

# Heritage Impact Assessment, 2020



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**Issue Date:** 16.01.2020

**Project Data: Summary**

**Project No.:** 2020-001

**Site Name:** Gwiwer Barn, Woodhouse Farm, Shawbury Road, Tilley Green, Wem, SY4 5PF

**County:** Shropshire  
**Parish:** Wem Rural CP

**NGR:** centred on SJ 51630 27775

**Planning Ref.** **Pending**

**Statutory Designation:** **None** (site lies within curtilage of Grade II Listed Woodhouse Farmhouse)

**Shropshire HER ref.:** 27564 (farmstead group)

**Document Data**

**Document Title:** Heritage Impact Assessment, 2020  
**Issue No.:** Rev.1:v.2\_FINAL

**Document Location:** Hard and digital (PDF) copies of the present report will be deposited with the Shropshire Historic Environment Record (HER) and with OASIS, the online grey-literature library of the Archaeology Data Service (ADS).

**Prepared by:** Ric Tyler MCIfA  
**Issue Date:** 16<sup>th</sup> January 2020

| Revision | Date       | By            | Comment  |
|----------|------------|---------------|--|
| v1.DRAFT | 13.01.2020 | R Tyler MCIfA | Initial draft for comment                          |
| v2.FINAL | 16.01.2020 | R Tyler MCIfA | Incorporating updated info from Browns of Wem Ltd. |

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**Cover image:** Detail of 131 Survey of Manor of Wem (Shropshire Archives ref. 972/7/1/49/1-9).

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# **GWIWER BARN, WOODHOUSE FARM**

## Shawbury Road, Tilley Green, Wem, Shropshire

### Heritage Impact Assessment, 2020

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## **GWIWER BARN, WOODHOUSE FARM**

### Shawbury Road, Tilley Green, Wem, Shropshire

### Heritage Impact Assessment, 2020

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#### *Summary*

*A heritage impact assessment was undertaken in January 2020 in respect of a proposed development, viz. the erection of steel portal-framed storage building, on an area land associated with the Gwiwer Barn, a converted agricultural range formerly associated with Woodhouse Farm, Shawbury Road, Tilley Green, Wem, Shropshire (NGR SJ 51630 27775). The project was undertaken at the request of Mr. Ben Perry of Browns of Wem Ltd., working on behalf of the property owner, Mr. D. Ford of Gwiwer Barn. The assessment 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 help assess the impact of the proposed development upon the setting of the Grade II listed Woodhouse Farmhouse and the 'curtilage listed' converted barns and to thereby inform the ongoing application process.*

*Woodhouse Farm occupies a relatively isolated, rural site off the west side of the Shawbury Road, to the south of Wem. Archival research has established that a farmstead with house has existed at Woodhouse since at least the early-17<sup>th</sup> century, with a structure being shown on a manor survey of 1631. By the early-19<sup>th</sup> century, the core buildings of the surviving farmstead were in existence, illustrated occupying an 'L'-shaped plan in the tithe survey of 1845. The later-19<sup>th</sup> century saw the introduction of a long, narrow range to the western side of the foldyard, while the 20<sup>th</sup> century witnessed the introduction of a series of additional storage buildings, including a Dutch barn (before 1926), and a number of large steel-framed buildings (post-1970). Following the sale of the farm in 2008, the early farm buildings were converted to residential use, at which time Dutch barn and later steel-framed sheds were removed. The surviving ranges form an interesting, if unexceptional, group of farm buildings of their era, though they have been largely removed from their historical, agricultural context through conversion to residential use and associated landscaping works.*

*In the light of a review of archival and documentary sources, it is argued that the introduction of a storage building within what was, until relatively recently, a working yard of the farmstead is justifiable from an historical perspective. The potential impact of the proposal is then assessed against accepted criteria, concluding that the proposal would represent an impact of medium magnitude upon the setting of the 'locally important' farm buildings and a low magnitude impact upon the setting of the 'regionally important' farmhouse, both of which would result in an overall 'minor' effect. While it is acknowledged that the proposed development does have the potential to change the experience of both the farmhouse and the associated farm buildings, the potential for visual impact and intrusion is assessed to be limited, and may be mitigated by a process of sensitive design in terms of the form and size, massing, detailing and materials of any new building. As such, it is argued that the erection of the proposed building should not be opposed on the grounds of visual intrusion. In the light of comments from Shropshire Council in respect of an original application made in September 2019, revised proposals have amended both the extent of the building's overall footprint, and its external cladding materials in a move to adopt a less uncompromisingly 'industrial' design approach.*

*There is no known activity of archaeological significance within the wider Woodhouse Farm site, indicating no identified potential for buried deposits and, as such, the archaeological impact of the proposed development would be limited or negligible in nature and unlikely to have an adverse effect upon the archaeological resource.*

# **GWIWER BARN, WOODHOUSE FARM**

## Shawbury Road, Tilley Green, Wem, Shropshire

### Heritage Impact Assessment, 2020

## **1 INTRODUCTION**

*The current report outlines the results of a programme of heritage impact assessment (HIA) undertaken in January 2020 in respect of a proposed development on an area land associated with the Gwiwer Barn, a converted agricultural range formerly associated with Woodhouse Farm, Shawbury Road, Tilley Green, Wem, Shropshire SY4 5PF.*

### **1.1 Background to the Project**

#### *Site Location*

- 1.1.1 Gwiwer Barn forms one of a number of converted traditional farm buildings formerly associated with Woodhouse Farm, located SSE of the town of Wem in central, north Shropshire, 16km north of the county town of Shrewsbury (Figure 1). The former farmstead site (Figure 2) is accessed off the north side of Tilley Green Road which itself opens off the south-western side of the B5063 Shawbury Road c.1.2km SSE of Wem; Gwiwer Barn is centred on NGR SJ 51664 27764 and lies at an elevation of c.83m AOD. The site currently under consideration is located to the north-west of Gwiwer Barn, centred on NGR SJ 51630 27775 (Figure 2).

#### *Planning Background*

- 1.1.2 A planning application (ref. **19/04073/FUL**)<sup>1</sup> was made on 10<sup>th</sup> September 2019 to Shropshire Council (SC), under the terms of the Town and Country Planning Act, 1990,<sup>2</sup> in respect of the 'erection of portal steel framed building for the storage of classic vehicles and gardening machinery / equipment' on land to the north-west of Gwiwer Barn.<sup>3</sup> The application was submitted by Browns of Wem Ltd., acting on behalf of the site owner, Mr. D. Ford of Gwiwer Barn. Original submitted drawings<sup>4</sup> and an accompanying Design and Access Statement detailed a steel-framed building to the west side of the plot, of three bays measuring c.16.75m x 9.15m in plan and enclosing an open-plan storage area extending to 153m<sup>2</sup>, clad externally in box profile steel sheeting (external walls) and corrugated cement fibre (roof).
- 1.1.3 Shropshire Council (Conservation & Historic Environment), in commenting upon the original scheme,<sup>5</sup> acknowledged that 'the proposed scale, form and elevational treatments of the new building reflects the agricultural appearance of a working farmstead', while arguing that 'a smaller more domestic and less commercial scaled building may be more appropriate in the present setting of the site'. An objection was raised on the grounds of a concern that 'the scale of the building may overwhelm the existing setting of the

<sup>1</sup> <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXPT3LTD07V00>.

<sup>2</sup> <http://www.legislation.gov.uk/ukpga/1990/8/contents>

<sup>3</sup> See submitted Browns of Wem, Drg. 36881 & 36882 of August 2019.

<sup>4</sup> See submitted Browns of Wem, Drg. Nos. 36459 of August 2019.

<sup>5</sup> <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=consulteeComments&keyVal=PXPT3LTD07V00>.

site and adjacent curtilage listed barns' with a requirement for a Heritage Impact Assessment (HIA) to form part of any revised application.

- 1.1.4 SC's comments can be seen to be broadly in line with Historic England guidance (HE 2015b, 12) for new buildings within historic farmstead sites, which includes the following recommendations:

- Site new buildings on the footprint of lost buildings or site them so that they respond and are sensitive to the historic plan form of the site and its wider setting in the landscape.
- Use the historic character of the site to inform the scale, massing and form of new buildings. Ideally the new elements should not compete with or be overbearing to the traditional farm buildings.

- 1.1.5 Further to the SC response, the original application was withdrawn on 1<sup>st</sup> November 2019. At the time of preparation of the current document, a revised application is in preparation and the current HIA has been prepared, at the request of Browns of Wem Ltd., to form supporting documentation to accompany this new application. The HIA has been required under the terms of National Planning Policy Framework (NPPF, 2019; see §.1.2.2) and Shropshire Council's SAMDev Plan (SC, 2015; see §.1.2.3), to help assess the impact of the proposed building upon the setting of the existing principal listed farmhouse and curtilage listed converted barns (see §.1.3) and to thereby inform the application process.

- 1.1.6 Outline revised drawings,<sup>6</sup> supplied by Browns of Wem Ltd., indicate a design on a reduced footprint (8m x 15.24m = 122m<sup>2</sup>), with amendments to external cladding materials, comprising brick (reclaimed) and timber boarding to walls (see §.8.2; Figure 8). The steel roller door of the original scheme, highlighted as inappropriate in SC comments, has been replaced by double, side-hinged, timber-clad doors.

## 1.2 Relevant Planning Legislation and Guidance

### Planning (Listed Buildings and Conservation Areas) Act, 1990<sup>7</sup>

- 1.2.1 Paragraph 66(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.

### National Planning Policy Framework<sup>8</sup>

- 1.2.2 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:

<sup>6</sup> Browns of Wem, Drg. Nos. 36459, Revision B.

<sup>7</sup> <http://www.legislation.gov.uk/ukpga/1990/9/contents>

<sup>8</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



**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.*

Shropshire Site Allocations and Management of Development Plan (SAMDev)<sup>9</sup>

- 1.2.3 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.*

<sup>9</sup>

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

### 1.3 Designations

#### Statutory Designations

- 1.3.1 The site of the proposed building does not in itself benefit from any form of statutory designation, though it forms part of the curtilage of the Grade II Listed Woodhouse Farmhouse,<sup>10</sup> which is described in the Statutory List of Buildings of Special Historical or Architectural Interest (Building ID **1264581**) as follows:

SJ 52 NW  
C.P.  
11/119

WEM RURAL

#### **Woodhouse Farmhouse**

II

**Farmhouse.** Late C17, partly remodelled mid-C18 with later additions and alterations. Timber frame, now mainly roughcast, and hall range rebuilt in red brick; plain tile roofs. L-plan comprising long hall range with taller gabled cross-wing projecting to rear on left. One storey and attic with dentilled eaves cornice to hall range, 2 storeys and gable-lit attic to cross-wing. Late C20 casement-fenestration to hall range, one to left and 2 to right of C19 gabled brick porch with C20 windows to C19 gabled half dormers directly above. One C20 casement to gable of cross-wing on ground floor and one C19 segmental-headed casement to attic. Red brick ridge stack to right of porch and integral lateral stack to left wall of cross-wing. Framing: vertical posts exposed to top of right wall of cross-wing to rear but mainly concealed by tall shallow C18 brick lean-to in angle between ranges. Rear of hall range has floor band and C17 plank door directly beneath stack forming baffle-entry. Mid- to late C19 brick lean-to to left has rounded corner. Interior: not inspected but said to have chamfered ceiling beams and timber frame to cross-walls.

Listing NGR: SJ 51706 27728 First listed: 16<sup>th</sup> September 1987

#### Statutory Listing of Woodhouse Farmhouse<sup>11</sup>

- 1.3.2 The Gwiwer Barn forms part of a former agricultural range associated with Woodhouse Farm, converted to residential use in 2009.<sup>12</sup> The ranges are not statutorily listed in their own right though, in planning terms, they represent ‘curtilage’ buildings of the Grade II listed Woodhouse.<sup>13</sup>

#### Non-Statutory Designations

- 1.3.3 Woodhouse Farm is included on the Shropshire Historic Environment Record (HER), ref. **27564** and, as such, the farm and its constituent buildings also represent ‘non-designated heritage assets’ in their own right.<sup>14</sup> The HER entry for Woodhouse Farm describes the farmstead as follows:

<sup>10</sup> ‘Curtilage’ is a legal term describing an area around a building and, for listed structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout (HE 2017, 3); see also ‘Listed Buildings and Curtilage’ (HE, 2018).

<sup>11</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1264581>

<sup>12</sup> <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=KT0FJ4TDF0000>

<sup>13</sup> Historic England (2018, 1) define three key factors to be taken into account in defining curtilage, viz. physical layout, ownership (historical and at date of listing) and use (ditto). Although under separate ownership since 2009, at which point their function changed from agricultural to residential, the farm buildings were, at the time of listing (1987), in common ownership and functionally related to the Grade II listed farmhouse. Given, in addition, the close physical proximity of the farm buildings to the main farmhouse, it thus seems reasonable to interpret that they lie within the curtilage of the latter building.

