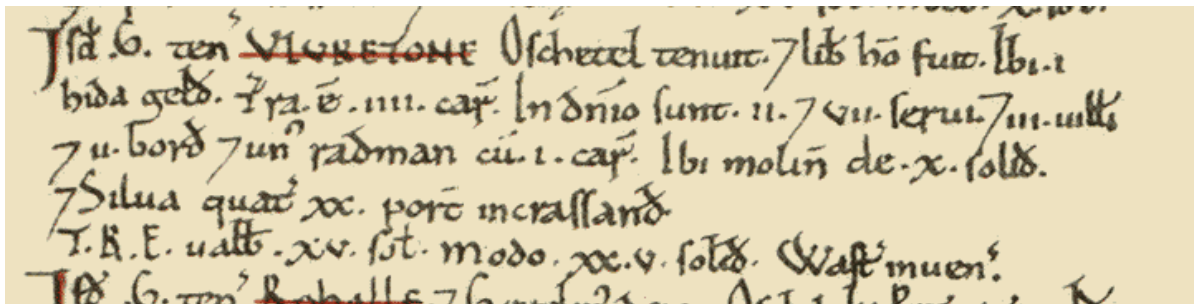
The Manor of Wollerton

- 4.1.1 Wollerton was a Saxon manor, its name deriving most probably from 'Wulfrun's tun' viz. the farm of Wulfrun, a combination of OE 'tun', a fenced area or enclosure, and 'Wulfrun', an AS female personal name (Gelling 1990, 319-20; Poulton-Smith 2009, 153). At the time of compilation of Domesday Book (1086), Wollerton (rendered

¹⁷ Linington Design, drawing nos. 20518.wd.02/04 of September 2018.

¹⁸ Historic England, 2017 'The Setting of Heritage Assets' (second edition).

as 'Uluretone')¹⁹ in Hodnet Hundred and formerly in the hands of Eskil, a free man, was held by Gerard de Tournai-sur-Dive, under Roger de Montgomery, Earl of Shrewsbury. It is recorded as having comprised one taxable hide, with land for four ploughs, two ploughs in Lordship, seven slaves, three villagers ('Villans'), two small-holders ('Bordars') and a rider ('Radman') with one plough. There was a mill rendering ten shillings, and woodland for the fattening of 80 pigs. It was valued at 25s, having appreciated from 15s in 1066, though it is recorded as having been 'waste' when Gerard took possession (Williams and Martin 2002, 709).



Domesday Book entry for Wollerton ('Uluretone'); source: <https://opendomesday.org/place/SJ6230/wollerton/>.

- 4.1.2 The manor was granted to Shrewsbury Abbey, founded by Roger de Montgomery, by Gerard's daughter and heir Sybil and her husband, Hamo Peverel,²⁰ and was to remain in the Abbey's hands down to the Dissolution in the mid-16th century (1536-41), at which point it was valued at £14. 5s. Soon afterwards, it was acquired by Rowland Hill,²¹ a London merchant and ancestor of the Hills of Hawkstone and Attingham, later passing by marriage to the Barker family.
- 4.1.3 An 'Indenture Tripartite' dated 10th June 1593 between Richard Branthwayt, Rowland Barker and Richard Lochard of Bretton records the transfer of Barker's Wollerton estate, initially leased to Branthwayt and transferred to Lochard for a payment of £1,000 (Morris, 1992). The most significant part of the estate was '*all that capital messuage in Wollerton aforesaid... the said Rowland Barker lately did inhabit commonly called or knowne by the name of the Hall or Mansio place of Wollerton aforesaid*'. The Lochards retained the Wollerton estate throughout the 17th century, residing at the Old Hall (*ibid.*), until it was bequeathed in 1687 to one Thomas Borrowes (or Burrowes) of Stoke-upon-Tern,²² ultimately passing largely to the Dickens, an old local family related to the Lochards, with the lands subsequently being largely divided up and leased.
- 4.1.4 By 1780, the manor had been sold to the Reverend Reginald Heber, the Heber family, originating from Yorkshire, having inherited Hodnet Hall²³ and its associated estates in the early-18th century.
- 4.1.5 Bagshaw's Directory of 1851 describes the village as follows:

WOLLERTON is a straggling but pleasantly situated village a little more than a mile E.E. by N. from Hodnet. At the census of 1841 there were 46 houses and 231 inhabitants; it contains 1,334A. 2R. 6P. of land, the principal owners of which are A.C.H.Percy Esq., Viscount Hill, Walter Minor Esq., Mr. Richard Whitfield, Mr. William Massey, Mr. John Beacall, Mr. Samuel Brayn and Mr Thomas. Pritchard. There is a small independent chapel with a residence for the minister, situated on rising ground not far from the turnpike road leading from Hodnet to Market Drayton; it was built

¹⁹ The name has been rendered historically as, *inter alia*, 'Wlureton' (1121), 'Wluruntun' (1135), 'Wulfrinton' (1200) and 'Wolverton' (c.1291), with Gelling (1990, 319-20) recording the first use of the modern spelling 'Wollerton' in 1535 (*Valor Ecclesiasticus*).

²⁰ http://search.shropshirehistory.org.uk/collections/getrecord/CCA_X972_1_1_1_2_1/.

²¹ Shrops. Archives, ref. 6000/6083.

²² Recorded as Lord of the Manor in a Court Roll of 1710 (Morris, 1992).

about half a century ago and will accommodate about 120 hearers; the congregation in under the pastoral care of the Rev. Daniel Davies. The tithes of Wollerton are commuted for £196. 1s. 1d. The township is watered by the River Tern, on the banks of which there is a corn mill.

4.2 Designated Heritage Assets

- 4.2.1 As noted above (§.1.2) the garden barn currently under consideration is not statutorily or locally listed nor is it included on the Shropshire HER, though it has been identified as a non-designated heritage asset as part of the current planning application process. A number of statutorily listed buildings are located within the vicinity of the barn however (see Figure 3), and are presented here in tabulated form; full listed building entries are presented at **Appendix D**.

Building Name	Grade	LB ID ref.	SC HER No.	Brief Description
Wollerton Old Hall	II*	1055350	13939	House, late-C16 th , surviving timber-framed wing of former larger house, extended by current owners in late-C20 th .
Old Hall Cottages	II	1176501	13940	Pair of houses, mid-C17 th , timber-framed with brick nogging.
Wollerton Farmhouse	II	1389650	20323	Red brick house, early-C18 th with later alterations.
North Barn at Wollerton Farm	II	1389651	20234	Timber-framed former threshing barn, early-C18 th timber-framed
Pound Cottage	II	1366817	13936	Cottage, latterly divided, c.1600 with later additions. Timber-framed.
The Pound	II (SAM)	1307879	00741	Brick-built, late-C18 th animal pound.

Table 1: Listed buildings within immediate vicinity of Garden Barn.

4.3 Historic Environment Record

- 4.3.1 A search of the Shropshire Historic Environment Record (HER) via Heritage Gateway revealed three entries, in addition to the listed buildings summarised above, in the immediate vicinity of the Garden Barn:

HER Ref.	Name	Designation	Brief Description
08021	Early Medieval Wollerton	N/A	Settlement of late-Saxon to medieval date
13942	Barn belonging to 'Riverside'	---	Restored, post-medieval 'black and white' barn.
25073	Wollerton Farm	---	Farmstead identified by Historic Farmsteads Characterisation Project, 2008-2010

Table 2: Additional sites recorded on Shropshire Historic Environment Record (HER) in immediate vicinity of Garden Barn.

5 CARTOGRAPHIC SOURCES (MAP REGRESSION)

5.1 Early Maps and Views

County Maps

- 5.1.1 The village of Wollerton is illustrated on a number of early county maps of the 16th, 17th and 18th centuries, rendered 'Wullerton' on Saxton's *Salopiae Comitatus* of 1577 and Speed's map 'Shropshyre Described' of 1610

²³

Demolished and rebuilt in 1867-71 in the neo-Elizabethan style to the designs of Anthony Salvin (Newman and Pevsner 2006, 301).

(inset, below left), and as 'Woollerton' on John Rocque's map of 1752 (inset, below right). None of these maps are of a sufficient level of detail to draw any tangible conclusions as to the extent of the village or the form of specific buildings.



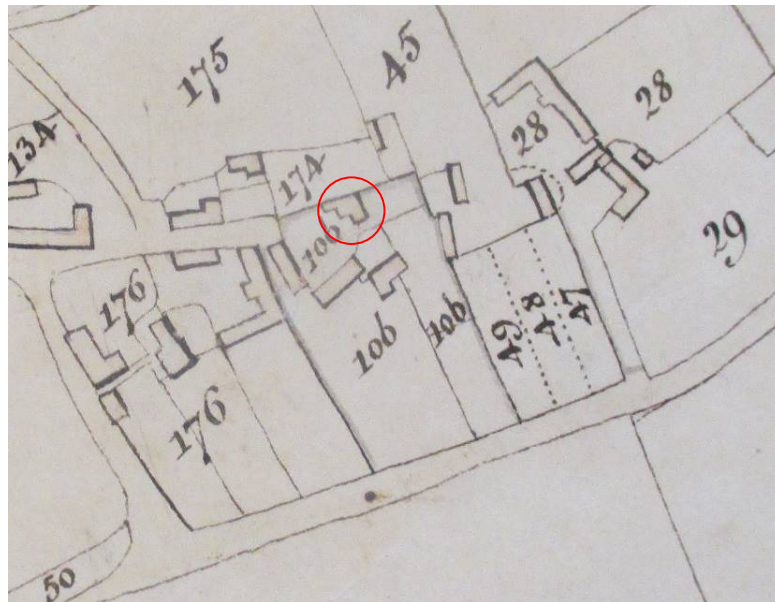
Extract of Speed's Map of 1610.



Extract of Rocque's Map of 1752.

The Poor Rate Map, 1815

- 5.1.2 The earliest map to show the village in any detail, and to illustrate the Garden Barn itself, is a Survey of the Township of Wollerton by the Cheshire surveyor Thomas Fenna, prepared for the purposes of a valuation for levying a rate for the relief of the poor and 'laid down from an admeasurement taken in the year 1815' (SA ref. P132/B/7/9; see Figure 4 and detail extract, inset below).



Detail of Thomas Fenna's 1815 survey of Wollerton showing Garden Barn (circled).

- 5.1.3 A number of sites are clearly recognisable, including 'Pound Farm' (Plot 176),²⁴ Wollerton Farm (Plot 28) and Old Hall (part of Plot 45; minus its C20th-wing); plots 48/9 are listed as 'dwellings with gardens' and evidently include the paired 'Old Hall Cottages' (aka. 1 and 2 Wollerton). The 'Garden Barn' is clearly marked, to the rear of 'Hawkstone View', though it is shown at that date to have occupied a significantly different footprint than the surviving, rectangular range, larger and composite in form. The property was also associated with a number of other buildings, no longer extant, together grouped as plot 106 (see inset above), which extended northwards to abut the rear of the south range of the courtyard farm buildings associated with Plot 176. Two long, free-standing rectangular ranges were arranged at right angles immediately to the north-east of Hawkstone View, defining the western and northern sides of an irregular foldyard accessed via a track off Mill Road from the north, of which the Garden Barn occupied the south-east angle; the western range almost touched Hawkstone View to the south. An accompanying schedule (SA ref. Fiche P132/275-7; see table 3 below) records plot 106 as 'House, Garden, Yard, Orchard, Garden etc.' in the ownership and occupation of one William Massey Snr. Other village centre properties are recorded as follows:

Plot	Description	Owner	Occupier	Size		
				A	R	P
28	House, Outbuildings, Yard, Garden &c.	Richard Heber Esq.	Thomas Hampton	1	1	38
29	Garden Croft	Richard Heber Esq.	Thomas Hampton	1	2	38
45	House and Garden	Richard Heber Esq.	John Boulton	1	1	3
47	Garden and Grass Flatt	Richard Heber Esq.	John Boulton	0	1	5
48	Dwelling and Garden	Richard Heber Esq.	Richard Edgley	0	0	33
49	Dwelling and Garden	Richard Heber Esq.	Richard Davis	0	0	36
106	House, outbuilding, Yard, Orchard, Garden &c.	William Massey Snr.	Himself	1	2	8
134	House, Outbuildings, Yard, Garden Malthouse &c.	William Massey Jnr.	Himself	1	2	25
174	House, Yard, Garden &c.	William Astley	Himself	0	1	27
175	'The Yard'	William Astley	Himself	1	3	4
176	House, Outbuildings, Yard, Garden Malthouse &c.	Assignees of Dickens		1	2	38

Table 3: Relevant extracts from schedule accompanying Thomas Fenna's 1815 survey of Wollerton.

- 5.1.4 Plot 176 ('Pound Farm') is described in a set of particulars dating to 1815 as '*all that very desirable and commodious FREEHOLD ESTATE (formerly belonging to Rowland Dicken), situate in Wollerton in the county of Salop, comprising a Messuage, or Dwelling House; Malt House; Drying Kiln; newly-erected Building, heretofore used as a Wool Warehouse; excellent Barn; new-erected Granary; Cow Houses; Cart Lodge; good Stables; Piggery; Henhouse; and other Buildings; together with two excellent Kitchen Gardens, a well-planted Orchard, a Hemp Butt, and commodious Yard*'.²⁵ The farm was soon afterwards acquired by the Masseys, who are recorded as owners in the tithe survey of 1840 (see below), thereby consolidating the family's holdings (see inset at §.5.1.6).

Tithe Map, 1840

²⁴ Comprising the extant 'Pound Cottage' and 'Pound Court' (The Stables / The Hayloft / The Old Barn), the name 'Pound Farm' being used for the ensemble in sales particulars of 1962 (SA ref. SC/46/68). A pair of further related buildings, lost before the 1st edition OS map of 1881 (see below), are shown to have formerly been located flanking the south side of Mill Road, to either side of the access drive to Pound Cottage (these are also shown on a plan accompanying sales particulars for 'an estate belonging to the late Rowland Dicken' of 1815; SA ref. 372/2/2/49/1, see §.5.1.3 below).

²⁵ Shropshire Archives, ref. 327/2/2/49/1.

- 5.1.5 The Hodnet tithe map (SA ref. Fiche PF132/9/1; see Figure 5 and inset below) was prepared in 1840 and presents essentially a similar picture to the 1815 survey.



Detail of Hodnet Tithe Map of 1840 showing Garden Barn (circled).

- 5.1.6 The apportionment accompanying the tithe (SA ref. Microfilm [160/9]) lists relevant village centre properties as set out at table 4 below. Plot 106 of the 1815 plan is here subdivided to form two plots (21/22), though both are recorded as being in the possession of William Massey Jnr. Garden Barn formed part of plot 22, which is listed simply as 'orchard' although it included the two long, perpendicular ranges defining the foldyard to the east in addition to garden barn, while plot 21 is listed as a 'homestead', incorporating the domestic dwelling known as Hawkstone View. Plot 24 (formerly Plot 134 in 1815) remained in Massey's hands,²⁶ while 'Pound Farm' (Plot 23) had been acquired, presumably from the assignees of Dicken. Two William Masseys, father (55) and son (25), are recorded in the Hodnet census return of 1841, residing at a property in Wollerton called 'White House' (though see §.6.1.3 below); as none of the properties are named in the early maps or accompanying schedules, however, it is not possible to identify to which of the three dwelling houses (Plots 22/23/24) the name applies. Massey Snr. is recorded as a farmer while his household also included his son, Richard (25) and wife, Elizabeth (55), together with three servants and four agricultural labourers.

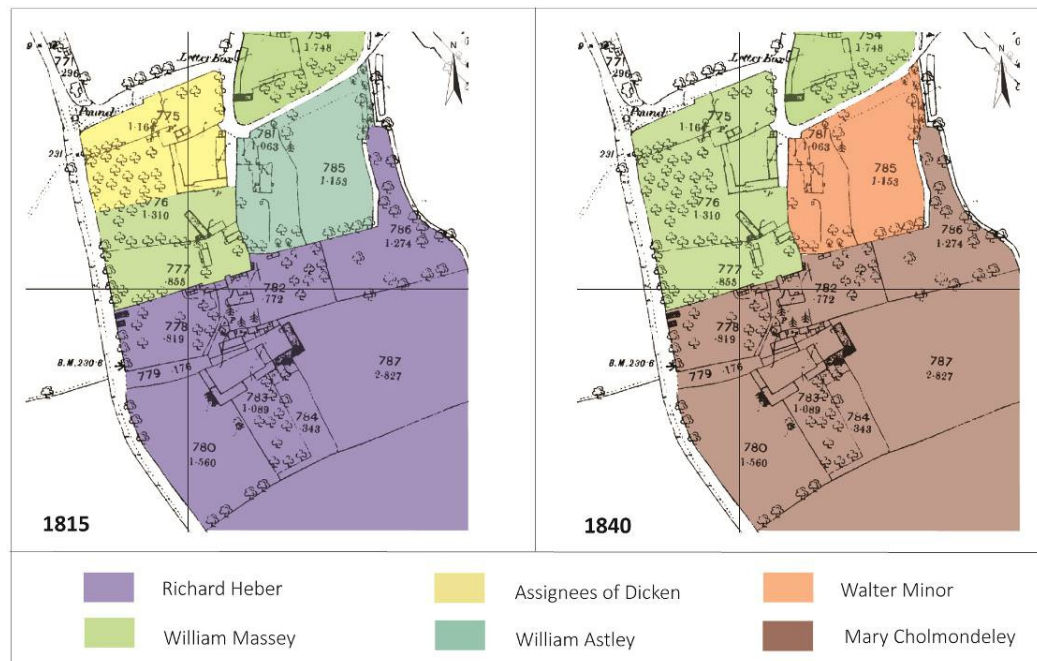
Plot	Description	Owner	Occupier	Size		
				A	R	P
11	Orchard	Mary Cholmondeley	Richard Belliss	0	3	16
12	'The Yard'	Walter Minor	Rev. MacCauley and Samuel Henricks	1	3	4
13	House, Garden &c.			0	1	27
14	House and Garden	Mary Cholmondeley	Richard Belliss	1	1	3
15	Homestead	Mary Cholmondeley	Thomas Hamilton	1	1	38
17	Garden Croft	Mary Cholmondeley	Thomas Hamilton	1	2	38
18	Grass Flat	Mary Cholmondeley	Thomas Hamilton	0	1	5
19	House and Garden	Mary Cholmondeley	William Dowler	0	0	38
20	House and Garden	Mary Cholmondeley	William Jones	0	0	36
21	Homestead	William Massey Jnr.	Himself	0	1	20

²⁶

Plot 24 is currently occupied by a small modern bungalow, known as 'Bank Field' and first illustrated on OS mapping of 1967-71, (extended in 1993; Planning ref. NS/93/00893/FUL), together with associated outbuildings and a large storage shed; a former substantial house, agricultural ranges and outbuildings, shown on 19th-century maps and in early OS coverage, have subsequently been removed.