<sup>14</sup> See NPPF Annex 2; Glossary. A ‘Heritage Asset’ is defined by NPPF as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’. A ‘non-designated heritage assets’ is an asset identified as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for statutory designation ([www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated](http://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated)).

- Loose Courtyard comprising an L- Plan range with detached buildings to the third side of the yard.
- Additional Plan Details: Additional detached elements to main plan.
- Date Evidence from Farmhouse: 17th Century.
- Date Evidence from Working Building(s): None.
- Position of Farmhouse: Farmhouse set away from yard.
- Farmstead Location: Isolated.
- Survival: Partial Loss - less than 50% change.
- Confidence: High.
- Other Notes: Large modern sheds to the side of the historic farmstead suggest that the farmstead is still in use. RCL3? Piecemeal development.
- Dated by listed farmhouse (PRN 19025). Farmhouse set away but long to farmyard.

#### **1.4 Scope of the Report**

- 1.4.1 The current report has been prepared in accordance with requirements set down in the '*Standard and Guidance for Archaeological Desk-Based Assessment*' (CIfA, 2014a), Historic England's '*Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment*' (HE, 2015a) and '*Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets*' (HE, 2017). An assessment of the farmstead is included, completed in line with the methodology outlined in '*Farmstead Assessment Framework: Informing Sustainable Development and the Conservation of Traditional Farm Buildings*' HE (2015b).

#### **1.5 Acknowledgements**

- 1.5.1 The report was commissioned by Mr. Ben Perry of Browns of Wem Ltd. working on behalf of the site owner, Mr. David Ford, to whom thanks are extended for help and cooperation throughout. Thanks are also extended to Mr. Giles Carey, Historic Environment Officer at Shropshire Council and to staff at the Shropshire Archives, Castle Gate, Shrewsbury.
- 1.5.2 Documentary research and site assessment were undertaken by Ric Tyler MCI(fA who also wrote, collated and illustrated the current report.

## 2 METHODOLOGY

### 2.1 Documentary Research

2.1.1 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 (SA), Castle Gates, Shrewsbury. Standard on-line sources including The National Archives ([www.a2a.org](http://www.a2a.org)) were also consulted. In line with best practice as outlined by Historic England (2015a), a search of county Historic Environment Record (HER) was commissioned from Shropshire Council (see §.3.2), while historical planning materials were reviewed via the Shropshire Council on-line planning register.<sup>15</sup> A full list of sources is given at §.10 below.

### 2.2 Site Assessment

2.2.1 A site visit to Gwiwer Barn was made on Friday 10<sup>th</sup> January 2020 in order to assess the present situation of the development area, to identify any areas where potential archaeological resources may be impacted by the proposed development and to observe and assess the site within its immediate setting and wider, landscape context.

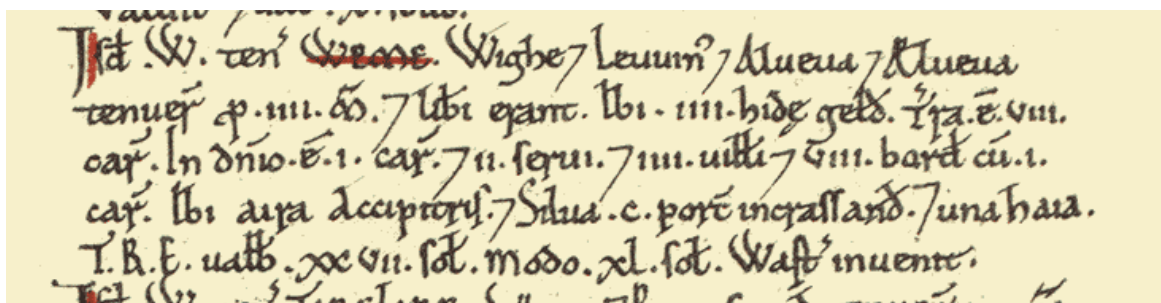
## 3 HISTORICAL BACKGROUND AND CONTEXT

### 3.1 General Historical Context

3.1.1 Wem was an Anglo-Saxon estate in the Hodnet Hundred, encompassing what would become the township of Wem together with the townships of Tilley and Trench and probably Lowe and Ditches (Everard et. al. 2019, 3). Wem is included (as 'Weme') in the Domesday Book of 1086, listed under the lands of William Pantulf, as tenant (later tenant-in-chief), of Roger de Montgomerie (1<sup>st</sup> Earl of Shrewsbury), where it is described as follows:

*'Wicga and Leofwine and Aelfgifu and Aelfgifuheld held it as four manors and were free. There are four hides paying geld. There is land for eight ploughs. In demesne is one plough and 2 slaves; and four villans and eight bordars with one plough. There is a hawk's eyrie, and woodland for fattening 100 pigs, and one enclosure. TRE<sup>16</sup> it was worth 27s, now 40s. He found it waste.'*

(Williams and Martin, 1992, 703-4; Phillimore Shropshire 4, 14.4).



Domesday Book entry for Wem; source: <https://opendomesday.org/place/SJ5128/wem/>.

<sup>15</sup> <https://www.shropshire.gov.uk/planning/applications>.

<sup>16</sup> 'Tempus Regis Edwardi' (in the time of King Edward, ie. pre-1066).



- 3.1.2 By the mid-13<sup>th</sup> century, the estate of Wem, together with Aston, Coton, Edstaston, Horton, Sleaf, Steel and Wolverley, had been grouped together to form one large manor; the decent of the Manor is addressed in some detail in the recently published VCH parish history (Everard et. al. 2019, 44-48), and will not be repeated here.
- 3.1.3 Etymologically, the name 'Wem' stems from OE 'wemm' meaning 'filth', representing a reference to the marshy soil conditions of much of the surrounding area (Gelling 1990, 303; Poulton Smith 2009, 144).<sup>17</sup> The name has been recorded historically as 'Weme' (1086) and 'Wemme' (1286 *et passim*. to 1727) and is first rendered Wem in Saxton's *Salopiae Comitatus* of 1577 (Gelling, *ibid.*). The township of Tilley, within which Woodhouse historically lay, is first referenced in subsidy rolls of 1327 as 'Tyleweleye', the name thought to derive from the OE word 'tillow' (*telge*), meaning branch or bough, possibly a reference to the location of the hamlet of Tilley close to the confluence of the River Roden and Sleaf Brook (TDR Heritage 2018, 4).
- 3.1.4 Wem's pre-modern economy was based largely upon pastoral agriculture and trading in agricultural produce, in particular livestock and cheese, the latter becoming a major feature of the economy by the 16<sup>th</sup> century (see Everard et al. 2019, 56-7; WRCP 2003, 7), as well as leather and flax production. By the 1840s, Wem was described as a 'great dairy parish and almost everything is subordinate to the dairy'.<sup>18</sup>

## 3.2 Historic Environment Record

- 3.2.1 A search of the Shropshire Council Historic Environment Record (HER) revealed the following sites (monuments) and events within a 500m buffer zone of Woodhouse Farm (see Figure 3):

| Ref.                          | Name                | Designation | Brief Description from HER   |
|-------------------------------|---------------------|-------------|--|
| <b>Record Type: Monuments</b> |                     |             |  |
| <b>07613</b>                  | Wem Park(s)         | None        | Possible site of medieval park (documentary evidence)  |
| <b>19025</b>                  | Woodhouse Farmhouse | LB (II)     | Farmhouse, late-C17 <sup>th</sup> remodelled C18 <sup>th</sup> with later additions.   |
| <b>19032</b>                  | Pankeymoor Cottage  | LB (II)     | Farmhouse, latterly 2 cottages, now house, Late-C17 <sup>th</sup> /early C18 <sup>th</sup> , timber-framed.  |
| <b>27564</b>                  | Woodhouse Farm      | None        | Loose Courtyard comprising an L- Plan range with detached buildings associated with Grade II Listed Woodhouse Farmhouse (HER <b>19025</b> ). Identified as part of Historic Farmsteads Characterisation Project, 2008-2010 |
| <b>Record Type: Events</b>    |                     |             |  |
| <b>ESA8758</b>                | Woodhouse Farm      | N/A         | 2016 Dendro survey of cross-wing of Woodhouse Farmhouse by Tree-Ring Services  |
| <b>ESA8761</b>                | Pankeymoor Cottages | N/A         | 2016 Dendro survey of cross-wing of Pankeymoor by Tree-Ring Services   |

Table 1:

Sites / events recorded on Shropshire Historic Environment Record (HER) within 500m buffer zone of Woodhouse Farm.

- 3.2.2 The buffer zone includes two statutory listed buildings, both grade II, viz. Woodhouse Farmhouse (**19025**) and Pankeymoor Cottage (**19032**), a timber-framed house of mid-17<sup>th</sup>-century date (Reid and Nash 2019, 70-71), c.450m to the west of Woodhouse.<sup>19</sup> Both buildings were the subject of dendrochronological assessment and analysis in 2016, recorded on the HER as event nos. **ESA8758** and **ESA8761** respectively. Other monuments

<sup>17</sup> 'The Wems' occurs as a farm-name in Adderley, c.12miles NE of Wem, also sited on wet ground.

<sup>18</sup> 'Tithes file for Wem', TNA 18/8327, quoted in Everard et al 2019, 56.

<sup>19</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1264547>. Dendrochronology indicates a construction date for the extant building of 1653 or soon after (Reid and Nash 2019, 71), though a building, presumably a pre-cursor, is clearly illustrated at Pankeymoor on a manor survey of 1631 (see §.4.1.2 below; Figure 4). A similar situation is evident at Woodhouse Farm, likewise illustrated on the 1631 survey, though dated dendrochronologically to 1655 or soon after (see §.7.2).

recorded on the HER include Woodhouse Farm (27564), identified as part of Historic Farmsteads Characterisation Project, completed in 2008-2010, and the probable site of Wem Park/s (07613), identification for the latter being based upon documentary evidence alone.

- 3.2.3 No archaeological sites, historical investigations or isolated find-spots are recorded within the 500m buffer zone, though an area of earthworks c.800m to the south at Trench Hall Cottages (HER 01136) has been variously interpreted as a Roman fort, a cattle pen of the site of a manor house.
- 3.2.4 The newly designated Tilley Conservation Area (designated 01.05.2019), with its significant group of timber-framed houses of 16<sup>th</sup>-/17<sup>th</sup>-century date (see Reid and Nash, 2019; Moir, Nash and Reid, 2019), lies just beyond the buffer zone to the west, though its distance from the proposal site, and its location beyond the B5476 and embanked mainline Shrewsbury – Crewe (former LNWR) railway lines (HER 05501) mean that is of no immediate significance in consideration of the current assessment.

## 4 CARTOGRAPHIC SOURCES (MAP REGRESSION)

### 4.1 Early Maps and Views

#### *County Maps*

- 4.1.1 The town of Wem is illustrated on a number of early county maps from the 16<sup>th</sup> through to the early-19<sup>th</sup> centuries, viz. Saxton's *Salopiae Comitatus* of 1577 (inset, below left), Speed's map 'Shropshire Described' of 1610, Morden's map of 1722 and John Rocque's 'Actual Survey' of 1752. None of these maps are of a sufficient level of detail to draw any tangible conclusions as to the extent of specific buildings, though Woodhouse is clearly marked in simplified form (though not named) on Baugh's map of 1808 (below, right).



Extract of Saxton's Map of 1577.



Extract of Baugh's Map of 1808 (Woodhouse circled).

#### *Survey of the Manor of Wem, 1631*

- 4.1.2 The earliest view of Woodhouse is afforded by a significantly earlier map, however, namely the 'Survey of the Manor of Wem' dating to 1631 (Figure 4; detail below).<sup>20</sup> The house itself is shown in heavily stylised form, precluding any conclusions regarding its form at this date, though annotations indicate that it was in the ownership, together with a modest estate, of one John Adams (later one of the feoffees of Wem School,

<sup>20</sup>

AKA. The 'Arundel Map'; SA ref. 972/7/1/49/sheet 2.

founded in 1650).<sup>21</sup> Garbet (1818, 346) records that 'Wood-houses', formerly two messuages made into one, were in the possession of Adams's great-great-grandmother, Margery (widow of William Adams), in 1561.<sup>22</sup> The estate later passed to John's daughter in 1661 and thus by marriage to the Haywards of Tilley, in whose hands it remained until the early-18<sup>th</sup> century, being subsequently sold to Messrs. Henshaw and Walford of Wem (*ibid.*).



Detail of Wem Manor survey of 1631 showing Woodhouse (NB: north to bottom of image).

#### *Tithe Map, 1845*

- 4.1.3 The tithe map of the 'Townships of Tilley and Trench in the Parish of Wem in the County of Salop' (see Figure 5 and inset detail below)<sup>23</sup> was prepared in 1845 and affords a general overview of Woodhouse in the mid- 19<sup>th</sup> century. Annotated as plot '746', recorded in the accompanying schedule (Table 2 below) as 'house, buildings &c.', Woodhouse Farmhouse (shaded red) is depicted on its distinctive bi-partite plan comprising hall and western cross-wing while, to the north thereof, an L-shaped range of associated farm buildings (shaded grey) define the northern and eastern sides of a main foldyard, with a further, fenced yard to the north and a narrow, open working area to the east.
- 4.1.4 These farm buildings accord with the surviving (converted) north and east ranges (Gwiwer Barn and Hayloft/Woodhouse Barn respectively), while it is of note that no range is depicted to the west side of the yard, as in later Ordnance Survey mapping (§.4.2). The farmstead was approached via a track leading past the east end of the farmhouse, as survives today, with a small pond shown to the right hand side of the entrance gateway.

<sup>21</sup> See Garbert 1818, 185.

<sup>22</sup> See Watts, 2012.

<sup>23</sup> SA ref. P295/T/1/8; also Fiche PF295/11/3&4 [334/11].



Detail of Tilley and Trench Tithe Map of 1845 showing Woodhouse Farm.

4.1.5 The apportionment accompanying the tithe<sup>24</sup> (Table 2) lists the farm in the ownership of one Jonathan Nickson Esq., a solicitor based in Wem,<sup>25</sup> part of a holding extending to 159a 2r 31p (significantly enlarged from Adam's holdings illustrated on the 1631 map) and occupied by himself 'in hand'. Given Nickson's recorded profession, and the fact that differing occupants are recorded at Woodhouse in census returns of 1841 and 1851 (see §.6.1; Table 3 below), it seems reasonable to conclude that the farm was between tenancies at the time of the tithe survey, as opposed to being actively worked by Nickson.

| Plot | Owner                 | Occupier  | Description          | State of Cultivation | Size |     |    |
|------|-----------------------|-----------|----------------------|----------------------|------|-----|----|
|      |                       |           |                      |                      | A    | R   | P  |
| 746  | Jonathan Nickson Esq. | 'In Hand' | House, Buildings &c. | ---                  | 1    | 3   | 7  |
| 744  |                       |           | Calves Croft         | Pasture              | 2    | --- | 29 |
| 745  |                       |           | Little Meadow        | Pasture              | 3    | --- | 29 |
| 748  |                       |           | Gravel Hole Field    | Arable               | 9    | 1   | 21 |
| 747  |                       |           | Brantlet             | Pasture              | 11   | 3   | 38 |
| 738  |                       |           | Milliner's Moor      | Arable               | 4    | 3   | 19 |
| 735  |                       |           | Big Sutmoor          | Pasture              | 10   | 1   | 17 |
| 711  |                       |           | Little Sutmoor       | Meadow               | ---  | 3   | 1  |
| 891  |                       |           | The Meadow           | Pasture              | 3    | 3   | 18 |
| 886  |                       |           | Coppy Moor           | Arable               | 5    | 1   | 4  |
| 708  |                       |           | Big Burley           | Arable               | 13   | 3   | 1  |
| 739  |                       |           | Big Meadow           | Meadow               | 11   | --- | 6  |
| 743  |                       |           | Woodhouse Croft      | Arable               | 3    | 2   | 12 |
| 740  |                       |           | Big Celery           | Arable               | 8    | 3   | 12 |
| 742  |                       |           | Little Celery        | Arable               | 2    | 3   | 37 |

<sup>24</sup> SA Microfilm [334/11], ref. PF295/11/1-4.

<sup>25</sup> Recorded at Chapel Street in Robson's Directory of Shropshire, 1840.



|       |  |  |                       |            |     |     |    |
|-------|--|--|-----------------------|------------|-----|-----|----|
| 890   |  |  | Long Croft            | Arable     | 3   | 3   | 22 |
| 889   |  |  | Plantation            | Plantation | --- | 2   | 26 |
| 887   |  |  | Cow Leasow            | Arable     | 11  | 3   | 35 |
| 888   |  |  | Orchard               | Meadow     | --- | 3   | 15 |
| 885   |  |  | Plantation            | Plantation | 1   | 2   | 22 |
| 913   |  |  | Plantation            | Plantation | 2   | 3   | 21 |
| 914   |  |  | Trench Leasow         | Arable     | 10  | 1   | 3  |
| 911   |  |  | Mathews Britch        | Arable     | 4   | 1   | 34 |
| 912   |  |  | Turnpike Field        | Arable     | 3   | 2   | 18 |
| 910   |  |  | Little Mathews Britch | Pasture    | 3   | 3   | 38 |
| 909   |  |  | Palms Hill Meadow     | Arable     | 1   | --- | 14 |
| 959   |  |  | Far Palms Hill Meadow | Pasture    | 2   | 3   | 10 |
| 960   |  |  | Middle Hill Field     | Arable     | 5   | --- | 4  |
| 958   |  |  | Slacks Piece          | Arable     | 4   | --- | 26 |
| 972   |  |  | Top Hill Field        | Arable     | 9   | 3   | 2  |
| TOTAL |  |  |                       |            | 159 | 2   | 31 |

**Table 2:**

Relevant extracts from schedule accompanying Tilley and Trench tithe map of 1845.

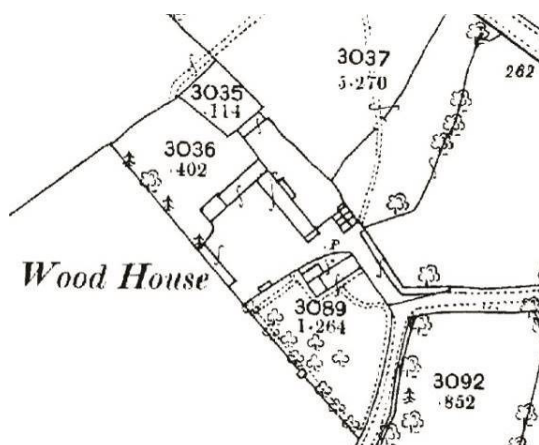
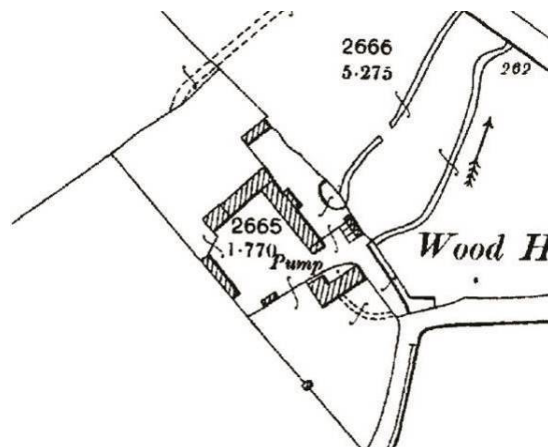
4.1.6 The recorded land-use of the farm reflects a mixed regime, though predominantly arable in nature (Figure 6), with areas of pasture (plots 744, 745, 747 and 891) grouped around the farmhouse with two further, discrete areas (910/ 959 and 735) to the south (lying to the west side of the Preston Brockhurst road) and north-west respectively. Two meadow fields (711, 739) are located to the north and east of the farmhouse, while the southern fields include three areas of plantation (885, 889 and 913).<sup>26</sup>

## 4.2 Historical Ordnance Survey Maps

4.2.1 The earliest Ordnance Survey map examined as part of the current project is the first edition 25in. (1:2500) County Series map of 1881 (see inset, below left), which includes most of the historic, traditional structures that survive today, arranged around three sides of a single, central foldyard, open to the south-east. A long, narrow range had been added flanking the west side of the yard since the time of the tithe survey, with a small structure indicated backing onto the southern yard wall, while a range of three pigsties with distinctive 'outlet'/'inlet' plan<sup>27</sup> is shown to the east of the south end of the east range, north-east of the farmhouse. To the rear of the east range, a secondary enclosed yard had been formed (formerly open to both north and south), flanked to the north by a small, transverse rectangular building and to the south by the piggery, while the yard area to the north of the north range is sub-divided though unoccupied. The main entrance to the farmstead is via the driveway that survives today, though two secondary access tracks are indicated opening off the west side of the Shawbury Road, one leading to the northern yard, and a more southerly, angled track opening to the south of the piggery.

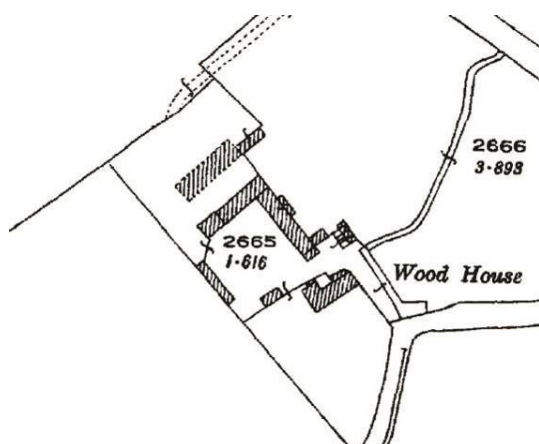
<sup>26</sup> Parish-wide in 1841, 37 percent of land was arable with meadow and pasture in equal amounts of 28 percent, 5 percent arable/meadow or arable/pasture and 1 percent plantation (Everard et. al. 1029, 51).

<sup>27</sup> See Peters 1981, 72-3.

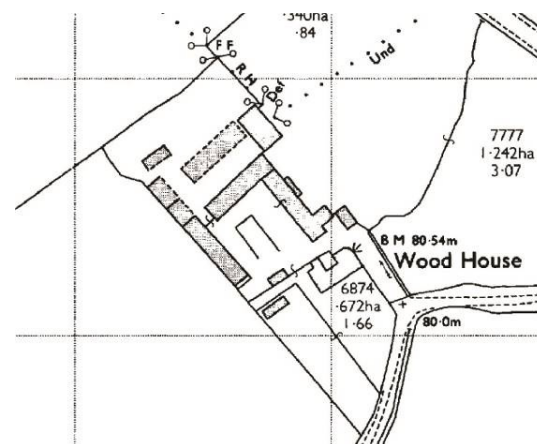
1<sup>st</sup> Edition Ordnance Survey 1:2500 map of 1881 (extract).

Ordnance Survey 1:2500 map of 1901-2 (extract)

- 4.2.2 A near identical arrangement is illustrated in the 2<sup>nd</sup> edition 25in. map of 1901-2 (above, right), though the 1926 edition (below, left) indicates the introduction of a long, open-sided 'Dutch' barn<sup>28</sup> within the northern yard, running parallel to the rear of the north-western foldyard range. The eastern boundary of the yard beyond the east range had been removed to form an expansive field extending as far as the Shawbury Road, with the angled track leading to the pigsties having been lost.



Ordnance Survey 1:2,500 map of 1926 (extract).



Ordnance Survey 1:2500 map of 1969-70 (extract).

- 4.2.3 Significant changes had taken place by the time of the 1969-70 edition 1:2500 map (inset above, right), principally the rebuilding of the linear range flanking the western side of foldyard on a larger plan, both longer

<sup>28</sup>

The Dutch barn represents a feature common to farms in wetter pastoral areas, in particular the Midland and northern counties of England and in North Wales (Brunskill 2007, 102). Developed as a structure purely for the storage of hay or straw rather than the processing of cereal crops, the fully roofed, open-sided form combined protection from precipitation with maximum ventilation. Initially erected as makeshift, temporary structures, they were not often built as permanent structures before the second half of the 19<sup>th</sup> century, being seen as something of an extravagance. Their use increased notably after c.1885, however, as a response to the agricultural depression (Peters 1981, 31), when dairying remained profitable leading to an increase in hay production - this period witnessed the introduction of the first mass-produced iron farm buildings, including Dutch barns (EH 2006, 57).

and wider, with two conjoined structures appended to the north end thereof, the latter shown to have been open-fronted to the east and extending into the area of the northern yard, thereby defining a (surviving) narrow entrance way to the latter yard at the western gable end of the northern foldyard range. A large rectangular shed had been erected at the east end of the Dutch barn, aligned perpendicularly to the latter and replacing the earlier, smaller range, while further, free-standing structure had been introduced within the north yard, open-fronted to the south. A large unroofed, rectangular structure to centre of main foldyard, open to the south-east, presumably represents a silage clamp while the pigsties of the earlier OS editions had been replaced by a larger, more substantial range (King, 2007, records stabling and loose boxes).