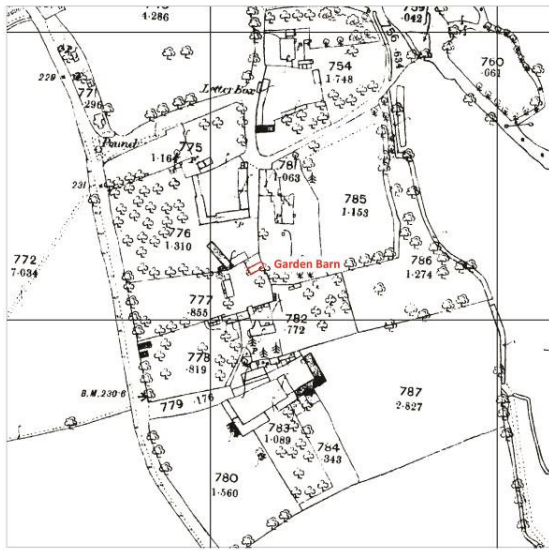
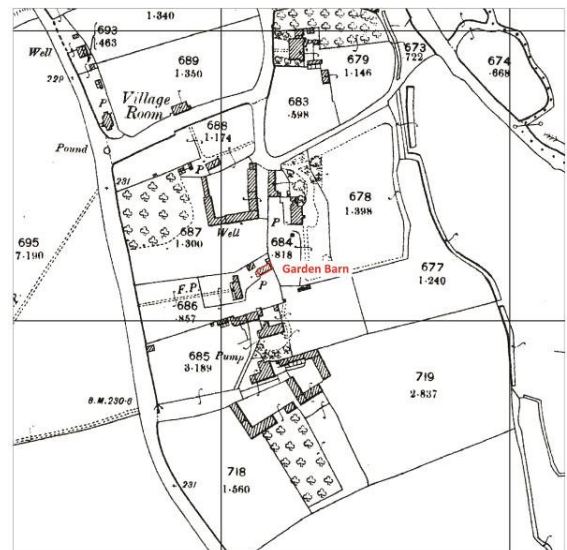
22	Orchard	William Massey Jnr.	Himself	1	0	20
23	House, Outbuildings, Malt Kilns &c.	William Massey Jnr.	Himself	1	2	38
24	House, Buildings &c.	William Massey Jnr.	Himself	1	2	25
25	Homestead	Samuel Brayne	Himself	1	3	16

Table 4: Relevant extracts from schedule accompanying Hodnet tithe map of 1840.



5.2 Historical Ordnance Survey Maps

- 5.2.1 The earliest Ordnance Survey map examined as part of the current project is the first edition 1:2500 County Series map of 1881 (see inset below left), which clearly shows the Garden Barn set against the rear, eastern boundary wall of the long garden plot associated with Hawkstone View. By this date, the boundaries had evolved somewhat since the tithe map of 1840, with the wall extending westwards from the south-western angle of the Pound Farm courtyard ranges having been removed, and a new, east-west aligned wall having been introduced c.30m/100ft. to the south, creating a narrower plot and suggesting a sub-division of the Massey holdings and a reorganisation of the lands associated with Pound Farm and Hawkstone View. Perhaps associated with this reorganisation, the northern, east-west aligned agricultural range formerly defining the northern side of the foldyard previously associated with Garden Barn, had been removed by this date though the range formerly defining the western side survived.
- 5.2.2 The extent of the Garden Barn (see Figure 6c) clearly equates with the footprint of the building as survives to the present day, rectangular in plan aligned approximately east-west with two pig sties shown abutting the western gable end. A short wall is shown extending northwards from the north-west angle of the barn, forming a small enclosed yard to the north side of the building.

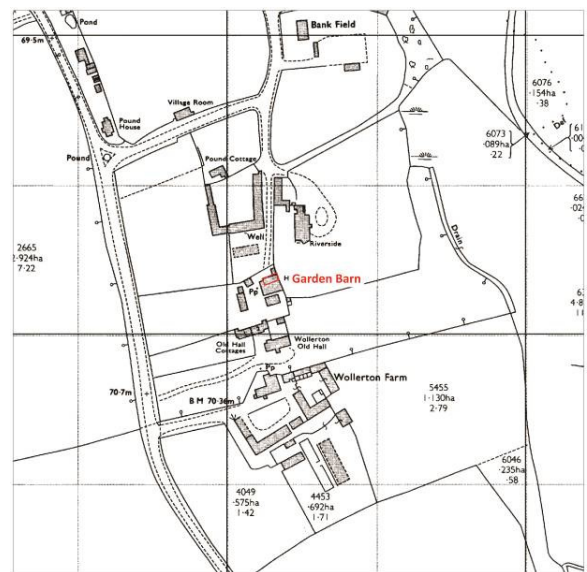
1st Edition Ordnance Survey 1:2500 map of 1881 (extract).

Ordnance Survey 1:2500 map of 1902 (extract)

- 5.2.3 A broadly similar arrangement is illustrated in the 2nd edition map of 1902 (inset above, right; Figure 6d) though it is apparent that, by that date, a small, bi-partite extension had been added to the east end of the north elevation, in the area currently occupied by a timber and corrugated iron wood store. A pump is indicated to the west end of the barn while a small, rectangular lean-to structure had been erected, backing onto the northern boundary wall of the garden plot, north-west of the barn. The garden plot itself had been sub-divided by the introduction subsidiary wall enclosing Hawkstone View Cottage, and curving north-eastwards to meet the south-western angle of the barn, though both plots are shown to be in common ownership. A long, straight footpath is shown approaching Hawkstone View from the west. Further afield, it is apparent that the final range formerly defining the western side of the foldyard originally associated with Hawkstone View, illustrated on early maps and still extant in 1881, had been removed by this date.



Ordnance Survey 1:10,560 map of 1954 (extract).



Ordnance Survey 1:2500 map of 1967-70 (extract).

- 5.2.4 The next available Ordnance Survey edition is the 1:10,560 map of 1954 (inset, above left; Figure 6e) which, due to its scale, does not depict the garden barn in great detail, though it would appear to be little changed from the 1902. An unshaded, rectangular structure is shown to the south side of, and running parallel to the south range of the foldyard buildings of Pound Farm, presumably the 'capital metal 4-Bay Dutch Barn' referred to in a set of sales particulars for that farmstead dating to 1962,²⁷ occupying approximately the footprint of the range formerly defining the north side of the early foldyard associated with Hawkstone View (shown on the early maps of 1815 and 1840).
- 5.2.5 Significant changes had taken place by the time of the 1967-70 edition 1:2500 map (inset above, right; Figure 6f), where a substantial extension to the barn is indicated to the south side of the extant structure, more than doubling the footprint of the range, while a secondary, rectangular block had been introduced immediately to the south thereof, separated by a narrow passageway; neither of these structures survives to the present day. The curving boundary wall first seen on the 1902 map had been removed and the plot associated with Hawkstone View re-amalgamated.

6 OTHER SOURCES

6.1 Census Data (see Appendix E)

- 6.1.1 With the exception of certain larger houses and farms in the township, property names are generally absent from the historical census returns, making the identification of lesser properties such as 'Hawkstone View' and 'Old Hall Cottages' somewhat problematical. Indeed, Hawkstone View, within whose curtilage the garden barn formerly stood, would appear to be a later appellation, first used in the 1911 census,²⁸ at which time it was occupied by one John Gibbons, aged 42, an army pensioner together with his wife Sarah Anne.

CENSUS OF ENGLAND AND WALES, 1911.

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.

The contents of this Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, or in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

Number of Schedules... 26
(To be filled up by the Enumerator and returned)

NAME AND SURNAME	RELATIONSHIP to head of family	AGE and SEX	PARTICULARS as to MARRIAGE		PROFESSION or OCCUPATION of every person		BIRTHPLACE of every person	NATIONALITY of every person	DEFERRED
			For Males	For Females	Personal Occupation	Industry or Service with which worker is connected			
John Gibbons	Head	42	Married	Army Pensioner	360	413	0	Malpas, Cheshire	
Sarah Anne Gibbons	Wife	35	Married					Malpas, Cheshire	
Emily Ann Gibbons	Daughter	7	Single					Malpas, Cheshire	

(To be filled up by the Enumerator)

(To be filled up by, or on behalf of the Head of Family or other person in occupation, or in charge, of this dwelling)

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: John Gibbons
Printed Address: Hawkstone View, Malpas, Cheshire

1911 Census return for Hawkstone View, the first known use of the name (www.ancestry.co.uk)

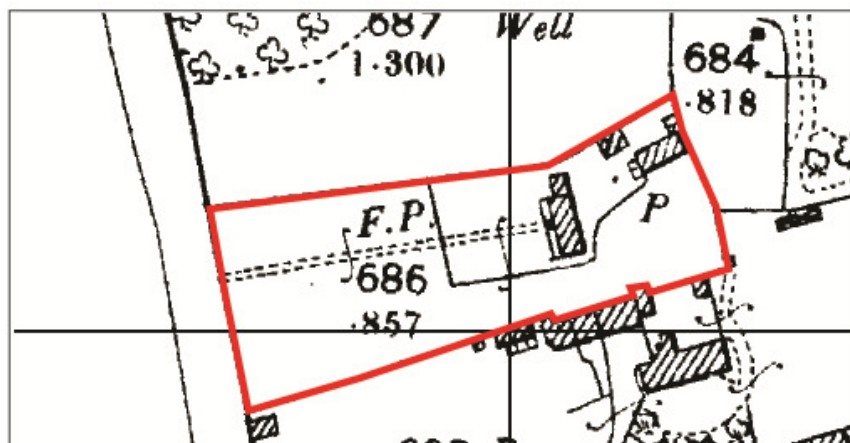
²⁷ Shropshire Archives ref. SC/46/38.

²⁸ Hodnet Parish, Enumeration District 9, Registration District 354, Sub-District 1; Schedule No. 26. The house is described as comprising 6 rooms (including kitchen but excluding scullery, landing, lobby, closet and bathroom).

- 6.1.2 The property is not identified in earlier returns, though by reference to adjoining properties (specifically Wollerton Hall which is generally named) and/or tenants, and by correlating with the 1911 returns, assuming a consistent pattern of listing, it is possible to work backwards chronologically. It would thereby appear that the house was occupied in 1901 by one Thomas Poole (railway platelayer) and his wife Alice and, prior to that, for an extended period (1851-91) by Benjamin Hope (variously recorded as a wheelwright and/or carpenter), together with his wife Sarah and family (daughter Sarah, son George).
- 6.1.3 The earliest census returns for 1841 are somewhat ambiguous. Benjamin Hope, then aged 25, is recorded at Bean Bank, Wollerton, with his wife Sarah and three children. Given that William Massey Jnr. is recorded as occupying Plots 21/22 (homestead/orchard) in the tithe survey of one year earlier (Table 4 above), it might be expected that this would be reflected in the 1841 census. Two separate William Masseys are listed as heads of household in Wollerton in 1841, however, aged 60 and 55 respectively and therefore neither brothers nor father/son (possibly cousins?). The younger William is listed at a property named 'White House',²⁹ a farmer with a household of ten including a son, also William aged 25, 3 female domestic servants and 4 agricultural labourers ('ag. labs.'). The older William, a farmer and maltster, resided at a property closer to Old Hall (adjacent properties are occupied by Richard Belliss and William Dowler; see tithe apportionment, plots 14/19) with a household of 8, including family members, 2 female domestic servants and 2 ag. labs. The second William's recorded occupation as a 'maltster' may indicate that he was living at Pound Farm (Plot 23 on tithe survey), another Massey possession which is known to have been furnished with a malt house and drying kiln (1815 sales particulars: SA ref. 327/2/2/49/1). This would suggest that one of the Old Hall Cottages together with Hawkstone View may have been unoccupied at that time of the census survey.

6.2 The 1910 Finance Act Valuation Office Survey

- 6.2.1 Hawkstone View is recorded in the 1910 Finance Act Valuation Office Survey, Shropshire OS Sheet XV.16, hereditament No. 194, described in the accompanying field books as land (301) and house (302) in the ownership of Algernon Heber-Percy of Hodnet Hall and the occupation of John Gibbons (see 1911 census, above). The combined property extended to 3R 17P with a rateable value of 15s (land) and £8. 10s. (house).



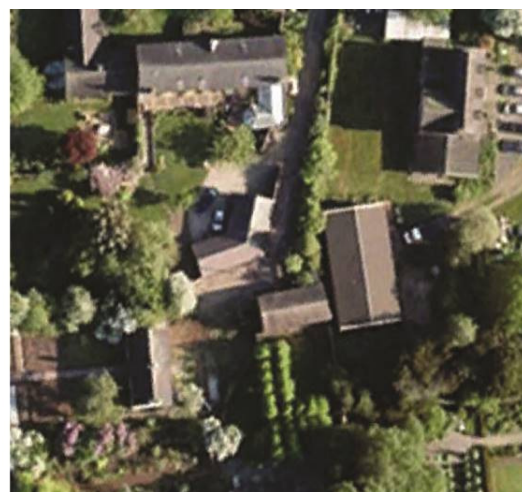
Extent of hereditament No. 194 (Hawkstone View) on 1910 Valuation Survey (overlay to 1902 OS map)

²⁹

Possibly the property previously at 'Bank Field' (Plot 24 on tithe survey); the older William Massey is also listed at White House in 1851, then aged 71 and recorded as a farmer of 180a, with the entry following that of Walter Minor, listed in 1840 as the owner of Plot 13 ('Riverside').

6.3 20th-century Occupation

- 6.3.1 In contrast to the evident stable pattern of occupation of Hawkstone View in the 19th century, the 20th century saw a succession of occupiers, evidenced by historical electoral registers and trade directories. In 1910, one Henry Morris is recorded in the electoral registers (although this would appear to be at odds with the records of the 1910 Valuation Survey, above), while from 1915 to 1923, Charles and Sarah Cole are listed. In 1924 and 1926, John, Richard and Ethel Emily Churton were recorded at the property³⁰ while, from 1930 to 1939, registers list Arthur Frederick and Dorothy Martha Gouldbourne (Arthur Gouldbourne is also listed at Hawkstone View in Kelly's Directories of 1934, 1937 and 1941). From 1945 to 1955, the house was inhabited by Ernest and Alice J. Hendley, and from 1957 to 1972 by John W. and Sarah J. Gwynne, while Miriam H. Foster, together with Diane M. and Helen C. Foster, is first recorded in 1975. Miriam Foster ultimately sold the house in 2002 to Mr. and Mrs. Jenkins of Old Hall, the purchase made principally for the amenity of the associated lands (J. Jenkins, *pers. comm.*), to be used in association with the Old Hall gardens, with the house remaining unoccupied until its recent sale in 2018.³¹
- 6.3.2 Reference to aerial photographic coverage via Google Earth indicates that significant changes to the setting of the garden barn took place between 1999 and 2010 (inset below) associated, in part, with the development of the gardens at Wollerton Old Hall, effected since 1984 by the current owners. To the south of the barn, the plot to the rear (east) of Hawkstone View was laid out after 2002 as gardens associated with the extended public tea room facilities of Old Hall, itself erected in 1997,³² a development that can be seen to have had a beneficial impact on the visual setting of the barn itself. Of particular significance has been the erection of a large, brick-built range immediately to the east of Garden Barn, on the lands associated with 'Riverside', for which no planning materials have been identified, while a further, a single-storey, brick-built 'mower and garden store' associated with The Old Barn range of Pound Court, a building of little architectural merit, was built hard against the northern boundary of the yard to the north side of Garden Barn, west of the access drive, an extension to a pre-existing, though modern, garage.



Comparison aerial photographs from 1999, left and 2010, right (Google Earth).

³⁰ John Churton is recorded as a farmer at Wollerton in trade directories of 1905 through to 1922, though not after that date.

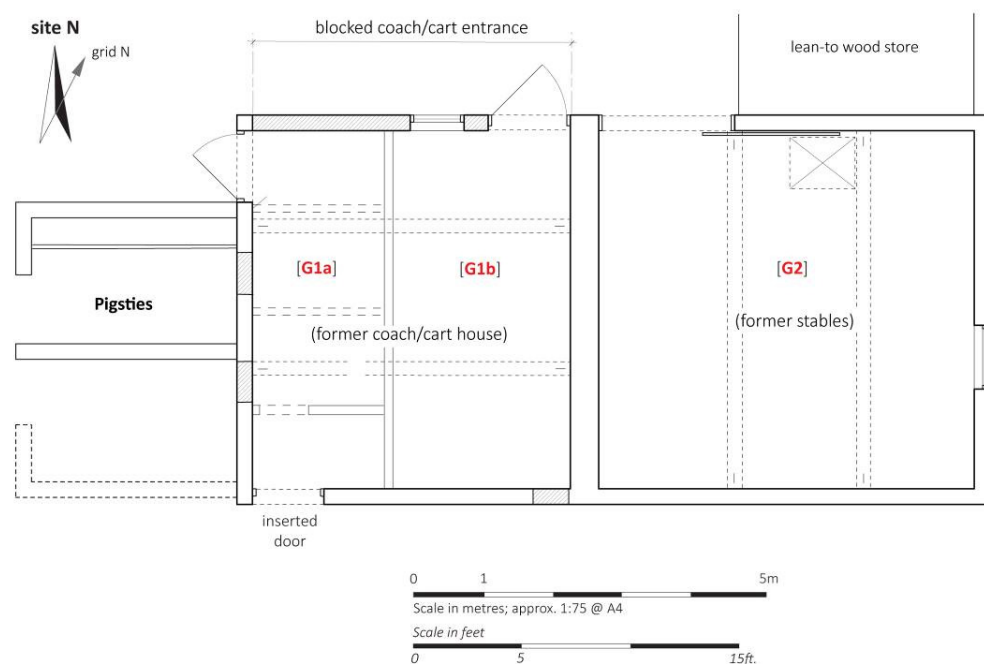
³¹ Alterations are currently being undertaken to Hawkstone View Cottage, including the rear extension of the house, under the terms of PA 18/02955/FUL, approved in June 2018.