## 5 HISTORICAL AERIAL PHOTOGRAPHS

- 5.1 Reference to historical aerial photographic coverage via Google Earth indicates further significant changes to the site in the late-20<sup>th</sup> and early years of the present century. The image of 1999 (below left) indicates two large, portal-framed structures, one single-span, one double-span, to the north and north-east of the foldyard, evidently introduced since the 1969-70 Ordnance Survey map, though these would appear to be in the process of demolition in the image of 2008 (below right), presumably associated with the residential conversion of the traditional farm buildings. The latter image indicates the survival at that time of the long Dutch barn running parallel to the rear of the north-west foldyard range, first indicated on the OS plan of 1926, and the shorter, bow-roofed structure to the northern end of the western foldyard range, both of which have subsequently been removed.



Aerial photographs from 1999, left and 2008, right (Google Earth), showing removal of subsidiary ranges.

- 5.2 A new, sweeping driveway serving Woodhouse Farmhouse from the south-west (Figure 9b) was recently formed (PA 16/04105/FUL) and was *in-situ* by time of most recent Google Earth image of 2018 (Figure 2).

## 6 OTHER HISTORICAL SOURCES

### 6.1 Census Data

6.1.1 A review of historical census returns<sup>29</sup> reveals the pattern of occupation at Woodhouse Farm throughout the later-19<sup>th</sup> century, down to 1911, summarised as follows:

| Year               | Property  | Surname   | Forename        | Rel.     | Age       | Occupation                 |
|--------------------|---|---|-----------------|----------|-----------|----------------------------|
| 1841               | Wood House  | Parry (?Pary)   | Richard         |          | 30        | Labourer                   |
|                    |   | Parry (?Pary)   | Maria           |          | 35        |                            |
|                    |   | Parry (?Pary)   | Mary            |          | 11        |                            |
|                    |   | Parry (?Pary)   | Ann             |          | 8         |                            |
|                    |   | Parry (?Pary)   | Maria           |          | 5         |                            |
|                    |   | Parry (?Pary)   | Mary            |          | 2         |                            |
| 1851 <sup>30</sup> | NB. Property not identified by name, (though compare 1871). | Kynaston  | William         | Head     | 40        | Farmer (150a); empl. 3 men |
|                    |   | Kynaston  | Eliza           | Wife     | 37        | Wife                       |
|                    |   | Kynaston  | William         | Son      | 7         | Scholar                    |
|                    |   | Kynaston  | Mary Lee        | Daughter | 9         | Scholar                    |
|                    |   | Williams  | William         | Servant  | 26        | Farm Servant               |
|                    |   | Brown   | John            | Servant  | 26        | Farm Servant               |
|                    |   | Hopley  | John            | Servant  | 15        | Farm Servant               |
|                    |   | Beddow  | Mary            | Servant  | 45        | House Servant              |
| 1861               | Property not identified                                     | (NB. Wem parish returns pertain to Wem town only; no discrete returns for Tilley) |                 |          |           |                            |
| 1871               | Wood House  | Kynaston  | William         | Head     | 61        | Farmer (159a); empl. 1 man |
|                    |   | Kynaston  | Eliza           | Wife     | 57        |                            |
|                    |   | Kynaston  | Mary Lee        | Daughter | 29        | Farmer's daughter          |
|                    |   | Kynaston  | William         | Son      | 26        | Farmer's son               |
|                    |   | Kynaston  | Charles         | Son      | 14        | Farmer's son               |
|                    |   | Williams  | John            | Servant  | 14        | Farm Servant               |
| 1881               | Wood House  | Mathews   | John            | Head     | 69        | Farmer (140a)              |
|                    |   | Mathews   | Elizabeth       | Wife     | 62        |                            |
|                    |   | Mathews   | Edward          | Son      | 23        | Farmer's son               |
|                    |   | Mathews   | Martha          | Daughter | 23        |                            |
|                    |   | Mathews   | George          | Son      | 17        | Farmer's son               |
|                    |   | Richards  | Henry           | Servant  | 19        | Farm servant               |
| 1891               | Wood House  | Mathews   | John            | Head     | 79        | Farmer                     |
|                    |   | Mathews   | Elizabeth       | Wife     | 71        |                            |
|                    |   | Mathews   | Edward          | Son      | 33        |                            |
|                    |   | Mathews   | George          | Son      | 27        |                            |
|                    |   | Wootton   | Ethel V.        | G-Daugh. | 8         | Scholar                    |
|                    |   | Wootton   | Ida M.          | G-Daugh. | 6         | Scholar                    |
|                    |   | Crowther  | Thomas          | Servant  | 19        | Wagoner                    |
|                    |   | Higgins   | William         | Servant  | 17        | Cowman                     |
| 1901               | Wood House  | Mathews   | Elizabeth       | Head     | 82 (wid.) | Farmer (employer)          |
|                    |   | Mathews   | Edward          | Son      | 43        | Farmer's son               |
|                    |   | Mathews   | George          | Son      | 37        | Farmer's son               |
|                    |   | Wootton   | Ethel Violet    | G-Daugh. | 18        | Domestic Servant           |
| 1911               | Woodhouse, Wem  | Kynaston  | James Edward    | Head     | 21        | Farmer                     |
|                    |   | Calcott   | Charles Sadler  | Servant  | 22        | Farmer's Assistant         |
|                    |   | Lutner  | Annie           | Servant  | 31        | Housekeeper                |
|                    |   | Cotton  | Elsie Elizabeth | Servant  | 18        | Domestic Servant           |

**Table 3:**  
Summary of historical census returns, 1841-1911

<sup>29</sup> Records accessed via [www.ancestry.co.uk](http://www.ancestry.co.uk)  
<sup>30</sup> Recorded under Township of Tilley.



**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 the 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, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.*

| NAME AND SURNAME       | RELATIONSHIP to Head of Family | AGE and SEX | PARTICULARS as to MARRIAGE | PROFESSION or OCCUPATION of Person aged ten years and upwards | PLACE OF BIRTH  | NATURALISATION | INFORMITY |
|------------------------|--------------------------------|-------------|----------------------------|---|-----------------|----------------|-----------|
| James Edward Kynaston  | Head                           | 21          | Single                     | Farmer  | Shropshire, Wem |                |           |
| Charles Sadler Roberts | Servant                        | 22          | Single                     | Farmer's Assistant  | Shropshire, Wem |                |           |
| Annie Roberts          | Servant                        | 31          | Single                     | Domestic Servant  | Shropshire, Wem |                |           |
| Eliza Isabel Cotton    | Servant                        | 18          | Single                     |   | Shropshire, Wem |                |           |

(To be filled up by the Enumerator)

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

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

Signature: J. E. Kynaston  
Printed Address: Woodhouse Wem, Salop

1911 Census return for Woodhouse, Wem ([www.ancestry.co.uk](http://www.ancestry.co.uk))

## 6.2 Electoral Registers

6.2.1 A review of historical electoral registers for Wem Rural held by Shropshire Archives confirms the pattern of occupation recorded in later census returns, and extends the record through to the later-20<sup>th</sup> century.

| Year    | Name   | Address        |
|---------|--|----------------|
| 1859    | (Woodhouse Farm not listed by name)                    |                |
| 1864    | (Woodhouse Farm not listed by name)                    |                |
| 1874    | John Mathews   | Woodhouse Farm |
| 1880    | John Mathews   | Woodhouse Farm |
| 1890    | John Mathews   | Woodhouse Farm |
| 1900    | John Mathews   | Woodhouse Farm |
| 1910    | (Not listed)   |                |
| 1920-26 | James Edward Kynaston                                  | Woodhouse Farm |
| 1928    | Albert Stanley Bradbury                                | Woodhouse Farm |
| 1930    | Bradbury; Albert Stanley, Olive Annie                  | Woodhouse Farm |
| 1939    | Bradbury; Albert Stanley, Olive Annie, Martha          | Woodhouse Farm |
| 1950    | Bradbury; Albert, Marion, Olive Annie, Martha, Stanley | Woodhouse Farm |
| 1960    | Albert and Pamela Bradbury                             | Woodhouse Farm |
| 1970    | Albert and Pamela Bradbury                             | Woodhouse Farm |

Table 4:

Summary of historical electoral register data for Woodhouse Farm, 1859-1970.

## 6.3 Trade Directories

6.3.1 Further detail of occupation is afforded by a review of historical trade directories held by Shropshire Archives:

| Year | Directory | Name         | Occupation | Address                |
|------|-----------|--------------|------------|------------------------|
| 1879 | Kelly     | John Mathews | Farmer     | Woodhouse, Tilley, Wem |
| 1885 | Kelly     | John Mathews | Farmer     | Woodhouse, Tilley, Wem |
| 1891 | Kelly     | John Mathews | Farmer     | Woodhouse, Tilley, Wem |

|      |       |                         |        |                        |
|------|-------|-------------------------|--------|------------------------|
| 1895 | Kelly | John Mathews            | Farmer | Woodhouse, Tilley, Wem |
| 1900 | Kelly | John Mathews            | Farmer | Woodhouse, Tilley, Wem |
| 1905 | Kelly | Edward Mathews          | Farmer | Woodhouse, Tilley, Wem |
| 1909 | Kelly | Edward Mathews          | Farmer | Woodhouse, Tilley, Wem |
| 1913 | Kelly | James Kynaston          | Farmer | Woodhouse, Tilley, Wem |
| 1917 | Kelly | James Kynaston          | Farmer | Woodhouse, Tilley, Wem |
| 1922 | Kelly | James Kynaston          | Farmer | Woodhouse, Tilley, Wem |
| 1926 | Kelly | James Kynaston          | Farmer | Woodhouse, Tilley, Wem |
| 1929 | Kelly | Albert Stanley Bradbury | Farmer | Woodhouse, Tilley, Wem |
| 1934 | Kelly | Albert Stanley Bradbury | Farmer | Woodhouse, Tilley, Wem |
| 1937 | Kelly | Albert Stanley Bradbury | Farmer | Woodhouse, Tilley, Wem |
| 1943 | Kelly | Albert Stanley Bradbury | Farmer | Woodhouse, Tilley, Wem |

**Table 5:**

Relevant extracts from historical trade directories, 1879-1940.

## 6.4 Overview of Occupation

- 6.4.1 In summary, the 19<sup>th</sup>- and 20<sup>th</sup>-century pattern of occupation at Woodhouse Farm, as evident from historical documents, can be encapsulated as follows:

1841-pre-1851: Richard Parry /Pary, (tenant to Jonathan Nickson);  
 1851-1871: William Kynaston;  
 1874-1910: John, then Edward Mathews ;  
 1911-1926: James Edward Kynaston;<sup>31</sup>  
 1928-2008: Albert, then Stanley Bradbury.

- 6.4.2 The farm was sold by Stan Bradbury, whose family had farmed at Woodhouse for 80 years, in 2008.<sup>32</sup> Subsequently, in 2009, the traditional farm buildings were converted for residential use by Shingler Homes Ltd. of Myddle, Shropshire, to the designs of Qu-est Design and Planning of Upton Magna, Shrewsbury.<sup>33</sup> Gwiwer Barn was purchased directly from Shingler Homes by the current owner (D. Ford, *pers. comm.*).

## 7 SITE DESCRIPTION AND ASSESSMENT (see Figure 7)

### 7.1 The Wider Landscape Setting<sup>34</sup>

- 7.1.1 Woodhouse Farm occupies a relatively isolated, rural site off the west side of the B5063 Shawbury Road, accessed off the north side of the Tilley Green Road,<sup>35</sup> the junction of the two roads lying 175m to the east of the farmhouse. The surrounding landscape is essentially flat, lying at an elevation of c.80m AOD, though rising significantly to the south-east towards Palms Hill (105m AOD). The Shropshire Historic Landscape Characterisation (HLC) identifies the site as lying within an area of small irregular fields, reorganised piecemeal enclosure and, to the west, drained wetlands. The underlying geology is of clay, marl, mud- and silt-stone of the Lias Group, the lower division of the Jurassic era (Everard et al 2019, 6).

<sup>31</sup> Possibly related to William (in occupation, 1851-71), though not evidenced.

<sup>32</sup> <https://www.shropshirestar.com/news/farming/2008/02/05/sale-brings-dynasty-to-end/>

<sup>33</sup> An original application (ref. 09/02200/FUL) for conversion to 4 dwellings (validated 20/08/09), was subsequently amended (09/03296/FUL, validated) to conversion to 3 dwellings, the latter application seeing the north range of buildings (Gwiwer Barn) forming one, as opposed to two units. See also [http://www.qu-est.co.uk/Barn\\_Conversions.html](http://www.qu-est.co.uk/Barn_Conversions.html)

<sup>34</sup> The immediate setting of the proposed building will be discussed below (§.8.3).

<sup>35</sup> Historically 'Woodhouse Road' (see Garbet 1818, 347-8).

- 7.1.2 Comparison of Ordnance Survey maps indicates significant, sequential loss of plantation and historical field boundaries from the late-19<sup>th</sup> through to the late-20<sup>th</sup> century, in particular to the south and south-east of Woodhouse, to create a pattern of fewer, larger hedged fields.

## 7.2 The Farmhouse

- 7.2.1 The **farmhouse (A;** Figure 7) occupies a bi-partite, 'L'-shaped plan comprising a long, low hall range with a tall, western transverse cross-wing (projecting to the rear); it stands detached, to the south-east of the foldyard, and is oriented away from the yard and its associated farm buildings towards the Tilley Green Road (inset below, left). Originally of timber-framed construction, the baffle-entry hall range has been fully encased/rebuilt in brick, most probably in the 18<sup>th</sup> century, with windows later modified. The cross-wing is also framed, again faced in later brick to the south-west gable end, while the timberwork of the north-west and north-eastern walls is obscured by render (inset below, right), recently renewed (D. Ford, *pers. comm.*).<sup>36</sup> The interior of the farmhouse was not inspected as part of the current assessment, though a report accompanying a recent dendrochronological study (Moir, 2017) indicates the cross-wing is substantially timbered, with framed cross-walls, jowled wall-posts and queen-strut roof (see also Reid and Nash 2019, 72-3). Tree-ring analysis has established a construction date of c.1655 (or soon after) for the cross-wing, though the evidence of the Arundel Map (inset at §.4.1.2 above) indicates a building on the site before this date (1631), suggesting a sequential pattern of development.



Woodhouse Farmhouse; front (south) elevation, looking NW.



Woodhouse Farmhouse; rear (north) elevation looking SE.

## 7.3 The Farm Buildings

- 7.3.1 The farm buildings at Woodhouse Farm form a loose courtyard plan, open to the south-east, with a conjoined, L-shaped range of 19<sup>th</sup>-century ranges (see inset below) defining the northern and eastern sides of a single, large foldyard (c.26.7m/87½ft. x 30.5m/100ft.),<sup>37</sup> with a discrete, linear range of garages defining the western boundary, the latter representing a mid-late 20<sup>th</sup>-century rebuild of an earlier range on a smaller plan. The foldyard and associated buildings are accessed via a trackway opening off the north side of the Tilley Green Road, passing to the east and north sides of the farmhouse, an arrangement extant since at least 1845.
- 7.3.2 Though the constituent ranges are oriented north-east/south-west and north-west/south-east, this has been simplified for the purposes of the current description (duplicating King's terminology of 2007), such that the

<sup>36</sup> The upper end of wall posts and intermediary studs (with brick nogging infill) are partly exposed beneath eaves level to the projecting section of the south-eastern side wall, suggesting large panel wall framing.

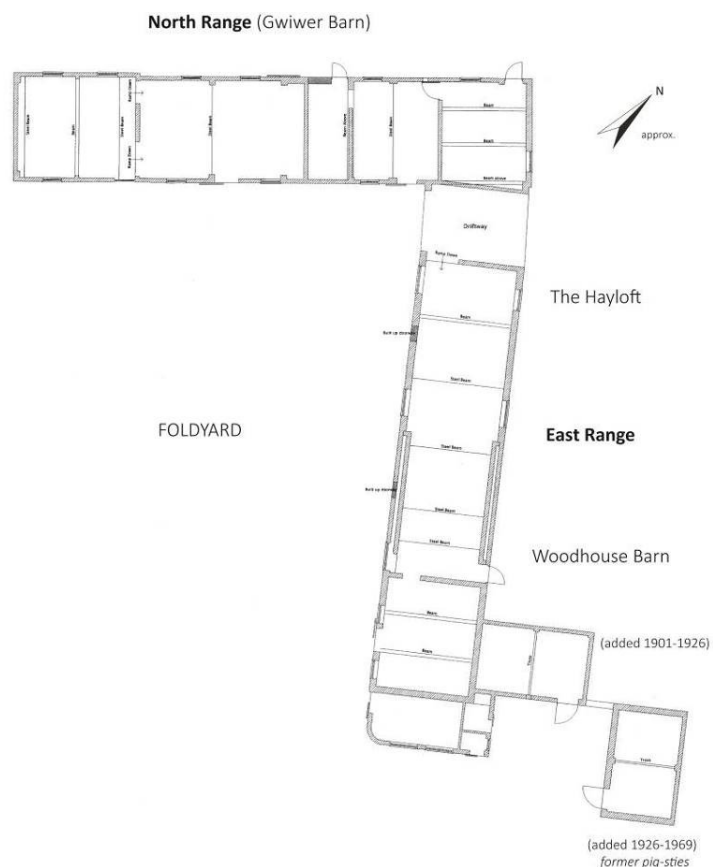
<sup>37</sup> 'Gwiwer Barn' to the north range and 'The Hayloft' (N)/'Woodhouse Barn' (S) to the east range.

Gwiwer Barn is here referred to as the 'north range', and will be assumed to be aligned east/west, while The Hayloft/Woodhouse Barn range is referred to as the 'east range', aligned north/south.



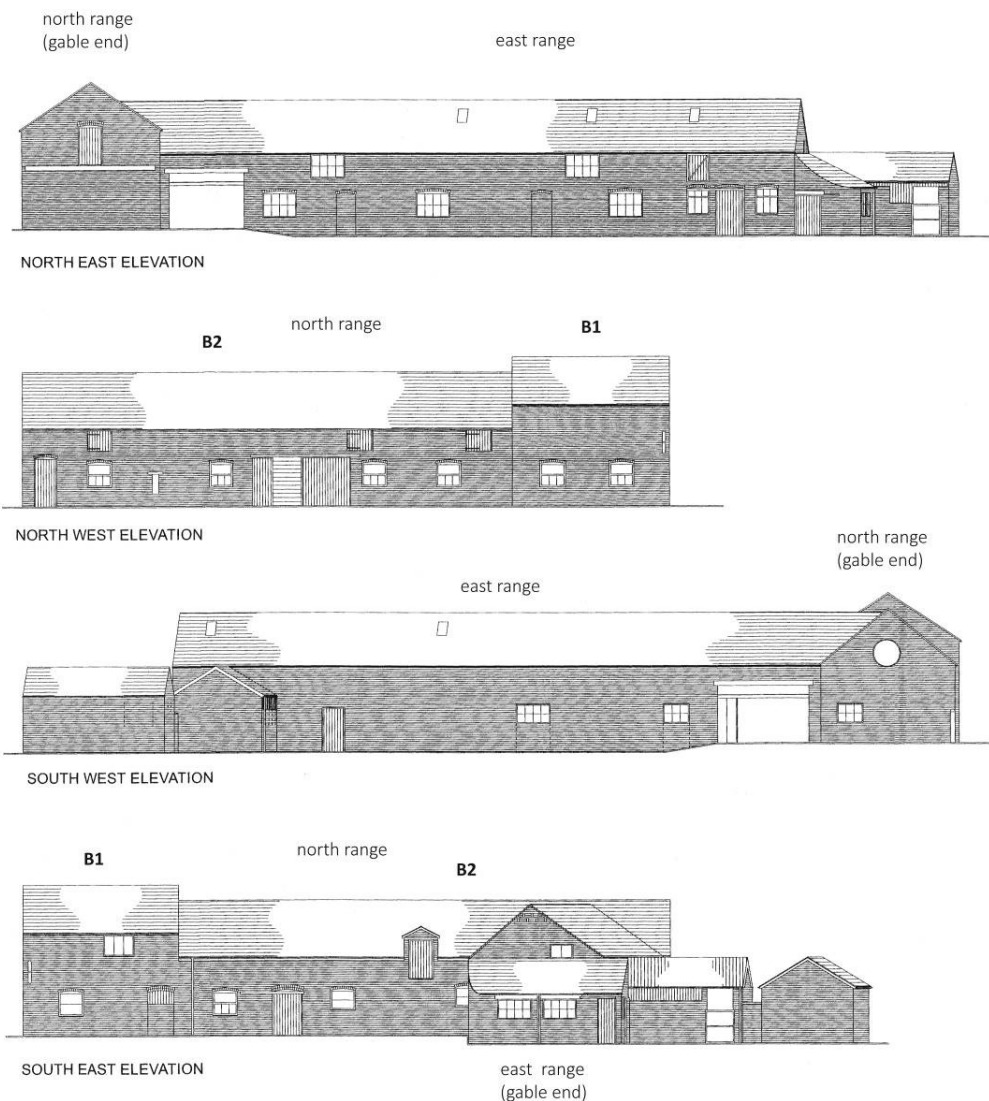
L-Shaped traditional ranges (converted) looking north-east; 'north range' (Gwiwer Barn) to left, 'east range' (Hayloft/Woodhouse Barn) to right, with gardens established over part of original foldyard (foreground),

- 7.3.3 The former traditional farm buildings have not been inspected in detail as part of the current assessment, though a summary is included here, based partly on King's pre-conversion record of 2007, supplemented by 'as existing' survey drawings prepared by Qu-est Design and Planning as part of the conversion project (insets above and below).



'As existing' plan of traditional farm ranges, prior to conversion in 2009 (Qu-est Drg. No. 0911-EXTG-01).





'As existing' elevations of traditional farm ranges, prior to conversion (Qu-est Drg. No. 0911-EXTG-02).

#### *North Range (Gwiwer Barn)*

- 7.3.4 The **north range (B)** is rectangular in plan, aligned east-west and defining the north side of the original foldyard. It is bi-partite in form, the shorter, western section (**B1**) standing somewhat taller than that to the east (**B2**). The western section is of 2 storeys and formerly functioned as a stables with hayloft over, with a single door and window to the foldyard elevation and paired windows (former ventilators, converted to doors in 2009) to the north. The block is constructed in red/orange brick laid generally to Flemish Stretcher bond,<sup>38</sup> rising to a

<sup>38</sup>

A brick bond in which 'Flemish' courses of alternating headers and stretchers are separated by several courses of stretchers, usually three, as here (Brunskill 1997, 89).

simple ¼-brick offset eaves beneath a clay-tile clad pitched roof, gabled to the west (including first floor pitching door)<sup>39</sup> and abutted by **B2** to the east.

- 7.3.5 The eastern section of the range (**B2**) originated as further stabling/loose boxes for horses with haylofts over, though was later converted to accommodate cattle, probably in the late-19<sup>th</sup> century, with feed preparation housed to the north-east end of the range (King, 2007). It is of 1½ storeys, standing somewhat shorter than abutting block **B1**, again brick-built, in a distinct, well-fired brick (rebuilt) laid to Flemish stretcher bond, rising to both north and south to substantial timber wall plates, the latter displaying regular patterns of peg holes suggesting an original framed structure, later underbuilt in brick. The east elevation is in earlier brick, English bond to ground floor level,<sup>40</sup> rising to a plain verge in Flemish stretcher bond, with a circular pitching hole to the upper gable. The roof is pitched and clad in Welsh slate, gabled to the east and abutting **B1** to the west. Doorway and window openings are spanned by segmental brick arches (of single- and double-header courses to windows/doors respectively), with a semi-dormer pitching door to the foldyard elevation.



North Range; south (yard) elevation.



North Range; north elevation.

*East Range (The Hayloft / Woodhouse Barn)*

- 7.3.6 The **east range (C)** is aligned approximately perpendicular to the north range, which it abuts, rectangular in plan and defining the eastern side of the original foldyard (inset below). It is brick-built in orange/red brick laid to a mixed bond (displaying significant patching and/or more extensive phases of rebuilding) rising to a dentilated eaves band beneath a pitched, slate-clad roof, gabled to the south (with original dovescote openings) and oversailing the roof of **B2** to the north. Original ground-floor openings are again spanned by segmental brick arches, here all of a single header-course, while first floor openings are flat-headed, cutting through the dentil course, hard beneath the plate. King (2007) records that the range appeared to have been originally constructed as cow sheds with a further stables to the south end, with hayloft over, though the central part of the range was adapted in the mid-20<sup>th</sup> century to form a milking parlour,<sup>41</sup> while a tall/wide through passage was introduced to the north end, hard in the angle with **B2**, affording access to the rear yard.<sup>42</sup>
- 7.3.7 A lean-to former dairy abuts the lower, south gable, with mono-pitch roof rising to eaves level of the main range, and a curved south-western angle. Former stables and loose boxes (**E**, converted to residential use) have been appended to the east elevation of the range, the latter (**E2**) occupying the site of a group of pigsties, evident in Ordnance Survey mapping down to 1926.

<sup>39</sup> A full width concrete lintel at first floor level with variant ground floor brickwork beneath suggest that the lower elevation was open at some point.

<sup>40</sup> Brick bond formed of alternating courses of headers and stretchers (Brunskill 1997, 87).