³² PA refs. NS/97/00917/FUL and NS/97/00918/LBC.

7 BUILDING DESCRIPTION

7.1 Overview

- 7.1.1 The Garden Barn is a modestly sized, brick-built structure on an original bi-partite plan, representing a former coach/cart house and stables block (see inset below), occupying the rear of a garden plot formerly associated with 'Hawkstone View', though latterly (since 2002) it has been associated with Wollerton Old Hall and its gardens.



Key Plan of barn showing main features described in text (see also Figures 10/11).

7.2 Exterior

- 7.2.1 The barn is rectangular in plan (Figure 10), with overall external measurements of 35ft. long by 18ft. wide,³³ standing 1½ storeys tall, rising 13½ft. to a dentilated eaves band (Plate 1) beneath a pitched, clay-tile clad roof, 22½ ft. to ridge and gabled to east and west. Exterior walls are of traditional, single-skin construction, 9in. thick, in red brick (9 x 4 x 2¾in.; Plate 2),³⁴ laid to an irregular, mixed bond above, to north, south and west, a two-course plinth of large, grey Grinshill stone blocks,³⁵ standing generally to around 30in. above exterior ground level (Plate 3). The roof is pitched and gabled, clad in clay tiles. Two redundant pigsties, demonstrably a secondary addition, are located to the west end of the barn, with external 'outlets' abutting the gable end and 'inlets' within the western end of the interior, formerly accessed via low doorways formed in the latter wall.

- 7.2.2 The **north elevation** (Figure 7), much obscured by vegetation (Plate 4), forms the original main façade of the range, originally oriented towards the foldyard evident in historical mapping; it is brick-built upon a two-course

³³ Measurements in the following description will be given in Imperial units, reflecting the system in current usage when the building was erected.

³⁴ Probably locally made; a brickworks is shown on early Ordnance Survey mapping at Wollerton Bank, SJ 61959 30281; see HER 06590.

³⁵ No stone plinth is evident to the interior of the eastern gable end.

stone plinth, rising to a ¼-brick offset, dentilated eaves band beneath a pitched, clay-tile clad roof. To the west side of the elevation, an original opening, 14ft. 3in. wide x 8ft. tall beneath a flat, timber lintel,³⁶ formerly opened onto a single, large internal space [G1] (Plate 5), reasonably a coach/cart house. This entrance has been subsequently blocked in 4in. brick, with a two-leaf door (pin-hung on strap hinges; Plate 7) and window/hit & miss ventilator incorporated into the eastern side of the infill material, serving [G1b] (secondary ?loose box) internally. An iron tie end-plate is set vertically above the left hand jamb of the former coach/cart entrance, matched to the south (Plate 13), indicating a historical phase of repair.³⁷ To the east of the former coach/cart entrance, a second opening, 6ft. wide x 8ft. tall beneath a shallow, segmental arch of a single header course, opens onto former stables [G2] (Plate 8). The form of the opening would appear to have been altered historically, with the western (right hand) jamb formed of brick showing clear evidence of having been cut back. The eastern end of the range is largely obscured by a lean-to wood store of timber and corrugated iron construction (Plate 9); a blocked first floor window was noted internally, but is not visible to the exterior, where it is abutted by the mono-pitch roof of the wood store and obscured by vegetation. No structural evidence was recorded for the northern projections shown abutting this elevation on maps of 1815 and 1840 (Figure 6a/b).

- 7.2.3 The **south elevation** (Figure 8; Plate 10) is plainer in aspect, though largely exposed and more clearly visible, again of mixed-bond red-brick construction above a two course stone plinth. To the far west end of the range, a pedestrian doorway has been inserted, clearly cut through the stone plinth (Plate 11), serving the modified space [G1], while a blocked window formerly lit [G1b]. At first floor level, two further, framed window openings beneath timber lintels (Plate 12) light [F1] and [F2] to west and east respectively, to either side of an iron tie end-plate reflecting that to the north (Plate 13). A series of three small, rectangular sockets within the brickwork at 8ft. centres and a height of c.9½ft. above exterior ground level are arguably associated with the former abutting structure shown on the Ordnance Survey map of 1967-70 (Figure 6f).³⁸
- 7.2.4 The **west elevation** (Figure 9a) presents a tall, brick-built gable end, almost entirely obscured by vegetation (Plate 14). A single pedestrian doorway to the north side, with plain plank-and-baton door pin-hung on strap hinges, affords access to the interior; the presence of queen-closers within the brickwork of the north jamb indicates an original opening. The lower gable wall is abutted by two former pigsties (see §.7.2.6), with two small low doors (3ft. high, blocked; Plate 18) formerly affording communication between the external yards and internal 'inlets' formed within [G1a]. Observations internally indicate a single, low window to first-floor level with evidence of a further two, blocked window openings.
- 7.2.5 The **east elevation** (Figure 9b) was not physically accessible, facing onto the land of the adjacent property ('Riverside'), specifically onto the western elevation of a large, brick-built storage building dating to the early years of the 21st century (pre-2010; see inset aerial photographs at §.6.3.2).³⁹
- 7.2.6 To the west end of the barn are located the remains of two **pigsty** 'outlets' (Plate 15), here numbered 1 and 2 to north and south, demonstrably secondary though present by the time of the Ordnance Survey edition of 1881 (Figure 6c). The walls of the exterior outlets, which measure 9½ft. (E/W) x 5ft 9in. (N/S), are constructed in a distinct brick, 10 x 4 x 3½in., standing c.4ft tall and capped with curved stone copings, with paired openings, 3ft.

³⁶ A clear, vertical straight joint defined the eastern jamb of the primary opening (Plate 6).

³⁷ An iron tie rod at first floor level, immediately east of the transverse partition, ties north and south walls together, preventing spread at eaves level.

³⁸ The current owners have no recollection of this structure being in place when they acquired the property in 2002 (J Jenkins, *pers. comm.*).

³⁹ No planning materials have been located in respect of this building; the current owners of Old Hall understand that it was erected under the terms of some form of agricultural 'permitted development' exemption, though no details of such an arrangement have been forthcoming during research related to the current report.

wide, to the west side. The west wall of outlet 1 incorporates a ceramic feed chute, passing through the depth of the wall to serve an internal trough against the north wall of the yard (Plates 15/17). The southern outlet wall has historically collapsed (Plate 16), though its arrangements are presumed to have been similar. The brick employed for the body of the outlet walls is identical to the infill material of the former coach/cart entrance within the north elevation, and in the half-height transverse partition within [G1] (§.7.3.1), and the introduction of the pigsties (which repurposed the westernmost interior of the barn) was clearly contemporary with the blocking of the coach/cart opening. Small, low openings were formed within the lower gable end of the barn to afford access to the pigsty 'inlets' accommodated within [G1a]; both have subsequently been blocked (Plate 18).

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7.3 Interior

Ground Floor

- 7.3.1 The **ground floor** of the barn (Figure 10) is arranged on a basic bi-partite plan, divided by a solid transverse wall, with [G1] to the west and [G2] to the east, though the western end has been historically adapted and subdivided to accommodate modified use. The west end of the barn [G1] originally formed a single, undivided space, reasonably a coach/cart house, measuring 14½ft. wide (E/W) x 16½ft. deep (N/S), and accessed via the wide doorway of the north elevation, described above (Figure 7); a further, pedestrian door to the north end of the western gable end is also primary, while that to the south elevation is a secondary insertion. The space is ceiled at a height of 9ft., the upper floor being supported on two longitudinal beams at 6½ft. centres and common joists, 4 x 3in. scantling @ 18in. centres. The character of the space was historically modified when the western section [G1a] was adapted to accommodate a pair of pigsty inlets, with outlets added externally (§.7.2.6). At this point, the wide coach/cart entrance to the north elevation was blocked in 4in. brick and a part-height transverse wall introduced to form [G1a/b]; the transverse wall stands 6ft. tall and supports a timber plate, with vertical struts rising to give mid-span support to the main ceiling beams (Plate 19). Within [G1a] to the west (Plates 20/21), two pigsty inlets were formed, 5ft. x 6ft. in plan and formerly ceiled over at the height of the transverse wall⁴¹ (partition walls and ceilings have all been subsequently removed), with access to the exterior 'outlet' yards via low doorways in the western gable end (now blocked; Plate 22). To the south side of [G1a], a small enclosed space, possibly a latrine, was accessed via the inserted door in the south elevation while, to the north, a further enclosed space was also thereby formed, accessed via the primary doorway of the western gable end and possibly accommodating a stair serving the upper level, though with no unambiguous physical evidence for the latter interpretation. To the east of the inserted transverse partition, [G1b] (Plate 23) is accessed via a two-leaf door to the north, incorporated into the blocking material of the former coach/cart entrance, and is lit by a single window with lower 'hit & miss' ventilator (Plate 24); the latter feature may indicate a former use as a loose box.
- 7.3.2 The eastern end of the range forms a single, unencumbered space [G2] (Plate 25), approximately square in plan measuring 17ft. (E/W) x 16½ft. (N/S), accessed from the north and lit by a single, high-level window in the east wall. The space is floored throughout in blue-brick pavers, with a drainage channel aligned longitudinally, 10ft. to the north of the south wall (Plate 28). The space is ceiled at a height of 8ft. 4in., the upper floor being

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Long a part of the rural economy, pigs were valued both for their ability to fatten quickly and cheaply, and to eat foodstuffs that would otherwise be wasted - they were often associated with dairying, feeding on whey, the bi-product of milk and cheese production, otherwise they would feed on scraps, boiled rootcrops and grain. The standard form of piggery with small, roofed stall (here formed within the western end of the barn) and adjacent yard had become established by the early-18th century (Peters 1981, 72-3; fig. 36); inlets were large enough to accommodate one or two fattening pigs, or for a sow with her litter, while outlet yards were of a similar or slightly larger size, furnished with feeding troughs (as survives within outlet 1). The siting of the sties at the nearest point to the house allowed for ease of feeding.

supported on two transverse ceiling beams, 7 x 9in., plain chamfered, at 6½ft. centres; a trimmed void in the ceiling to the north side of the central bay indicates the location of a former ladder access (Plate 26). Vertical wall scars and sockets within the south wall (Plate 27), immediately below the transverse ceiling beams are suggestive of former stalling partitions and it thus seems reasonable to interpret the space as a former stable with three stalls measuring 6ft. wide by 10ft. deep, while a variation in the alignment of floor boards over the southernmost section of ceiling being suggestive of a former feed drop from a hay-loft over.⁴²

First Floor

- 7.3.3 Access to the **first floor** (Figure 11) was restricted to a visual inspection only from ladders, there being no surviving primary stair access, and with the first-floor structure being of questionable structural integrity. The arrangements of the upper level reflect the primary layout of the ground floor, comprising two separate roofspaces to either side of the main transverse partition, which rises to ridge level incorporating a connecting doorway (Plate 29). The western section [F1] (Plate 29) is of a single wide bay, with the roof supported on a single tier of side purlins embed within the partition wall and western gable end. To the east, the roofspace is of two bays with a single king-post truss, roughly converted with raking struts rising to support principal rafters at the level of the side purlins (Figure 12a; Plate 30), the latter embedded in the transverse partition to the west and supported on corbelled brickwork to the eastern gable end. The floor level of [F2] is set some 6in. below that of [F1], with a step down at the doorway within the partition wall (Figure 12b). An original hayloft function appears reasonable for [F2] seems reasonable, with a feed drop to the stables below running along the south wall, while the original function of [F1] was most probably for general storage.

7.4 Setting

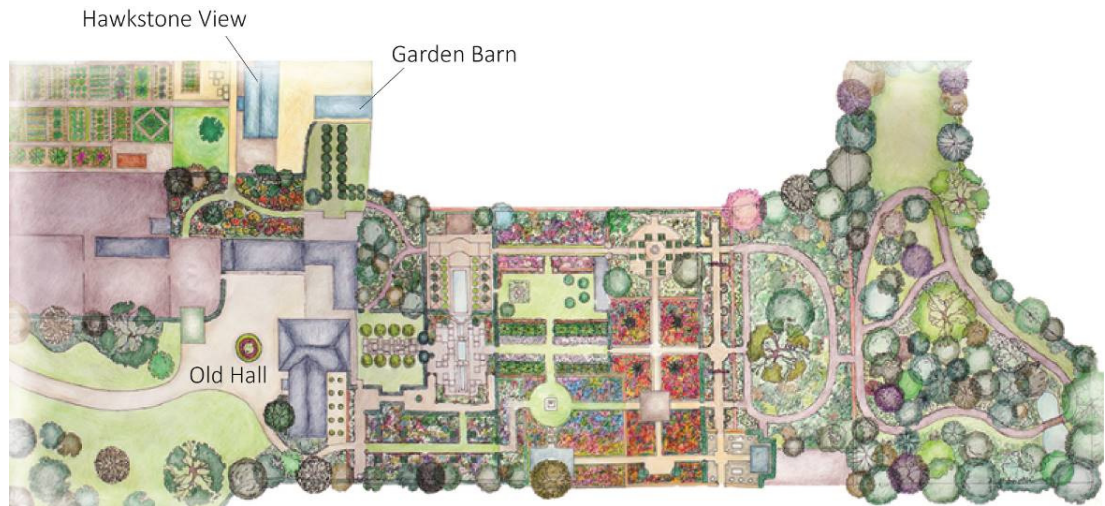
- 7.4.1 In its current state, the Garden Barn is located within a small, essentially isolated plot, largely removed from its historical and functional context, though accessed via its original narrow track opening off Mill Road to the north (Plates 31/2). The access lane is flanked by various buildings, including a restored timber-framed barn associated with Riverside (HER 13942) to the east (Plate 33), visually isolated from the Garden Barn and, closer to the barn site itself, a modern garage to the west (Plate 34) and an unsympathetic 'garden store' erected in 2003 to the north boundary of the Garden Barn plot (Plate 35). To the east, the barn site is defined by the boundary wall of lands associated with Riverside, and specifically by a large storage range erected hard against the barns eastern gable end, though this is, thankfully, largely obscured by mature boundary planting. To the west, the garden plot historically associated with Hawkstone View (Plate 36) has been truncated with the sale of the latter property in 2018, the new boundary being formed by a somewhat incongruous and unsightly timber fence (Plate 37) which, in its current form, can be seen to have a detrimental effect upon the setting of both the barn and Hawkstone View, and upon sight-lines between the two, historically associated buildings. To the south, the barn forms an attractive backdrop to the garden plot,⁴³ acquired by Old Hall in 2002 as part of Hawkstone View, which has been sensitively laid out as an outside seating area serving the garden's public tea-rooms (Plates 38/9), furnished with an avenue of small trees aligned on the barn which, although not reflective of any historical arrangements, can be seen to have enhanced the setting of the barn. The Old Hall gardens themselves have been under continuous redevelopment by the current owners since they acquired the property

⁴¹ Evidenced by redundant joist sockets to north and south.

⁴² No clear evidence for former hay racks or feeding troughs was recorded, though physical and visual access to the south side of the room was hampered by stored materials at the time of the site visit.

⁴³ Though presently impaired by the presence of a timber-paling security fence.

in 1984, in particular between 1986 and 1987, and from 1992 to 1996. In 2002 there was a new phase of development to the north of the site to counter the noise from the Hodnet bypass.⁴⁴



Hawkstone View and Garden Barn in relation to Old Hall Gardens (image: <http://www.wollertonoldhallgarden.com>)

- 7.4.2 Given its location, views of the barn site from the 'public domain' *per se* are highly restricted,⁴⁵ and there is limited if any appreciation of either the structure or its setting from without its immediate plot boundary, partly as a result of extensive boundary planting and surrounding structures, a number of which can be seen to have had a negative impact upon the setting of the barn itself (eg. Plate 35).
- 7.4.3 Designated heritage assets within the immediate vicinity include the Grade II* listed Wollerton Old Hall (Plate 40/41), a fine, late-16th-century timber-framed range⁴⁶ sensitively extended by the current owners in 2001 by the addition of an attached south wing, and the associated, Grade II listed Old Hall Cottages (Plate 40/42). An infill block (Plate 43), extending between the latter and a formerly free-standing coach house to the east, completed sympathetically in 1997 with appropriate Planning and Listed Building Consents, forms an effective visual barrier between the Old Hall and the barn site with only limited intervisibility, masked to a large degree by planting.
- 7.4.4 The wider environs of the Garden Barn are of a quiet rural village setting, characterised by a combination of early, 16th-/17th-century timber-framed buildings (Old Hall, Old Hall Cottages, Pound Cottage and the restored barn associated with Riverside), and later, 18th-/19th-century brick-built structures (Hawkstone View, Wollerton Farmhouse etc). To the north 'Pound Court', formerly 'Pound Farm', comprises a series of converted, non-listed agricultural ranges originally associated with Pound Cottage, set out around three sides of a central foldyard, open to the north, all now in residential use (*viz.* The Stables / The Hayloft / The Old Barn). The agricultural buildings of Wollerton Farm to the south, visually isolated from the Garden Barn site and including the Grade II listed 'North Barn', have likewise been converted to residential use.