<sup>41</sup> Together with the introduction of the Dutch barn to the north, perhaps indicating an increasing reliance upon dairying.

<sup>42</sup> Through passage entrances to both east and west were retained within the remodelled range, fully glazed.





East Range: west (yard) elevation looking north-east, with lean-to former dairy to right.

### *West Range*

- 7.3.8 The extant **west range (D; inset below)** represents a 20<sup>th</sup>-century replacement of an earlier, mid-19<sup>th</sup>-century structure, remodelled after 1926 on a larger scale (both longer and wider than its precursor, though retaining in part the western wall of the earlier building) and first shown in its current state on the Ordnance Survey edition of 1969-70. Rectangular in plan, and oriented towards the former foldyard, the range is of a single storey beneath a pitched, slate-clad roof, gabled to north and south, the gable elevations being partly clad in vertically-set, scorched/charred timber boarding. King (2007) records a range of cow sheds and a bull pen, though the building was adapted in 2009 to form a series of garages to the south and a 'games room' and open parking / enclosed storage bays to the north, associated with the converted farm ranges.



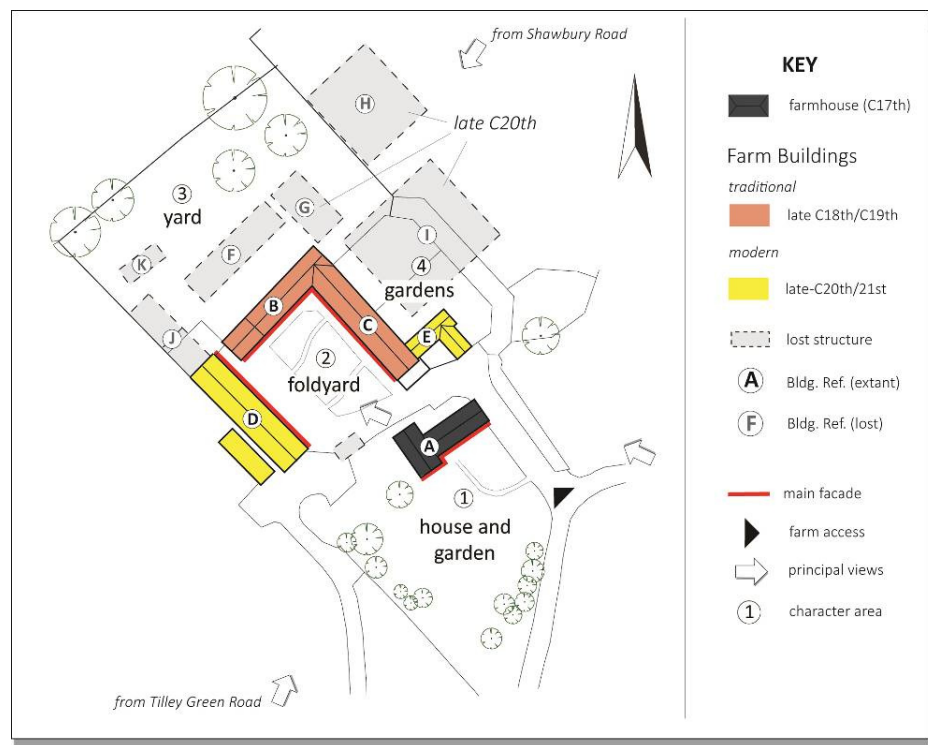
West Range; east (yard) elevation looking north-west.

## 7.4 Assessment of Historical Character

7.4.1 The map regression analysis outlined at §.4 above has established that the courtyard plan at Woodhouse Farm represents a piecemeal evolution of an original, late-18<sup>th</sup>/early-19<sup>th</sup>-century regular 'L'-shaped arrangement,<sup>43</sup> the latter *in-situ* by the time of the tithe survey of 1845 (see inset at §.4.1.3). The farmstead displays a high level of retention of historical buildings when compared to early Ordnance Survey mapping.<sup>44</sup> The constituent ranges form an interesting, if unexceptional, group of farm buildings of their era, though they have been largely removed from their historical, agricultural context through conversion to residential use and associated landscaping works. As such, while comprising 'curtilage listed' buildings of the Grade II Listed Woodhouse Farmhouse and non-designated heritage assets in their own right through the farmstead's inclusion of the Shropshire HER, their significance may be seen to be more of a 'local' rather than 'regional' importance.

7.4.2 The farmstead can be broken down<sup>45</sup> into 4 principal 'character areas' (see summary plan below) as follows:

1. Farmhouse and Garden
2. Central Foldyard, enclosed by traditional, C19<sup>th</sup> and later farm buildings
3. North (former) Yard (enlarged)
4. Eastern Gardens (former working area; enlarged)



Woodhouse Farm: Summary Plan

<sup>43</sup> Plan type 'e' (RCL) as defined by the Shropshire Historic Farmsteads Characterisation Project; see <https://www.shropshire.gov.uk/media/1805/shropshire-county-summary-report.pdf>, numerically the most common farmstead plan in the Shropshire, Cheshire and Staffordshire Plain (Area 61), though largely related to farms of 50-100 acres.

<sup>44</sup> At a county level, 33% of farmsteads retain all of their historical footprint with a further 37% retaining above 50% of historic structures.

<sup>45</sup> Following methodology set out in HE (2015b) 'Farmstead Assessment Framework: Informing Sustainable Development and the Conservation of Traditional Farm Buildings'.

## 8 DISCUSSION

### 8.1 The Development of the Farmstead

- 8.1.1 The current programme of research and assessment has established that a farmstead with house has existed at Woodhouse since at least the late-16<sup>th</sup>/early-17<sup>th</sup> century, the site being referenced in a survey of 1561 and a structure being schematically represented on the Manor Survey of 1631 (inset at §.4.1.2), then in the ownership of one John Adams, at the centre of a modestly sized holding.
- 8.1.2 By the early-19<sup>th</sup> century, the core buildings of the surviving farmstead were in existence, illustrated occupying an 'L'-shaped plan [buildings **B** and **C**] in the tithe survey of 1845, when the property was in the ownership of the solicitor Jonathan Nickson, though leased to a succession of tenants. The later-19<sup>th</sup> century saw the introduction of a long, narrow range [on site of **D**], possibly comprising shelter sheds, to the western side of the foldyard, and a bank of pigsties to the north-east of the farmhouse (on site of **E**). The early-20<sup>th</sup> century witnessed the introduction of a series of additional storage buildings to the north and east of the historic core, including a Dutch barn **[F]**, erected between 1901 and 1926, aligned parallel to the north range and reasonably reflecting an increasing focus on dairying. In the later years of the century, a number of large steel-framed buildings were constructed (**[G, H, I, K]**), reflecting fundamental changes in farming practice on a national scale which saw the widespread redundancy of more traditional ranges, while the early range flanking the western side of the main foldyard was remodelled **[D]** on a significantly larger plan to provide cow sheds and bull-pen, with a bi-partite, 'in-line' extension **[J]** to the north-west, extending into the rear yard.
- 8.1.3 Following the sale of the farm in 2008, the traditional ranges themselves, recorded as redundant and in danger of deterioration in 2007 (see King, 2007), were sensitively converted to residential use in 2009, a development that also included the removal of the early-20<sup>th</sup>-century Dutch barn and later, steel-framed sheds, the latter development greatly opening up views of the farmstead site from the north and east (Figure 9e/f).

### 8.2 The Proposals

- 8.2.1 The current proposals (see Figure 8) are for a single, free-standing, steel portal-framed storage building located against the north-western boundary of the former rear yard (Character Area 3), rectangular in plan of three bays, aligned parallel to the western boundary, with (reduced) overall measurements of 8.00m x 15.24m (enclosing 122m<sup>2</sup>), standing 3.50m to eaves and 5.35m to ridge. Proposed cladding materials have been revised to comprise reclaimed brick (laid to Flemish stretcher bond)<sup>46</sup> and timber weatherboarding to exterior walls, while retaining cement fibre sheeting to the pitched and gabled roof. A single vehicular entrance is sited to the centre of the south gable end (double, timber clad, side-opening hinged-doors replacing original vertical steel roller), with a pedestrian door (exact location tbc) to the long, eastern elevation. At 8.00m, the width of the building is slightly (12.5%) wider than the existing buildings on the site (Building **D** being 7.1m wide), though significantly narrower than the original proposal (9.15m), and substantially smaller than a number of the ranges removed in 2008 (see insets at §.5), while its ridge height (dictated by functional requirements related to the height of the gable end doors) is lower than, and thus subservient to, that of Gwiwer Barn (c.7m).

<sup>46</sup> Match existing traditional ranges.

- 8.2.2 While not physically occupying the footprint of the former buildings within the yard,<sup>47</sup> the location towards the western boundary can be seen to be broadly reflective of historical arrangements. The siting of the proposed structure away from the exiting buildings means that it would have no direct impact upon the fabric of the latter, and the principal impact for consideration is thus upon the setting of the farmhouse and farm buildings.

### 8.3 Setting

- 8.3.1 The site of the proposed structure, to the west side of character area 3, forms part of the historic curtilage of Woodhouse Farm and thus forms part of its 'setting'. The area is currently laid to grass, with a gravelled parking area and a sunken patio area adjacent to Block **B1** at the end of the north range, and forms a garden associated with Gwiwer Barn. The garden is flanked to the south by the north range of the farmyard buildings (**B**; 'Gwiwer Barn') and the north gable end of the mid-20<sup>th</sup> century range of former cow sheds (**D**), separated by a 3m-wide access way, the latter affording limited views from the former foldyard. The garden is bounded to the north and west by a timber post-and-rail fence (inset, below right), and to the east by a hedge (inset, below left). Historically, the area formed part of a working yard associated with the traditional farm buildings of Woodhouse Farm, a function it served until as recently as 2008, when it was occupied by a series of 20<sup>th</sup>-century storage buildings, evidenced by historical imagery. Thus the current 'domestic' aspect of the area can be seen to be a relatively recent development, while historical precedence for storage buildings of a more utilitarian nature within the yard, reflective of its original function, has been established and is documented.



Character Area 3 looking east.



Character Area 3 looking west.

- 8.3.2 While it is acknowledged that the wider site as a whole has been removed, to a significant degree, from its historical functional context through the residential conversion of the constituent farm buildings in 2009, and the adaptation of former foldyards etc. to form gardens, driveways and parking areas, the dominant characteristic of the site remains that of a traditional farmstead and, as such, the introduction of a more 'utilitarian' storage range within a former working yard would appear justifiable from a purely historical perspective. Minimisation of visual impact upon surrounding heritage assets may be achieved in part through a process of sensitive design in terms of the form and size, massing, detailing and materials of any new building. Policy CS6 (Sustainable Design and Development Principles) of Shropshire Council's Local Development Framework Adopted Core Strategy (2011, 69) requires that 'development should protect, restore, conserve and enhance the natural, built and historic environment and that it is appropriate in scale, density, pattern and design taking into account the local context and character, and features which contribute

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Free access to the south gable end of the building is a functional necessity, being the location of the vehicular access doors, which precludes any form of 'in-line' extension of Building **D** along the western site boundary, the arrangement illustrated in historical mapping

to local character.’ In this respect, the overall reduction in scale and the adoption of a less uncompromisingly ‘industrial’ design approach in the revised submission, replacing profiled steel wall cladding with exposed, reclaimed brick / weather-boarded walls, and the vertical steel roller with timber-clad, side-hung doors, reflecting the materials of the adjacent traditional and later former farm ranges, is noted and should be welcomed.

- 8.3.3 Inter-visibility of the proposed development site with the statutory listed Woodhouse Farm and the remaining buildings on the site is restricted, near-range views of the site from Woodhouse Farm, the foldyard and eastern farm range being effectively largely shielded by the north range of farmyard buildings (Gwiwer Barn). The principal visual impact of the development is thus upon ‘private realm’ views from within Gwiwer Barn itself, looking north, and from within its associated garden and, in this respect, it is noted that Gwiwer Barn is currently in the ownership and occupation of the applicant, while it is also pertinent that the proposal is ultimately reversible in nature, with no long-term impacts upon the adjacent heritage assets.

#### 8.4 The Site within a Wider Context

- 8.4.1 The site of Gwiwer Barn/Woodhouse Farm and the proposed building is open in nature which means that, inevitably, any new structure will potentially be visible from further afield, beyond the immediate curtilage. Figure 9 presents a selection of near- and medium-range views of the Woodhouse Farm site and its component heritage assets from ‘public realm’ vantage points within the surrounding countryside.<sup>48</sup> The site is visible from a number of these locations, though none of the medium-range views can realistically be interpreted as views which may be ‘particularly helpful in allowing the significance of the asset to be appreciated’ (HE 2017, 9). The principal views of the heritage assets are near-range, principally from the south, south-west and south-east (Figure 9a, b and f), from which vantage points the proposed development site is largely concealed, either by the heritage assets themselves, or by boundary treatments.