⁴⁴ Info: <https://www.parksandgardens.org/places/wollerton-old-hall>

⁴⁵ Although, as pointed out by Historic England guidance notes (HE 2017, 2) 'the contribution that setting makes to the significance of an heritage asset does not depend on there being public rights or an ability to access or experience that setting, which may vary over time and according to circumstance'.

⁴⁶ See Morris (1992) for a detailed description and analysis of the primary range.

- 7.4.5 The principal 'open' sight-lines from Garden Barn are to the rear (eastern) elevation of Hawkstone View (Plates 44/5), reflecting the historical association of the two buildings. There is no intervisibility with other designated assets, viz. Pound Cottage/Wollerton Farm.

8 DISCUSSION

8.1 Origins and Development

- 8.1.1 The current programme of research and recording has established that the Garden Barn is a building of considerable antiquity, of probable late-18th or very early-19th-century date, being first indicated, albeit in a significantly different form, on a map of 1815, and that it has developed and changed considerably over time. Historically associated with Hawkstone View, and formerly part of a wider agricultural complex, the building originally functioned as a coach/cart house and probable stables with hayloft/storage over, the coach/cart house being subsequently converted to use as a loose box and to house two pigsties, with associated open 'outlet' yards appended to the western gable end. The date of this conversion has not been established, though it had demonstrably been effected by 1881. Owned in 19th century by William Massey, first Snr. (1815) then Jnr. (1840), by the early-20th century Hawkstone View was in the ownership of Algernon Heber-Percy of Hodnet Hall. The house and associated lands would appear to have been occupied throughout much of 19th century by one Benjamin Hope, a carpenter/wheelwright, though it went through a succession of occupants during the course of the 20th century before being purchased by Mr. and Mrs. Jenkins of Old Hall in 1988. Removed from its agricultural context, the barn itself appears to have long since fallen into disuse, and has been described as such since at least the 1980s.

8.2 Assessment of Importance

- 8.2.1 The importance of a heritage asset may be established through a review and assessment of its statutory and/or non-statutory designation, its architectural, archaeological and historical significance and the contribution it makes to its local and wider setting.

Assessment of Importance of Heritage Asset	
National	SAMs; Grade I and II* Listed Buildings; other listed buildings demonstrating exceptional qualities or historical associations; Conservation Areas; undesignated structures of clear national importance; well preserved historic landscapes exhibiting significant coherence.
Regional	Grade II Listed Buildings or other designated/undesignated assets/sites
Local	'Locally listed' buildings or buildings of a similar quality; buildings/sites of more limited historic merit etc.
Negligible	Assets of little or no surviving historical or archaeological interest
Unknown	Insufficient information to assess importance of asset

Table 5: Assessment of Importance of Cultural Heritage Sites.

- 8.2.2 Although not statutorily or locally listed, nor lying within a designated Conservation Area or included upon the Shropshire Council's Historic Environment Record, the current assessment has shown that the Garden Barn is nonetheless not without merit and is clearly a structure of some intrinsic historical value and can thus be seen to meet the criteria for the status of 'local' significance in cultural heritage terms. This status is reflected by the SC Conservation Team's recent identification of the building as a 'non-registered heritage asset', a status that, under the terms of NPPF (para. 197), should be taken into account in determination of planning applications.

8.3 Assessment of Impact of Proposals

- 8.3.1 In assessing the 'magnitude of impact' of a proposal upon a heritage asset, the level of associated harm to the heritage character and the current 'baseline' condition of the asset, including its setting, must be evaluated. Definitions for assessing the magnitude of impact are summarised at Table 6 below.

Level of Magnitude	Definition
High	Major impacts fundamentally changing baseline conditions, leading to a total loss or considerable alteration to character and/or setting of heritage asset
Medium	Impacts changing baseline conditions, leading to partial alteration of character and/or setting
Low	Impacts changing baseline condition to a small degree
Negligible	Barely distinguishable adverse change to baseline conditions with little or no appreciable effect
Uncertain	Extent / nature of asset unknown and thus magnitude of impact unascertained

Table 6: Criteria for determining magnitude of impact.

- 8.3.2 In assessing the overall 'significance of effect' of a proposed development, the 'magnitude of impact' is evaluated against the established cultural heritage importance of the asset; Table 7 below sets out the definitions for establishing overall significance of effect; where effects are moderate or above, these can be classified as significant.

Importance	Magnitude of Impact			
	High	Medium	Low	Negligible
National	Severe	Major	Moderate	Minor
Regional	Major	Moderate	Minor	Not significant
Local	Moderate	Minor	Minor	Not significant
Negligible	Minor	Not Significant	Not significant	Neutral

Table 7: Significance of effects.

- 8.3.3 In the case of the Garden Barn, the proposed demolition of the extant asset would clearly represent a 'high' magnitude impact which, given the adjudged 'local' importance of the asset, would result in an overall 'moderately significant' effect which, under normal circumstances should, if possible, be avoided.⁴⁷ However, given the derelict state of the building, it has been argued that the structure is unsafe and beyond economic repair, and that remodelling and conversion does not present a realistic proposition. The structural condition of the building is currently under review and, at the request of Shropshire Council, will be the subject of a separate, structural engineer's report, though it is pertinent that, as long ago as 1988, permission to convert the barn, at the time already described as derelict, to a dwelling was refused by North Shropshire DC on the grounds that the building was 'of little architectural merit and in an unsound state of repair'; an appeal against the decision was dismissed.⁴⁸ Again, in 2006, an application by the current owners to convert the barn to use as a lecture room⁴⁹ was refused, partly on the grounds that it appeared to be in poor structural repair and it had not, at that time, been adequately demonstrated that the building was in sound enough condition to be capable of conversion without extensive rebuilding. While appreciation of, and attitudes towards, architectural and historical aspects of the built environment have evolved over the past 30 years in line with changing Government guidance and policy, the fact that the barn has been repeatedly considered to be structurally unsound and unsuitable for conversion is clearly relevant in the case of the current application.

⁴⁷ Were the building to be deemed capable of remodelling and conversion, this would result in a reduced, 'medium' magnitude impact and thus a more acceptable 'minor' overall significance of effect.

⁴⁸ Planning Application NS/88/00649/FUL; additional info: Ms. Y. Mason (SC Planning Dept.), *pers. comm.*

⁴⁹ Planning Application NS/06/00099/FUL.

8.4 Setting

- 8.4.1 Historically associated with Hawkstone View to the west and with a series of substantial agricultural ranges to the north and north-west (Figure 6a/b), formerly arranged around an irregular foldyard, lost sequentially during the later years of the 19th century and absent by 1902 (Figure 6d), the Garden Barn can be seen to have been effectively long-removed from any form of immediate historical context. In particular, the northern aspect of the building is essentially meaningless in the absence of the once associated yard that it served, subsequently encroached upon by property boundary changes and the evolution of outbuildings associated with the development and later residential conversion of Pound Farm/Court. In terms of functionality, given the conversion of most of the former subsidiary ranges of both Pound Farm to the north and Wollerton Farm to the south, effected in recent years, it can be seen that the agricultural context of the garden barn has also been significantly eroded.
- 8.4.2 The setting of the Garden Barn itself has been influenced and impacted upon by historical boundary changes and by a number of relatively recent developments, in particular the two-phase garage/garden store to The Old Barn, Pound Court and by the large storage building associated with Riverside immediately east of the barn structure.
- 8.4.3 The development of the Garden Barn site, either by demolition and replacement (or indeed by conversion of the extant structure), clearly has the potential to change the experience of both the Grade II* listed Wollerton Old Hall, and the Grade II listed Old Hall Cottages, both c.30m to the south, though the extent of intervisibility with the application site in both cases, and thus the potential for visual impact and intrusion, is highly restricted.⁵⁰ There is no intervisibility with other designated assets, viz. Pound Cottage/Wollerton Farm and so any development of the Garden Barn site would have no appreciable, significant impact upon those assets or their setting.

9 CONCLUSION

- 9.1 In accordance with para. 189 of NPPF and policy MD13 of SC's Adopted SAMDev Plan, the current report presents a detailed description and interpretation of the heritage asset directly affected by the proposal, and an evaluation of the impacts of the proposal upon that asset, together with an assessment of the contribution that the asset makes to its own setting, and of the impact of the proposal upon the setting of nearby designated assets.
- 9.2 In conclusion, it would be difficult to justify the removal of the Garden Barn on heritage grounds alone, for the reasons outlined at §.8.3.3 above, and any determination would thus appear to hinge largely upon the question of the structural integrity of the extant structure and its suitability for conversion,⁵¹ a theme that has been subject of debate for some 30 years, during which period the building has continued to be unoccupied and effectively unused. While not seeking to anticipate the results of a structural survey of the barn, currently in preparation, should the structural integrity of the building ultimately be found to make retention unfeasible, mitigation of loss of the heritage asset and minimisation of impact upon surrounding heritage assets may be achieved in part through a process of sensitive design in terms of the form and size,⁵² massing, detailing and materials of any replacement building at the site,⁵³ and the use of appropriate boundary treatments.⁵⁴ In this

⁵⁰ Views to Old Hall, for example, are partial, over the ridge line of the tea-rooms block, onto a flanking wall of a chimney stack, while views towards Old Hall Cottages are effectively screened by vegetation.

⁵¹ Historically proposed on two occasions, and rejected on both occasions on the grounds of unsound structural condition.

⁵² To reflect the extant building's footprint and height.

⁵³ Including the salvaging and reuse of materials, in particular bricks and Grinshill stone footings, as per submitted outline proposal drawings (Linington Design Drg. ref. 20518.wd.07). See also Design and Access Statement, quoted at §.1.1.4.

respect, the contents of the Conservation Team's previous comments, which it is noted do not oppose the outline proposals in general terms, should be born in mind in finalising any design.

- 9.3 The potential impact of the proposed development upon adjacent heritage assets, both designated and non-designated, has been shown to be limited or negligible in nature.

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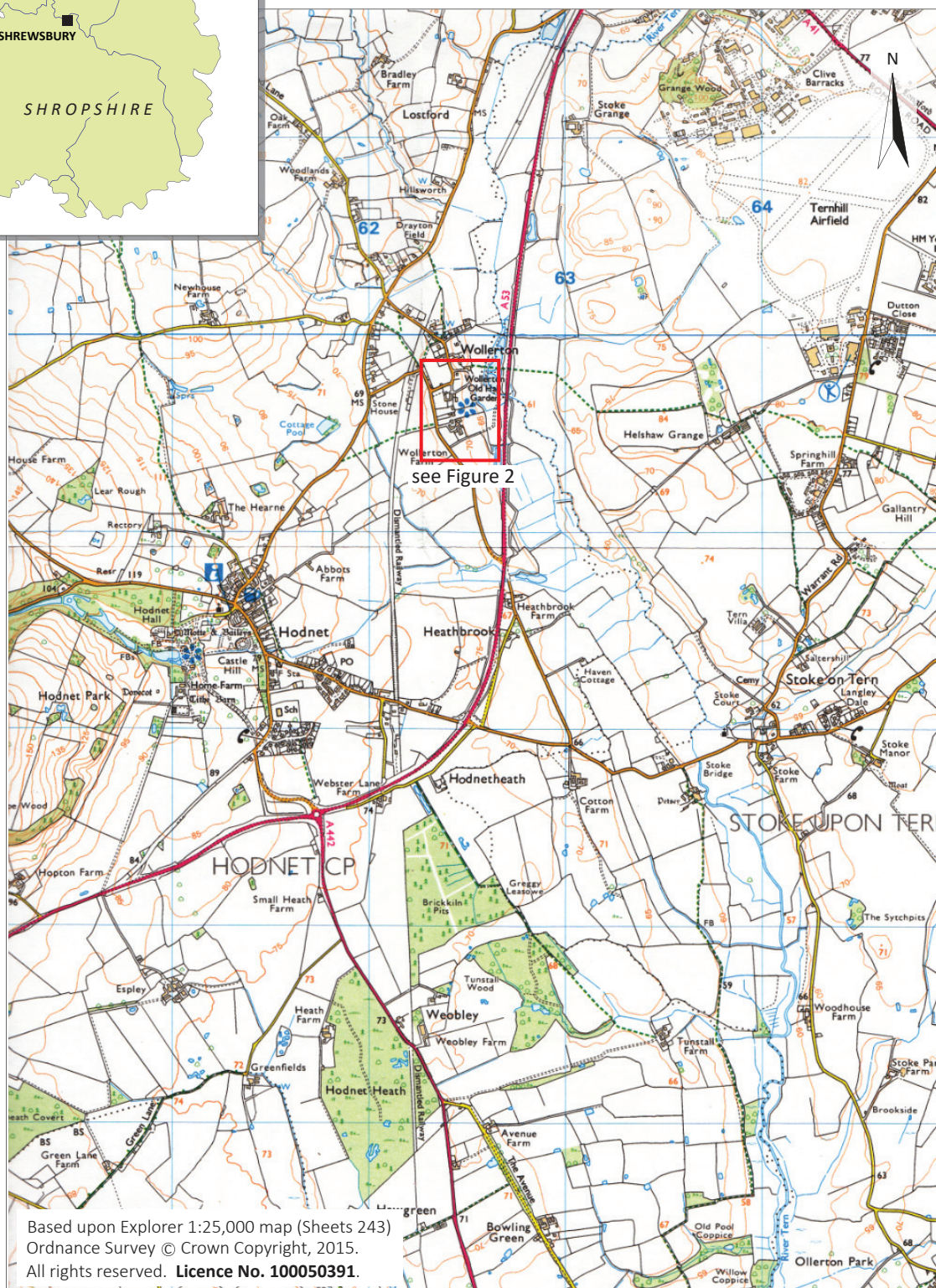
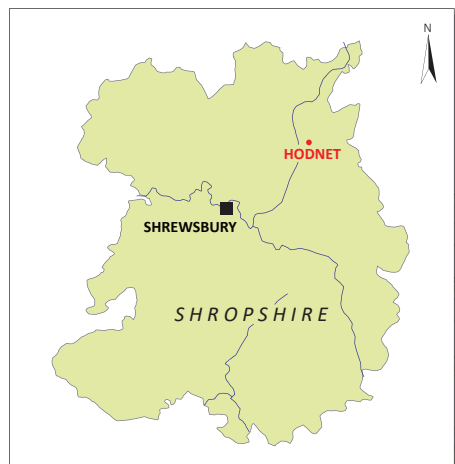
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(Google Earth, image dated 27/06/2018)

NB. for illustrative purposes only, **do not** scale from this drawing



■ Listed Buildings in proximity to Garden Barn

A WOLLERTON OLD HALL GRADE II*

House, late-C16th, timber-framed with brick nogging. Surviving wing of once larger house, hall range destroyed. South wing added 199X.

B OLD HALL COTTAGES GRADE II

Pair of houses, mid-C17th, timber-framed with brick nogging.

C WOLLERTON FARMHOUSE GRADE II

House, now pair of houses; early-C18th with alterations. Red brick with plain tile roofs.

D NORTH BARN AT WOLLERTON FARM GRADE II

Threshing Barn, now store, early-C18th. Timber-framed, gable ends rebuilt in brick, weatherboard cladding.

E POUND COTTAGE GRADE II

Cottage, latterly divided, c.1600 with later alterations. Timber-framed with wattle and daub and brick nogging; plain tile roof.

F THE POUND GRADE II (and SCHEDULED ANCIENT MONUMENT)

Horse-shoe shaped, brick-built animal pound, probably late-C18th.

■ Unlisted Buildings (Shrops HER) in proximity to Garden Barn

G BARN BELONGING TO RIVERSIDE (Shrops HER 13942)

Restored post-medieval black and white barn.