#### 8.5 Assessment of Importance

- 8.5.1 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 |   |
|--|---|
| <b>National</b>                            | 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. |
| <b>Regional</b>                            | Grade II Listed Buildings or other designated/undesignated assets/sites   |
| <b>Local</b>                               | ‘Locally listed’ buildings or buildings of a similar quality; buildings/sites of more limited historic merit etc.   |
| <b>Negligible</b>                          | Assets of little or no surviving historical or archaeological interest  |
| <b>Unknown</b>                             | Insufficient information to assess importance of asset  |

Table 6:

Assessment of Importance of Cultural Heritage Sites.

<sup>48</sup> and surviving down to the early years of the current century.  
HE (2017, 2) highlight the fact that the contribution that setting makes to the significance of a heritage asset does not depend on there being public access to experience that setting, which may vary over time and according to circumstance.



- 8.5.2 As a grade II listed building, Woodhouse Farmhouse is clearly a heritage asset of regional importance. The associated farm buildings, while not statutorily listed in their own right, are interpreted as ‘curtilage buildings’ of the farmhouse and may be defined as ‘non-designated heritage assets’ in their own right through the farmstead’s inclusion of the Shropshire HER, a status that, under the terms of NPPF (para. 197), should be taken into account in determination of planning applications. As noted above (§.7.4.1), the farm buildings form an interesting if unexceptional group, though the erosion of their historical, agricultural context through conversion means their significance may be seen to be more of a ‘local’ rather than ‘regional’ importance in cultural heritage terms.

## 8.6 Assessment of Impact of Proposals

- 8.6.1 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 7 below.

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

**Table 7:**  
Criteria for determining magnitude of impact.

- 8.6.2 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 8 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      |
| <b>National</b>   | Severe              | Major           | Moderate        | Minor           |
| <b>Regional</b>   | Major               | Moderate        | Minor           | Not significant |
| <b>Local</b>      | Moderate            | Minor           | Minor           | Not significant |
| <b>Negligible</b> | Minor               | Not Significant | Not significant | Neutral         |

**Table 8:**  
Significance of effects.

- 8.6.3 In the case of the proposed storage building at Gwiwer Barn, the proposal would clearly represent an impact of ‘medium’ magnitude upon the setting of the ‘curtilage listed’ traditional farm buildings which, given their adjudged ‘local’ importance, would result in an overall ‘minor’ effect while, in respect of the Grade II listed farmhouse, a ‘low’ magnitude impact upon the setting of a ‘regionally important’ asset would likewise result in an overall ‘minor’ effect. As such, it may be argued that the erection of the proposed building should not be opposed on heritage grounds.



## 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 description and interpretation of the heritage assets directly affected by the proposal, and an evaluation of the impacts of the proposal upon those assets and their setting.
- 9.2 In conclusion, it is argued that the introduction of a storage building within the former working yard of the farmstead is justifiable on historical grounds. While it is acknowledged that the proposed development has the potential to change the experience of both the Grade II listed Woodhouse Farmhouse and the 'curtilage listed' farm buildings, the extent of inter-visibility with the application site in both cases, and thus the potential for visual impact and intrusion, is restricted, and may be minimised through a process of sensitive design. There is limited inter-visibility with other designated assets (*viz.* Pankeymoor Cottage), and so any development at the Gwiwer Barn site would have no appreciable, significant negative impact upon those assets or their setting.
- 9.3 The proposed development would not impact physically upon any recorded built heritage assets (*ie.* listed buildings/curtilage listed buildings and/or non-designated assets) in the vicinity of the site.
- 9.4 A search of the Shropshire Historic Environment Record revealed no known activity of archaeological significance within the development or wider Woodhouse Farm site, indicating that the site has no identified potential for buried archaeological deposits.<sup>49</sup> As such, the archaeological implications of the proposed development are likely to be limited or negligible in nature, and will have no adverse impact upon the archaeological resource.

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No archaeological investigations have been undertaken historically within (or within 500m of) the Woodhouse Farm site and the possibility of thus far unknown below-ground archaeological remains existing, while judged to be unlikely, cannot be ruled out completely.

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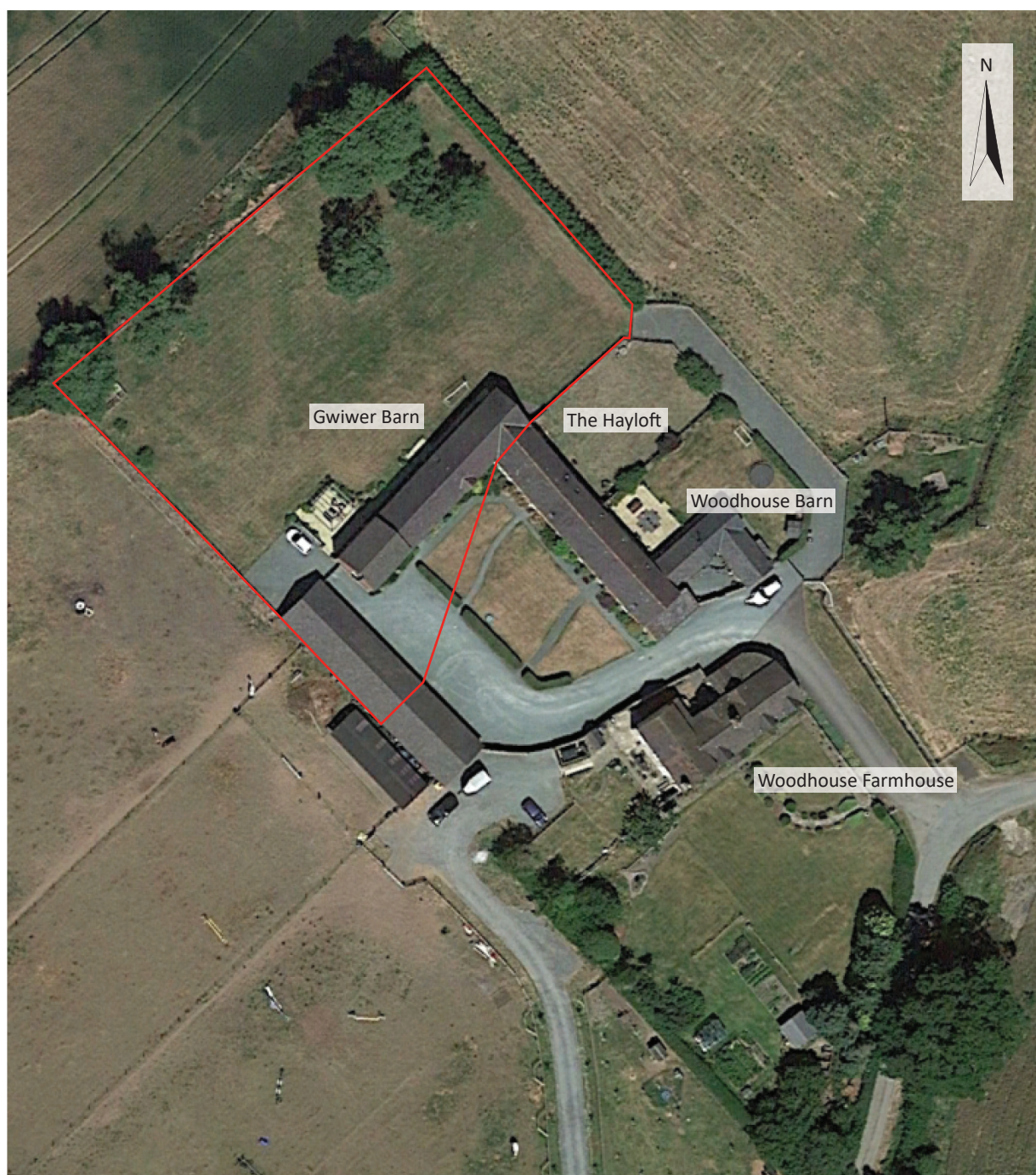
#### d) On-Line Sources

- [www.ancestry.co.uk](http://www.ancestry.co.uk)

- <https://www.gov.uk>
- <https://historicengland.org.uk>
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- <http://www.qu-est.co.uk/>







NB. Land associated with Gwiwer Barn bounded in red.

**Gwiwer Barn, Woodhouse Farm**  
 Shawbury Road, Tilley Green, Wem, Shropshire  
 Figure 2: Detailed Location Plan (modern aerial photograph)  
 Image: Google Earth, dated 27.06.2018

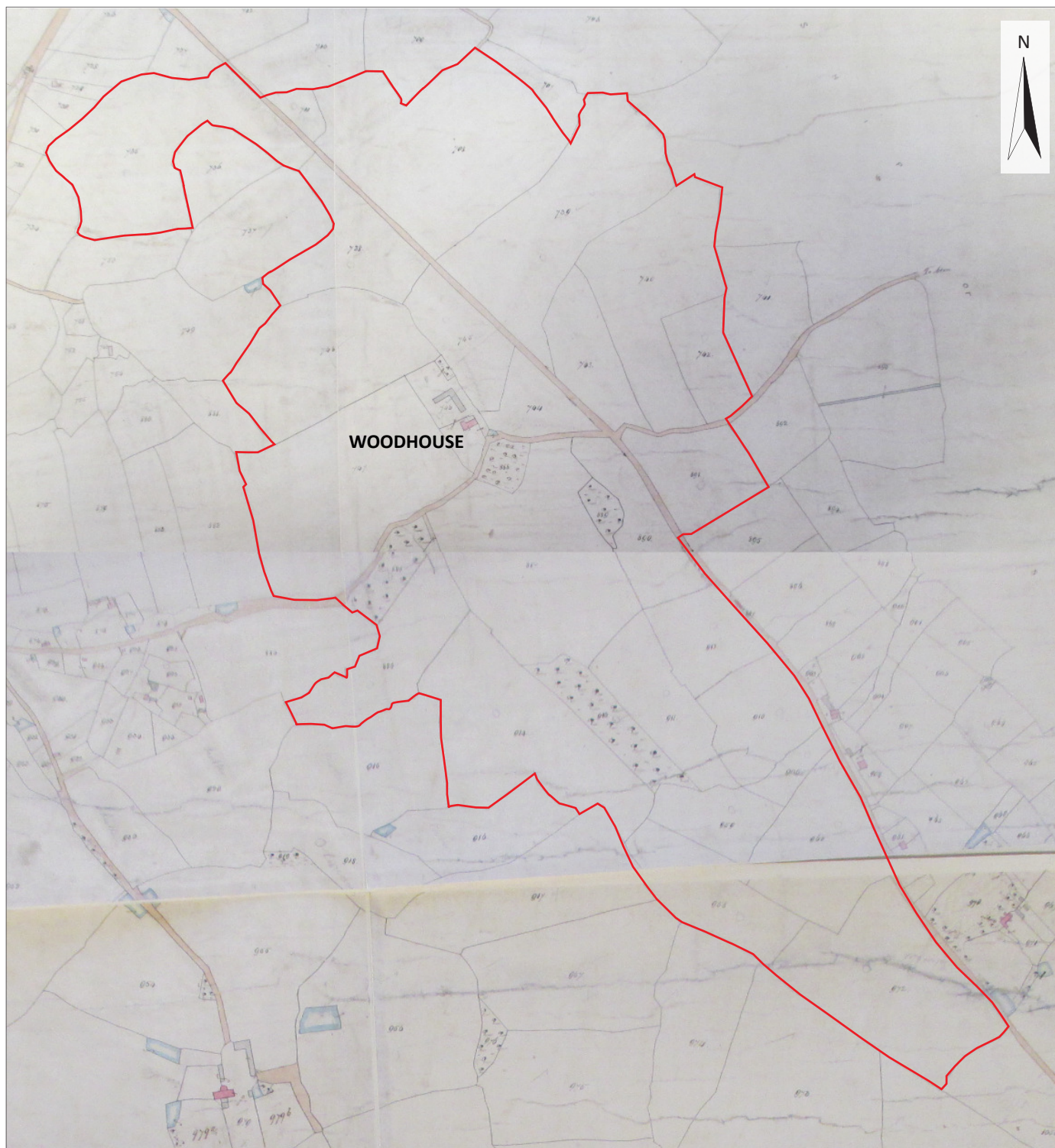






NB: North to bottom of image; holdings of John Adams outlined in red.

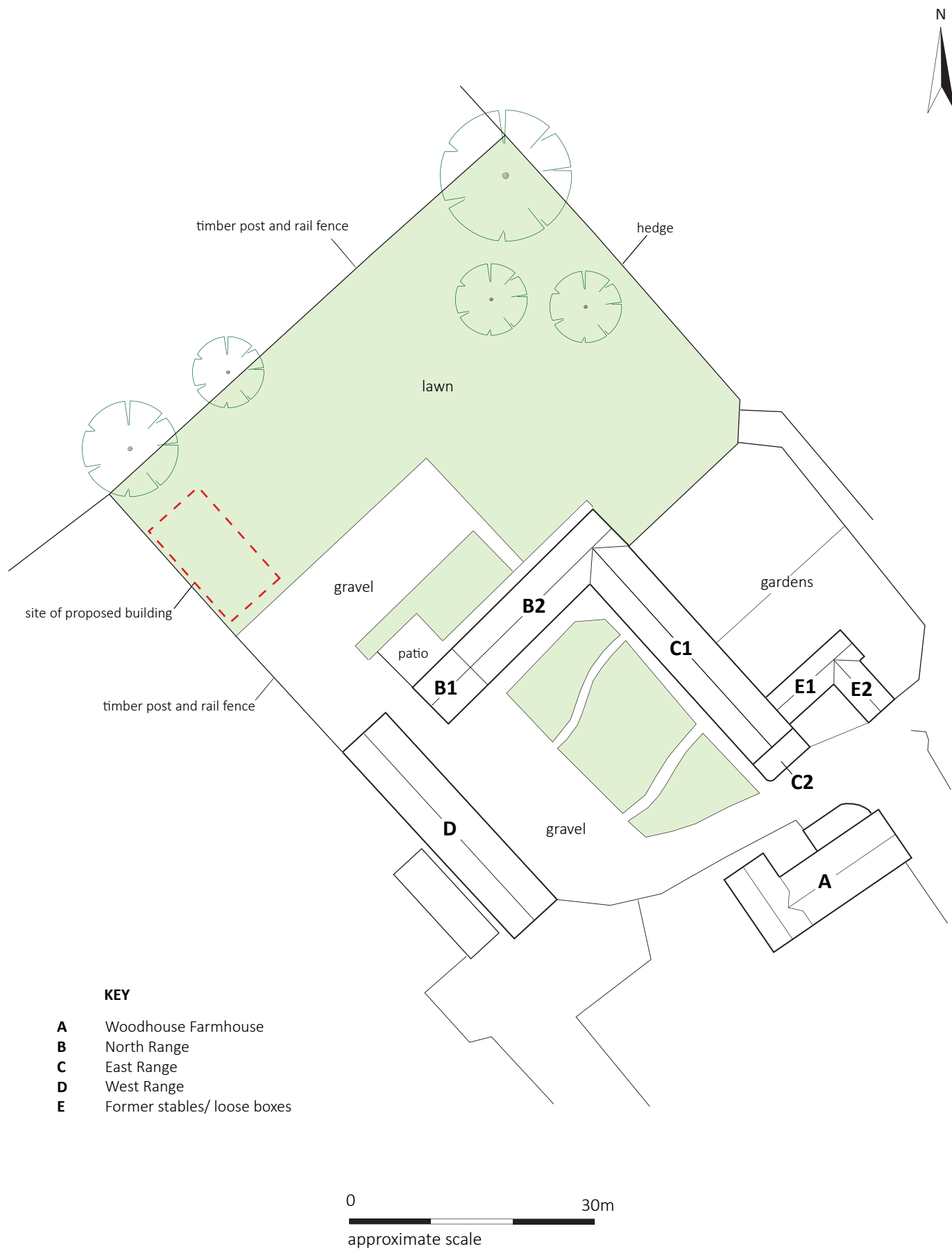


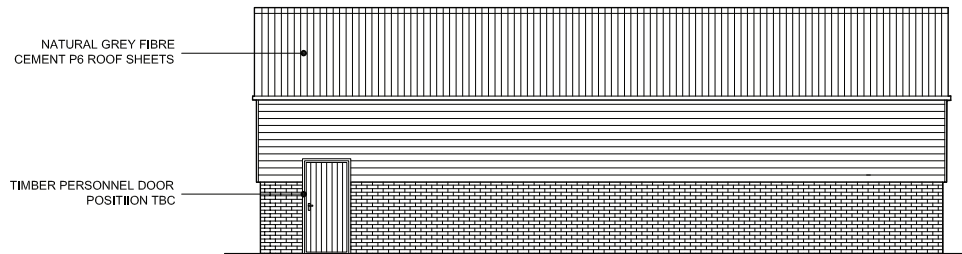


**NB:** Holdings of Jonathan Hickson Esq. outlined in red.

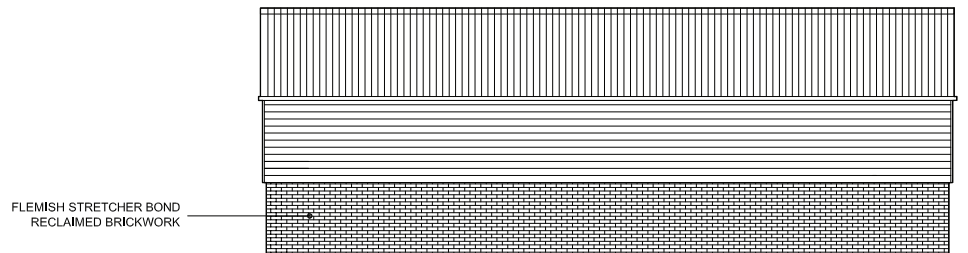


**NB:** Holdings of Jonathan Hickson Esq. outlined in red.

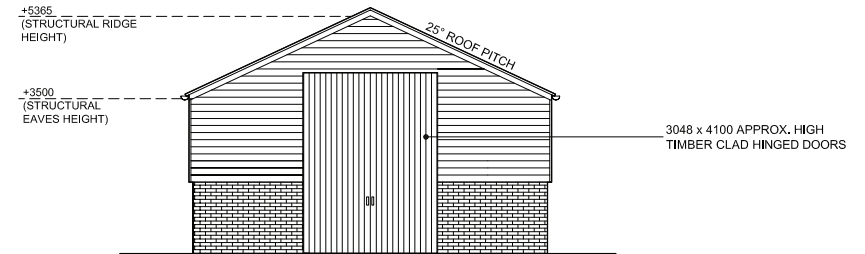




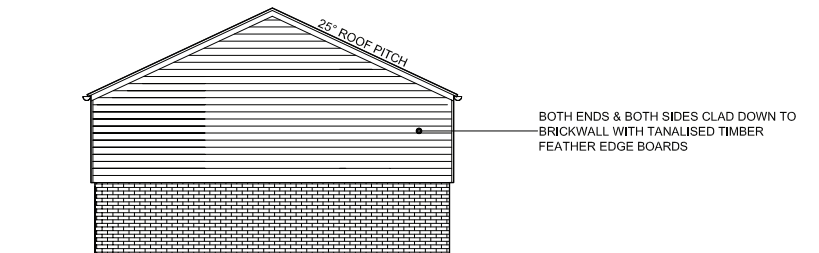
NORTH EAST ELEVATION



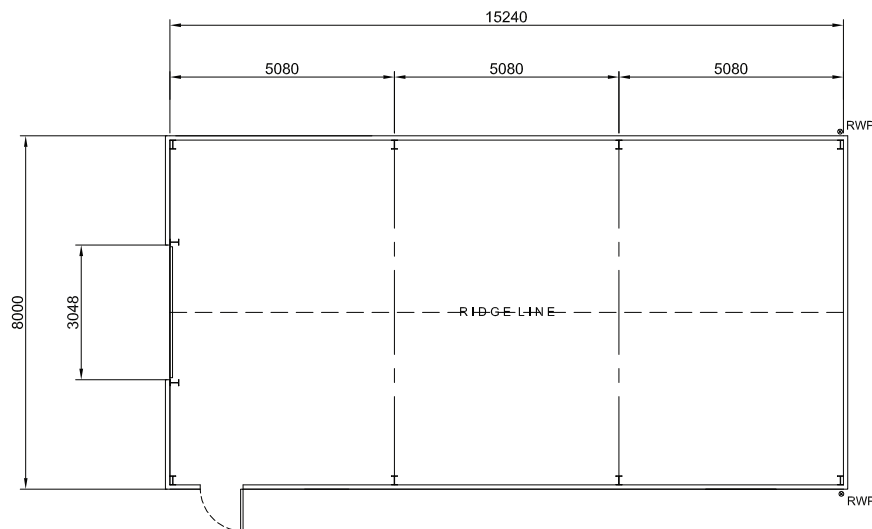
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



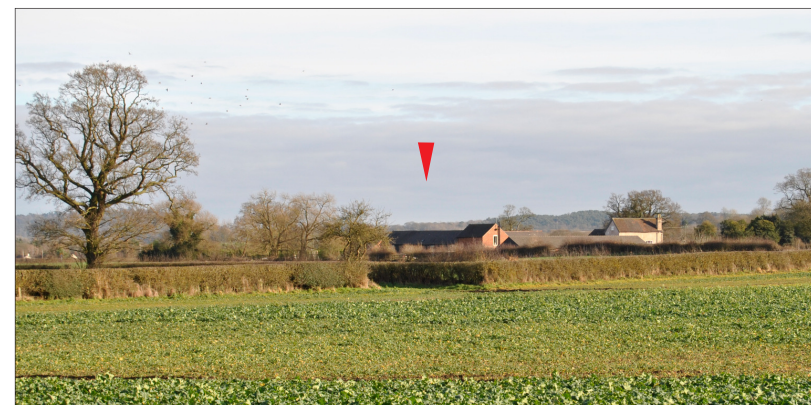
NORTH WEST ELEVATION



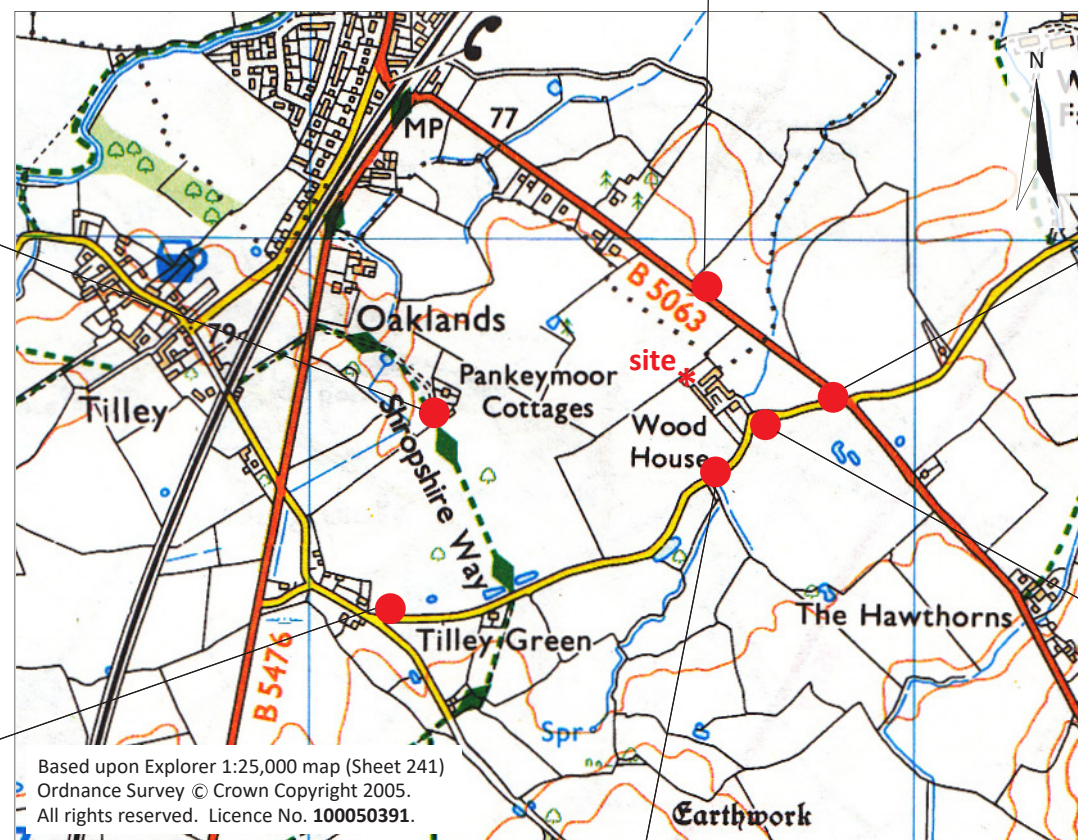




e looking south from B5063 near Polstead House



d looking east from public footpath at Pankeymoor Cottages



f looking west from junction of B5063/Tilley Green Road



c looking north-east from Tilley Green



a looking north-west from farm entrance (site not visible)



b looking north from new farm entrance

**NB.** Site of proposed structure, where visible, marked with red arrow