--- Lost buildings (shown on historical maps)



Shropshire Archives ref. P132/B/7/9



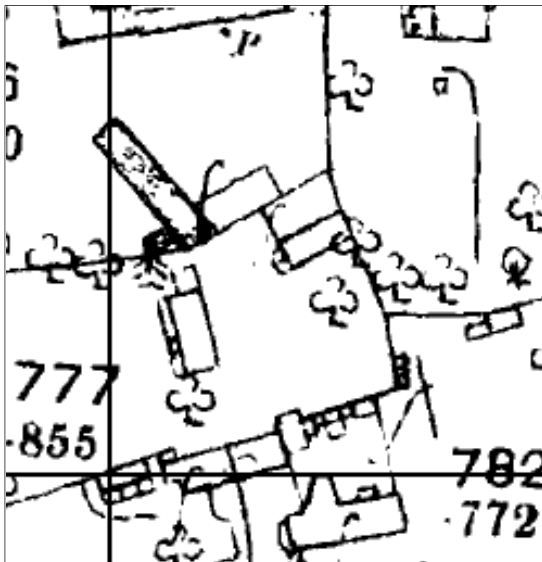
Shropshire Archives ref. Fiche PF132/9/1



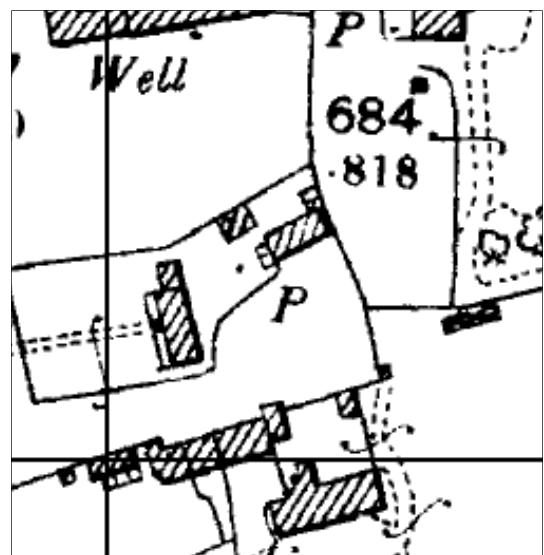
a Fenna's 1815 'Poor Rate' survey



b Hodnet tithe map, 1840



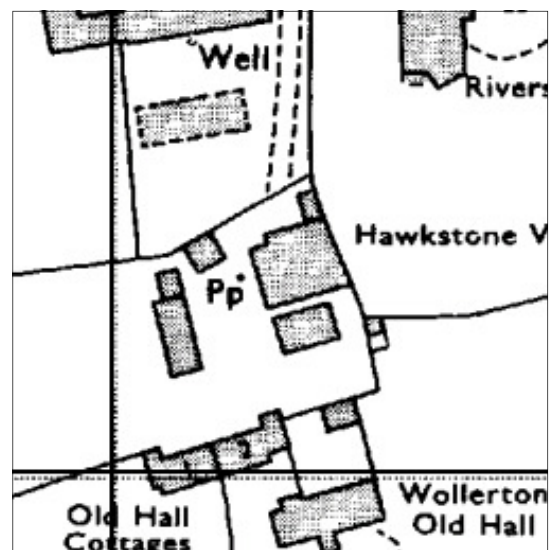
c Ordnance Survey 1881 1:2500 edition



d Ordnance Survey 1902 1:2500 edition



e Ordnance Survey 1954 1:10,560 edition

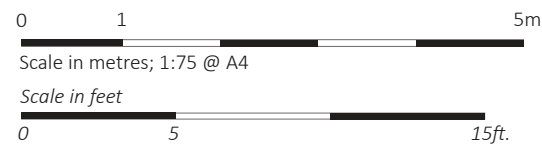
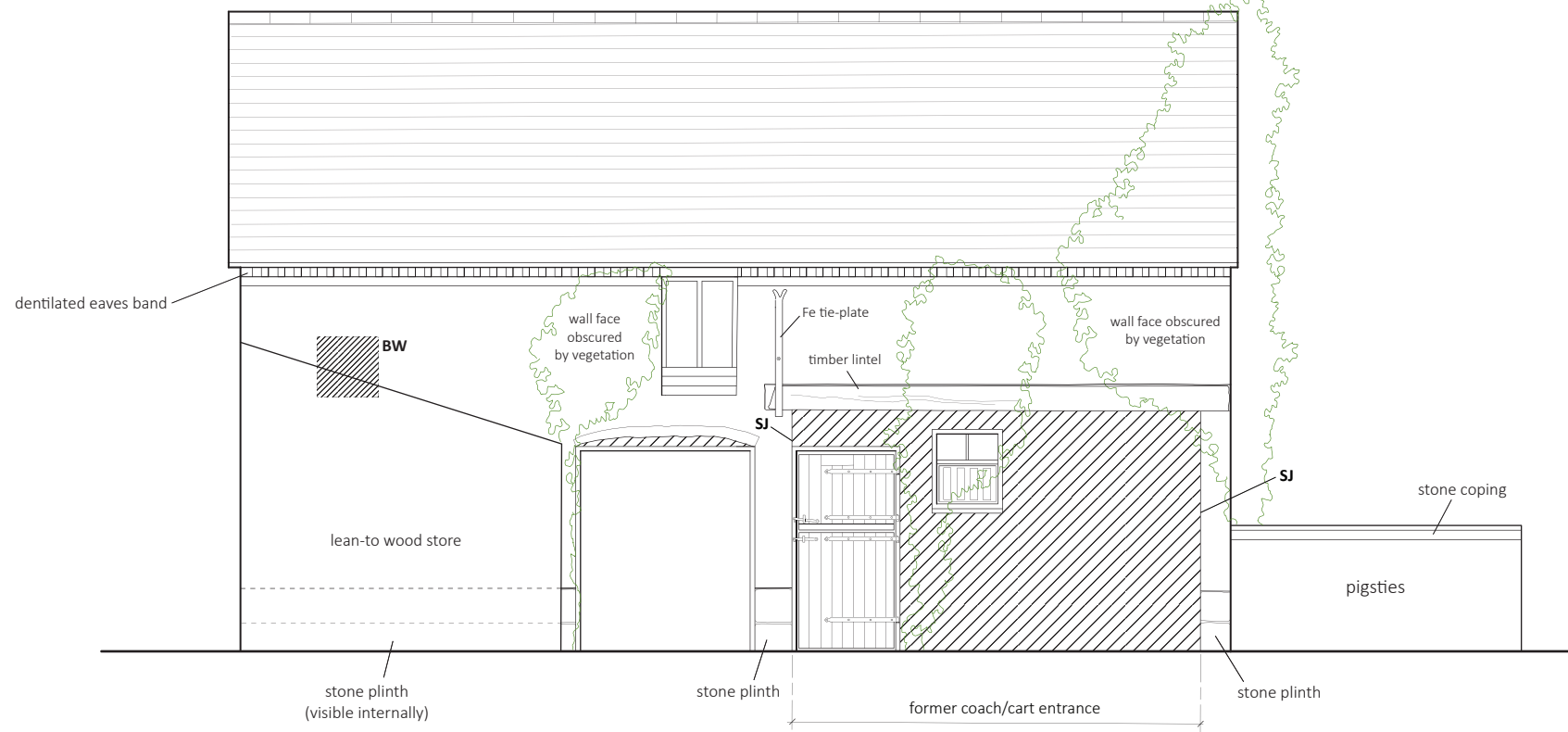


f Ordnance Survey 1967-71 1:2500 edition

NB. for illustrative purposes only, do not scale from this drawing

EAST

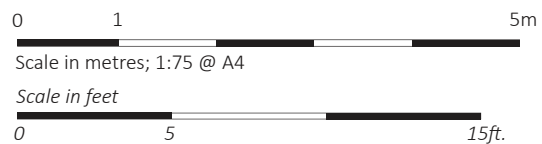
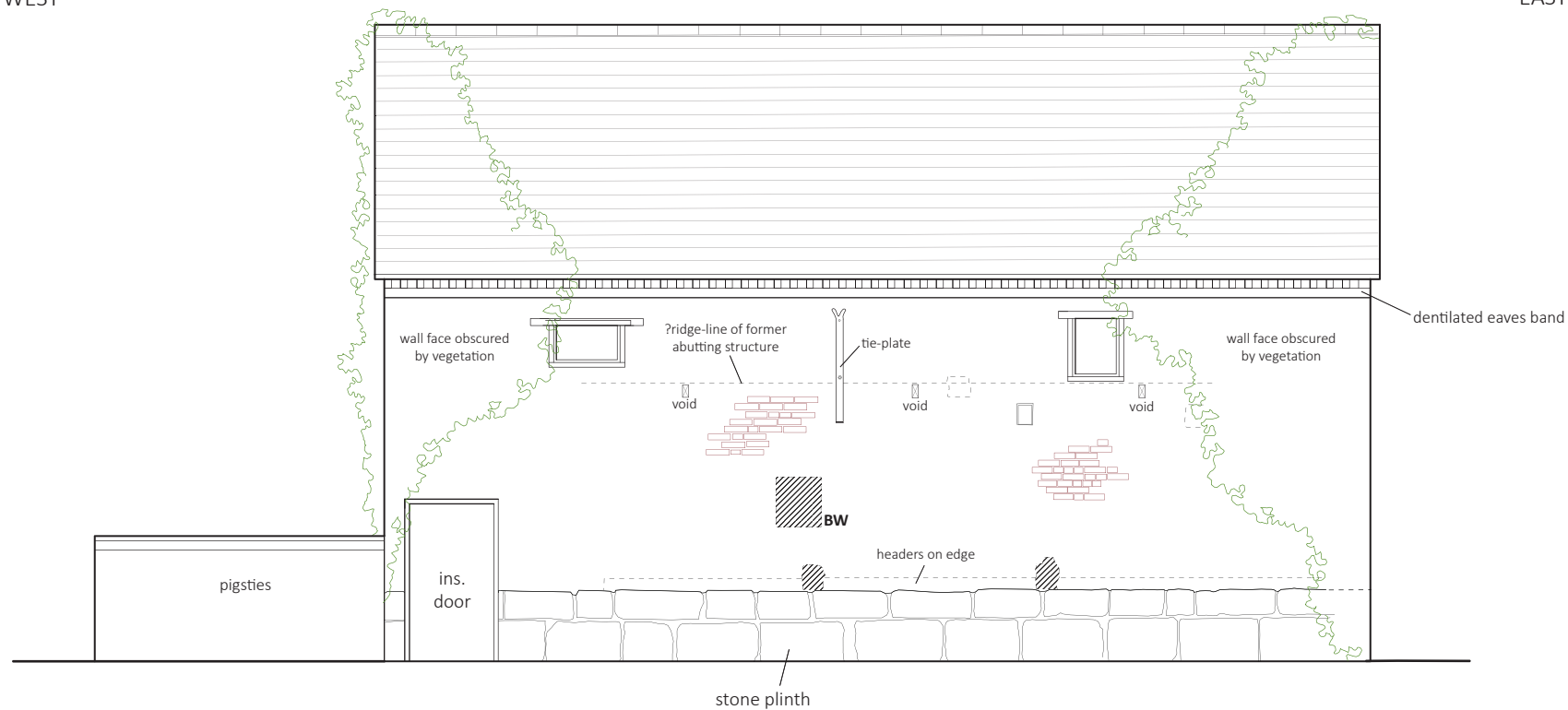
WEST



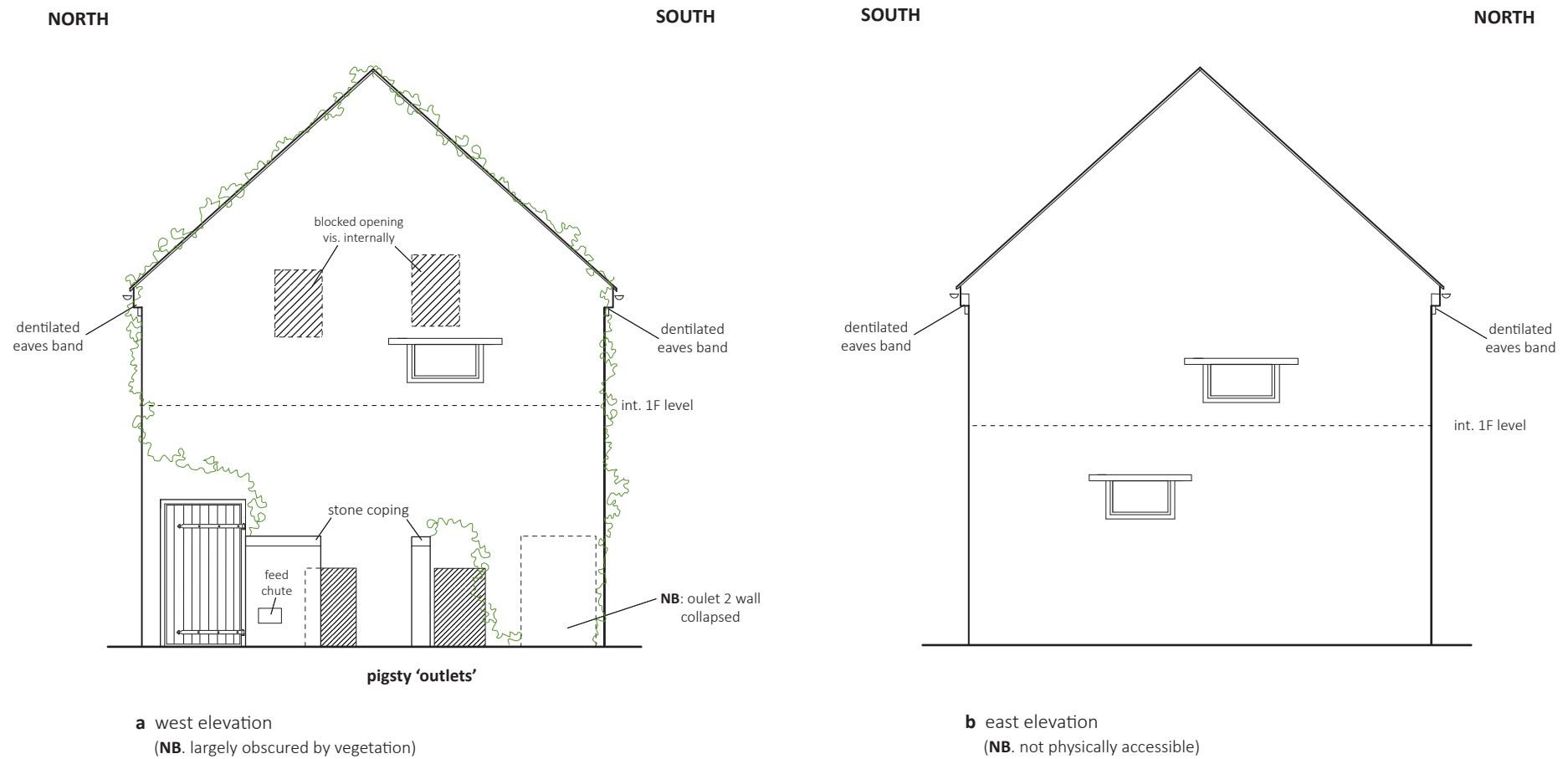
NB. for illustrative purposes only, do not scale from this drawing

WEST

EAST

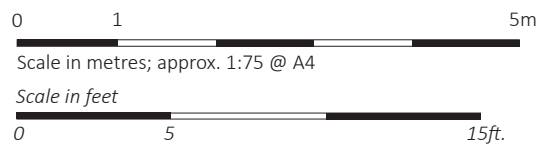
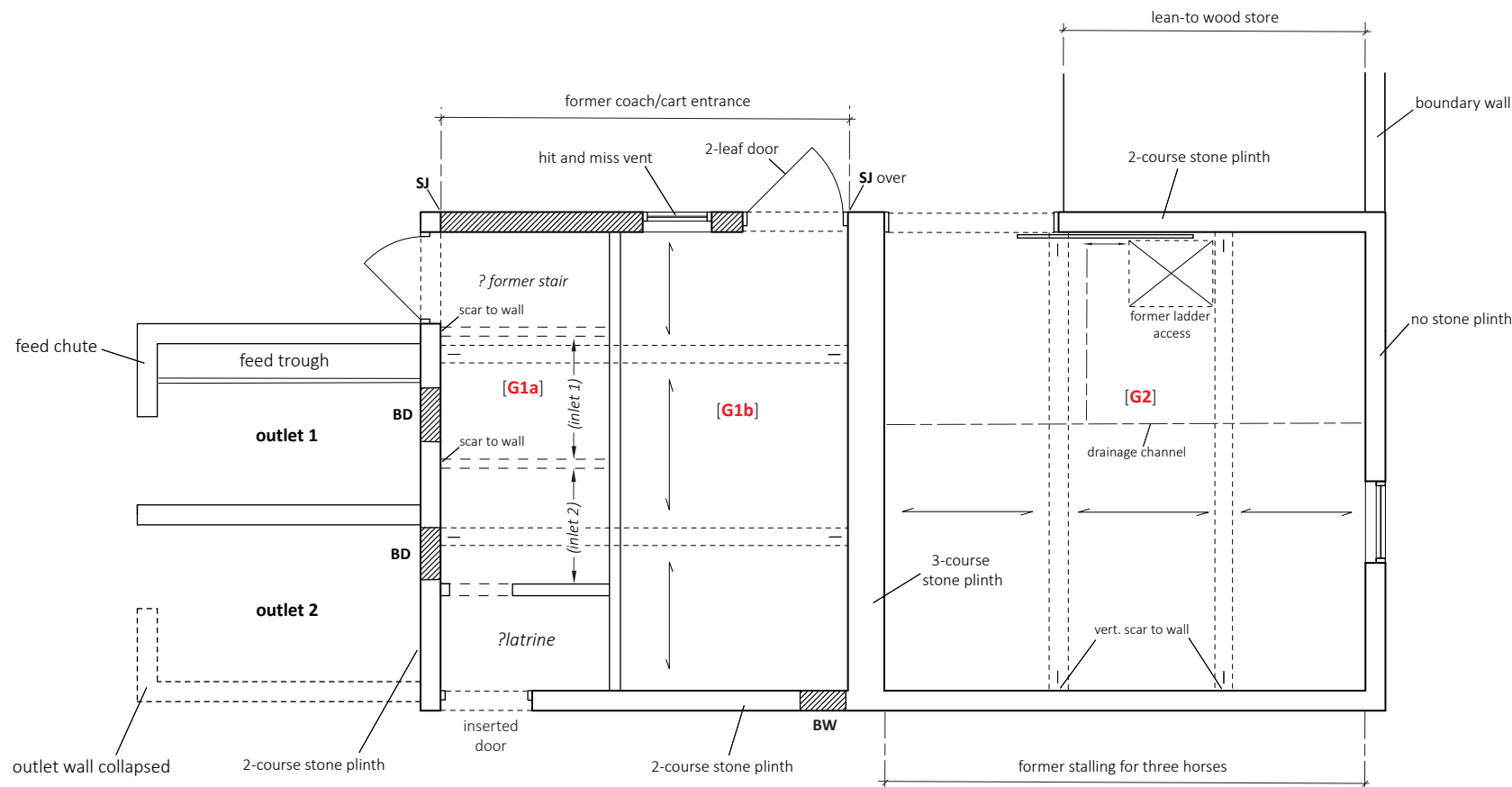
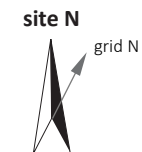


NB. for illustrative purposes only, do not scale from this drawing

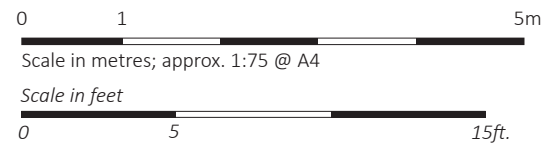
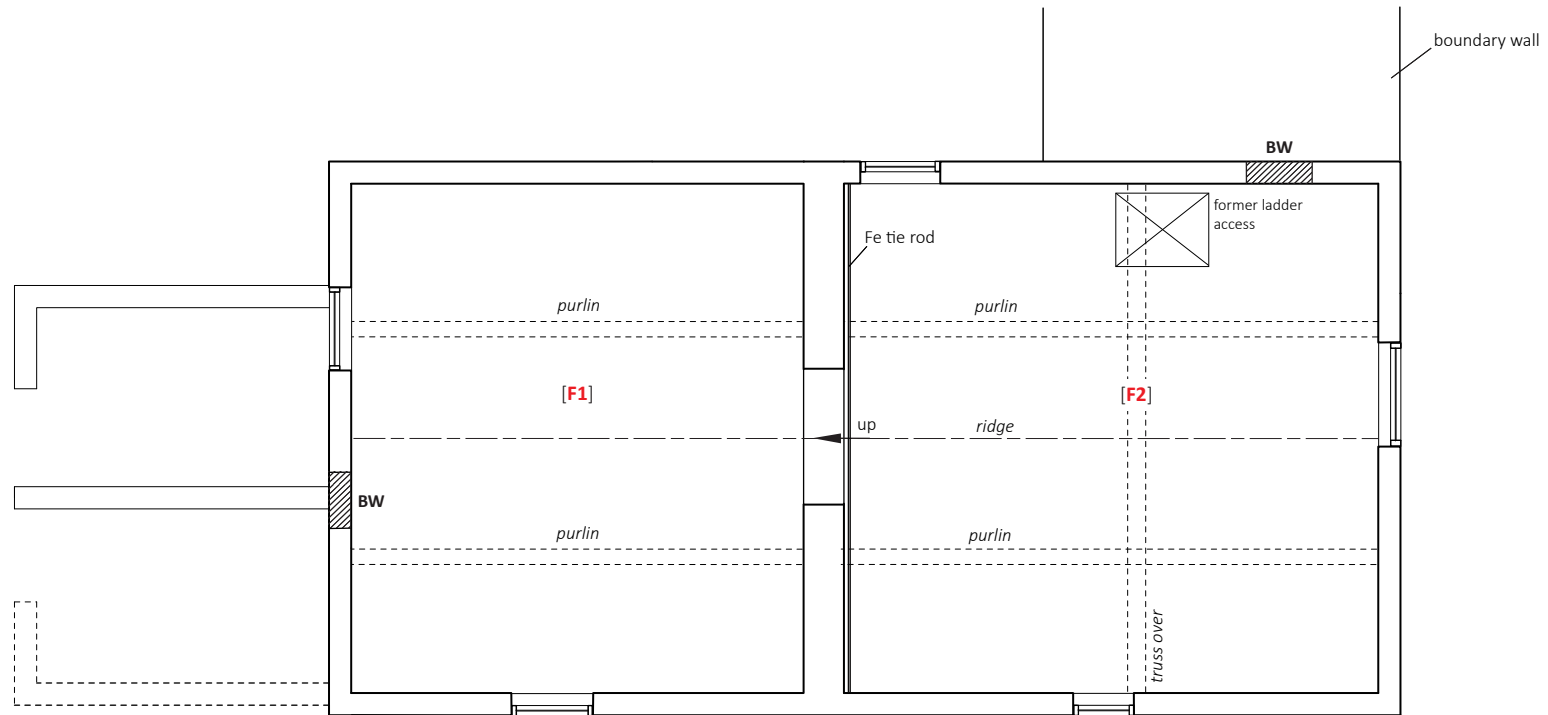
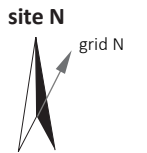


0 1 5m
Scale in metres; 1:75 @ A4
Scale in feet
0 5 15ft.

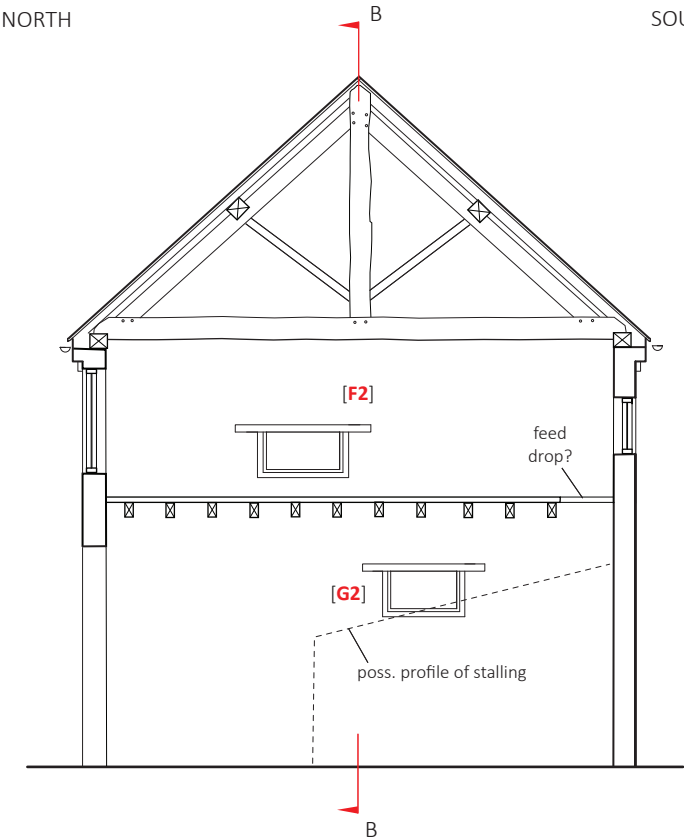
NB. for illustrative purposes only, **do not** scale from this drawing



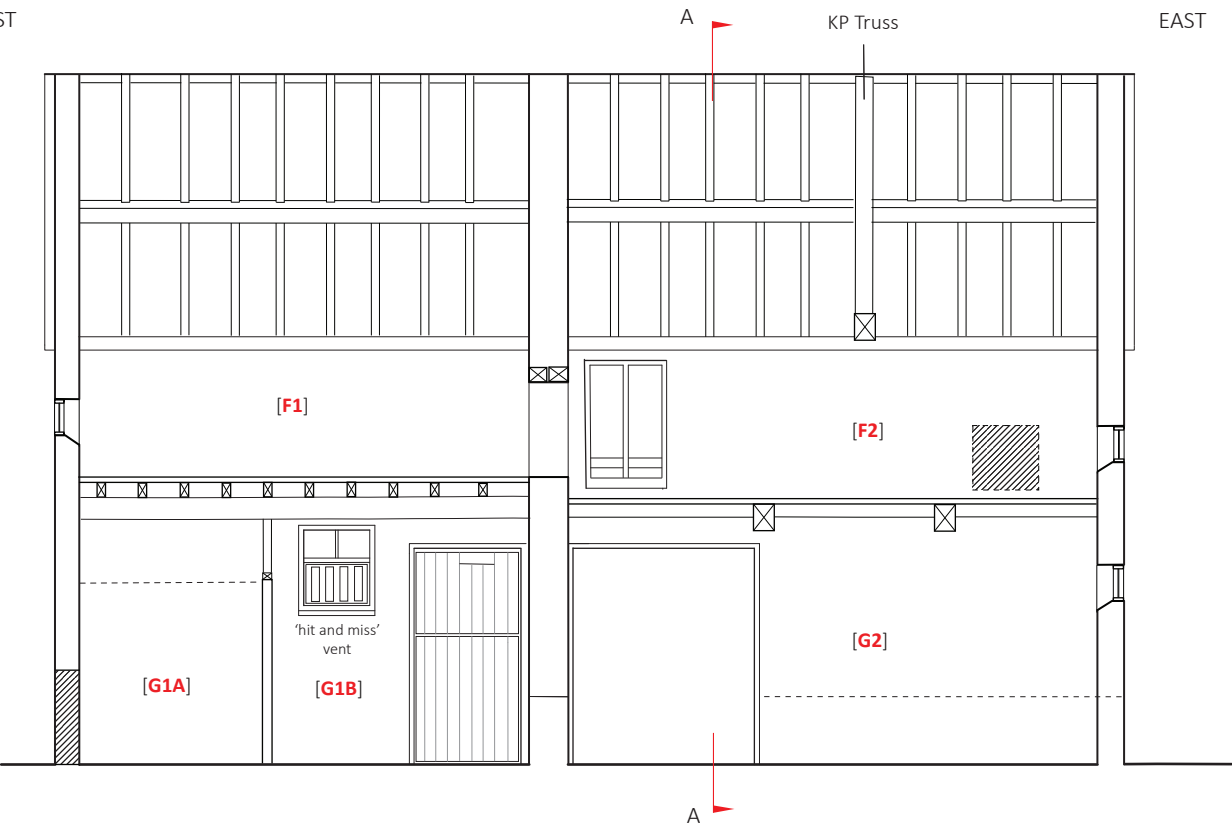
NB. for illustrative purposes only, **do not** scale from this drawing



NB. for illustrative purposes only, **do not** scale from this drawing



a transverse cross-section at A-A, looking east



b longitudinal cross-section B-B, looking north

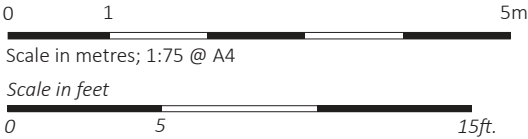




Plate 1: Detail of dentilated eaves band.



Plate 2: Detail of brickwork (south elevation).



Plate 3: Detail of two-course, Grinshill stone plinth (south elevation).



Plate 4: North elevation of Garden Barn viewed from northern access driveway.



Plate 5: Blocked former coach/cart entrance (with timber lintel over).



Plate 6: Vertical SJ (arrows) to west side of former coach/cart entrance.



Plate 7: Detail of 2-leaf door to [G1b], inserted into blocked coach/cart entrance (NB. lintel over).



Plate 8: Modified door to stable [G2] (left) beneath segmental brick arch.

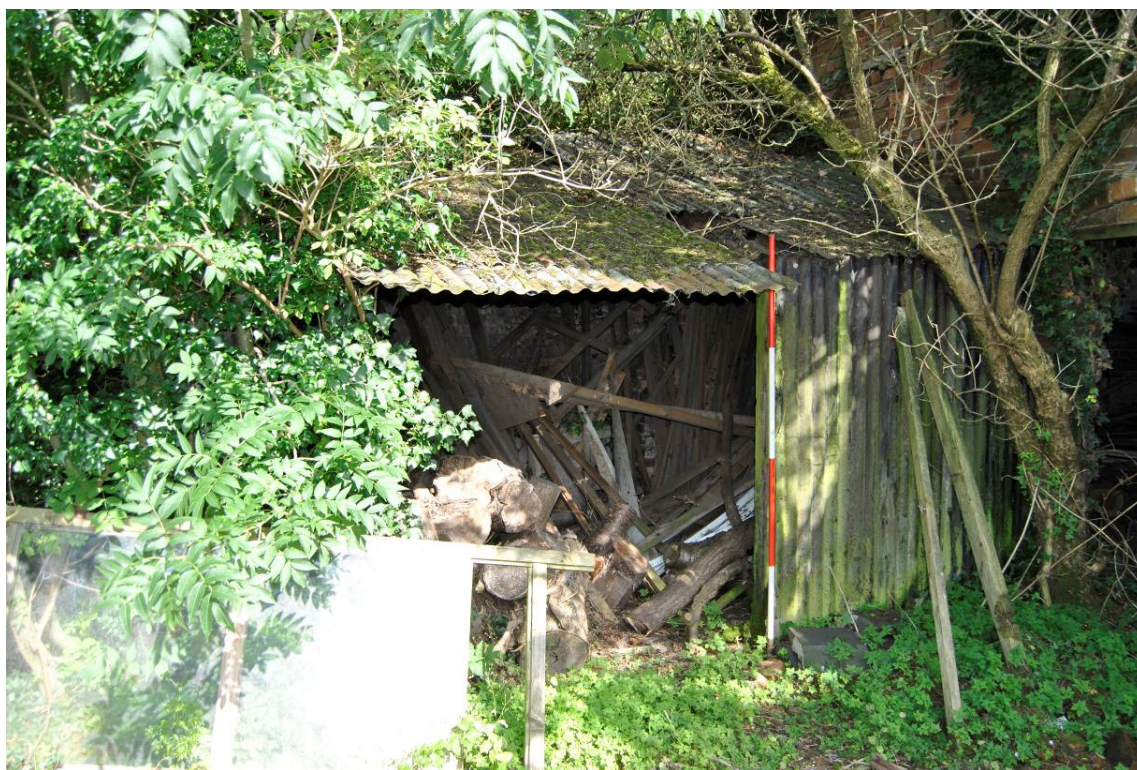


Plate 9: Timber and corrugated-iron lean-to wood store abutting north elevation of Garden Barn.



Plate 10: South elevation of Garden Barn.



Plate 11: Inserted doorway to west end of south wall.



Plate 12: First floor window lighting [F2].



Plate 13: Iron end-plate to transverse tie-rod.



Plate 14: West gable end of Garden Barn.



Plate 15: Pigsty 1 'outlet', erected against west gable of garden barn **NB.** feed chute to front wall.



Plate 16: Collapsed bounding wall of pigsty 2 outlet to west gable of Garden Barn.



Plate 17: Feed chute serving feed trough (outlet 1).



Plate 18: Blocked doorway, formerly serving inlet 2.



Plate 19: [G1]; prop supporting ceiling beam.



Plate 20: [G1a] looking north with inserted partition to right.



Plate 21: [G1a] looking south with inserted partition to left.

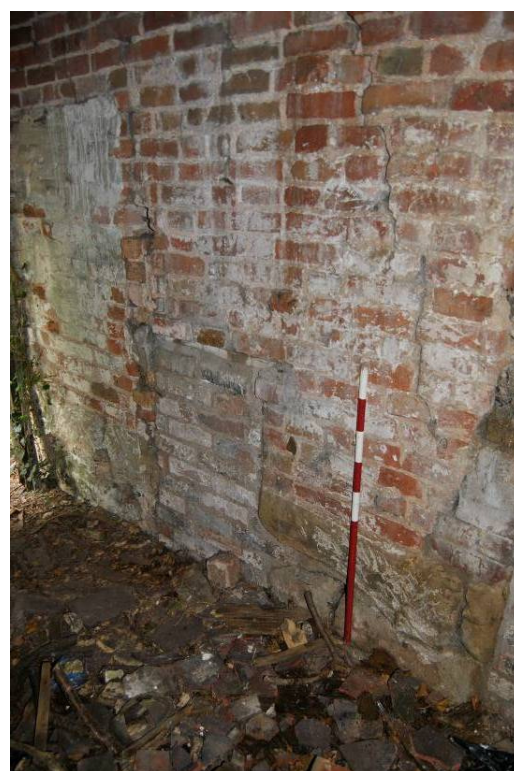


Plate 22: [G1a]; blocked door formerly serving outlet 2.



Plate 23: [G1b] looking south.



Plate 24: Window with 'hit & miss' vent; [G1b](N wall).



Plate 25: Former stables [G2] looking south-east.



Plate 26: Trimmed ceiling void to first floor over [G2] indicating former ladder access.



Plate 27: Socket and scar to south wall suggesting former stalling partition.



Plate 28: Blue-brick flooring with line of drainage channels.



Plate 29: 1F space [F1] with connecting door to [F2], looking south-east.



Plate 30: KP truss over [F2], looking south-west.



Plate 31: Access lane opening off Mill Road, with restored timber-framed barn to left.



Plate 32: South end of access lane approaching Garden Barn site.



Plate 33: Restored timber-framed barn (Shrops HER 13942) to west side of access lane.



Plate 34: Modern garage associated with 'Old Barn', to east side of access lane, immediately north of Garden Barn site.



Plate 35: Unsympathetic 'mower and garden store' of 2003 forming part of northern boundary of Garden Barn site.



Plate 36: Hawkstone View, west front looking east.



Plate 37: Rear elevation Hawkstone View (right) and Old Hall/Old Hall Cottages (centre/left) seen from west end of Garden Barn.



Plate 38: View towards Garden Barn from terrace to north of Old Hall Cottages.



Plate 39: View towards tea-rooms from Garden Barn, looking south.



Plate 40: Timber-framed gable end of Old Hall (right) and Old Hall Cottages (left), looking north-east.



Plate 41: Old Hall with south wing of 2001 to right.



Plate 42: Old Hall Cottages, looking north-west.



Plate 43: Tea Rooms infill block between Old Hall Cottages and detached former coach house.



Plate 44: Hawkstone View seen from Garden Barn (N).



Plate 45: Hawkstone View seen from Garden Barn (S).

APPENDIX A: Written Scheme of Investigation (WSI)

THE GARDEN BARN

Wollerton, Hodnet, Shropshire

Written Scheme of Investigation for Historic Building Assessment

1 INTRODUCTION

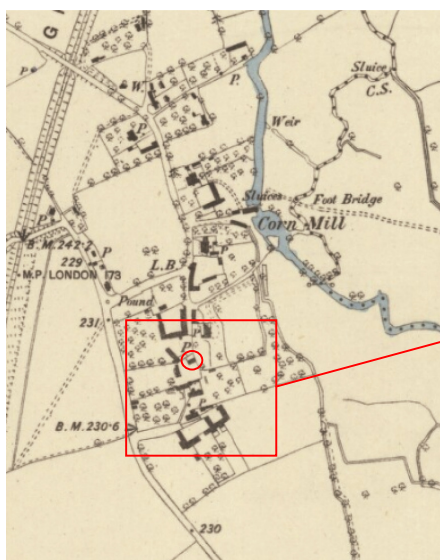
1.1 Introduction to Project

1.1.1 The following document represents a **Written Scheme of Investigation (WSI)** for a programme of Historic Building Assessment to be undertaken in respect of the Garden Barn, Wollerton, Hodnet, Shropshire. It has been prepared in response to a request from Mr. Richard Linington, of Linington Design, Wentnor, Shropshire, working as the agent on behalf of the site owners, Mr. and Mrs. J. Jenkins of Wollerton Old Hall.

1.1.2 No formal 'brief' has been issued by Shropshire Council in respect of the recording work and the current WSI will thus form the basis for completion of the project.

1.2 The Site

1.2.1 The garden barn is located in the village of Wollerton, near Hodnet in North Shropshire; it is centred on NGR SJ 62429 29642. The site lies adjacent to the north of the late-16th-century, Grade II* listed Wollerton Old Hall¹ and the Grade II listed Old Hall Cottages (aka. 1 and 2, Wollerton).² The barn dates, most probably, to the early part of the nineteenth century,³ and is illustrated on the first edition 1:2500 Ordnance Survey map of 1884.



1st Edition OS map of 1884 (NLS).



Site location (© Google Earth; image dated 27.06.2018).

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1055350>

² <https://historicengland.org.uk/listing/the-list/list-entry/1176518>

- 1.2.2 The barn comprises a freestanding, single-skin brick built structure, set on Grinshill stone footings, rectangular in plan aligned approximately east-west, rising through two storeys to a dentilated eaves band beneath a pitched, clay-tile clad roof, gabled to east and west. The remains of two pig sties abut the barn to the western gable end.

1.3 Planning Background

- 1.3.1 An outline planning application (ref. **19/03175/OUT**)⁴ was made on 13th October 2018 to Shropshire Council (SC),⁵ under the terms of the Planning (Listed Buildings and Conservation Areas) Act, 1990 in respect of the 'erection of a single dwelling following demolition of barn' to the north of Old Hall, Wollerton, Hodnet. Works are detailed in the application documentation as follows:

'It is proposed that the existing building be demolished, salvaging as much of the building material as possible for re-use in the building of a new structure. The proposed residential unit will be on the existing building's footprint, taking in the footprint of the existing pig pens to the west elevation of the building. Windows frames and doors will be timber, stained black. The height of the new building will not exceed that of the existing structure.'

(R Linington, Design and Access Statement, 13.10.18)

- 1.3.2 At the time of preparation of the current document, the application is pending consideration. The Historic Building Assessment covered by the current WSI has been required by SC under the terms of National Planning Policy Framework (NPPF, 2019) and Shropshire Council's SAMDev Plan (2015), to inform the application process.

National Planning Policy Framework⁶

- 1.3.3 Section 16 of National Planning Policy Framework (MoHC&LG 2019, 54-57) addresses 'Conserving and Enhancing the Historic Environment'. The relevant paragraphs cited in the conditions are as follows:

Para 189:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. **Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.***

Para. 199:

***Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.** However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

³ Linington R, 2018. *Wollerton Garden Barn; Historical Context*.

⁴ <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?keyVal=PUOSWGTD06Z00&activeTab=summary>.

⁵ Original application (ref. 18/04848/OUT) withdrawn in December 2018 pending undertaking of bat survey, subsequently completed in May/July 2019 (Churton Ecology).

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Shropshire Site Allocations and Management of Development Plan (SAMDev)⁷

- 1.3.4 Local planning guidance is set out in the Shropshire Site Allocations and Management of Development Plan (SAMDev, adopted December 2015); Policy MD13: The Historic Environment states that:

Policy MD13:

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.

2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.

3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.

4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

1.4 DesignationsStatutory Designations

- 1.4.1 The garden barn is not statutorily listed, nor does it lie within a designated Conservation Area.

Non-Statutory Designations

- 1.4.2 The garden barn is not included on the Shropshire Historic Environment Record (HER), although its status as a non-designated heritage asset⁸ has been established as part of the current planning application process.⁹

2 AIMS AND OBJECTIVES

- 2.1 As noted above, no formal project brief has been issued in respect of the recording work and the current WSI will thus form the basis for completion of the project. However, an assessment and record commensurate with a hybrid 'Level 1/2' record as defined by Historic England has been informally advised by the Senior Conservation Officer (North Area) of Shropshire Council.¹⁰
- 2.2 Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (HE, 2016) defines 'Level 1' and 'Level 2' surveys as follows:

⁷ <https://www.shropshire.gov.uk/planning-policy/local-planning/samdev-plan-2006-2026/the-plan/>

⁸ See NPPF Annexe 2.

⁹ Info. Ms. Ruth Hitchen (SC Senior Conservation Officer, North Area) *pers. comm.* (telephone conversation 12.08.19).

¹⁰ Ditto.

*'Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.'*

(HE 2016, 25).

*'Level 2 is a **descriptive record**... It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project'.*

(HE 2016, 26).

- 2.3 The record will include an assessment of the contribution of the building's setting, together with its influence upon the setting of nearby designated heritage assets in accordance with Historic England guidance set out in 'Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets' (HE. 2017).

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 A search will be made of all relevant and readily available published and unpublished documentary source material, including historic maps, early photographs, drawings, paintings and written descriptions, and primary and secondary sources related to the site held by the Shropshire County Archives, Castle Gates, Shrewsbury, and, if appropriate, by the National Monuments Record (NMR), Swindon. Standard on-line sources including The National Archives (www.a2a.org) and Heritage Gateway (<https://www.heritagegateway.org.uk>) will also be consulted. A standard search of Shropshire Council's Historic Environment Record (HER) will be made.¹¹

3.2 Structural Recording and Analysis

- 3.2.1 The study will comprise an examination of all safely accessible areas of the building and the compilation of drawn, photographic and written records thereof, as follows:

Drawn Record

- 3.2.2 The drawn record will comprise the preparation of plans, cross-sections and elevations sufficient to illustrate the dimensions, features and construction, phasing and development of the building so far as practicable from a non-intrusive survey. Records will be based upon pre-existing survey data where available,¹² otherwise site drawings will be prepared at an appropriate scale in pencil on archivally stable drafting film, measurements being obtained by a combination of taped measurement and hand-held laser (disto).

¹¹ It is understood that the SC HER Officer is currently on annual leave and the results of an HER search will not be available until after 27th August 2017.

¹² Linington Design, drawing nos. 20518.wd.02/04 of September 2018.

Photographic Record

- 3.2.3 To complement the drawn survey, a photographic record will be made comprising high resolution digital photography using a Nikon D3000 DSLR camera (10MP), commensurate with a 'Level 2' record. Where practically feasible, photographs will include graded photographic scales. A register of site photographs will be made recording subject, orientation, date and photographer.

Written Record

- 3.2.4 A written record will be maintained by way of annotations to site drawings and as free text to accompany the drawn and photographic records, and will form the basis for the building descriptions in the final report (see below). This will extend to cover a summary of the buildings form and type, its function (historically and at present), materials of construction, date and sequence of development so far as practicable from a non-intrusive survey.

3.3 Setting

- 3.3.1 The record will include an appraisal of the building within its immediate physical and historical context and an assessment of the contribution of the building's setting, together with its influence upon the setting of nearby designated heritage assets.¹³

3.4 Fieldwork Timetable

- 3.4.1 Documentary research and field survey will be undertaken at a time and to a timetable to be agreed, beginning most probably in mid to late-August 2019.

4 REPORTING**4.1 Report Format**

- 4.1.1 Upon completion of the documentary research and fieldwork, the results of the historic building record and assessment will be combined and presented in a fully illustrated, interpretive report, conforming to Annex 2 of the IFAs *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* and containing the following information:

Text

- Non-technical summary;
- Introduction and site location;
- Aims and objectives;
- Methodology;
- Summary of documentary history;
- Systematic description of the building and its surviving/evidenced features;
- Discussion, including an assessment of the contribution of the building's setting, together with its influence upon the setting of nearby designated heritage assets, and subsequently the contribution made to their significance;
- Detailed list of sources consulted.

¹³ Historic England, 2017 'The Setting of Heritage Assets' (second edition).

Illustrations

- Appropriate illustrations including location plan and a selection of historic maps;
- Plans, elevations and cross-sections of the building as appropriate to illustrate the appearance and development as apparent from historical sources and a non-intrusive examination of the built;
- A selection of colour plates.

Appendices

- Copy of this WSI;
- Register of project drawings;
- Register of project photographs.

4.2 Reporting Timetable

- 4.2.1 A formal report will be prepared, normally within four weeks of the completion of site work. A draft copy of the report will be submitted to SC Conservation Team in digital format (*.PDF) for review/approval; further to approval, one bound hard copy and one digital PDF copy of the final report will be lodged with the County HER within three months of the completion of fieldwork.
- 4.2.2 A digital copy of the approved final report will be uploaded to OASIS, the on-line, grey-literature library of the Archaeology Data Service (ADS), while a short summary report of the results of the project will be prepared and submitted for inclusion within the relevant Council for British Archaeology (CBA) journal, viz. West Midlands Archaeology.

5 STAFFING

- 5.1 Documentary research, site recording and report preparation will be undertaken by Mr. Ric Tyler MCIfA.

6 PROFESSIONAL STANDARDS

- 6.1 The project will follow the requirements set down in the *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA, 2014a) and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA 2014b). Recording work will conform to guidelines set down by Historic England's *Understanding Historic Buildings: a guide to good recording practice* (HE, 2016), *Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets* (HE, 2017) and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*, (ALGAO, 1997).
- 6.2 The *Code of Conduct of the Institute for Archaeologists* (ClfA, 2014c) will be adhered to at all times.

7 HEALTH AND SAFETY

- 7.1 All current health and safety legislation, regulations and guidance will be complied with during the course of the project.

8 REFERENCES

Association of Local Government Archaeological Officers (ALGAO), 1997. *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*.

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

ClfA, 2014a. *Standard and Guidance for Archaeological Desk-Based Assessment*. University of Reading, IFA.

ClfA, 2014b. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. University of Reading, IFA.

ClfA, 2014c. *Code of Conduct*. University of Reading, IFA.

Historic England, 2017. 'Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets' (second edition).

Ministry of Housing, Communities and Local Government, 2019. *National Planning Policy Framework*.

Shropshire Council, 2015. *Shropshire Site Allocations and Management of Development Plan (SAMDev)*.

WSI prepared by:

Ric Tyler MClfA

Friars Walk
Ludlow,
Shropshire,
SY8 1NT.

12.08.2019

APPENDIX B: Register of Project Drawings

Drawing No.	Subject	Scale	Format	Date	Recorder
2019_005/01	Garden Barn; north elevation	1:50	A4 printout on paper, annotated	19.08.19	R Tyler
2019_005/02	Garden Barn; south elevation	1:50	A4 printout on paper, annotated	19.08.19	R Tyler
2019_005/03	Garden Barn; east and west elevations	1:50	A4 printout on paper, annotated	19.08.19	R Tyler
2019_005/04	Garden Barn; ground floor plan	1:50	A4 printout on paper, annotated	19.08.19	R Tyler

APPENDIX C: Register of Project Photographs

NB: All photographs taken with Nikon D3000 digital SLR camera, 10 mega-pixels. Photos highlighted in **BOLD** are reproduced as plates within the current document.

Photo No.	Plate No.	Subject	Orientation	Date	Photographer
_DSC0001		Old Hall and Old Hall Cottage looking east	→ E	19.08.19	R Tyler
_DSC0002	41	Wollerton Old Hall looking east	→ E	19.08.19	R Tyler
_DSC0003	42	Old Hall Cottages looking north-east	→ NE	19.08.19	R Tyler
_DSC0004		View of Wollerton farmhouse from Old Hall forecourt	→ S	19.08.19	R Tyler
_DSC0005		View of Wollerton farmhouse from Old Hall forecourt	→ S	19.08.19	R Tyler
_DSC0006	43	Infill tea-rooms block to east of Old Hall Cottages	→ NE	19.08.19	R Tyler
_DSC0007		Former carriage house to east of Old Hall Cottages	→ NE	19.08.19	R Tyler
_DSC0008		Old Hall Cottages, eastern gable end	→ W	19.08.19	R Tyler
_DSC0009		Old Hall Cottages, eastern gable end	→ W	19.08.19	R Tyler
_DSC0010		Infill tea-rooms block to east of Old Hall Cottages	→ NE	19.08.19	R Tyler
_DSC0011		Old Hall, main range, eastern gable end	→ W	19.08.19	R Tyler
_DSC0014		Old Hall Cottages looking north-east	→ NE	19.08.19	R Tyler
_DSC0015	40	Old Hall and Old Hall Cottage looking north-east	→ NE	19.08.19	R Tyler
_DSC0016		Hawkstone View looking east	→ E	19.08.19	R Tyler
_DSC0017	36	Hawkstone View looking east	→ E	19.08.19	R Tyler
_DSC0018		Hawkstone View, oblique looking south-east	→ SE	19.08.19	R Tyler
_DSC0019		Hawkstone View, oblique looking south-east	→ SE	19.08.19	R Tyler
_DSC0020	35	Garden Store to north boundary of Garden Barn	→ NE	19.08.19	R Tyler
_DSC0021		Hawkstone View, rear elevation	→ SW	19.08.19	R Tyler
_DSC0022		West gable end of Garden Barn seen from Hawkstone View	→ E	19.08.19	R Tyler
_DSC0023		Hawkstone View looking east	→ E	19.08.19	R Tyler
_DSC0024		'Pound Court' seen from road	→ NE	19.08.19	R Tyler
_DSC0025		The Pound	→ S	19.08.19	R Tyler
_DSC0026		The Pound (with Pound House beyond)	→ NE	19.08.19	R Tyler
_DSC0027		The Pound	→ SE	19.08.19	R Tyler
_DSC0028		The Pound	→ S	19.08.19	R Tyler
_DSC0029		Pound Cottage looking south from Mill Road	→ S	19.08.19	R Tyler
_DSC0030		Pound Cottage looking south-west from Mill Road	→ SW	19.08.19	R Tyler
_DSC0031	31	Looking south along access road to Garden Barn	→ S	19.08.19	R Tyler
_DSC0032		Pound Cottage looking south-west from access lane	→ SW	19.08.19	R Tyler
_DSC0033	33	Restored timber-framed barn to east side of access lane	→ SE	19.08.19	R Tyler
_DSC0034		Converted range associated with Pound Court	→ SW	19.08.19	R Tyler
_DSC0035	32	Looking south along access road to Garden Barn	→ S	19.08.19	R Tyler
_DSC0036	34	Modern garage to west side of access lane, north of garden barn	→ S	19.08.19	R Tyler
_DSC0037		Modern garage to west side of access lane, north of garden barn	→ S	19.08.19	R Tyler
_DSC0038	4	North elevation of garden barn (obscured by vegetation)	→ S	19.08.19	R Tyler
_DSC0039		North elevation of garden barn (obscured by vegetation)	→ SE	19.08.19	R Tyler
_DSC0040		North elevation of garden barn (obscured by vegetation)	→ SE	19.08.19	R Tyler
_DSC0041	44	View of Hawkstone View from Garden Barn	→ W	19.08.19	R Tyler
_DSC0042	14	Western gable end of Garden Barn	→ SE	19.08.19	R Tyler
_DSC0043		Southern elevation of Garden Barn	→ N	19.08.19	R Tyler
_DSC0044		Southern elevation of Garden Barn	→ NE	19.08.19	R Tyler
_DSC0045		South gable of storage range to east of Garden Barn (see through trees)	→ NE	19.08.19	R Tyler
_DSC0046		Looking north along avenue of trees to south of Garden Barn	→ N	19.08.19	R Tyler
_DSC0047		Looking south from Garden Barn towards Old Hall / Old Hall Cottages	→ S	19.08.19	R Tyler

_DSC0048		East gable end of Old Hall Cottages	→ S	19.08.19	R Tyler
_DSC0049		North elevation of Old Hall Cottages	→ S	19.08.19	R Tyler
_DSC0050		North elevation of Old Hall Cottages (oblique)	→ E	19.08.19	R Tyler
_DSC0051		West gable end of Old Hall Cottages	→ E	19.08.19	R Tyler
_DSC0052		Old Hall Cottages and gable end of Old Hall	→ E	19.08.19	R Tyler
_DSC0053		North elevation of Old Hall, main range (oblique)	→ SE	19.08.19	R Tyler
_DSC0054	10	Garden Barn, south elevation	→ N	19.08.19	R Tyler
_DSC0055		Garden Barn, south elevation	→ N	19.08.19	R Tyler
_DSC0056		Garden Barn, south elevation	→ N	19.08.19	R Tyler
_DSC0057		Garden Barn, south elevation	→ N	19.08.19	R Tyler
_DSC0058	3	Grinshill stone footings to south elevation	Detail	19.08.19	R Tyler
_DSC0059	11	Door to west end of south elevation	→ N	19.08.19	R Tyler
_DSC0060	13	Fe tie-rod end-plate, south elevation	Detail	19.08.19	R Tyler
_DSC0061		South elevation, first floor window (W)	Detail	19.08.19	R Tyler
_DSC0062		South elevation, first floor window (E)	Detail	19.08.19	R Tyler
_DSC0063	12	South elevation, first floor window (E)	Detail	19.08.19	R Tyler
_DSC0064		South elevation, first floor window (W)	Detail	19.08.19	R Tyler
_DSC0065		South elevation, detail of dentilated eaves band	↑	19.08.19	R Tyler
_DSC0066	1	South elevation, detail of dentilated eaves band	↑	19.08.19	R Tyler
_DSC0067	2	Detail of brickwork	Detail	19.08.19	R Tyler
_DSC0068	20	Room [G1a] looking north	→ N	19.08.19	R Tyler
_DSC0069	21	Room [G1a] looking south	→ S	19.08.19	R Tyler
_DSC0070		Surviving partition to ?latrine to south end of [G1a]	→ S	19.08.19	R Tyler
_DSC0071		Redundant joist sockets in south wall of [G1a]	Detail	19.08.19	R Tyler
_DSC0072		Former ?latrine to south end of [G1a]	→ SE	19.08.19	R Tyler
_DSC0074	22	Internal view of west gable end with blocked pigsty doors	→ SW	19.08.19	R Tyler
_DSC0075		Internal view of west gable end with blocked pigsty doors	→ NW	19.08.19	R Tyler
_DSC0076	19	Strut rising from inserted transverse partition	→ SE	19.08.19	R Tyler
_DSC0077		Strut rising from inserted transverse partition	→ NE	19.08.19	R Tyler
_DSC0078		First floor structure over [G1a]	↑	19.08.19	R Tyler
_DSC0079		Roof structure over [G1]	↑	19.08.19	R Tyler
_DSC0080		Roof structure over [G1]	↑	19.08.19	R Tyler
_DSC0081	15	Pigsties to west gable end of barn (landscape)	→ SE	19.08.19	R Tyler
_DSC0082		Pigsties to west gable end of barn (portrait)	→ SE	19.08.19	R Tyler
_DSC0083		Feed chute to outlet 1	Detail	19.08.19	R Tyler
_DSC0084		Feed chute to outlet 1	Detail	19.08.19	R Tyler
_DSC0085		Outlet 1 looking north-east	→ NE	19.08.19	R Tyler
_DSC0086	17	Feed chute / trough to north side of outlet 1	Detail	19.08.19	R Tyler
_DSC0087		Feed chute / trough to north side of outlet 1	Detail	19.08.19	R Tyler
_DSC0088	16	Outlet 2, general view (collapsed wall)	→ NE	19.08.19	R Tyler
_DSC0089	18	Blocked door within west gable of barn (Outlet 2)	→ E	19.08.19	R Tyler
_DSC0090		Door to north end of west gable	→ E	19.08.19	R Tyler
_DSC0091	5	North elevation, west end (former carriage entrance)	→ S	19.08.19	R Tyler
_DSC0092		North elevation, west end (former carriage entrance)	→ S	19.08.19	R Tyler
_DSC0093		North elevation, west end (former carriage entrance)	→ S	19.08.19	R Tyler
_DSC0094		2-leaf door incorporated into infill material of carriage door	→ S	19.08.19	R Tyler
_DSC0095		2-leaf door incorporated into infill material of carriage door	→ S	19.08.19	R Tyler
_DSC0096	8	Paired doorways to centre of north elevation	→ S	19.08.19	R Tyler
_DSC0097		Paired doorways to centre of north elevation	→ S	19.08.19	R Tyler
_DSC0098		North elevation, door opening onto [G2]	→ S	19.08.19	R Tyler
_DSC0099		2-leaf door opening onto [G1b] (top leaf open)	→ S	19.08.19	R Tyler
_DSC0100	7	2-leaf door opening onto [G1b] (top leaf shut)	→ S	19.08.19	R Tyler
_DSC0101		North elevation, west end (former carriage entrance)	→ S	19.08.19	R Tyler
_DSC0102	9	Lean-to wood store abutting east end of north elevation	→ E	19.08.19	R Tyler
_DSC0103		Lean-to wood store abutting east end of north elevation	→ SE	19.08.19	R Tyler
_DSC0104		North elevation, 1F window	↑	19.08.19	R Tyler
_DSC0105	23	Room [G1b] (loose box) looking south	→ S	19.08.19	R Tyler
_DSC0106		Room [G1b] (loose box) looking south	→ S	19.08.19	R Tyler
_DSC0108	25	Room [G2] (stables) looking south-east	→ SE	19.08.19	R Tyler
_DSC0109		Room [G2] (stables); remains of (secondary) sliding door	→ N	19.08.19	R Tyler
_DSC0110	26	Room [G2] (stables); trimmed void to 1F (former ladder access)	↑	19.08.19	R Tyler
_DSC0111		Room [G2] (stables); trimmed void to 1F (former ladder access)	↑	19.08.19	R Tyler
_DSC0112	27	Scar to south wall suggestive of stalling partition	Detail	19.08.19	R Tyler

_DSC0113		Possible feed drop to south side of [G2]	↑	19.08.19	R Tyler
_DSC0114	24	Window / 'hit & miss' vent to north wall of [G1b]	→ N	19.08.19	R Tyler
_DSC0115	28	Brick floor to [G2] with drainage channels	↓	19.08.19	R Tyler
_DSC0117		Brick pier to west side of original carriage entrance	Detail	19.08.19	R Tyler
_DSC0118	6	Brick pier to west side of original carriage entrance	Detail	19.08.19	R Tyler
_DSC0119		South elevation of garden store, north of garden barn	→ NW	19.08.19	R Tyler
_DSC0120		SE angle of garden store / garage, north of garden barn	→ NW	19.08.19	R Tyler
_DSC0121	30	Roofspace [F2] with KP truss	→ SW	19.08.19	R Tyler
_DSC0122		Roofspace [F2] looking west with doorway to [F1]	→ W	19.08.19	R Tyler
_DSC0123		Roofspace [F2] looking south-west	→ SW	19.08.19	R Tyler
_DSC0124		Low window in east gable end, [F2]	Detail	19.08.19	R Tyler
_DSC0125		[F2]; KP roof truss	→ SW	19.08.19	R Tyler
_DSC0126		[F2]; KP roof truss – base of KP	Detail	19.08.19	R Tyler
_DSC0127		[F2]; roof detail of side purlin	Detail	19.08.19	R Tyler
_DSC0129		Roofspace [F2] with KP truss	→ E	19.08.19	R Tyler
_DSC0130		Roofspace [F2] with KP truss	→ E	19.08.19	R Tyler
_DSC0131		Roofspace [F2] with KP truss	→ E	19.08.19	R Tyler
_DSC0132		Roofspace [F2] with KP truss	→ SE	19.08.19	R Tyler
_DSC0133		Roofspace [F2]; Fe tie rod running adjacent to partition wall	Detail	19.08.19	R Tyler
_DSC0134	29	Roofspace [F1] looking east	→ E	19.08.19	R Tyler
_DSC0135		Roofspace [F1]; detail of first floor at north wall	Detail	19.08.19	R Tyler
_DSC0136		Roofspace [F1]; blocked window openings in west gable	Detail	19.08.19	R Tyler
_DSC0137		Roofspace [F1]; doorway to [F2]	→ SE	19.08.19	R Tyler
_DSC0138		Partition wall between [G1]/[G2]	→ SE	19.08.19	R Tyler
_DSC0139		Partition wall between [G1]/[G2]	→ SE	19.08.19	R Tyler
_DSC0140	37	Fence line between Garden Barn and Hawkstone View	→ S	19.08.19	R Tyler
_DSC0141		Looking north along main access lane	→ N	19.08.19	R Tyler
_DSC0142		North elevation; brick pier between doors to [G1b] / [G2]	→ S	19.08.19	R Tyler
_DSC0143		North elevation, door to [G2]	→ S	19.08.19	R Tyler
_DSC0144		Fe tie-rod end-plate, north elevation	Detail	19.08.19	R Tyler
_DSC0145		Detail of dentilated eaves band	↑	19.08.19	R Tyler
_DSC0146		Looking south along avenue of trees to south side of barn	→ S	19.08.19	R Tyler
_DSC0147	39	Looking south from barn towards Old Hall tea rooms	→ S	19.08.19	R Tyler
_DSC0148	45	Oblique view from Garden Barn towards Hawkstone View	→ W	19.08.19	R Tyler
_DSC0149		Oblique view from Garden Barn towards Hawkstone View	→ W	19.08.19	R Tyler
_DSC0150	38	Looking north from tea rooms towards Garden Barn	→ N	19.08.19	R Tyler
_DSC0151		Oblique view from Garden Barn towards Hawkstone View	→ W	19.08.19	R Tyler
_DSC0152		Exterior seating area to Old Hall tea rooms	→ W	19.08.19	R Tyler
_DSC0153		Looking north-west for tea-rooms towards Hawkstone View	→ NW	19.08.19	R Tyler

APPENDIX D: Heritage Assets in vicinity of Garden Barn (Statutory and Non-Statutory)**(i) OLD HALL** (Grade II* Listed Building; List Entry No. 1055350)

HODNET C.P.

WOLLERTON

SJ 62 NW
6/93**The Old Hall**10.2.59
GV II*

House. Late C16. Timber framed with painted brick nogging. Plain tile roof. Framing: closely-spaced studs with rails. Decorative parallel diagonal stutting in gable end to east. 3 framed bays. Surviving cross wing of once larger house (hall range now destroyed). 2 storeys. Shaped barge boards with finials. Pair of external lateral brick stacks at rear. South front: 2 first-floor windows and 3 ground-floor windows; early C20 two- and 3-light small-paned wooden casements. Roughly central late C19 or early C20 timber framed porch; nail-studded boarded door with strap hinges and 4-part overlight, and brackets supporting gable with shaped barge boards and finial. Irregular wall framing to left, formerly an internal wall between cross wing and former hall range (see timbers roughened to take plaster). Blocked ground and first-floor straight-sided arched doorways (that on ground floor with inserted window). Right-hand gable end: underbuilt formerly jettied first floor, and slightly jettied gable. Pairs of glazing bar sashes to each floor. Left-hand gable end: jettied first floor with restored bressumer and 4 brackets. High brick plinth and 2 later brick buttresses. Slightly jettied gable with chamfered bressumer and restored end brackets. First and ground-floor 3-light small-paned wooden casements. Interior: chamfered beams. Left-hand ground-floor room: mid-to late C17 plaster overmantel consisting of cartouche with raven and flanking terms and flower drops; plaster dentil cornice. Right-hand ground-floor room: refitted c.1700; bolection-moulded panelling with dado rail and moulded cornice. Round-arched corner cupboard. Doors with 6 raised and fielded panels. Panelled window shutters. Staircase of c.1700 with closed string, turned balusters and newel post, and moulded handrail. Right-hand first-floor room: remodelled c.1700 with plaster dentil cornice and coved ceiling with central plaster panels. Door with 6 raised and fielded panels.

NB. Extended (south range), 2001 (Planning refs. NS/01/00566/LBC and NS/01/00599/FUL).



Grade II* Listed Wollerton Old Hall, with 2001 south wing to right.

(ii) OLD HALL COTTAGES (Grade II Listed Building; List Entry No. 1176518)

HODNET C.P.

WOLLERTON

SJ 62 NW
6/94**Nos. 1 and 2 (Formerly listed 10.2.59 as Old Hall Cottage)**

GV II

Pair of houses. Mid-C17. Timber framed with painted brick nogging on high painted brick plinth. Plain tile roof. Framing: square panels, 3 from sole plate to wall plate. 3 framed bays. 2 storeys and gable-lit attic. Pair of brick ridge stacks. 7-window front; one-, 2- and 3-light C19 and C20 wooden casements. Boarded door between fourth and fifth windows from left and C20 glazed door to right. Stepped queen-strut truss in right-hand gable end. Right-hand gable-end with rebuilt truss and small attic casement. One storey brick lean-to addition to left with boarded door to front. Interior not inspected.

NB. Change of use to office use, 1991 (Planning refs. NS/91/00081/FUL and NS/92/00960/LBC).



Grade II Listed Old Hall Cottages, formerly 1 and 2 Wollerton.

(iii) WOLLERTON FARMHOUSE (Grade II Listed Building; List Entry No. 1389650)

HODNET CP

Wollerton

Wollerton Farmhouse

GV II

Farmhouse, now a pair of houses. Early C18, with late C18, C19 and C20 alterations and additions. Red brick, with plain tile roofs. Single gable and ridge stacks. 2 storeys plus attics; 4 windows. Windows are mainly late C20 wooden cross casements in original openings, those to the ground floor with segmental heads. To left, late C20 gabled porch, flanked to left by a single window, and to right by 3 larger windows, one inserted in a former doorway. Above, 4 windows. Above again, early C19 gabled dormer, reglazed. Left gable has, to left, early C19 8/8 glazing bar sash. Above, single window to attic. At the rear, C19 addition, 2 storeys, with later C19 single storey lean-to addition with double doors and a C19

casement. Interior: Kitchen, to left, has paired chamfered spine beams with simple stops, and principal fireplace with chamfered bressummer. Adjoining drawing room has early C19 4-panel door and chamfered spine beam. Chimney breast and fireplace rebuilt late C20. 8/8 sash has incomplete panelled surround and is flanked by a cast iron pilaster and scroll bracket carrying an inserted span beam. Winder staircase has turned oak newels with rings, moulded handrail and inserted stick balusters. Some original turned balusters survive. First landing has 4 beaded plank doors. First floor rooms have plain chamfered beams. Second landing has door made from C17 framed panelling. Double purlin roof without ridge, incorporating some reused timber. Ground floor to right has paired chamfered spine beams and largely rebuilt principal fireplace. Plain oak winder stair, with square newels and stick balusters. First floor rooms have plain chamfered beams and beaded plank doors. Roof structure similar to left range.



Limited views of Wollerton Farmhouse from forecourt of Old Hall.



Grade II Listed Pound Cottage looking south-east.

(iv) POUND COTTAGE (Grade II* Listed Building; List Entry No. 1366817)

HODNET C.P.

WOLLERTON

Pound Cottage

II

Cottage, latterly divided. Circa 1600 and mid C17 with late C19 alterations. Timber framed with wattle and daub and brick infill. Right-hand gable end rebuilt in brick. Plain tile roof. Framing: square panels (3 from sole plate to wall plate) with corner braces and tension braces at rear. 2 framed bays. One storey and attic. External brick end stack to right and C19 external brick lateral stack to front off-centre to left. Large central C17 timber framed full dormer with pair of C19 two-light wooden casements and collar and tie- beam truss with queen struts and V-struts. Small window off-centre to right and C19 two-light wooden casements to right. Pair of boarded doors. Jettied left-hand gable end with moulded bressummer and stepped queen-strut truss. C19 lean-to addition at rear. Interior: pair of ovolo-moulded spine beams with run-out stops. Timber framed cross wall with tension braces and chamfered ground-floor wall plate. Central collar and tie-beam truss with queen struts and king post (tie-beam with ovolo-moulding to east). The ovolo-moulded tie-beam suggests that the cross wall was formerly external. The building probably begun as a one-cell cottage which was later extended by one bay to the east. S.M.R. report, No. 13936.

NB. Single-storey extension added, 2015 (Planning refs.15/002982/FUL and 15/02983/LBC).

(v) NORTH BARN AT WOLLERTON FARM (Grade II* Listed Building; List Entry No. 1389651)

HODNET C.P.

WOLLERTON

North Barn at Wollerton FarmGV
II

Threshing barn, now store. Circa early C18, altered late C19. Timber framing, the gables rebuilt in brick, with weatherboard and corrugated iron cladding. Plain tile roof. Brick plinth, C19. 3 bays. West front has an off-centre opening formerly with double doors, blocked late C19 and containing a stable door to left. To right, a close-boarded door with a loft door above it. Beyond, to left, a pair of C20 single pane windows. To right, a stable door. North gable has single storey wooden lean-to additions, C19 and C20. South gable has a blocked door to left, and above, a central loft door. INTERIOR: Widely spaced studs, some with down-braces. Single purlin roof with struts to trusses and straight wind braces. C19 floor, partitions and hayrack.

NB. Converted to residential use, 2007 (Planning refs. NS/07/01523/FUL and NS/07/01617/LBC).

(vi) POUND TO SOUTH OF POUND HOUSE (Grade II* Listed Building; List Entry No. 1307879)

HODNET C.P.

WOLLERTON

Pound approx. 10 metres to south of Pound HouseSJ 62 NW
6/92
II

Pound. Probably late C18. Red brick with stone coping. Horseshoe-shaped plan. Pilaster buttresses. Wooden gate in short side to north. Pound House is not included on this list.

NB. Also Scheduled Ancient Monument ref. 1020849 (see <https://historicengland.org.uk/listing/the-list/list-entry/1020849>).



Grade II Listed Animal Pound to south of Pond House (also SAM).

(vii) HAWKSTONE VIEW (Non-listed building)

Non-listed building, not on HER. Probably late-C18th



Hawkstone View looking east

(viii) Barn belonging to Riverside' (Non-listed building, Shrops HER ref. 13942)

Restored, post-medieval 'black and white' barn.



Restored barn looking south.

APPENDIX E: Historical Census Data (info: www.ancestry.co.uk)

Year	Property	Surname	Forename	Rel.	Age	Occupation
1841	Records unclear*					
1851	Not named**	Hope	Benjamin	Head	38	Carpenter
		Hope	Sarah	Wife	39	---
		Hope	John	Son	12	Scholar
		Hope	Sarah	Dau.	3	---
		Hope	George	Son	10mths.	---
1861	Not named**	Hope	Benjamin	Head	47	Wheelwright
		Hope	Sarah	Wife	47	---
		Hope	Sarah	Dau.	13	Scholar
		Hope	George	Son	11	Scholar
1871	Not named**	Hope	Benjamin	Head	58	Carpenter
		Hope	Sarah	Wife	57	---
		Hope	Sarah	Dau.	23	Domestic Servant
		Hope	George	Son	20	Carpenter
1881	Not named**	Hope	Benjamin	Head	68	Carpenter
		Hope	Sarah	Wife	68	---
1891	Not named**	Hope	Benjamin	Head	78	Carpenter
		Hope	Sarah	Wife	78	---
1901	Not named**	Poole	Thomas	Head	28	Platelayer (railway)
		Poole	Alice	Wife	30	---
1911	'Hawkstone View'	Gibbons	John	Head	42	Army pensioner
		Gibbons	Sarah Anne	Wife	35	---
		Hammond	Emily	Visitor	72	---

Notes:

* Two separate William Masseys are listed as heads of household in Wollerton in 1841, aged 60 and 55 respectively and therefore neither brothers nor father/son (possibly cousins?). The younger William is listed at a property named 'White House', a farmer with a household of ten including a son, also William aged 25, 3 female domestic servants and 4 Ag. Labs. The older William, a Farmer and Maltster, resided at a property close to Old Hall (adjacent properties are occupied by Richard Belliss and William Dowler; see tithe apportionment, Table 4, plots 14/19) with a household of 8, including family members, 2 female domestic servants and 2 Ag. Labs. The second William's recorded occupation as a maltster may indicate that he was living at Pound Farm, a Massey possession which is known to have been furnished with a malt house and drying kiln (1815 sales particulars: SA ref. 327/2/2/49/1). Benjamin Hope (wheelwright, then aged 25), living at Hawkstone View in later returns, is recorded at Bean Bank, Wollerton with his wife and three children.

** Although the property is not named explicitly except for the 1911 return, by reference to other sources (tithe map and apportionment) and by a process of working backwards from later census returns, it is fairly certain that the entries listed here refer to Hawkstone View.